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ONLINE AUCTION

125± Acres, Deuel County, South Dakota

Bidding starts | Tuesday, June 16, 2026 at 8:00 AM

Bidding closes | Wednesday, June 17, 2026 at 1:00 PM

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

Highlights:

- Conveniently located to multiple grain markets
- Excellent soils with an 89.2 Productivity Index Rating
- Easy access on paved Highway



For additional information, please contact:
Darwin Thue, Agent | (605) 884-5797
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Trevor Thue, Agent | (605) 881-1173
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Property Information

Directions to Property:

From Toronto, SD go two miles west on Highway 28 then one and one-half miles north on Highway 15. Farm will be on the west side of the highway.

Property Description:

Rare opportunity to purchase Deuel County farm land that has been in the same family for decades. Farm has excellent soils and is conveniently located to multiple grain markets. Easy access right on SD Highway 15.

Legal Description:

South 125 acres of the Southeast Quarter of Section 15, Township 113, Range 49

Farm Data:

Cropland	113.37 acres
Non-crop	3.47 acres
Grass	8.16 acres
Total	125.00 acres

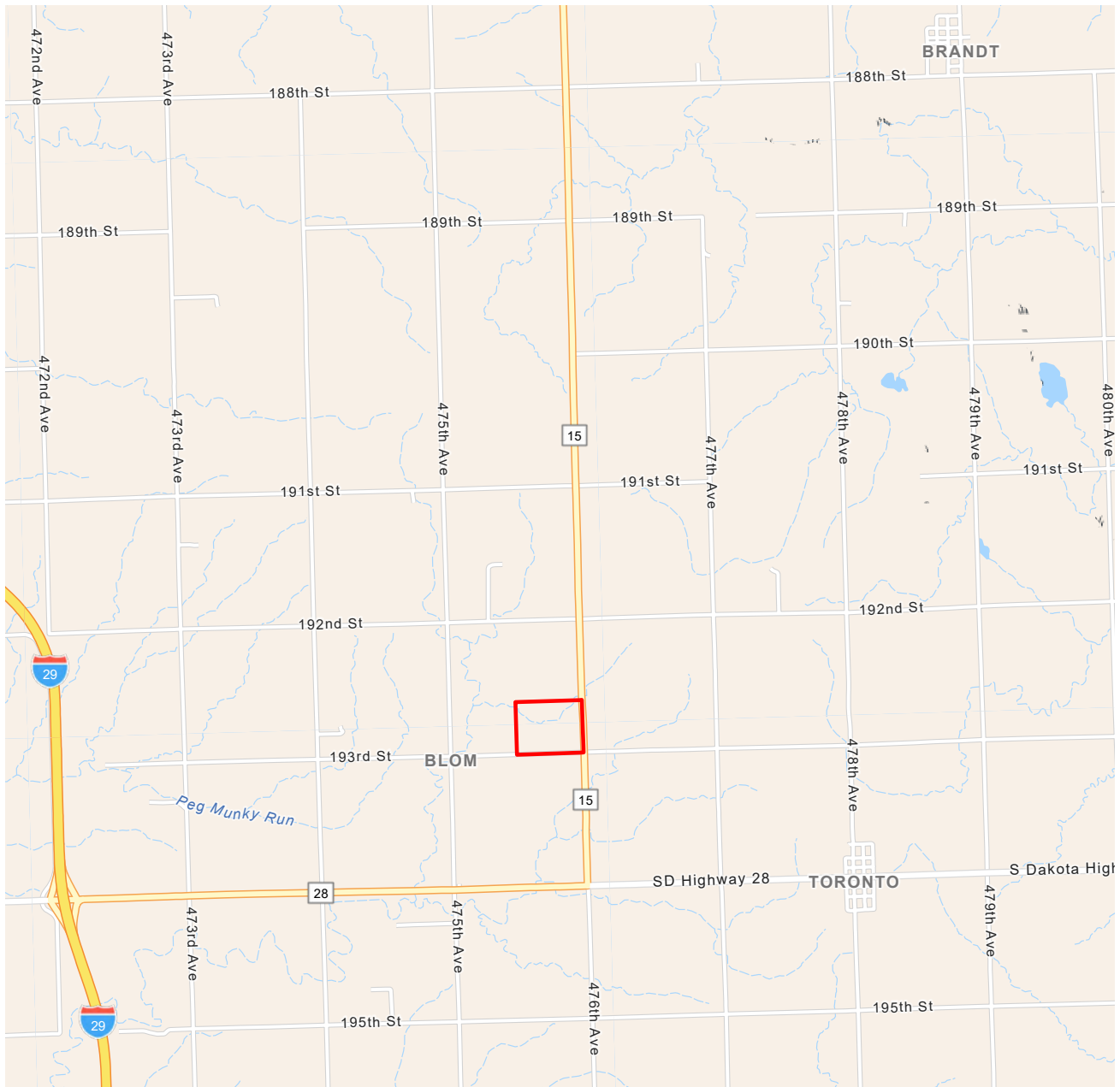
FSA Information:

Crop	Base	Yield
Corn	46.32 acres	149 bushels
Soybeans	45.86 acres	43 bushels

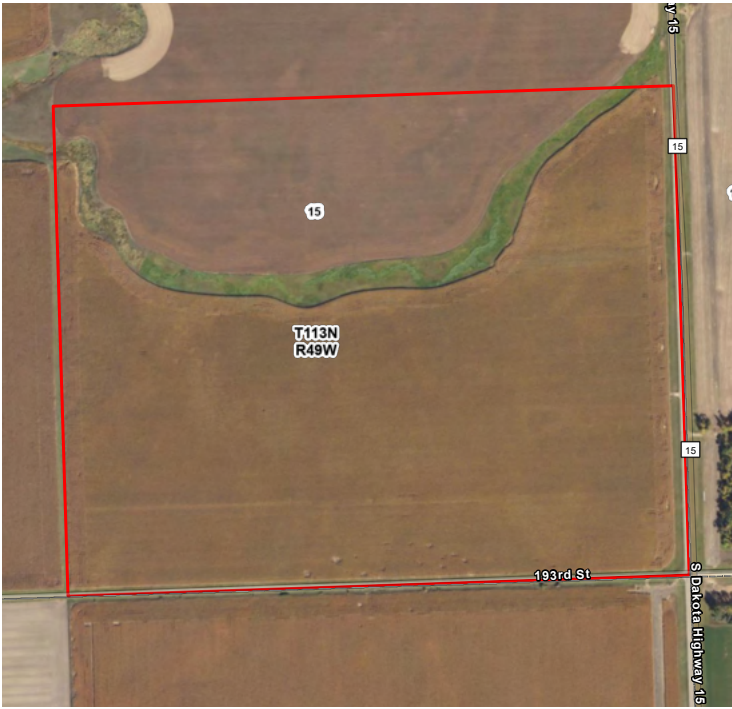
Taxes: \$2,537.50

Additional Comments: Real estate taxes AND rental income will be prorated to closing.

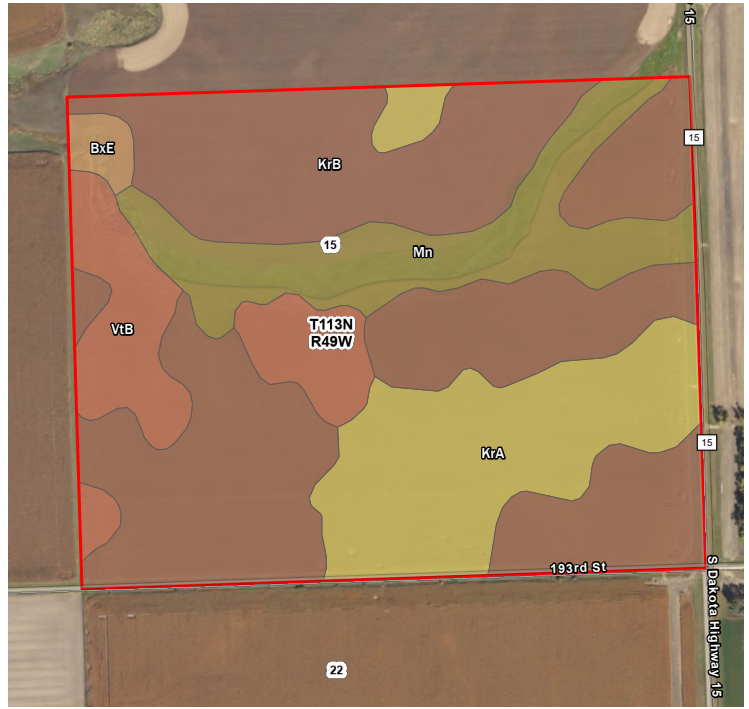
Property Location



Aerial Map



Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	2e	93	68.4
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	1	93	24.4
Mn	McIntosh-Lamoure silty clay loams	2s	79	17.9
VtB	Vienna-Brookings complex, 1 to 6 percent slopes	2e	86	13.8
BxE	Buse-Lamoure, channeled, complex, 0 to 40 percent slopes	7e	17	1.7
TOTAL			89.2	126.2



Online Auction Terms

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

Taxes: Real estate taxes will be prorated to closing.

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 or after crop harvest 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/Brookings, 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/Brookings, 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 July 31, 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/Brookings, SD.

Sale Method: The real estate will be offered as one individual tract. All bids are open for advancement starting Tuesday, June 16, 2026 at 8:00 AM until Wednesday, June 17, 2026 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.

Survey: Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

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.

Additional Comments: Rental income will be prorated to closing.

Seller: Saranne Ensberg Living Trust

Online Bidding Procedure: This online auction begins on Tuesday, June 16, 2026 at 8:00 AM. Bidding closes on Wednesday, June 17, 2026 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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