FARMERS NATIONAL COMPANY

L-2600652



SCAN THE QR CODE FOR MORE INFO!

LAND AUCTION

SIMULCAST LIVE AND ONLINE

480 Taxable Acres, Hanson County, South Dakota

Thursday, December 3, 2026 | 12:00 PM
RJ's Party Room | 437 Main St, Alexandria, South Dakota

Highlights:

- Productive Cropland
- Large Contiguous Tracts
- Recreational Opportunities



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

EQUAL HOUSING OPPORTUNITY

Bidding starts | Monday, November 30, 2026, at 8:00 AM
Bidding closes | Thursday, December 3, 2026 at close of live event.

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

Property Information

Directions to Property: This land is located 9 miles North and 1 mile East of Alexandria, South Dakota at the intersections of 248th Street and 422nd Avenue.

Property Description:
It is our pleasure to offer this exceptional 480± acre property in Hanson County, South Dakota, ideally located just 10 miles north of Alexandria. This rare offering presents an outstanding opportunity to acquire large, contiguous tracts of highly productive farmland with excellent road access, nearby tile outlets, and strong agricultural efficiency. The property's size, quality, and long-term productivity make it an attractive investment for both agricultural operators and land investors.

In addition to its farming appeal, the property offers excellent recreational opportunities, including hunting, wildlife habitat, and outdoor enjoyment. The combination of productive cropland and recreational potential enhances both its investment value and overall desirability.

Whether you are looking to expand your farming operation, secure a high-quality land investment, or enjoy the recreational benefits that South Dakota land has to offer, this property deserves serious consideration. With its exceptional location, productive soils, large contiguous acreage, and recreational appeal, this is a premier opportunity for producers, investors, and outdoor enthusiasts alike.

Legal Description: Tract 1 - The North West 1/4 of Section 26-104-58. Tract 2 - The North East 1/4 of Section 26-104-58. Tract 3 - The North Half of the South Half of Section 26-104-58 Hanson County, South Dakota.

Farm Data:

Tract 1

Cropland	155.51 acres
Other	4.49 acres
Total	160.00 acres

Tract 2

Cropland	156.00 acres
Other	4.00 acres
Total	160.00 acres

Tract 3

Cropland	145.83 acres
CRP	9.00 acres
Other	5.17 acres
Total	160.00 acres

FSA Information:

Tract 1

Crop	Base	Yield
Corn	108.17 acres	162 bushels
Soybeans	101.18 acres	47 bushels

Includes part of tract 3

Tract 2

Crop	Base	Yield
Corn	105.30 acres	139 bushels
Soybeans	74.78 acres	41 bushels

Includes part of tract 3

Tract 3

Crop	Base	Yield
Corn	44.47 acres	113 bushels
Soybeans	32.63 acres	43 bushels

Additional acres included with tracts 1 & 2

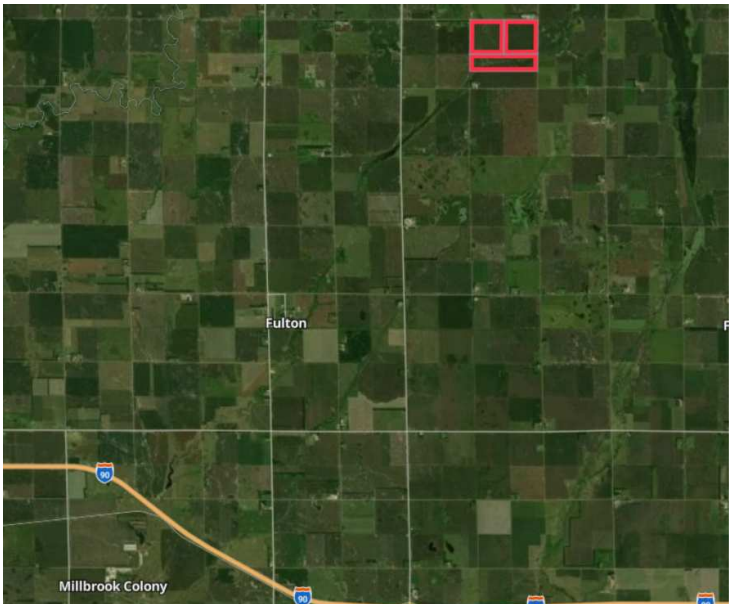
CRP:

Tract 3

Acres	Annual Payment	Expiration
9.00	$580.00	9-30-2027

Taxes:
Tract 1: $2,947 estimated
Tract 2: $2,947 estimated
Tract 3: $2,915 estimated

Location Map

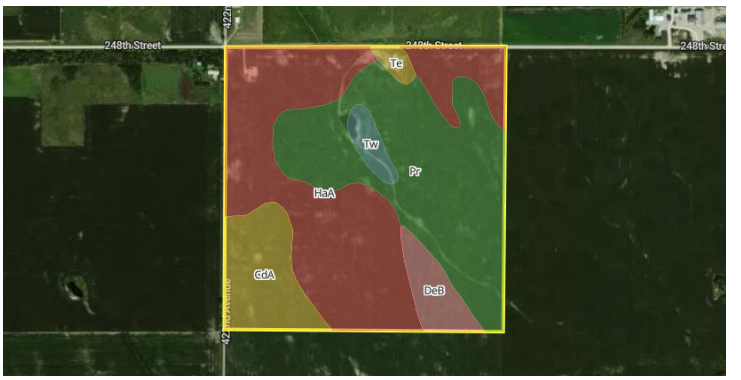


Tract 1

Aerial Map



Soils Map



82.4/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
●	HaA	Hand loam, 0 to 2 percent slopes	42.5%	68.2	2c	--	85.55
●	Pr	Prosper-Stickney complex, 0 to 2 percent slopes	37.3%	59.7	2c	--	84.63
●	CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	11.5%	18.4	2c	--	87.66
●	DeB	Delmont loam, 2 to 6 percent slopes	5.0%	8.1	4e	--	38.84
●	Tw	Tetonka and Whitewood silty clay loams	2.5%	4	4w	--	72.55
●	Te	Tetonka silt loam, 0 to 1 percent slopes	1.3%	2	4w	--	56.1









Tract 2

Aerial Map



Soils Map



81.9/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
●	Pr	Prosper-Stickney complex, 0 to 2 percent slopes	52.9%	84.7	2c	--	84.63
●	CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	28.7%	46.1	2c	--	87.66
●	Tw	Tetonka and Whitewood silty clay loams	8.6%	13.8	4w	--	72.55
●	Te	Tetonka silt loam, 0 to 1 percent slopes	7.5%	12.1	4w	--	56.1
●	HaA	Hand loam, 0 to 2 percent slopes	1.3%	2	2c	--	85.55
●	DeB	Delmont loam, 2 to 6 percent slopes	1.0%	1.7	4e	--	38.84







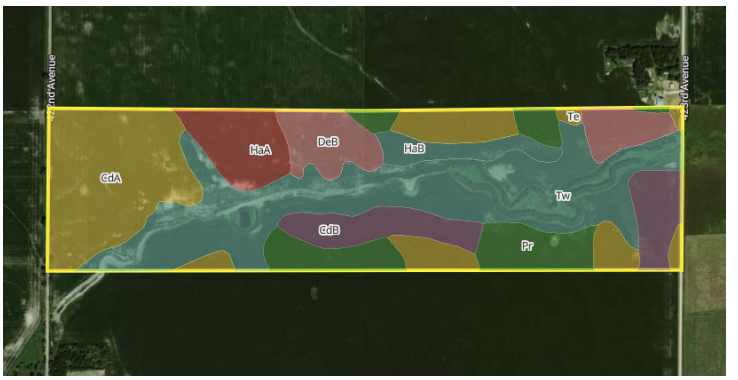


Tract 3

Aerial Map

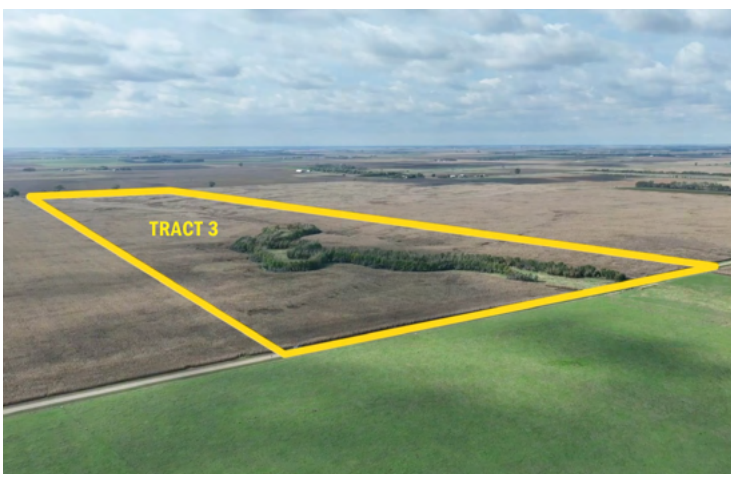


Soils Map



77.2/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
	Tw	Tetonka and Whitewood silty clay loams	33.9%	54.4	4w	--	72.55
	CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	26.8%	43	2c	--	87.66
	Pr	Prosper-Stickney complex, 0 to 2 percent slopes	11.1%	17.7	2c	--	84.63
	CdB	Clarno loam, 2 to 6 percent slopes	9.7%	15.6	2e	--	81.68
	DeB	Delmont loam, 2 to 6 percent slopes	8.4%	13.5	4e	--	38.84
	HaA	Hand loam, 0 to 2 percent slopes	6.3%	10.1	2c	--	85.55
	HaB	Hand loam, 2 to 6 percent slopes	3.5%	5.6	2e	--	85.01









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 January 13, 2027, 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 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 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 January 13, 2027, 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 three individual tracts using the high bidder choice method. 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: Marcelle Wolf

Auctioneer: Marshall Hansen

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. The new buyer will receive full possession and right to farm for the 2027 crop year.

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 30, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 12:00 PM on Thursday, December 3, 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

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