

# ONLINE LAND AUCTION

46+/- Acres • Douglas County, South Dakota

## Highlights:

- Three-bedroom ranch style home with many updates
- Commercial feed lot for finishing 7500 sheep, 14,000 bu. of grain storage, and three hoop buildings
- Established shelter belt surrounding the property on three sides
- 600 acres of public land joins this property and has outstanding hunting potential



L-2300159

Online bidding starts Saturday, March 18, 2023, at 1:00 PM.  
Bidding closes Wednesday, March 22, 2023, at 6:00 PM.

To Register and Bid on this Auction, go to: [www.fncbid.com](http://www.fncbid.com)

Property Showing:  
Saturday, March 11, 2023 • 5:00 - 7:00 PM  
Or By Appointment  
38048 273rd Avenue, Corsica, South Dakota



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# Property Information

## Location:

38048 273rd Avenue, Corsica, South Dakota.  
One mile east of New Holland, South Dakota.

## Legal Description:

VandenBerge Tract 1, a subdivision of the S2  
31-100-65.

## Property Description:

A 46+/- Acre Working Acreage For Sale!

This listing includes a three-bedroom ranch style home with many updates including new windows and a remodeled kitchen. The 46+/- acres sets on a paved road and includes a commercial feed lot for finishing 7500 sheep. The 14 pens have been professionally landscaped for proper drainage and all water fountains are on concrete pads. This property also includes 14,000 bu. of grain storage as well as three - 30'x80' hoop buildings. An established shelter belt surrounds the property on three sides. 600 acres of public land joins this property and has outstanding hunting potential.

**2022 Taxes:** \$2,974





# AUCTION TERMS

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

**Taxes:** Real estate taxes will be prorated to closing.

**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 9, 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 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 May 9, 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 one individual tract. All bids are open for advancement **starting Saturday, March 18, 2023 at 1:00 PM until Wednesday, March 22, 2023 at 6:00 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 10 minutes of the auction ending will automatically extend the auction for 10 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 10 minute time frame. All decisions of Farmers National Company are final.

**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. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**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:** Elwood VandenBerge

**Auctioneer:** Marshall Hansen

## Online Bidding Procedure:

This online auction begins on  
**Saturday, March 18, 2023, at 1:00PM.**

Bidding closes  
**Wednesday, March 22, 2023, at 6:00 PM.**

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

All bids on the tract 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.

