

A-31233



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ONLINE AUCTION

456.69± Acres, Lincoln County, South Dakota

Bidding starts | Wednesday, March 11, 2026 at 8:00 AM

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

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

Highlights:

- Outstanding quality Lincoln County farmland located north of Beresford, along Interstate 29.
- All three tracts are nearly 100% tillable farms with half mile rows for ease of farming.
- This land offers very good soil ratings, excellent topography, and an outstanding location.

For additional information, please contact:

Paul Sickler, AFM/Agent | (605) 366-4704

PSickler@FarmersNational.com

Property Information

Directions to Property:

From the Fairview Exit (#56) off of Interstate 29, travel west on 288th Street for one-half mile and then north on 470th Avenue, to the southeast corner of Tract 2 and the southwest corner of Tract 3. Tract 1 is directly west of Tract 2.

Legal Description:

Tract 1: NW1/4 of Section 13, T97N, R51W.

Tract 2: NE1/4, except Ambur Tract 1, of Section 13, T97N, R51W.

Tract 3: Lots 1 and 2 NW1/4 of Section 18, T97N, R50W.

Property Description:

This online auction presents a great opportunity to purchase very productive parcels of Lincoln County farmland. This land has been in the Ambur family for many years and has been quite well taken care of. A total of three parcels of land will be sold, offering both expanding farm operators and investors a chance to purchase very high quality farmland. All three properties are nearly 100% tillable, nearly all level, and have excellent soil productivity ratings.

According to the Lincoln County Assessor, Tract 1 contains 160.0 gross acres, Tract 2 contains 143.8 gross acres and Tract 3 contains 152.89 gross acres. The farmland will be sold by an online only auction, with the final bid price for each parcel times the gross acres for that parcel. All three parcels will be sold as individual tracts and there will be no combinations of tracts.

Whether you are a farm operator, investor or land developer, this is an excellent opportunity to purchase out-standing quality farmland that is very well located in a strong farming area. Make plans today to purchase these properties and register to bid on this online only auction.

FSA Farm Data:

Tracts 1 and 2 Combined:

Cropland	299.70 acres
Non-crop	<u>4.10 acres</u>
Total	303.80 acres

Tract 3:

Cropland	152.60 acres
Non-crop	<u>.29 acres</u>
Total	152.89 acres

FSA Information:

Tracts 1 and 2 Combined:

	<u>Base</u>	<u>Yield</u>
Corn	153.05 acres	152 bushels
Soybeans	143.33 acres	38 bushels

Tract 3:

	<u>Base</u>	<u>Yield</u>
Corn	77.94 acres	152 bushels
Soybeans	72.98 acres	38 bushels

2025 Taxes Payable in 2026:

Tract 1: \$3,360.54

Tract 2: \$2,918.50

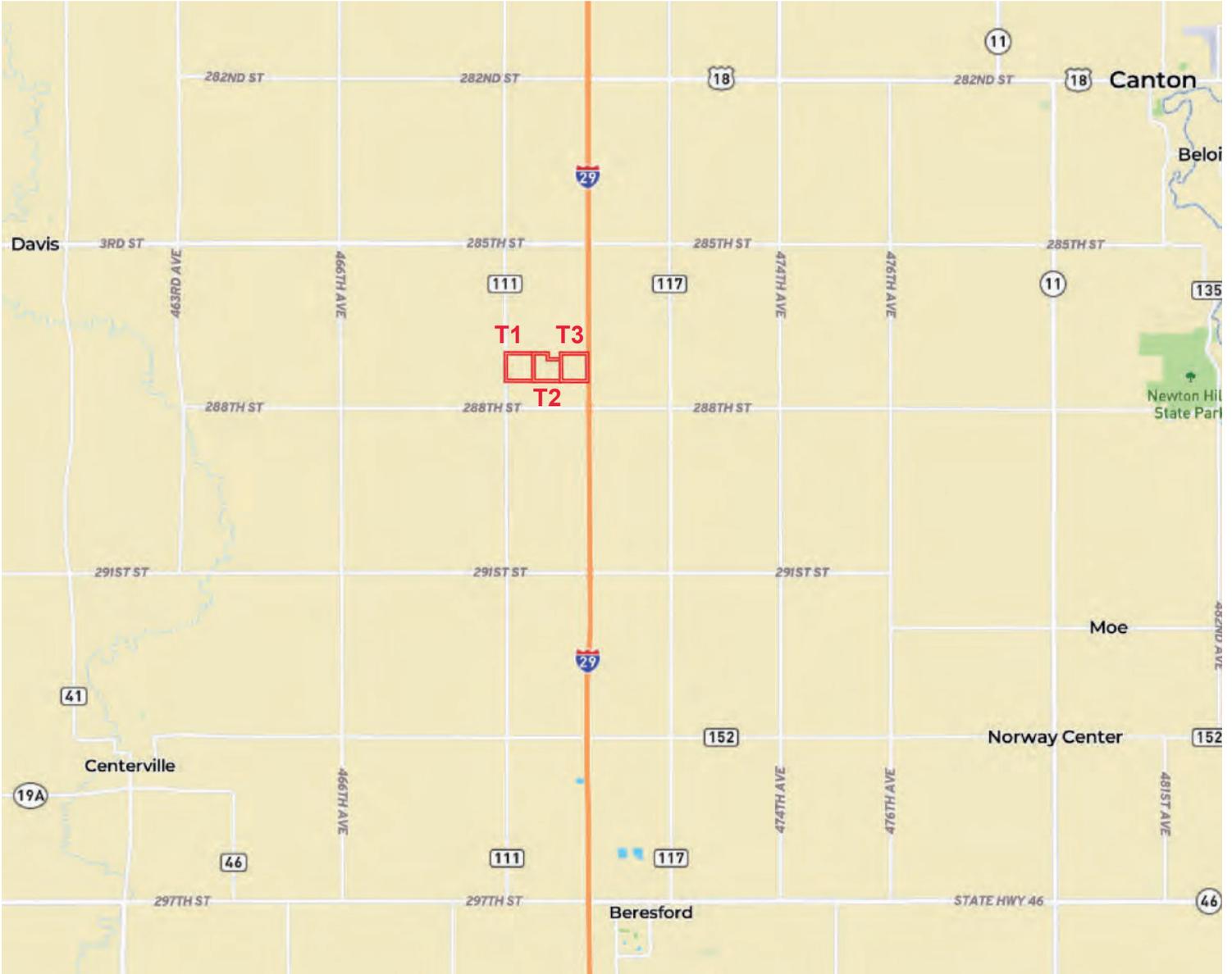
Tract 3: \$3,054.96

Aerial Map



Farmers National Company is extremely honored to represent the Ambur family in offering at auction these excellent parcels of farmland in Delaware and Lincoln Townships, Lincoln County, South Dakota, located just west of Interstate 29 and just north of the Fairview exit. If you are a farmer, investor or land developer looking to add farmland to your portfolio, make plans now to bid on these high quality farmland parcels by registering to bid at this online only auction.

Location Map



Tract 1

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	145.9 1	90.91	89	57	1
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	10.59	6.6	75	60	2w
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	4.0	2.49	60	34	4w
TOTALS		160.5(*)	100%	87.35	56.62	1.14



Tract 2



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	101.05	69.99	89	57	1
Ch	Chancellor-Wakonda-Tetonka complex	29.53	20.45	78	40	2w
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	7.9	5.47	75	60	2w
Cd	Chancellor-Viborg silty clay loams	4.78	3.31	87	47	2w
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	1.11	0.77	60	34	4w
TOTALS		144.37(*)	100%	85.69	53.18	1.32



Tract 3



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cd	Chancellor-Viborg silty clay loams	69.22	45.18	87	47	2w
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	54.88	35.82	89	57	1
Ch	Chancellor-Wakonda-Tetonka complex	21.86	14.27	78	40	2w
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	6.01	3.92	75	60	2w
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	1.24	0.81	60	34	4w
TOTALS		153.2 1(*)	100%	85.74	49.99	1.66



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 the date of 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 or about April 13, 2026, or such other date agreed to by the parties. Subject to the current lease. The farmland is leased for the 2026 growing season and buyer will receive the full rent at closing. Contact the real estate agent for details!

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 Lincoln County Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Lincoln County Title Company 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 the title insurance will be equally paid by both the Seller and the Buyer(s). The cost of 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 13, 2026, 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 Lincoln County Title Company.

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 three individual tracts. **All bids are open for advancement starting Wednesday, March 11, 2026, at 8:00 AM until Thursday,**

March 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 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 minutes time frame. All decisions of Farmers National Company are final. All three tracts will remain open until the time expires.

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 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: Ambur Trust

Online Bidding Procedure: **This online auction begins on Wednesday, March 11, 2026, at 8:00 AM. Bidding closes on Thursday, March 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.



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