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ONLINE AUCTION

107.66± Acres, Spink County, South Dakota

Bidding starts | Monday, January 6, 2025, at 8:00 AM

Bidding closes | Tuesday, January 7, 2025, at 1:00 PM

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

Highlights:

- Productive grassland
- Good fences
- Paved road access



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



Property Information

Directions to Property:

From Northville, South Dakota, go five miles west on Highway 20 to 376th Avenue.

Legal Description:

GOVT LOT 1 & THE NORTH 1287' OF GOVT LOT 2 EXCEPT H1 (4.01A) AND PARCEL 1 SPINK CO WAS NO4 ALL IN THE NE1/4 OF SECTION 5-119-65

Property Description:

This is your opportunity to purchase productive Spink County, South Dakota, grassland with good fences and paved road access. If desired, many acres could be broken for cropland production.

FSA Information:

Base
31.20 acres

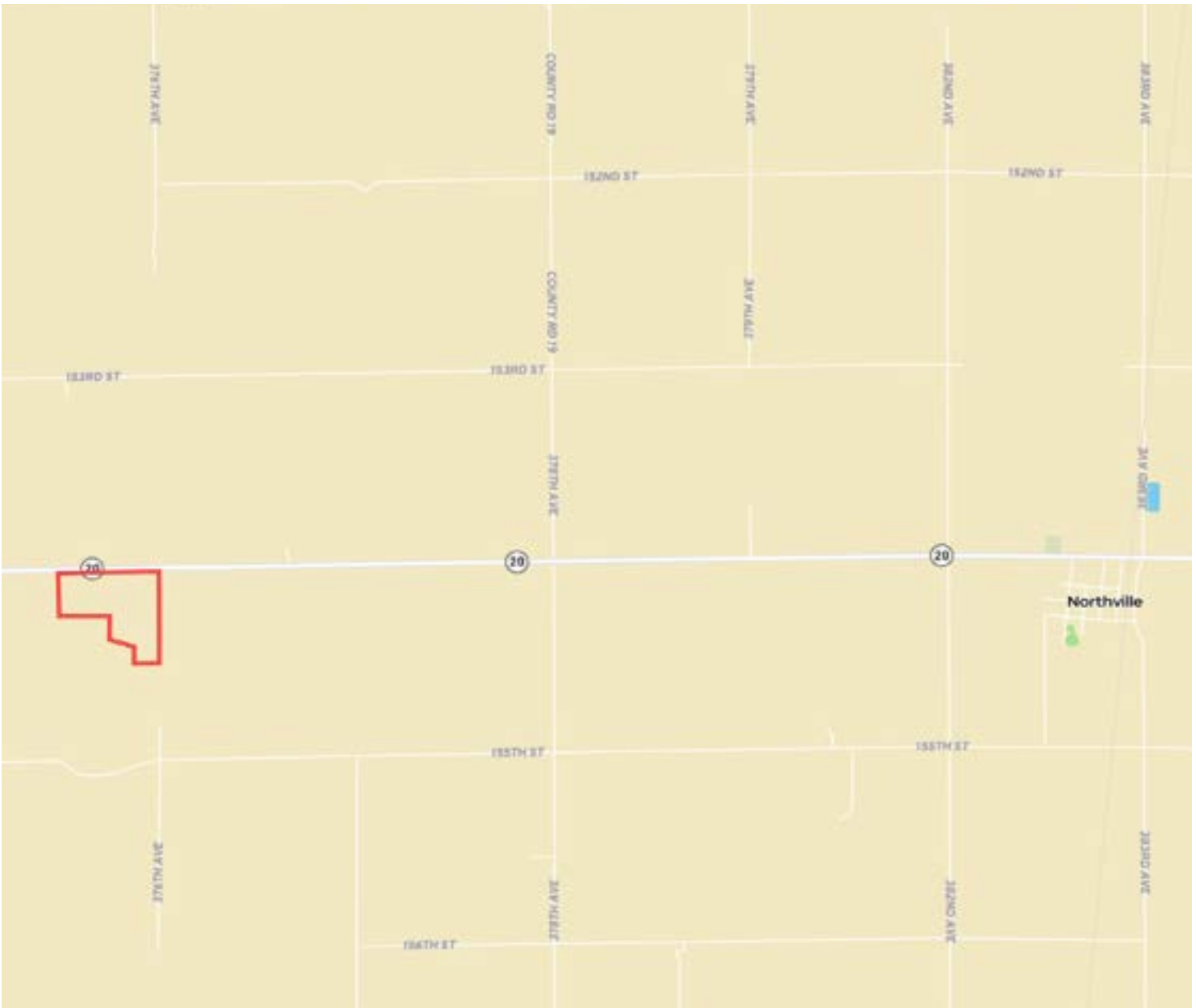
Farm Data:

Pasture 107.66 acres
Total 107.66 acres

Taxes:

- \$750.00

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
C168C	Max-Zahl-Arnegard loams, 3 to 9 percent slopes	22.71	21.55	65	50	3e
C168B	Max-Arnegard-Zahl loams, 0 to 6 percent slopes	21.82	20.7	78	51	2e
C020A	Heil silt loam, 0 to 1 percent slopes	19.81	18.8	21	29	6s
C661A	Niobell-Noonan loams, 0 to 3 percent slopes	15.33	14.54	63	41	3s
C153E	Zahl-Max loams, 15 to 25 percent slopes	13.0	12.33	31	37	7e
C667B	Williams-Niobell loams, 3 to 6 percent slopes	11.99	11.38	77	48	2e
C002A	Tonka silt loam, 0 to 1 percent slopes	0.7	0.66	45	45	4w
C491A	Straw-Fluvaquents channeled, complex, 0 to 2 percent slopes, frequently flooded	0.04	0.04	42	28	6w
TOTALS		105.4(*)	100%	56.16	43.08	3.74



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 February 20, 2025, or such other date agreed to by the parties.

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 February 20, 2025, 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 Spink County Abstract And Title.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Monday, January 6, 2025, at 8:00 AM until Tuesday, January 7, 2025, 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. Buyers to receive full possession and right to operate for the 2025 calendar year.

Sellers: Merlin and Bernadine Kramer

Online Bidding Procedure: This online auction begins on Monday, January 6, 2025, at 8:00 AM. Bidding closes on Tuesday, January 7, 2025, 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.