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LAND AUCTION

SIMULCAST LIVE AND ONLINE

254.68± Acres, Union County, South Dakota

Tuesday, December 9, 2025 | 12:00 PM

Southeast Farmers Coop | 31303 471st Avenue, Burbank, South Dakota



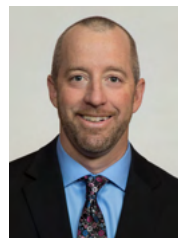
Highlights:

- Great access adjacent to paved road.
- Close proximity to grain markets and retail agronomy locations.
- Excellent area to own farm ground. This area has a very strong livestock and crop production history.



Nathan Sandland, Agent
(605) 770-6042
NSandland@FarmersNational.com

For additional information, please contact:



Seth Van Duyn, AFM/Agent
(605) 695-2062
SVanduynd@FarmersNational.com

Bidding starts | Monday, December 8, 2025 at 8:00 AM
Bidding closes | Tuesday, December 9, 2025 at close of live event.

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

Property Information

Directions to Property:

Tract 1: From I-29 Exit 31, go one mile east on 313th Street.
Tract 2: From I-29 Exit 31, go one-half mile east on 313th Street, then one and one-half miles north on 471st Avenue.

Legal Description:

Tract 1: NE1/4 of Section 29, T93N R50W
Tract 2: NE1/4 of Section 18, T93N R50W, all in Spink Township, Union County, South Dakota

Property Description:

Here is an opportunity to purchase prime tillable ground, recreational ground, or take on a project to turn some recreational ground into tillable acres! Whether you’re looking to expand your operation or just invest in farmland, this offering provides valuable opportunities for all!

2024 Taxes:

- **Tract 1:** \$4,348.12
- **Tract 2:** \$4,564.44

Farm Data:

• Tract 1:	
Cropland	138.85 acres
Non-crop	0.79 acres
CRP	<u>9.95 acres</u>
Total	149.59 acres
• Tract 2:	
CRP	<u>95.694 acres</u>
Total	105.09 acres

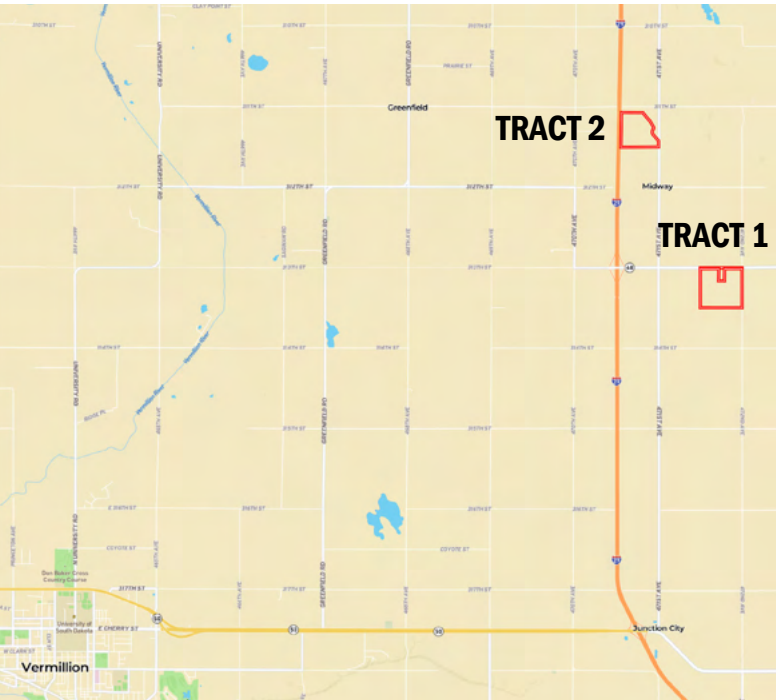
FSA Information:

Tract 1	Base	Yield
Corn	75.52 acres	155 bushels
Soybeans	63.33 acres	41 bushels
9.95 CRP	138.85 Tillable (Based on FSA-156EZ)	
Tract 2	NA/CRP/reduction acres	

CRP:

Tract 1: 9.95 acres with an annual payment of \$2,815, expiring September 30, 2026
Tract 2: 95.69 acres with an annual payment of \$15,034.81, expiring September 30, 2029

Property Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Wa	Wakonda-Worthing-Chancellor complex	130.19	86.09	67	39	2s
WbA	Wentworth silty clay loam, 0 to 2 percent slopes	21.03	13.91	93	69	1
TOTALS		151.22(*)	100%	70.62	43.17	1.86

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Wc	Wentworth-Worthing silty clay loams	39.68	38.39	72	41	1
Wa	Wakonda-Worthing-Chancellor complex	36.11	34.94	67	39	2s
Wo	Worthing silty clay loam, 0 to 1 percent slopes	24.17	23.39	31	14	5w
WbA	Wentworth silty clay loam, 0 to 2 percent slopes	3.38	3.27	93	69	1
TOTALS		103.34(*)	100%	61.34	34.9	2.28

Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, 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 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 TBD/ approximately 30-45 days after the execution of the sales contract, 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 Frieberg Nelson & Ask.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Frieberg Nelson & Ask the required earnest payment. The cost of title insurance will be equally paid by both the Buyer(s) and the Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is TDB/approximately 30-45 days after the execution of the sales contract, 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 Frieberg Nelson & Ask.

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 be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in

the manner resulting in the highest total price. 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: Estate of John R. Bernard

Auctioneer: Marshall Hansen

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, December 8, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 12:00 PM on Tuesday, December 9, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.com

All bids on the tracts 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.