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LAND AUCTION

75.09± Taxable Acres, Lake County, South Dakota

Thursday, October 16, 2025 | 12:00 PM

Sold from the Farm

Highlights:

- **Productive farmland**
- **Extensively drain tiled**
- **Good road access**



For additional information, please contact:

Marshall Hansen, Broker/Auctioneer | (605) 360-7922

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**EQUAL HOUSING
OPPORTUNITY**

Property Information

Directions to Property: From the old Franklin school site on Highway 19 south of Madison, South Dakota. Go two miles east to the cemetery corner on 241st Street then one mile south on 459th Avenue then one quarter mile west on 242nd Street to the property.

Legal Description: The West Half of the NE1/4 of Section 26-105-52 Except the North 355 feet of the East 603 feet thereof.

Property Description: This is a beautiful tract of highly productive, gently rolling, tiled cropland. FSA information lists it as 73.39 cropland acres. AgriData shows highly productive Viborg silty clay loam and Egan-Beadle soils with an overall Productively Index of an 86—this is amazing soil. This land was extensively drain tiled in 2019. Taxes are just \$1,856.90.

FSA Information:

	Base	Yield
Corn	36.60 acres	157 bushels
Soybeans	36.70 acres	47 bushels

Farm Data:

Cropland	73.39 acres
Non-crop	1.7 acres
Total	75.09 acres

Taxes: \$1,856.90

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
VbA	Viborg silty clay loam, 0 to 2 percent slopes	31.26	41.72	96	66	1
EbB	Egan-Beadle complex, 2 to 6 percent slopes	31.01	41.39	79	58	2e
WeA	Egan-Wentworth complex, 0 to 2 percent slopes	5.69	7.59	92	70	1
Wh	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.51	6.02	83	74	2w
EbC	Egan-Beadle complex, 6 to 9 percent slopes	1.66	2.22	67	57	3e
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.78	1.04	31	14	5w
TOTALS		74.91(*)	100%	86.53	62.72	1.56



Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2025, payable in 2026, 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 November 20, 2025, 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 Weber Abstract.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Weber Abstract 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 November 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 Weber Abstract.

Sale Method: The real estate will be offered as a total unit. 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 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 Lake County Assessors office. Buyers to receive possession and right to operate for the 2026 calendar year.

Sellers: Jones Living Trust

Auctioneer: Marshall Hansen



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