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A-22682

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FOR MORE INFO!



# ONLINE AUCTION

**1,270.27± Acres, Walworth and Potter Counties, South Dakota**

**Bidding starts | Monday, November 20, 2023 at 9:00 AM**

**Bidding closes | Tuesday, November 21, 2023 at 1:00 PM**

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

## Highlights:

- High quality farmland with a Production Indexes ranging from 71 to 88
- Mostly tillable acres offered in six individual tracts
- Close to grain markets

**For additional information, please contact:**

**Rick Gullickson, Agent, AFM | (605) 770-6041**

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

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## Property Information

### Directions to Property:

- **Tract 1:** From Akaska, South Dakota travel six miles south on 303rd Avenue and approximately four miles west on 148th Street.
- **Tract 2:** From Akaska, South Dakota travel six miles south on 303rd Avenue and three and one half miles west on 148th Street, south side of road.
- **Tract 3:** From Akaska, South Dakota travel six miles south on 303rd Avenue and two miles west on 148th Street, south side of road.
- **Tract 4:** From Gettysburg, South Dakota travel four miles east on Highway 212 to County Road 818 and then north two miles, west side of road.
- **Tract 5:** From Gettysburg, South Dakota travel west three miles on Highway 212 and two miles south on 307th Avenue, west side of road.
- **Tract 6:** From Gettysburg, South Dakota travel west three miles on Highway 212 and two miles south on 307th Avenue, east side of road.

### Legal Description:

- **Tract 1:** Parcel 2 located in Section 36-121-78 (126.45 A) subject to access easement on south side of the property for rangeland west of the property
- **Tract 2:** Parcel 3 located in Section 1-120-78 & Section 6-120-77 (385.97 A)
- **Tract 3:** Parcel 4 located in Section 5 & 6-120-77 (280.85 A)
- **Tract 4:** NE1/4 Section 4-118-75, 157 acres
- **Tract 5:** SE1/4 Section 32-118-76, 160 acres
- **Tract 6:** SW1/4 Section 33-118-76, 160 acres

**Property Description:** This high quality farmland has production indexes ranging from 71 to 88. Has mostly tillable acres, offered in six individual tracts and in proximity of grain markets.

### Taxes:

- **Tract 1:** \$1,523.72 (estimated)
- **Tract 2:** \$4,650.93 (estimated)
- **Tract 3:** \$3,318.93 (estimated)
- **Tract 4:** \$1,899.28
- **Tract 5:** \$1,957.40
- **Tract 6:** \$1,929.06

### Farm Data:

• <b>Tract 1</b>	
Cropland	104.78 acres
Non-crop	<u>21.67 acres</u>
Total	126.45 acres
• <b>Tract 2</b>	
Cropland	348.44 acres (estimated)
Grass	28.09 acres
Non-crop	<u>9.44 acres (estimated)</u>
Total	385.97 acres
• <b>Tract 3</b>	
Cropland	274.95 acres (estimated)
Non-crop	<u>5.90 acres (estimated)</u>
Total	280.85 acres
• <b>Tract 4</b>	
Cropland	136.58 acres
Non-crop	<u>20.42 acres</u>
Total	157.00 acres
• <b>Tract 5</b>	
Cropland	156.56 acres
Non-crop	<u>3.44 acres</u>
Total	160.00 acres
• <b>Tract 6</b>	
Cropland	154.22 acres
Non-crop	<u>5.78 acres</u>
Total	160.00 acres

### FSA Information:

• <b>Tract 1</b>	Base	Yield
Wheat	40.34 acres	49 bushels
Corn	22.48 acres	112 bushels
Sunflowers	18.26 acres	1,978 pounds
Soybeans	20.32 acres	34 bushels
• <b>Tract 2</b>	Base	Yield
Wheat	TBD	49 bushels
Corn	TBD	112 bushels
Sunflowers	TBD	1,978 pounds
Soybeans	TBD	34 bushels
(New base acres will be refigured with FSA)		
• <b>Tract 3</b>	Base	Yield
Wheat	TBD	49 bushels
Corn	TBD	112 bushels
Sunflowers	TBD	1,978 pounds
Soybeans	TBD	34 bushels
(New base acres will be refigured with FSA)		
• <b>Tract 4</b>	Base	Yield
Wheat	52.58 acres	49 bushels
Corn	29.30 acres	112 bushels
Sunflowers	23.81 acres	1,978 pounds
Soybeans	26.49 acres	34 bushels
• <b>Tracts 5 &amp; 6</b>	Base	Yield
Wheat	119.64 acres	49 bushels
Corn	66.68 acres	112 bushels
Sunflowers	54.17 acres	1,978 pounds
Soybeans	60.27 acres	34 bushels
(Tracts 5 and 6 are combined)		

**Tract 1 Aerial Map**



**Tract 1 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AgB	Agar silt loam, 2 to 6 percent slopes	89.01	70.29	86	60	2e
HhB	Highmore silt loam, 2 to 6 percent slopes	26.58	20.99	91	58	2e
Ho	Hoven silt loam, 0 to 1 percent slopes	9.95	7.86	15	4	6s
SuC	Sully silt loam, 2 to 9 percent slopes	1.08	0.85	38	41	4e
EpB	Eakin-Peno complex, 2 to 6 percent slopes	0.01	0.01	73	48	2e
TOTALS		126.63(*)	100%	81.06	55.02	2.33

**Tract 2 Aerial Map**



**Tract 2 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AgB	Agar silt loam, 2 to 6 percent slopes	287.57	74.73	86	60	2e
Ho	Hoven silt loam, 0 to 1 percent slopes	39.23	10.19	15	4	6s
AgA	Agar silt loam, 0 to 2 percent slopes	28.63	7.44	92	60	2c
PrA	Promise clay, 0 to 3 percent slopes	23.81	6.19	69	20	3s
Mo	Mobridge silt loam, 0 to 2 percent slopes	5.55	1.44	94	65	2c
LpC	Lowry-Peno complex, 6 to 9 percent slopes	0.03	0.01	57	43	3e
TOTALS		384.82(*)	100%	78.27	51.89	2.47

**Tract 3 Aerial Map**



**Tract 3 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OpB	Opal clay, 3 to 6 percent slopes	114.9 2	41.12	60	21	3e
AgB	Agar silt loam, 2 to 6 percent slopes	80.43	28.78	86	59	2e
PrA	Promise clay, 0 to 3 percent slopes	64.48	23.07	69	20	3s
AgA	Agar silt loam, 0 to 2 percent slopes	14.19	5.08	92	60	2c
HbB	Highmore silt loam, 2 to 6 percent slopes	3.8	1.36	91	58	2e
OsD	Opal-Sansarc clays, 6 to 15% slopes	1.65	0.59	38	17	6e
TOTALS		279.4 7(*)	100%	71.48	34.17	2.67

**Tract 4 Aerial Map**

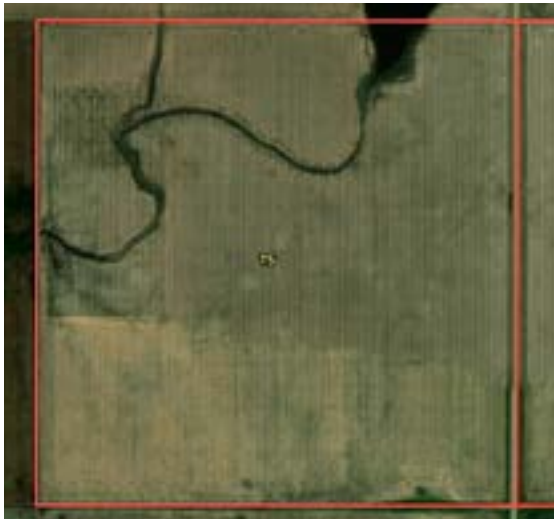


**Tract 4 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HbB	Highmore silt loam, 2 to 6 percent slopes	60.92	38.88	91	58	2e
Mo	Mobridge silt loam, 0 to 2 percent slopes	38.5	24.57	94	65	2c
EpB	Eakin-Peno complex, 2 to 6 percent slopes	28.86	18.42	73	48	2e
HbA	Highmore silt loam, 0 to 2 percent slopes	23.5	15.0	92	58	2c
RaB	Eakin-Raber complex, 2 to 6 percent slopes	4.92	3.14	76	55	2e
TOTALS		156.7 (*)	100%	88.1	57.78	2.0

**Tract 5 Aerial Map**

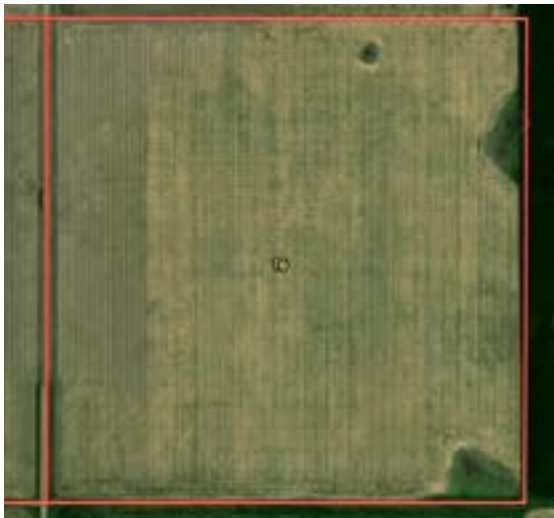


**Tract 5 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HbA	Highmore silt loam, 0 to 2 percent slopes	39.81	24.76	92	58	2c
EaA	Eakin-Raber complex, 0 to 2 percent slopes	30.18	18.77	84	56	2c
Mo	Mobridge silt loam, 0 to 2 percent slopes	26.55	16.51	94	65	2c
HbB	Highmore silt loam, 2 to 6 percent slopes	24.14	15.01	91	58	2e
EpB	Eakin-Peno complex, 2 to 6 percent slopes	23.42	14.57	73	48	2e
HfA	Highmore-Mobridge silt loams, 0 to 2 percent slopes	15.54	9.67	87	60	2c
Te	Tetonka silt loam, 0 to 1 percent slopes	1.13	0.7	57	17	4w
TOTALS		160.77(*)	100%	87.18	57.23	2.01

**Tract 6 Aerial Map**



**Tract 6 Soils Map**

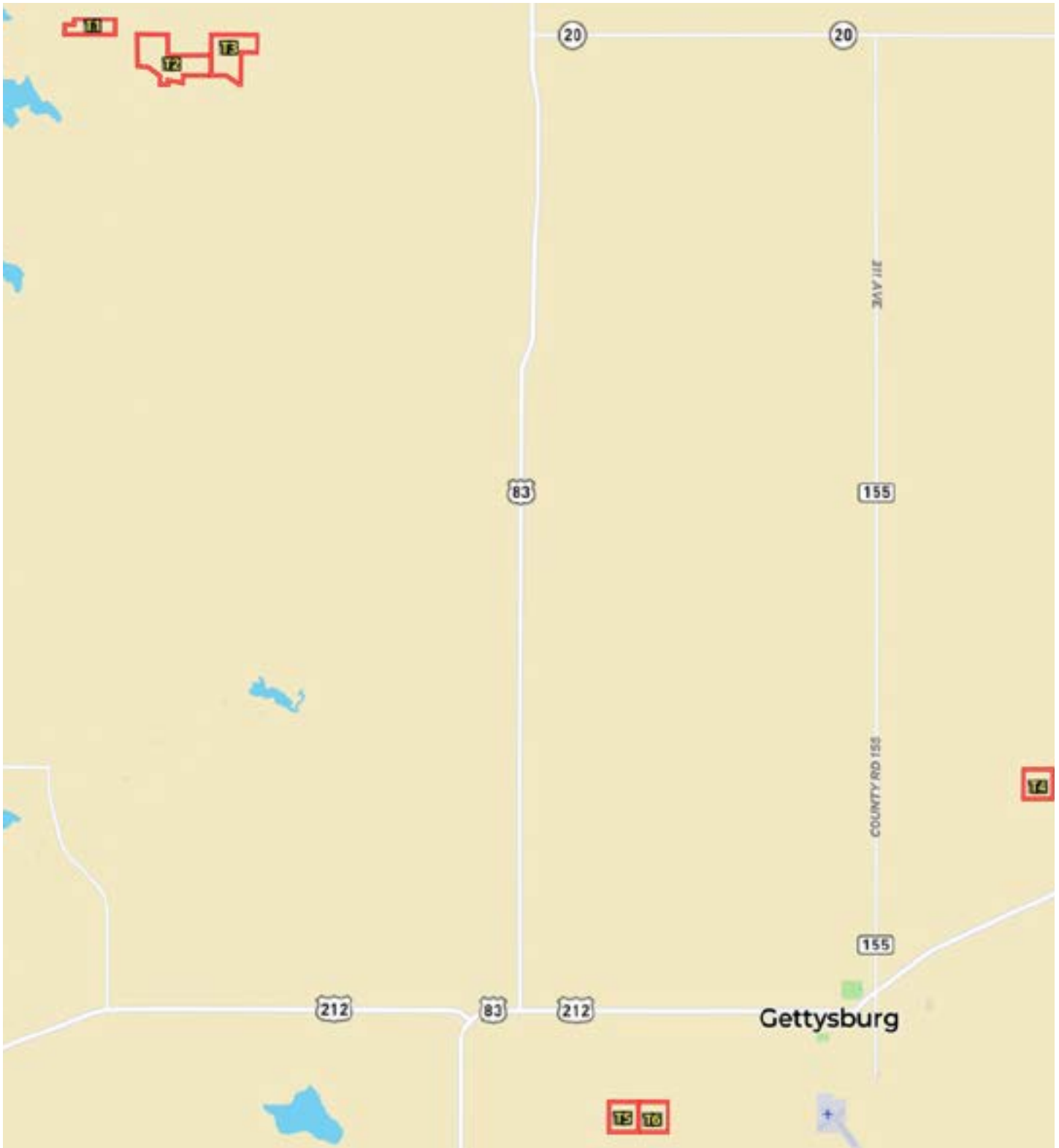


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EaA	Eakin-Raber complex, 0 to 2 percent slopes	79.83	49.9	84	56	2c
HbA	Highmore silt loam, 0 to 2 percent slopes	71.85	44.91	92	58	2c
HfA	Highmore-Mobridge silt loams, 0 to 2 percent slopes	5.85	3.66	87	60	2c
EpB	Eakin-Peno complex, 2 to 6 percent slopes	2.45	1.53	73	48	2e
TOTALS		159.98(*)	100%	87.53	56.92	2.0



To view additional maps, visit [www.FNCRealEstate.com/A-22682](http://www.FNCRealEstate.com/A-22682)

## Property Location



# 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 about December 21, 2023, or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding from the successful bidders. 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 Potter County Land and Abstract.

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

**Closing:** The sale closing is on December 21, 2023, 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 Potter County Land and Abstract.

**Sale Method:** The real estate will be offered in six individual tracts. All bids are open for advancement starting Monday, November 20, 2023, at 9:00 AM until Tuesday, November 21, 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 five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within 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. Property lines may not line up with fence lines.

**Sellers:** PotterWal Farms LLC

**Online Bidding Procedure:** This online auction begins on Monday, November 20, 2023, at 9:00 AM. Bidding closes on Tuesday, November 21, 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 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.

