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L-2300531

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ONLINE AUCTION

1,071± Acres, Lyman County, South Dakota

Bidding starts | Monday, October 30, 2023 at 9:00 AM

Bidding closes | Wednesday, November 1, 2023 at 1:00 PM

To register and bid go to: www.fnctbid.com

PROPERTY SHOWING: Wednesday, October 25, 2023 | 10:00 AM | On the Property

Highlights:

- **Highly productive Lyman County crop land located in both tracts**
- **Excellent White River native rangeland with rural water throughout**
- **World Class whitetail, mule deer and upland hunting**

For additional information, please contact:

Tyler Radke, AFM/Agent | (605) 999-0919

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Property Information

Location:

From the I-90/Reliance Exit two miles south on 328th Avenue, four miles west on 246th Street, two miles south on 324th Avenue, and one mile west on 248th Street.

Legal Description:

Tract 1: SW1/4 Section 17

Tract 2: E1/2NW1/4 and E1/2 Section 20, W1/2W1/2 Section 21, NE1/4 and N1/2SE1/4 Section 29, W1/2NW1/4 and NW1/4SW1/4 Section 28, all in T104N R74W, Lyman County, South Dakota.

Property Description:

Tract 1: 131.9 acres of crop land with a CPI in the 80's. An excellent quarter with very uniform, productive soils.

Tract 2: 219.1 acres of crop land and 688.55 acres of range land. This property has rural water running throughout and could be rotationally grazed. Wildlife abounds with pheasants, white-tail and mule deer present. Excellent income potential on the cropland and endless recreational opportunities throughout.

Properties sell with a lease in place through the 2024 crop year that will transfer to the new owner. New owner receives 100% of 2024 rental income and the lease is available upon request.

Farm Data:

• Tract 1:	
Cropland	131.9 acres
Hayland	26.16 acres
Non-crop	<u>1.94 acres</u>
Total	160.00 acres
• Tract 2:	
Cropland	219.1 acres
Pasture	688.55 acres
Non-crop	<u>3.35 acres</u>
Total	911 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	172.94 acres	34 bushels
Corn	74.33 acres	77 bushels
Grain Sorghum	19.33 acres	51 bushels

Improvements:

Rural water line with tanks through pasture.

2022 Taxes:

Tract 1: \$1,666.98

Tract 2: \$4,768.10

Aerial Map



Property Location Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MIB	Millboro silty clay loam, 3 to 6 percent slopes	85.15	54.6	83	33	3e
MIA	Millboro silty clay loam, 0 to 3 percent slopes	42.44	27.21	89	32	3s
MnC	Boro-Millboro silty clays, 6 to 9 percent slopes	14.03	9.0	56	31	4e
Wt	Witten silty clay, 0 to 3 percent slopes	8.65	5.55	80	36	2s
MnB	Boro-Millboro silty clays, 3 to 6 percent slopes	5.67	3.64	68	31	3e
TOTALS		155.94(*)	100%	81.49	32.64	3.03

Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MIB	Millboro silty clay loam, 3 to 6 percent slopes	328.37	35.95	83	33	3e
SbE	Sansarc-Opal clays, 9 to 25 percent slopes	275.12	30.12	22	13	7e
OnD	Opal-Sansarc clays, 6 to 15% slopes	160.62	17.59	38	17	6e
SpE	Sansarc-Opal-Promise clays, 6 to 35 percent slopes	103.32	11.31	32	18	7e
MIA	Millboro silty clay loam, 0 to 3 percent slopes	21.28	2.33	89	32	3s
Ho	Hoven silt loam	16.17	1.77	16	10	6s
OIB	Opal clay, 3 to 6 percent slopes	3.94	0.43	60	20	3e
W	Water	3.72	0.41	0	-	8
MnB	Boro-Millboro silty clays, 3 to 6 percent slopes	0.83	0.09	68	31	3e
TOTALS		913.37(*)	100%	49.45	21.84	5.26

AUCTION TERMS

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

Taxes: Real estate taxes for 2023 payable in 2024 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 December 13, 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 Titles of Dakota.

Contract and Title: Upon acceptance of bid, the high bidder(s) will enter into a real estate contract and deposit with Titles of Dakota, 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 the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 13, 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 Titles of Dakota.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement starting **Monday, October 30, 2023, at 9:00 AM until Wednesday, November 1, 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 with 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: McClenahan Farms LLLP

Online Bidding Procedure:

This online auction begins
Monday, October 30, 2023, at 9:00 AM.
Bidding closes Wednesday, November 1, 2023, at 1:00 PM.

To register and bid on this auction go to:
www.fnccbid.com

All bids on the tracts 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.

