

# FOR SALE BY BIDS

## 160± Acres, Spink County, South Dakota

**BID DEADLINE: Wednesday, September 2, 2020**

*Contact Agents for Additional Details!*

### Highlights:

- Highly diversified farm
- Perfect combination of tillable cropland acres and grass land with stock dam
- Low taxes for excellent ROI to either rent or farm

For additional information, please contact:

**Property Location:** Property is located three miles east of Highway 37 at Verdon, South Dakota on 148th Street and one-half mile south on 409th Avenue.



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# Property Information

**Legal Description:** Southeast Quarter of Section 4, Township 120N, Range 60W of the 5th PM

**Property Description:** Excellent opportunity to purchase farm land in northeast Spink County with a great combination of tillable acres and grassland. Property has existing stock dam for livestock. Low tax base for improved ROI.

## Farm Data:

Cropland	137.38 acres
Hayland	21.83 acres
<u>Non-crop</u>	<u>0.79 acres</u>
Total	160.00 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	57.05 acres	54 bushels
Corn	0.52 acres	51 bushels
Soybeans	56.53 acres	36 bushels

**Taxes:** \$1,540.74



## Property Location Map



**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	0.7	0.44	84	2c
G193A	Aastad-Forman loams, 0 to 3 percent slopes	19.2	11.96	92	2c
G208B	Peever-Buse clay loams, 1 to 6 percent slopes	50.6	31.5	63	3e
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	13.2	8.22	58	3s
G017A	Heil silt loam, till substratum, 0 to 1 percent slopes	3.0	1.85	11	6s
G574A	Fluvaquents, channeled-La Prairie-Holmquist complex, 0 to 2 percent slopes, frequently flooded	13.2	8.23	33	6w
G193C	Forman-Buse-Langhei loams, 6 to 9 percent slopes	3.5	2.19	52	3e
G126A	Cresbard-Cavour-Heil complex, 0 to 3 percent slopes	57.2	35.6	45	3s
TOTALS		160.7	100%	56.07	3.18

## For Sale by Bid 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 at 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 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 October 16, 2020 or such other date agreed to by the parties. Subject to current lease.

**Earnest Money:** A 10% earnest money payment will be required from the successful bidder. 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:** Immediately upon conclusion of the bidding, the successful bidder(s) will enter into a real estate contract and deposit with Spink County Abstract and Title, the closing agent, the required earnest payment. The cost of the title insurance will be equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s).

**Closing:** The sale closing is on or about October 16, 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.

**For Sale by Bids:** Written bids will be received at the office of Darwin Thue - Farmers National Company, no later than Wednesday, September 2, 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.

**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 prior to acceptance 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.

**Sellers:** Anton Wettstein and Mary Wettstein