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# ONLINE AUCTION

**40± Acres, Lincoln County, South Dakota**

**Bidding starts | Tuesday, November 12, 2024, at 8:00 AM**

**Bidding closes | Thursday, November 14, 2024, at 1:00 PM**

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

## Highlights:

- Property lies just South of Harrisburg in the developmental growth area, adjacent to city limits boundary
- Excellent cropland with soil productivity rating of .899 according to the Lincoln County Assessor
- This property comes with one housing eligibility



For additional information, please contact:  
**Paul Sickler, AFM/Agent | (605) 366-4704**  
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# Property Information

## Directions to Property:

From the intersection of East Willow Street and 476th Avenue on the east edge of Harrisburg, go south approximately 1.5 miles on 476th Avenue to the farm. The farm lies on the west side of 476th Avenue. Auction signs will be posted.

## Legal Description:

NE1/4 SE1/4 of Section 12, T99N, R50W

## Property Description:

According to the Lincoln County Assessor, this property contains 40.0 gross acres. The property will be sold by an online only auction, with final bid price times the gross acres from Lincoln County Assessor of 40.0 acres. This farm is nearly all cropland and has a soil productivity rating of .899 according to the Lincoln County Assessor. Whether you are an investor, farmer or land developer, this is an tremendous opportunity to purchase a high quality parcel of land located just South of Harrisburg. Make plans today to register for this online only auction and purchase this property!

## Farm Data:

Cropland	38.70 acres
Non-crop	<u>1.30 acres</u>
Total	40.0± acres

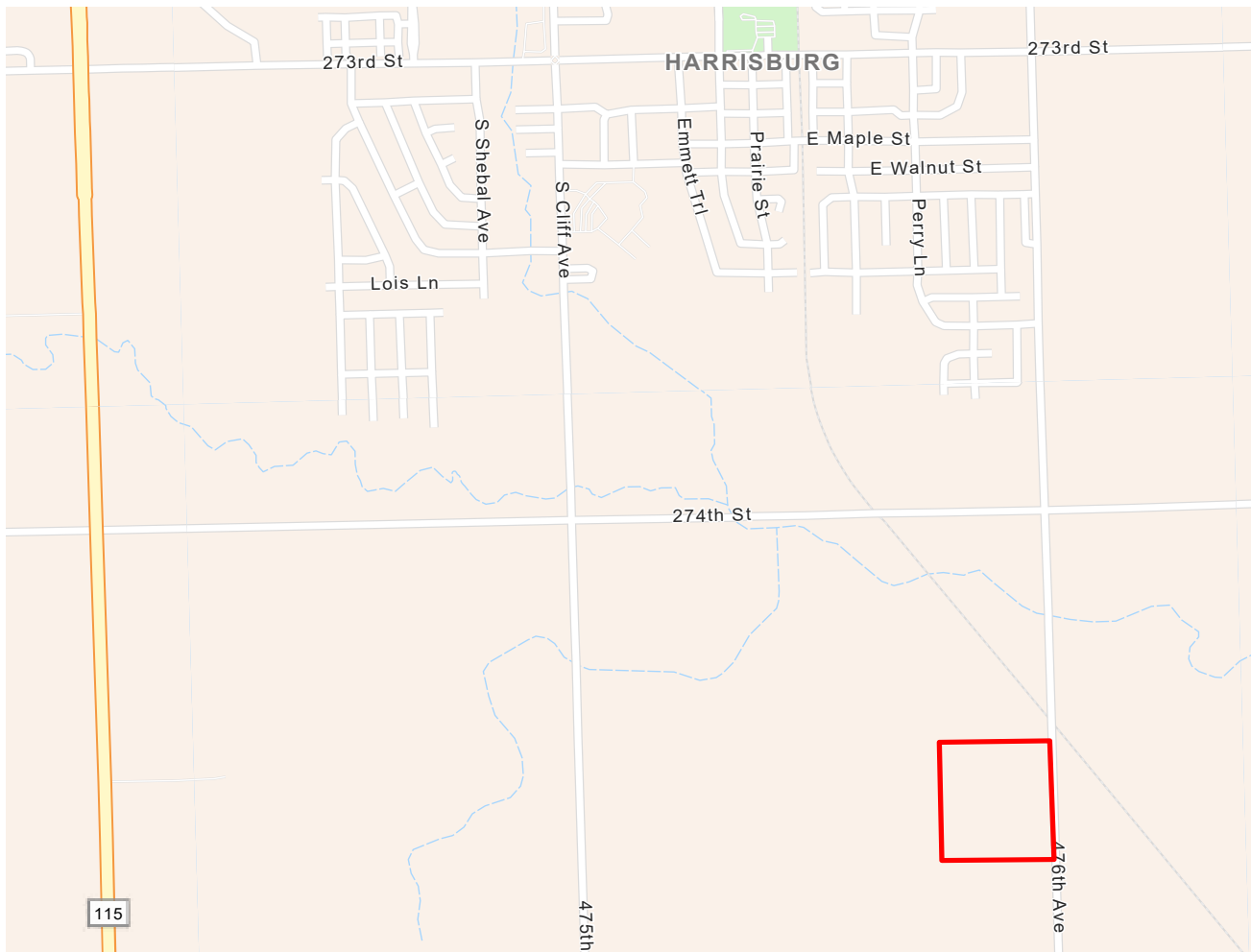
## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	19.70 acres	136 bushels
Soybeans	18.70 acres	48 bushels

**2023 Taxes:** \$1,327.54

**Agent Comments:** Farmers National Company is honored to represent Gerianne Short in offering this outstanding tract of land in La Valley Township, Lincoln County, South Dakota. This excellent parcel of land is located just South of Harrisburg. **If you are an investor, farmer or land developer looking to add a smaller parcel to your portfolio, make plans now to bid on this high quality track of land!**

## Property Location





**Aerial Map**



**Soil Map**



Map Symbol	Name	Non-IRR LCC	PI	ACRES
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	1	93	18.3
Cd	Chancellor-Viborg silty clay loams	2w	87	11.1
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	1	88	5.2
EaB	Egan silty clay loam, 3 to 6 percent slopes	2e	82	4.1
TOTAL			89.4	38.7



# Online 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 and t 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 16, 2024, or such other date agreed to by the parties. Subject to the current lease that ends on December 31, 2024.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding by the successful high bidder. 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 Lincoln County 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 Lincoln County 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 and 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 or about December 16, 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 Lincoln County Title Company.

**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 adjust 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 Tuesday, November 12, 2024, at 8:00 AM until Thursday, November 14, 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.

**Seller:** Gerianne M. Short

**Online Bidding Procedure:** This online auction begins on **Tuesday, November 12, 2024, at 8:00 AM. Bidding closes on Thursday, November 14, 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.

