

LAND AUCTION

919+/- Acre Farm • Charles Mix County, South Dakota
Offered in Eight Tracts!

Friday, December 7, 2018 • 1:30 PM
at the National Guard Armory Building
610 East SD Highway 46, Wagner, South Dakota



Featuring:

- Very good quality farmground
- Offered in eight tracts for bidding
- Significant livestock improvements
- Buildings offer lots of depreciation
- Good access, rural water, several tracts offer potential building sites!

L-1800800

For additional information, please contact:

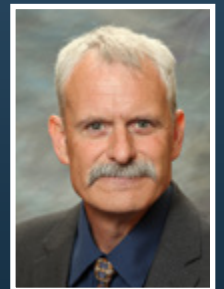


Serving America's Landowners Since 1929

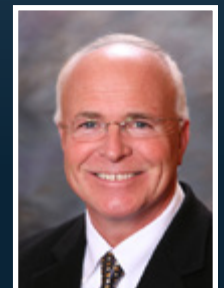
www.FarmersNational.com/ONeill



Dave Hickey, Agent
(402) 336-3500 • (402) 340-4436
O'Neill, Nebraska
DHickey@FarmersNational.com
www.FarmersNational.com/DaveHickey



Robert Litz, Agent
(402) 336-3500 • (402) 340-4952
O'Neill, Nebraska
BLitz@FarmersNational.com
www.FarmersNational.com/RobertLitz



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Lake Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Location: From Highway 46 in Wagner, South Dakota, turn south on 395th Avenue (Front Street) go three miles then one mile east on 300th Street to the northwest corner of Tract 8. (The intersection of 300th Street and 396th Avenue)

Agents Comments:

Farmers National Company is pleased to be representing the sellers, Sioux County Ranch, LLC, in this offering of outstanding dry cropland and improvements. The property was intentionally allocated into eight individual tracts to offer the public the opportunity to purchase tracts that will fit their needs. The auction will be based on individual tracts, allowing buyers to be the top bidder on one or more tracts. The property will also be offered as an entire unit. Bidding on the tracts, and whole unit will compete until all bidding is complete. Everyone will have ample opportunity to increase bids until the conclusion of the auction process.

It is not often that such a large, contiguous block of good quality cropland is offered in the area with each tract offering great location and access. Long term, forward thinking buyers know the advantage of top quality land located in a favorable tax state like South Dakota. Tract 7 offers vast building improvements that could be utilized for a purebred cattle operation, heifer or bull development, cattle feeding or conversion to an on-site sale barn for bull and heifer sales. This tract will offer lots of depreciation for the successful buyer.

We invite each of you to call the agents, Robert Litz or Dave Hickey for a personal inspection or to answer any questions you might have. We will be glad to show this property any day of the week, including weekends.

2017 Real Estate Tax: \$13,840.36 (total)

Legal Description:

Tract 1: Lot 862 in Section 27, Township 95 North, Range 63 West of the 5th PM, Charles Mix County, South Dakota. 40+/- acres.

Tract 2: Lot 779 in Section 26, Township 95 North, Range 63 West of the 5th PM, Charles Mix County, South Dakota. 40+/- acres.

Tract 3: Lots 830 and 831 in Section 26, Township 95 North, Range 63 West of the 5th PM, Charles Mix County, South Dakota. 80+/- acres.

Tract 4: Lots 842 and 841 in Section 27, Township 95 North, Range 63 West of the 5th PM, Charles Mix County, South Dakota. 80+/- acres.

Tract 5: Lots 832 & 833 in Section 26, Township 95 North, Range 63 West of the 5th PM, Charles Mix County, South Dakota. 80+/- acres.

Tract 6: Lots 840, 864, 865, 872, & 873 in Section 27, Township 95 North, Range 63 West of the 5th PM, Charles Mix County, South Dakota. 200+/- acres.

Tract 7: Lots 838, 839 less 1 square acre in the southeast corner, 866, 867, 870, & 899 in Section 22, Township 95 North, Range 63 West of the 5th PM, Charles Mix County, South Dakota. 239+/- acres

Tract 8: Lots 805, 836, 1466, & 1467 in Section 23, Township 95 North, Range 63 West of the 5th PM, Charles Mix County, South Dakota. 160+/- acres



Property Information: Tract 1 and Tract 2

Tract 1: Nice 40 acre tract with 38.62 cropland acres. Gently sloping tract with high quality soils. Currently alfalfa, planted in April 2017. Good access along 302nd Street.

FSA Base Information:

Farm 9434 • Tract 6331 • 38.62 cropland acres
Corn Base 17.94 acres 127 PLC bushel yield
Wheat Base 3.21 acres 54 PLC bushel yield
Oats Base 1.39 acres 50 PLC bushel yield

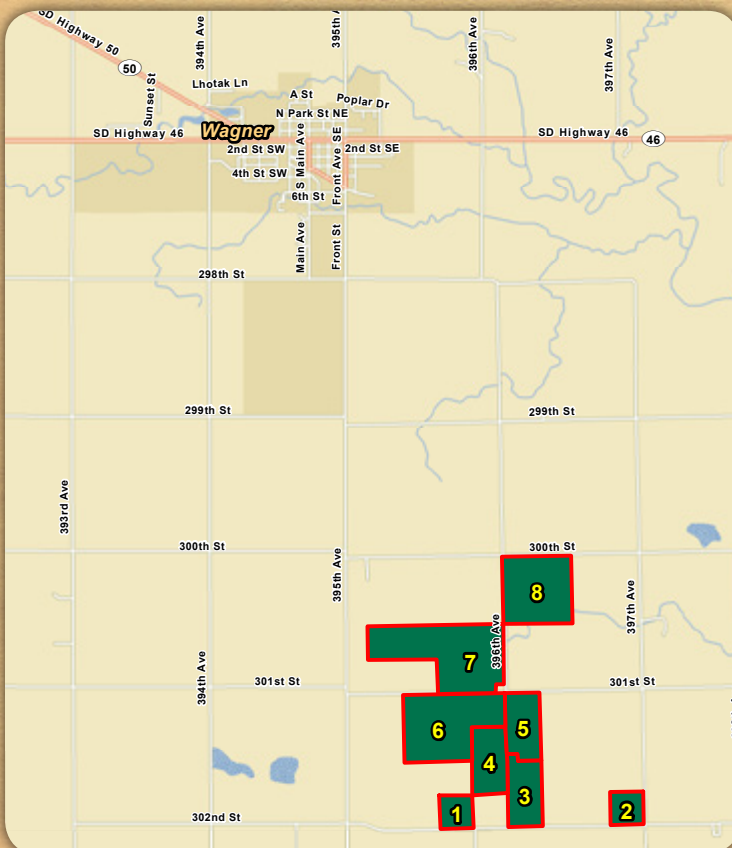
Tract 2: Another good quality 40 acres with 36.85 cropland acres. Land lays adjacent to 302nd Street and 397th Avenue. Top quality soils, and currently planted to alfalfa, planted in April 2013.

FSA Base Information:

Farm 9434 • Tract 1710 • 36.85 cropland acres
Corn Base 17.12 acres 127 PLC bushel yield
Wheat Base 3.06 acres 54 PLC bushel yield
Oats Base 1.32 acres 50 PLC bushel yield



Property Location Map



Property Information: Tract 3 and Tract 4

Tract 3: 82.57+/- acres. Combination tract with access provided by 396th Avenue. 46.17+/- acres of cropland planted to corn and grass for hay. Pasture acres are just over 30 acres with a windmill and rural water at the building site. (Buyer will need to install meter pit with Randall Rural water)

Note: If Tract 3 and Tract 5 sell separately, a legal description will be provided to the Buyers of Tract 3 by certified survey at the Seller's expense.

FSA Base Information: per FSA field acreages

Farm 9434 • Tract 6330 •	48.75	cropland acres
Corn Base	40.00	acres 127 PLC bushel yield
Wheat Base	7.16	acres 54 PLC bushel yield
Oats Base	3.09	acres 50 PLC bushel yield

If Tract 3 and Tract 5 sell separately, the small building site in the southwest corner of Tract 5 (see map) will sell with the Tract 3. It shall be the Seller's responsibility to complete a survey to determine actual acres, and create the legal description.

Tract 4: 80 acre tract with good access and established building site; currently with feeding pens, rural water, and several outbuildings. Good shelterbelts and several pens with fenceline feeding aprons. Historically 61.56 cropland acres, with 32.4 acres currently in row crops. Balance of the cropland acres in grass to graze or hay. Great place to background cattle, or calve out some cows. Great place for future home site. Rural water

FSA Base Information: per FSA field acreages

Farm 9434 • Tract 6859 •	61.56	cropland acres
Corn Base	74.91	acres 127 PLC bushel yield
Wheat Base	13.4	acres 54 PLC bushel yield
Oats Base	5.8	acres 50 PLC bushel yield

Note: In the event Tract 4 and Tract 6 sell individually it will be Charles Mix County FSA office's responsibility to reconstitute the base acres.



Property Information: Tract 5 and Tract 6

Tract 5: 77.43+/- acres. Cropland tract with good soils and 75.56+/- acres in corn for 2018. Good quality tract that is nearly all tillable with access on two sides.

Note: If Tract 5 and Tract 3 sell separately, a legal description will be provided to the Buyers of Tract 5 by certified survey, at the Seller's expense.

FSA Base Information: per FSA field acreages

Farm 9434 • Tract 6329 • 75.56 cropland acres
Corn Base 17.73 acres 127 PLC bushel yield
Wheat Base 3.17 acres 54 PLC bushel yield
Oats Base 1.37 acres 50 PLC bushel yield

Farm 9434 • Tract 6330 • _____ cropland acres
Corn Base 40 acres 127 PLC bushel yield
Wheat Base 7.16 acres 54 PLC bushel yield
Oats Base 3.09 acres 50 PLC bushel yield

If Tract 5 and Tract 3 sell separately, the small building site in the southwest corner of Tract 5 (see map) will sell with the Tract 3. It shall be the Seller's responsibility to complete a survey to determine actual acres, and create the legal description.

Tract 6: 200+/- acres. High quality tract of farmland with a small drainage pond for hunting and recreation. 176.49 acres of cropland with additional acres in hay production. Nearly 80 acres in good stand of alfalfa planted in 2014 and 2015. Good access on two sides of the property.

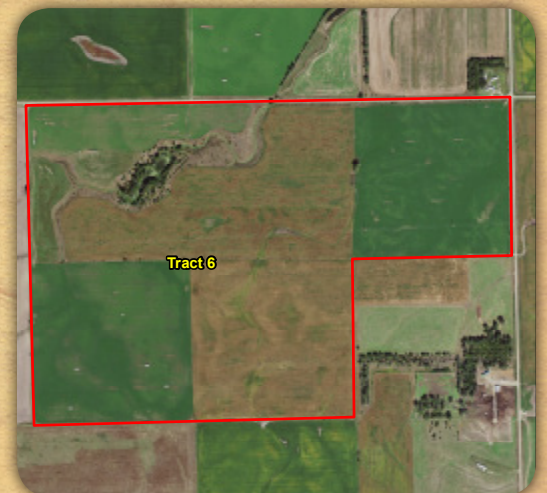
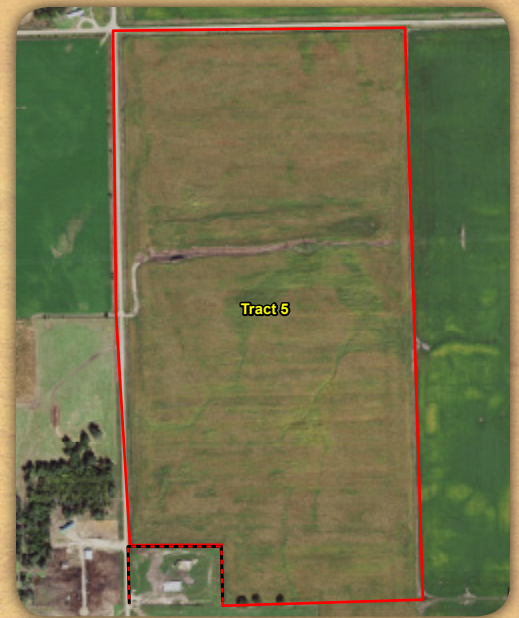
FSA Base Information:

Farm 9434 • Tract 6858 • 39.49 cropland acres
Corn Base 18.35 acres 127 PLC bushel yield
Wheat Base 3.28 acres 54 PLC bushel yield
Oats Base 1.42 acres 50 PLC bushel yield

Farm 9434 • Tract 6327 • 37.29 cropland acres
Corn Base 17.32 acres 127 PLC bushel yield
Wheat Base 3.1 acres 54 PLC bushel yield
Oats Base 1.34 acres 50 PLC bushel yield

Farm 9434 • Tract 6859 • 161.27 cropland acres
Corn Base 74.91 acres 127 PLC bushel yield
Wheat Base 13.4 acres 54 PLC bushel yield
Oats Base 5.80 acres 50 PLC bushel yield

Note: FSA Tract 6859 base acres shall be reconstituted by Charles Mix County FSA, if Tract 4 and Tract 6 sell to individual Buyers.



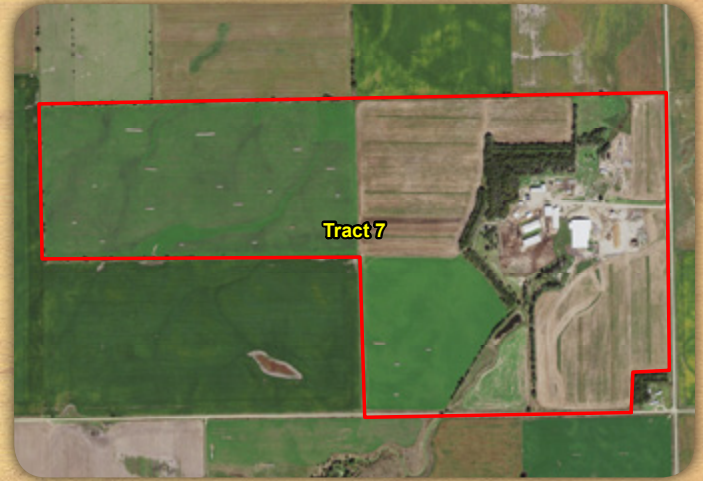
Property Information: Tract 7

Tract 7: 239+/- acres. Dairy headquarters plus high quality cropland with good access by gravel roads 301st Street and 396th Avenue. Former 500 cow facility with milking parlor, nearly new 137' x 230' freestall barn (not completed) built in 2015. Two 66' x 144' freestall barns, large milking barn, freestall and holding area under one roof, plus numerous other small buildings, all part of the milking complex. All serviced by Randall Rural Water. Crop ground features 192.21 acres of cropland of high quality. Currently over 106 acres in alfalfa. Cropland fertility has benefited from manure for years. Significant depreciation at the building site.

FSA Base Information:

Farm 9434 • Tract 1711 • 192.21 cropland acres
Corn Base 89.24 acres 127 PLC bushel yield
Wheat Base 15.97 acres 54 PLC bushel yield
Oats Base 6.91 acres 50 PLC bushel yield

Note: All building measurements are approximate.
Buyers should verify by personal measurements.



Property Information: Tract 8 and Tract 9

Tract 8: 160.0+/- acres. Tract 8 has high quality cropland plus a building site with tree belts, rural water, and access on two sides. 142.48 acres of high quality cropland, with 33.8 acres in alfalfa. The building site offers several buildings, protection for livestock, plus a site suitable to build a home.

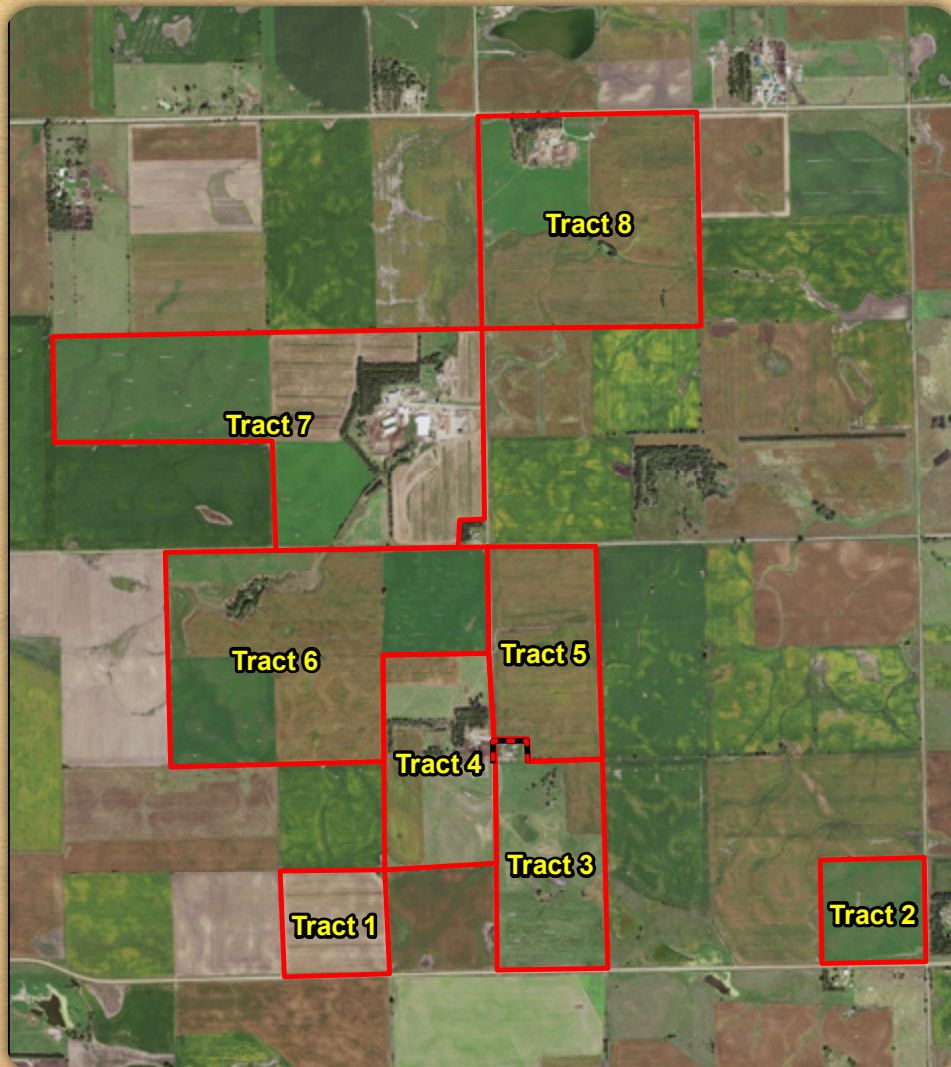
FSA Base Information:

Farm 9434 • Tract 1840 • 142.48 cropland acres
Corn Base 60.78 acres 127 PLC bushel yield
Oats Base 50.62 acres 50 PLC bushel yield



Tract 9: 919.0+/- acres - Tract 1 through Tract 8

Aerial Map



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 2018 payable in 2019 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 January 7, 2019, or such other date agreed to by the parties, subject to current lease.

Earnest Payment

A 15% 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 trust company 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 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. Sale is not contingent upon buyer(s) financing.

Closing

The sale closing is on January 7, 2019, 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 Farmers National Company.

Sale Method

The real estate will be offered in eight individual 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

Sioux County Ranch, LLC

Auctioneer

Grant R Litz, License #16218

