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A-10070

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# ONLINE AUCTION

**160± Acres, Lincoln County, South Dakota**

**Bidding starts | Wednesday, December 6, 2023, at 9:00 AM**

**Bidding closes | Friday, December 8, 2023, at 1:00 PM**

**To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)**

## Highlights:

- **Excellent cropland with soil productivity ratings of .829 according to the Lincoln County Assessor**
- **Well-located just three miles south of Harrisburg**
- **High percentage of cropland acres with four building eligibilities**

**For additional information, please contact:**

**Paul Sickler, AFM, Agent | (605) 366-4704**

**[PSickler@FarmersNational.com](mailto:PSickler@FarmersNational.com)**

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## Property Information

### Directions to Property:

From the intersection of 273rd Street (West Willow Street) and Highway 115 on the west edge of Harrisburg, South Dakota, travel three miles south on Highway 115 to the northeast corner of the farm.

### Legal Description:

NE1/4 of Section 22, T99N R50W of the 5th P.M. in Lincoln County, South Dakota.

### Property Description:

This nearly all tillable farm is located in an excellent area just south of Harrisburg, South Dakota, with paved roads on both sides. The farm has an outstanding soil rating and can be farmed in half-mile rows. Watch for auction signs that will be posted. Don't pass up the opportunity to purchase a high-quality farm located in an excellent area. If you are looking to add to your farming operation, or for a fantastic investment property, this farm is one that you will want to take a look at.

### Taxes:

- \$3,389.76

### Farm Data:

Cropland	153.20 acres
Non-crop	<u>6.80 acres</u>
Total	160.00 acres

### FSA Information:

	Base	Yield
Corn	76.30 acres	161 bushels
Soybeans	76.70 acres	42 bushels

### Additional Comments:

Farmers National Company is honored to have been selected to offer this high-quality farmland in Lincoln County, South Dakota, at an online only auction. The land is in an excellent area close to Harrisburg, South Dakota, and has four building eligibilities. Make plans today to attend this online land auction and purchase an excellent farmland parcel.

**Summit Carbon Solutions is proposing a pipeline across the northern edge of the property that would carry liquid CO2 to underground storage in North Dakota. There is no agreement currently in place. Please see their website for more details: <https://summitcarbonsolutions.com>**

## Property Location



**Aerial Map**



**Soils Map**



**Soils Description**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	80.35	50.93	89	57	1
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	39.83	25.24	83	51	2e
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	27.5	17.43	75	56	2w
Cd	Chancellor-Viborg silty clay loams	6.02	3.82	87	46	2w
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	4.08	2.59	60	26	4w
TOTALS		157.78(*)	100%	84.22	54.09	1.54



# Online Auction Terms

**Minerals:** All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes will be prorated to closing.

**Conditions:** This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

**Possession:** Possession will be granted at closing on or about January 10, 2024, or such other date agreed to by the parties. Subject to current lease expiring on February 29, 2024.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Lincoln County Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Lincoln County Title the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid equally by both the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on or about January 10, 2024, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Lincoln County Title.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement starting Wednesday, December 6, 2023, at 9:00 AM until Friday, December 8, 2023, at 1:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the

time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company are final.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Sellers.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Sellers:** Marcia A. Aggergaard Revocable Intervivos Trust dated January 12, 2012

**Online Bidding Procedure:** This online auction begins on Wednesday, December 6, 2023, at 9:00 AM. Bidding closes on Friday, December 8, 2023, at 1:00 PM.

To register and bid on this auction go to: [www.FNCBid.com](http://www.FNCBid.com)

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

**Server and Software Technical Issues:** In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.