

FOR SALE BY BIDS

118± Acres in Turner County, South Dakota

BID DEADLINE: Friday, March 19, 2021, by 5:00 PM

Contact Agents for Details!



Highlights:

- Productive rolling farmland
- Several acres of pasture
- Excellent location

For additional information, please contact:

Troy Swee, AFM/Agent

Beresford, South Dakota

Office: (605) 957-4229 Cell: (605) 929-3039

TSwee@FarmersNational.com

www.FarmersNational.com/TroySwee



Dave Hickey, Agent

O'Neill, Nebraska

Office: (402) 336-3500 Cell: (402) 340-4436

DHickey@FarmersNational.com

www.FarmersNational.com/DaveHickey



Serving America's Landowners Since 1929

www.FarmersNational.com



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Location: Six miles north of Chancellor, South Dakota

Legal Description: Part of the Northeast Quarter (NE $\frac{1}{4}$) of Section 29, Township 100 North, Range 52 West, Turner County, South Dakota.

Property Description: This is an excellent opportunity to purchase productive rolling farmland in Turner County with both farming and grazing potential. This farm is well suited for growing corn and soybeans and offers excellent hunting opportunities. The pasture land can be used for grazing in the summer, or the grass can be left standing for a prime pheasant hunting spot in the fall. The property is ideally located southwest of Sioux Falls and has unlimited potential. Favorable cash rent lease in place for 2021.

Farm Data:

Cropland	93 acres
Pasture	14 acres
Other	11 acres
Total	118.0 acres

FSA Information:

<u>Crop Base</u>	<u>Yield</u>
Corn 54.86 acres	139 bushels PLC Yield
Oats 18.92 acres	52 bushels PLC yield
107.76 FSA cropland acres	

2020 Taxes: \$2,464.36

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	22.9	19.71	34	6w
EeB	Egan-Ethan complex, 2 to 6 percent slopes	4.5	3.91	77	2e
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	29.5	25.47	84	2e
EtC	Ethan-Egan complex, 5 to 9 percent slopes	24.7	21.27	61	4e
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	10.8	9.31	92	1
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	0.1	0.1	70	2w
DgB	Dempster-Graceville silty clay loams, 1 to 5 percent slopes	12.3	10.62	64	2e
Ac	Alcester silty clay loam, cool, 0 to 2 percent slopes	3.7	3.2	96	1
EsD	Ethan-Betts loams, 9 to 15 percent slopes	7.4	6.41	30	6e
TOTALS		115.9	100%	64.5	3.35

SALE TERMS

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

Taxes: Real estate taxes for 2020 payable in 2021 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 April 29, 2021, or such other date agreed to by the parties, subject to existing 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 Turner County Title Company of Parker, South Dakota.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Attorney's 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 both the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and the Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on April 29, 2021, or such other date agreed to by parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Turner County Title Company of Parker, South Dakota.

Survey: At the Seller's option the seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The seller and buyer will both pay one-half of the survey cost. The final contract prices will be adjusted to reflect

any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered as a total unit. **Please submit your highest and best offer as there will be no oral bidding.** Sellers reserve the right to reject any and all bids and to modify bidding requirements at their discretion.

Bid Procedure: Bids are to be submitted and received by 5:00 PM on Friday, March 19, 2021, to Farmers National Company, 423 E Douglas, O'Neill, Nebraska 68763.

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". 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(s): Darrel L Fincher





Bid Form

118+/- acres Turner County, South Dakota

Return no later than 5:00 PM, Friday, March 19, 2021

A-20386

Part of the Northeast Quarter (NE $\frac{1}{4}$) of Section 29, Township 100 North, Range 52 West, Turner County, South Dakota. (final acres shall be determined by certified survey). **Purchase price shall be adjusted to reflect final acres determined by survey.**

Bid amount: _____ total, or \$ _____ per acre

I acknowledge there will not be an oral bidding and 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 _____

Phone: _____ Cell: _____

Email _____

Mail to:

Farmers National Company

423 E Douglas

O'Neill, NE 68763

Office: (402) 336-3500

or

Email: TSwee@FarmersNational.com

