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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**494± Acres, Aurora County, South Dakota**

Thursday, January 18, 2024 | 12:00 Noon

American Legion Hall | 511 Dakota Avenue South, Wessington Springs, South Dakota

## Highlights:

- Productive South Dakota cropland
- Pasture
- CRP Habitat



For additional information, please contact:

Marshall Hansen, Broker/Auctioneer

(605) 360-7922

[MHansen@FarmersNational.com](mailto:MHansen@FarmersNational.com)

**Bidding starts | Tuesday, January 16, 2024, at 8:00 AM**  
**Bidding ends | Thursday, January 18, 2024, at close of live event**

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

## Property Information

### Directions to Properties:

From Wessington Springs, South Dakota, go 1 mile east to 383rd Avenue, then 10 miles south to 239th Street, then 5 miles west to 377th Avenue, then 1 mile north to the northeast corner of Tract 1 at the corner of 238th Street and 377th Avenue, on the Aurora/Jerauld County Line.

### Legal Description:

**Tract 1:** The North Half of Section 5-105-65, Aurora County, South Dakota.

**Tract 2:** The SE 1/4 of Section 4-105-65, Aurora County, South Dakota

### Property Description:

This is your opportunity to purchase productive Aurora County, South Dakota, farmland, pasture and CRP habitat. Located in an area well know for it's wildlife production and hunting opportunities.

### Farm Data:

#### • Tract 1:

Cropland	173.13 acres
Pasture	82.22 acres
Non-crop	4.78 acres
CRP	49.87 acres
Timber	20 acres
Road	<u>4.00 acres</u>
Total	334 acres

#### • Tract 2:

Cropland	2.03 acres
Non-Crop	17.92 acres
CRP	136.05 acres
Road	<u>4.00 acres</u>
Total	160 acres

### FSA Information:

<b>Tract 1</b>	<b>Base</b>	<b>Yield</b>
Corn	149.28 acres	97 bushels
Soybeans	36.28 acres	32 bushels
<b>Tract 2</b>	<b>Base</b>	<b>Yield</b>
Soybeans	2.14 acres	32 bushels

### CRP:

**Tract 1:** 49.87 acres enrolled with an annual payment of \$5,004.45, expiring September 30, 2028.

**Tract 2:** 136.05 acres enrolled with an annual payment of \$18,217.09, expiring September 30, 2032.

### 2022 Taxes:

**Tract 1:** \$3,577.79

**Tract 2:** \$2,021.78

## Property Location Map



## Tract 1 Aerial Map



## Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BgB	Beadle-Jerauld-Dudley complex, 0 to 6 percent slopes	147.09	44.87	48	46	3e
HdB	Houdek-Dudley complex, 2 to 6 percent slopes	80.96	24.7	63	52	2e
HdA	Houdek-Dudley complex, 0 to 2 percent slopes	27.46	8.38	61	52	2c
DsA	Dudley-Jerauld silt loams, 0 to 2 percent slopes	23.7	7.23	29	32	4s
EID	Ethan-Betts loams, 9 to 15 percent slopes	14.77	4.51	31	57	6e
BdA	Beadle-Dudley complex, 0 to 2 percent slopes	14.54	4.44	58	50	2s
Du	Durrstein silt loam	7.5	2.29	17	10	6s
Pt	Plankinton-Prosper complex	5.15	1.57	68	29	4w
Hv	Hoven silt loam, 0 to 1 percent slopes	3.19	0.97	15	4	6s
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	1.98	0.6	58	63	3e
W	Water	1.18	0.36	0	-	8
HbA	Highmore-Mobridge silt loams, 0 to 2 percent slopes	0.27	0.08	87	60	2c
TOTALS		327.79(*)	100%	50.3	46.09	2.96

## Tract 2 Aerial Map



## Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HbA	Highmore-Mobridge silt loams, 0 to 2 percent slopes	56.58	35.53	87	60	2c
DmA	Delmont-Enet loams, 0 to 2 percent slopes	29.47	18.51	51	38	4s
BaB	Beadle-Stickney complex, 1 to 6 percent slopes	27.78	17.45	67	58	3e
Du	Durrstein silt loam	11.08	6.96	17	10	6s
DmB	Delmont-Enet loams, 2 to 6 percent slopes	10.64	6.68	44	37	4e
Oa	Mobridge silt loam, 0 to 2 percent slopes	9.93	6.24	94	65	2c
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	5.45	3.42	58	63	3e
Pt	Plankinton-Prosper complex	3.81	2.39	68	29	4w
DeA	DeGrey-Onita silt loams, 0 to 2 percent slopes	3.29	2.07	64	46	4s
HdB	Houdek-Dudley complex, 2 to 6 percent slopes	0.6	0.38	63	52	2e
BdA	Beadle-Dudley complex, 0 to 2 percent slopes	0.6	0.38	58	50	2s
TOTALS		159.23(*)	100%	67.41	49.88	3.08



# Simulcast 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 February 27, 2024, or such other date agreed to by the parties. Subject to current CRP Contracts with future payments prorated to December 31st. 2023. New buyer to receive all future income.

**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 Davison County Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Davison County Title 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 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 February 27, 2024, 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 Davison County Title.

**Sale Method: The real estate will be offered in two individual tracts via Buyer's Choice.** 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. Absentee or telephone bids will be accepted with 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.

**Additional Comments:** 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.

**Seller:** Gary Doering and Natalie Bilstad

**Auctioneer:** Marshall Hansen

**Online Simulcast Bidding Procedure:** The online bidding begins on Tuesday, January 16, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, January 18, 2024, at 12:00 Noon, with bidding concluding at the end of the live auction.

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.

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

**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.