

# SEALED BID SALE

**160+/- Acres, Day County, South Dakota**

**Deadline: Thursday, December 20, 2018 by 5:00 PM**

*Contact Agent for details!*

## Highlights:

- Very productive land fully tillable
- Great soils, excellent lay of the land for farming
- Easy access and close to market
- High quality land that seldom comes available to purchase

**Property Location:** From Langford South Dakota, south three miles south on Highway 27, west four and a half miles on County Road 2.

**Legal Description:** NW¼ Section 16, Township 124N, Range 59W, Day County, South Dakota



**Farmers  
National  
Company™**

Serving America's Landowners Since 1929

[www.FarmersNational.com](http://www.FarmersNational.com)



For additional information, please contact:

**Scott Huether, Agent**

Lisbon, North Dakota

Phone: (701) 793-6789

[SHuether@FarmersNational.com](mailto:SHuether@FarmersNational.com)

[www.FarmersNational.com/ScottHuether](http://www.FarmersNational.com/ScottHuether)



# Property Information

**Property Description:** Prime parcel of ag land. Great productive soils. Land lays very good, excellent access.

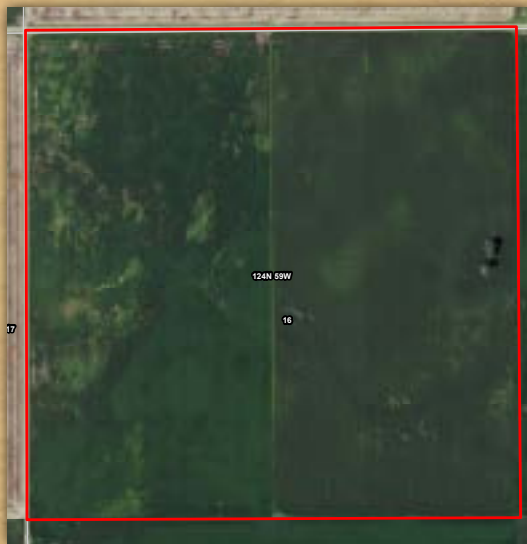
**Farm Data:**

Cropland 160 acres

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Corn	78.72 acres	119 bushels
Soybeans	80.48 acres	30 bushels

**2017 Taxes:** \$2,925.38 or \$18.28 per acre



MAP		NON-IRR	PRODUCTIVITY	
SYMBOL	NAME	LCC	INDEX	ACRES
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	IIc	91	91.6
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	IVs	46	32.8
G792B	Kranzburg-Brookings-Buse complex, 0 to 6 percent slopes	IIe	82	19.5
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	IIs	80	10.0
G862A	Harmony-Beotia silt loams, 0 to 2 percent slopes	IIs	92	4.5
G852A	Nahon-Aberdeen-Exline silt loams, till substratum, 0 to 2 percent slopes	IVs	45	3.1
<b>TOTAL</b>			<b>79.2</b>	<b>161.5</b>



# Land for Sale by Bids

## (No Oral Bidding)

### Legal Description

NW¼ of Section 16, T124 R59, Day County, SD

### Bid Procedure

Written bids will be received at the office of Farmers National Company, 6607 Highway 32; Lisbon, ND 58054 until 5:00 PM, on Thursday, December 20, 2018. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

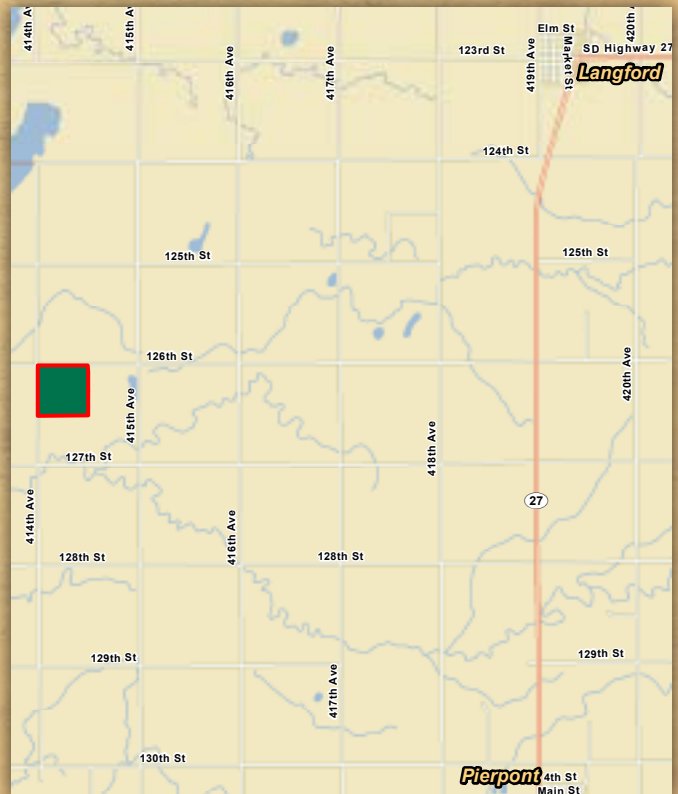
### Terms of Sale and Closing

Terms of the sale are cash with no contingencies. The successful bidder(s) will be required to sign a purchase agreement and provide a 10% earnest money check with the balance due at closing in approximately 30 days. Seller to provide a Title Insurance policy with policy cost and closing service fees split 50-50.

### For more information, contact:

Scott Huether  
Farmers National Company  
6607 Highway 32  
Lisbon, ND 58054  
SHuether@FarmersNational.com

(701) 793-6789 | cell  
(701) 683-2012 | fax



# Bid Form

RE: NW¼ of Section 16, T124 R59, Day County, SD

I hereby offer \$\_\_\_\_\_ for the above referenced farmland. Bid is total price **NOT** per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Print Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP code \_\_\_\_\_

Telephone number \_\_\_\_\_ Cell phone number \_\_\_\_\_

Email \_\_\_\_\_

**Return no later than 5:00 PM, Thursday, December 20, 2018, to:**

Scott Huether  
Farmers National Company  
6607 Highway 32  
Lisbon, ND 58054  
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