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A-22124

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

312.83± Acres, Turner and Clay Counties, South Dakota

Friday, December 8, 2023 | 10:00 AM

Irene Community Building | 120 S. Clark Avenue, Irene, South Dakota

Highlights:

- High quality farmland located in southeast South Dakota
- Offered in three tracts
- Available for 2024 crop year

For additional information, please contact:

Seth Weiland, Agent | (605) 368-4334

SWeiland@FarmersNational.com

Bidding starts | Wednesday, December 6, 2023 at 9:00 AM
Bidding closes | Friday, December 8, 2023 at the end of the live event.

To register and bid go to: www.fnctbid.com

Property Information

Directions to Property:

- **Tract 1:** From Irene, South Dakota go three miles north on 452nd Avenue, then one mile east on 294th Street.
- **Tract 2:** From Irene, South Dakota go three miles north on 452nd Avenue, then one and half miles east on 294th Street.
- **Tract 3:** From Wakonda, South Dakota go two miles east on 302nd Street, then one mile south on 457th Avenue.

Legal Description:

- **Tract 1:** NW1/4 of Section 20, T96 R53
- **Tract 2:** N1/2NE1/4 Plus RR of Section 20, T96 R53
- **Tract 3:** W1/2NW1/4 of Section 1, T94 R53

Property Description: These productive farms located in northern Clay County and southern Turner County are offered in three tracts and available to the new owner in 2024. These farms are ideally located with a high percentage of tillable acres on all three tracts. Do not miss this opportunity to add these acres to your farming operation or investment portfolio.

Taxes:

- **Tract 1:** \$3,306.04
- **Tract 2:** \$1,647.82
- **Tract 3:** \$1,059.46

Farm Data:

• Tract 1	
Cropland	150.55 acres
Non-crop	9.45 acres
Total	160.00 acres
• Tract 2	
Cropland	71.11 acres
Non-crop	6.41 acres
Total	77.52 acres
• Tract 3	
Cropland	66.17 acres
Non-crop	9.15 acres
Total	75.32 acres

FSA Information:

• Tract 1	Base	Yield
Corn	75.90 acres	160 bushels
Soybeans	71.30 acres	36 bushels
• Tract 2	Base	Yield
Corn	30.80 acres	160 bushels
Soybeans	31.40 acres	36 bushels
• Tract 3	Base	Yield
Corn	49.35 acres	113 bushels
Soybeans	16.45 acres	30 bushels

Tract 1 Aerial Photo



Tract 1 Soil Map



Property Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EeB	Egan-Ethan complex, 2 to 6 percent slopes	75.59	47.93	78	59	2e
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	56.61	35.89	85	68	2e
EIC	Ethan-Egan complex, 5 to 9 percent slopes	18.14	11.5	62	57	4e
EsD	Ethan-Betts loams, 9 to 15 percent slopes	6.21	3.94	31	57	6e
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.65	0.41	35	36	6w
Ac	Alcester silty clay loam, cool, 0 to 2 percent slopes	0.52	0.33	97	80	1
TOTALS		157.72(*)	100%	76.71	61.9	2.4



Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EeB	Egan-Ethan complex, 2 to 6 percent slopes	69.26	87.93	78	59	2e
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	7.54	9.57	82	64	2w
Sa	Salmo silty clay loam	1.97	2.5	32	31	4w
TOTALS		78.77(*)	100%	77.23	58.78	2.05

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DkA	Davison-Tetonka-Egan complex, 0 to 3 percent slopes	44.42	59.08	75	48	2s
EgB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	25.87	34.41	81	61	2e
EaA	Egan-Chancellor-Davison complex, 0 to 3 percent slopes	4.9	6.52	84	52	1
TOTALS		75.19(*)	100%	77.65	52.73	1.93

Simulcast Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on January 10, 2024, or such other date agreed to by the parties. Subject to current lease expiring on February 28, 2024.

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 Frieberg, Nelson & Ask, 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 Frieberg, Nelson & Ask, the closing agent, the required earnest payment. The Seller will provide an owner's policy if title insurance in the amount of the contract price. The cost of title insurance will be equally paid for by both. The cost of any escrow closing services will be equally paid for by both. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 10, 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 Frieberg, Nelson & Ask.

Sale Method: The real estate will be offered in three individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the biddings is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from Farmers National Company and Seller. All decisions of the Auctioneer 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers 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: Marcia A. Aggergaard Revocable Intervivos Trust dated 1/12/2012

Auctioneer: Seth Weiland

Online Bidding Procedure: This online auction begins on Wednesday, December 6, 2023, at 9:00 AM. Bidding closes on Friday, December 8, 2023, at the end of the live event.

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

All bids on the tracts will be visible online, 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.

