

ABSOLUTE
ONLINE ONLY
AUCTION



BENNETT COUNTY, SOUTH DAKOTA

303.5
ACRES M/L

► **Bidding Ends Tuesday,
March 22nd, 2022
at 3:00 PM (MST)**

Andrew Zellmer: 712.898.5913
AndrewZ@PeoplesCompany.com

PEOPLES COMPANY.COM | LISTING #16016



Bennett County, South Dakota

ABSOLUTE ONLINE ONLY AUCTION

303.5 Acres of high-quality land will be sold via Online Only Auction on Tuesday, March 22nd, 2022. The land will sell "Absolute" to the highest bidder. The farm has approximately 284 FSA Cropland Acres which are subject to reconstitution by the Bennett County FSA Office. The farm is open for the 2022 cropping season and primary soil types are Tuthill-Anselmo Fine Sandy Loams and Vetall-Mobridge Complex. The irrigation equipment on the property is not included in the sale and will be removed prior to closing. The farm is located 3 miles south of Highway 18, in Section 18 of East Bennett Township.

The individual Bennett County, South Dakota farmland tract will be offered through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's BidWrangler bidding application (<http://peoplescompany.bidwrangler.com/>). Bidding is currently LIVE and will remain open until Tuesday, March 22nd, 2022 at 3:00 PM Mountain Time Zone (MST) with closing taking place on or before Thursday, April 28th, 2022. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed.



SCAN THE QR CODE

for more information and to access our online bidding platform.

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TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	PI
TnB	Tuthill-Anselmo fine sandy loams	128.32	45.1%	52
TnC	Tuthill-Anselmo fine sandy loams	57.02	20.1%	40
VgA	Vetal-Mobridge complex	47.02	16.5%	79
DtC	Dunday-Anselmo complex	45.01	15.8%	39
Hv	Hoven silt loam	6.87	2.4%	14
Weighted Average			51.1	

FSA INFORMATION:

Estimated FSA Cropland Acres: 284.24
 Estimated Corn: 225 Base Acres with a PLC Yield of 133
 Estimated Wheat: 37.9 Base Acres with a PLC Yield of 41

WATER RIGHT / WELL INFORMATION:

Water Right 1211-2
 Acres: 264
 Surface Pipe: 8"
 Pumping Rate: 900

*See full Water Rights on PeoplesCompany.com

AUCTION TERMS & CONDITIONS

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

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Co-Broker: Co-Broker must register the client 24 hours prior to the Auction date by filling out our Broker Registration Form.

Irrigation Equipment: The irrigation equipment on the property is not included with the sale and will be removed prior to closing.

Earnest Money Payment: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held at First American Title Company.

Closing: Closing will occur on or about Thursday, April 28th, 2022. The balance of the purchase price will be payable at closing in the form of guaranteed check, or wire transfer.

Possession: Possession of the land will be given at closing. Early possession may be allowed with proof of liability insurance and receipt of earnest payment.

Contract & Title:

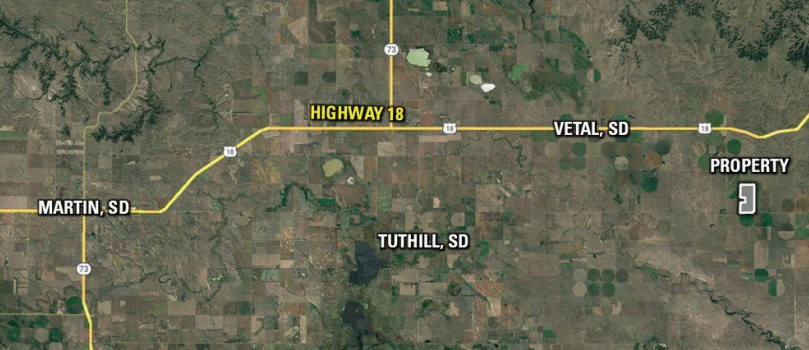
- Immediately upon conclusion of the auction, the winning bidder(s) will enter into a Real Estate Purchase Contract and deposit the required earnest money payment.
- The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations, including any of these Terms and Conditions, discussions, representations, or information regarding the sale, including this marketing brochure.
- The Seller will furnish a recent title insurance commitment for an Owner's Policy in the amount equal to the purchase price.
- Any additional title insurance coverage or endorsements requested by Buyer or its lender will be paid by the Buyer.
- Seller shall deliver a Special Warranty Deed and Assignment and Bill of Sale conveying a purchased Tract and related property to Buyer.
- The title company/closing agent fees or costs shall be split 50% to the Seller and 50% to the Buyer of each Tract.

Agency: Peoples Company and its representatives are agents of the Seller. Winning Bidder(s) acknowledge they are representing themselves in completing the auction contract.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auction Company.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, building dimensions, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding during the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the title opinion.



12119 Stratford Drive, Suite B
Clive, IA 50325



DIRECTIONS

From Martin, South Dakota: Travel east out of Martin on Highway 18 for 24 miles until reaching 242nd Avenue. Turn right (south) on 242nd Avenue for 3 miles until reaching 292nd Street. Turn left (east) on 292nd Street for a half mile. The farm is located on the northern edge of 292nd Street. Look for Peoples Company sign.

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to view Listing #16016
on [PeoplesCompany.com](https://www.PeoplesCompany.com)

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