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FOR MORE INFO!



# ONLINE AUCTION

**236.54± Acres, Spink County, South Dakota**

**Bidding starts | Monday, October 28, 2024, at 8:00 AM**

**Bidding closes | Tuesday, October 29, 2024, at 1:00 PM**

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

## Highlights:

- Productive grassland
- Good fences
- Paved road access



For additional information, please contact:  
**Marshall Hansen, Broker, Auctioneer | (605) 360-7922**  
[MHansen@FarmersNational.com](mailto:MHansen@FarmersNational.com)



# Property Information

## Directions to Property:

From Northville, South Dakota, go three miles west on Highway 20 to 378th Avenue.

## Legal Description:

- **Tract 1:** The East 1/2 of the SE 1/4 of Section 34-120-65 less Lot H-1
- **Tract 2:** The East 1,255' of the NE1/4 Section 3-119-65 Less Lot H-1 & that portion of Wilkins Family Lot-1 contained therein
- **Tract 3:** Govt. Lots 3 and 4 and part of the S1/2NW1/4 Except Lot H-1 & County Rd 19 and Except Boekelheide Lot 1 thereof

## Property Description:

This is your opportunity to purchase productive Spink County, South Dakota, grassland with good fences and water. If desired, many acres can be broken for cropland production. All tracts are accessible from paved roads.

## Farm Data:

- **Tract 1:**  
Pasture 78.01 acres  
Total 78.01 acres
- **Tract 2:**  
Pasture 72.00 acres  
Total 72.00 acres
- **Tract 3:**  
Pasture 86.53 acres  
Total 86.53 acres

## Taxes:

- **Tract 1:** \$500.02
- **Tract 2:** \$610.93
- **Tract 3:** \$570.04

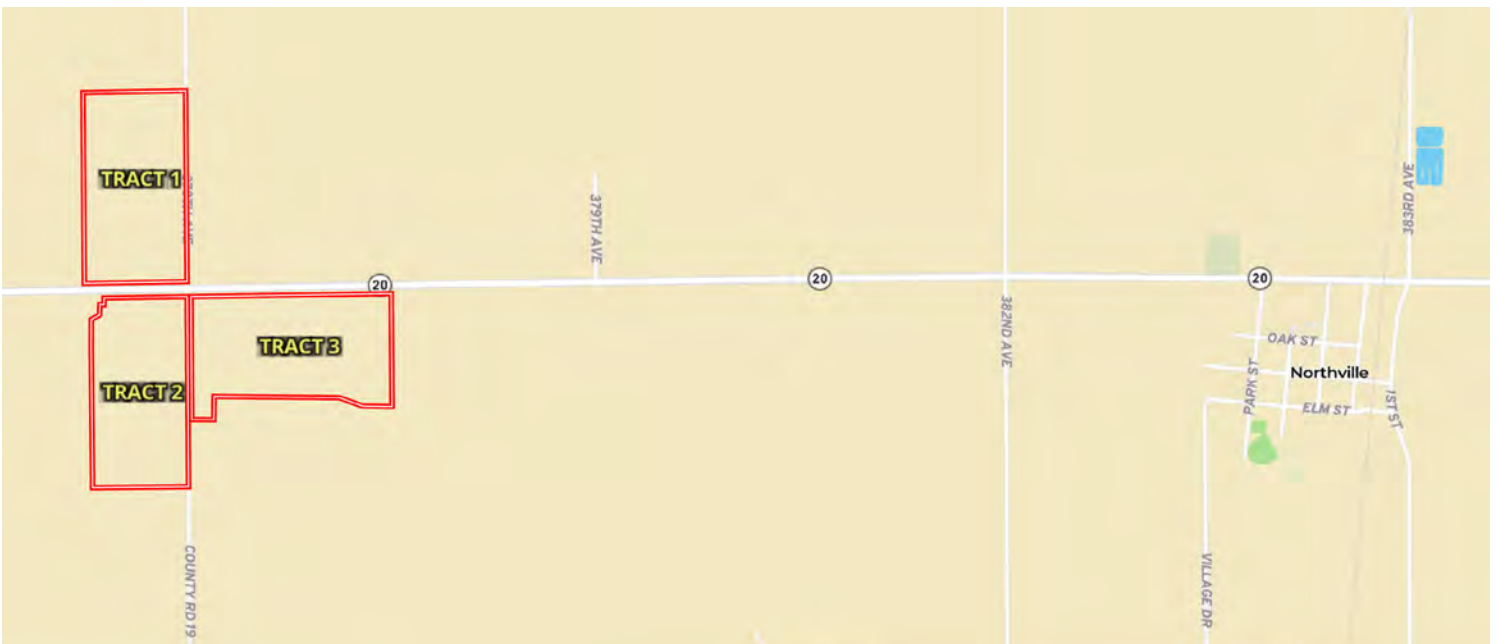
### Tract 1



### Tract 2



## Property Location



### Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
C491A	Straw-Fluvaquents channeled, complex, 0 to 2 percent slopes, frequently flooded	18.69	24.23	42	28	6w
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	18.03	23.37	32	46	4s
C496A	Dovecreek silt loam, 0 to 2 percent slopes	10.42	13.51	90	58	2c
C132B	Williams-Zahl loams, 3 to 6 percent slopes	9.38	12.16	77	50	2e
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	7.08	9.18	29	37	4s
C153E	Zahl-Max loams, 15 to 25 percent slopes	5.1	6.61	31	37	7e
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	3.4	4.41	57	48	4e
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	2.75	3.56	61	49	3e
C817A	Lehr-Bowdle loams, 0 to 2 percent slopes	1.77	2.29	54	36	3s
C147B	Williams-Niobell-Tonka complex, 0 to 6 percent slopes	0.41	0.53	74	48	2e
C575A	Ranslo loam, 0 to 2 percent slopes	0.12	0.16	30	40	4s
TOTALS		77.15(*)	100%	50.25	42.29	4.1

### Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
C168B	Max-Arnegard-Zahl loams, 0 to 6 percent slopes	22.26	31.3	78	51	2e
C168C	Max-Zahl-Arnegard loams, 3 to 9 percent slopes	8.28	11.64	65	50	3e
C003A	Parnell silty clay loam, 0 to 1 percent slopes	8.25	11.6	21	31	5w
C661A	Niobell-Noonan loams, 0 to 3 percent slopes	6.37	8.96	63	41	3s
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	6.36	8.94	50	36	3e
C667A	Williams-Niobell loams, 0 to 3 percent slopes	6.04	8.49	82	49	2c
C817A	Lehr-Bowdle loams, 0 to 2 percent slopes	4.84	6.81	54	36	3s
C147B	Williams-Niobell-Tonka complex, 0 to 6 percent slopes	3.14	4.42	74	48	2e
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	2.83	3.98	32	46	4s
C990F	Pits, gravel and sand, 0 to 60 percent slopes	2.72	3.83	13	-	8s
TOTALS		71.09(*)	100%	60.22	42.84	3.02

### Tract 3 Soil Map

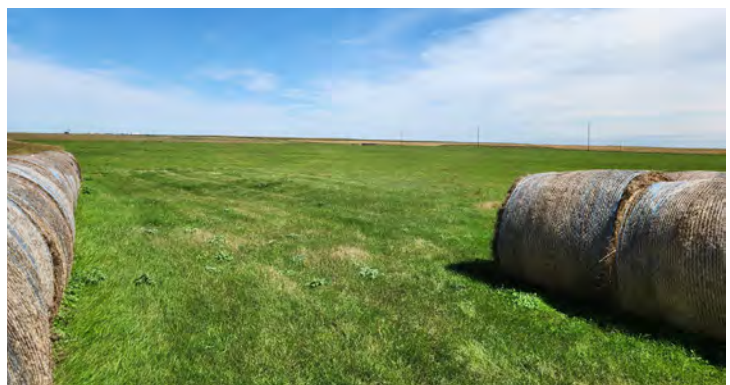


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	29.18	34.79	32	46	4s
G571A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	23.88	28.47	92	68	2c
W	Water	11.13	13.27	0	-	8
G553A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	9.25	11.03	27	34	4s
C491A	Straw-Fluvaquents channeled, complex, 0 to 2 percent slopes, frequently flooded	8.22	9.8	42	28	6w
C168B	Max-Arnegard-Zahl loams, 0 to 6 percent slopes	2	2.38	78	51	2e
C667A	Williams-Niobell loams, 0 to 3 percent slopes	0.22	0.26	82	49	2c
TOTALS		83.88(*)	100%	46.49	43.2	4.1

### Tract 3



### Tract 1



# 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 12, 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 Spink County Abstract And Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Spink County Abstract And 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 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 12, 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 three individual tracts. All bids are open for advancement starting Monday, October 28, 2024, at 8:00 AM until Tuesday, October 29, 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 any of the tracts will automatically extend the auction five minutes from the time the bid is placed on all 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.

**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. Property is being sold based on taxable acres obtained from the Spink Mix County Assessors office. Only Tract 2 will be surveyed by the Seller. The purchase price will be adjusted to reflect the surveyed acres. Buyers to receive full possession and right to operate for the 2025 calendar year.

**Sellers:** Connie Wilkins Estate -- R & C Wilkins Family, LLC

**Online Bidding Procedure:** This online auction begins on Monday, October 28, 2024, at 8:00 AM. Bidding closes on Tuesday, October 29, 2024, at 1:00 PM.

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