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BROCK AUCTION CO., INC.

Presents

Jefferson Township, Union County, South Dakota
Approx. 84 Acres of Prime Top Quality Farmland &
2 1/2 Acres m/l with 4-5 Bedroom Home, Metal Bldg, Bin & Outbldgs
Allis Chalmers CA Tractor & '03 Mercury Grand Marquis LS

PUBLIC AUCTION

Friday, November 13th, 2009 at 10:00 a.m.

Location: On the farm 1 mile South of Jefferson, South Dakota at 48211 331st Street. Take gravel road 482nd Avenue 1 mile South, then 331st Street East 1/4 mile.

Legal Description:
The West 86.44 acres of the NW 1/4 of Section 30, Township 90N, Range 48 West of the 5th PM, Union County, South Dakota.

General Description:

Parcel 1: Holy Cow!! What a rare opportunity to own some of the very best farmland that Union County & maybe the entire State of South Dakota has to offer. The John Nason Estate will be offering approximately 84 acres of super high indexing dry farmland at Public Auction. The Union County FSA Office shows 84.4 Farmland, 82.8 Cropland Acres, with a 41.2 acre cornbase w/a 97 bu. Direct & cc yield index and a 39.8 acre soybean base w/a 41 bu. Direct & cc yield index. The Union County NRCS & Assessor office shows the main soil types to be Blyburg, Onawa, Haynie & Lakeport with a super CSR Productivity Index of approx. 90.9; **WOW!** With these highly productive soils & being able to farm almost every acre you are buying but the road, what more could anyone ask?

For those familiar with the virtues of owning top quality, high indexing, outstandingly high producing farmland, these will make excellent additions to existing operations. We all know how difficult & how rare it is for land of this caliber to come up for sale in our neighborhoods and once its gone how long it will be before the opportunity presents itself again. Be the person who, years from now, says, "Wow, I'm sure glad I bought that land in 2009 and can pass it on to my family and enhance their future & the future of my family's farming legacy!!" Please don't be the one who says, "I sure wish I would have bought that when I had the chance, but now it's too late & gone forever!!"

All of these parcels are located in the heart of Union County's strong livestock feeding and grain marketing areas; all with wonderfully strong progressive communities behind them. There is a reason Union County is, if not #1, darn close to #1 in the entire State of South Dakota & quite possible one of the premier counties in the Entire Midwest in agriculture. Come to the auction & become one of the proud owners of this rich farming tradition!!

Parcel 2: Consists of Approx. 2 1/2 acres m/l with a 2 story wood-framed home with 4-5 bedrooms, living room, kitchen, 3 bedrooms upstairs, 1 or 2 on main floor, basement & full bath. This is a very cozy house with a great location & lots of personality. There is also a very nice Behlen Metal Building that measures approx. 48' x 75' and is fully cemented. There is a grain bin & a single car detached garage & several other outbuildings. Located only a mile from Jefferson & a hop skip & a jump from Sioux City this is an ideal commute location. For an appointment to see the home contact Brock Auction Co., Inc. at 712-548-4634.

Whether you want to buy or sell Agricultural property of any kind **Brock Auction Co. Inc.** & **Bruce R. Brock Real Estate L.L.C.** will be glad to sit down with you for a confidential no obligation consultation. See for yourself why the professionals at Brock Auction sell 10's of millions of dollars worth of Real Estate every year 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 delivery of clear & merchantable title on or before December 15th, 2009. This property is sold without buyer contingency of any kind so have financial arrangements secured prior to bidding. Ownership possession will be given on the date of final settlement. The land is currently leased for the 2009 crop year and is subject to tenants rights. The sellers will pay the 2009 taxes. Descriptions and information are from sources deemed reliable, however, neither the sellers nor the auctioneer/Broker are making any guarantees or warrantees actual or implied. Property Sold "as is," so inspect to the extent deemed necessary and rely on your own judgment when bidding. Auctioneer/Broker is representing the sellers' interest in the transaction. This sale subject only to the owners' approval. All announcements made the day of sale shall supersede any previous written terms.*

TERMS: CASH **NOT RESPONSIBLE FOR ACCIDENTS** **CLERK: BACI**

John Nason Estate - Owner

The Security National Bank of Sioux City Personal Representative

Licensed in Iowa

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World Champion Auctioneer
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Licensed in South Dakota

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