

# ONLINE AUCTION

222.69+/- Acres • Lake County, South Dakota

## Highlights:

- Highly productive cropland with an impressive 89.00 productivity index
- Excellent mixture of cropland and pasture acres
- Open farm tenancy for 2022 crop year

A-18063

Online bidding starts Monday, January 17, 2022 • 9:00 AM  
Bidding closes Wednesday, January 19, 2022 • 1:00 PM

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



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For additional information, please contact:

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# Property Information

## Property Location:

From the northwest corner of Madison, South Dakota, go nine and one-half miles north on US Highway 81, then one and one-half miles west on 223rd Street. The farm is located southeast of the 452nd Avenue and 223rd Street intersection. Or, from the intersection of 225th Street and 450th Avenue just east of Ramona, South Dakota, go one mile east on 225th Street, then two miles north on 451st Avenue, and one mile east on 223rd Street. The farm is located southeast of the 452nd Avenue and 223rd Street intersection.

## Legal Description:

The North Half (N1/2) of the Northwest Quarter (NW1/4) and Lots One (1) and Two (2) of Section Twenty-Three (23) and Tuor's ReSubdivision, except the South 1348.6 feet of the West 950 feet of Section Twenty-Three (23), Township 108 North, Range 53 West of the 5th P.M., Lake County, South Dakota, according to the recorded plat thereof.

## Property Description:

Farmers National Company is proud to offer 222.69 taxable acres of prime Lake County, South Dakota, farmland. According to AgriData, the cropland on the farm has a powerful soil productivity index of 89.00. The primary soils on the farm are some of the best we have in the county. According to FSA, the property includes 157.88 cropland acres and 41.96 pasture acres with the balance in the road right of way, shoreline, and pasture near the shoreline. The cropland lays very nice, the property looks excellent, and the pasture is located adjacent to scenic Lake Badus.

## Farm Data:

Cropland	157.88 acres
Pasture	41.96 acres
Non-crop	<u>22.85 acres</u>
Total	222.69 acres +/-

## FSA Information

	<u>Base</u>	<u>Yield</u>
Corn	77.75 acres	167 bushels
Soybeans	77.75 acres	35 bushels

**Taxes:** \$5,208.78



## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	55.82	25.51	92	64	1
WeA	Egan-Wentworth complex, 0 to 2 percent slopes	37.97	17.36	92	71	1
VbA	Viborg silty clay loam, 0 to 2 percent slopes	35.38	16.17	96	65	1
Wh	Whitewood silty clay loam	33.35	15.24	84	57	2w
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	27.51	12.57	85	70	2e
EbB	Egan-Beadle complex, 2 to 6 percent slopes	11.69	5.34	79	59	2e
EbC	Egan-Beadle complex, 6 to 9 percent slopes	5.17	2.36	67	57	3e
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.28	1.5	31	10	5w
EsE	Ethan-Clarno stony complex, 6 to 25 percent slopes	2.69	1.23	15	39	7s
Ba	Badus silty clay loam	1.93	0.88	65	30	4w
Te	Tetanka silt loam, 0 to 2 percent slopes, frequently ponded	1.51	0.69	60	26	4w
W	Water	1.17	0.53	0	-	8
ErE	Ethan-Clarno loams, 16 to 21 percent slopes	0.81	0.37	29	41	6e
Ra	Rauville silty clay loam	0.48	0.22	31	20	5w
TOTALS		218.78(*)	100%	86.07	62.42	1.62

## Property Location Map



# Auction Terms

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

**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 March 1, 2022, or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required by the successful bidder on the day of the sale. 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 Lake County Abstract.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Lake County Abstract 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 escrow services will be equally paid by both parties. Sale is not contingent upon Buyer financing.

**Closing:** The sale closing is on March 1, 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 Lake County Abstract.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement **starting Monday, January 17, 2022, at 9:00 AM until Wednesday, January 19, 2022, 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 for 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.

**Sellers:** Muggy Farms, a series of Cool Hill Investments LLC

## Online Bidding Procedure:

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Monday, January 17, 2022, at 9:00 AM,  
Bidding will close on  
Wednesday, January 19, 2022, at 1:00 PM.**

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

