

# ONLINE AUCTION

465.53± Acres • McPherson County, South Dakota

Online bidding starts Wednesday, June 15, 2022 • 8:00 AM

Bidding closes Thursday, June 16 2022 • 12:00 PM

## Highlights:

- Productive cropland
- Hayland and pasture acres
- Located on a hard surface road
- Offered in Two Individual Tracts!



L-2200336

To Register and Bid on this Auction, go to:  
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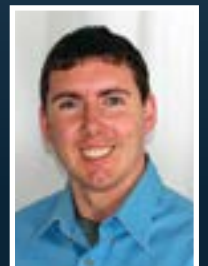
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# Property Information

**Property Location:** The property is located one mile east of Leola, South Dakota.

## Legal Description:

- **Tract 1:** The East 1/2 of Section 21-126-67 Less Rail Road and Highway Acres Contained Therein McPherson County, South Dakota
- **Tract 2:** The NE 1/4 of Section 28-126-67 McPherson County, South Dakota

**Property Description:** Here is an excellent opportunity to buy productive McPherson County cropland, pasture and hayland acres. With an older building site including established trees and shed.

**Improvements:** 40 x 80 shed built in 2000 also several older buildings and grain bins.

**Agent Comments:** Property is being sold subject to the 2022 crop year lease on the tillable acres with the second half of the cash rent going to the new Buyer as follows Tract 1 = \$18,300 and Tract 2 = \$4,700. The 2022 property tax due in 2023 will be split 50/50 between buyer and seller based on the taxes due and payable in 2022. Rural water is located on Tract 2. Mobile Homes located on Tract 2 are not included.

## Farm Data:

• <b>Tract 1</b>	
Cropland	274.38 acres
Hayland	<u>31.15 acres</u>
Total	305.53 acres
• <b>Tract 2</b>	
Cropland	70.58 acres
Pasture	79.22 acres
Other	<u>10.20 acres</u>
Total	160.00 acres

## FSA Information:

<b>Tract 1</b>	<b>Base</b>	<b>Yield</b>
Corn	169.05 acres	74 bushels
Soybeans	56.35 acres	25 bushels

<b>Tract 2</b>	<b>Base</b>	<b>Yield</b>
Corn	38.65 acres	72 bushels
Soybeans	19.32 acres	26 bushels

## 2021 Taxes:

- **Tract 1:** \$1,840.16
- **Tract 2:** \$1,574.76

## Location Map



### Tract 1 Aerial Map



### Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	122.04	39.8	29	27	4s
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	72.14	23.53	61	36	3e
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	57.01	18.59	43	25	4s
C667A	Williams-Niobell loams, 0 to 3 percent slopes	38.58	12.58	82	50	2c
C031A	Rimlap-Heil silt loams, 0 to 1 percent slopes	9.66	3.15	37	20	4w
C005A	Southam silty clay loam, 0 to 1 percent slopes	3.66	1.19	5	5	8w
C002A	Tonka silt loam, 0 to 1 percent slopes	3.54	1.15	45	30	4w
TOTALS		306.64(*)	100%	45.95	31.19	3.56

(\*) 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 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	71.67	45.21	61	36	3e
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	48.42	30.54	29	27	4s
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	21.15	13.34	43	25	4s
C575A	Ranslo loam, 0 to 2 percent slopes	12.05	7.6	30	35	4s
C584A	Harriet loam, 0 to 2 percent slopes	5.25	3.31	27	17	6s
TOTALS		158.54(*)	100%	45.34	31.08	3.61

(\*) 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.

# Online Auction Terms

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

**Taxes:** Real estate taxes will be prorated to 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:** Possession will be granted at closing on July 28, 2022 or such other date agreed to by the parties. Subject to current 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 McPherson County Abstract & Title.

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

**Closing:** The sale closing is on July 28, 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 the McPherson County Abstract & Title.

**Sale Method:** The real estate will be offered in two individual tracts. **All bids are open for advancement starting Wednesday, June 15, 2022 at 8:00 AM until Thursday, June 16, 2022 at 12:00 PM Noon**, 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 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 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):** Tim Kessler

**Additional Comments:** No Personal Property of any kind including the Mobile Homes located on Tract 2 is included with this sale. Property is being sold as-is with no guarantees of any kind other than marketable title.

## Online Bidding Procedure:

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**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.