

# FOR SALE BY BIDS

Home and 50+/- Acres Offered in Two Tracts  
Douglas County, South Dakota

**Bid Deadline: 6:00 PM, Wednesday, January 18, 2023**

*Contact Agent for Details!*



L-2300111-0

**Property Showing:**  
Wednesday, January 4, 2023 • 5:00 - 7:00 PM

**Property Location:** One mile west and 3/4 mile south of the Armour hospital. 28076 391 Avenue, Armour, South Dakota

**Legal Description:** W 1/2 SW 1/4, 12-98-64, Douglas County, South Dakota



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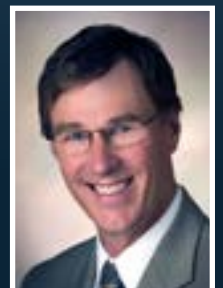


For additional information, please contact:

Mark VanDerWerff, Agent  
Armour, South Dakota  
Business: (605) 530-6314

[MVanderwerff@FarmersNational.com](mailto:MVanderwerff@FarmersNational.com)

[www.FarmersNational.com/MarkVanderwerff](http://www.FarmersNational.com/MarkVanderwerff)



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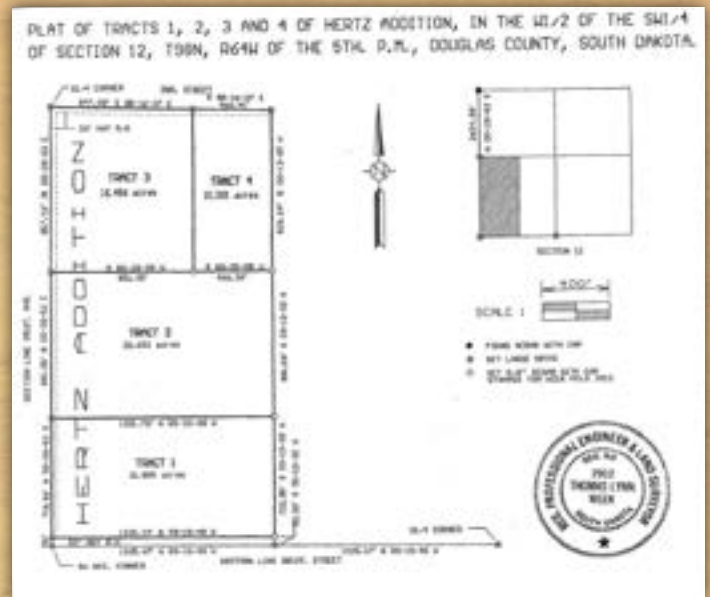
# Property Information

## Property Description:

Location, location! A spectacular three-bedroom two and one-half bath home in the country. This house sits on 50± acres of woods, prairie and marshland land. It is like living on your own private wildlife preserve. The house offers many unique features including a beautiful wood fireplace that can heat the entire house. There is an open loft with lots of windows surrounding the second floor. The deck off the second floor is a great place to relax and enjoy the view. All appliances stay with the house.

The property will be split into two lots. Buyers will be able to bid on lots individually or combined.

- Lot 1 is 22 +/- acres
- Lot 2 is 28 +/- acres and includes the house.



**2021 Taxes:** \$2,973





## FOR SALE BY BID 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 February 15, 2023 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 The 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 The 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 and 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 February 15, 2023 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 Title Company.

**Sale Method:** The real estate will be offered in two individual tracts or as a total unit. All bids are open for advancement until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**Bid Procedure:** Written bids will be received at the office of Farmers National Company agent, Mark VanDerWerff, up to 6:00 PM, on **Wednesday, January 18, 2023.** Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion. **Bids may be submitted by postal service: 27984 US Hwy 281 Armour, SD 57313 or email: MVanDerWerff@FarmersNational.com.**

**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 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:** Dan and Ginger Hertz



# Bid Form

I/we hereby offer the following amount(s) for the tract(s) listed below:

**Tract 1: 22+/- Acres**

Bid amount \$ \_\_\_\_\_

**Tract 2: 28+/- Acres and Home**

Bid amount \$ \_\_\_\_\_

**Tracts 1 and 2 Combined 2: 50+/- Acres and Home**

Bid amount \$ \_\_\_\_\_

Bid is total price **NOT** per acre. I acknowledge **there will not be an oral bidding** and agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**City** \_\_\_\_\_ **State** \_\_\_\_\_ **ZIP code** \_\_\_\_\_

\_\_\_\_\_  
**Telephone number** \_\_\_\_\_ **Cell phone number** \_\_\_\_\_

\_\_\_\_\_  
**Email**

**Return no later than 6:00 PM, Wednesday, January 18, 2023, to:**

Mark VanDerWerff, Agent  
Farmers National Company  
27984 US Hwy 281  
Armour, South Dakota 57313  
Email: MVanDerWerff@FarmersNational.com

Phone: (605) 530-6314

