

# LAND AUCTION

**SIMULTANEOUS LIVE AND ONLINE**

**480+/- Acres • Miner County, South Dakota**

**Thursday, September 1, 2022 • 11:00 AM**

**Miner County 4-H Exhibit Hall | 203 West Wilson Street, Howard, South Dakota**

## Highlights:

- Productive Miner County farmland and pasture
- Offered in three tracts!
- Lays nice and looks great
- Located east of Canova in a strong farming community



L-2200445

## ONLINE SIMULCAST BIDDING

**Starts Tuesday, August 30, 2022, at 8:00 AM.**

**Closes Thursday, September 1, 2022, at close of live event.**

**To Register and Bid on this Auction, go to:**

**[www.fncbid.com](http://www.fncbid.com)**



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For additional information, please contact:

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# Property Information

Here is a rare opportunity for both investors and expanding farm operators to purchase high-quality Miner County farmland and pasture. Located in a strong farming community, this land lays nice and looks great and anyone would be proud to own.

## Property Location:

- **Tract 1** is located at the intersection of 243rd Street and 440th Avenue, five miles east and one half mile south of Canova, South Dakota, or nine miles north and one mile west of Salem, South Dakota.
- **Tracts 2 and 3** are located just a mile away at the intersection of 242nd Street and 438th Avenue, just three miles east of Canova, South Dakota.

## Legal Description:

- **Tract 1:** Selling 160 Taxable Acres M/L - the SE $\frac{1}{4}$  of Section 27-105-55.
- **Tract 2:** Selling 121.50 Acres M/L -the West 2,005 feet of the NW $\frac{1}{4}$  of Section 28-105-55.
- **Tract 3:** Selling 198.50 Acres M/L -the North Half of Section 28-105-55 except the West 2,005 feet of the NW $\frac{1}{4}$  thereof.

## 2021 Taxes:

- **Tract 1:** \$2,211.36
- **Tract 2:** Estimated \$1,730.00
- **Tract 3:** Estimated \$2,850.82

## Farm Data:

• <b>Tract 1:</b>		
Cropland	147.94 acres	
Non-crop	<u>12.06 acres</u>	
Total	160 acres	
• <b>Tract 2:</b>		
Cropland	115 acres	
Non-crop	<u>6.50 acres</u>	
Total	121.50 acres	
• <b>Tract 3:</b>		
Pasture	194 acres	
Non-crop	<u>4.50 acres</u>	
Total	198.50 acres	

## FSA Information:

• <b>Tract 1</b>	<u>Base</u>	<u>Yield</u>
Corn	52.51 acres	132 bushels
Soybeans	45.84 acres	42 bushels
• <b>Tract 2 and 3:</b>		
Corn	81.80 acres	132 bushels
Soybeans	71.41 acres	42 bushels
Total for Tracts 2 and 3 will be split by FSA.		

## Location Map





### Tract 1 Aerial Photo



### Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CnB	Clarno-Stickney-Tetonka complex, 0 to 6 percent slopes	139.45	86.76	69	42	2e
Wo	Worthing silty clay loam, 0 to 1 percent slopes	9.67	6.02	31	10	5w
Ct	Crossplain-Tetonka complex	6.76	4.21	73	26	2w
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	4.85	3.02	75	52	2c
TOTALS		160.73(*)	100%	67.06	39.7	2.18

### Tract 2 Aerial Photo



### Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CnB	Clarno-Stickney-Tetonka complex, 0 to 6 percent slopes	73.88	60.31	69	42	2e
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	32.23	26.31	75	52	2c
Te	Tetonka silt loam, 0 to 1 percent slopes	9.32	7.61	57	17	4w
Ct	Crossplain-Tetonka complex	7.07	5.77	73	26	2w
TOTALS		122.5(*)	100%	69.9	41.81	2.15

### Tract 3 Aerial Photo



### Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CnB	Clarno-Stickney-Tetonka complex, 0 to 6 percent slopes	108.28	54.54	69	42	2e
EdA	Delmont-Enet loams, 0 to 2 percent slopes	39.6	19.94	51	39	4s
La	Lamo silty clay loam	25.86	13.02	64	54	2w
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	17.52	8.82	75	52	2c
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	3.75	1.89	35	36	6w
Te	Tetonka silt loam, 0 to 1 percent slopes	3.03	1.53	57	17	4w
Ct	Crossplain-Tetonka complex	0.52	0.26	73	26	2w
TOTALS		198.55(*)	100%	64.48	43.31	2.5



# AUCTION TERMS

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

**Taxes:** A Buyers credit will be given for the 2022 property tax due and payable in 2023 based on the full amount of the taxes due and payable in 2022.

**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 November 1, 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 Fidelity Abstract & Title Co.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Fidelity Abstract & Title Co., the required earnest payment. The cost of an Owners title insurance policy will be equally divided and paid by the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on November 1, 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 Fidelity Abstract & Title Co.

**Sale Method:** The real estate will be offered in three individual tracts. 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 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 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 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:** Steve and Jack Palmquist and Marilyn Hartman

**Announcements:** Tract 1 carries a USFW wet easement that prohibits the draining, filling or burning of wetland areas.

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Tuesday, August 30, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, September 1, 2022, with bidding concluding at the end of the live auction.**

**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.

