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LAND AUCTION

SIMULCAST LIVE AND ONLINE

147.59± Acres, Gregory County, South Dakota

Tuesday, January 14, 2025 | 1:00 PM

Burke Civic Center | 822 Main Street Burke, South Dakota, 57523

Highlights:

- **High percentage of tillable acres with excellent perimeter fencing**
- **Great access adjoining Highway 18**
- **Available for 2025**
- **Broker owned listing**

For additional information, please contact:

Brent Veurink, Agent | (605) 830-2414

BVeurink@FarmersNational.com



Bidding starts | Monday, January 13, 2025 at 8:00 AM
Bidding closes | Tuesday, January 14, at close of live event.

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

Property Information

Directions to Property: 8.5 miles east of Burke, South Dakota on Highway 18.

Legal Description: NE1/4 of Section 29, T96N R70W, less 12.41 acres Highway 18

Property Description: Don't miss this opportunity to purchase a central Gregory County farm with 131.62 tillable acres! Proximity to competitive grain markets and numerous cattle operations provides excellent marketing opportunities. Perfect for farmers looking to add to their existing operation, or for investors looking to expand their portfolios.

Improvements: Four wire steel and wood post fence around entire property.

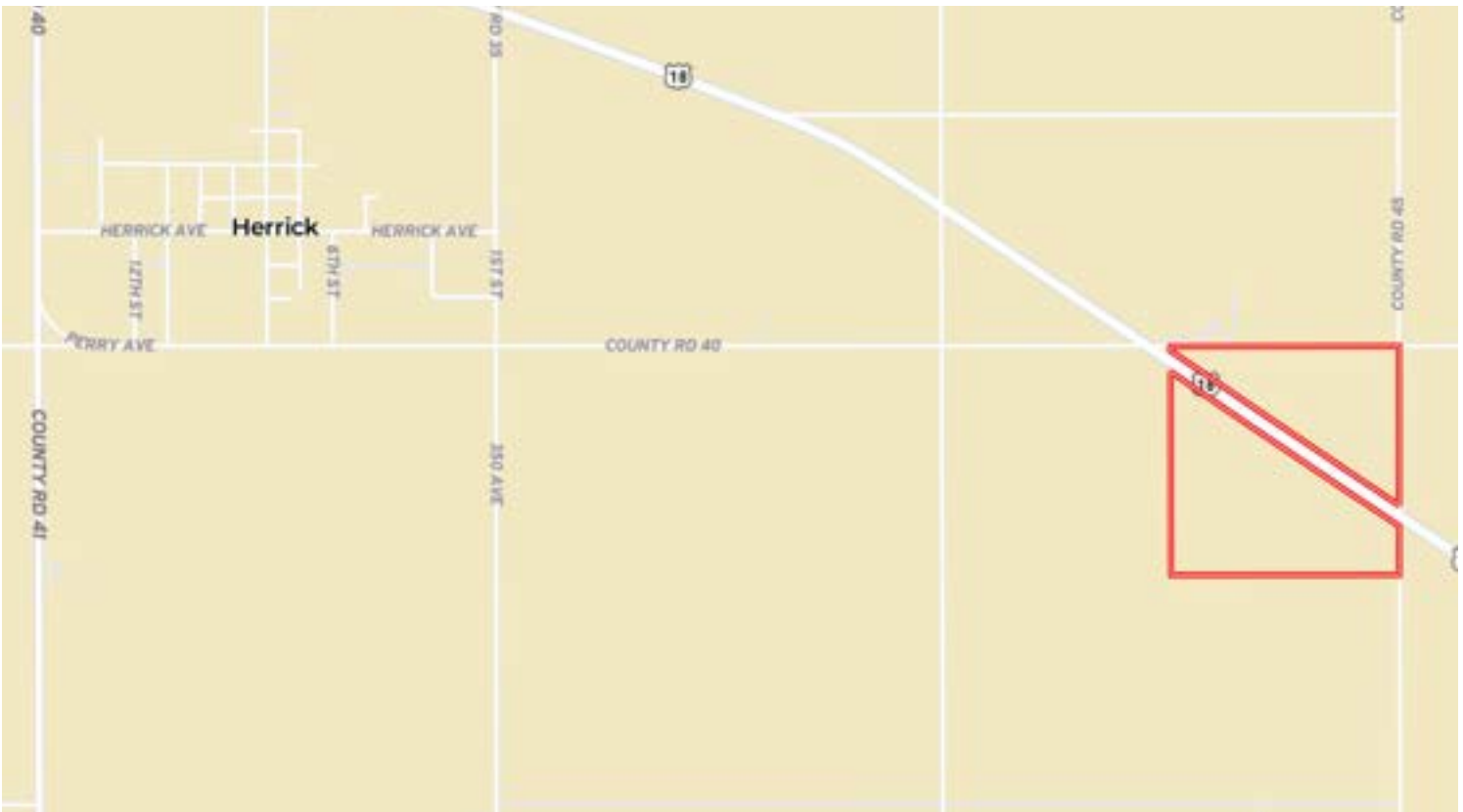
Taxes: \$1,472.84

Farm Data:

Cropland	132.98
Non-crop	13.47
Timber	1.14
Total	147.59

FSA Information:

Location Map



Aerial Map



Soil Map



▭ All Polygons 144.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
JaB	Jansen loam, 2 to 6 percent slopes	68.34	47.36	53	43	3e
JbA	Jansen-Brocksburg loams, 0 to 2 percent slopes	30.85	21.38	61	57	2s
MeC	Meadin sandy loam, 3 to 9 percent slopes	26.43	18.31	17	37	6s
RaB	Ree loam, 3 to 6 percent slopes	15.14	10.49	79	52	2e
JaC	Jansen loam, 6 to 9 percent slopes	2.31	1.6	38	55	4e
HoD	Holt fine sandy loam, 9 to 15 percent slopes	1.23	0.85	31	38	6e
TOTALS		144.3(*)	100%	50.41	45.98	3.27





Simulcast 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 on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on March 1, 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 Rosebud 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 Rosebud Title Company the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on March 1, 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 Rosebud Title Company.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer 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 Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller 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 Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller 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: Brent and Pamela Veurink

Auctioneer: Marshall Hansen

Additional Comments: The property is owned by the selling agent.

Simulcast Public and Online: Bidding will be simultaneous with the live auction on Tuesday, January 14, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



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