

LAND AUCTION

157.49+/- Acres • Hyde County, South Dakota

Thursday, June 21 • 1:00 PM • On Site

Farm is at the Intersection of Highway 14 and 327th Avenue

HIGHLIGHTS

- Quality quarter section nearly all tillable
- South Dakota Highway 14 access
- Crop share lease in place through 2021

L-1800457

Property Location: The property is located nine miles west of Highmore, South Dakota, on Highway 14, or just one and one-half miles west of Holabird, South Dakota.

Legal Description: SE¼ of Section 5, Township 112N, Range 73W, Hyde County, South Dakota.

Property Description: A beautiful farming quarter, nearly all tillable, located adjacent to South Dakota Highway 14 with mostly Highmore-DeGrey silt loam soils with an average soil productivity index of 73.8. *This land looks good, lays great, and is a quarter that anyone would be proud to own.*

Farm Data:

Cropland	151.29 acres
Non-crop	<u>6.2 acres</u>
Total	157.49 acres

FSA Information:

	Base	Yield
Wheat	94.3 acres	41 bushels
Sunflowers	37.6 acres	1,351 pounds
Soybeans	18.9 acres	18 bushels

2017 Taxes: \$1,100.94 or \$7.01 per acre

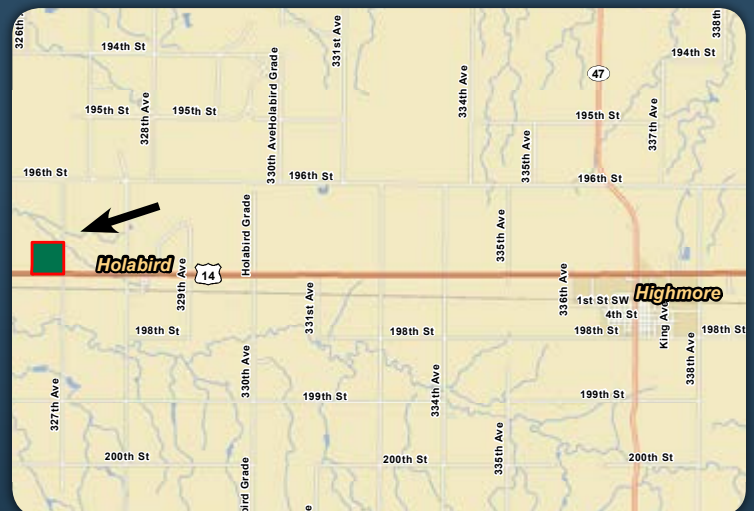


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Location Map



For additional information, please contact:

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AUCTION TERMS

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

Taxes: Real estate taxes for 2017 payable in 2018 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 July 31, 2018 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 auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Farmers National Company in their trust account.

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

Closing: The sale closing is on July 31, 2018 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

Sale Method: The real estate will be offered as one individual tract. 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. No absentee or telephone bids will be accepted without 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.

Seller: Gary Lentz



Aerial Photo



Soil Map



MAP		NON IRR	USDA	
SYMBOL	NAME	LCC	PI	ACRES
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	IIc	76	142.7
Df	DeGrey-Walke silt loams, 0 to 2 percent slopes	IVs	56	17.3
TOTAL			73.8	160.0