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LAND AUCTION

SIMULCAST LIVE AND ONLINE

238.76± Acres, Hand County, South Dakota

Wednesday, March 13, 2024 | 11:00 AM

Miller Community Center | 526 North Broadway Avenue, Miller, South Dakota

Highlights:

- A nice mix of tillable and pasture acres
- Tillable acres have Class II soils and a 73.4 Production Index
- Great location, close to grain markets, and right off Highway 45

For additional information, please contact:

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

RGullickson@FarmersNational.com

Bidding starts | Tuesday, March 12, 2024, at 9:00 AM

Bidding closes | Wednesday, March 13, 2024, at close of live event

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

Property Information

Directions to Property:

The tillable acres are three miles south of Miller, South Dakota, on Highway 45 on the west side of the road at the corner of Highway 45 and 201st Street. The pasture would be one mile west of Highway 45 in the NW1/4 in the same section.

Legal Description:

N1/2NE1/4 & NW1/4 in Section 34-112-68

Property Description:

This property has a nice mix of high-quality, tillable and pasture acres. Great location right off of Highway 45, and close to grain markets.

Farm Data:

Cropland	137.01 acres
Pasture	92.98 acres
Non-crop	<u>8.77 acres</u>
Total	238.76 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	66.22 acres	45 bushels
Corn	33.89 acres	118 bushels
Soybeans	33.10 acres	41 bushels

Taxes: \$2,946.06

Property Location



Aerial Map

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	105.26	43.91	88	67	2c
HIA	Houdek-Dudley complex, 0 to 2 percent slopes	99.24	41.4	61	52	2c
Hv	Hoven silt loam, 0 to 1 percent slopes	24.09	10.05	15	4	6s
HhB	Houdek loam, 2 to 6 percent slopes	7.49	3.12	81	64	2e
LbA	Bon loam, 0 to 2 percent slopes, rarely flooded	2.17	0.91	85	75	2c
Tp	Tetonka silt loam, 0 to 1 percent slopes	1.49	0.62	57	17	4w
TOTALS		239.74(*)	100%	69.05	54.13	2.41



Simulcast 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 or about April 12, 2024, or such other date agreed to by the parties. Subject to current lease ending on February 28, 2025.

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 Hand County Title Company Inc.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Hand County Title Company Inc the required earnest payment. 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 will be on or about April 12, 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 Hand County Title Company Inc.

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. The cost of the survey will be paid equally by both the Buyer(s) and Seller. Final contract prices will not be adjusted to reflect any difference between the advertised difference and actual surveyed acres.

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. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer 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.

Additional Comments: Available to farm in 2025. Buyer(s) to receive all of the 2024 cash rents, and lease will be assigned to Buyer(s) at closing. Owner will be participating in a 1031 exchange.

Seller: Aasland Family Limited Partnership

Auctioneer: Marshall Hansen

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, March 12, 2024, at 9:00 AM. Bidding will be simultaneous with the live auction at 11:00 AM on Wednesday, March 13, 2024, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.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.