

**BRUCE R. BROCK REAL ESTATE, L.L.C.
& HERRITY & ASSOCIATES INC. REAL ESTATE
BROCK AUCTION CO., INC. Present**

**Jefferson Township, Union County, South Dakota
120 Acres of Top Quality Prime Farmland
(Land to be sold in 2 tracts)**



PUBLIC AUCTION

Friday, November 1st, 2013 @ 10:00 a.m.



LOCATION: On the farm located West of Jefferson, SD: 1 mile West on Highway 105, then South on 481st Avenue, then 1/4 & 1/2 mile West on 332nd St.

LEGAL DESCRIPTION: **Tract 1:** West 1/2 of the East 1/2 of the NE 1/4 of Section 35, Township 90N., Range 49 West of the 5th P.M., Union County, SD **Tract 2:** East 1/2 of the NW 1/4, Section 35, Township 90N, Range 49 West of the 5th P.M., Union County SD

METHOD OF SALE: The successful bidder will have the option of taking their choice of Tract 1 or 2 or both. In the event both tracts are taken the sale of the land is over. The tracts will not be combined and sold as one unit.

GENERAL DESCRIPTION: In the offering are 2 really nice Union County Farms. Strategically located just a couple miles Southwest of Jefferson, SD and just up Interstate 29 from Dakota Dunes & Sioux City. You couldn't ask for a better situated farm. The diversity of this area gives some very unique marketing opportunities with it's livestock feeding, ethanol and great grain marketing facilities so close. With flexibility and diversity comes greater potential to increase profitability year in & year out. Farm families in today's modern world understand the importance that these options offer, both now & in the future. Here are two farms located just 80 rods apart on the same road that makes it very efficient and easy to pull your machines in and in no time flat pick up another 120 highly productive acres.

There is no doubt that in this strong farming community, land of this caliber seldom comes for sale and no doubt will be generations down the road before it does again. You now have the opportunity to make this farm the cornerstone of your investment portfolio and one that you and your family will be proud of for ever. Take just a moment to give these two farms your serious consideration; you owe it to the future of your farming operations.

The current FSA figures in Union County are not available due to the temporary Government Shutdown. They will be posted on our websites as soon as they become available.

The Union County Assessor & NRCS office show that **Tract 1** has Albaton and Onawa as its main soil types with some smaller amounts of Blyburg & Haynie; and has a weighted average productivity rating of 69.2. **Tract 2** appears also to be made up of mainly Onawa & Albaton with a dusting of Sardak; with a weighted average productivity rating of approximately 67.

Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc., Bruce R. Brock Real Estate L.L.C. & Herrity & Associates Inc. Real Estate** will be glad to sit down with you for a confidential no obligation consultation. See for yourself why our professionals sell 10's of millions of dollars worth of Real Estate every year for customers & clients just like you. **Put the Brock & Herrity 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 Co., Inc.** or **Herrity & Associates Inc. Real Estate** & 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 purchase agreement agreeing to pay the balance on or before December 15th, 2013. The property is being sold without buyers contingency of any kind, so have financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The land can be farmed for the 2014 crop year. Seller pays 2013 taxes and buyer pays 2014 taxes. Title insurance will be provided. The cost of title insurance & closing agent fees will be split equally between the buyer & seller. 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 seller's interest in the 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.



FOR MORE PICTURES & DETAILS SEE: WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

BERNARD FAMILY TRUST & DARYL C. BERNARD TRUST - Owners
First Dakota National Bank - Yankton, SD Todd Woods - Trustee & Agent

LICENSED IN:
Iowa,
Nebraska & South Dakota

**Bruce R. Brock Real Estate L.L.C
Herrity & Associates, Inc. Real Estate
BROCK AUCTION CO., INC.**



JOHN HERRITY

Broker

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BRUCE R. BROCK

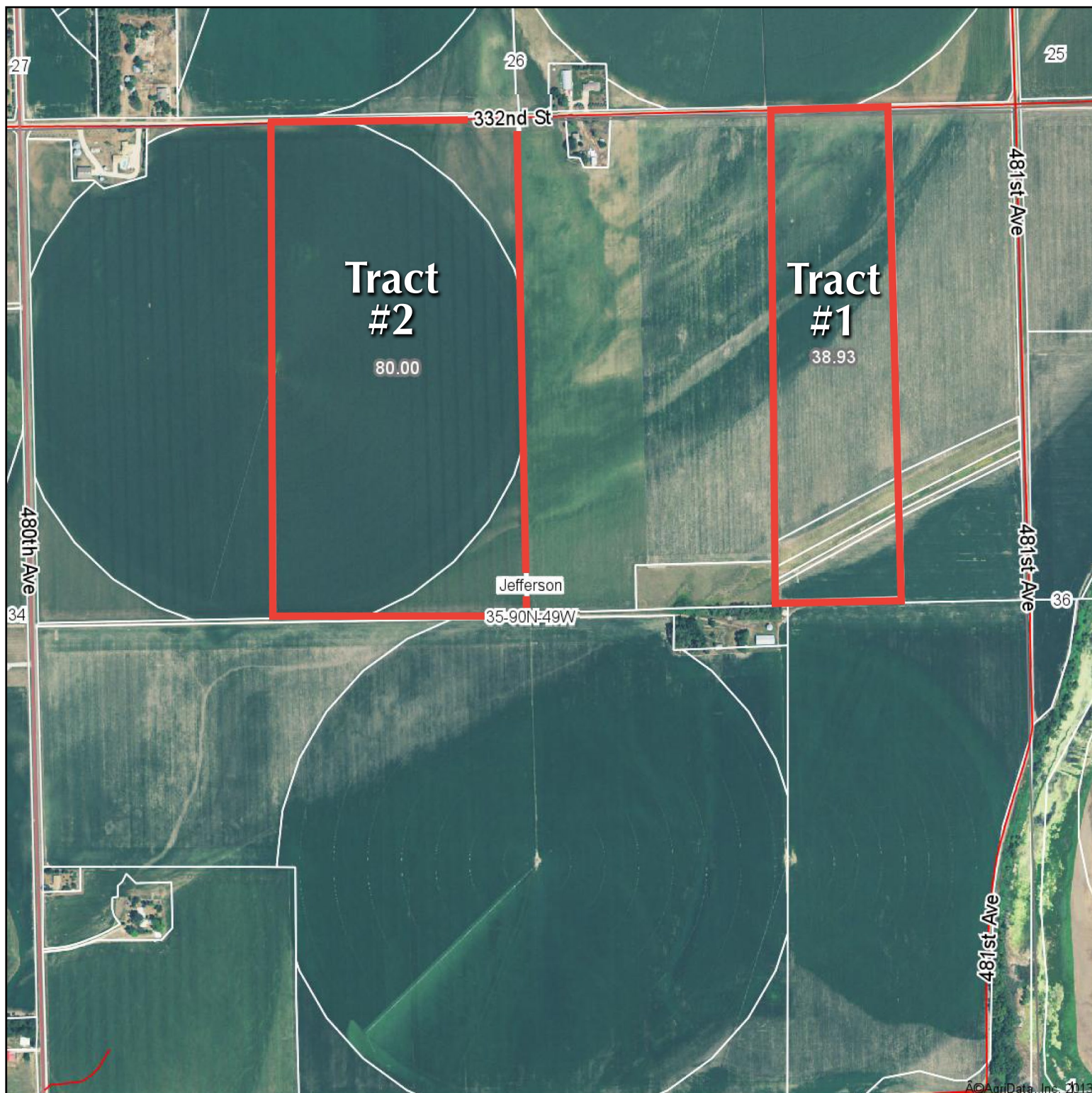
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Aerial Map



map center: 42° 34' 11.27, 96° 35' 44.99

scale: 10035

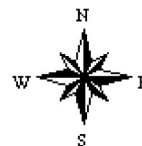
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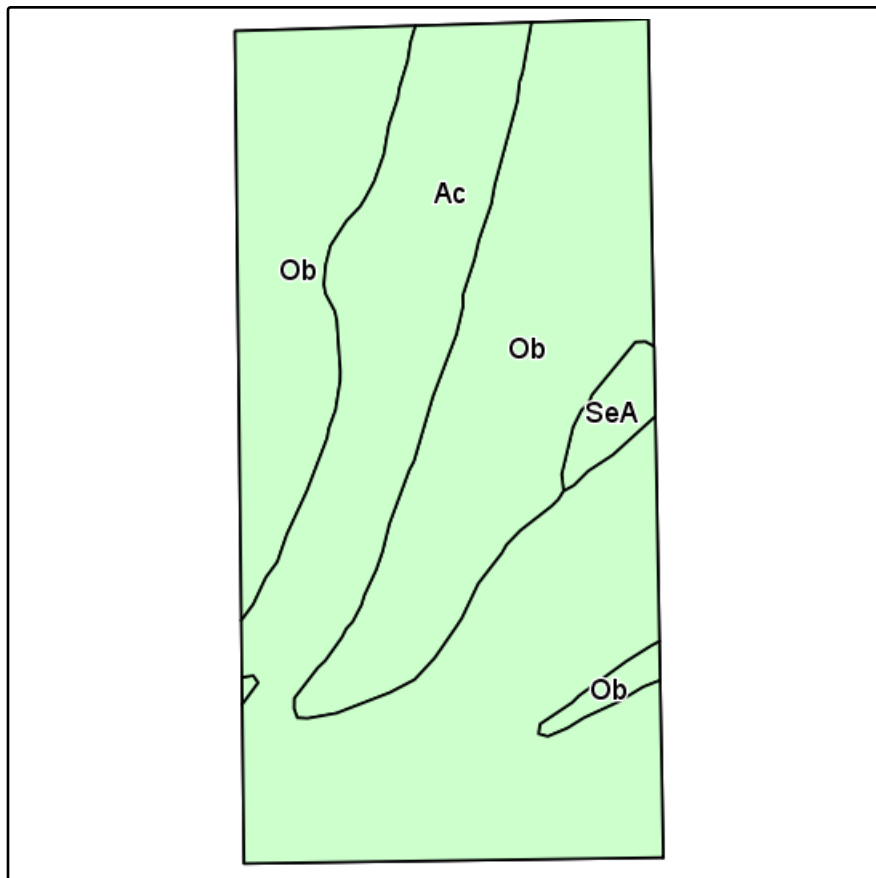
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35-90N-49W
Union County
South Dakota

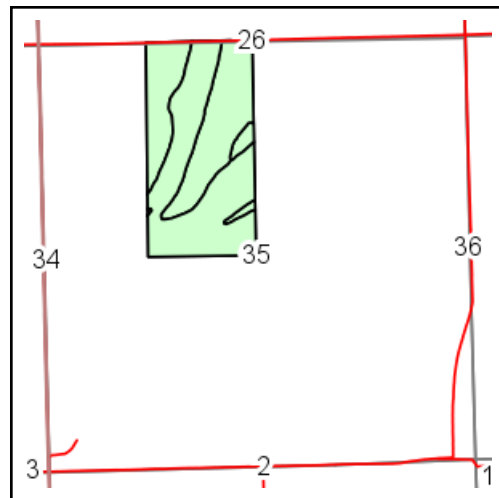


10/15/2013

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Union**
Location: **35-90N-49W**
Township: **Jefferson**
Acres: **80.59**
Date: **10/15/2013**

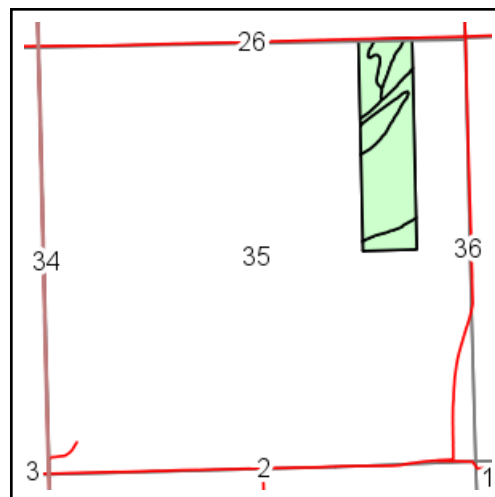
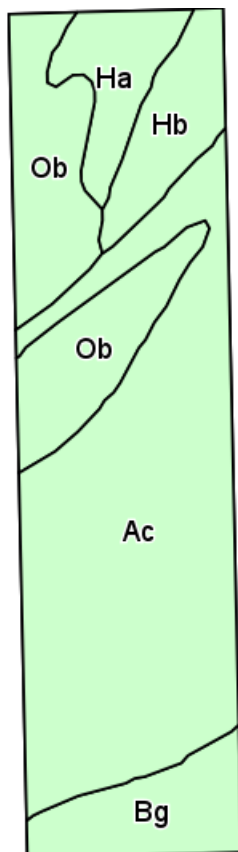


Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Corn Irrigated	Kentucky bluegrass	Oats	Smooth bromegrass	Soybean
Ac	Albaton silty clay	41.43	51.4%	IIIw	55		5	3	100	137	2.5	55	4.1	
Ob	Onawa silty clay	37.55	46.6%	IIIs	80		6	3.7	98			66		
SeA	Sardak soils, 0 to 3 percent slopes	1.61	2.0%	IVs	31	0.9			35			25	1.8	
Weighted Average					66.2	0	5.4	3.3	97.8	70.4	1.3	59.5	2.1	

Soils Map



State: **South Dakota**
 County: **Union**
 Location: **35-90N-49W**
 Township: **Jefferson**
 Acres: **39.58**
 Date: **10/15/2013**

Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Corn Irrigated	Grain sorghum	Kentucky bluegrass	Oats	Strawberry
Ac	Albaton silty clay	21.47	54.2%	IIIw		55		5	3	100	137		2.5	55	
Ob	Onawa silty clay	8.45	21.3%	IIIs		80		6	3.7	98				66	
Bg	Blyburg silt loam	3.67	9.3%	I	I	95	4.8	5.5		110	145			82	
Hb	Haynie silty clay loam	3.14	7.9%	I		92	4	6.7		90		85		84	
Ha	Haynie silt loam	2.85	7.2%	I	I	86		8.8	5.3	126	162		3.1	69	
Weighted Average						69.2	0.8	5.7	2.8	101.6	99.4	6.7	1.6	63.2	