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LAND AUCTION

SIMULCAST LIVE AND ONLINE

744.47± Taxable Acres, Clark County, South Dakota

Tuesday, January 20, 2026 | 1:00 PM
Wallace Community Center | 500 Main Street, Wallace, South Dakota

Highlights:

- Productive Farmland
- Paved Road Access
- Recreational Habitat



For additional information, please contact:
Marshall Hansen, Broker/Auctioneer
(605) 360-7922
MHansen@FarmersNational.com



Bidding starts | Friday, January 16, 2026, at 8:00 AM

Bidding closes | Tuesday, January 20, 2026 at close of live event.

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

Property Information

Directions to Property:

This land is approximately 17 miles south of Webster South Dakota.

Tracts 1 and 2: are located on Highway 25 at 160th Street two miles south of the intersection of Highway 25 and Highway 20 (Keller Kountry Korner) just east of Wallace, South Dakota.

Tract 3: is located one mile southwest of Wallace at 436th Avenue and 159th Street.

Tracts 4 and 5: are located on Highway 20 at 433rd Avenue one mile west of the Intersection of Highway 25 and Highway 20.

Legal Description:

Tract 1: Selling 158.58 taxable acres M/L-The NW 1/4 of Section 2-118-56 less Hwy. lots contained therein.

Tract 2: Selling 110.92 taxable acres M/L- The NE 1/4 of Section 3-118-56 Less Maag Addition and Hwy. lots contained therein.

Tract 3: Selling 160 taxable acres M/L-The NE 1/4 of Section 36-119-56.

Tract 4: Selling 157.50 taxable acres M/L-The SW 1/4 of Section 22-119-56 less Hwy. lots contained therein.

Tract 5: Selling 157.47 taxable acres M/L-The SE 1/4 of Section 21-119-56 less Hwy. lots contained therein.

Property Description:

Productive Clark County South Dakota farmland with recreational habitat. This land lays adjacent to US Highways 25 and 20.

Farm Data:

Tract 1:

Cropland	149.51 acres
Non-crop	<u>9.07 acres</u>
Total	158.58 acres

Tract 2:

Cropland	103.39 acres
Non-crop	<u>7.53 acres</u>
Total	110.92 acres

Tract 3:

Cropland	142.70 acres
Non-crop	<u>17.30 acres</u>
Total	160.00 acres

Tract 4:

Cropland	150.37 acres
Non-crop	<u>7.13 acres</u>
Total	157.50 acres

Tract 5:

Cropland	94.87 acres
Non-crop	<u>62.60 acres</u>
Total	157.47 acres

FSA Information:

Tract 1:	Base	Yield
Soybeans	75.91 acres	39 bushels
Corn	44.60 acres	126 bushels
Wheat	<u>6.30 acres</u>	34 bushels
Total	126.81 acres	

Tract 2:	Base	Yield
Soybeans	52.49 acres	39 bushels
Corn	30.84 acres	126 bushels
Wheat	<u>4.36 acres</u>	34 bushels
Total	87.69 acres	

Tract 3:	Base	Yield
Soybeans	16.95 acres	26 bushels
Corn	9.96 acres	122 bushels
Wheat	<u>1.41 acres</u>	34 bushels
Total	28.32 acres	

Tract 4:	Base	Yield
Soybeans	44.60 acres	26 bushels
Barley	44.40 acres	41 bushels
Corn	26.21 acres	122 bushels
Oats	4.90 acres	51 bushels
Wheat	<u>3.70 acres</u>	34 bushels
Total	123.81 acres	

Tract 5:	Base	Yield
Soybeans	48.14 acres	26 bushels
Corn	28.29 acres	122 bushels
Wheat	<u>4.00 acres</u>	34 bushels
Total	80.43 acres	

2024 Taxes:

Tract 1: \$2,546.82

Tract 2: \$1,737.60

Tract 3: \$2,042.64

Tract 4: \$2,474.70

Tract 5: \$1,541.54

Agent 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 Clark County Assessors office. **Tracts 1,2,4 and 5** are all sold subject to a carryover Oral Lease for the 2026 crop year only, with the buyer receiving all of the 2026 cash rent due in full in the spring in the following amounts : **Tract 1:** \$24,993.50, **Tract 2:** \$16,718.00, **Tract 4:** \$19,301.25 and **Tract 5:** \$11,643.00. The buyer of **Tract 3** will receive full possession and right to farm for the 2026 crop year. **Tract 5:** This tract carries a perpetual USFW Wetland Easement.

Tract 1: _____

Aerial Map



Soil Map



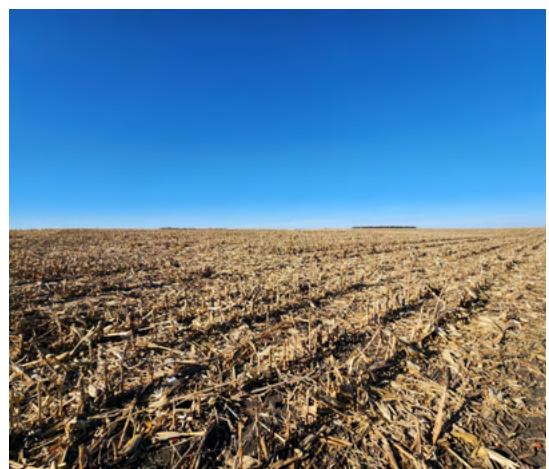
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KrB	Kranzburg-Buse-Waubay complex, 1 to 6 percent slopes	111.9 1	70.89	83	58	2e
BbC	Barnes-Buse loams, 6 to 9 percent slopes	21.63	13.7	60	63	3e
Ba	Badger-Tonka silty clay loams, coteau, 0 to 1 percent slopes	18.03	11.42	73	38	2w
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	5.32	3.37	90	75	2e
BrD	Buse-Barnes loams, 9 to 20 percent slopes	0.97	0.61	41	60	6e
TOTALS		157.8 6(*)	100%	78.68	56.98	2.16

Tract 2: _____

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KrB	Kranzburg-Buse-Waubay complex, 1 to 6 percent slopes	67.22	62.47	83	58	2e
BrD	Buse-Barnes loams, 9 to 20 percent slopes	13.59	12.63	41	60	6e
Ba	Badger-Tonka silty clay loams, coteau, 0 to 1 percent slopes	6.89	6.4	73	38	2w
BbC	Barnes-Buse loams, 6 to 9 percent slopes	6.63	6.16	60	63	3e
La	La Prairie loam	5.24	4.87	93	54	2c
BcC	Barnes-Buse-Svea loams, 2 to 9 percent slopes	4.36	4.05	64	65	3e
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	3.66	3.4	90	75	2e
TOTALS		107.5 9(*)	100%	75.59	57.94	2.61

Tract 3: _____

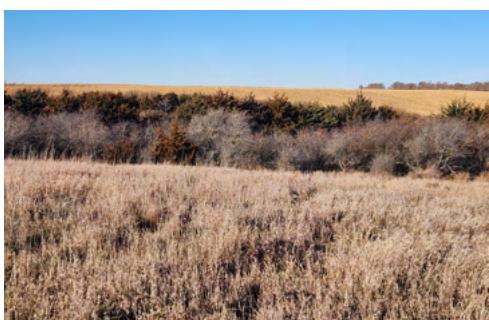
Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BcC	Barnes-Buse-Svea loams, 2 to 9 percent slopes	104.6 2	64.5	64	65	3e
BrD	Buse-Barnes loams, 9 to 20 percent slopes	18.15	11.19	41	60	6e
BcB	Barnes-Buse-Svea loams, 1 to 6 percent slopes	16.9	10.42	77	67	2e
Pa	Parnell silty clay loam	10.69	6.59	31	10	5w
To	Tonka silty clay loam, 0 to 1 percent slopes	6.51	4.01	58	25	4w
At	Aastad-Tonka complex	2.76	1.7	83	51	1
Hb	Hamerly-Tonka complex	2.52	1.55	72	47	2s
KrB	Kranzburg-Buse-Waubay complex, 1 to 6 percent slopes	0.05	0.03	83	58	2e
TOTALS		162.2(*)	100%	60.81	58.89	3.35



Tract 4: _____

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KrB	Kranzburg-Buse-Waubay complex, 1 to 6 percent slopes	96.74	60.54	83	58	2e
BcC	Barnes-Buse-Svea loams, 2 to 9 percent slopes	20.02	12.53	64	65	3e
Ba	Badger-Tonka silty clay loams, coteau, 0 to 1 percent slopes	19.56	12.24	73	38	2w
Pa	Parnell silty clay loam	15.52	9.71	31	10	5w
Hb	Hamerly-Tonka complex	5.05	3.16	72	47	2s
Cw	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	2.65	1.66	71	50	2s
BbC	Barnes-Buse loams, 6 to 9 percent slopes	0.25	0.16	60	63	3e
TOTALS		159.7 9(*)	100%	73.76	51.29	2.42

Tract 5: _____

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KrB	Kranzburg-Buse-Waubay complex, 1 to 6 percent slopes	56.04	35.07	83	58	2e
BrD	Buse-Barnes loams, 9 to 20 percent slopes	30.93	19.36	41	60	6e
BcC	Barnes-Buse-Svea loams, 2 to 9 percent slopes	14.86	9.3	64	65	3e
BbC	Barnes-Buse loams, 6 to 9 percent slopes	14.81	9.27	60	63	3e
Pa	Parnell silty clay loam	13.44	8.41	31	10	5w
Cw	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	12.75	7.98	71	50	2s
Lo	Lowe loam	6.55	4.1	57	36	4w
BcB	Barnes-Buse-Svea loams, 1 to 6 percent slopes	5.52	3.45	77	67	2e
HaA	Hamerly loam, 0 to 2 percent slopes	4.23	2.65	77	52	2s
Ba	Badger-Tonka silty clay loams, coteau, 0 to 1 percent slopes	0.65	0.41	73	38	2w
TOTALS		159.7 8(*)	100%	64.16	53.99	3.29

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 on February 26, 2026, 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 Clark Abstract & Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Clark Abstract & Title 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 equally paid by the Seller and Buyer(s). 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 will be on February 26, 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 Clark Abstract & Title.

Sale Method: The real estate will be offered in five individual tracts **Sold High Bidder Choice.** 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: Dennis and Marie Maag Trust

Auctioneer: Marshall Hansen

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, January 16, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 1:00 PM on Tuesday, January 20, 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.

Location Map

