

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

156.24± Acres, McCook County, South Dakota

Bidding starts | Monday, October 6, 2025 at 8:00 AM

Bidding closes | Wednesday, October 8, 2025 at 1:00 PM

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

Highlights:

- **Productive McCook County cropland**
- **High percentage of tillable acres**
- **Located in Spring Valley Township**



For additional information, please contact:

Austin Bunger, AFM/Agent | (605) 261-5342

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Property Information

Property Description: Farmers National Company is proud to offer 156.24 taxable acres of strong McCook County farmland. Whether you are an investor or a farming operation looking to expand your land holdings, this is a tremendous opportunity to purchase a high-quality McCook County farm. The property will be sold by online-only auction, with the final bid price times the gross acres of 156.24 acres. This farm has 149.02 cropland acres according to the McCook County FSA office and has a soil productivity rating of 71.77. The land is gently rolling, drains well, and offers a high percentage of tillable acres (slightly over 95% tillable)! Make plans to register for this online-only auction to purchase this productive farmland!

Legal Description: The North Half of the Northeast Quarter (N1/2NE1/4); Parcel One and Parcel Two in the South Half of the Northeast Quarter (S1/2NE1/4); and Northwest Quarter of the Southeast Quarter (NW1/4SE1/4); all in Section One (1), Township One Hundred and One (101) North, Range Fifty-Three (53) West of the 5th P.M., McCook County, South Dakota.

Directions to Property: From the intersection of 451st Avenue and 262nd Street (located just South of Lake Vermillion/East Vermillion Lake), travel 2.75 miles east on 262nd Street. The farm will be located on the south side of the road. Or, from the I-90 Humboldt, SD exit, travel 3 miles south on Highway 19, 3 miles west on 261st Street, 1 mile south on 453rd Avenue, then 3/4 of a mile east on 262nd Street. The farm will be located on the south side of the road.

FSA Information:

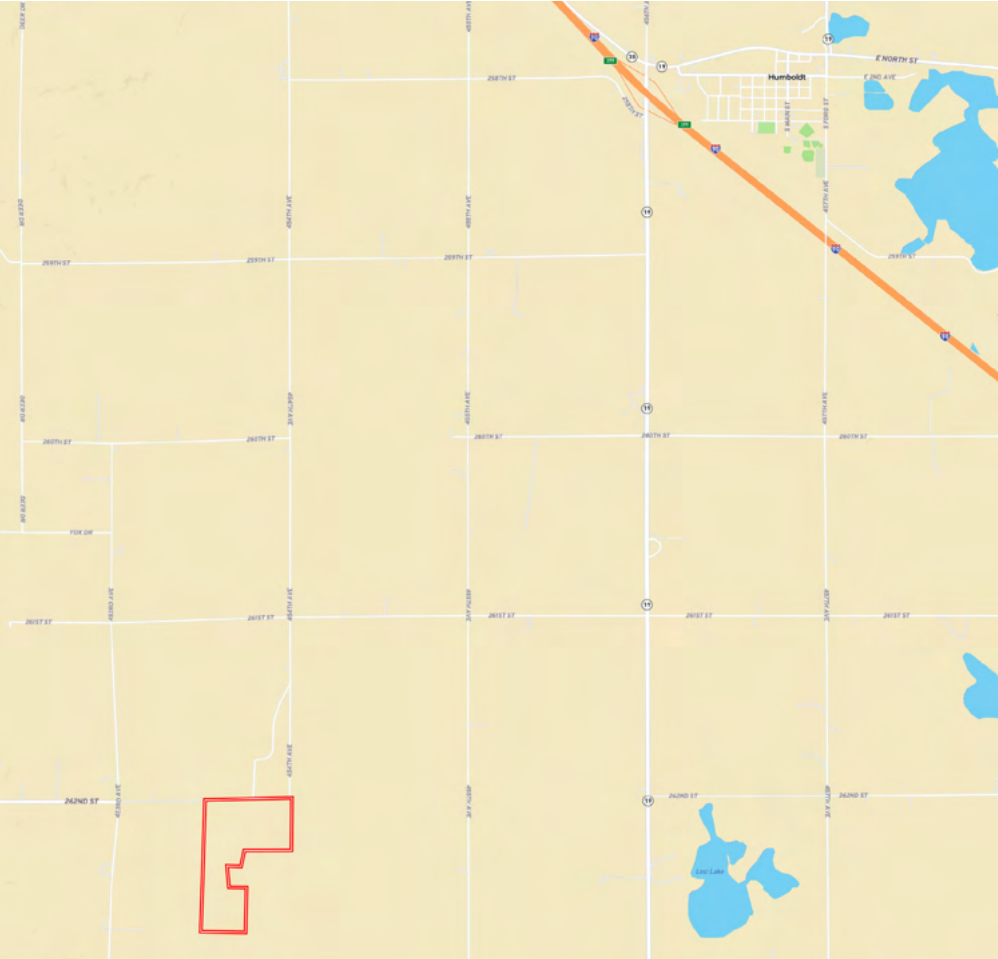
	Base	Yield
Corn	40.46 acres	157 bushels
Soybeans	40.74 acres	46 bushels

Farm Data:

Cropland	149.02± acres
Non-crop	7.22± acres
Total	156.24± acres

Taxes: \$3,682.96

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WcB	Wentworth-Ethan complex, 2 to 5 percent slopes	72.09	47.18	78	60	2e
EaC	Egan-Ethan complex, 5 to 9 percent slopes	35.81	23.44	68	60	3e
Wh	Whitewood silt loam	16.96	11.1	78	57	2w
WaA	Wentworth silty clay loam, 0 to 2 percent slopes	10.71	7.01	93	69	1
Wo	Worthing silty clay loam, 0 to 1 percent slopes	9.42	6.17	31	14	5w
EcD	Ethan-Betts loams, 9 to 15 percent slopes	3.85	2.52	31	57	6e
Tb	Tetonka silt loam, 0 to 1 percent slopes	2.11	1.38	57	23	4w
EpD	Ethan-Betts loams, 9 to 15 percent slopes	1.82	1.19	31	57	6e
TOTALS		152.77(*)	100%	71.77	56.83	2.53



Online 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 November 7, 2025, or such other date agreed to by the parties. Subject to: current lease ending February 28, 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 Fink Law Office.

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

Closing: The sale closing is on November 7, 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 Fink Law Office.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Monday, October 6, 2025, at 8:00 AM until Wednesday, October 8, 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 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 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: KAUL FAMILY FARMS LLC

Online Bidding Procedure: This online auction begins on Monday, October 6, 2025, at 8:00 AM. Bidding closes on Wednesday, October 8, 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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