

SEALED BID SALE

160+/- Acres, Marshall County, South Dakota
Deadline: Saturday, June 30, 2017 by 1:00 PM
Contact Agent for details!

Highlights:

- High quality farmland with excellent soils
- Close to progressive grain markets
- Good drainage

Property Location: From Britton, South Dakota go four miles east on Highway 27 and one mile south on County Road 7.

Legal Description: NW¹/₄ of Section 34, T127 R57, Marshall County, South Dakota



**Farmers
National
Company™**

Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Scott Huether, Agent

Lisbon, North Dakota

Phone: (701) 793-6789

SHuether@FarmersNational.com

www.FarmersNational.com/ScottHuether



Property Information

Property Description: Quarter section of very productive farmland, good drainage, fully farm-able.

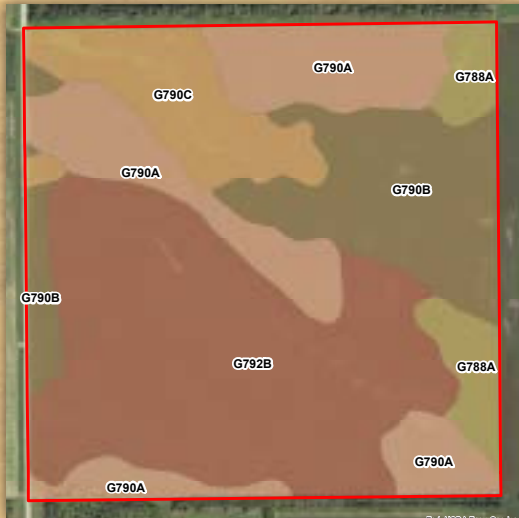
Farm Data:

Cropland 157.86 acres
 Non-crop 1.86 acres
 Total 160.00 acres

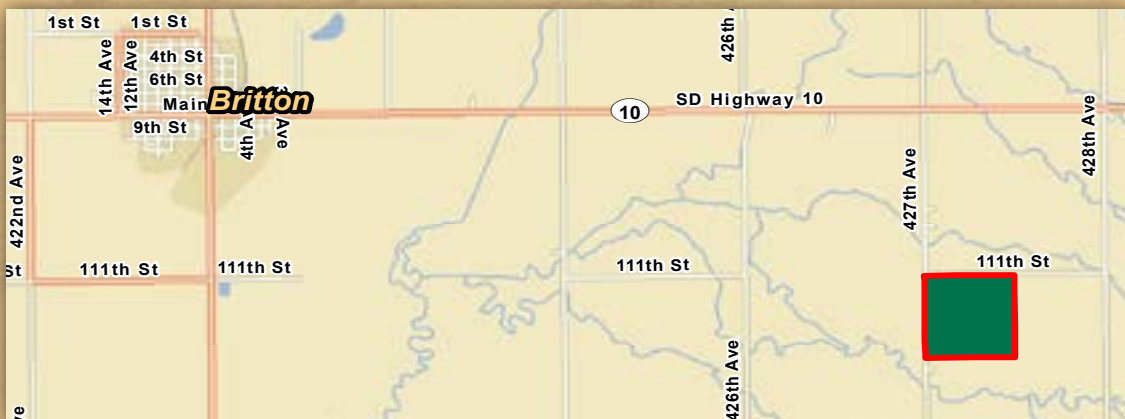
FSA Information:

Base
 Corn 77.8 acres
 Soybeans 77.8 acres

2017 Taxes: \$2,658.86



MAP		NON-IRR	PRODUCTIVITY	
SYMBOL	NAME	LCC	INDEX	ACRES
G792B	Kranzburg-Brookings-Buse complex, 0 to 6 percent slopes	Ile	82	65.6
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	Ilc	91	37.9
G790B	Kranzburg-Brookings silt loams, 2 to 6 percent slopes	Ile	86	30.3
G790C	Kranzburg-Vienna silt loams, 6 to 9 percent slopes	IIIe	77	17.5
G788A	Estelline silt loam, 0 to 2 percent slopes	IIIs	67	9.4
TOTAL			83.4	160.7



Land for Sale by Bids

(No Oral Bidding)

Legal Description

NW¼ of Section 34, T127 R57, Marshall County, South Dakota

Bid Procedure

Written bids will be received at the office of Farmers National Company, 6607 Hwy 32, Lisbon, ND 58054 until 1:00 PM, on Saturday, June 30, 2018. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Terms of Sale and Closing

Terms of the sale are cash with no contingencies. The successful bidder(s) will be required to sign a purchase agreement and provide a 10% earnest money check with the balance due at closing in approximately 30 days. The cost of title insurance and escrow closing services will be shared equally between buyer and seller.

For more information, contact:

Scott Huether
Farmers National Company
6607 Hwy 32
Lisbon, ND 58054
SHuether@FarmersNational.com

(701) 793-6789 | cell

(701) 683-2012 | fax

Bid Form

RE: NW¼ of Section 34, T127 R57 Marshall County, SD

I hereby offer \$_____ for the above referenced farmland. Bid is total price **NOT** per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than 1:00 PM, Saturday, June 30, 2018, to:

Scott Huether
Farmers National Company
6607 Hwy 32
Lisbon, ND 58054
SHuether@FarmersNational.com

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