

SIMULCAST AUCTION

137.76+/- Acres • Turner County, South Dakota

Wednesday, November 16, 2022 • 2:00 PM

Twisted Pines Lodge | 1050 East 4th Street, Parker, South Dakota

Highlights:

- Productive cropland
- Strong grain markets
- Located along a hard surface road

A-14841

ONLINE SIMULCAST BIDDING

Starts Monday, November 14, 2022 at 8:00 AM.

Closes Wednesday, November 16, 2022
at close of live event.

To Register and Bid on this Auction, go to:
www.FNCBid.com

For additional information, please contact:

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Property Location: From Parker, South Dakota, travel three miles north on Highway 19 to 272nd Street then four miles east to 458th Avenue, then 1.5 miles north to the property.

Legal Description: The NW1/4 Except Hanken Tract #1 In Lot 1 Section 19-100-52 Home Twp. Turner County, South Dakota

Property Description: Selling productive Turner County cropland. This property lays adjacent to a good paved road and close to strong grain markets.

Taxes: \$3,153.34

Farm Data:

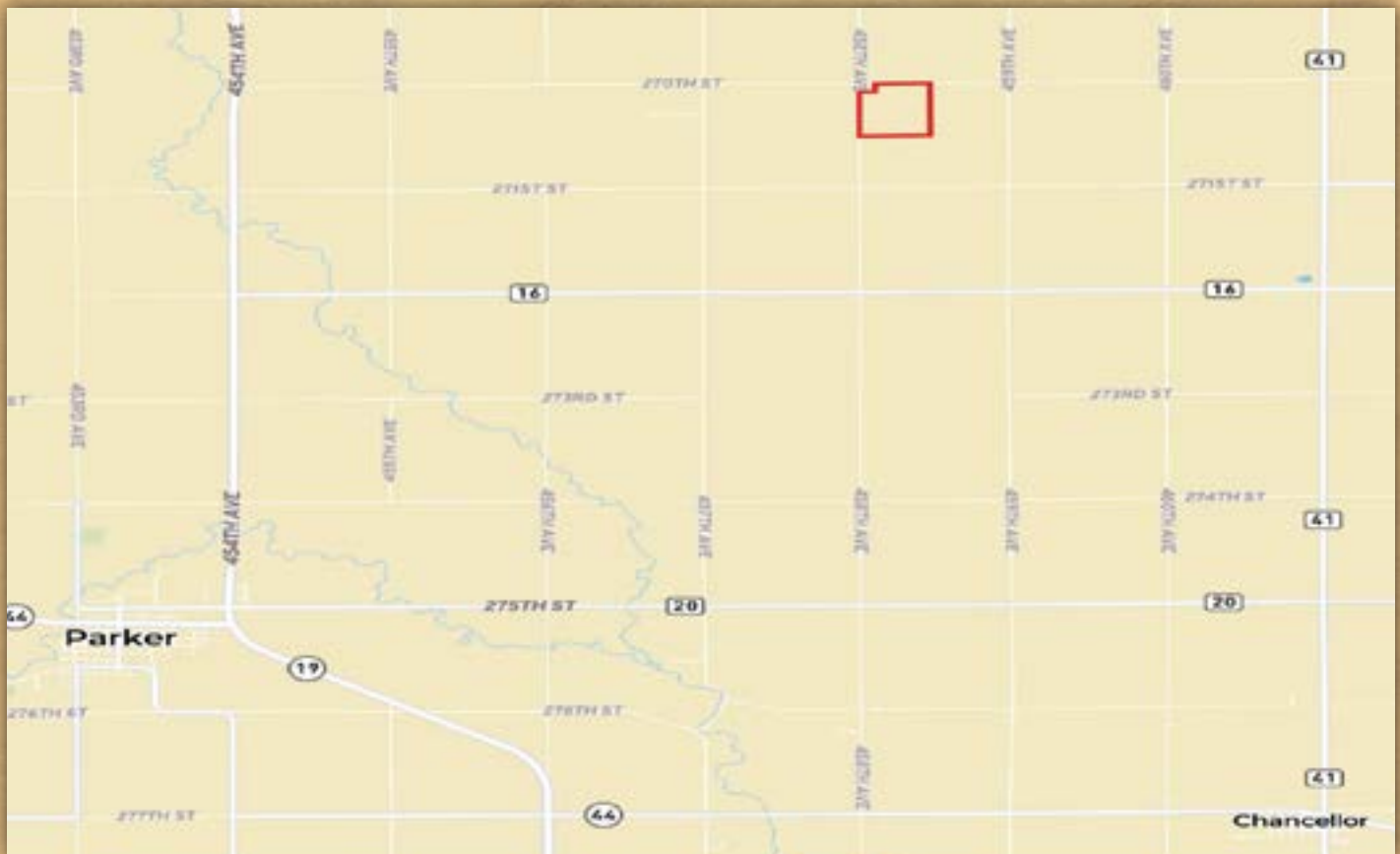
Cropland	125.25 acres
Non-crop	8.82 acres
Other	<u>3.69 acres</u>
Total	137.76 acres



FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	62.63 acres	147 bushels
Soybeans	62.57 acres	42 bushels

Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EeB	Egan-Ethan complex, 2 to 6 percent slopes	48.17	34.77	78	60	2e
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	33.87	24.45	85	70	2e
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	33.77	24.37	93	63	1
Bb	Baltic silty clay loam, ponded	10.0	7.22	10	2	8w
Te	Tetonka silt loam, 0 to 1 percent slopes	9.23	6.66	57	17	4w
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	2.1	1.52	82	64	2w
EtC	Ethan-Egan complex, 5 to 9 percent slopes	1.08	0.78	62	58	4e
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.32	0.23	31	10	5w
TOTALS		138.55(*)	100%	76.88	56.05	2.35



AUCTION TERMS

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

Taxes: Real estate taxes for 2022, payable in 2023, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 16, 2022 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 Frieberg, Nelson & Ask LLP.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Frieberg, Nelson & Ask LLP, 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 equally paid by the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 16, 2022 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 Frieberg, Nelson & Ask LLP.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

No personal property of any kind is included with this sale. Property is being sold as-is with no guarantees of any kind other than marketable title.

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 Seller 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 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: The Marcia A. Aggergaard Revocable Trust dated January 12, 2012 as amended and restated

Online Bidding Procedure:

The online bidding begins on Monday, November 14, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, November 16, 2022, with bidding concluding at the end of the live auction.

**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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.