

ONLINE AUCTION

240+/- Acres • Faulk County, South Dakota

Online bidding starts Monday, February 13, 2023 at 9:00 AM

Bidding closes Wednesday, February 15, 2023 at 1:00 PM

Highlights:

- Offered as two individual tracts, one mile from black top road
- Excellent farm with Class II soils with a Productivity Index around 80
- Mostly tillable acres located in one of South Dakota's best pheasant hunting areas!

L-2300130

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

For additional information, please contact:

Rick Gullickson, AFM/Agent

Flandreau, South Dakota

Office: (605) 997-5228

Cell: (605) 770-6041

RGullickson@FarmersNational.com

www.FarmersNational.com/RickGullickson



Tyler Radke, AFM/Agent

Mitchell, South Dakota

Phone: (605) 610-1343

TRadke@FarmersNational.com

www.FarmersNational.com/TylerRadke



Serving America's Landowners Since 1929

www.FarmersNational.com



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil, Gas, and Renewable Energy Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Location:

From Highway 212 in Seneca, South Dakota, travel five miles north on 333rd Avenue to 156th Street. Then travel one mile west to 331st Avenue, then back south a quarter of a mile. Tract 1 will be on the west side of the road and Tract 2 will be on the east side of the road.

Legal Description:

- **Tract 1:** NE1/4 of Section 17-119N-72W
- **Tract 2:** S1/2NW1/4 of Section 16-119N-72W

Property Description:

This is a high quality piece of farmland with a PI around 80. Has mostly tillable acres and sold as two individual tracts.

Improvements:

Tract 1 has three grain bins for possible storage.

2022 Taxes:

- **Tract 1:** \$2,158.46
- **Tract 2:** \$1,031.86

FSA Farm Data:

• Tract 1

Cropland	148.12 acres
Non-crop	<u>6.69 acres</u>
Total	154.81 acres

• Tract 2

Cropland	72.02 acres
Non-crop	<u>6.51 acres</u>
Total	78.53 acres

FSA Information:

Tract 1	Base	Yield
Corn	33.69 acres	112 bushels
Soybeans	67.37 acres	33 bushels
Wheat	33.69 acres	43 bushels

Tract 2	Base	Yield
Corn	16.39 acres	112 bushels
Soybeans	32.77 acres	33 bushels
Wheat	16.39 acres	43 bushels

Location Map



Tract 1 Aerial Photo

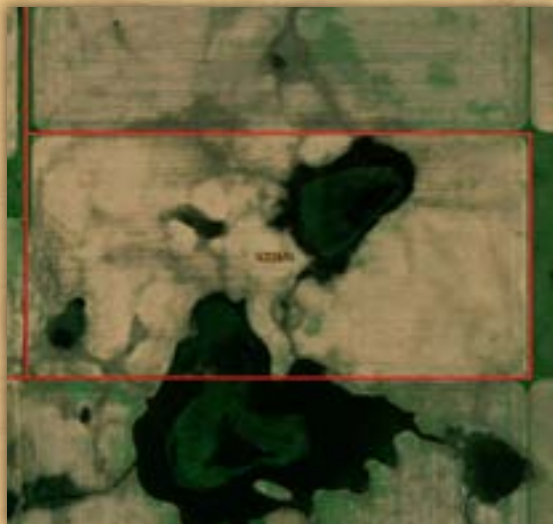


Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
C211B	Williams-Bowbells-Zahl loams, 0 to 6 percent slopes	82.69	51.61	81	51	2e
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	47.47	29.63	87	52	2c
C149B	Williams-Bowbells-Tonka complex, 0 to 6 percent slopes	19.25	12.02	79	48	2e
C030A	Rimlap silt loam, 0 to 1 percent slopes	5.37	3.35	52	25	4w
C201A	Bowbells loam, 0 to 3 percent slopes	4.4	2.75	96	52	2c
C020A	Heil silt loam, 0 to 1 percent slopes	0.76	0.47	21	15	6s
C002A	Tonka silt loam, 0 to 1 percent slopes	0.27	0.17	45	30	4w
TOTALS		160.21(*)	100%	81.63	49.89	2.09

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
C149B	Williams-Bowbells-Tonka complex, 0 to 6 percent slopes	31.71	39.65	79	48	2e
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	21.03	26.3	84	52	2e
C211B	Williams-Bowbells-Zahl loams, 0 to 6 percent slopes	12.66	15.83	81	51	2e
C030A	Rimlap silt loam, 0 to 1 percent slopes	7.77	9.72	52	25	4w
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	4.88	6.1	87	52	2c
C002A	Tonka silt loam, 0 to 1 percent slopes	1.92	2.4	45	30	4w
TOTALS		79.97(*)	100%	77.68	47.1	2.24

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 or about March 15, 2023 or such other date agreed to by the parties. No lease in place for 2023.

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 closing 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 closing company the required earnest payment. 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 or about March 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 closing company.

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 two individual tracts. All bids are open for advancement **starting Monday, February 13, 2023 at 9:00 AM until Wednesday, February 15, 2023 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. 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 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: Lloyd M. Bellack and Marie Bellack Joint Revocable Living Trust

Online Bidding Procedure: This online auction begins on **Monday, February 13, 2023 at 9:00 AM** and closes **Wednesday, February 15, 2023 at 1:00 PM**.

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.