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A-22299

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# ONLINE AUCTION

**156.99 ± Acres, Lincoln County, South Dakota**

**Bidding starts | Tuesday, January 21, 2025 at 8:00 AM**

**Bidding closes | Thursday, January 23, 2025 at 1:00 PM**

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

## Highlights:

- A nice mixture of cropland, pasture and existing older building site, including house.
- Nice location south of Canton, just off of Highway 11.
- Easy access to cropland and located close to excellent grain markets.



For additional information, please contact:

**Paul Sickler, Agent | (605) 366-4704**

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EQUAL HOUSING  
OPPORTUNITY

# Property Information

## Directions to Property:

From the intersection of Highway 18 and Highway 11 South, west of Canton, travel five miles south on Highway 11. The farm will be on the west side of Highway 11. The address of the building site is: 47880 287th Street, Canton, SD 57013

## Property Description:

A nice combination of cropland acres, pasture/recreation acres and an existing building site including an older house, located about five miles south of Canton, South Dakota. According to the Lincoln County Assessor, this property contains 156.99 gross acres. The property will be sold by an online only auction, with the final bid price times the gross acres of 156.99. The property has three housing eligibilities including the existing house. There are 100.6 cropland acres and 54.1 acres of pasture and existing building site, according to the Lincoln County FSA office. The cropland is level to gently rolling. The building site consists of a 1,335 sq.ft. one and a half story house, small detached garage, 16' x 40' shed, 32' x 38' pole barn, barn, hog house, chicken house, and several other smaller buildings.

## Legal Description:

SE1/4 of Section 9, except School Lot and Lot H-2, T97N, R49W of the 5th P.M.

## Improvements:

Building	Condition	Year Built
House	Fair	1900
Garage	Poor	1900
Barn	Fair	1900
Shed	Fair	1900

## Farm Data:

Cropland	100.6 acres
Non-crop	2.29 acres
Pasture & Buildings	54.1 acres
Total	156.99 acres

## FSA Information:

	Base	PLC Yield
Corn	51.5 acres	118 bushels
Soybeans	41.0 acres	36 bushels

## Taxes:

\$3,491.86

## Location Map



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	69.75	44.94	89	56	1
SkD2	Shindler-Egan complex, 9 to 15 percent slopes, eroded	38.57	24.85	47	49	6e
EaB	Egan silty clay loam, 3 to 6 percent slopes	37.14	23.93	83	60	2e
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	9.6	6.19	75	60	2w
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	0.14	0.09	93	69	1
TOTALS		155.2(*)	100%	76.26	55.48	2.54





# Online 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 February 24, 2025, or such other date agreed to by the parties. Subject to current lease that ends on February 28, 2025.

**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 Lincoln County Title Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Lincoln County 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** will be paid by both the seller and buyer(s). The cost of any **escrow closing services** will be equally paid by both the seller and buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on February 24, 2025, 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 Lincoln County Title Company.

**Survey:** At the seller's option, the seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement starting Tuesday, January 21, 2025 at 8:00 AM until Thursday, January 3, 2025, 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 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further

bids are placed within the 5 minutes 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 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:** Scott Smith and Shannon Smith

**Additional Comment:** Farmers National Company is honored to represent Scott Smith and Shannon Smith in offering at auction this farm property in Highland Township, Lincoln County, South Dakota, located south of Canton along Highway 11. If you are a farm operator, cattle producer or hunter looking to expand your portfolio, make plans now to bid on this property by registering to bid on this online only auction.

**Online Bidding Procedure:** This online auction begins on Tuesday, January 21, 2025, at 8:00 AM. Bidding closes on Thursday, January 23, 2025, at 1:00 PM.

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

All bids on the tract 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.



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