

FOR SALE BY BIDS

160± Acres, Hanson County, South Dakota
BID DEADLINE: Wednesday, September 4 by 5:00 PM

Contact Agent for Additional Details!

Highlights:

- Nice mix of cropland and pasture acres
- Excellent hunting opportunity
- 115.42 FSA tillable acres

Property Location: From Epiphany, South Dakota, one mile south on SD Highway 25 and one mile west on 245th Street.

Legal Description: SW 1/4 of Section 4, Township 104N Range 57W of the 5th P.M



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For additional information, please contact:

Tyler Radke, Agent

Mitchell, South Dakota

Business: (605) 999-0919

TRadke@FarmersNational.com

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Property Information

Property Description: A full quarter with a nice mixture of crop and pasture acres located one mile off of a state highway. 115.42 FSA tillable acres with the balance in pasture and wetland. Excellent hunting opportunities for pheasant, waterfowl and deer.

FSA Farm Data:

Cropland	115.42 acres
Pasture	41.49 acres
Non-crop	3.39 acres
Total	160.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	57.6 acres	87 bushels
Soybeans	63.1 acres	32 bushels

Taxes: \$2,709.48

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Tw	Tetonka and Whitewood silty clay loams	4.3	2.71	2w
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	42.3	26.41	3e
Ww	Worthing silty clay loam, 0 to 1 percent slopes	15.0	9.35	5w
Te	Tetonka silt loam, 0 to 1 percent slopes	4.9	3.07	4w
CdB	Clarno loam, 2 to 6 percent slopes	93.7	58.46	2e
TOTALS		160.3	100%	2.61



FOR SALE BY BID 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 on October 9, 2019, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by the closing company.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with the closing company the required earnest payment. The cost of title insurance will be equally paid by both. The cost of any escrow closing services will be shared equally by the Seller and the Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on October 9, 2019, or such other date agreed to by the parties. The balance of the purchase price will be payable at the closing in cash, guaranteed funds, or by wire transfer at the discretion of the closing agent.

For Sale by Bids: Written bids will be received at the office of Tyler Radke, 24459 412th Ave, Mitchell, SD 57301, until 5:00 PM, on Wednesday, September 4, 2019. Bids should be for the 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.

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: Karen Kay Kramer Revocable Trust and Martin D. Kramer Revocable Trust

