

# FOR SALE BY BIDS

**160+/- Acres, Potter County, South Dakota**

**Bid Deadline: Tuesday, February 11, 2020**

**Contact Agent for details!**

## Highlights:

- High quality quarter section of land with a production index of 86.5
- Mostly tillable acres
- Available for the 2020 crop year

**Property Location:** From Gettysburg, South Dakota, go south on 311th Avenue six miles to 170th Street. Then head east four miles to 315th Avenue and again south for a mile and a half. Property is on the west side of the road.

**Legal Description:** SE1/4 section 34, Township 117, Range 75



**Farmers  
National  
Company™**

Serving America's Landowners Since 1929

[www.FarmersNational.com](http://www.FarmersNational.com)



**For additional information, please contact:**

**Rick Gullickson, Agent**

Flandreau, South Dakota

Phone: (605) 770-6041

[RGullickson@FarmersNational.com](mailto:RGullickson@FarmersNational.com)

[www.FarmersNational.com/RickGullickson](http://www.FarmersNational.com/RickGullickson)



# Property Information

**Property Description:** High quality quarter of mostly tillable soils with a production index of 86.5.

**Farm Data:**

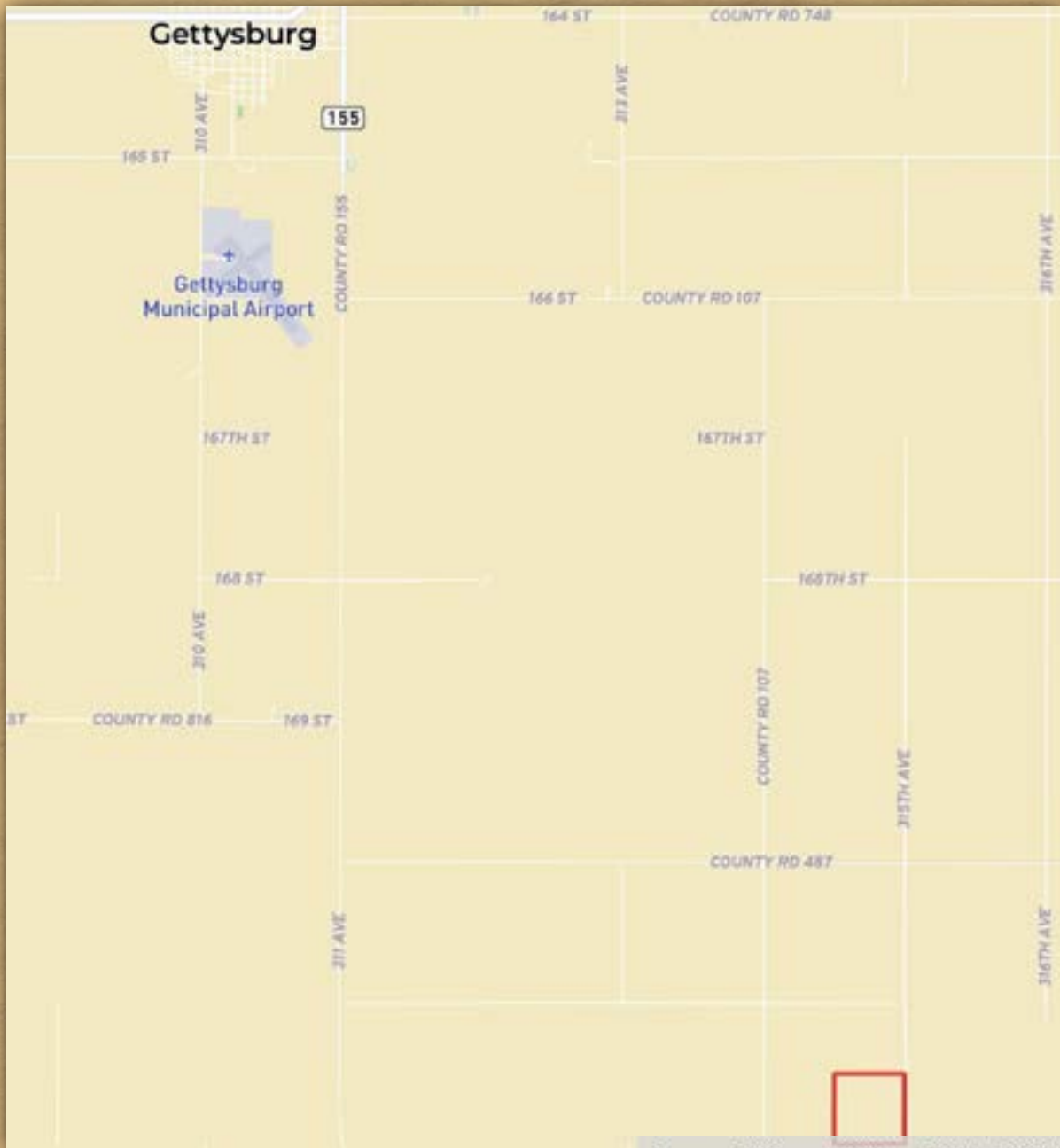
Cropland 158.28 acres  
Non-crop 1.72 acres  
Total 160.00 acres

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Wheat	77.50 acres	48 bushels
Corn	38.75 acres	111 bushels
Sunflowers	38.75 acres	1,688 pounds

**2018 Taxes:** \$2,538.50

## Property Location Map





**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
AeA	Agar-Eakin silt loams, 0 to 2 percent slopes	0.1	0.09	92	2c
OnA	Mobridge silt loam, 0 to 2 percent slopes	0.1	0.06	94	2c
AaA	Agar silt loam, 0 to 2 percent slopes	0.7	0.42	92	2c
AeB	Agar-Eakin silt loams, 2 to 5 percent slopes	0.1	0.08	84	2e
EaA	Eakin-Raber complex, 0 to 2 percent slopes	5.4	3.36	83	2c
AgA	Agar silt loam, 0 to 2 percent slopes	78.6	48.61	92	2c
Pk	Plankinton silt loam	2.8	1.73	51	4w
OkB	Oko clay loam, 3 to 6 percent slopes	0.2	0.1	46	3e
Mo	Mobridge silt loam, 0 to 2 percent slopes	26.1	16.11	94	2c
RaB	Eakin-Raber complex, 2 to 6 percent slopes	2.4	1.5	76	2e
AgB	Agar silt loam, 2 to 6 percent slopes	10.0	6.17	85	2e
EpB	Eakin-Peno complex, 2 to 6 percent slopes	35.2	21.77	73	2e
TOTALS		161.8	100%	86.45	2.04





# FOR SALE BY BIDS

**160+/- Acres, Potter County, South Dakota**

**Bid Deadline: Tuesday, February 11, 2020**

**Contact Agent for details!**

## For Sale by Bid Terms

**Taxes:** Real estate taxes will be prorated to closing. A credit will be given to the Buyer for the 2019 and the prorated 2020 taxes based on the last known amount.

**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 March 11, 2020, or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required with the signed purchase agreement. 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:** Upon acceptance of bid, the successful bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. A title insurance policy will be issued, and this cost and the cost of escrow closing services will be equally paid by both. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on March 11, 2020, 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.

**Sale Method:** Written bids will be received at the office of Rick Gullickson, 22219 480th Avenue, Flandreau, SD 57028, until February 11, 2020. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

**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". 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(s):** James Kramer Living Trust