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LAND AUCTION

SIMULCAST LIVE AND ONLINE

311.96± Acres, McCook County, South Dakota

Thursday, November 30, 2023 | 11:00 AM

American Legion Hall | 317 Main Street, Canistota, South Dakota

Highlights:

- Productive South Dakota cropland
- Close to grain markets
- Hard surface road access



For additional information, please contact:

Marshall Hansen, Broker | (605) 360-7922

MHansen@FarmersNational.com

Bidding starts | Tuesday, November 28, 2023, at 8:00 AM
Bidding ends | Thursday, November 30, 2023, at close of live event

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

Property Information

Directions to Properties:

From Canistota, go three miles west on 261st Street to 443rd Avenue. Address: 44302 261st Street, Canistota, South Dakota 57012

Property Description:

This is your opportunity to purchase productive McCook County, South Dakota, farmland. Located in a strong farming community, this land lays close to multiple grain markets. Anyone would be proud to own this farm.

Legal Descriptions:

- **Tract 1:** The South 1/2 of the NE1/4 of Section 30-102-54
- **Tract 2:** The SE1/4 of Section 30-102-54 except Hwy Lots and except approximately 5 acres in the NE corner therein.
- **Tract 3:** The West 1/2 of the SW1/4 of Section 29-102-54 except Hwy Lots and approximately 1 acre in the SW corner.

Farm Data:

• Tract 1:	
Cropland	66.42 acres
Non-Crop	12.58 acres
Road	1.00 acres
Total	80.00 acres

• Tract 2:	
Cropland	147.64 acres
Non-Crop	2.03 acres
Road	4.00 acres
Total	153.67 acres

• Tract 3:	
Cropland	63.59 acres
Non-Crop	11.70 acres
Road	3.00 acres
Total	78.29 acres

Taxes:

- **Tract 1:** \$1,700.10
- **Tract 2:** \$3,788.82
- **Tract 3:** \$1,781.48

FSA Information:

• Tract 1:		
	<u>Base</u>	<u>Yield</u>
Corn	33.10 acres	148 bushels
Soybeans	33.10 acres	49 bushels
• Tract 2:		
	<u>Base</u>	<u>Yield</u>
Corn	36.30 acres	148 bushels
Soybeans	107.90 acres	49 bushels
• Tract 3:		
	<u>Base</u>	<u>Yield</u>
Corn	31.60 acres	136 bushels
Soybeans	31.60 acres	42 bushels

Property Location



Tract 1 Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	40.86	51.4	79	66	2e
EcD	Ethan-Betts loams, 9 to 15 percent slopes	9.44	11.87	31	57	6e
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	8.29	10.43	69	64	3e
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	5.31	6.68	83	54	2c
CcB	Clarno loam, 2 to 6 percent slopes	4.62	5.81	82	66	2e
CfA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	4.48	5.64	83	57	2c
Ck	Crossplain clay loam	3.38	4.25	78	33	2w
Tb	Tetonka silt loam, 0 to 1 percent slopes	1.81	2.28	57	17	4w
W	Water	1.3	1.64	0	-	8
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	0.02	0.03	88	68	2c
TOTALS		79.51(*)	100%	71.1	59.83	2.72

Tract 1



Tract 1



Tract 2 Aerial Map



Tract 2 Soils Map

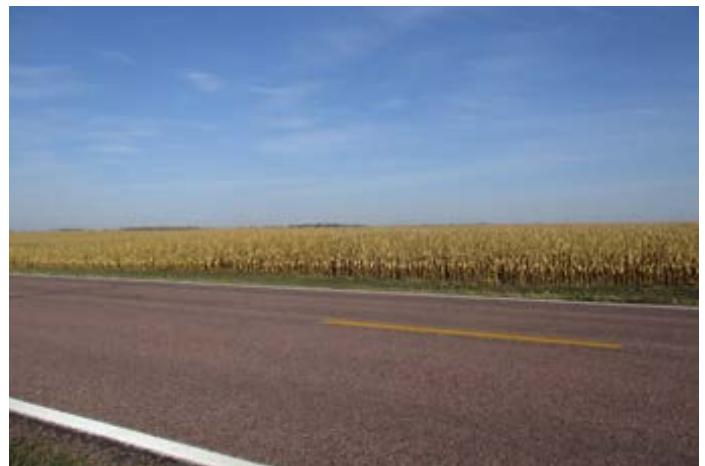


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CcB	Clarno loam, 2 to 6 percent slopes	46.94	30.71	82	66	2e
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	40.98	26.81	79	66	2e
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	31.95	20.9	88	68	2c
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	11.69	7.65	83	54	2c
Tb	Tetonka silt loam, 0 to 1 percent slopes	6.28	4.11	57	17	4w
Ck	Crossplain clay loam	4.6	3.01	78	33	2w
EcD	Ethan-Betts loams, 9 to 15 percent slopes	4.03	2.64	31	57	6e
CfA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	3.34	2.18	83	57	2c
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.06	2.0	31	10	5w
TOTALS		152.8 7(*)	100%	79.04	60.94	2.25

Tract 2



Tract 2



Tract 3 Aerial Map



Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	22.24	28.7	83	54	2c
CfA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	17.53	22.63	83	57	2c
EcD	Ethan-Betts loams, 9 to 15 percent slopes	10.32	13.32	31	57	6e
Ck	Crossplain clay loam	9.28	11.98	78	33	2w
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	7.6	9.81	88	68	2c
CeB	Clarno-Davison loams, 2 to 5 percent slopes	7.37	9.51	70	51	2e
W	Water	3.12	4.03	0	-	8
TOTALS		77.46(*)	100%	71.37	51.46	2.77

Tract 3



Tract 3



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2023, payable in 2024, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 December 28, 2023, or such other date agreed to by the parties. Subject to current lease.

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 McCook County Abstract & Title.

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

Closing: The sale closing will be on December 28, 2023, 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 McCook County Abstract & Title.

Sale Method: The real estate will be offered in three individual tracts via Buyer's Choice. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer 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.

Additional Comments: No personal property of any kind is included with this sale. Property is being sold as-is with no guarantees of any kind other than marketable title. Sold subject to the 2024, 2025 and 2026 crop year lease. In addition to the yearly cash rent payment from the tenant, Sellers will credit the new Buyer(s) a one-time total cash rent enhancement equal to \$300.00 per crop acre, based on 277.65 crop acres at closing.

Seller: Linda L. Odland Revocable Trust

Auctioneer: Marshall Hansen

Online Simulcast Bidding Procedure: The online bidding begins on Tuesday, October 31, 2023, at 9:00 AM. Bidding will be simultaneous with the live auction on Wednesday, November 1, 2023, at 10:30 AM, with bidding concluding at the end of the live auction.

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.

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

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.