

**BRUCE R. BROCK REAL ESTATE, LLC & EXIT REALTY**

**WITH**

**BROCK**  **AUCTION**  
**COMPANY, INC.**



**605-777-4083**

Lic. in: SD, WI, MN, IA, ND and IL

The Land Marketing Professionals for Over 100 Years  
*offer*

*“The Perfect Ranch for All”*

Approx. 964 Acres in Brule Co., South Dakota

Private Hunting Estate & Over 500+ Acres of Farmland

at

**LIVE PUBLIC AUCTION**  
**AND ONLINE BIDDING**

**MONDAY, MARCH 9, 2020 AT 10:00 AM**

Sale Held at the Arrowwood Resort & Conference Center  
1500 Shoreline Dr., • Oacoma, SD 57365

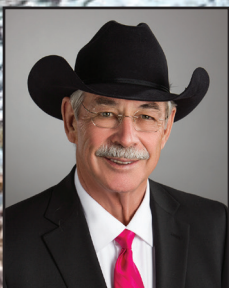
Online bidding @ [BidBrockAuction.com](http://BidBrockAuction.com) & click on  **HiBid**



For video, pictures and more information go to

**WWW.BROCKAUCTION.COM**

**DAVID MARTIN & JOHN BEHRENDT – OWNERS**



**BROCK AUCTION CO., INC.**

*Bruce R. Brock, Broker*

*World Champion Auctioneer*

**605.593.1099 Cell / 712.548.4634**



**605-777-4083**

Lic. in: SD, WI, MN, IA, ND and IL





# "The Perfect Ranch for All"



## WHETHER YOU ARE:

- An Individual with your own vision.
- A group of Hunting Buddies who love sharing the outdoors with your close friends.
- A Sportsman's Club who wants something extra special for your club members to enjoy and earn extra income.
- Someone who has always wanted to open their own outdoor recreational Lodge and guiding service and be your own boss doing what you love and creating new clients for years to come.
- Looking for Diversity in income generation either farming with additional recreation income; or Recreational Land focus with additional farm income. Either way both dreams have supplemental income potential rarely found today.
- Wanting a Corporate Retreat for Clients & Staff.
- Farming and Ranching with pluses.



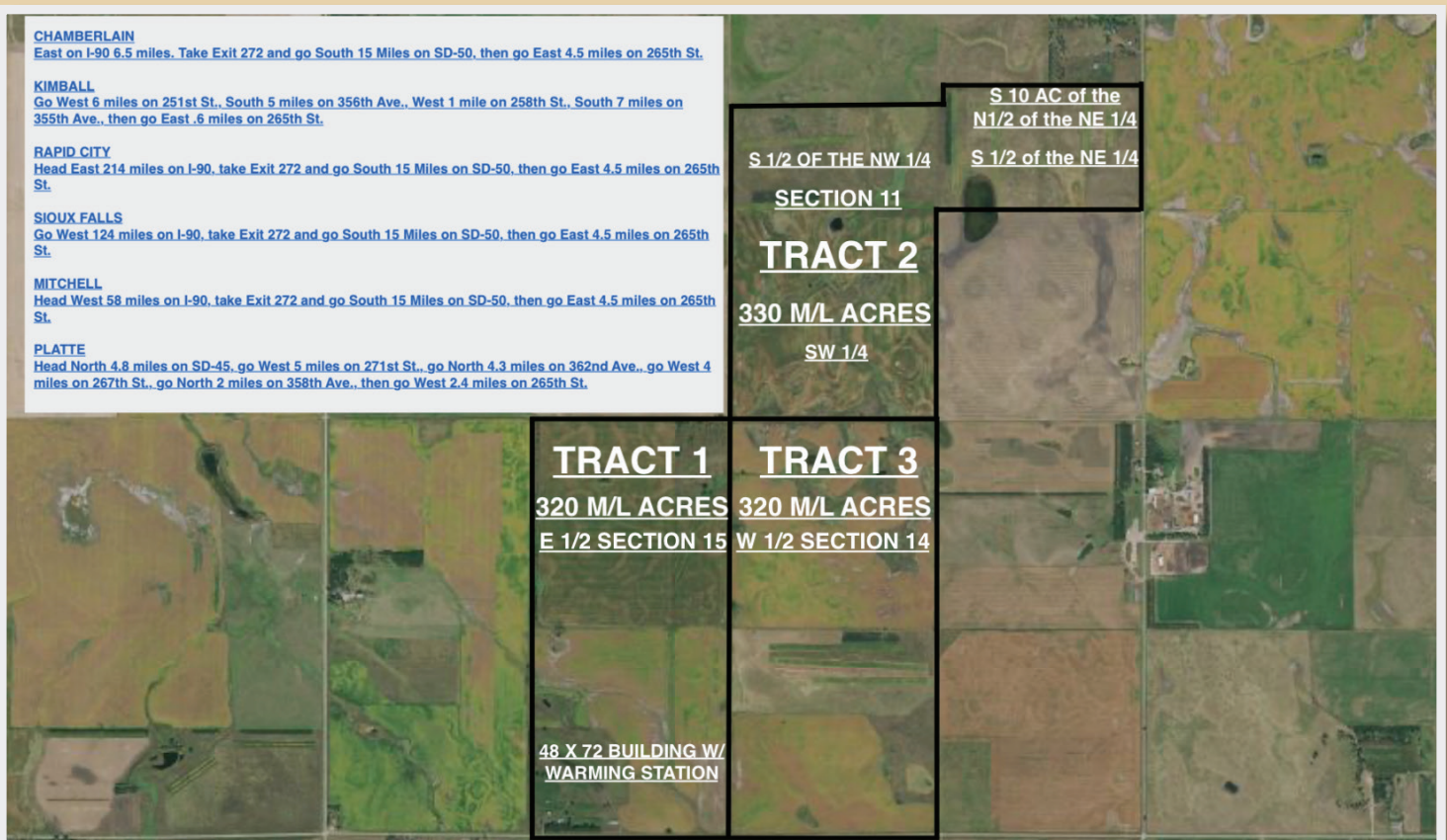
***This is The Perfect Ranch for All!!***

## LEGAL DESCRIPTION:

**TRACT 1:** E 1/2 in Section 15, Township 101 North, Range 69 West, Brule County, South Dakota.

**TRACT 2:** SW 1/4, S 1/2 of the NW 1/4, S 1/2 of the NE 1/4, and the South 10 acres of the N 1/2 of the NE 1/4 all in section 11, Township 101 North, Range 69 West, Brule County, South Dakota.

**TRACT 3:** W 1/2 in Section 14, Township 101 North, Range 69 West, Brule County, South Dakota.



## The Perfect Ranch for All!! Hunters, Fishermen, Outdoor and Recreational Enthusiasts, Farmers and Ranchers.

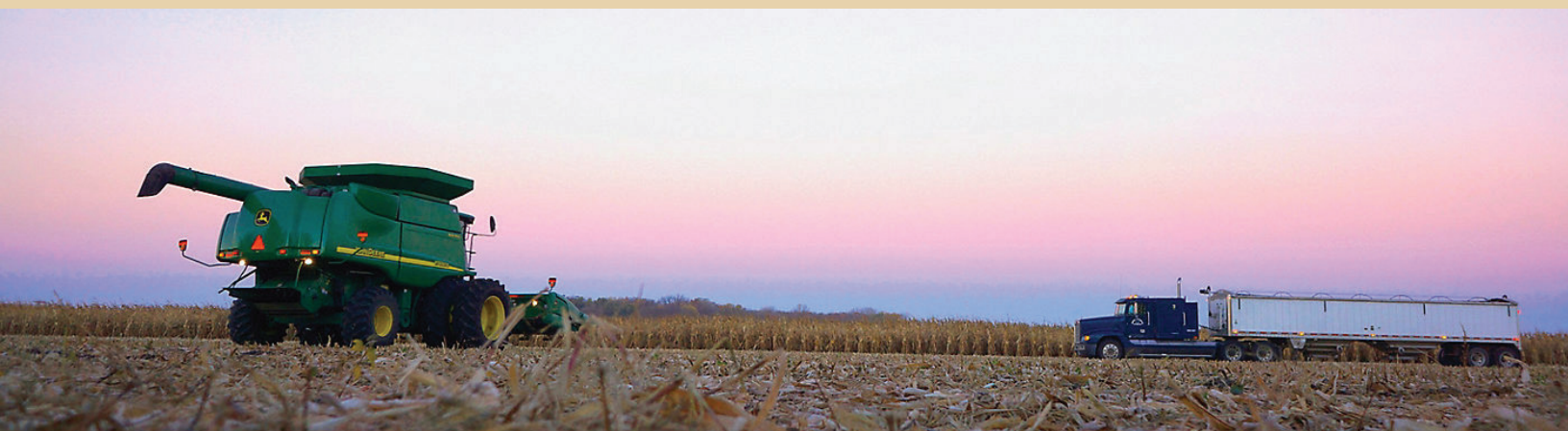
In today's highly compartmentalized world of farming and recreational hunting properties it is becoming increasingly hard to find a great getaway. This 964 acre ranch is located in the very **Heart of South Dakota's World Famous Pheasant Hunting and World Class Missouri River Fishing** and Boating. It draws hundreds of thousands to Central South Dakota every year in search of the **Good Life**. For years this ranch has been a private hunting estate for the personal use of the owners. They have done a wonderful job of building an awesome **wild pheasant, deer** and **upland game** sanctuary. The beautiful lush shelter belts established food plots, and strategically placed filter strips, attract a wide array of hunting possibilities. The ponds and wetlands will also provide excellent duck and goose hunting as well. All ready at your pleasure. The **Mighty Missouri** is only minutes away with its **World Class Walleye, Small Mouth Bass** and **Northern Pike** fishing.

Chamberlain offers easy access on Interstate 90 and a Municipal Airport with a 4,299' runway. Just East of the ranch is the Mitchell Airport with a 6,700' runway and a 5,513' runway large enough to accommodate most large private jets. Mitchell also has a great Cabela's Store to provide you with anything you may need for your wonderful outdoor adventure.

**Investor & Corporate Enterprises:** Everyone is talking about strong, safe, sound income investments. How about one that has good **income production, tax depreciation** potential, wonderful **inflation protection** and it is a **hard asset**.

Imagine the corporate image you will project and the good will you can foster when you bring your clients and staff out to enjoy a few days, doing a myriad of activities while letting them feel what only a truly American "Outdoor Experience" can offer. They may come as clients and staff but will leave as strong friends who truly understand what you stand for. What investment could offer more?

**Ranchers & Farmers:** How many of us have wanted to own farmland that would offer an extra additional income source. This ranch will offer over 500+ acres of cropland with good productivity ratings with the added bonus of a fall income stream from pheasant hunters and deer hunters as well as migratory duck and goose hunting. The filter strips, shelter belts, deer stands and food plots are all established so you should be ready to hunt with very little if any extra cost. What more could you ask for? Good farmland, extra income, inflation hedge and asset growth all in one package. We don't get many opportunities like this. We hope you will take advantage of this one.

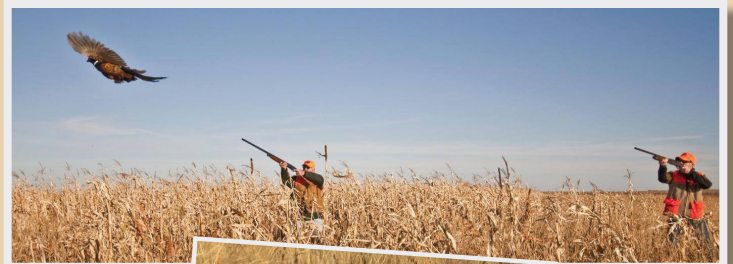
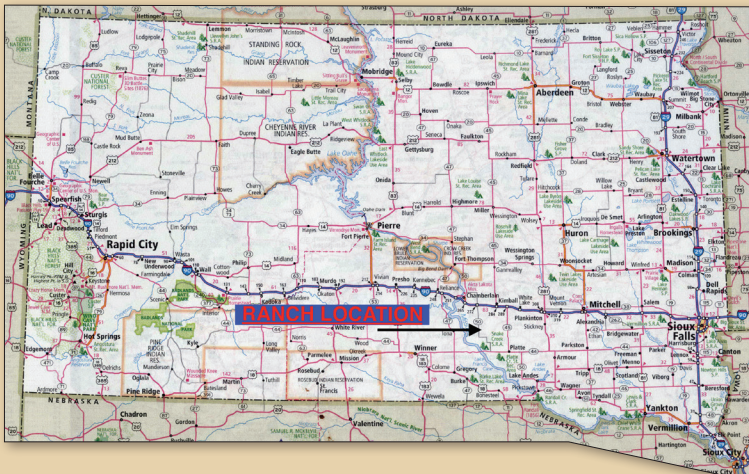




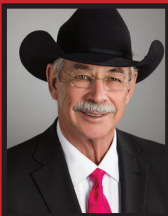
**METHOD OF SALE:** The property will be sold with the high bidder having their choice of Tract 1, 2, 3 or any combination of tracts, or all 3 tracts. In the event all tracts are taken after the first round, the auction will be over. In the event only 1 or 2 tracts are taken, the remaining tract will be offered as choice once again. The tracts will not be combined and offered as a single unit. In order to buy all 3 tracts you must be the high bidder.

**TERMS:** A 15% non-refundable earnest money deposit along with a signed purchase agreement will be required the day of the auction. The balance of the purchase price will be due in full, certified funds at closing on or before April 24, 2020 at Brule County Abstract & Title Insurance Inc. in Chamberlain SD. The Seller will pay 2019 R.E. taxes due and payable in 2020. Buyer is responsible for subsequent R.E. Taxes. Title Insurance and closing service fee will be divided equally between Buyer and Seller. Information on this property was obtained from USDA Farm Service Agency and USDA Natural Resources Conservation Service. This information is deemed reliable but is not guaranteed by the Seller or Brock Auction, who is representing the Seller only in this transaction. Property will be sold subject to seller confirmation. No personal property or equipment is included in this auction. No buyer contingencies of any kind are offered nor will any be accepted. Please have financial arrangements secured prior to bidding. The Property will be sold in "As-is" condition. No warranty is made as to property boundaries, soil productivity, water supply or environmental hazards. Please inspect the property to the extent deemed necessary and rely on your own judgment when bidding. Do your own research both onsite and offsite. Announcements made the day of auction take precedence over printed material or prior representations.

*For an appointment to view the Ranch contact the auctioneer Bruce Brock at (605) 593-1099 or Bill Pankonin at Exit Realty at (651) 505-3570.*



**BROCK AUCTION CO., INC.**  
**WWW.BROCKAUCTION.COM**



*Bruce R. Brock, Broker  
World Champion Auctioneer  
605.593.1099 / 712.548.4634  
www.brockauction.com  
Licensed in Iowa, South Dakota & Nebraska*

