



“The Land Marketing Professionals for Over 100 Years”

Are Proud to Offer

223.22 Acres M/L of Farmland & Acreage in Union County, SD

OFFERED IN 4 TRACTS

Sections 2 & 11, Sioux Valley Township, Union County, SD

(Per Original Government Survey)

PUBLIC AUCTION - LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on **HiBid**

Monday, February 24th, 2025 @ 10:00 AM

Sale to be held at the Akron Golf Club - 941 Country Club Dr., Akron, IA 51001

LAND LOCATION: From Akron: Go West 1 mile on Highway 48, North 2 miles on 482nd Ave, West 1 mile on 311th St., then go North 1 mile on 481st Ave. From Alcester: Go South 5 miles on Highway 11, East 2 miles on 307th St., then go South 3 miles on 481st Ave. From Hawarden: Go West 5 miles on County Road 13, then go South 8 miles on 481st Ave.

TRACT 1: 105.63 Acres M/L - TRACT 2: 68.37 Acres M/L - TRACT 3: 39.22 Acres M/L - TRACT 4: 10 Acres M/L

METHOD OF SALE: Tracts 1-3 will be sold with the high bidder having their choice of tracts. In the event all 3 tracts are taken, the sale of those tracts is over. Tract 4 will be sold separately.

GENERAL DESCRIPTION: The Jerry Bertrand Estate is offering 223.22 Acres of nice Eastern South Dakota farmland. This is an excellent opportunity to purchase 1,2,3 or 4 tracts of gently rolling land located just a couple miles West of the Iowa/South Dakota border. In the hills just off the fertile river valley, dividing the 2 agricultural states, offers some unique marketing opportunities as well as ease of access with highway frontage on the East side. Located approximately 5½ miles NW of Akron, IA on the SD side on Highway 3 and approximately 8 miles SE of Alcester, SD and only approximately 10½ miles East of Interstate 29, opens up ease of access to the entire world markets. Livestock feeding next door and grain markets only minutes away, gives you all the flexibility you could ask for.

The Union County FSA shows the following figures for **Tracts 1 & 2:** 163.41 cropland acres with an 80.80-acre corn base with a 100-bushel PLC Yield Index and an 82.60-acre soybean base with a 29-bushel PLC Yield Index. For **Tract 3:** 38.62 cropland acres with a 19.30-acre corn base with a 100-bushel PLC Yield Index and a 19.30-acre soybean base with a 29-bushel PLC Yield Index. If sold separately, these numbers will be split according to the FSA rules.

The NRCS Office shows the main soil types to be for **Tract 1:** Crofton-Nora complex and Alcester silty clay loam with smaller amounts of Moody-Nora silty clay loam. The weighted productivity rating for **Tract 1** is 62.8. **Tract 2:** Crofton-Nora complex and Crofton silt loam with smaller amounts of Alcester silty clay loam. The weighted productivity rating for **Tract 2** is 60.9. **Tract 3:** Crofton-Nora complex and Crofton silt loam with smaller amounts of Moody-Nora silty clay loam. The weighted productivity rating for **Tract 3** is 54.4. Respectable numbers for the area!

Good production, well cared for farmland, a really cool location for a 10 acre acreage (**Tract 4**) that is a blank slate waiting for your vision and brush strokes to make it a real show place. Located off the road far enough to give a lot of beauty, peace and quiet as you watch the deer and other abundant wildlife, as well as having your own dreams come true.

You can purchase 1 or all 4 of these tracts and look back a few years from now or decades and be extremely proud of the decisions you made. Purchase with confidence knowing you can't do it wrong. All the best from all of us at Brock Auction Co.

Bruce R. Brock

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: The purchaser(s) will be expected to pay 10% of the purchase price on the date of sale and sign a real estate contract agreeing to pay the balance on or before April 7, 2025 upon delivery of clear & merchantable title. The property is being sold without buyer contingency of any kind, so have your financial arrangements secured prior to bidding. The farm is available to be farmed for the 2025 crop year. The sellers will pay those taxes for the 2024 crop year that are payable in 2025 based on the current taxes. Descriptions and information are from sources deemed reliable, however, neither the sellers nor the Auctioneer/Broker are making any guarantees or warranties, actual or implied. Property sold “As-Is”, so inspect to the extent deemed necessary and rely on your own judgment when bidding. The Auctioneer/Broker is representing the sellers' interest in this transaction. The sale is subject only to the owner's approval. All announcements made the day of the sale shall supersede any previously written or oral statements.

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

FOR COMPLETE LISTING, PHOTOS & VIDEO SEE WWW.BROCKAUCTION.COM

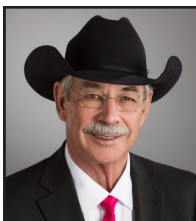
TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

JERRY BERTRAND ESTATE - OWNER

Attorney - Kyle Irvin



BRUCE R. BROCK
Broker/World Champion Auctioneer

BRUCE R. BROCK REAL ESTATE L.L.C.
BROCK AUCTION CO., INC.

1321 HAWKEYE AVE SW - Le Mars, IA 51031
(712) 548-4634 WWW.BROCKAUCTION.COM

LICENSED IN:

South Dakota, Iowa, Nebraska & Missouri

AUCTIONEERS:

- Bruce Brock - Le Mars, IA612-859-3794
- Austin Popken - Le Mars, IA.....712-539-1178
- Darrell Scott - Mapleton, IA712-208-0003
- Brian Rubis - Le Mars, IA712-253-5481
- Steve Gaul - Hawarden, IA..... 712-551-6586
- Adam Karrels - Sturgis, SD605-490-1701
- Pat Robeson - Sioux City, IA.....712-259-1734
- Troy Donnelly - Elk Point, SD.....712-899-3748



TROY DONNELLY
Broker/Auctioneer
712-899-3748



TRACT 1



TRACT 2



TRACT 3



TRACT 4