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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**196.65± Acres, Clay County, South Dakota**

Thursday, January 9, 2025 | 10:00 AM

Clay County 4-H Building | 515 High Street, Vermillion, South Dakota

## Highlights:

- Highly productive Clay County farmland offered in three tracts
- Beautiful bare building site overlooking the Baptist Creek
- Property has oil road access off of both University Avenue and 306th Street
- Located close to competitive markets for corn and soybeans



For additional information, please contact:

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**Bidding starts | Wednesday, January 8, 2025, at 8:00 AM**  
**Bidding closes | Thursday, January 9, 2025, at close of live event.**

**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

## Property Information

### Directions to Property:

From Vermillion, South Dakota, take University Avenue North to Hub City or 306th Street then east one-quarter mile to the northwest corner of the property. From Interstate 29, take Exit 38 then travel five miles west to the northeast corner of the property.

### Legal Description:

**Tract 1:** PCK Tract

**Tract 2:** E1/2NW1/4 and NE1/4SW1/4 of Section 20, T94 R51

**Tract 3:** SW1/4NW1/4 and NW1/4SW1/4 of Section 20, T94 R51

### Property Description:

**Tract 1:** Beautiful building site overlooking the Baptist Creek Valley. This acreage is tucked in behind established tree groves on the north and west sides. It also provides enough acreage to develop wildlife habitat or graze a few head of livestock.

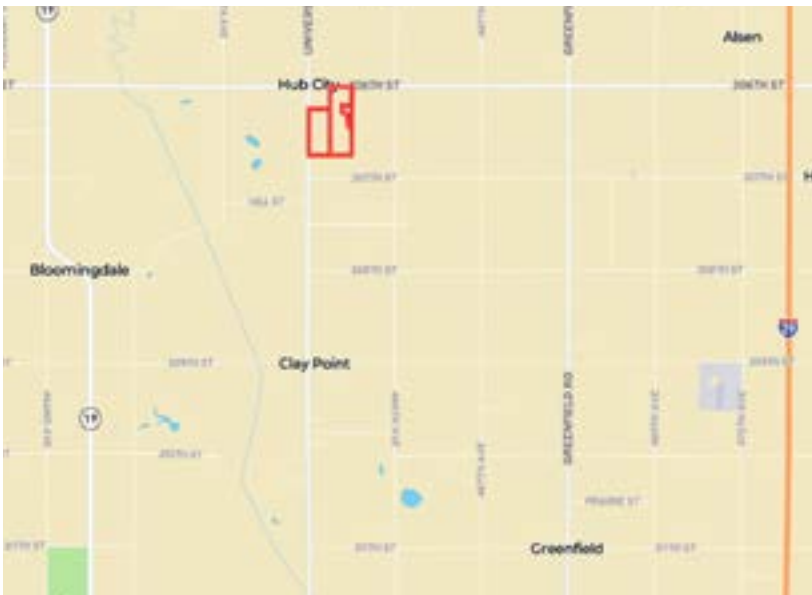
**Tract 2:** This tract consists of highly productive farm ground that is partially tilled and a high percentage tillable. It lays mainly flat and slopes off into the Baptist Creek on the east side. Available for 2025!

**Tract 3:** This tract has CPI of 80 that is partially tilled and a high percentage tillable. Available for 2025!

### Improvements:

**Tract 1:** There are (2) older grain bins on the acreage that are in fair condition.

### Property Location Map



### Farm Data:

**Tract 1:**  
 Cropland 1.84 acres+/-  
 Non-crop 9.441 acres+/-  
 Total 11.281 acres+/-

**Tract 2:**  
 Cropland 99.46 acres+/-  
 Non-crop 8.06 acres+/-  
 Total 107.52 acres+/-

**Tract 3:**  
 Cropland 77.85 acres+/-  
 Total 77.85 acres+/-

### FSA Information:

Tract 1:	Base	Yield
Corn	1.84 acres	161 bushels
Tract 2 and 3:	Base	Yield
Corn	105.91 acres	161 bushels
Soybeans	80.31 acres	40 bushels

### 2023 Taxes:

**Tract 1:** 11.281 Acres - \$455.50 Estimated

**Tract 2:** 107.529 Acres - \$3,493.62 Estimated

**Tract 3:** 77.85 Acres - \$2,453.14 Estimated

### Aerial Map



### Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EdA	Egan-Clarno-Trent complex, 0 to 2 percent slopes	5.68	51.5	90	63	1
EoD	Ethan-Betts loams, 9 to 15 percent slopes	4.33	39.26	31	57	6e
EbA	Egan-Clarno-Chancellor complex, 0 to 3 percent slopes	0.85	7.71	88	54	1
Bn	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.17	1.54	35	36	6w
TOTALS		11.03(*)	100%	65.84	59.53	3.04

### Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EcA	Egan-Clarno-Tetonka complex, 0 to 2 percent slopes	35.2	32.67	83	52	1
EdA	Egan-Clarno-Trent complex, 0 to 2 percent slopes	29.47	27.35	90	63	1
EbA	Egan-Clarno-Chancellor complex, 0 to 3 percent slopes	24.81	23.02	88	54	1
EoD	Ethan-Betts loams, 9 to 15 percent slopes	14.79	13.72	31	57	6e
Ek	Egan-Trent-Chancellor silty clay loams, 0 to 2 percent slopes	3.48	3.23	89	57	1
TOTALS		107.75(*)	100%	79.11	56.31	1.69

### Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EcA	Egan-Clarno-Tetonka complex, 0 to 2 percent slopes	54.44	70.04	83	52	1
DkA	Davison-Tetonka-Egan complex, 0 to 3 percent slopes	23.29	29.96	75	48	2s
TOTALS		77.73(*)	100%	80.6	50.8	1.3

# 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 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 Frieberg Law.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Frieberg Law 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 Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is to be determined and 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 Law.

**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 Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in three individual tracts. 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.

**Seller:** PCK Partnership

**Auctioneer:** Marshall Hansen

**Online Simultaneous Bidding Procedure:** The online bidding begins on Wednesday, January 8, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, January 9, 2025, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fnccbid.com](http://www.fnccbid.com)

All bids on the tracts 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.