



Farmers
National
Company™

www.FarmersNational.com

L-2400190

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

160± Acres, Spink County, South Dakota

Bidding starts | Monday, April 1, 2024, at 9:00 AM

Bidding closes | Tuesday, April 2, 2024, at 1:00 PM

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

Highlights:

- Mostly tillable acres
- Nice investment property
- Close to main highway and grain markets

For additional information, please contact:

Rick Gullickson, AFM, Agent | (605) 770-6041

RGullickson@FarmersNational.com

Bidding starts | Monday, April 1, 2024, at 9:00 AM
Bidding closes | Tuesday, April 2, 2024, at 1:00 PM

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

Property Information

Directions to Property:

From Doland, South Dakota, travel west on Highway 212 to 404th Avenue. Then, head three and one-half miles south. Property is on the west side of the road.

Legal Description:

160 Acres SE1/4 Section 22-116-61

Property Description:

A nice piece of farmland with mostly tillable acres. This property is located southwest of Doland, South Dakota, and is close to grain markets.

FSA Information:

	Base	Yield
Corn	79 acres	130 bushels
Soybeans	79 acres	31 bushels

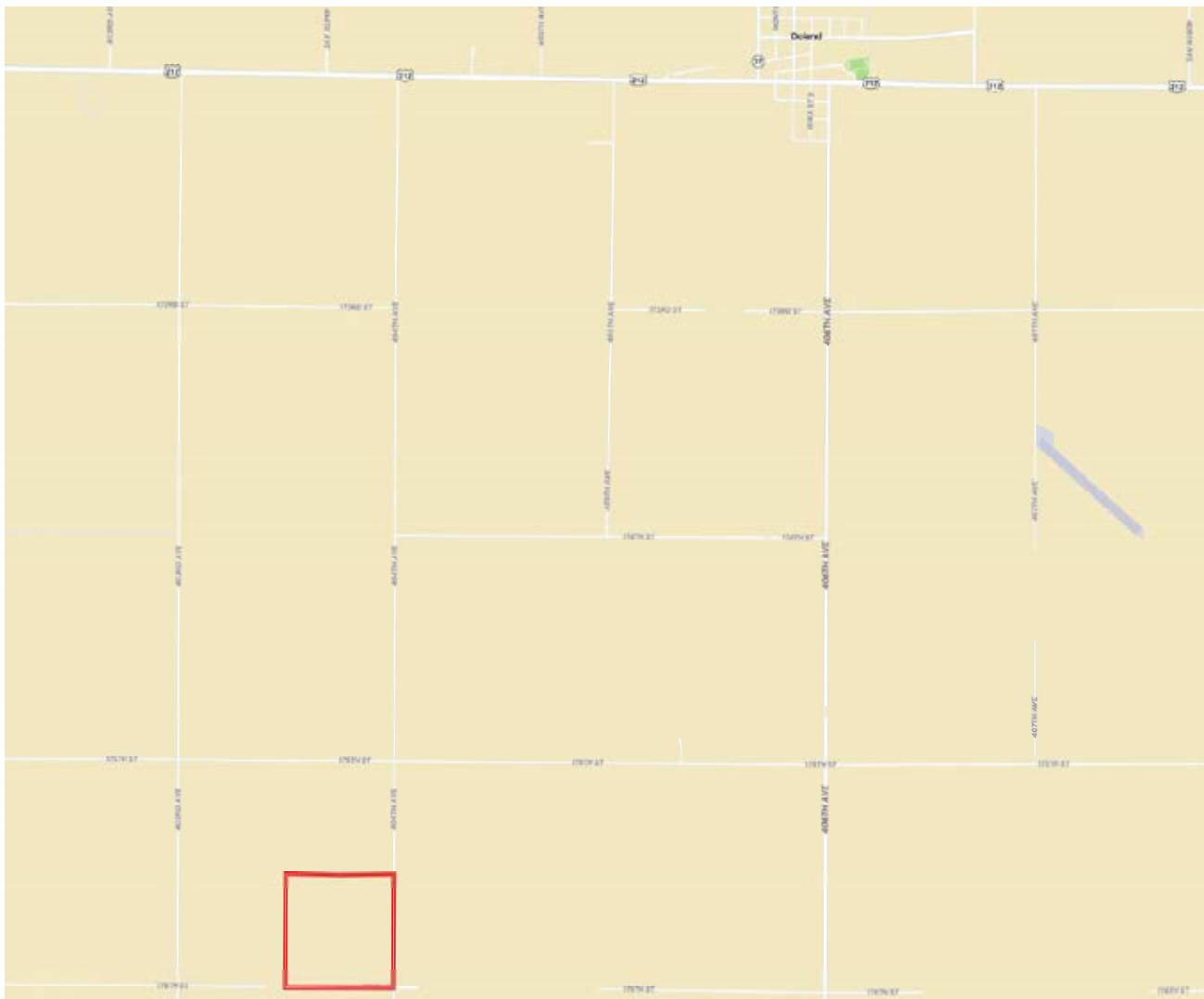
Farm Data:

Cropland	158.19 acres
Non-crop	<u>1.81 acres</u>
Total	160.00 acres

Taxes:

- \$1,389.98

Property Location



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G126A	Cresbard-Cavour-Heil complex, 0 to 3 percent slopes	62.61	39.19	46	33	3s
G139A	Forman-Cresbard loams, 0 to 3 percent slopes	38.54	24.12	79	54	2c
G138A	Forman-Cavour loams, 0 to 3 percent slopes	27.54	17.24	67	42	2c
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	19.3	12.08	35	25	4s
G139B	Forman-Cresbard loams, 3 to 6 percent slopes	11.77	7.37	77	54	2e
TOTALS		159.76(*)	100%	58.53	40.2	2.63



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on or about May 2, 2024, 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 the title company and the closing agent.

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 and the closing agent the required earnest payment. The cost of title insurance will be paid equally by the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about May 2, 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 the title company and the closing agent.

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.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Monday, April 1, 2024, at 9:00 AM, until Tuesday, April 2, 2024, 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 five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers 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: Buyer to receive 2024 cash rent. Available to farm in 2025.

Sellers: Jessie Halverson and Joshua Tschetter

Online Bidding Procedure: This online auction begins on Monday, April 1, 2024, at 9:00 AM. Bidding closes on Tuesday, April 2, 2024, at 1:00 PM.

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.