

ONLINE AUCTION

58.98+/- Acres • Hutchinson County, South Dakota

Online bidding starts Monday, April 12, 2021 • 9:00 AM

Bidding closes Wednesday, April 14, 2021 • 12:00 Noon

Highlights:

- Productive South Dakota cropland
- Located on a blacktop county highway four miles northwest of Freeman in a strong farming community



L-2100265

To Register and Bid on this Auction, go to:
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Marshall Hansen, Broker/Auctioneer
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Property Information

Property Location: Located from the intersection of Highway 81 and Highway 44 north of Freeman, South Dakota, go four miles west on Highway 44 to 435th Avenue then go one mile south to the northeast corner of the property.

Legal Description: The East Half of the East Half of the NE1/4 and the East Half of the West Half of the East Half of the NE1/4 of Section 19-99-56, Hutchinson County, South Dakota.

Property Description: This is your chance to own productive South Dakota farmland. This property offers high quality tillable acres, a strong 77.2 productivity rating, gently rolling terrain, and is a perfect sized tract for any potential buyer! With low interest rates and strong current commodity prices, now is the time to lock into this long term investment.

Farm Data:

Cropland	58.30 acres
Other	<u>00.68 acres</u>
Total	58.98 acres

Improvements: Two 1,000 bushel grain bins

FSA Information:

<u>Crop</u>	<u>Base</u>	<u>Yield</u>
Corn	29.50 acres	153 bushels
Soybeans	28.8 acres	49 bushels

2020 Taxes: \$1,387.92

Agent Comments: Buyer may be able to choose to receive a \$11,660.00 rent credit at closing or to reimburse the current tenet for fall tillage and fertilizer costs and have the right to farm this land for the 2021 crop year. Contact Agent for details.



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
Ww	Worthing silty clay loam, 0 to 1 percent slopes	2.2	3.86	30	5w
Tw	Tetonka and Whitewood silty clay loams	4.5	8.0	74	2w
Te	Tetonka silt loam, 0 to 1 percent slopes	8.8	15.59	56	4w
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	8.1	14.39	85	2c
CeB	Clarno-Davison loams, 2 to 4 percent slopes	13.1	23.15	79	2e
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	19.8	35.0	88	2c
TOTALS		56.5	100%	77.14	2.43

Location Map



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 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 May 20, 2021 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 the closing agent.

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

Closing: The sale closing is on May 20, 2021, 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: The real estate will be offered in one individual tract. **All bids are open for advancement starting Monday, April 12, 2021, at 9:00 AM until Wednesday, April 14, 2021 at 12:00 PM Noon**, 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 four minutes of the auction ending will automatically extend the auction for four minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the four minute 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". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. 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): Robert Hofer and Michael Hofer

Online Bidding Procedure:

This online auction begins on Monday, April 12, 2021, at 9:00 AM. Bidding closes on Wednesday, April 14, 2021, at 12:00 PM Noon.

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

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.

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.

