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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

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

Thursday, May 30, 2024 | 12:00 Noon

Stickney Community Building | 401 Main Street, Stickney, South Dakota

## Highlights:

- Productive South Dakota cropland
- Close to grain markets
- Adjacent to paved highway



**For additional information, please contact:**

**Marshall Hansen, Broker/Auctioneer**

**(605) 360-7922**

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

**Bidding starts | Tuesday, May 28, 2024, at 8:00 AM**  
**Bidding ends | Thursday, May 30, 2024, at close of live event**

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

## Property Information

### Directions to Properties:

Located from Stickney, South Dakota go 3 miles South on Highway 281 to Highway 42 then go 2 miles East to 390<sup>th</sup> Avenue which puts you at the Northwest corner of Tract 1.

### Legal Description:

**Tract 1** - The NW 1/4 of Section 21-101-63 Aurora County South Dakota.

**Tract 2** - The SW 1/4 of Section 21-101-63 Aurora County South Dakota.

**Tract 3** - The SE 1/4 of Section 21-101-63 Aurora County South Dakota.

**Tract 4** - The NE 1/4 of Section 28-101-63 Aurora County South Dakota.

**Tract 5** - The NW 1/4 of Section 27-101-63 Aurora County South Dakota.

### Property Description:

This is a rare opportunity to buy 800 acres of adjoining and mostly tillable, gently rolling, highly productive land in one large block. This well maintained farm has great eye appeal and land that anyone would be proud to own with all the fences removed.

### Farm Data:

<b>• Tract 1:</b>	
Cropland	152.48 acres
Non-crop	7.52 acres
Total	160 acres
<b>• Tract 2:</b>	
Cropland	152.00 acres
Non-Crop	8.00 acres
Total	160 acres
<b>• Tract 3:</b>	
Cropland	152.75 acres
Non-Crop	7.25 acres
Total	160 acres
<b>• Tract 4:</b>	
Cropland	142.08 acres
Non-Crop	17.92 acres
Total	160 acres
<b>• Tract 5:</b>	
Cropland	153.14 acres
Non-Crop	6.86 acres
Total	160 acres

### FSA Information:

<b>Tract 1</b>	<b>Base</b>	<b>Yield</b>
Corn	184.10 acres	135 bushels
Soybeans	204.70 acres	38 bushels

<b>Tract 2</b>	<b>Base</b>	<b>Yield</b>
Corn	184.10 acres	135 bushels
Soybeans	204.70 acres	38 bushels

<b>Tract 3</b>	<b>Base</b>	<b>Yield</b>
Corn	184.10 acres	135 bushels
Soybeans	204.70 acres	38 bushels

\*Tracts 1,2, and 3 combined if split FSA to determine Base Acres.

<b>Tract 4</b>	<b>Base</b>	<b>Yield</b>
Corn	61.60 acres	135 bushels
Soybeans	68.60 acres	38 bushels

<b>Tract 5</b>	<b>Base</b>	<b>Yield</b>
Corn	68.70 acres	135 bushels
Soybeans	76.40 acres	38 bushels

### 2023 Taxes:

**Tract 1:** \$1,751.66

**Tract 2:** \$1,750.92

**Tract 3:** \$1,865.88

**Tract 4:** \$1,662.10

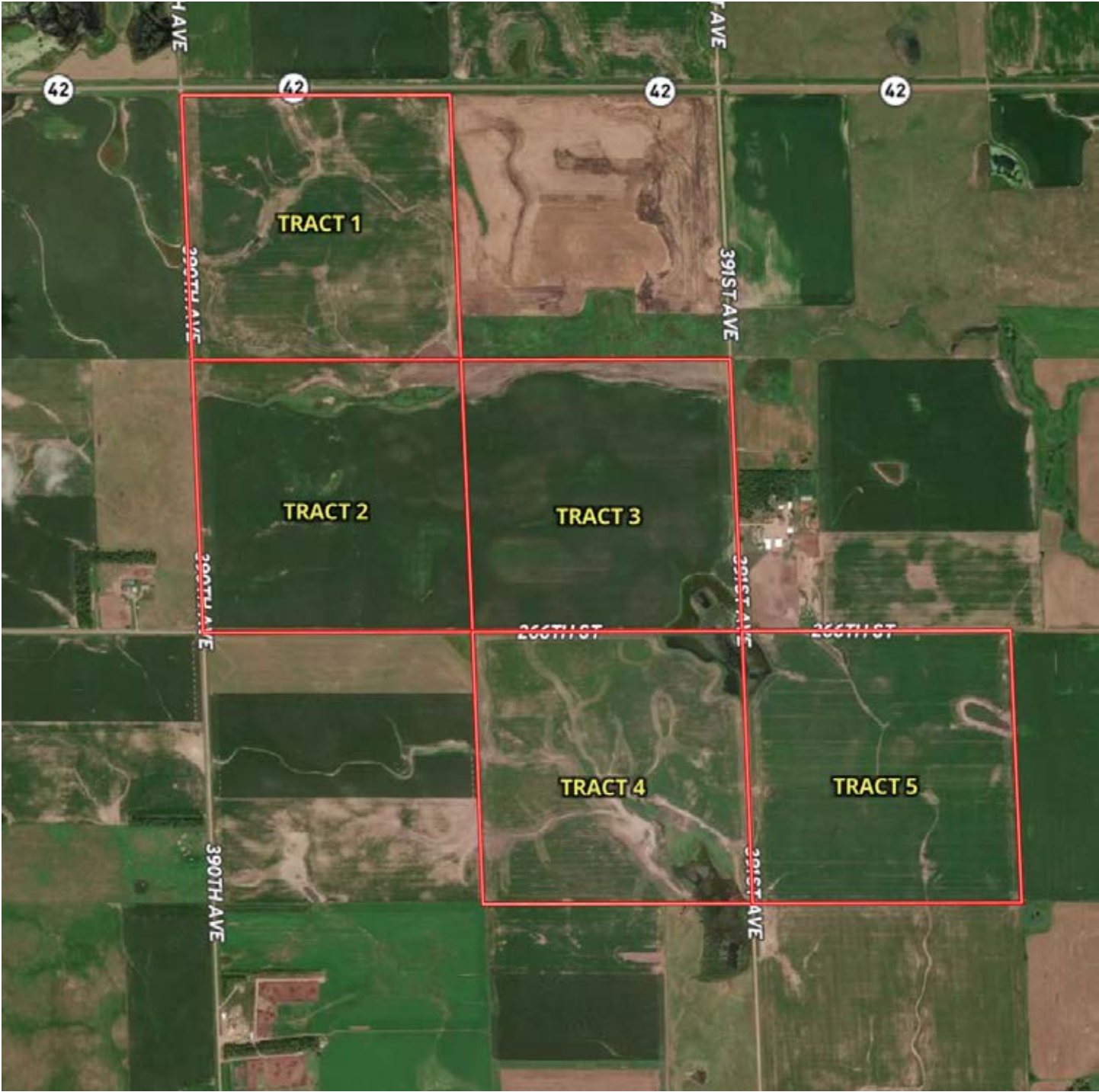
**Tract 5:** \$2,087.36

## Location Map





# Aerial Map



### Tract 1 Aerial Map



### Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	121.12	79.08	58	63	3e
HeB	Houdek-Ethan loams, 2 to 6 percent slopes	16.62	10.85	71	64	2e
Te	Tetonka silt loam, 0 to 1 percent slopes	11.6	7.57	57	17	4w
Bx	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	3.32	2.17	35	36	6w
Bo	Bon loam, 0 to 2 percent slopes, rarely flooded	0.5	0.33	85	75	2c
TOTALS		153.16(*)	100%	58.92	59.08	3.03

### Tract 2 Aerial Map



### Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	84.99	53.86	58	63	3e
HeB	Houdek-Ethan loams, 2 to 6 percent slopes	45.23	28.66	71	64	2e
Te	Tetonka silt loam, 0 to 1 percent slopes	19.42	12.31	57	17	4w
Bo	Bon loam, 0 to 2 percent slopes, rarely flooded	5.72	3.62	85	75	2c
Bx	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	2.43	1.54	35	36	6w
TOTALS		157.79(*)	100%	62.22	57.64	2.85



### Tract 3 Aerial Map



### Tract 3 Soil Map

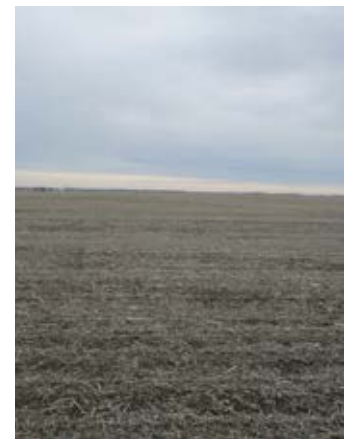


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	89.33	56.62	58	63	3e
HeB	Houdek-Ethan loams, 2 to 6 percent slopes	38.57	24.45	71	64	2e
Bo	Bon loam, 0 to 2 percent slopes, rarely flooded	13.6	8.62	85	75	2c
Te	Tetonka silt loam, 0 to 1 percent slopes	12.73	8.07	57	17	4w
Pt	Plankinton-Prosper complex	3.31	2.1	68	29	4w
Bx	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.22	0.14	35	36	6w
TOTALS		157.76(*)	100%	63.6	59.81	2.78

### Tract 4 Aerial Map



### Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	77.97	49.36	58	63	3e
HeB	Houdek-Ethan loams, 2 to 6 percent slopes	41.53	26.29	71	64	2e
Te	Tetonka silt loam, 0 to 1 percent slopes	30.39	19.24	57	17	4w
Pt	Plankinton-Prosper complex	5.37	3.4	68	29	4w
HpA	Houdek-Prosper loams, 0 to 2 percent slopes	2.04	1.29	88	67	2c
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	0.67	0.42	10	4	8w
TOTALS		157.97(*)	100%	61.75	53.06	2.97

**Tract 5 Aerial Map**



**Tract 5 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HeB	Houdek-Ethan loams, 2 to 6 percent slopes	65.21	41.41	71	64	2e
HpA	Houdek-Prospers loams, 0 to 2 percent slopes	51.11	32.46	88	67	2c
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	17.47	11.09	58	63	3e
Pt	Plankinton-Prospers complex	11.88	7.54	68	29	4w
Te	Tetonka silt loam, 0 to 1 percent slopes	11.8	7.49	57	17	4w
TOTALS		157.47(*)	100%	73.8	58.7	2.41



# Simulcast 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 July 10, 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 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 July 10, 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 five individual tracts.** 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. **Sale Method:** The real estate will be offered in 5 individual tracts via High Bidders Choice. Sold subject to an oral 2024 crop year lease with Wayne Klein. The 2024 cash rent is split equally between Buyer & Seller with the Buyer receiving the entire last half from the tenant due on November 1, 2024. Landlords possession to the Buyer at closing with full possession and right to farm for the 2025 crop year upon the removal of the crop by the present tenant. Tenant retains the full right to harvest the 2024 crop under any and all circumstances regardless of when that harvest occurs.

**Seller:** Klein Family Farms

**Auctioneer:** Marshall Hansen

**Online Simulcast Bidding Procedure:** The online bidding begins on Tuesday, May 28, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, May 30, 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.





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