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A-76689

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

160± Acres, Moody County, South Dakota

Bidding starts | Monday, January 15, 2024 at 10:00 AM

Bidding closes | Tuesday, January 16, 2024 at 1:00 PM

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

Highlights:

- High percentage tillable acres
- Strong Productivity Index
- Located in Lone Rock Township



For additional information, please contact:

Seth Van Duyn, Agent | (605) 695-2062

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Property Information

Directions to Property:

Seven miles west of Pipestone, Minnesota. (Intersection of 234th Street and 487th Avenue)

Legal Description:

SE1/4 of Section 9, 106N 47W (Lone Rock Township)

Property Description:

High quality farm ground in one of the best townships in South Dakota to own farm ground. Close to livestock feeding operations and multiple grain buying terminals within reasonable distances. Strong producing and consistent Class I and II soils. Buyer will have full possession for 2024 growing season.

2023 Taxes: \$4,424.60

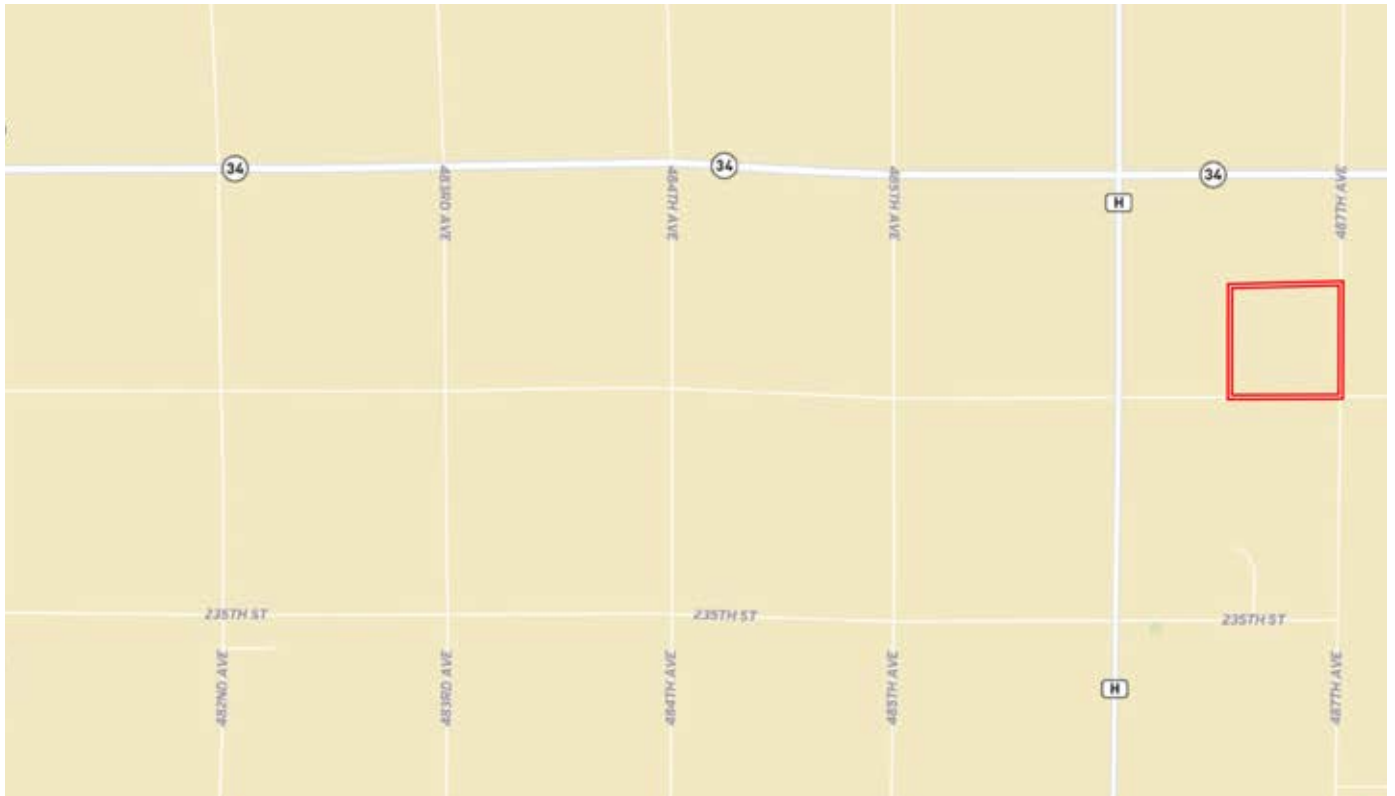
Farm Data:

Cropland	155 acres
Non crop	5 acres
Total	160 acres

FSA Information:

	Base	Yield
Corn	76.9 acres	150 bushels
Soybeans	76.9 acres	46 bushels

Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	133.68	83.5	88	72	2e
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	10.72	6.7	83	75	2s
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	8.41	5.25	88	75	2e
KbA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	7.29	4.55	93	73	1
TOTALS		160.1(*)	100%	87.89	72.4	1.95



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 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 February 22, 2024, or such other date agreed to by the parties.

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 Moody Co. Abstract Co., 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 Moody Co. Abstract Co., the required earnest payment. The cost of title insurance will be equally paid by the Seller and 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 February 22, 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 Moody Co. Abstract Co.

Sale Method: The real estate will be offered in one individual tract. **All bids are open for advancement starting Monday January 15, 2024, at 10:00 AM until Tuesday, January 16, 2024, 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 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.

Online Bidding Procedure: This online auction begins on Monday, January 15, 2024 at 10:00 AM. Bidding closes on Tuesday, January 16, 2024, 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.

