

ONLINE AUCTION

160+/- Acres • Miner County, South Dakota

Online bidding starts Monday, April 11, 2022 • 8:00 AM

Bidding closes Wednesday, April 13, 2022 • 1:00 PM

Highlights:

- Productive Miner County farmland
- Lays nice and looks great
- Located in a strong farming community



L-2200240

To Register and Bid on this Auction, go to:
www.FNCBid.com



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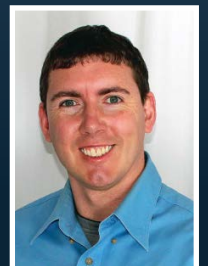
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For additional information, please contact:

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Property Information

Property Location: Four miles west of Carthage, South Dakota on the north side 222nd Street.

Legal Description: The West Half of the East Half of Section 8-108-58 Miner County, South Dakota

Property Description: Here is your opportunity to own a great piece of farmland in a strong farming community in an area well known for its hunting and wildlife habitat. According to FSA information this tract presently has approximately 142.34 cropland acres currently being farmed with the balance in hay land and grasses. AgriData shows the overall weighted Productivity Index at about a 79 with approximately 114 acres of predominate soil being Clarno Bonilla Loam with a productivity index of 88—this is some of the best soil in the County! This farm lays nice and looks great and is a quarter anyone would be proud to own.

Farm Data:

Cropland	142.34 acres
Non-crop	<u>17.66 acres</u>
Total	160.00 acres

FSA Information:

Crop	Base	Yield
Corn	53.26 acres	106 bushels
Soybeans	46.24 acres	29 bushels

2021 Taxes: \$2,732.44

Agent Comments: Property is being sold subject to the 2022 crop year oral lease with David Bornitz with all of the 2022 cash rent going to the new Buyer at closing and the new buyer paying all 2022 tax due 2023.

Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	112.49	70.89	88	68	2c
EgC	Ethan-Clarno loams, 6 to 9 percent slopes	18.64	11.75	65	64	4e
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	9.35	5.89	35	36	6w
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	7.63	4.81	83	54	2c
EdA	Delmont-Enet loams, 0 to 2 percent slopes	5.57	3.51	51	39	4s
Wo	Worthing silty clay loam, 0 to 1 percent slopes	4.66	2.94	31	10	5w
Ct	Crossplain-Tetonka complex	0.35	0.22	73	26	2w
TOTALS		158.68(*)	100%	78.93	62.16	2.63

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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, 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 18, 2022 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 Fidelity 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 Fidelity Abstract and Title Company 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 18, 2022, 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 Fidelity Abstract and Title Company.

Sale Method: The real estate will be offered in one individual tract. **All bids are open for advancement starting Monday, April 11, 2022 at 8:00 AM until Wednesday, April 13, 2022 at 1:00 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): Donald and Clare Forthman

Online Bidding Procedure:

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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.

