

ONLINE AUCTION

155+/- Acres • McCook County, South Dakota

Online bidding starts Tuesday, October 20, 2020 • 8:00 AM

Bidding closes Thursday, October 22, 2020 • 1:00 PM

Highlights:

- Highly productive McCook County farmland
- Excellent recreational/hunting habitat
- Ideally located in close proximity to grain terminals and agronomy service centers



L-2000568

To Register and Bid on this Auction, go to:
<https://farmersnational.nextlot.com>

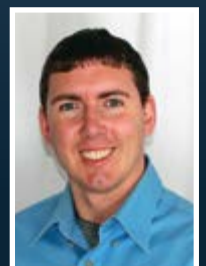


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For additional information, please contact:

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Property Information

Property Location: Located at the intersection of 258th Street and 440th Avenue. From Salem, South Dakota, go five miles south on Highway 81 to 258th Street, then go one mile west and you will be at the northeast corner of the property.

Legal Description: The NE1/4 of Section 15-102-55 - Except the North 1,090' of the South 1,150' of the East 200' thereof.

Property Description: Here is your opportunity to own a unique quarter of South Dakota land that FSA information shows as having 147 cropland acres. Presently approximately 110 acres of highly productive ground is being farmed with powerful Clarno and Bonilla soils. Most of these cropland acres have productivity indexes of around 82 --- this is good soil! The balance of this quarter is made up of some of the most amazing waterfowl and upland bird habitat that this part of the state has to offer. These acres offer secluded refuge for waterfowl, pheasants and deer in an area that is well known for its outstanding natural and developed wildlife habitat. So if your looking for good, productive farmland with great income potential along with natural habitat for you and your friends to enjoy hunting, this place is for you!

FSA Information:

| <u>Crop</u> | <u>Base</u> | <u>Yield</u> |
|-------------|-------------|--------------|
| Corn | 35.40 acres | 119 bushels |
| Soybeans | 55.00 acres | 39 bushels |

(Total FSA Cropland Acres: 147.75)

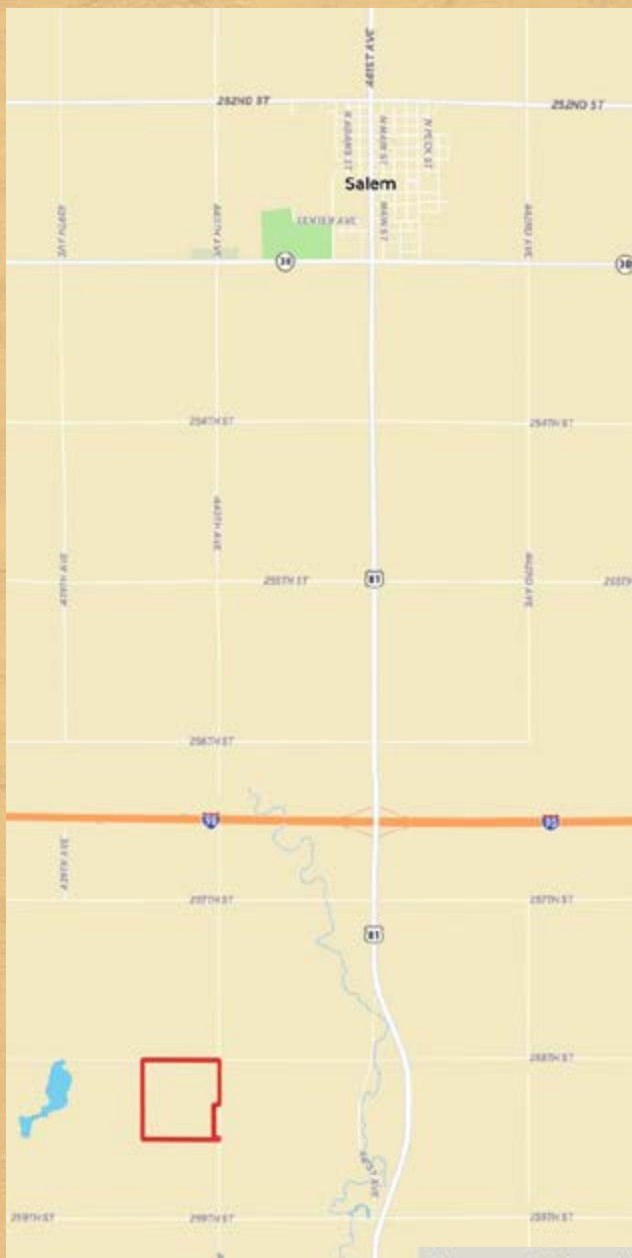
Farm Data:

| | |
|---------------------|-----------------|
| Cropland | 110 acres |
| Non-crop | 3 acres |
| <u>Recreational</u> | <u>42 acres</u> |
| Total | 155 acres |

Taxes: \$2,924.74



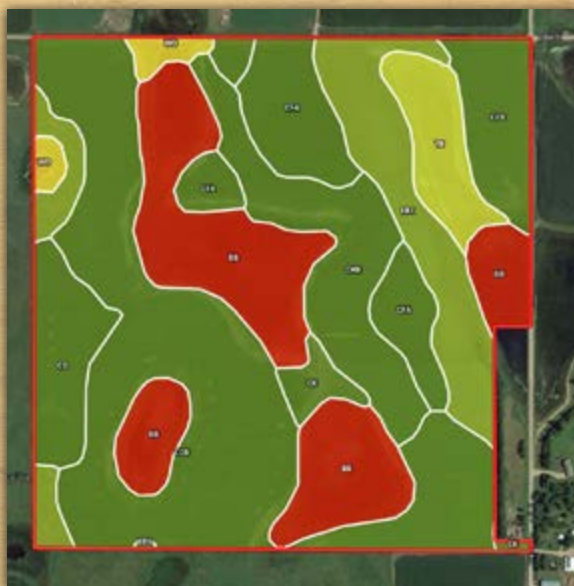
Location Map



Aerial Map



Soils Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | CAP |
|-----------|--|-------|-------|-------|-----|
| CcB | Clarno loam, 2 to 6 percent slopes | 56.3 | 36.35 | 82 | 2e |
| Co | Clarno-Crossplain complex, 0 to 2 percent slopes | 7.8 | 5.02 | 82 | 2c |
| Ck | Crossplain clay loam | 2.5 | 1.61 | 77 | 2w |
| Bb | Baltic silty clay loam, ponded | 32.1 | 20.71 | 12 | 8w |
| Tb | Tetonka silt loam, 0 to 1 percent slopes | 6.9 | 4.45 | 56 | 4w |
| CfA | Clarno-Crossplain-Davison complex, 0 to 2 percent slopes | 13.6 | 8.78 | 82 | 2c |
| EbC | Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes | 18.1 | 11.69 | 69 | 3e |
| ChB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 15.2 | 9.83 | 78 | 2e |
| Wo | Worthing silty clay loam, 0 to 1 percent slopes | 2.4 | 1.56 | 30 | 5w |
| TOTALS | | 154.8 | 100% | 63.54 | 3.5 |

Online Auction Terms

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

Taxes: Real estate taxes for 2020 payable in 2021 will be paid by the Seller. All future taxes and specials will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, and restrictions of record. 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 1, 2020 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 and Title Company.

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 and Title Company the required earnest payment. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be or equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 1, 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 McCook County Abstract and Title Company.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Tuesday, October 20, 2020, at 8:00 AM until Thursday, October 22, 2020 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 for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes 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 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". Farmers National Company and the 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): Pauline Ernster Estate

Online Bidding Procedure:

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Tuesday, October 20, 2020, at 8:00 AM. Bidding closes
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Bidders can also bid in person at the Farmers National Company office located at 25150 US Highway 81, Salem, South Dakota. Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

All bids on the tracts will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details. If a bid is accepted and a sales contract is executed by the seller and buyer, upon request, the agent will provide a copy of the bid sheet for that tract with any of the active bidders.

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.