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A-21957



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# ONLINE AUCTION

**1,078.5± Acres, Brule County, South Dakota**

**Bidding starts | Monday, December 11, 2023 at 9:00 AM**

**Bidding closes | Wednesday, December 13, 2023 at 1:00 PM**

**To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)**

## Highlights:

- **Six individual tracts: cropland, pasture and combination parcels**
- **Excellent opportunity for the farmer, rancher or hunting enthusiast**
- **Well kept acreage with nice outbuildings**



**For additional information, please contact:**

**Tyler Radke, AFM/Agent | (605) 999-0919**

**[TRadke@FarmersNational.com](mailto:TRadke@FarmersNational.com)**

# PROPERTY SHOWING! November 29, 2023 at 10:00 AM - 2:00 PM at the property.

## Property Information

**Property Location:** From Exit 289 on Interstate 90, 7 miles north on 367th Ave, 1.5 miles west on 244th St and 4 miles north on 365th St.

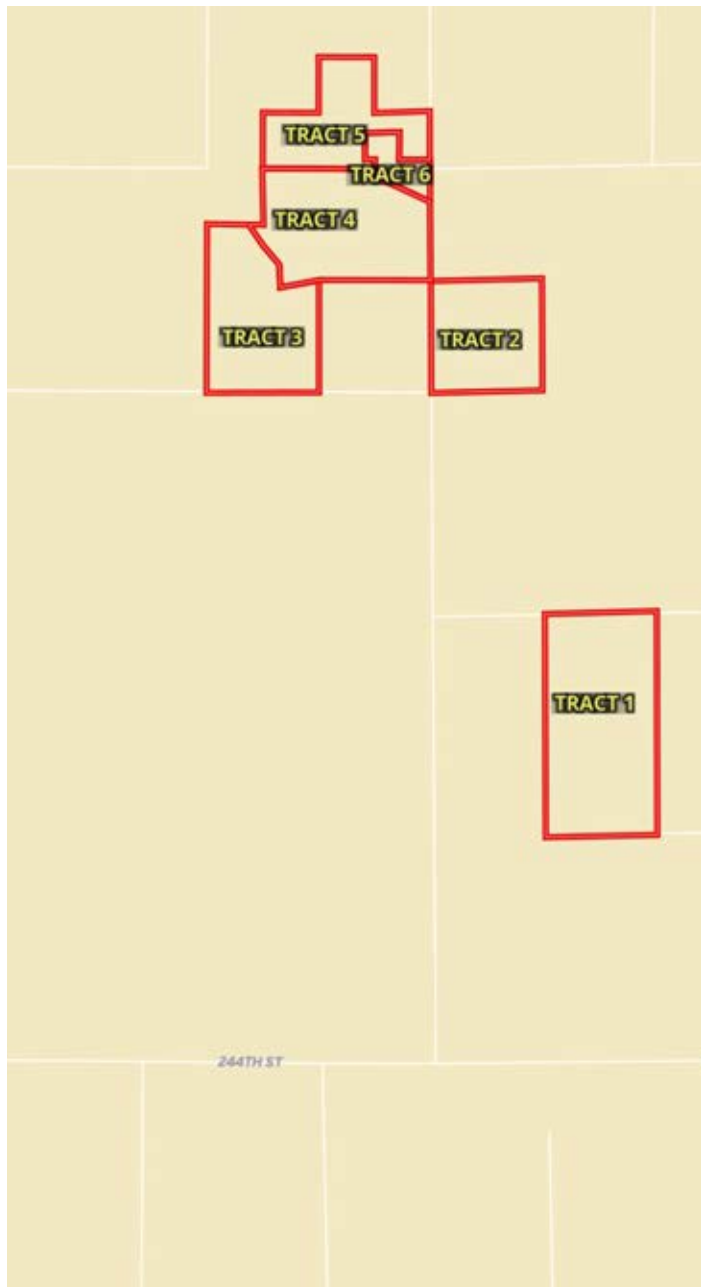
**Improvements:** In the event Tract 4 and Tract 6 are sold to different buyers an easement for the rural water pipeline to the pasture tank will need to be recorded.

**2022 Taxes:** \$8,572.38

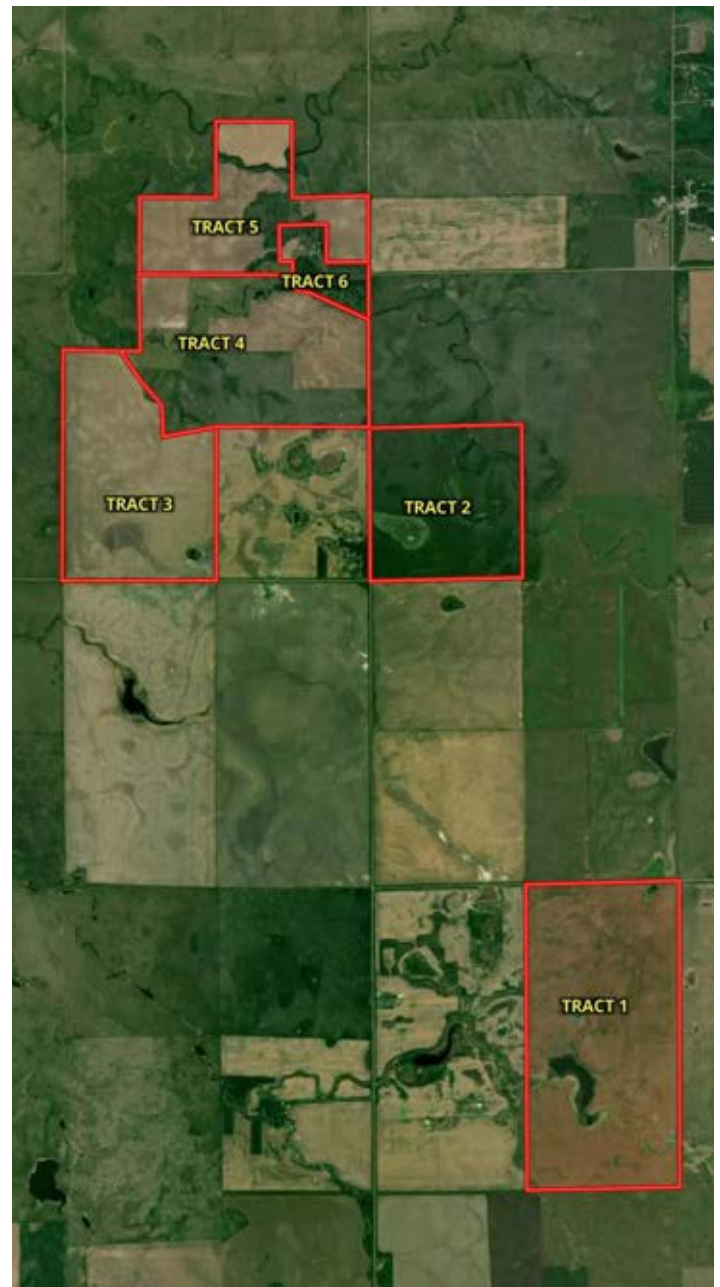
## FSA Information:

	Base	Yield
<b>Wheat</b>	36.1 acres	41 bushels
<b>Oats</b>	59.30 acres	41 bushels
<b>Corn</b>	169.90 acres	77 bushels
<b>Sunflowers</b>	10 acres	1,280 pounds
<b>Soybeans</b>	78.2 acres	26 bushels
<b>Barley</b>	.6 acres	32 bushels

Location Map



Aerial Map



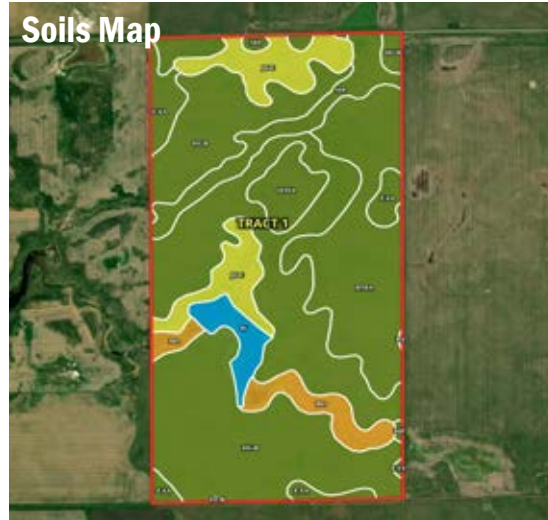
# Tract 1:

**Legal Description:** E1/2 of Section 28 T105N R67W

**Property Description:** A half section of uniform productive soils consisting of 279.16 FSA cropland acres with a CPI of 73.

**Farm Data:**

Cropland            279.16 acres  
 Non-crop           38.76 acres  
 Total                317.92 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HgB	Highmore-Java complex, 1 to 5 percent slopes	164.43	51.72	77	54	2e
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	65.38	20.57	88	63	2c
JgC	Java-Glenham loams, 6 to 9 percent slopes	28.11	8.84	52	50	4e
Mp	Mobridge-Plankinton silt loams	22.8	7.17	87	48	2c
EaA	Eakin-DeGrey silt loams, 0 to 2 percent slopes	14.7	4.62	70	54	2c
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	13.78	4.33	35	36	6w
W	Water	8.41	2.65	0	-	8
Pa	Plankinton silt loam	0.17	0.05	55	16	4w
GcB	Glenham-Cavo loams, 0 to 6 percent slopes	0.14	0.04	66	44	2e
TOTALS		317.92(*)	100%	73.57	52.84	2.51

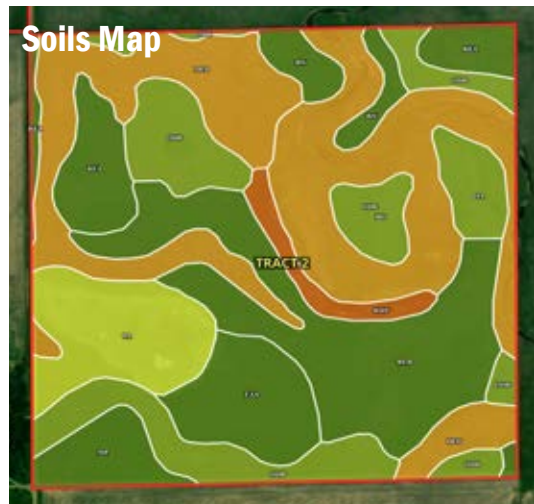
# Tract 2:

**Legal Description:** SW1/4 of Section 16 T105N R67W

**Property Description:** An excellent quarter of pasture with a natural stream for water.

**Farm Data:**

Pasture            157.23 acres  
 Non-crop           1.01 acres  
 Total                158.24 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ReB	Ree loam, 3 to 7 percent slopes	28.94	18.29	75	59	2e
OdB	Oahe-Delmont loams, 2 to 6 percent slopes	26.12	16.51	47	33	3e
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	25.66	16.22	35	36	6w
DeD	Delmont loam, 6 to 15 percent slopes	25.01	15.81	14	25	6e
Pa	Plankinton silt loam	13.39	8.46	55	16	4w
ReA	Ree loam, 0 to 3 percent slopes	10.42	6.59	86	60	2c
EaA	Eakin-DeGrey silt loams, 0 to 2 percent slopes	10.04	6.35	70	54	2c
Mp	Mobridge-Plankinton silt loams	5.99	3.79	87	48	2c
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	4.81	3.04	85	75	2c
Oa	Oahe-Delmont loams, 0 to 2 percent slopes	4.21	2.66	53	34	3s
BmF	Betts-Java loams, 20 to 40 percent slopes	3.65	2.31	11	7	7e
TOTALS		158.24(*)	100%	51.67	39.93	3.76

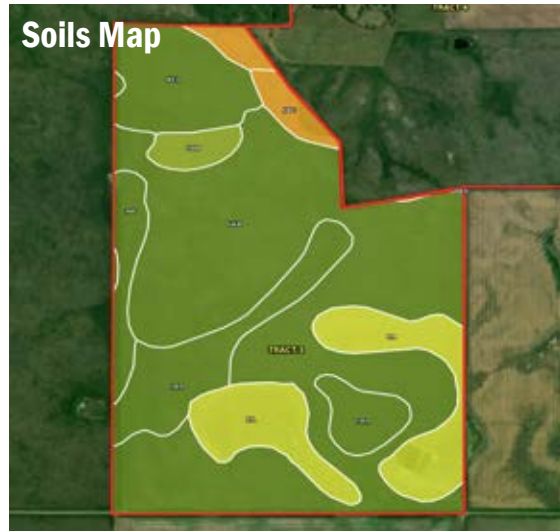
# Tract 3:

**Legal Description:** 204.1+- acres located in the E1/2 of Section 17 T105N R67W

**Property Description:** 204.1 acres of mostly class one soils with 174.69 FSA cropland acres.

**Farm Data:**

Cropland 174.69 acres  
 Non-crop 29.41 acres  
 Total 204.1 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GkB	Glenham-Java-Prosper loams, 1 to 6 percent slopes	113.4	56.22	77	54	2e
Pa	Plankinton silt loam	28.37	14.07	55	16	4w
GhA	Glenham-Prosper loams, 0 to 2 percent slopes	23.9	11.85	87	56	2c
ReA	Ree loam, 0 to 3 percent slopes	17.8	8.82	86	60	2c
Mp	Mobridge-Plankinton silt loams	7.16	3.55	87	48	2c
OdB	Oahe-Delmont loams, 2 to 6 percent slopes	4.2	2.08	47	33	3e
JbE	Java-Betts loams, 9 to 20 percent slopes	3.92	1.94	18	42	6e
DeD	Delmont loam, 6 to 15 percent slopes	2.95	1.46	14	25	6e
TOTALS		201.7(*)	100%	73.55	48.11	2.44

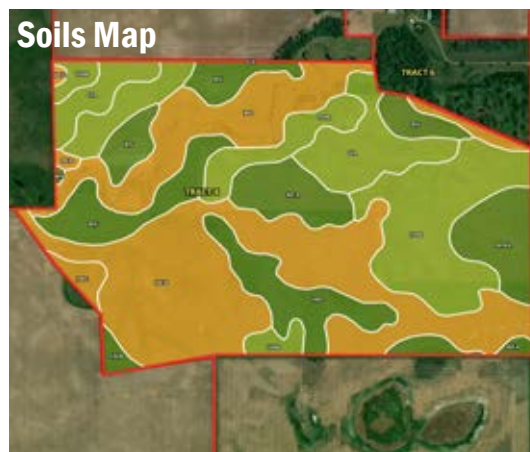
# Tract 4:

**Legal Description:** 220.36+- acres located in the N1/2 of Section 17 T105N R67W

**Property Description:** A diversified parcel with both cropland and pasture. 220.36 total acres with 86.8 FSA cropland acres.

**Farm Data:**

Cropland 86.8 acres  
 Pasture 130.1 acres  
 Non-crop 3.46 acres  
 Total 220.36 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DeD	Delmont loam, 6 to 15 percent slopes	64.58	29.31	14	25	6e
OdB	Oahe-Delmont loams, 2 to 6 percent slopes	46.98	21.32	47	33	3e
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	26.13	11.86	35	36	6w
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	24.2	10.98	85	75	2c
Oa	Oahe-Delmont loams, 0 to 2 percent slopes	19.06	8.65	53	34	3s
ReA	Ree loam, 0 to 3 percent slopes	12.46	5.65	86	60	2c
Mp	Mobridge-Plankinton silt loams	12.24	5.55	87	48	2c
HmA	Higmore-Mobridge silt loams, 0 to 4 percent slopes	10.72	4.86	88	63	2c
JbE	Java-Betts loams, 9 to 20 percent slopes	2.37	1.08	18	42	6e
GkB	Glenham-Java-Prosper loams, 1 to 6 percent slopes	1.61	0.73	77	54	2e
La	Lane silty clay loam, 0 to 2 percent slopes, rarely flooded	0.01	0.0	87	60	2s
TOTALS		220.36(*)	100%	46.93	39.78	3.99

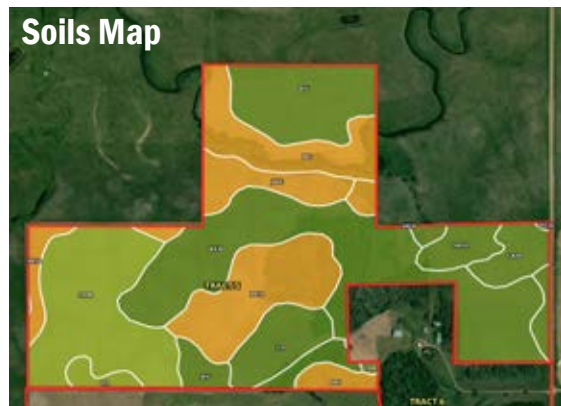
# Tract 5:

**Legal Description:** 140.55+- acres located in the SE1/4SW1/4, W1/2SE1/4 and the SE1/4SE1/4 of Section 8 T105N R67W

**Property Description:** 140.55 acres in total with 96.39 FSA cropland acres. Excellent hunting opportunities along with a creek running through the property.

**Farm Data:**

Cropland	96.39 acres
Pasture	39.21 acres
Non-crop	<u>4.95 acres</u>
Total	140.55 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ReB	Ree loam, 3 to 7 percent slopes	36.23	25.78	75	59	2e
OdB	Oahe-Delmont loams, 2 to 6 percent slopes	24.16	17.19	47	33	3e
DeD	Delmont loam, 6 to 15 percent slopes	19.31	13.74	14	25	6e
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	19.15	13.62	85	75	2c
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	13.88	9.87	35	36	6w
La	Lane silty clay loam, 0 to 2 percent slopes, rarely flooded	7.4	5.26	87	60	2s
JbE	Java-Betts loams, 9 to 20 percent slopes	7.33	5.21	18	42	6e
GkB	Glenham-Java-Prospers loams, 1 to 6 percent slopes	5.51	3.92	77	54	2e
MoA	Mobridge silt loam, 0 to 2 percent slopes	3.94	2.8	94	65	2c
Oa	Oahe-Delmont loams, 0 to 2 percent slopes	1.88	1.34	53	34	3s
HgB	Highmore-Java complex, 1 to 5 percent slopes	1.76	1.25	77	54	2e
TOTALS		140.55(*)	100%	57.22	48.51	3.34

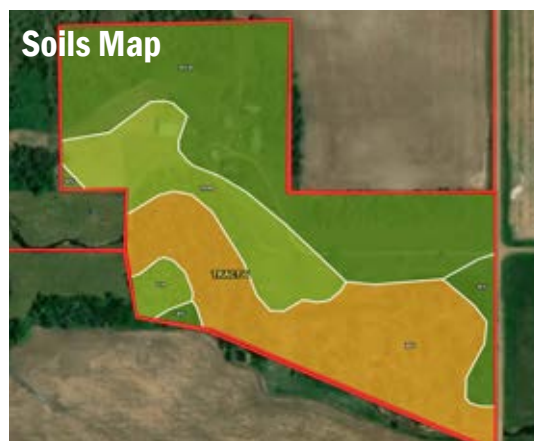
# Tract 6:

**Legal Description:** 32.33+- acres located in the SE1/4SE1/4 of Section 8 and the NE1/4NE1/4 of Section 17 T105N R67W

**Property Description:** 32.33 acres. Very nice acreage with plenty of trees for privacy. 6 bedroom, 1 bathroom farmhouse; steel machinery storage building and a historic wooden-framed barn.

**Farm Data**

Non-crop	23.33 acres
Buildings	<u>9.0 acres</u>
Total	32.33 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ReB	Ree loam, 3 to 7 percent slopes	14.04	43.43	75	59	2e
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	10.51	32.51	35	36	6w
OdB	Oahe-Delmont loams, 2 to 6 percent slopes	5.5	17.01	47	33	3e
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	1.47	4.55	85	75	2c
Oa	Oahe-Delmont loams, 0 to 2 percent slopes	0.81	2.51	53	34	3s
TOTALS		32.33(*)	100%	57.14	47.2	3.5

# ONLINE AUCTION TERMS

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

**Taxes:** Real estate taxes for 2023 payable in 2024 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

**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 15, 2024 or such other date agreed to by the parties.

**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 Titles of Dakota, the closing agent.

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

**Closing:** The sale closing is on January 15, 2024 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 Titles of Dakota.

**Sale Method:** The real estate will be offered in six individual tracts. All bids are open for advancement starting **Monday, December 11, 2023, at 9:00 AM until Wednesday, December 13, 2023, 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 with 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.

**Seller:** PPBMK LLC

**Online Bidding Procedure:** This online auction begins Monday, December 11, 2023, at 9:00 AM. Bidding closes Wednesday, December 13, 2023, at 1:00 PM.

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

All bids on the tracts 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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