

# BROCK AUCTION COMPANY, INC. AUCTION COMPANY, INC.

“The Land Marketing Professionals for Over 100 Years”  
Are Proud to Offer

**Approx. 160 M/L Acres of Nice South Dakota Farmland**  
**Located in Section 8, Jefferson Twsp., Union County, SD**  
(Per Original Government Survey)

## ONLINE BIDDING AND LIVE PUBLIC AUCTION

Online Bidding @ [BidBrockAuction.com](http://BidBrockAuction.com) & Click on  HiBid

**Friday, April 10, 2020 @ 10:00 AM**  
**Sale Held at the Jefferson Community Center**  
**309 S. Railroad Ave., Jefferson, SD**



**LAND LOCATION:** From Jefferson: Go East on Dakota St., then 1 1/2 miles North on 483rd Ave., then East 1/4 mile on 329th St.

**LEGAL DESCRIPTION:** W1/2 of the NE1/4 and E1/2 of the NW1/4, Section 8, Township 90 North, Range 48 West of the 5th P.M., Union County, South Dakota. (Per Original Government Survey)

**GENERAL DESCRIPTION:** In the offering is a nice Jefferson Township, Union County river bottom flat quarter. The farm is located right on the highway for easy access and only a couple of miles from Jefferson and a hop, skip and a jump from Sioux City and North Sioux City. It is a nice laying farm that offers straight rows and easy farming to help you with your efficiencies.

The Union County FSA shows 155.91 Cropland acres with a 100.5 acre Cornbase w/a 144 bu. PLC Yield Index, a 51.4 acre Soybean base w/a 36 bu. PLC Yield Index, and a 3.3 acre Grain Sorghum base w/a 64 bu. PLC Yield Index. The USDA and the NRCS show the main soil type to be Luton Silty Clay with small amounts of Benclare and Forney. The weighted average Productivity Rating is 63.8

With all the uncertainty in todays world and everyone's flight to the safety of hard assets, what could be safer than farmland. Strong growth potential, good earnings and long term capital gains if you would like to move your assets in the future. With world population growth booming, the demand for quality food increasing and the amount of available ag land decreasing every year makes this a wonderful opportunity. Those that take advantage of these times will someday surely be rewarded. Give this farm serious consideration. We don't think you'll ever be sorry. Good Luck! Troy & Bruce



Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc. & Bruce R. Brock Real Estate L.L.C.** “The Land Marketing Professionals for Over 100 Years” will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals at Brock Auction Co. have sold 100's of millions of dollars worth of Real Estate for customers & clients just like you.

**Put the Brock Team to work for you!**

If you would like more information on this property or any others we have, or if you are considering selling property, we have a nationwide network of investors and buyers looking for property of all kinds. Contact **Brock Auction Company, Inc.** or **Auction Realty of America** and we will be glad to help you.

**TERMS:** : A 10% 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 May 10th at Closing Siouxland, Sioux City, Iowa. 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.

\* Auctioneer/Brokers are representing the sellers' interest only in the transaction.

**FOR COMPLETE LISTING, PHOTOS & VIDEO SEE [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**MARY BRIENZO - OWNER**

John Slattery - Attorney



**TROY DONNELLY**  
Broker/Auctioneer

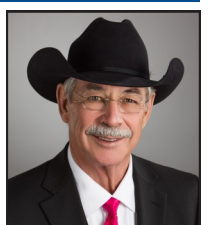


**BRUCE R. BROCK REAL ESTATE L.L.C.**  
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LICENSED IN: South Dakota, Iowa & Nebraska

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**BRUCE R. BROCK**  
Broker/World Champion Auctioneer

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