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L-2450006

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ONLINE AUCTION

2,124± Acres, Perkins County, South Dakota

Bidding starts | Monday, November 18, 2024, at 8:00 AM

Bidding closes | Wednesday, November 20, 2024, at 1:00 PM

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

Highlights:

- Productive cropland and grassland
- Good fences and water
- Paved road access



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



Property Information

Directions to Property:

Located approximately nine miles south of Hettinger, North Dakota, along Highway 75 in Viking and Grand River Townships.

Legal Description:

The North Half of Section 20-22-12 Less 6.07 Acres; The South Half of Section 17-22-12 less 9.25 Acres; The South Half of the NE ¼ and the SE ¼ of the NW ¼ all in 17-22-12. The North Half of the SE ¼ and the SE ¼ of the SE ¼ of Section 12-22-11 and the NW ¼ and the SW ¼ and the West Half of the East Half of Section 7-22-12. The West Half of Section 6-22-12. The NE ¼ and the East Half of the SE ¼ of Section 1-22-11. The NW ¼ of Section 36-23-11 The South Half of the NE 1/4 of Section 33-23-12.

Property Description:

This is your opportunity to purchase productive Perkins County, South Dakota cropland and grassland with good fences and water.

Farm Data:

Cropland	755.28 acres
Pasture	<u>1,368.72 acres</u>
Total	2,124 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	93.20 acres	21 bushels
Oats	76.60 acres	76 bushels
Corn	79.20 acres	62 bushels
Barley	2.10 acres	27 bushels

Taxes:

\$10,206.48

Property Location



Aerial Map



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 20, 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 Perkins 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 Perkins 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 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 20, 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 Perkins County Title.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Monday, November 18, 2024, at 8:00 AM until Wednesday, November 20, 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 Perkins County Assessors office.

Sellers: Marquess Stenberg SD LLP

Online Bidding Procedure: This online auction begins on Monday, November 18, 2024, at 8:00 AM. Bidding closes on Tuesday, November 20, 2024, at 1:00 PM.

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

All bids on the tract 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.