

L-2500449



SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

114.52± Acres, Minnehaha County, South Dakota

Bidding starts | September 16, 2025 at 8:00 AM

Bidding closes | September 17, 2025 at 1:00 PM

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

Highlights:

- Highly productive soils with a productivity rating of 80.0
- Very good producing grain farm showing excellent care
- Although no housing eligibilities, the farm is nearly 94% cropland

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 I-29 and 41st Street in Southwest Sioux Falls, travel 5.5 miles west on 41st Street (267th Street) and then .65 miles north on 466th Avenue. The farm will be on the west side of the road. OR from the Pump ‘n Pak Convenience Store at the intersection of 267th Street and 466th Avenue, travel .65 miles north on 466th Avenue. The farm will be on the West side of the road.

Property Description:

Whether you are an investor or farm operator looking to expend your land holdings, this is a tremendous opportunity to purchase a high quality Minnehaha County farm. The property will be sold by an online only auction, with the final bid price times the gross acres of 114.52 acres. This farm has 107.42 cropland acres according to the Minnehaha County FSA office and has a soil productivity rating of 80.0. The land is gently rolling and offers a high percentage of tillable acres. There are no housing eligibilities on this parcel. Make plans today to register for this online only auction and purchase this productive farm property!

Legal Description:

NE1/4, except the North 387 feet of the West 345.73 feet thereof and except Tracts 1A and 2 of Jacobs’ 2nd Addition thereof and except Tract 1 of Jacobs’ 3rd Addition thereof and except Lot H1 thereof, and except the South 1031.0 feet of the East 770.5 feet thereof, all of Section 25, T101N, R51W of the 5th P.M.

2024 Taxes:

\$2,636.80

Farm Data:

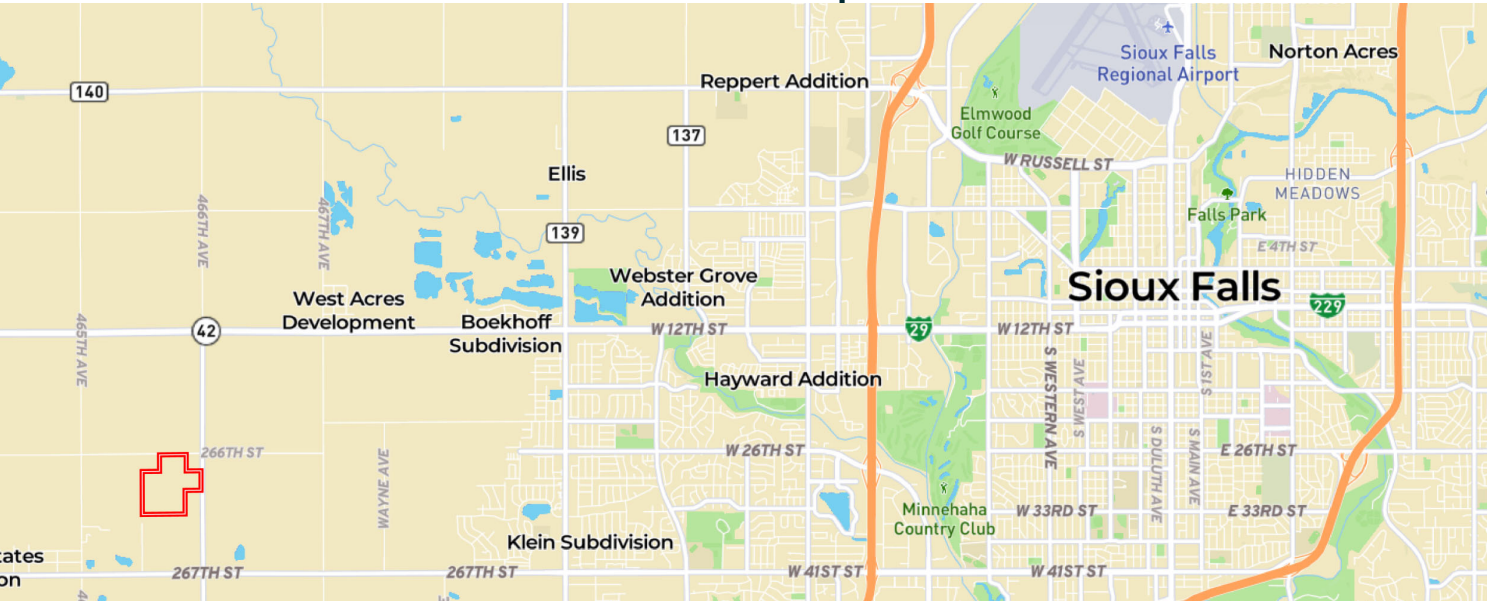
Cropland	107.42 acres
Non-crop	7.10 acres
Total	114.52+ acres

FSA Information:

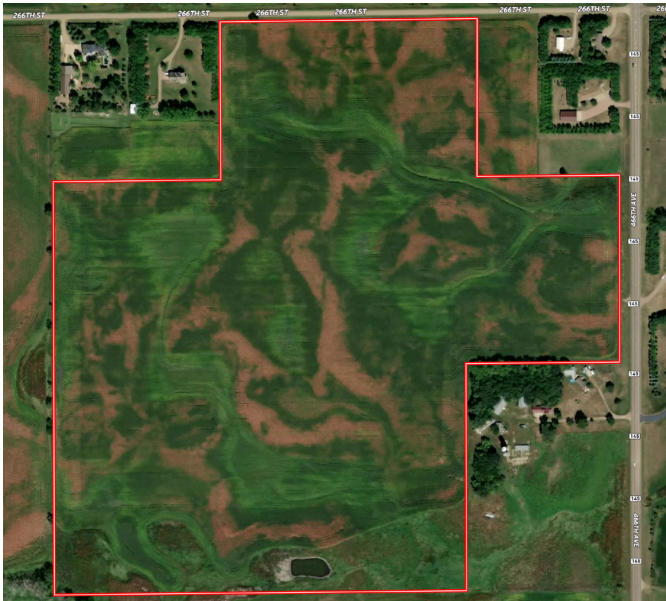
	Base	Yield
Corn	44.3 acres	114 bushels
Soybeans	47.2 acres	49 bushels



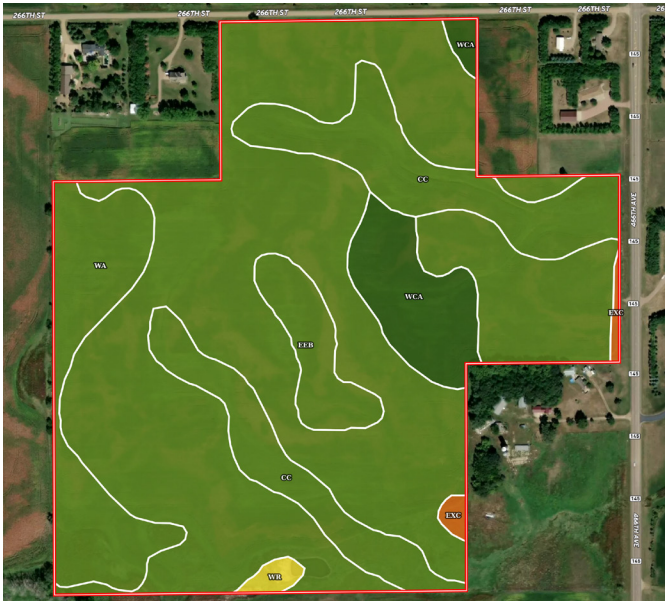
Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	70.46	62.37	81	72	2e
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	22.23	19.68	75	60	2w
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	11.25	9.96	83	75	2s
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	7.51	6.65	88	57	1
ExC	Ethan, very stony-Egan complex, 2 to 9 percent slopes	0.82	0.73	41	54	7s
Wr	Worthing-Davison complex, 0 to 2 percent slopes	0.71	0.63	57	27	5w
TOTALS		112.98(*)	100%	80.04	68.53	1.99



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 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 or about October 17, 2025, or such other date agreed to by the parties. Subject to the current lease that ends on February 28, 2026. The current lease has been terminated.

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 First Dakota Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with First Dakota Title the required earnest payment. The Seller an owner's policy of title insurance in the amount of the contract price. The cost of the title insurance will be paid equally by both. The cost of 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 October 17, 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 First Dakota Title.

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 adjusted 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, September 16, 2025 at 8:00 AM until Wednesday, September 17, 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 5

minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 minutes 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.

Sellers: Majestic West Country Club, LLC

Online Bidding Procedure: This online auction begins on **Tuesday, September 16, 2025, at 8:00 AM. Bidding closes on Wednesday, September 17, 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.

