

# SIMULCAST AUCTION

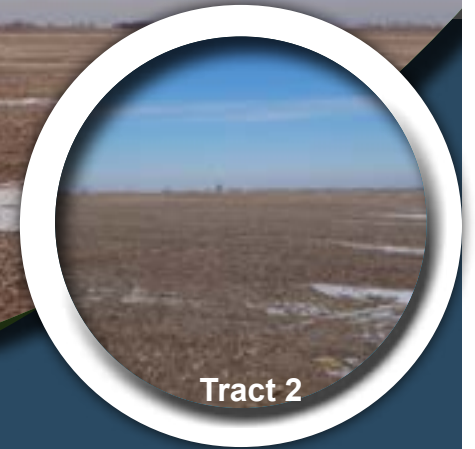
480+/- Acres • Hanson County, South Dakota

Thursday, February 24, 2022 • 10:00 AM

at the American Legion Hall, 100 Main Street, Ethan, South Dakota

## Highlight Features:

- Productive cropland in desirable area
- High percentage tillable
- Offered in 3 tracts
- Available for 2022



Tract 2

## ONLINE SIMULCAST BIDDING

On line bidding begins Monday, February 21, 2022, at 8:00 AM  
and concludes at the end of the live auction event.

to bid on this auction, go to: [www.fncbid.com](http://www.fncbid.com)

A-2891

For additional information, please contact:

**Troy Swee, AFM/Agent**

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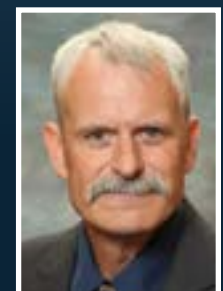
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## Property Information

**Location:** From Ethan, South Dakota, two miles east on Highway 42 and one miles south on 413th Avenue.

**Legal: Tract 1:** Southeast Quarter (SE $\frac{1}{4}$ ) of Section 29, Township 101 North, Range 59 West of the 5th PM, Hanson County, South Dakota. 160+/- acres

**Tract 2:** Southwest Quarter (SW $\frac{1}{4}$ ) of Section 29, Township 101 North, Range 59 West of the 5th PM, Hanson County, South Dakota. 160+/- acres

**Tract 3:** Northwest Quarter (NW $\frac{1}{4}$ ) of Section 29, Township 101 North, Range 59 West of the 5th PM, Hanson County, South Dakota. 160+/- acres

**Description: Tract 1:** 150.7+/- cropland acres according to the Farm Service Agency. Excellent quality tract with good access. 81.27 soil rating.

**Tract 2:** 150.76+/- cropland acres per Farm Service Agency. Nice quarter with gravel road access on two sides. 73.23 soil rating.

**Tract 3:** 154.21+/- cropland acres per Farm Service Agency. Productive quarter just three miles from Ethan, South Dakota. 72.32 soil rating.

### FSA Information (combined)

Base	Total Acres	PLC Yield
Corn	127.7	104 bushels
Soybeans	124.7	41 bushels

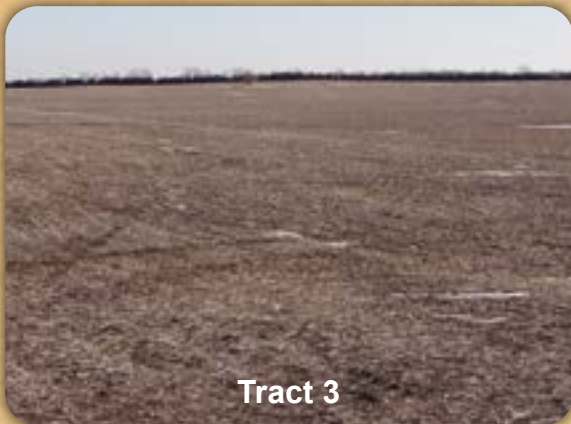
**2021 Taxes:** \$8,246.96 total combined taxes



Tract 1



Tract 2



Tract 3





**Tract 1 Aerial Map**



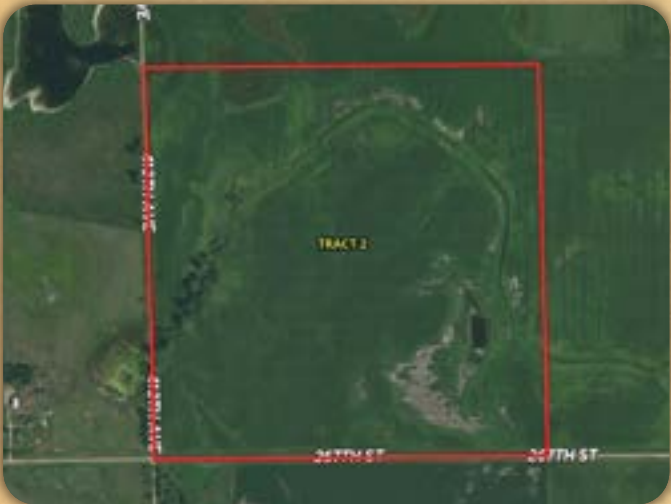
**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	130.48	82.45	88	68	2c
BeE	Betts-Ethan loams, 15 to 40 percent slopes	11.39	7.2	19	10	7e
Te	Tetonka silt loam, 0 to 1 percent slopes	7.21	4.56	57	17	4w
CeB	Clarno-Davison loams, 2 to 4 percent slopes	4.85	3.06	79	54	2e
HaA	Hand loam, 0 to 3 percent slopes	3.01	1.9	85	56	2c
Pr	Prosper-Slickney complex, 0 to 2 percent slopes	1.32	0.83	85	54	2c
<b>TOTALS</b>		<b>158.25(*)</b>	<b>100%</b>	<b>81.27</b>	<b>60.73</b>	<b>2.45</b>

) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**Tract 2 Aerial Map**



**Tract 2 Soil Map**



Boundary 157.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	37.77	23.94	88	68	2c
Te	Tetonka silt loam, 0 to 1 percent slopes	35.4	22.43	57	17	4w
CeB	Clarno-Davison loams, 2 to 4 percent slopes	25.38	16.08	79	54	2e
Pr	Prosper-Slickney complex, 0 to 2 percent slopes	24.95	15.81	85	54	2c
EhD	Ethan-Betts loams, 9 to 15 percent slopes	12.46	7.9	31	58	6e
DaB	Davis loam, 2 to 6 percent slopes	8.01	5.08	83	61	2e
EuC	Ethan-Clarno loams, 6 to 9 percent slopes	6.95	4.4	65	64	4e
HaA	Hand loam, 0 to 3 percent slopes	6.88	4.36	85	56	2c
<b>TOTALS</b>		<b>157.79(*)</b>	<b>100%</b>	<b>73.23</b>	<b>50.25</b>	<b>2.85</b>

) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**Tract 3 Aerial Map**



**Tract 3 Soil Map**



Boundary 158.85 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CeB	Clarno-Davison loams, 2 to 4 percent slopes	73.5	46.27	79	54	2e
Te	Tetonka silt loam, 0 to 1 percent slopes	52.7	33.18	57	17	4w
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	24.17	15.22	88	68	2c
EuC	Ethan-Clarno loams, 6 to 9 percent slopes	8.48	5.34	65	64	4e
<b>TOTALS</b>		<b>158.85(*)</b>	<b>100%</b>	<b>72.32</b>	<b>44.39</b>	<b>2.77</b>

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# 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 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, 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 March 24, 2022, or such other date 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, South Dakota, in their trust account.

## Contract and Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with The Title Company of Mitchell, South 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 any escrow closing services will be paid equally by the seller and buyer. Sale is not contingent upon buyer(s) financing.

## Closing

The sale closing is on March 24, 2022, 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, South Dakota.

## Sale Method

The real estate will be offered in three tracts or as a total unit. 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 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

Joseph C Harker and Doris I Harker Trust dated November 28, 1995

## Auctioneer

Marshall Hanson

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, February 21, 2022, at 8:00 AM CST and ends at the end of the live auction, Thursday, February 24, 2022.

**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.