

# ONLINE AUCTION

160+/- Acres • Sully County, South Dakota

## Highlights:

- Extremely productive cropland with a 92.5 productivity index
- 160.10 FSA cropland acres with high PLC yields
- Sells with a 2022 cash rent lease in place

L-2200100

Online bidding starts Monday, February 7, 2022 • 9:00 AM  
Bidding closes Wednesday, February 9, 2022 • 1:00 PM

To Register and Bid on this Auction, go to:

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

For additional information, please contact:



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# Property Information

**Property Location:** From Agar, South Dakota, 10 miles west on 176th Street and one-half mile north on 292nd Avenue, or one-half mile north of the Highway 1804 and 292nd Avenue intersection.

**Legal Description:** NE1/4 of Section 23, 116N, 79W, Sully County, South Dakota.

**Property Description:** Farmers National Company is proud to offer 160 deeded acres of prime Sully County farmland via online auction. This property lays great and is farmable from fence line to fence line with excellent FSA yields. The Agar and Mobridge silt loam soils making up 100% of the farm are very productive and uniform. The new owner will receive the 2022 cash rent due April 1, 2022. The lease expires once the 2022 crop is harvested and copies are available upon request.

**Farm Data:**  
Cropland 160 acres

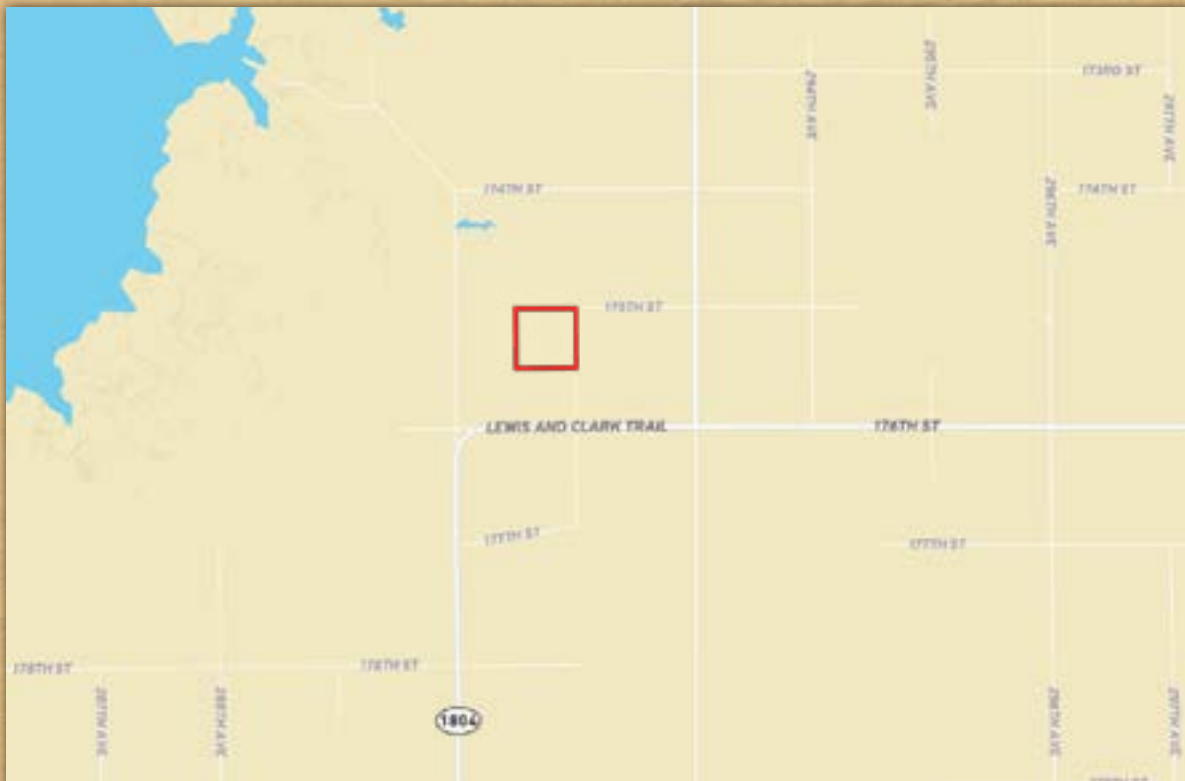
### FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	57.97 acres	60 bushels
Corn	39.51 acres	113 bushels
Sunflowers	58.52 acres	2005 pounds

**2021 Taxes:** \$1,450.28



### Property Location Map



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AaA	Agar silt loam, 0 to 2 percent slopes	118.8 2	73.7	92	61	2c
OnA	Mobridge silt loam, 0 to 2 percent slopes	42.4	26.3	94	64	2c
TOTALS		161.2 2(*)	100%	92.53	61.79	2.0



# Auction Terms

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

**Taxes:** Real estate taxes for 2021 payable in 2022 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, and restrictions of record. 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 March 9, 2022 or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required by the successful bidder on the day of the sale. 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 Titles of Dakota.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Titles of Dakota 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 escrow services will be equally paid by both parties. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on March 9, 2022, 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 Titles of Dakota, the closing agent.

**Sale Method:** Offered in one individual tract. All bids are open for advancement **starting Monday, February 7, 2022, at 9:00 AM until Wednesday, February 9, 2022, at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. All decisions of Farmers National Company 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 make 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 the 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):** Boys Republic

## Online Bidding Procedure:

**This online auction begins on Monday, February 7, 2022, at 9:00 AM. Bidding closes Wednesday, February 9, 2022, at 1:00 PM.**

**To register and bid on this auction go to:**  
[www.FNCBid.com](http://www.FNCBid.com)

All bids on the tracts 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.

