

SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

147.23+/- Acres, Davison County, South Dakota
Friday, April 30, 2021 • 1:30 PM

Davison County Fairgrounds Classroom A
3200 West Havens Avenue, Mitchell, SD 57301

HIGHLIGHT FEATURES

- Adjacent to the City of Mitchell and Highway 37
- Farmground with significant commercial development potential
- Zoned TWC - transportation, warehousing, and commercial



ONLINE SIMULCAST BIDDING

Starts Wednesday, April 28, 2021, at 9:00 AM

Closes Friday, April 30, 2021, at the close of the live event

To Register and Bid on this Auction, go to: www.fnccbid.com

For additional information, please contact:

Dave Hickey, Agent

O'Neill, Nebraska

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

DHickey@FarmersNational.com

www.FarmersNational.com/DaveHickey



Troy Swee, AFM/Agent

Beresford, South Dakota

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

TSwee@FarmersNational.com

www.FarmersNational.com/TroySwee



Serving America's Landowners Since 1929

www.FarmersNational.com/Oneill



PROPERTY INFORMATION

Location:

Just north of Mitchell, South Dakota, and directly adjacent to Highway 37 (west side) and just south of Mitchell Airport. Watch for signs.

Legal: Part of the Northeast Quarter (NE¼) of Section 4, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota.

Description: Tremendous opportunity to purchase high visibility land adjacent to Mitchell, South Dakota and Highway 37. A highly desirable 147+/- acres of farmland zoned as transportation, warehousing, and commercial (TWC) with the City of Mitchell. Excellent access along Highway 37, and 250th Street (National Guard Road) and the Mitchell Airport. Mitchell is a vibrant growing community located in the heart of one of the most business friendly states in the nation. This property lies just minutes from the I-90 corridor and only 70 miles from Sioux Falls, South Dakota. This property sells with full possession for the 2021 growing season. Make plans to attend the auction in person, or bid on-line! Call one of the agents for further details!

Farm Data: 138.77 total cropland acres

FSA Information:

Crop	Base	Yield
Corn	75.4 acres	100 PLC bushels
Soybeans	26.1 acres	33 PLC bushels
Wheat	25.5 acres	29 PLC bushels

Taxes: \$3,460.48

Location Map



Aerial and Soil Maps



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
FeA	Fedora sandy loam, 0 to 3 percent slopes	45.7	32.24	53	4w
BmA	Blendon sandy loam, 0 to 3 percent slopes	96.0	67.76	63	3e
TOTALS		141.6	100%	59.78	3.32

AUCTION TERMS

Mineral Rights

All mineral interests owned by the seller, if any, will be conveyed to the buyer(s).

Taxes

Real estate taxes for 2020 will be paid by the seller. 2021 taxes, based on 2020 tax record information, shall be prorated to the day of 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 on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the seller or Farmers National Company.

Possession

Early possession will be granted upon full execution of the Real Estate Sale Contract and payment of earnest money. Full possession at closing May 28, 2021, or such date as agreed to by the parties.

Earnest Payment

A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by The Title Company of Mitchell, SD in their trust account. By bidding, the buyer is agreeing to enter into a 2021 cash lease, for purposes of early possession for \$25,000, to be exercised only in the event the transaction does not close on the agreed-to date to close, or any agreed-to extension thereof.

Contract and Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Farmers National 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 and any escrow closing services will be paid equally by the seller and buyer.

Closing

The sale closing is on May 28, 2021, or such date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of The Title Company of Mitchell, SD.

Sale Method

The real estate will be offered in one tract for bidding. 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. No

absentee or telephone bids will be accepted without 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 the agent 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 the auctioneer will take precedence over any previous printed materials or oral statements. The agent 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

Cudmore Kneifl Construction Company, Inc.

Auctioneer

Marshall Hansen

Online Simultaneous Bidding Procedure:

The online bidding begins on
**Wednesday, April 28, 2021, at 9:00 AM. Bidding
closes Friday, April 30, 2021
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 on-line, 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.