

SIMULCAST AUCTION

SIMULTANEOUS LIVE AND ONLINE

80+/- Acres • Hutchinson County, South Dakota

Thursday, April 6, 2023 • 11:00 AM

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

Highlights:

- Productive Hutchinson County farmland
- Close proximity to multiple grain markets
- Located in a strong farming community

L-2300190

ONLINE SIMULCAST BIDDING

Starts Wednesday, April 5, 2023, at 8:00 AM

Closes Thursday, April 6, 2023, at close of live event

To Register and Bid on this Auction, go to:

www.fncbid.com



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Marshall Hansen
Broker/Auctioneer

Salem, South Dakota

Direct: (605) 360-7922

MHansen@FarmersNational.com

www.FarmersNational.com/MarshallHansen



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

Here is a rare opportunity for both investors and expanding farm operators to purchase high-quality tillable Hutchinson County farmland. Located in a strong farming community this land lays close to multiple grain markets. Anyone would be proud to own this farm.

Property Location:

From Freeman, South Dakota, go one mile north on Highway 81 to 277th Street. Then one-half mile west to the northeast corner of the property.

Farm Data:

Cropland	79.83 acres
Non-crop	<u>0.17 acres</u>
Total	80.00 acres

Legal Description:

The East 1/2 of the North West 1/4 of Section 26-99-56 Hutchinson County, South Dakota

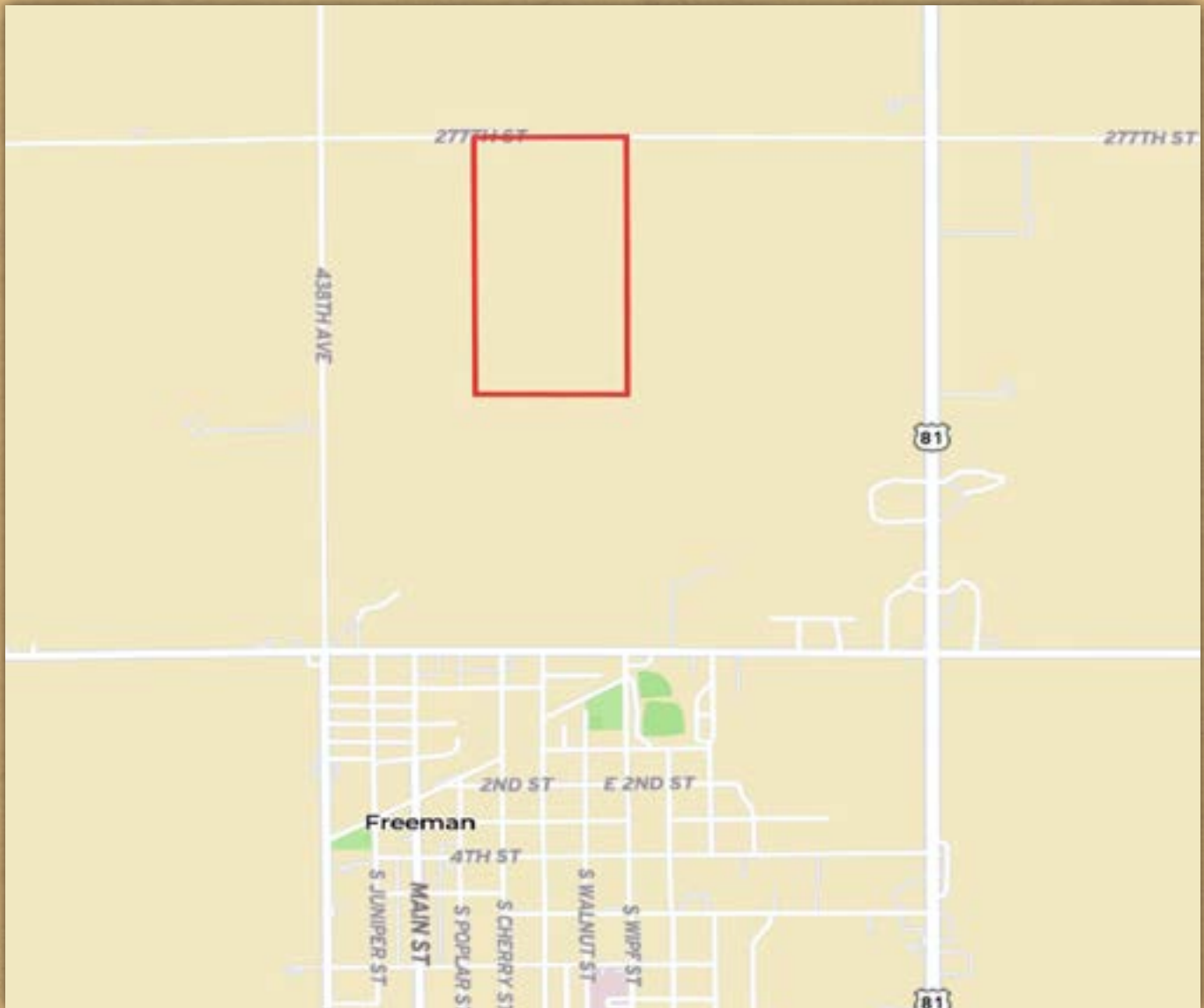
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	39.90 acres	153 bushels
Soybeans	39.90 acres	49 bushels

2022 Taxes:

\$1,666.04

Location Map



Aerial Photo



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CeA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	29.44	36.45	83	58	2c
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	27.11	33.56	88	68	2c
Tt	Tetonka-Harps complex	16.46	20.38	67	30	4w
Te	Tetonka silt loam, 0 to 1 percent slopes	5.15	6.38	57	17	4w
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	2.46	3.05	85	54	2c
CeB	Clarno-Davison loams, 2 to 4 percent slopes	0.16	0.2	79	54	2e
TOTALS		80.78(*)	100%	79.82	52.91	2.54



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. Sold subject to the 2023 crop year lease to Jamie Tieszen. Buyer to Receive all 2023 Cash Rent \$15,620.

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 May 18, 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 McCook County Abstract And Title Ins LTD.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCook County Abstract And Title Ins LTD, 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 May 18, 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 McCook County Abstract And Title Ins LTD.

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: Michael Hofer

Online Simultaneous Bidding Procedure:

The online bidding begins on **Wednesday, April 5, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, April 6, 2023, 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 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.

