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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**459± Acres, Bon Homme County, South Dakota**

Wednesday, February 21, 2024 | 10:00 AM

Bon Homme County 4-H Building | 1910 Birch Street, Tyndall, South Dakota

## Highlights:

- Highly productive farmland
- Offered in five tracts
- Close to grain markets

For additional information, please contact:

Brent Veurink, Agent | (605) 830-2414  
[BVeurink@FarmersNational.com](mailto:BVeurink@FarmersNational.com)

Nathan Sandland, Agent | (605) 770-6042  
[NSandland@FarmersNational.com](mailto:NSandland@FarmersNational.com)

**Online Bidding starts | Tuesday, February 20, 2024 at 9:00 AM**  
**Bidding closes | Wednesday, February 21, 2024 at Close of Live Event**

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

**Property Information**

**Location:**

**Tracts 1 and 2:** From Highway 50 and 417th Avenue, go three miles north to 301st Street and one mile east to 418th Avenue.

**Tracts 3, 4, and 5:** From Highway 37 and Highway 46 junction, go three miles east to 414th Avenue then north two miles to 295th Street.

**Legal Description:**

**Tract 1:** E1/2SE1/4 less Ploen's Add. of Section 20, T95 R59.

**Tract 2:** N1/2NE1/4 less W207' of N354' in NE1/4NE1/4 & Less E166' of N354' in NW1/4NE1/4 of Section 29, T95 R59.

**Tract 3:** S1/2NE1/4 of Section 22, T96 R60.

**Tract 4:** SE1/4 of Section 22, T96 R60.

**Tract 5:** E1/2SW1/4 of Section 22, T96 R60.

**Property Description:**

You do not want to miss this excellent opportunity to purchase productive Bon Homme County cropland. This quality ground is gently sloping and almost all acres are tillable. With great access to all tracts and good grain markets in the area, it is a must look at sale.

**Farm Data:**

**Tract 1:**

Cropland 68.24 acres  
 Non-crop 3.21 acres  
 Total 71.45 acres

**Tract 2:**

Cropland 71.04 acres  
 Non-crop 2.93 acres  
 Total 73.97 acres

**\*Tracts 3, 4 and 5:**

Cropland 311.07 acres  
 Non-crop 2.93 acres  
 Total 314 acres

**\*(Individual tract totals to be determined by survey.)**

**2022 Taxes:**

**Tract 1:** 71.45 acres \$1,627.50  
**Tract 2:** 73.97 acres \$1,671.08  
**Tract 3:** 80.00 acres \$1,520.86  
**Tract 4:** 155.00 acres \$2,946.94  
**Tract 5:** 79.00 acres \$1,876.90

**FSA Information:**

<b>Tract 1:</b>	<b>Base</b>	<b>Yield</b>
Corn	33.21 acres	156 bushels
Soybeans	33.33 acres	41 bushels
<b>Tract 2:</b>	<b>Base</b>	<b>Yield</b>
Corn	34.57 acres	156 bushels
Soybeans	34.69 acres	41 bushels
<b>*Tracts 3, 4 and 5:</b>	<b>Base</b>	<b>Yield</b>
Wheat	32.68 acres	72 bushels
Oats	6.29 acres	70 bushels
Corn	90.68 acres	126 bushels
Soybeans	71.35 acres	41 bushels

**\* To be determined**

**Property Location Map**



**Tract 1 Aerial Map**



**Tract 1 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CnA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	66.16	90.52	83	57	2c
Te	Tetonka silt loam, 0 to 1 percent slopes	6.93	9.48	57	17	4w
TOTALS		73.09(* )	100%	80.53	53.21	2.19



**Tract 2 Aerial Map**



**Tract 2 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CnA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	43.91	57.7	83	57	2c
CsB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	25.72	33.8	79	66	2e
Te	Tetonka silt loam, 0 to 1 percent slopes	6.48	8.52	57	17	4w
TOTALS		76.11( *)	100%	79.45	56.64	2.17



**Tract 3 Aerial Map**



**Tract 3 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CsB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	41.39	51.0	79	66	2e
EdA	Delmont-Enet loams, 0 to 2 percent slopes	12.77	15.73	51	38	4s
EnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	11.93	14.7	69	64	3e
CmB	Clarno-Bonilla loams, 1 to 6 percent slopes	11.08	13.65	85	67	2e
Te	Tetonka silt loam, 0 to 1 percent slopes	3.97	4.89	57	17	4w
TOTALS		81.14(*)	100%	72.85	59.02	2.56



**Tract 4 Aerial Map**



**Tract 4 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CsB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	61.46	38.1	79	66	2e
EoD	Ethan-Davis loams, 9 to 15 percent slopes	29.58	18.34	43	51	6e
CmA	Clarno-Bonilla loams, 0 to 2 percent slopes	28.8	17.85	88	68	2c
Sa	Salmo silty clay loam	19.03	11.8	37	17	4w
EnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	8.22	5.1	69	64	3e
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	4.51	2.8	85	75	2c
Br	Bonilla-Crossplain complex	3.71	2.3	87	48	2c
EdA	Delmont-Enet loams, 0 to 2 percent slopes	3.46	2.14	51	38	4s
CmB	Clarno-Bonilla loams, 1 to 6 percent slopes	2.01	1.25	85	67	2e
Te	Tetonka silt loam, 0 to 1 percent slopes	0.55	0.34	57	17	4w
TOTALS		161.33(*)	100%	68.3	56.81	3.07



**Tract 5 Aerial Map**



**Tract 5 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CsB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	48.89	60.09	79	66	2e
CmB	Clarno-Bonilla loams, 1 to 6 percent slopes	15.26	18.76	85	67	2e
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	12.86	15.81	85	75	2c
Sa	Salmo silty clay loam	4.17	5.13	37	17	4w
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.18	0.22	35	36	6w
TOTALS		81.36(*)	100%	78.82	65.03	2.11



# AUCTION TERMS

**Minerals:** All mineral interests owned by the Seller, 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 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 April 1, 2024 or such other date agreed to by the parties. Subject to current lease which 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 Frieberg, Nelson & Ask.

**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 required earnest payment. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of 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 April 1, 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.

**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 Buyer(s) 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 five individual tracts.** All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of 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 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:** Dorothy R Ploen Revocable Trust dated 2/22/2001; Ploen, Arnold W & Dorothy R Rev Trust dated 2/23/2001

**Auctioneer:** Seth Weiland, License #19968

**Online Simulcast Bidding Procedure:** The online bidding begins on **Tuesday, February 20, 2024, at 9:00 AM. Bidding will be simultaneous with the live auction on Wednesday, February 21, 2024, at 10:00 AM, with bidding concluding at the end of the live auction.**

**To register and bid on this auction go to:**  
[www.fnccbid.com](http://www.fnccbid.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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

