

**FARMERS
NATIONAL**
C O M P A N Y
FARMERSNATIONAL.COM

L-2600494

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION - PASTURE LAND

58.30± Acres, Deuel County, South Dakota

Bidding starts | Tuesday, October 6, 2026 at 8:00 AM

Bidding closes | Wednesday, October 7, 2026 at 1:00 PM

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

Highlights:

- Conveniently located to livestock markets
- Mostly Pasture with 12 tillable acres
- Easy access with paved road on south side of property



For additional information, please contact:
Darwin Thue, Agent | (605) 884-5797
DThue@FarmersNational.com



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

Property Information

Directions to Property:

From Clear Lake, SD go one mile north on Highway 15 then three and three-quarter miles west on 180th Street. Pasture will be on the north side of the highway.

Property Description:

This pasture property offers an excellent opportunity for livestock producers and agricultural investors. Conveniently located near livestock markets, the property combines strong agricultural productivity with easy accessibility. The tillable acres feature quality soils with an impressive 83.6 Productivity Index, while a paved road along the south side provides convenient year-round access for equipment, trailers, and livestock transportation. This is a well-positioned tract with the productivity and accessibility to support a variety of agricultural operations.

Legal Description:

Gov. Lots 3 and 4 LESS N585' of S1860' W500' of Section 7, Township 115, Range 49

Farm Data:

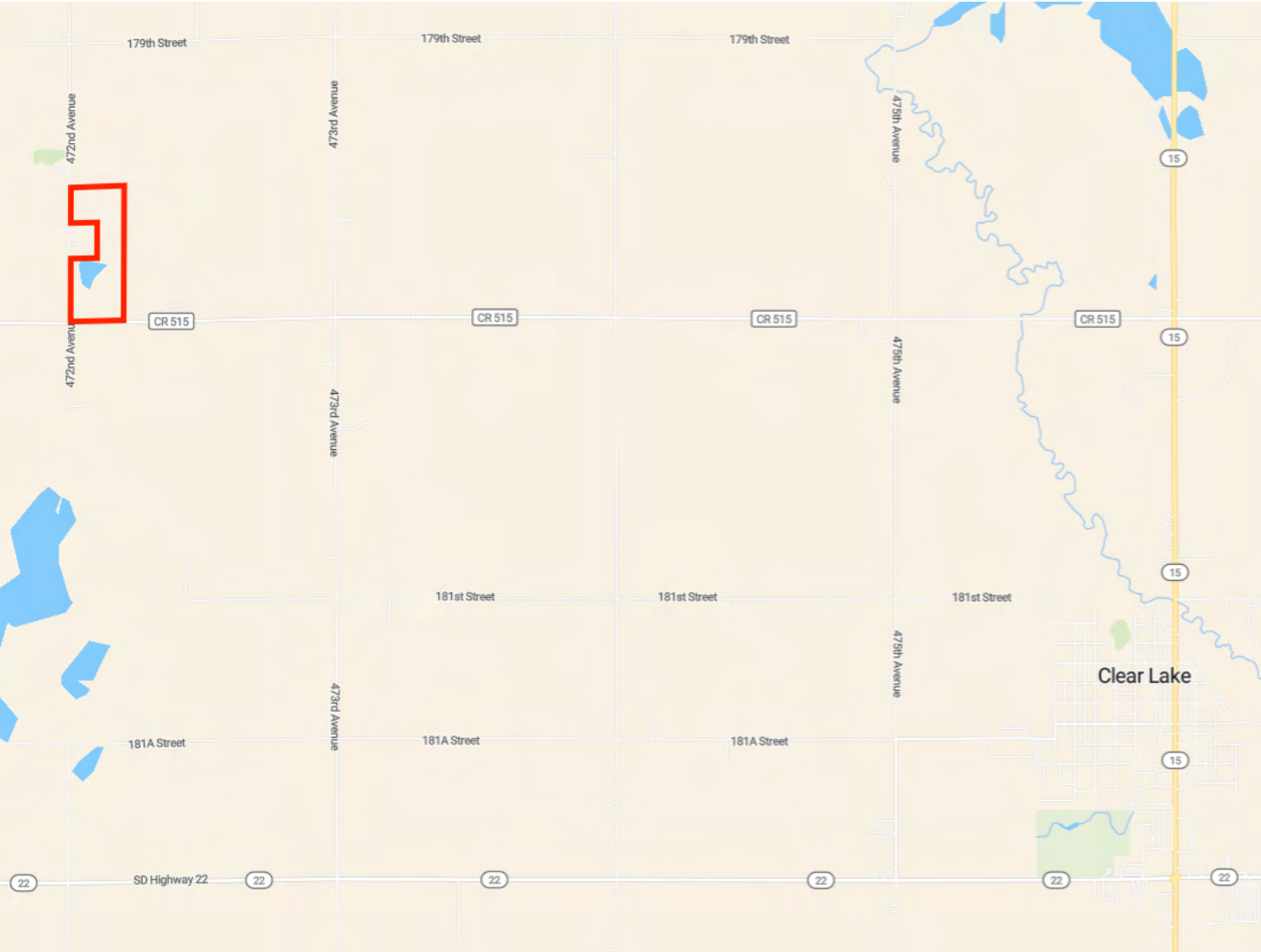
Cropland	12.06 acres
Pasture	39.53 acres
Non-crop	<u>6.71 acres</u>
Total	58.30 acres

FSA Information:

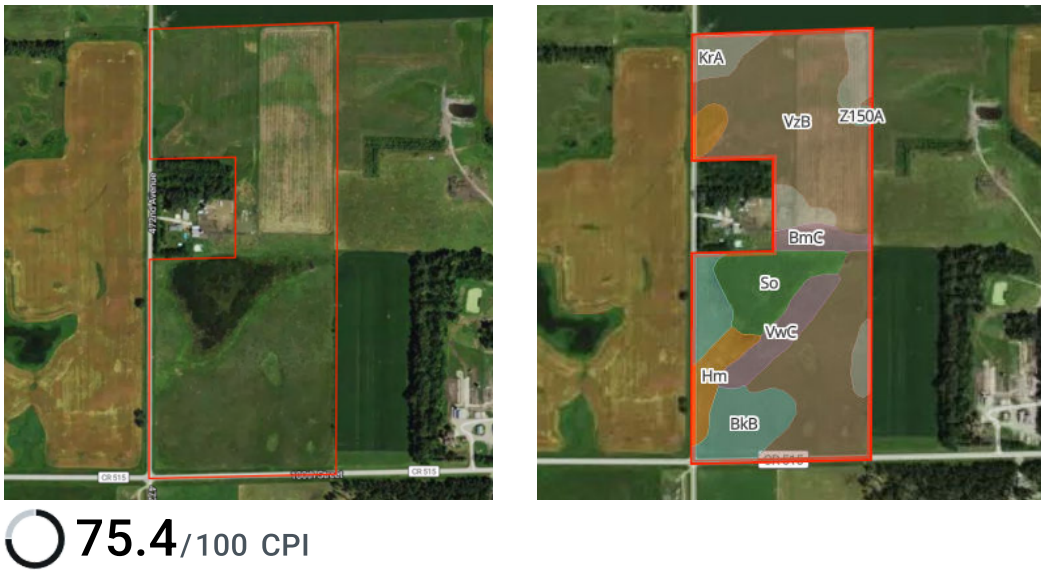
Crop	Base	Yield
Oats	1.20 acres	79 bushels
Corn	5.50 acres	138 bushels
Soybeans	5.50 acres	37 bushels

Taxes: \$695.82

Property Location



Aerial & Soil Maps



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
	VzB	Vienna-Barnes-Forestville loams, 1 to 6 percent slopes	51.8%	30.6	2e	--	82.95
	BkB	Barnes-Svea loams, 1 to 6 percent slopes	12.5%	7.4	2e	--	86.57
	KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	10.6%	6.3	1	--	92.78
	So	Southam silty clay loam, 0 to 1 percent slopes	9.6%	5.6	8w	--	9.62
	Hm	Hamerly-Badger complex, 0 to 2 percent slopes	6.2%	3.7	2s	--	77.69
	VwC	Vienna-Buse complex, 6 to 9 percent slopes	5.8%	3.4	3e	--	67.43
	BmC	Barnes-Svea-Buse loams, 2 to 9 percent slopes	3.1%	1.9	3e	--	66.2
	Z15...	Rauville silty clay loam, coteau, 0 to 1 percent slopes, frequently...	0.4%	0.3	5w	--	22.58



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 November 6, 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/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 November 6, 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, October 6, 2026 at 8:00 AM until Wednesday, October 7, 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.

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: Subject to USFW Easement

Seller: Chad and Kristin Engebretson

Online Bidding Procedure: This online auction begins on Tuesday, October 6, 2026 at 8:00 AM. Bidding closes on Wednesday, October 7, 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.



**FARMERS
NATIONAL**
C O M P A N Y

FARMERSNATIONAL.COM