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FOR MORE INFO!



ONLINE AUCTION

153.94± Acres, Miner County, South Dakota

Bidding starts | Wednesday, March 25, 2026 at 8:00 AM

Bidding closes | Thursday, March 26, 2026 at 1:00 PM

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

Highlights:

- Highly productive Miner County farmland
- Excellent soils with a productivity rating of 85+
- Available to farm for the 2026 crop season



For additional information, please contact:
Austin Bunger, AFM/Agent | (605) 261-5342
ABunger@FarmersNational.com

Paul Sickler, AFM/Agent | (605) 366-4704
PSickler@FarmersNational.com

Property Information

Directions to Property: From Howard, South Dakota, travel three-quarters of a mile east on Highway 34, then head one mile south on 435th Avenue. This will place you at the southwestern corner of the property.

Property Description: Farmers National Company is proud to offer 153.94 taxable acres of highly productive Miner County farmland. This property presents an excellent opportunity for both investors and farmers seeking to expand their operation with quality, well-maintained acres.

The property will be sold via Online Only Auction, with the final bid price multiplied by the total gross acres of 153.94 acres. According to the Miner County FSA office, the property includes 143.06 cropland acres, along with 5.67 acres in tree rows. The farm carries an excellent soil productivity rating of 85.5.

Drainage tile has been installed on the southern portion of the property, enhancing long-term productivity and water management.

This well-located and productive farm would make an outstanding addition to any farmland investment portfolio or expanding farming operation. Interested buyers are encouraged to register early for this Online Only Auction to take advantage of this opportunity to acquire quality Miner County farmland!

Legal Description: The Southwest Quarter (SW1/4) of Section Twelve (12), Township One Hundred Six (106) North, Range Fifty-Six (56), West of the 5th P.M., Miner County, South Dakota, EXCEPT six and six one-hundredths (6.06) acres, more or less, measuring five hundred sixty-nine feet (569') east and four hundred sixty-four feet (464') south from the northwest corner of the Southwest Quarter (SW1/4) of Section Twelve (12), Township One Hundred Six (106) North, Range Fifty-Six (56), West of the 5th P.M., Miner County, South Dakota.

Improvements: Drainage tile

Farm Data:

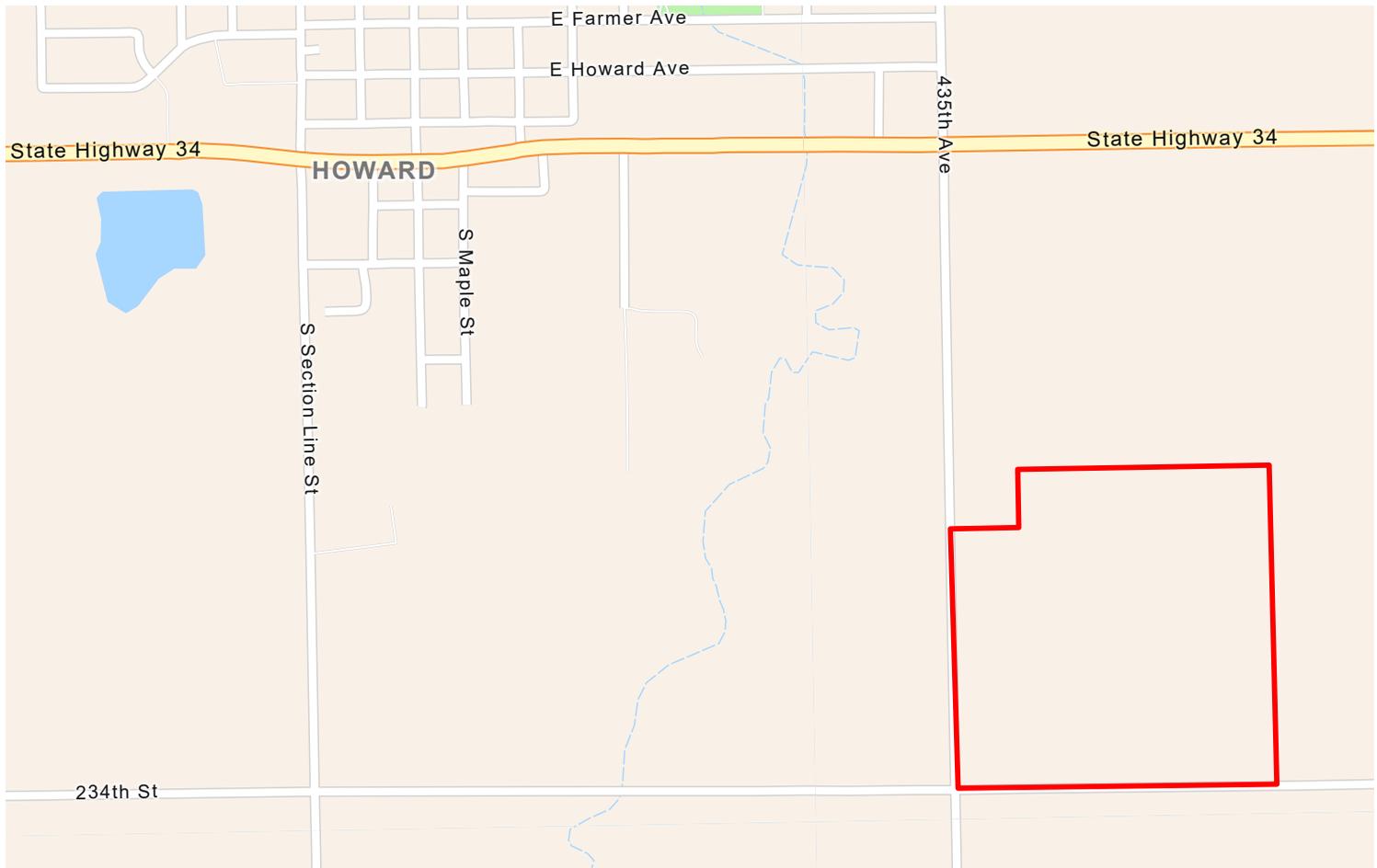
Cropland	143.06 acres
Non-crop	5.21 acres
<u>Trees</u>	<u>5.67 acres</u>
Total	153.94 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	72.29 acres	110 bushels
Soybeans	71.91 acres	38 bushels

Taxes: \$1,798.09

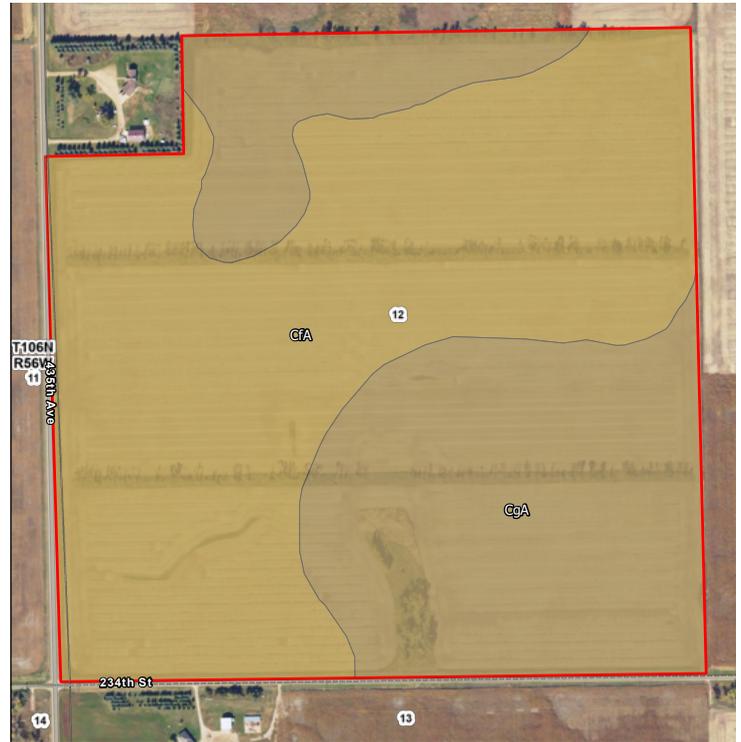
Location Map



Aerial Map



Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	2c	88	90.7
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	2c	82	63.7
TOTAL			85.5	154.4



Online Auction 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 April 23, 2026, or such other date agreed to by the parties.

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 Fidelity Abstract & Title Co.

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

Closing: The sale closing is on April 23, 2026, 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 Fidelity Abstract & Title Co.

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 cost.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Wednesday, March 25, 2026, at 8:00 AM until Thursday, March 26, 2026, 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 the 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 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: Thompson-Zollar Partnership

Online Bidding Procedure: This online auction begins on Wednesday, March 25, 2026, at 8:00 AM. Bidding closes on Thursday, March 26, 2026, 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.

www.FarmersNational.com

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