

ONLINE AUCTION

158+/- Acres • Minnehaha County, South Dakota
Offered in Two Individual Tracts!

Highlights:

- Tract 1: Excellent access with paved roads on two sides of the property
- Tract 2: Existing and new drainage tile installed in 2014 and 2020
- High-quality farmland with attractive soil productivity ratings
- Ideally located in eastern Minnehaha County

A-20255

Online bidding starts Monday, September 13, 2021 • 9:00 AM
Bidding closes Wednesday, September 15, 2021 • 1:00 PM

To register and bid on this auction, go to:
www.fncbid.com



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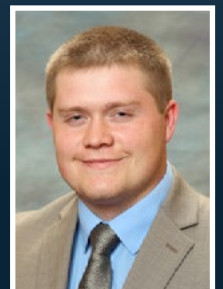
For additional information, please contact:

Austin Bunger, Agent
Spencer, South Dakota

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Property Information

Property Location:

Tract 1: From Garretson, South Dakota, go 4 1/2 miles south on County Highway 105 (486th Avenue). The farm is located to the southeast of the 486th Avenue and 258th Street intersection.

Tract 2: From Garretson, South Dakota, go 4 1/2 miles south on County Highway 105 (486th Avenue), then one mile west on 258th Street, and 1/2 mile south on 485th Avenue. The farm is located between 258th Street and 259th Street.

Legal Descriptions:

Tract 1: The West Half of the Northwest Quarter (W1/2 NW1/4), except the North 298 Feet of the West 351.2 Feet thereof in Section 16, Township 102 North, Range 47 West of the 5th P.M., Minnehaha County, South Dakota

Tract 2: The South Half of the Northwest Quarter (S1/2 NW1/4) of Section 17, Township 102 North, Range 47 West of the 5th P.M., Minnehaha County, South Dakota

Property Description: This offering is an excellent opportunity to purchase two highly productive parcels of Minnehaha County farmland. Tract 1 includes 76.39 tillable acres, and Tract 2 has 78.38 tillable acres, according to FSA.

Tract 1 is located along two paved roads, has excellent natural drainage, and includes a strong 75+ soil productivity index.

Tract 2 is located along a gravel road with paved road access a half-mile north. The farm had drainage tile installed in 2014, with a new addition of tile added in 2020. Tract 2 has a powerful soil productivity index of 87+.

Tract 1 has one available building eligibility. Tract 2 has one available building eligibility and one building eligibility that requires a conditional use permit.

Farm Data:

• Tract 1

Cropland	76.39 acres
Non-crop	<u>1.61 acres</u>
Total	78.00 acres

• Tract 2

Cropland	78.38 acres
Non-crop	<u>1.62 acres</u>
Total	80.00 acres

FSA Information (combined): Estimated

	Base	Yield
Corn	106.9 acres	176 bushels
Soybeans	36.6 acres	45 bushels

Taxes:

• **Tract 1:** \$2,232.64

• **Tract 2:** \$2,624.20



Property Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
MtA	Moody-Trent complex, 0 to 2 percent slopes	1.4	1.76	95	1
NcC	Nora-Crofton complex, 6 to 9 percent slopes	47.4	61.73	68	3e
MnB	Moody-Nora complex, 2 to 6 percent slopes	28.0	36.5	88	2e
TOTALS		76.7	100%	75.78	2.6

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
MtA	Moody-Trent complex, 0 to 2 percent slopes	17.5	22.15	95	1
NcC	Nora-Crofton complex, 6 to 9 percent slopes	8.6	10.88	68	3e
MnB	Moody-Nora complex, 2 to 6 percent slopes	48.2	60.88	88	2e
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	4.8	6.09	83	2s
TOTALS		79.2	100%	87.07	1.89

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 October 27, 2021, or such other date agreed to by the parties. Subject to current lease ending February 28, 2022.

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 Farmers National Company.

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

Closing: The sale closing is on October 27, 2021, 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 Getty Abstract and Title Company.

Sale Method: The real estate will be offered as two individual tract. All bids are open for advancement **starting Monday, September 13, 2021, at 9:00 AM until Wednesday, September 15, 2021, 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: Ruth H Beck Living Trust - Ruth H Beck, Trustee

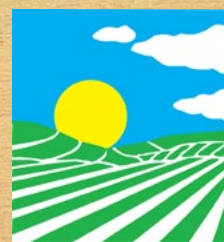
Online Bidding Procedure:

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Monday, September 13 2021, at 9:00 AM,
Bidding will close on
Wednesday, September 15, 2021, at 1:00 PM.**

**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.



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