



**Farmers
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L-2500545

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FOR MORE INFO!**



ONLINE AUCTION

155± Acres, Codington County, South Dakota

Bidding starts | Saturday, November 1, 2025 at 12:00 PM

Bidding closes | Tuesday, November 4, 2025 at 1:00 PM

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

Highlights:

- Conveniently located to multiple grain markets
- Excellent soils on tillable acres
- Easy access and close to paved county road



For additional information, please contact:

**Darwin Thue, Agent | (605) 884-5797
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**Trevor Thue, Agent | (605) 881-1173
TThue@FarmersNational.com**

Property Information

Directions to Property:

From Highway 20 at Wallace, go north four miles on 437th Avenue, then east one-half mile on 154th Street.

Property Description:

Rare opportunity to purchase a Codington County farm that has been in the same family for decades. The farm has excellent soils on the tillable acres and is conveniently located to multiple grain markets. Easy gravel road access, and it is 1/2 mile from paved county road.

Legal Description:

Northeast 1/4 of Section 5, Township 119 Range 55.

Farm Data:

Cropland	153.81 acres
Non-crop	2.58 acres
Total	156.39 acres

FSA Information:

Crop	Base	Yield
Corn	84.42 acres	137 bushels
Soybeans	44.09 acres	37 bushels

Taxes: \$2,090.22

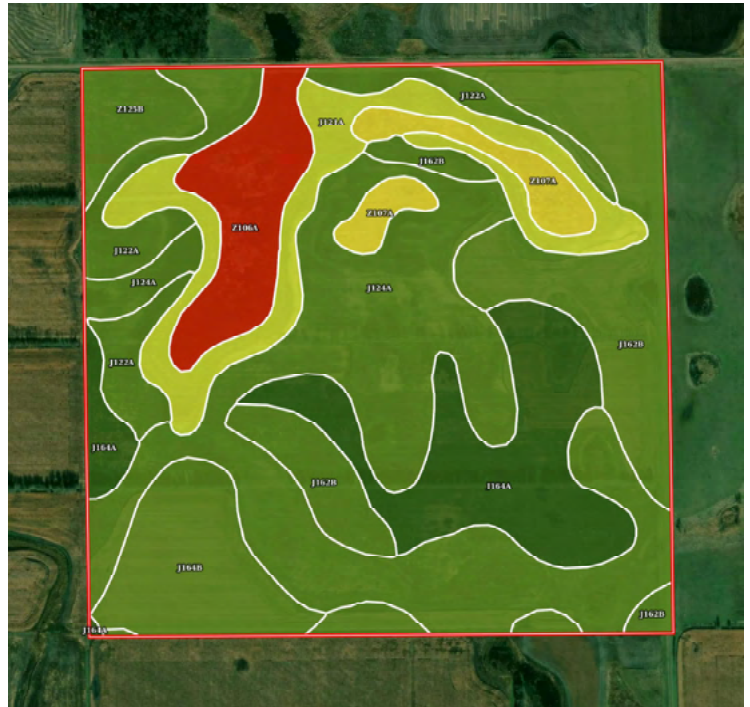
Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
J124A	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	48.8	30.62	71	50	2s
J162B	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	29.3	18.38	81	71	2e
J164A	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	21.85	13.71	93	76	1
J121A	Colvin silty clay loam, till substratum, 0 to 1 percent slopes	14.96	9.39	47	48	4w
J122A	Cubden silty clay loam, 0 to 2 percent slopes	12.38	7.77	77	66	2s
J164B	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	11.57	7.26	90	75	2e
Z106A	Southam silty clay loam, 0 to 1 percent slopes	10.3	6.46	10	10	8w
Z107A	Parnell silty clay loam, coteau, 0 to 1 percent slopes	5.6	3.51	33	11	5w
Z125B	Kings Lake-Buse-Waubay complex, 1 to 6 percent slopes	4.59	2.88	82	59	2e
TOTALS		159.3 5(*)	100%	70.48	56.59	2.54



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 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 January 2, 2026, or such other date agreed to by the parties. Subject to tenants rights.

Earnest Payment: A 10% earnest money payment is required on the final day of 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 - Watertown, SD.

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 - Watertown, SD the required earnest payment. 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 January 2, 2026, 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 - Watertown, SD.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Saturday, November 1, 2025, at 12:00 PM until Tuesday, November 4, 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 will automatically extend the auction five minutes from the time the bid is placed. 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 make 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.

Seller: Gregory and Jocelyn Myers

Online Bidding Procedure: This online auction begins on Saturday, November 1, 2025, at 12:00 PM. Bidding closes on Tuesday, November 4, 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.



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