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A-14302

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FOR MORE INFO!



ONLINE AUCTION

159.49± Acres, Codington County, South Dakota

Bidding starts | Monday, September 25, 2023 at 9:00 AM

Bidding closes | Wednesday, September 27, 2023 at 1:00 PM

To register and bid go to: www.fnctbid.com

Highlights:

- Located just east of Florence, South Dakota
- Easy access and close to main highway
- 73.53 production index

For additional information, please contact:

Rick Gullickson, Agent, AFM | (605) 770-6041

RGullickson@FarmersNational.com

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Property Information

Directions to Property:

From Highway 20 and 165th Street, go north five miles on 447th Avenue to 160th Street and then one-half mile west to the property line on the south side of road.

Legal Description:

Lots 3 & 4 less rd & S1/2 NW1/4 Section 2, Township 118, Range 54

Property Description:

This is a nice piece of farmland with a 73.53 production index. This property is located just east of Florence, South Dakota, and close to the main highway with easy access.

Farm Data:

Cropland	146.83 acres
Non-crop	<u>12.66 acres</u>
Total	159.49 acres

FSA Information:

	Base	Yield
Corn	72.95 acres	130 bushels
Soybeans	72.95 acres	32 bushels

Taxes:

- \$2,757.04

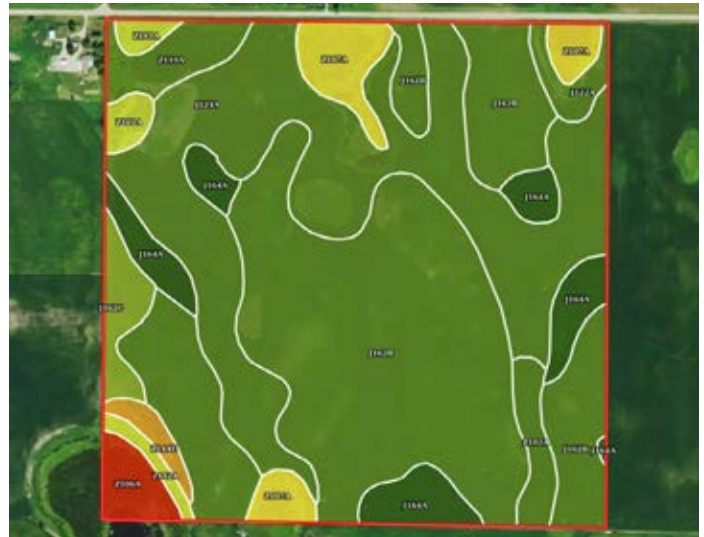
Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
J162B	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	71.89	45.16	81	72	2e
J124A	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	46.63	29.29	71	60	2s
J164A	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	11.42	7.17	93	77	1
Z107A	Parnell silty clay loam, coteau, 0 to 1 percent slopes	7.72	4.85	33	25	5w
Z119A	Hamerly-Balaton loams, coteau, 0 to 3 percent slopes	4.37	2.75	70	67	2s
J162C	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	3.58	2.25	70	69	3e
Z102A	Badger-Tonka silty clay loams, coteau, 0 to 1 percent slopes	3.09	1.94	73	42	2w
Z106A	Southam silty clay loam, 0 to 1 percent slopes	3.03	1.9	10	23	8w
Z101A	Tonka silty clay loam, 0 to 1 percent slopes	2.47	1.55	58	37	4w
J122A	Cubden silty clay loam, 0 to 2 percent slopes	2.26	1.42	77	74	2s
Z144E	Buse-Barnes loams, coteau, 9 to 20 percent slopes	1.57	0.99	42	50	6e
Z112A	Vallers-Hamerly loams, coteau, 0 to 2 percent slopes	1.16	0.73	51	49	4w
TOTALS		159.1 9(*)	100%	73.53	63.95	2.3



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 October 27th, 2023, or such other date agreed to by the parties. Subject to current lease.

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 the closing company and the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. The cost of title insurance will be paid equally by the Seller and Buyer(s). The cost of any escrow closing services will be paid equally by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about October 27th, 2023, 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 the closing agent.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Monday, September 25, 2023, at 9:00 AM until Wednesday, September 27, 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: Kenneth and Marleah Baird

Online Bidding Procedure: This online auction begins on Monday, September 25, 2023, at 9:00 AM. Bidding closes on Wednesday, September 27, 2023, at 1:00 PM.

To register and bid on this auction go to: 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.