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ONLINE AUCTION

160± Taxable Acres, Hanson County, South Dakota

Bidding starts | Monday, March 2, 2026, at 8:00 AM

Bidding closes | Thursday, March 5, 2026, at 12:00 Noon

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

Highlights:

- Productive Farmland
- Recreational Habitat



For additional information, please contact:

Marshall Hansen, Broker/Auctioneer | (605) 360-7922
MHansen@FarmersNational.com



Property Information

Directions to Property:

This land is located at the corner of 248th Street and 430th Avenue. From Spencer, South Dakota, travel four miles north on 431st Avenue to 258th Street then one mile west to the northeast corner of the property.

Property Description:

Productive Hanson County, South Dakota, farmland with recreational habitat.

Legal Description:

The NE 1/4 of Section 25-104-57 including S.G. Rabenhorst Conservation Easement Tract 1 contained therein, Hanson County, South Dakota.

Farm Data:

Cropland	120.60 acres
Non-crop	<u>39.40 acres</u>
Total	160.00 acres

FSA Information:

	Base	Yield
Corn	120.60 acres	134 bushels

2025 Taxes:

\$2,817.82

Agent Comments:

Approximately 36.97 acres are covered by a temporary Conservation Easement expiring in July 2040.

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 Hanson County Assessors office. The new buyer will receive full possession and right to farm for the 2026 crop year.

Property Location Map

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	74.71	46.81	85	58	2c
Ma	Worthing silty clay loam, ponded, 0 to 1 percent slopes	24.24	15.19	10	6	8w
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	23.6	14.79	69	64	3e
CeA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	22.79	14.28	83	57	2c
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	13.88	8.7	88	68	2c
CeB	Clarno-Davison loams, 2 to 4 percent slopes	0.39	0.24	79	53	2e
TOTALS		159.6 1(*)	100%	71.2	51.7	3.06



Online 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 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 April 7, 2026, 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 605 Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with 605 Title Company 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 both the Buyer(s) and the Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on April 7, 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 605 Title Company.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting **Monday, March 2, 2026, at 8:00 AM until Thursday, March 5, 2026, at 12:00 Noon**, 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 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 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 Hanson County Assessors office. The new buyer will receive full possession and right to farm for the 2026 crop year.

Seller: Bryce and Madelyn Rabenhorst

Auctioneer: Marshall Hansen

Online Bidding Procedure: This online auction begins on Monday, March 2, 2026, at 8:00 AM. Bidding closes on Thursday, March 5, 2026, at 12:00 Noon.

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.

