

# ONLINE AUCTION

80+/- Acres, Charles Mix County, South Dakota

## Highlights:

- Well drained, productive 80 acre parcel
- 76.81 FSA cropland acres
- Sells with a 2022 cash rent lease in place

L-2100606

Online bidding starts Monday, November 8, 2021 • 8:00 AM  
Bidding closes Wednesday, November 10, 2021 • 1:00 PM

To Register and Bid on this Auction, go to:

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

For additional information, please contact:



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**Tyler Radke, Agent**  
Mitchell, South Dakota  
Phone: (605) 999-0919  
[TRadke@FarmersNational.com](mailto:TRadke@FarmersNational.com)  
[www.FarmersNational.com/TylerRadke](http://www.FarmersNational.com/TylerRadke)



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# Property Information

**Property Location:** From Dante, South Dakota, eight miles south on 400th Avenue and one mile west on 308th Street.

**Legal Description:** S1/2SE1/4 in Section 30 TWP 94N RGE 62W in Charles Mix County, South Dakota

**Property Description:** Selling at online auction this productive 80 acre parcel lays nice with great natural drainage in a scenic area close to the Missouri River. There are 76.81 FSA designated cropland acres with mostly Class II soils. This property sells with a cash rent lease for 2022 that will transfer to the new owner and copies of the lease are available upon request.

## Farm Data:

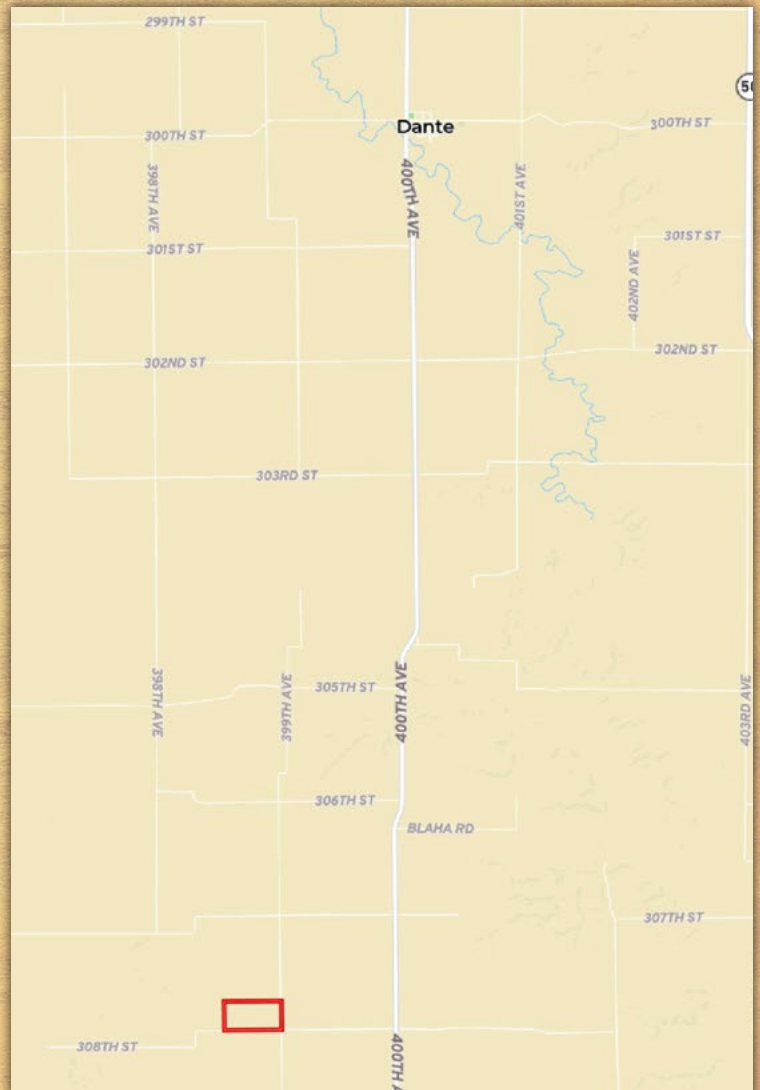
Cropland	76.81 acres
<u>Non-crop</u>	<u>3.19 acres</u>
Total	80.00 acres

## FSA Information:

Crop	CRP Reduction	
Corn	59.85 acres	108 bushels
Oats	16.78 acres	52 bushels

**2021 Taxes:** \$1,043.60

## Property Location Map



## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	25.3	31.35	69	3e
On	Mobridge silt loam, 0 to 2 percent slopes	12.2	15.16	94	2c
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	1.8	2.2	34	6w
HhB	Highmore silt loam, 2 to 6 percent slopes	39.0	48.37	91	2e
EtD	Ethan-Clarno loams, 9 to 15 percent slopes	2.4	2.93	46	6e
TOTALS		80.7	100%	81.99	2.52

# 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 2021 payable in 2022 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, 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 14, 2021 or such other date agreed to by the parties.

**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 Titles of Dakota, 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 Titles of Dakota, the closing agent the required earnest payment. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by both parties. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on December 14, 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 Titles of Dakota, the closing agent.

**Sale Method:** Offered in one individual tract. All bids are open for advancement **starting Monday, November 8, 2021, at 8:00 AM until Wednesday, November 10, 2021, 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 minute time frame.

**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 make 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.

**Note:** The property sells with a 2022 cash rent lease in place that will transfer to the new owner.

**Seller(s):** Mary Kriz

## Online Bidding Procedure:

**This online auction begins on Monday, November 8, 2021, at 8:00 AM. Bidding closes Wednesday, November 10, 2021, at 1:00 PM.**

**To register and bid on this auction go to:**  
[www.FNCBid.com](http://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.

