

# SIMULCAST AUCTION

SIMULTANEOUS LIVE AND ONLINE

160+/- Acres • Miner County, South Dakota

Wednesday, February 1, 2023 • 11:00 AM

Miner County 4-H Exhibit Hall | 203 West Wilson Street, Howard, South Dakota

## Highlights:

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

L-2300113

## ONLINE SIMULCAST BIDDING

Starts Monday, January 30, 2023, at 8:00 AM

Closes Wednesday, February 1, 2023, at close of live event

To Register and Bid on this Auction, go to:

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



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For additional information, please contact:

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# Property Information

Here is a rare opportunity for both investors and expanding farm operators to purchase quality, tillable Miner County farmland. The land is on good roads and close to grain markets. Seller may be executing a 1031 exchange.

## Property Location:

From Howard, South Dakota, go one mile west on Highway 34 to 433rd Avenue. Then two miles south to the southwest corner of the property.

## Farm Data:

Cropland	155.23 acres
Non-crop	<u>4.77 acres</u>
Total	160 acres

## Legal Description:

The South West 1/4 of Section 15-106-56 Howard Township, Miner County, South Dakota

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	50.20 acres	95 bushels
Soybeans	83.70 acres	29 bushels

## 2022 Taxes:

\$2,425.56

## Location Map



## Aerial Photo



## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HgB	Houdek-Dudley-Tetonka complex, 0 to 6 percent slopes	94.62	59.27	58	40	2e
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	58.11	36.4	88	68	2c
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	6.91	4.33	83	54	2c
TOTALS		159.63(*)	100%	70.01	50.8	2.0

(\*) 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.



***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.***

# AUCTION TERMS

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

**Taxes:** Seller to pay all 2022 taxes, payable in 2023. Buyer to pay all 2023, due in 2024 and beyond.

**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 March 28, 2023 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 & 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 Fidelity Abstract & Title Co., the required earnest payment. The cost of an owners title insurance policy will be equally divided and 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 March 28, 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 Fidelity Abstract & Title Co.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**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.

**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:** Rasmussen Farms

## **Online Simultaneous Bidding Procedure:**

The online bidding begins on **Monday, January 30, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, February 1, 2023, with bidding concluding at the end of the live auction.**

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

All bids on the tract 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.

