

**Farmers
National
Company™**

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A-14397

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FOR MORE INFO!**



FOR SALE BY BIDS

160± Acres, Hamlin County, South Dakota

Offered in One Tract

BIDS DUE: Friday, October 31, 2025 by 5:00 PM

Contact Agents for Additional Details!

Highlights:

- **Rare Hamlin County Land for Sale**
- **Convenient location to local grain markets**
- **Level and highly tillable parcel**



For additional information, please contact:

Darwin Thue, Agent | (605) 884-5797

DThue@FarmersNational.com



Trevor Thue, Agent | (605) 881-1173

TThue@FarmersNational.com

Property Information

Directions to Property:

Go four miles north of Highway 22 at Castlewood, then one and one-half miles west on 179th Street. Property will be on the north side of road.

Property Description:

Here is a rare opportunity to purchase Hamlin County farmland. This parcel has been owned by the same family for decades. Conveniently located near several local grain markets for harvest delivery. Submit your bid today!

Legal Description:

SW1/4 of Section 3, Township 115 Range 52.

Farm Data:

Cropland	153.87 acres
Non-crop	3.78 acres
Total	157.65 acres

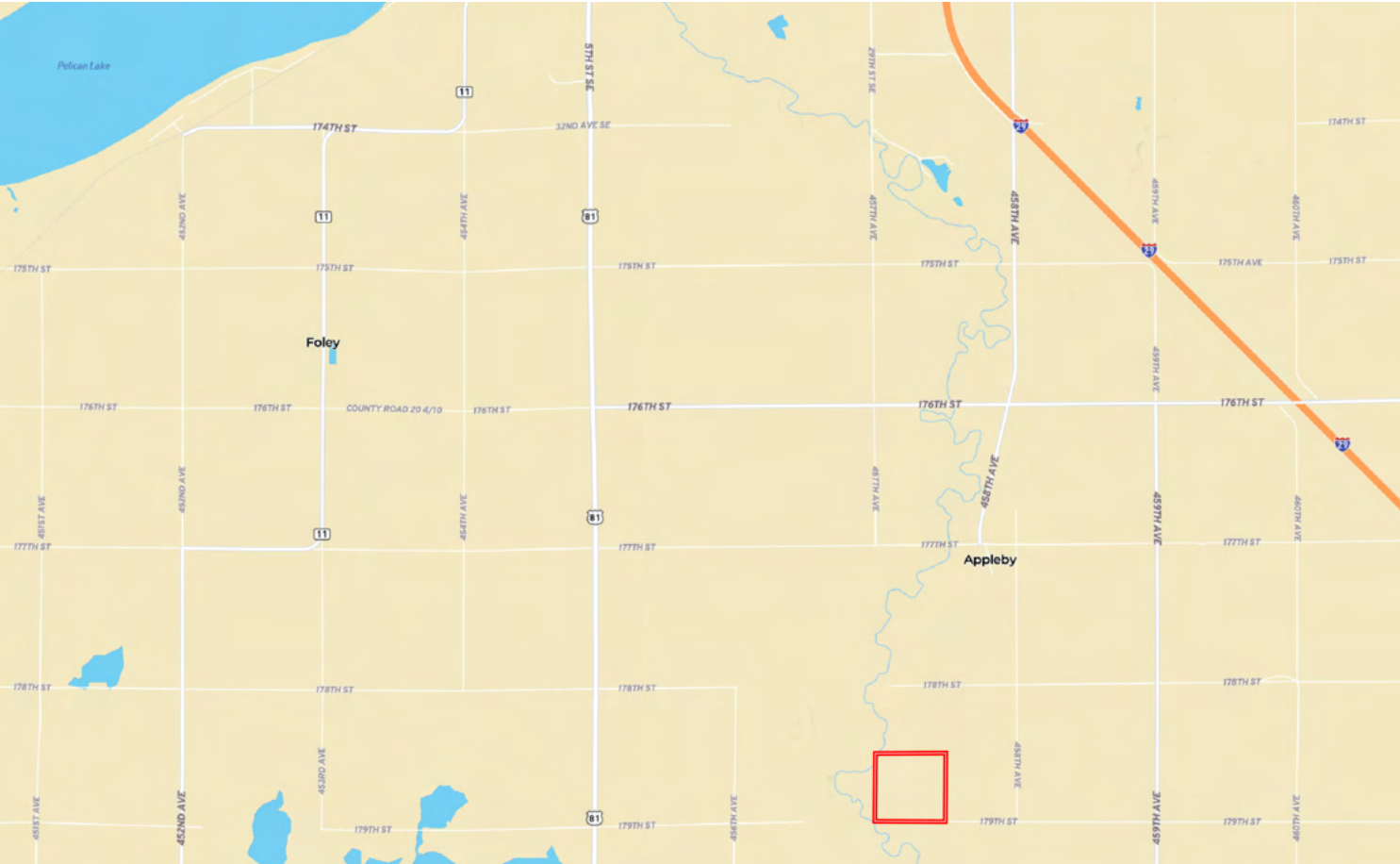
FSA Information:

Crop	Base	Yield
Corn	35.95 acres	103 bushels
Soybeans	107.85 acres	32 bushels

Taxes: \$2,464.90



Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Z167A	Renwash loam, 0 to 2 percent slopes, rarely flooded	100.29	63.94	48	40	3s
Z159A	Divide loam, 0 to 2 percent slopes, occasionally flooded	23.26	14.83	55	37	3s
Z166A	Fordtown loam, 0 to 2 percent slopes, rarely flooded	15.53	9.9	60	50	2s
Z162A	La Prairie loam, coteau, 0 to 2 percent slopes, occasionally flooded	8.45	5.39	94	70	1
Z158A	Marysland loam, 0 to 1 percent slopes, occasionally flooded	6.98	4.45	33	39	4w
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	2.28	1.45	13	24	6w
Z164A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	0.05	0.03	89	75	1
TOTALS		156.84(*)	100%	51.54	41.89	2.88



For Sale By Bid Terms

Minerals: All mineral interests owned by the Seller, 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 on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on December 19, 2025, or such other date agreed to by the parties. Subject to tenants rights.

Earnest Payment: A 10% earnest money payment is required at the close 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 First Dakota Title Company - Watertown.

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

Closing: The sale closing will be on December 19, 2025, 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 First Dakota Title Company - Watertown.

For Sale by Bids: Written bids will be received at the office of Darwin Thue, PO Box 367, Clearwater, MN 55320 or emailed to DThue@FarmersNational.com, up to October 31, 2025 at 5:00 PM CST time.

Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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 Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers make 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 by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Richard Rogers, Jeraldine Rogers, Roxanne Skulstad



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