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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**799.51± Acres, Charles Mix County, South Dakota**

Thursday, October 10, 2024 | 1:00 PM

Sold From Skating Banquet Hall | 350 Main Street, Platte, South Dakota 57369

## Highlights:

- Lush cross-fenced pastures with multiple sources of reliable water including rural water taps.
- Well established wildlife habitat in the heart of pheasant country.
- Gravel Deposits for additional income potential.



For additional information, please contact:

Marshall Hansen, Broker/Auctioneer  
(605) 360-7922  
[MHansen@FarmersNational.com](mailto:MHansen@FarmersNational.com)



Tyler Radke, AFM/Agent  
(605) 999-0919  
[TRadke@FarmersNational.com](mailto:TRadke@FarmersNational.com)

**Bidding starts | Tuesday, October 8, 2024, at 8:00 AM**

**Bidding ends | Thursday, October 10, 2024, at close of live event**

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

## Property Information

**Directions to Properties:** Located at the intersection of 270<sup>th</sup> Street and 371<sup>st</sup> Avenue. From Platte, South Dakota go 6 miles North on Highway 45 to 270<sup>th</sup> Street. Then 4 miles East to the property.

### Legal Description:

**Tract 1** - The South Half of Section 15-100-67 & The SW1/4 of Section 14-100-67 Charles Mix County, South Dakota Selling 480 Taxable Acres M/L.

**Tract 2** - The North Half of Section 22-100-67 Charles Mix County, South Dakota Selling 319.51 Taxable Acres M/L.

**Property Description:** This is your opportunity to purchase productive Charles Mix County, South Dakota Grassland and Pasture with good fences, livestock corral and rural water taps. This property is a sportsmans dream offering extensive wildlife habitat with great pheasant and deer hunting opportunities. Gravel Mining operations are currently being conducted. (No Piled Gravel Is Included With The Sale Of Property).

### Farm Data:

#### Tract 1:

Pasture	478 acres M/L
Road	2 acres M/L
Total	480 acres M/L

#### Tract 2:

Pasture	317.51 acres M/L
Road	2 acres M/L
Total	319.51 acres M/L

**CRP Information:** Tract 2 has 46.15 CRP acres, with an annual payment of \$3,211.00. Expires of September 30, 2024.

### 2023 Taxes:

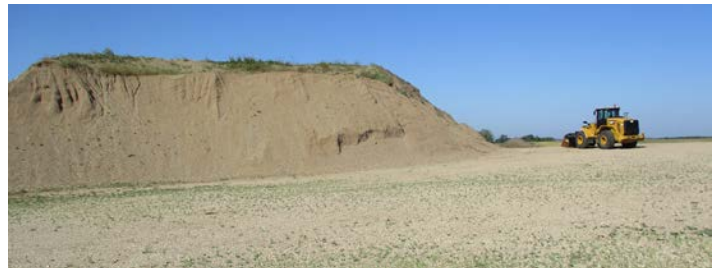
**Tract 1:** \$3,626.90

**Tract 2:** \$2,602.12

## Aerial Map



# Tract 1:

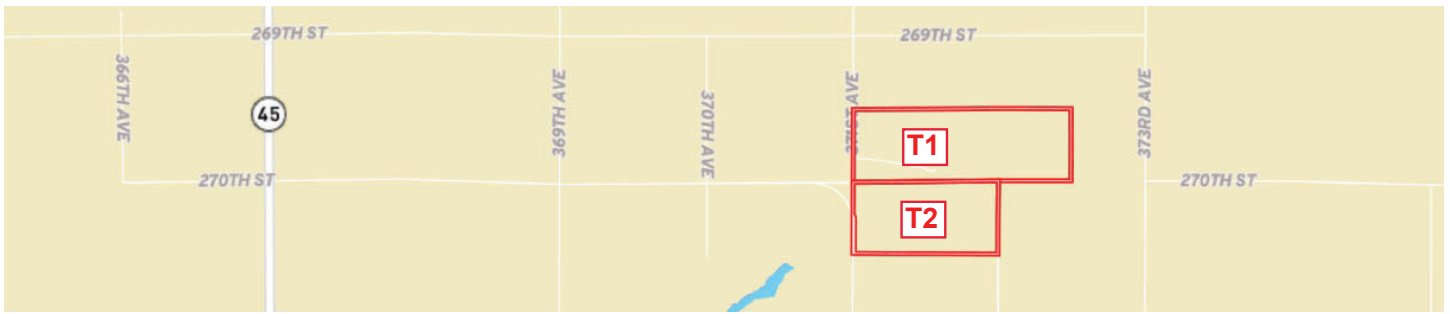


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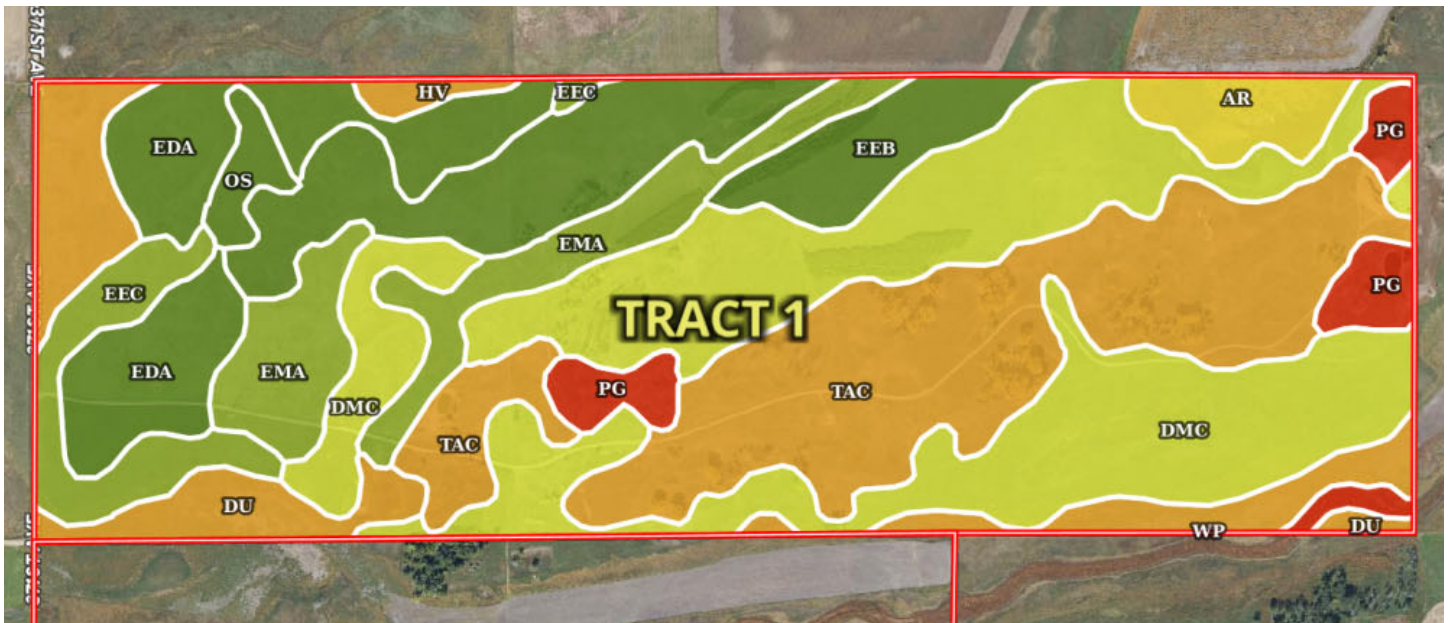
# Tract 2:



## Location Map

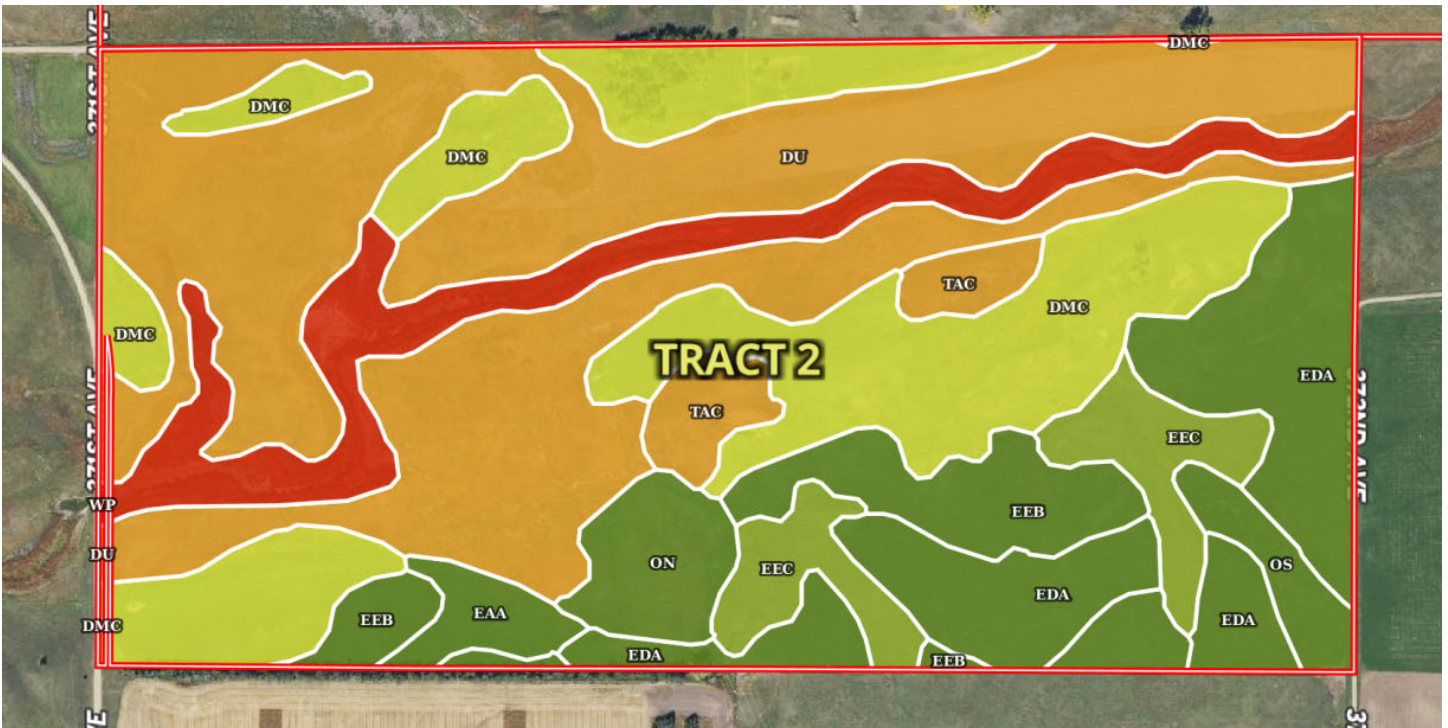


## Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DmC	Delmont-Talmo complex, 2 to 9 percent slopes	141.64	30.24	29	35	4e
TaC	Talmo gravelly sandy loam, 2 to 9 percent slopes	98.93	21.12	10	28	6s
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	54.67	11.67	76	64	2e
EdA	Eakin-DeGrey silt loams, 0 to 4 percent slopes	42.67	9.11	72	58	2e
Du	Durrstein silt loam	40.05	8.55	12	18	6s
EmA	Enet loam, 0 to 2 percent slopes	35.67	7.62	60	46	3s
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	18.5	3.95	66	63	3e
Pg	Orthents, gravelly	14.49	3.09	0	7	8s
Ar	Arlo silt loam, wet	11.17	2.38	27	16	5w
Os	Onita-Hoven silt loams	5.32	1.14	73	47	2c
Hv	Hoven silt loam, 0 to 1 percent slopes	2.86	0.61	15	7	6s
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	2.39	0.51	10	6	8w
TOTALS		468.36(*)	100%	36.13	37.99	4.22

## Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Du	Durrstein silt loam	115.6 6	37.24	12	18	6s
DmC	Delmont-Talmo complex, 2 to 9 percent slopes	66.65	21.46	29	35	4e
EdA	Eakin-DeGrey silt loams, 0 to 4 percent slopes	39.45	12.7	72	58	2e
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	27.11	8.73	10	6	8w
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	19.68	6.34	76	64	2e
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	15.74	5.07	66	63	3e
On	Mobridge silt loam, 0 to 2 percent slopes	8.59	2.77	94	65	2c
TaC	Talmo gravelly sandy loam, 2 to 9 percent slopes	7.93	2.55	10	28	6s
Os	Onita-Hoven silt loams	5.1	1.64	73	47	2c
EaA	Eakin silt loam, 0 to 2 percent slopes	4.72	1.52	88	67	2c
TOTALS		310.6 3(*)	100%	34.26	33.65	4.59

# 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 2024 payable in 2025 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:** Landlords possession will be granted at closing on November 21, 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 Platte Title Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Platte Title Company 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 November 21, 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 Platte Title Company.

**Sale Method:** The real estate will be offered in two individual tracts using the High Bidder Choice sale method. 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:** Property is being sold as-is with no guarantees of any kind other than marketable title. No personal property of any kind is included with this sale. No piled gravel is included with the sale of the property. Property is being sold based on Taxable Acres obtained from the Charles Mix County Assessors office. Buyers to receive full possession and right to operate for the 2025 calendar year.

**Seller:** Darlene VanZee Revocable Trust

**Auctioneer:** Marshall Hansen

**Online Simulcast Bidding Procedure:** The online bidding begins on Tuesday, October 8, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, October 10, 2024, at 1:00 PM, 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.