



**Farmers
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L-2400449



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ONLINE AUCTION

137.49± Acres, Lake Andes, Charles Mix County, South Dakota

Bidding starts | Tuesday, October 22, 2024, at 8:00 AM

Bidding closes | Thursday, October 24, 2024, at 1:00 PM

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

Highlights:

- Offered in two tracts
- Productive Farmland
- Wildlife Habitat
- Lake Shore Property



For additional information, please contact:

Marshall Hansen, Broker, Auctioneer | (605) 360-7922

MHansen@FarmersNational.com

Property Information

Directions to Property:

- **Tract 1:** Located at the intersection of 291st Street and 385th Avenue. From Lake Andes, go one mile north on 382nd Avenue to 291st Street. Then, travel three miles east to the property.
- **Tract 2:** From Lake Andes, go six miles north on 382nd Avenue to 286th Street. Then, travel two and one-half miles east to the property.

Legal Description:

- **Tract 1:** Lot 1, Section 2-96-65 & Lot 4, Section 1-96-65 Charles Mix County, South Dakota
- **Tract 2:** The East Half of the SW1/4 of Section 2-97-65 Charles Mix County, South Dakota

Property Description:

This is your opportunity to purchase productive farmland in Charles Mix County, South Dakota. This property is a sportsman's dream, offering extensive wildlife habitat with approximately 2,700 feet of Lake Shore frontage on Tract 1.

CRP Information:

- **Tract 1:** 3.55 acres, due to expire September 30, 2026. Annual payment of \$454.00
- **Tract 2:** 2.20 acres, due to expire September 30, 2026. Annual payment of \$250.00

Tract 1



Tract 2



Farm Data:

• Tract 1:		
Cropland	32.19 acres	
Non-crop	5.16 acres	
CRP	3.55 acres	
Timber	14.59 acres	
Road	<u>2.00 acres</u>	
Total	57.49 acres	
• Tract 2:		
Cropland	65.76 acres	
Non-crop	7.88 acres	
CRP	2.20 acres	
Timber	3.16 acres	
Road	<u>1.00 acres</u>	
Total	80.00 acres	

FSA Information:

• Tract 1:			
	Base		Yield
Corn	16.00 acres		102 bushels
Grain Sorghum	3.80 acres		57 bushels
• Tract 2:			
	Base		Yield
Corn	2.80 acres		102 bushels

Taxes:

- **Tract 1:** \$736.16
- **Tract 2:** \$1,154.64

Property Location

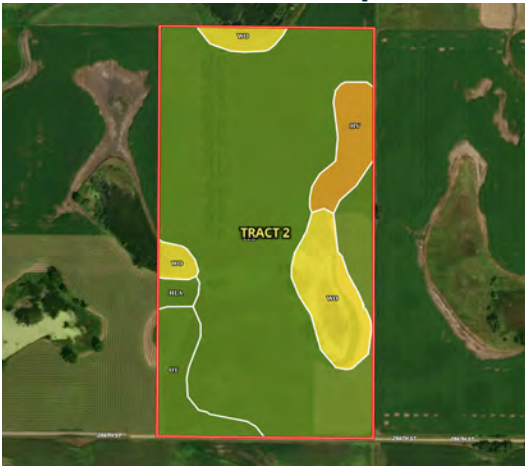


Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HgA	Highmore silt loam, 0 to 2 percent slopes	25.34	42.98	92	59	2c
BeE	Ethan-Betts loams, 9 to 15 percent slopes	18.05	30.61	31	57	6e
HhB	Highmore silt loam, 2 to 6 percent slopes	8.41	14.26	91	58	2e
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	3.87	6.56	10	6	8w
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	3.29	5.58	76	64	2e
TOTALS		58.96(*)	100%	66.91	55.05	3.62

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	60.18	74.84	76	64	2e
Wo	Worthing silty clay loam, 0 to 1 percent slopes	9.37	11.65	31	14	5w
Ot	Onita-Tetonka silt loams	5.44	6.77	86	46	2c
Hv	Hoven silt loam, 0 to 1 percent slopes	4.41	5.48	15	7	6s
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	1.02	1.27	86	64	2c
TOTALS		80.42(*)	100%	68.22	53.84	2.57

Tract 1



Tract 1



Tract 2



Tract 2



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 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 December 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 Titles of Dakota.

Contract and Title: Immediately upon conclusion of the bidding, 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 will be paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about December 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 Titles of Dakota.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement starting Tuesday, October 22, 2024, at 8:00 AM until Thursday, October 24, 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

on either tract will automatically extend the auction five minutes from the time the bid is placed on both tracts. 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.

Sellers: Carda Farms, LLC

Online Bidding Procedure: This online auction begins on Tuesday, October 22, 2024, at 8:00 AM. Bidding closes on Thursday, October 24, 2024, at 1:00 PM.

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

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.

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.