

FOR SALE BY BIDS

160± Acres, Miner County, South Dakota

Bid Deadline: No later than Friday, December 6th, 2019

Contact Agents for Additional Details!

Highlights:

- Excellent mixture of cropland and pasture acres
- Cropland has tile installed and attractive PI ratings
- Pasture with dugout

Property Location: From Canova, South Dakota, go one and a half miles east on 242nd Street then two miles north on 437th Avenue.



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For additional information, please contact:

**Austin Bunger, Agent
Spencer, South Dakota**

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**Tom Jass, Agent
Brandon, South Dakota**

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Property Information

Legal Description: NW 1/4 of Section 17,
Township 105N, Range 55W of the 5th P.M.

Property Description: This offering is an excellent opportunity to purchase a full quarter that includes a mixture of cropland and pasture acres. There are 99.38 FSA tillable acres, with the remaining balance in pasture. The cropland is gently rolling and has tile installed.

2018 Taxes: \$2,789.28

Farm Data:

Cropland	99.38 acres
Pasture	57.78 acres
Non-crop	<u>2.84 acres</u>
Total	160.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	112.55 acres	108 bushels
Soybeans	112.06 acres	32 bushels

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI
Ct	Crossplain-Tetonka complex	4.4	2.72	72
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	98.8	61.31	75
CnB	Clarno-Stickney-Tetonka complex, 0 to 6 percent slopes	53.7	33.35	69
Te	Tetonka silt loam, 0 to 1 percent slopes	4.2	2.63	56
TOTALS		161.1	100%	72.42



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 for 2019 payable in 2020 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s). Seller to give buyer a credit at closing for 2019 taxes due in 2020, equal to the last known taxes.

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 January 6, 2020 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required at signing of the purchase agreement. 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 the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. The cost of any escrow closing services will be equally paid by the Seller and the Buyer(s).

Closing: The sale closing is on January 6, 2020, or such other date agreed upon 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 the closing agent.

For Sale by Bids: Written bids will be received at the office of Austin Bunger, 25548 434th Avenue, Spencer, South Dakota 57374, no later than Friday, December 6, 2019. 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.

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(s): Virginia K. Turnquist

