FARMERS NATIONAL COMPANY

L-2600647



SCAN THE QR CODE FOR MORE INFO!

LAND AUCTION

SIMULCAST LIVE AND ONLINE

79.19± Acres, Turner County, South Dakota

Thursday, October 29, 2026 | 10:00 AM
Freeman Community Center | 224 South Wipf Street, Freeman, SD 57029

EQUAL HOUSING OPPORTUNITY

Highlights:

- Convenient access and prime location in Turner County
- High quality - 64 acres of highly productive tillable ground -11 acres of pasture ground
- Diverse opportunities for agriculture and recreation with a potential country building site

For additional information, please contact:



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Bidding starts | Wednesday, October 28, 2026 at 8:00 AM
Bidding closes | Thursday, October 29, 2026 at close of live event.

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

Directions to Property:
From the Highway 81 and Highway 18 intersection, travel two miles east to 441st Avenue, then travel north to the southwest corner of the property.

Legal Description:
S1/2SW1/4 of SEC29, Township 98 N, Range 55, West of the 5th P.M.

Property Description:
This 79.19± acre tract offers an excellent combination of productive farmland, pasture, and rural living potential in Turner County. The property includes approximately 64.84 acres of cropland, with the balance consisting of pasture and non-crop acres, providing versatility for both farming and livestock operations. In addition to its agricultural value, the property features an attractive location with potential for a country building site, making it an appealing opportunity for operators, investors, or those seeking a rural homesite. This well-rounded parcel offers income-producing potential and long-term value in a desirable agricultural area.

Farm Data:

Cropland	64.84 acres
Pasture	11.82 acres
Non-crop	2.53 acres
Total	79.19 acres±

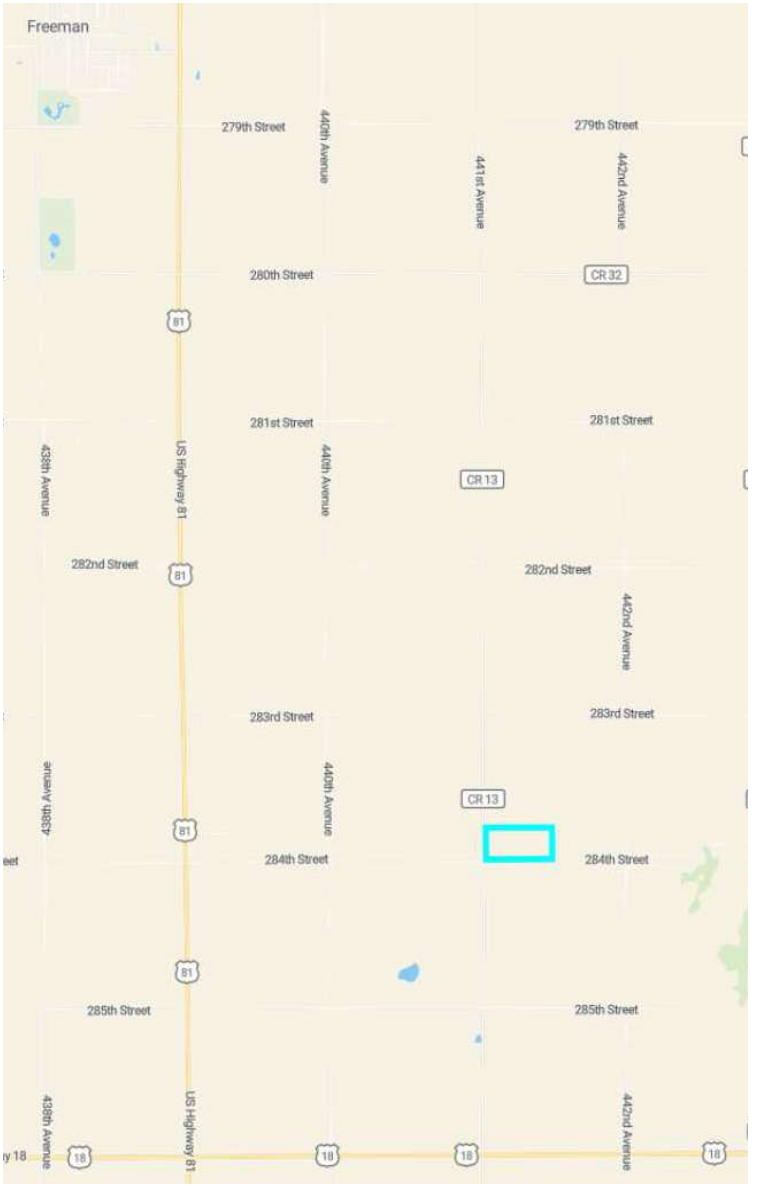


FSA Information:

	Base	Yield
Corn	25.4 acres	147 bushels
Soybeans	25.5 acres	45 bushels

2025 Taxes:
$1,929.46

Location Map



Aerial Map





Soil Map



70.3/100 NCCPI **79.6**/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)	NCCPI
●	EeB	Egan-Ethan complex, 2 to 6 percent slopes	43.9%	34.6	2e	--	84.61	69.3
●	EtC	Ethan-Egan complex, 5 to 9 percent slopes	39.8%	31.4	2e	--	69.04	68.6
●	EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	8.4%	6.6	1	1	90.14	75.1
●	Ac	Alcester silty clay loam, cool, 0 to 2 percent slopes	7.3%	5.7	1	1	94.23	79.9
●	EgB	Egan-Wentworth complex, 2 to 6 percent slopes	0.6%	0.5	2e	--	84.47	69



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 2026 payable in 2027 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 December 15, 2026 or such other date agreed to by 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 First Dakota Title.

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 the required earnest payment. The cost of title insurance will be equally paid by the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 15, 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.

Auction Sales: The real estate will be offered as a total unit. 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 the 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: Augustana University Association

Auctioneer: Marshall Hansen

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, October 28, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, October 29, 2026, 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 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

FARMERS NATIONAL COMPANY

LEADERS IN LAND