

BROCK AUCTION CO., INC.

Presents

Independence Twsp, Douglas County, South Dakota Approx. 430 Unimproved Acres of Farm & Pastureland (Land will be sold in 3 Parcels)



PUBLIC AUCTION



Friday, February 10th, 2012 at 10:00 a.m. SALE SITE: Blue Moon Restaurant - Armour, SD

SALE ORDER: Parcel 1 will be sold 1st, followed by the choice of Parcel 2 or Parcel 3 or both. In the event both parcels are taken the sale of the land will be over. If only 1 parcel is taken the remaining parcel will then be sold. The parcels will not be confirmed & offered as one unit.

FARM LOCATION: 2 1/2 miles East of Armour, SD on 281st Street

LEGAL DESCRIPTION: Parcel 1: A part of the NW 1/4 of Section 15; Parcel 2: A part of the NE 1/4 of Section 15; Parcel 3: The SE 1/4 of Section 15 all in Twsp 98 N, Range 63 West of the 5th PM, Douglas County, SD.

GENERAL DESCRIPTION: In the offering are 3 nice tracts of farmland. Parcel 1 is a high quality upland piece that is almost all tillable except the roads. It has a high productivity index rating well into the 80's with the main soils being Eakin-Ethan & Highmore-Walke & some Onita. This will be a highly productive piece that anyone in the ag business today would be proud to own.

Parcels 2 & 3 are lower lying pieces that have a small creek running through them. These pieces offer the most flexibility by either cropping or hay or even pastureland with good access to water. The soil types are Farmsworth & Napa and Bon Loam.

If you are looking for a farm that has it all; good top grain producing land & then land that gives you several marketing options for maximum flexibility this is one of the best offers to come along in a while. Strategically located in East Central South Dakota's heartland, you are really close to the areas excellent marketing facilities, grain, livestock etc. In today's investment world I don't think there is anything more stable & holds more strength for our future than quality land. If you are in the market for a great investment opportunity be at the Blue Moon in Armour on February 10th at 10:00 a.m. Best of Luck!

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.** 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 & sign a real estate contract agreeing to pay the balance on or before the 15th of March 2012. The property is being sold without buyers contingency of any kind, so have financial arrangements secured prior to bidding. Possession will be given upon final settlement. The land may be farmed for the 2012 crop year. Title insurance will be provided. The cost of title insurance & closing agent fees will be split equally between the buyer & seller. Taxes will be prorated to date of final settlement based on 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 the transaction. The sale is subject only to the owners' approval. All announcements made the day of the sale shall supersede any previously written or oral statements.

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi



Margaret Ronspies & Family - Owners

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