

**FARMERS
NATIONAL**
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A-23491-3

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

1,520± Acres, Spink County, South Dakota

Bidding starts | Tuesday, November 10, 2026 at 8:00 AM

Bidding closes | Thursday, November 12, 2026 at 1:00 PM

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

Highlights:

- 1,293 FSA Cropland Acres
- 2027 Farming Availability
- Offered in eight individual tracts



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Property Information

Directions to Property:

From the intersection of Hwy 37 and Hwy 20, Conde,
Tract 1 - go four miles north and four miles east
Tract 2 - go two miles north and one and a half miles east
Tract 3 - go one mile north and one east
Tract 4 - go one mile north and one and a half east
Tract 5 - go three miles east and one mile south
Tract 6 - go two miles south and one and a half west
Tract 7 - go three miles south and three miles west
Tract 8 - from Hwy 37 and Hwy 212, Doland, go four miles west on Hwy 212, two north, then one mile back east.

Legal Description:

Tract 1 - W1/2NE1/4, W1/2SE1/4 and SW1/4 Section 11-120-60, Conde Township
Tract 2 - NE1/4 Section 29-120-60, Conde Township
Tract 3 - NW1/4 Section 32-120-60 Conde Township
Tract 4 - NE1/4 Section 32-120-60, Conde Township
Tract 5 - NW1/4 Section 10-119-60, Olean Township
Tract 6 - NW1/4 Section 14-119-61, Benton Township
Tract 7 - E1/2 Section 21-119-61, Benton Township
Tract 8 - E1/2SE1/4 Section 21-117-61 Prairie Center Township

Property Description:

This 1,520± acre offering features approximately 1,293 FSA cropland acres and will be available to farm for the 2027 crop year. With good access across much of the property and excellent pheasant hunting opportunities, this is an attractive offering for farmers, investors, and outdoor enthusiasts alike.

Farm Data:

Tract 1	
Cropland	273.48 acres
Hayland	34.80 acres
Non-Crop	<u>11.72 acres</u>
Total	320.00 acres

Tract 2	
Cropland	156.19 acres
Non-Crop	<u>3.81 acres</u>
Total	160.00 acres

Tract 3	
Cropland	141.60 acres
Hayland	12.40 acres
Non-Crop	<u>6.00 acres</u>
Total	160.00 acres

Tract 4	
Cropland	154.50 acres
Non-Crop	<u>5.50 acres</u>
Total	160.00 acres

Tract 5	
Cropland	116.8 acres
Hayland	38.24 acres
Non-Crop	<u>4.96 acres</u>
Total	160.00 acres

Tract 6	
Cropland	84.28 acres
Non-Crop	2.62 acres
CRP	<u>73.10 acres</u>
Total	160.00 acres

Tract 7	
Cropland	290.69 acres
Non-Crop	<u>29.31 acres</u>
Total	320.00 acres

Tract 8	
Cropland	76.00 acres
Non-Crop	<u>4.00 acres</u>
Total	80.00 acres

FSA Information:

Tract 1	Base	Yield
Corn	98.38 acres	117 bushels
Soybeans	121.47 acres	30 bushels
Wheat	37.55 acres	38 bushels

Tract 2	Base	Yield
Corn	78.01 acres	140 bushels
Soybeans	78.18 acres	35 bushels

Tracts 3 & 4	Base	Yield
Corn	67.25 acres	145 bushels
Soybeans	37.25 acres	39 bushels

Tract 5	Base	Yield
Soybeans	54.60 acres	25 bushels
Wheat	53.00 acres	37 bushels

Tract 6	Base	Yield
Corn	27.20 acres	121 bushels
Soybeans	57.08 acres	39 bushels

Tract 7	Base	Yield
Corn	42.95 acres	142 bushels
Soybeans	163.75 acres	31 bushels

Tract 8	Base	Yield
Corn	19.00 acres	117 bushels
Soybeans	19.00 acres	39 bushels
Wheat	38.00 acres	41 bushels

CRP: Tract 6

CRP Program Acres	Payment	Expiration
CREP 40.1A	\$2,887	9/30/2032
Continuous 33A	\$3,140	9/30/2030

2025 Taxes:

Tract 1 - \$3,568.42

Tract 2 - \$2,376.14

Tract 3 - \$2,049.02

Tract 4 - \$2,143.02

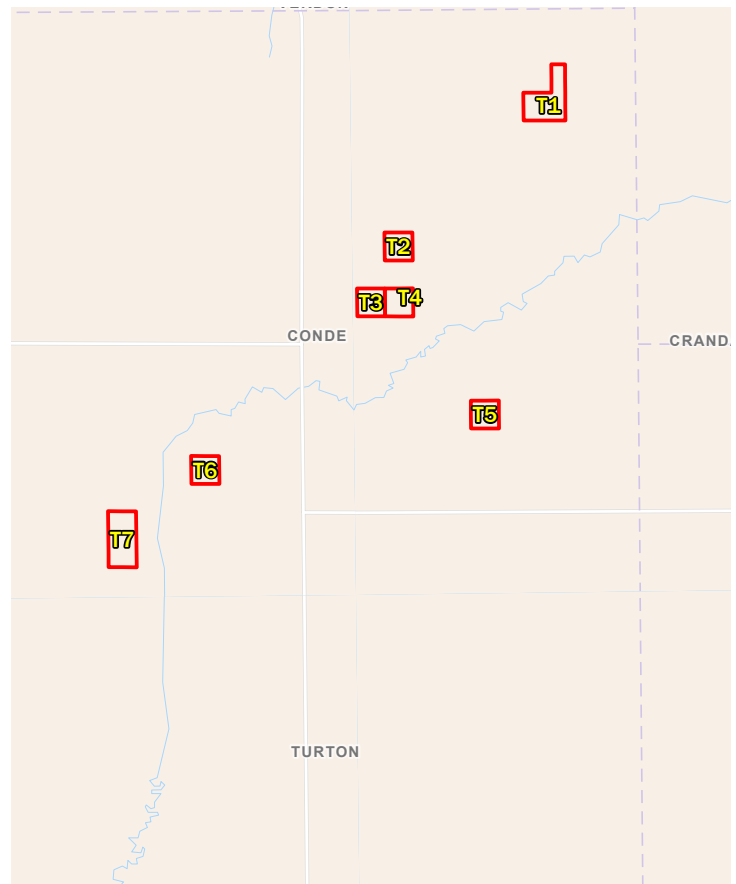
Tract 5 - \$1,909.52

Tract 6 - \$1,520.94

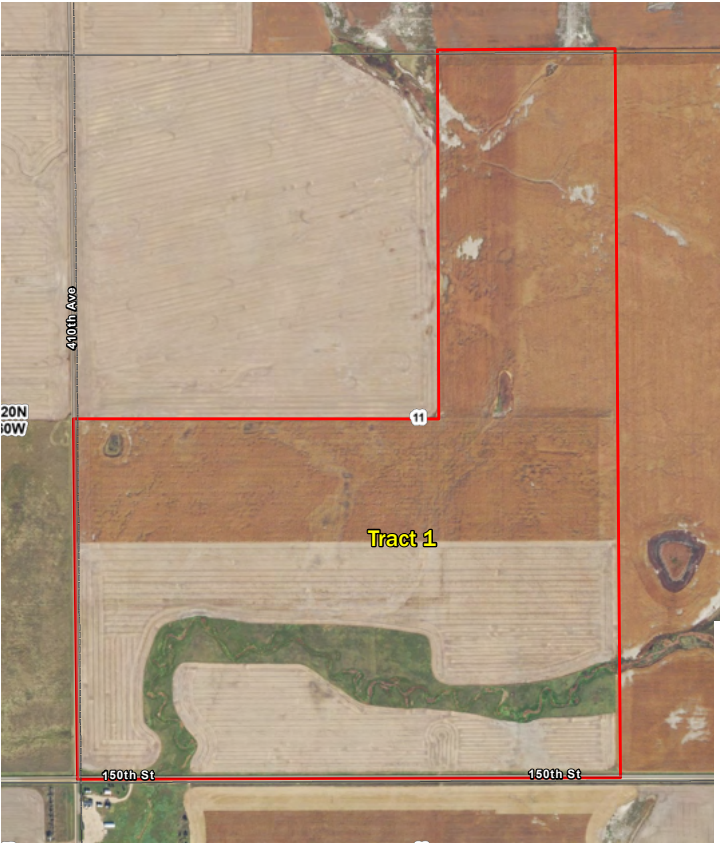
Tract 7 - \$1,967.08

Tract 8 - \$729.20

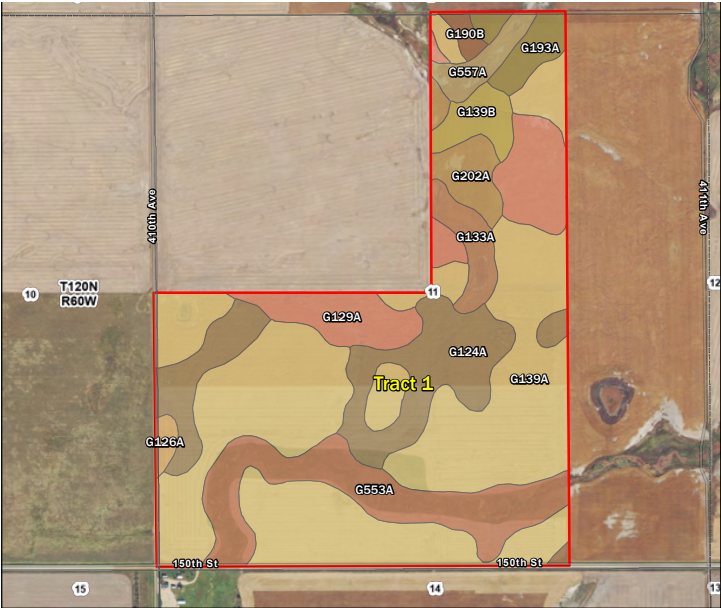
Location Map



Aerial Map | Tract 1



Soil Map | Tract 1

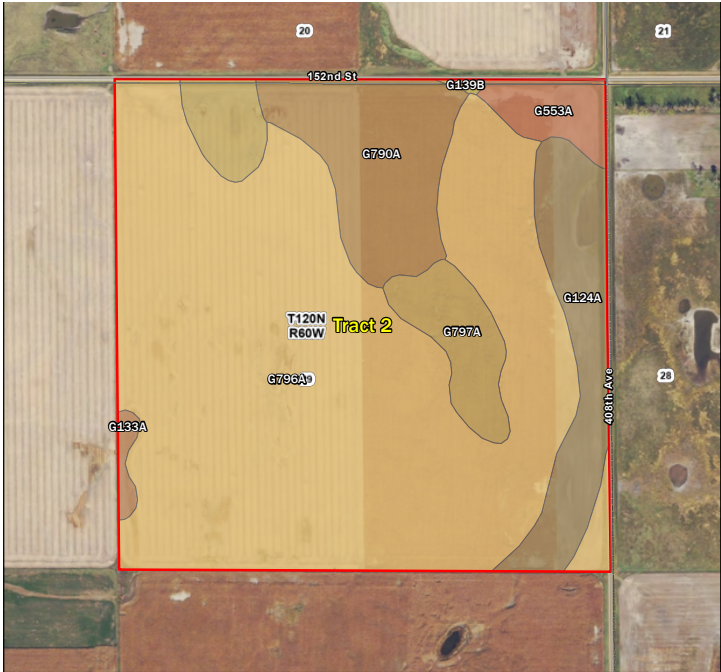


Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G139A	Forman-Cresbard loams, 0 to 3 percent slopes	2c	77	157.3
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	3s	57	44.3
G553A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	4s	20	37.9
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	4s	31	31.6
G202A	Peever-Cavour complex, 0 to 3 percent slopes	2s	59	9.8
G193A	Aastad-Forman loams, 0 to 3 percent slopes	2c	90	8.5
G133A	Ferney-Heil, till substratum complex, 0 to 3 percent slopes	6s	12	8.4
G139B	Forman-Cresbard loams, 3 to 6 percent slopes	2e	78	8
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	4s	31	6.8
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	2e	82	3
G126A	Cresbard-Cavour-Heil complex, 0 to 3 percent slopes	3s	44	2.3
TOTAL			59.8	317.9

Aerial Map | Tract 2

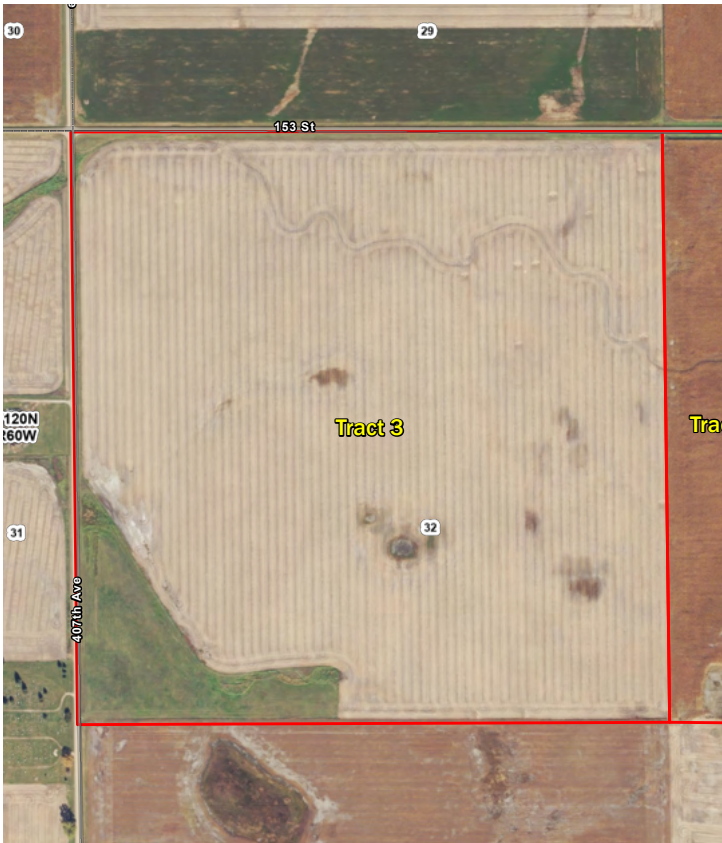


Soil Map | Tract 2

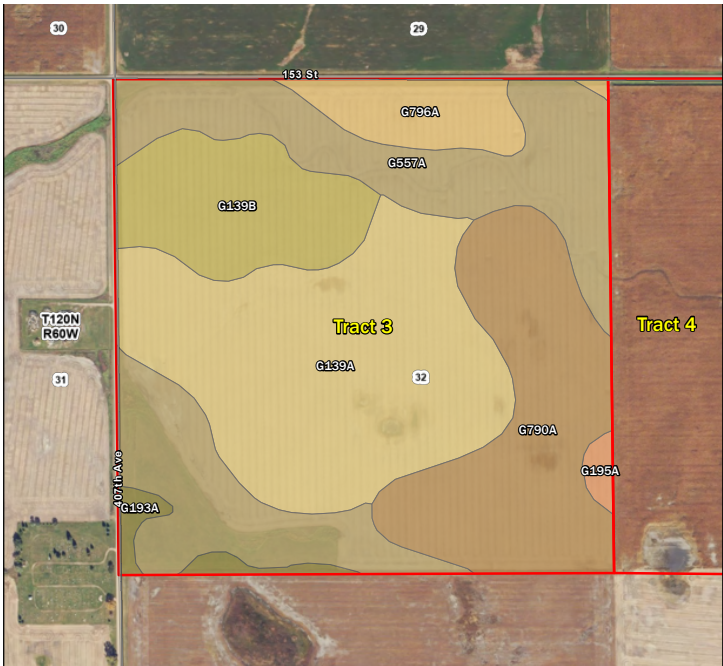


Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G796A	Kranzburg-Cresbard silt loams, 0 to 2 percent slopes	2c	81	110.7
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	2c	92	17.3
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	3s	57	14.8
G797A	Kranzburg-Cresbard-Tonka silt loams, 0 to 2 percent slopes	2c	74	11.8
G553A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	4s	20	4.8
G133A	Ferney-Heil, till substratum complex, 0 to 3 percent slopes	6s	12	1.1
G139B	Forman-Cresbard loams, 3 to 6 percent slopes	2e	78	0.3
TOTAL			77.2	160.8

Aerial Map | Tract 3

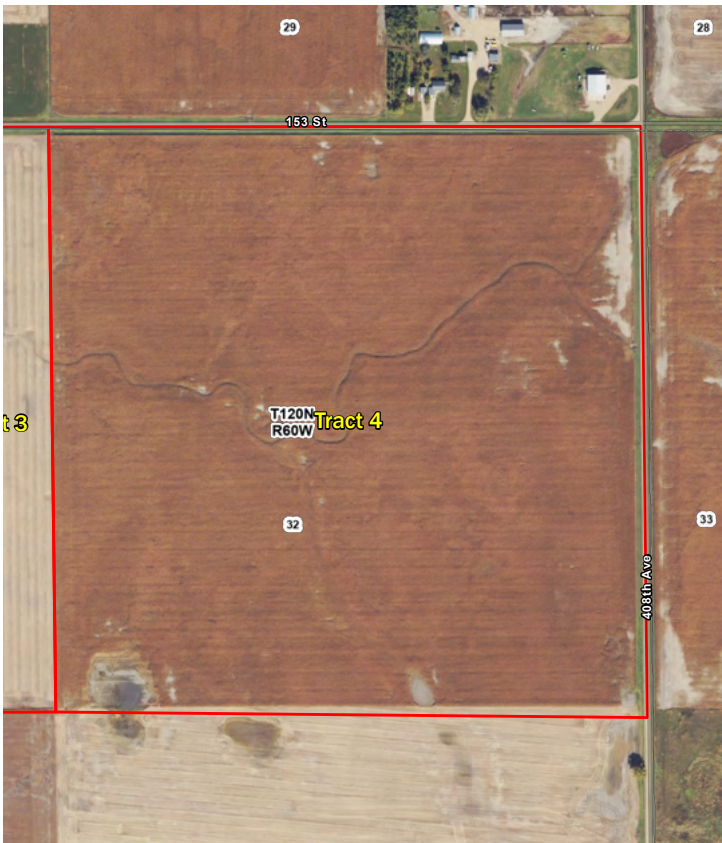


Soil Map | Tract 3

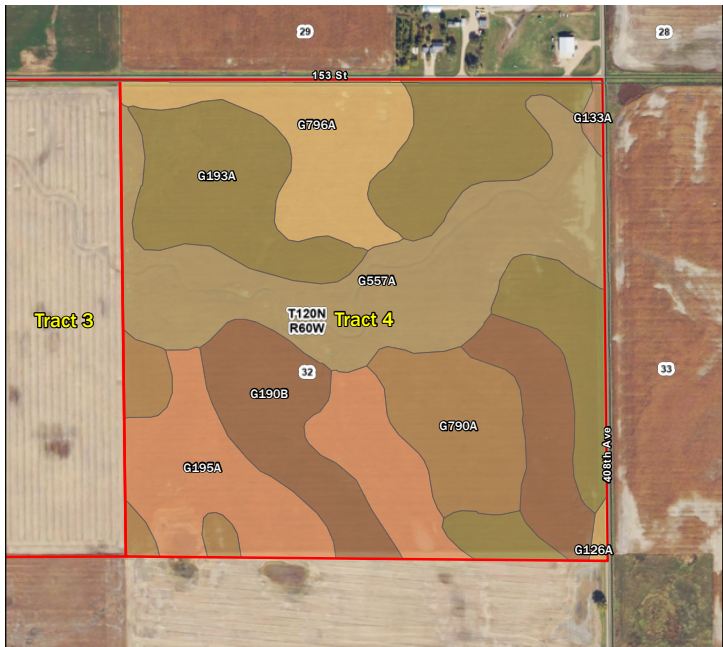


Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G139A	Forman-Cresbard loams, 0 to 3 percent slopes	2c	77	50.9
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	4s	31	44.4
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	2c	92	32.2
G139B	Forman-Cresbard loams, 3 to 6 percent slopes	2e	78	18.8
G796A	Kranzburg-Cresbard silt loams, 0 to 2 percent slopes	2c	81	9
G193A	Aastad-Forman loams, 0 to 3 percent slopes	2c	90	2.9
G195A	Aastad-Tonka complex, 0 to 3 percent slopes	2c	78	1.2
TOTAL			67.8	159.4

Aerial Map | Tract 4

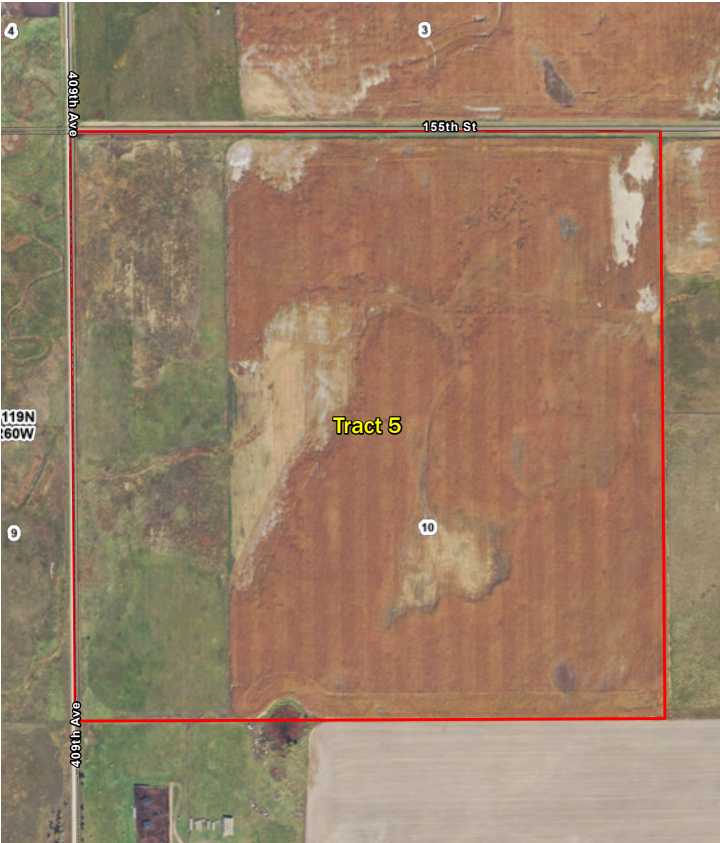


Soil Map | Tract 4

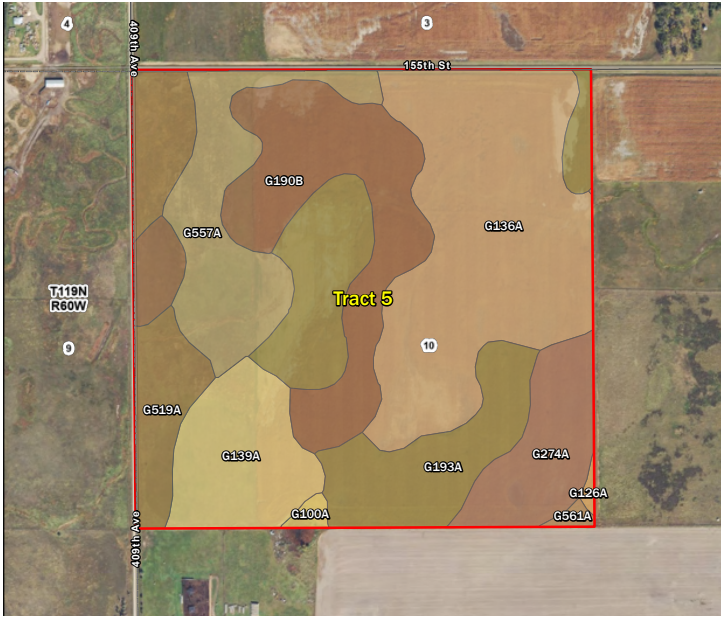


Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G193A	Aastad-Forman loams, 0 to 3 percent slopes	2c	90	42.5
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	4s	31	36.2
G195A	Aastad-Tonka complex, 0 to 3 percent slopes	2c	78	24.9
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	2e	82	23.5
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	2c	92	17.1
G796A	Kranzburg-Cresbard silt loams, 0 to 2 percent slopes	2c	81	15.9
G133A	Ferney-Heil, till substratum complex, 0 to 3 percent slopes	6s	12	0.8
G126A	Cresbard-Cavour-Heil complex, 0 to 3 percent slopes	3s	44	0.6
TOTAL			72.5	161.6

Aerial Map | Tract 5

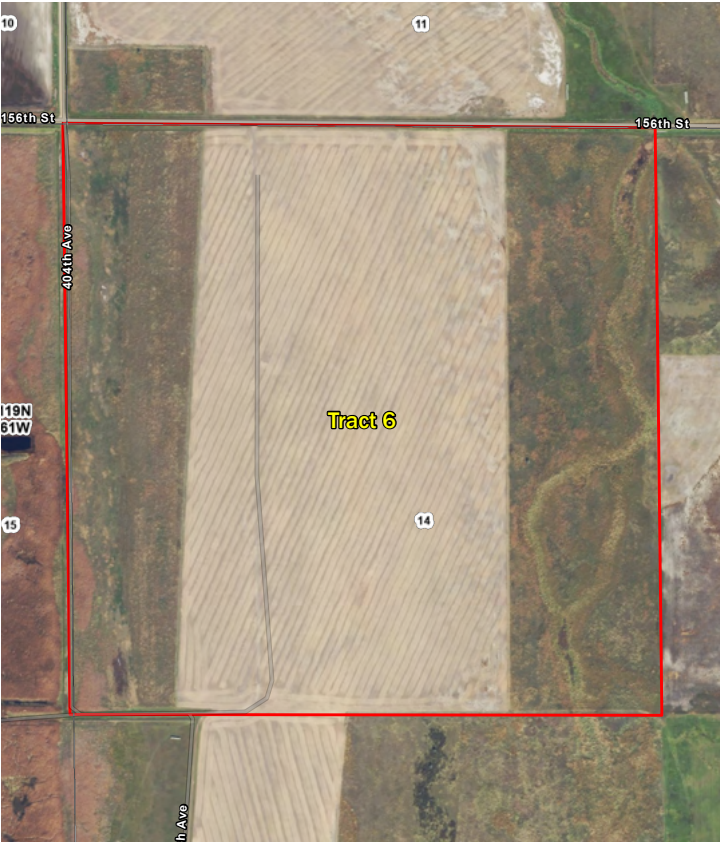


Soil Map | Tract 5

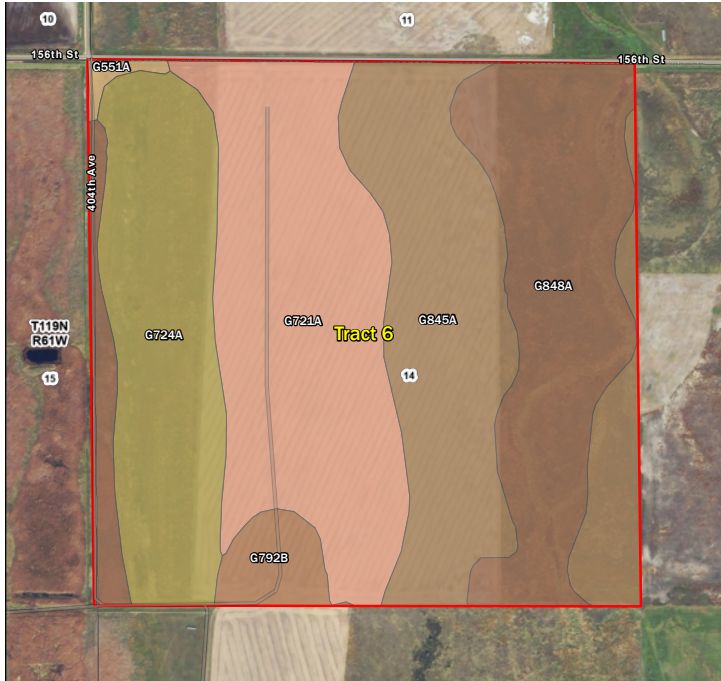


Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G136A	Forman-Cresbard-Tonka complex, 0 to 3 percent slopes	2c	72	44.4
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	2e	82	28.3
G193A	Aastad-Forman loams, 0 to 3 percent slopes	2c	90	27.8
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	4s	31	17.8
G139A	Forman-Cresbard loams, 0 to 3 percent slopes	2c	77	14.4
G519A	Moritz-Lowe, occasionally flooded loams, 0 to 2 percent slopes	2e	67	14.2
G274A	Renshaw-Fordville loams, 0 to 2 percent slopes	4s	50	11.4
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	2e	61	0.8
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	2c	83	0.6
G126A	Cresbard-Cavour-Heil complex, 0 to 3 percent slopes	3s	44	0.4
TOTAL			70.7	160.2

Aerial Map | Tract 6

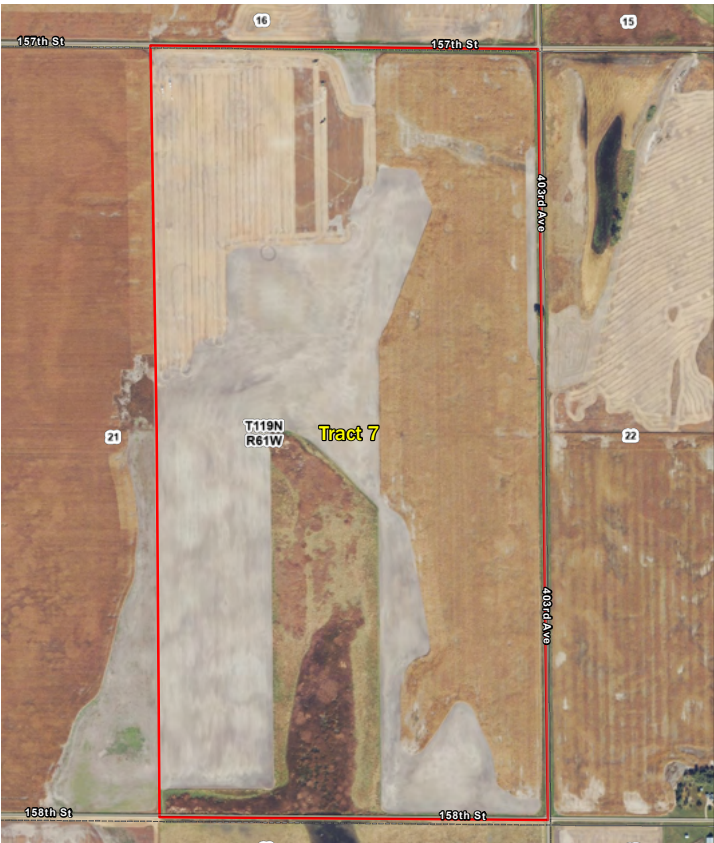


Soil Map | Tract 6

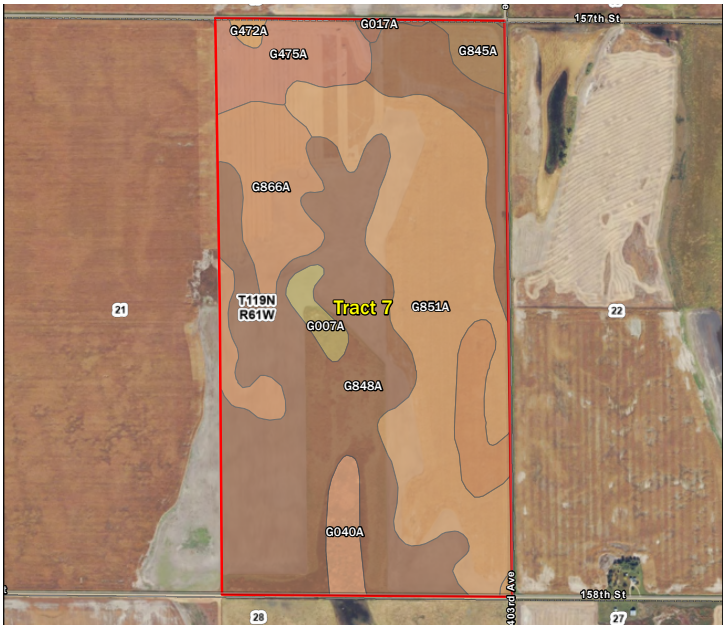


Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G721A	Great Bend-Beotia silt loams, till substratum, 0 to 2 percent slopes	2c	91	43.8
G845A	Exline-Aberdeen-Nahon silt loams, 0 to 2 percent slopes	6s	33	40.8
G848A	Exline-Heil silt loams, 0 to 2 percent slopes	6s	13	39
G724A	Great Bend-Putney silt loams, 0 to 2 percent slopes	2c	84	30.4
G792B	Kranzburg-Brookings-Buse complex, 0 to 6 percent slopes	2e	87	4.7
G551A	Ryan-Ludden, saline silty clays, 0 to 1 percent slopes, frequently flooded	6w	28	1
TOTAL			55.3	159.8

Aerial Map | Tract 7

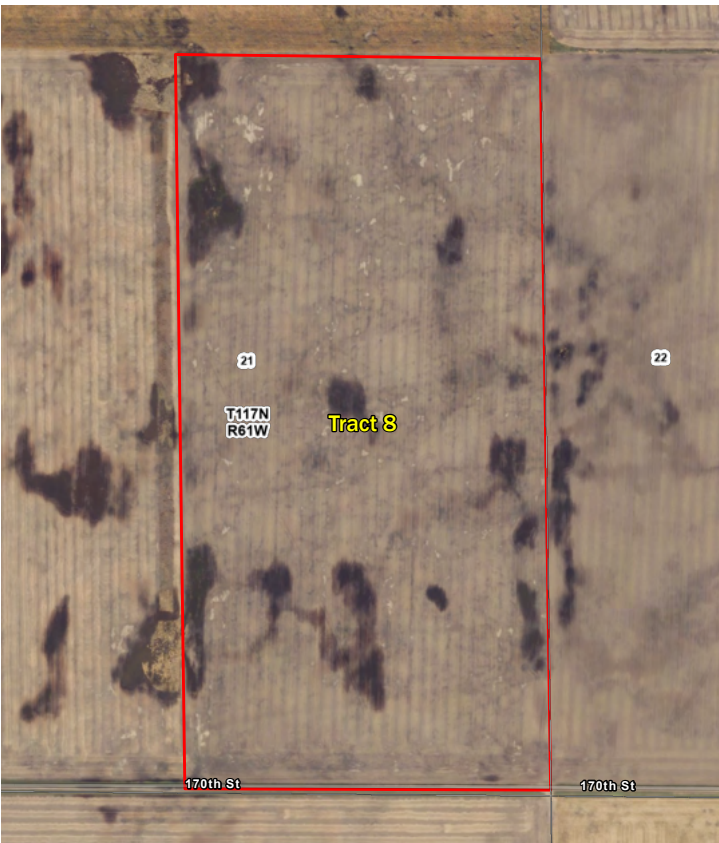


Soil Map | Tract 7

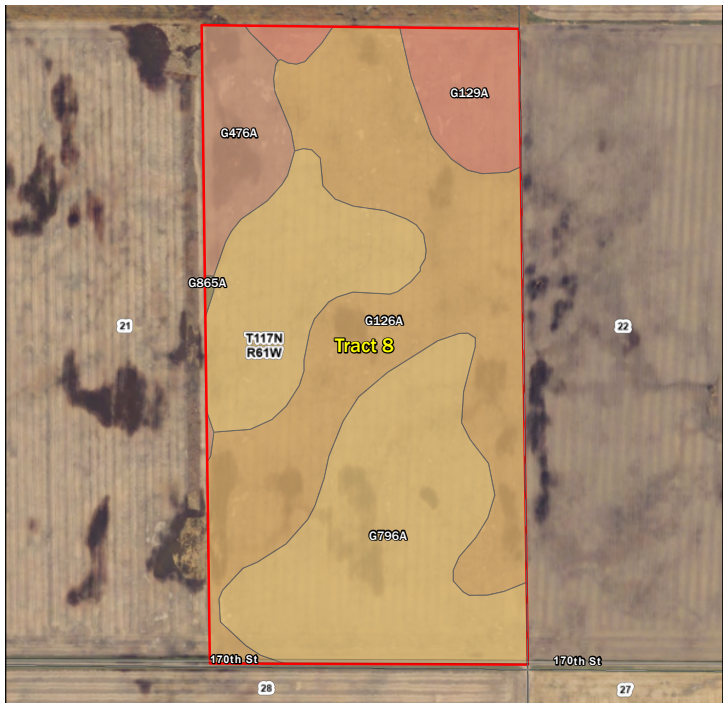


Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G848A	Exline-Heil silt loams, 0 to 2 percent slopes	6s	13	137.9
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	4s	44	96.3
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	2s	80	43.2
G475A	Aberdeen-Nahon-Heil silt loams, 0 to 2 percent slopes	3s	49	20.5
G040A	Dovray silty clay, undrained, 0 to 1 percent slopes	5w	35	8.6
G845A	Exline-Aberdeen-Nahon silt loams, 0 to 2 percent slopes	6s	33	6.7
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	4w	43	5.1
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	3s	59	2
G017A	Heil silt loam, till substratum, 0 to 1 percent slopes	6s	11	1.3
TOTAL			35.3	321.6

Aerial Map | Tract 8



Soil Map | Tract 8



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
G796A	Kranzburg-Cresbard silt loams, 0 to 2 percent slopes	2c	81	35.3
G126A	Cresbard-Cavour-Heil complex, 0 to 3 percent slopes	3s	44	31.7
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	4s	31	6.3
G476A	Aberdeen-Nahon-Heil silt loams, till substratum, 0 to 2 percent slopes	3s	49	6.1
G865A	Harmony-Aberdeen silt loams, till substratum, 0 to 2 percent slopes	2s	82	0.1
TOTAL			59.8	79.6

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 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 or about January 2027 or such other date agreed to by the parties. Subject to current lease which expires December 31, 2026.

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 Spink County Abstract and Title.

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

Closing: The sale closing is on or about January 2027 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 Spink County Abstract and Title.

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. 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 eight individual tracts. All bids are open for advancement starting **Tuesday, November 10, 2026 at 8:00 AM, until Thursday, November 12, 2026 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.

Sellers: Blair R Baertsch Living Trust and Brenda Johnson

Additional Comments: A survey will be done on Tracts 3 and 4 if sold to different buyers at seller's expense.

The property includes approximately 73.1 acres enrolled in CRP, with payments currently shared 50/50 with the existing tenant. Of the enrolled acres, approximately 40.1 acres are contracted through September 30, 2032, and 33.0 acres through September 30, 2030. The buyer will receive the seller's share of future CRP payments, subject to the terms of the existing contracts and applicable USDA/FSA requirements. Buyer agrees to assume CRP contract from Seller and will receive 2027 CRP payment.

Online Bidding Procedure: This online auction begins on Tuesday, November 10, 2026 at 8:00 AM. Bidding closes on Thursday, November 12, 2026 at 1:00 PM.

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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.