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ONLINE AUCTION

136.48 ± Acres, Lincoln County, South Dakota

Bidding starts | Tuesday, January 7, 2025 at 8:00 AM

Bidding closes | Thursday, January 9, 2025 at 1:00 PM

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

Highlights:

- Property is located just south of Tea, South Dakota.
- Excellent quality farmland with extensive drainage tile added in recent years.
- There are three remaining housing eligibilities on this property.

For additional information, please contact:

Paul Sicker, Agent | (605) 366-4704

PSickler@FarmersNational.com



Property Information

Directions to Property:

From Tea, South Dakota, travel 3 miles South on 469th Avenue and then one mile East on 276th Street to the Southwest corner of the farm.

Legal Description:

SW1/4 (also described as Lots 1 and 2 of the SW1/4) in Section 7, T99N, R50W of the 5th P.M., except Lots 1 and 2 of Appel's Addition in the NW1/4 SW1/4, 7-99-50 according to the plat recorded in Book "O" of Plats on Page 25, Lincoln County, South Dakota.

Property Description:

According to the Lincoln County Assessor, this property contains 136.48 gross acres. The property will be sold by an online only auction, with the final bid price times the gross acres of 136.48. The property has 3 remaining housing eligibilities and is in close proximity to Tea and Sioux Falls. The farm is nearly all cropland and has a soil productivity rating of .840 according to the Lincoln County Assessor. The farmland is mostly level and has had extensive drainage tile added in recent years. Whether you are an investor, farmer or land developer, this is an outstanding opportunity to purchase a high-quality farm located just South of Tea, South Dakota. Make plans today to purchase this property and register to bid on this online only auction!

Farm Data:

Cropland	132.60 acres
Non-crop	3.88 acres
Total	136.48 acres

FSA Information:

	Base	PLC Yield
Corn	65.00 acres	129 bushels
Soybeans	65.00 acres	39 bushels

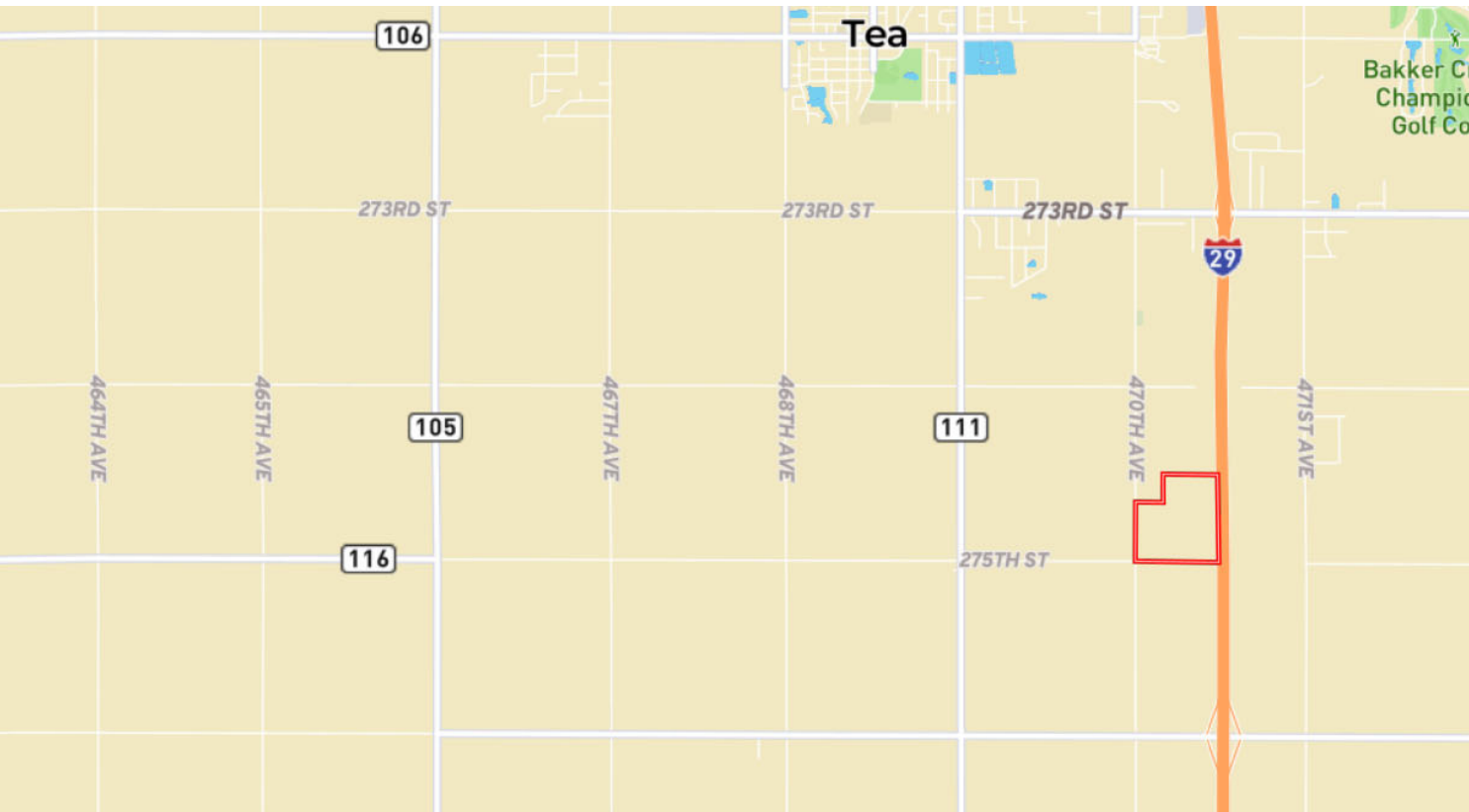
Taxes:

\$2,983.76

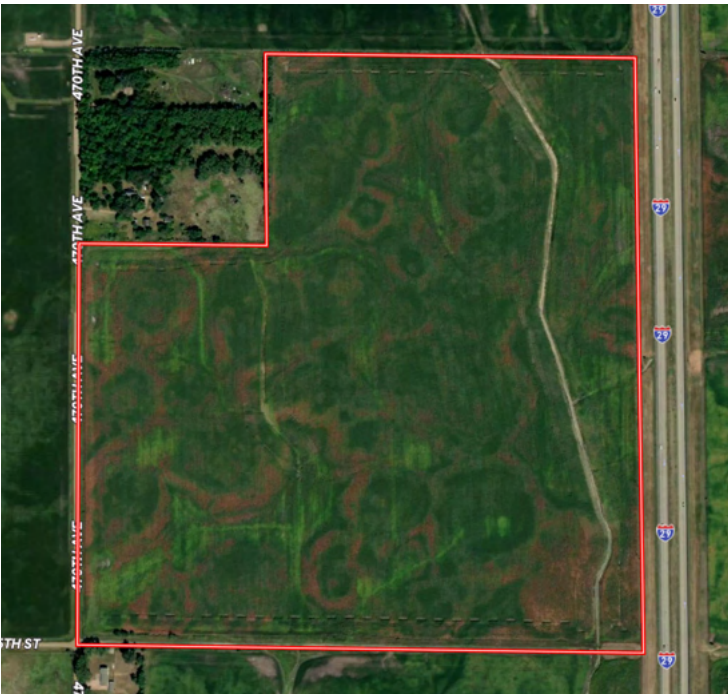
Additional Comments

Farmers National Company is honored to represent the Walter & Lois Appel family and The First National Bank in Sioux Falls as the trustee in offering this excellent farm in La Valley Township, Lincoln County, South Dakota, located just south of Tea, SD. If you are a farmer, investor or land developer looking to add a parcel to your portfolio, make plans now to bid on the high quality farm by registering to bid on this online only auction.

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	80.9	59.59	89	56	1
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	41.38	30.48	75	60	2w
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	9.8	7.22	83	51	2e
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	3.25	2.39	60	34	4w
EaB	Egan silty clay loam, 3 to 6 percent slopes	0.41	0.3	83	60	2e
TOTALS		135.7 4(*)	100%	83.58	56.34	1.45



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 10, 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 10, 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 7, 2025, at 8:00 AM until Thursday, January 9, 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 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 within 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 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: Walter & Lois Appel Revocable Trust

Online Bidding Procedure: This online auction begins on Tuesday, January 7, 2025, at 8:00 AM. Bidding closes on Thursday, January 9, 2025, at 1:00 PM.

To register and bid on this auction go to: **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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