

SIMULCAST AUCTION

137+/- Acres • Turner County, South Dakota

Thursday, November 17, 2022 • 11:00 AM

Freeman Community Center | 224 South Wipf Street, Freeman, South Dakota

Highlights:

- Productive cropland
- Established building site with rural water and power
- Located one-half mile north of a hard surface road



L-2300010

ONLINE SIMULCAST BIDDING

Starts Tuesday, November 15, 2022 at 8:00 AM.

Closes Thursday, November 17, 2022
at close of live event.

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

For additional information, please contact:

Troy Swee, AFM/Agent

Beresford, South Dakota

Direct: (605) 679-6050

TSwee@FarmersNational.com

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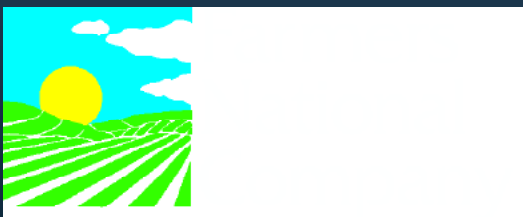
Marshall Hansen, Agent/Auctioneer

Salem, South Dakota

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Property Location: From Meridian Corner Restaurant at the intersection of Highway 81 and Highway 18, the property is located just one mile east to 440th Avenue then one-half mile north.

Legal Description: The Southeast Quarter of the Northwest Quarter (SE /1 4 of NW /1 4); Lot 5 of the Northwest Quarter (NW /1 4) and the North 15 acres of the Northwest Quarter of the Southwest Quarter (NW /1 4 of SW /1 4); and the South 32 acres of the Northwest Quarter of the Southwest Quarter (NW /1 4 of SW /1 4); all in Section 6, Township 97 North, Range 55 West of the 5th P.M., Turner County, South Dakota. The North 15 acres of the South 32 acres of the Northwest Quarter of the Southwest Quarter (NW /1 4 of SW /1 4) are also described as Lot 6 of the Southwest Fractional Quarter of said Section 6, Township 97 North, Range 55 West of the 5th P.M., Turner County, South Dakota.

Property Description: Here is an excellent opportunity to buy productive Turner County cropland with an established building site including large trees. B-Y Rural Water & Power are located in the ditch. This farm is gently rolling with great eye appeal and strong soils.

Improvements: 24' x 40' storage shed (fair condition)

Taxes: \$3,145.18

Farm Data:

Cropland	132.89 acres
Other	<u>4.11 acres</u>
Total	137.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	51.40 acres	147 bushels
Soybeans	51.60 acres	45 bushels



Aerial Photo

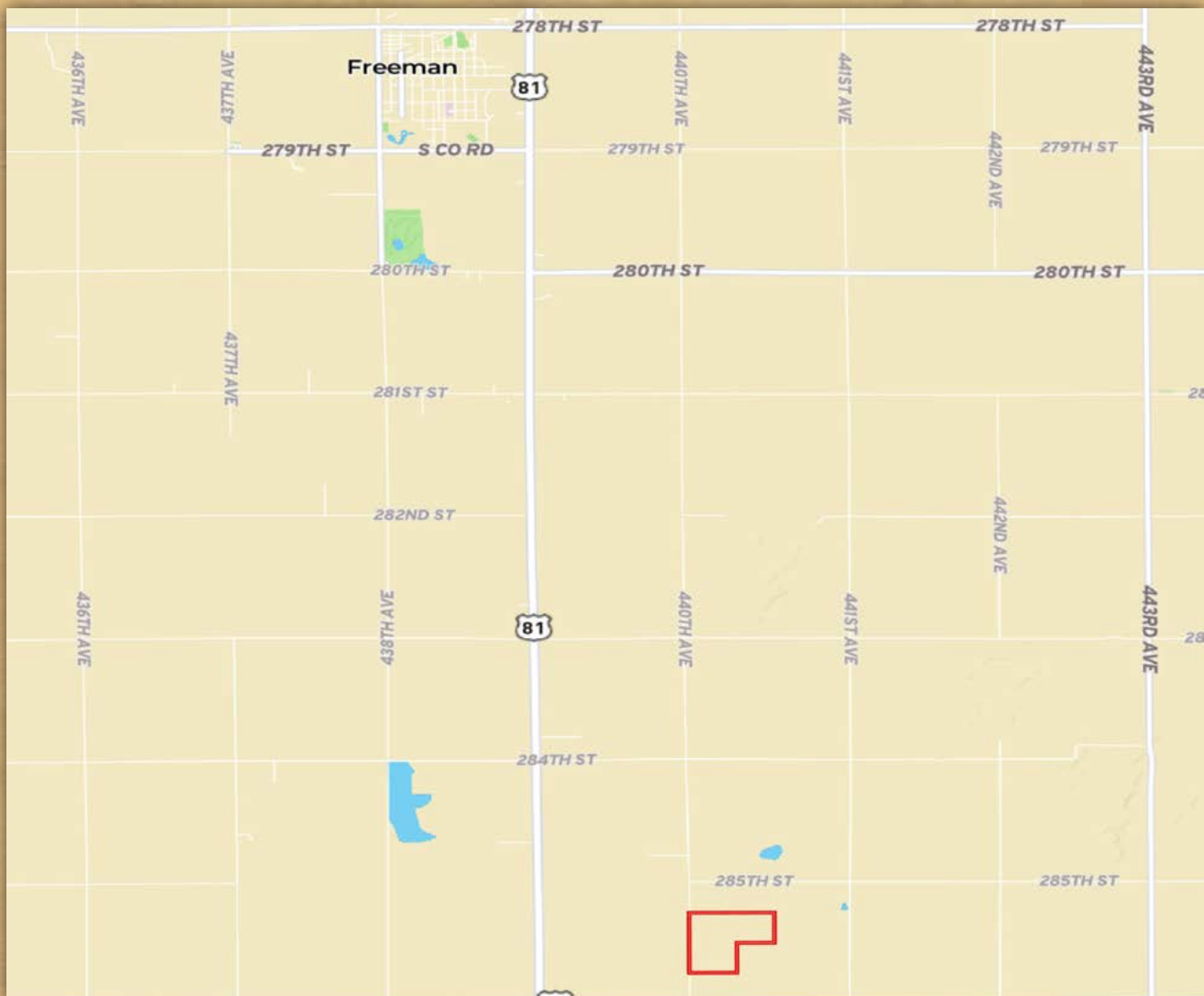


Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EeB	Egan-Ethan complex, 2 to 6 percent slopes	91.11	66.08	78	60	2e
EtC	Ethan-Egan complex, 5 to 9 percent slopes	24.72	17.93	62	58	4e
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	19.4	14.07	85	70	2e
Te	Tetonka silt loam, 0 to 1 percent slopes	1.99	1.44	57	17	4w
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.39	0.28	35	36	6w
EbC2	Egan-Betts complex, 3 to 9 percent slopes, eroded	0.25	0.18	62	55	3e
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.01	0.01	35	36	6w
TOTALS		137.87(*)	100%	75.66	60.35	2.4

Location Map



AUCTION TERMS

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

Taxes: Real estate taxes for 2022, payable in 2023, 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 December 16, 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 Turner County Title Co.

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

Closing: The sale closing is on December 16, 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 Turner County Title Co.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

No personal property of any kind is included with this sale. Property is being sold as-is with no guarantees of any kind other than marketable title.

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 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: Augustana University Association

Online Bidding Procedure:

The online bidding begins on Tuesday, November 15, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, November 17, 2022, with bidding concluding at the end of the live auction.

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

All bids on the tracts will be visible online, 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.