

ONLINE AUCTION

80+/- Acres • Minnehaha County, South Dakota

ONLINE BIDDING

Starts Monday, March 14, 2022 at 8:00 AM.

Bidding closes Wednesday, March 16, 2022 at 12:00 PM.

To Register and Bid on this Auction, go to: www.fncbid.com

Highlights:

- Productive western Minnehaha County farmland
- Respectable soil productivity index
- Nearly all cropland 80 acre parcel

A-30110

Location Map



Property Location: From Humboldt, South Dakota, travel three miles east on Highway 38, then two and one-half miles north on 460th Avenue, to the southeast corner of the farm.

Legal Description: S1/2 SE 1/4 and N1/2 of vacant road right of way lying adjacent in Section 36, T103N, R52W.

Property Description: This online only auction presents a great opportunity to purchase a productive parcel of western Minnehaha County farmland. This farm has a high percentage of cropland acres. The land has respectable soil ratings and is located northeast of Humboldt, South Dakota and northwest of Hartford, South Dakota. If you are looking for good, productive farmland with great income potential, this farm is for you.

Summit Carbon Solutions is proposing a pipeline across the southern edge of the property that would carry liquid CO2 to underground storage in North Dakota. Please see their website for more details: <https://summitcarbonsolutions.com/>.

Farm Data: **2021 Taxes:** \$1,904.52

Cropland	76.76 acres
Non-crop	<u>3.24 acres</u>
Total	80.0 acres

FSA Information:

	Base	Yield
Corn	38.6 acres	144 bushels
Soybeans	37.9 acres	43 bushels



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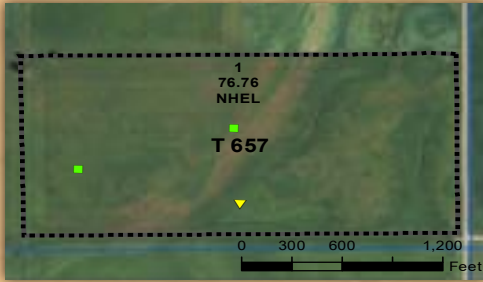


For additional information, please contact:

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Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	34.8	43.38	81	62	2e
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	32.86	40.96	75	56	2w
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	11.83	14.75	90	52	1
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	0.73	0.91	85	71	2e
TOTALS		80.22(*)	100%	79.91	58.15	1.85

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 or about April 22, 2022 or such other date agreed to by the parties. The farm is being sold subject to the current lease, which will be assigned to the Buyer at the closing. The cash rent in the amount of \$14,584.40 will be credited to the Buyer at closing.

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 the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent 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 and 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 or about April 22, 2022 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 the closing agent.

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 tract. All bids are open for advancement starting **Monday, March 14, 2022 at 8:00 AM until Wednesday, March 16, 2022 at 12:00 PM (noon)**, 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 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 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: Bonnie F. Rowley Trust

Online Bidding Procedure:

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Monday, March 14, 2022, at 8:00 AM.

Bidding closes Wednesday,
March 16, 2022 at 12:00 PM (noon).

To register and bid on this auction go to:
www.fnccbid.com

All bids on the tracts will be visible on-line, 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.