

LAND AUCTION

SIMULCAST LIVE AND ONLINE

157.52+/- Acres • Hand County, South Dakota
Wednesday, October 26, 2022 • 11:00 AM

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

Highlights:

- Mostly tillable acres
- Excellent farm with Class II soils and a 84.37 production index
- Great location close to grain markets, right off of Highway 45

A-16696

ONLINE SIMULCAST BIDDING

Starts Monday, October 24, 2022, at 9:00 AM.

Closes Wednesday, October 26, 2022, at close of live event.

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



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For additional information, please contact:

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Property Information

Property Location: Three miles south of Miller, on Highway 45, west side of the road. The corner of Highway 45 and 201st Street.

Legal Description: SE1/4 Section 27-T112-R68, Hand County, South Dakota.

Property Description: This is high quality piece of farmland with a 84.37 CPI and mostly tillable acres. Great location being right off Highway 45 and close to grain markets. Owner to keep all 2022 cash rents.

Farm Data:

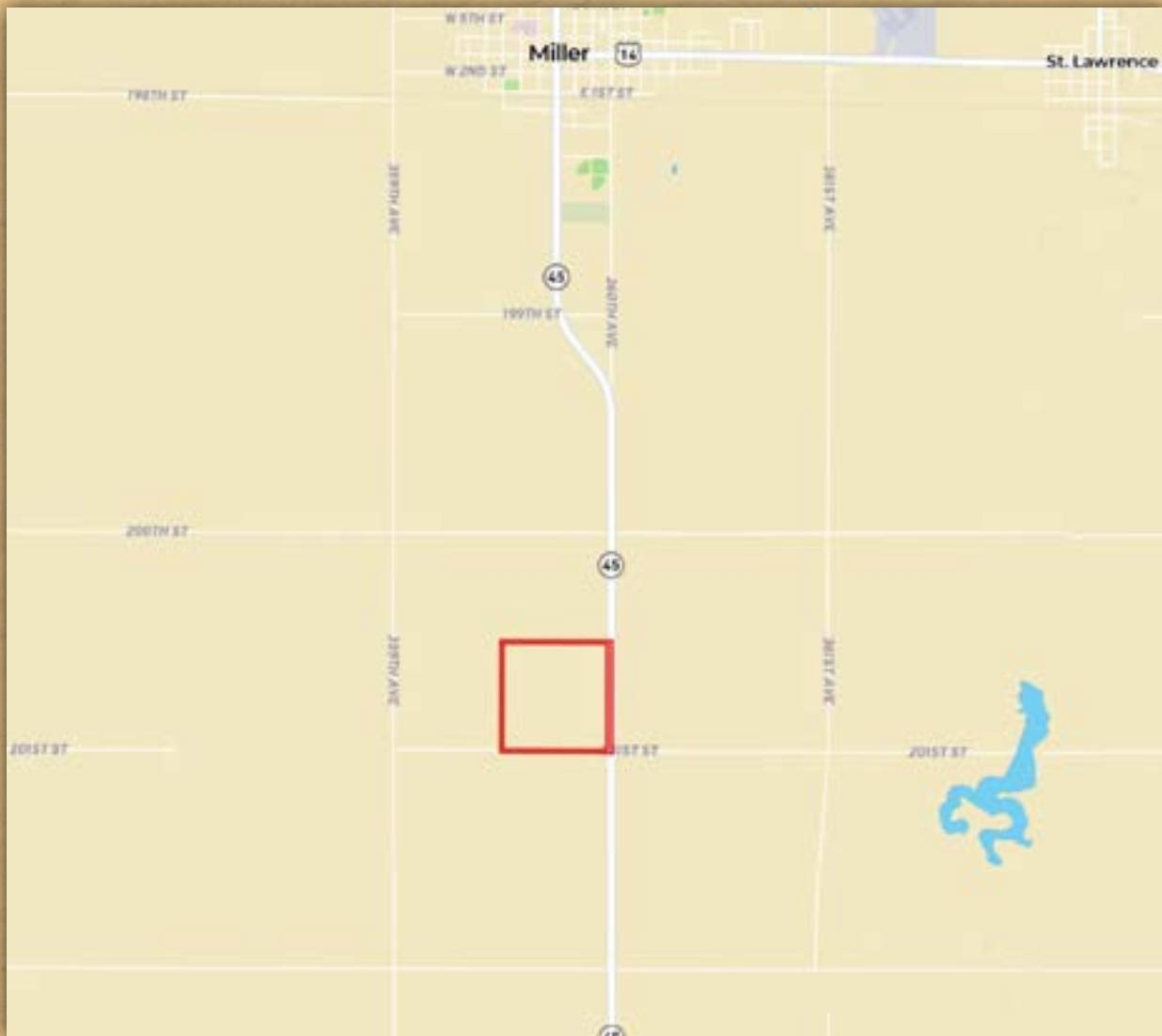
Cropland	147.55 acres
Non-crop	<u>9.97 acres</u>
Total	157.52 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	59.75 acres	45 bushels
Corn	30.57 acres	118 bushels
Soybeans	29.87 acres	41 bushels

2021 Taxes: \$1,832.14

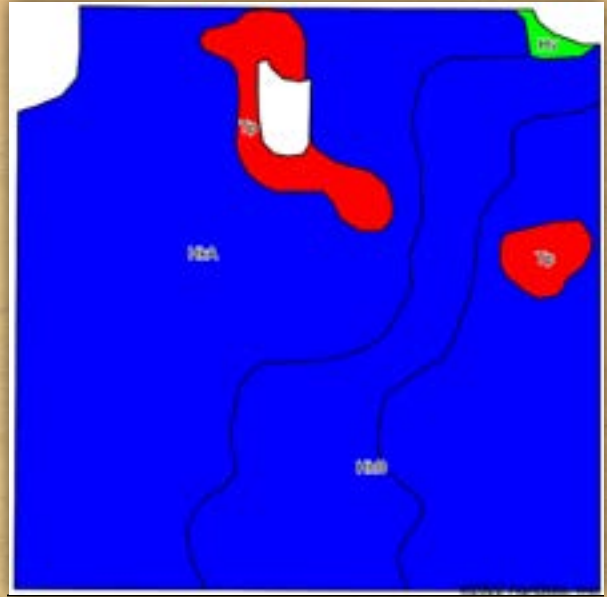
Location Map



Aerial Photo



Soil Map



Area Symbol: SD059, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	106.83	72.4%		Ilc	88	64
HhB	Houdek loam, 2 to 6 percent slopes	31.61	21.4%		Ile	81	63
Tp	Tetonka silt loam, 0 to 1 percent slopes	8.36	5.7%		IVw	56	14
Hv	Hoven silt loam, 0 to 1 percent slopes	0.75	0.5%		Vls	15	5
Weighted Average					2.13	84.3	*n 60.7



Topography Map



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 or about November 30, 2022, or such other date agreed to by the parties. Subject to current lease which ends on February 28, 2023.

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 Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance and any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about November 30, 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 Hand County Title Company, Inc.

Sale Method: The real estate will be offered in one 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. 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.

Seller: Aasland Family Limited Partnership

Auctioneer: Marshall Hansen

Agent Comments: Owner to keep all 2022 cash rents. Owner may be participating in a 1031 exchange.

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, October 24, 2022, at 9:00 AM. Bidding will be simultaneous with the live auction on Wednesday, October 26, 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 on-line, 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.