NORTHWESTERN FARM MANAGEMENT CO.

301 South O'Connell Street, Marshall, Minnesota 56258

ROBBINS TRUST FARM SEALED BID LAND AUCTION

(Beadle County, SD)

Parcel described as:

NE ¼ Sec 8-111-65 (Wessington Twp) Beadle County, SD

Times and Dates

Friday, August 26th, 2022

– Written bids and earnest money check must be received by Northwestern Farm Management Company by 5:00 PM.

Wednesday, August 31, 2022

– All persons submitting bids will have opportunity to raise bids at Huron Campus Center, 333 9th St SW, Huron SD 57350 at 10:30 AM.

Farm Information: Rare opportunity to purchase quality Beadle County farmland with great farmability and productive soils. Farm contains 160 ± total acres with 151.17 tillable acres. This farm has a Crop Productivity Index (CPI) of 75.9. Hand-Bonilla loam is the most common soil type on the property. Farm has good access on the north and east side of the farm.

Farm Location: From Wessington SD farm is located 2 miles East on Hwy 14 & 1 mile south on 376th Ave.

2022 Property Taxes: $2,867.06

Sealed bid instructions:

1. All potential buyers shall deliver or mail a sealed bid by 5 pm Friday, August 26th, 2022 to:

   Northwestern Farm Management Company,
   Attn: Dallas Mahoney
   301 South O'Connell St.
   Marshall, MN 56258

2. Minimum Bid is $480,000 or $3,000 per acre on 160 acres.
3. All bids must be accompanied by a $5,000.00 check for earnest money made out to Northwestern Farm Management Trust Account.
4. The written bid shall state the total purchase price for the entire property.
5. Only registered bidders may attend and participate in the auction.
6. All persons submitting a written bid will be allowed to raise their bid after all bids have been opened.
7. The property described above will be sold in "As Is and Where Is" condition.
8. The sale is subject to the terms of the 2022 cash rent lease.
9. Seller will retain 100% of the 2022 cash rent payment and pay all the Real Estate Taxes due in 2022.
10. Possession will be granted immediately after closing, subject to the 2022 lease terms.
11. The successful bidder will enter into a purchase agreement and shall pay as earnest money 15% of the successful bid on the day of the auction.
12. The entire balance of the purchase price will be due and payable on or before October 26th, at which time marketable title shall be conveyed.
13. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
14. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
15. Property to be sold subject to any road, drainage, utility, or other easements of record.
16. Announcements the day of the auction take precedent over written material.

NORTHWESTERN FARM MANAGEMENT CO.
301 South O'Connell Street, Marshall, Minnesota 56258

BID SHEET FOR

ROBBINS TRUST FARM SALE

Parcel described as:

NE ¼ Sec 8-111-65 (Wessington Twp) Beadle County, SD
Submit bids in writing to:

Northwestern Farm Management Company
Attn: Dallas Mahoney
301 South O'Connell Street
Marshall, MN 56258

All bids must be received by 5:00 pm August 26, 2022
Minimum bid is $480,000 or $3,000 per acre on 160 acres.
Bid must be accompanied by a $5,000 earnest money check.

Total Bid Amount $_____

Submit $5,000 earnest money check to **Northwestern Farm Management Company Trust Account**.

All persons submitting bids will have opportunity to raise bids at Huron Campus Center, 333 9th St SW, Huron, SD 57350 at 10:30am on August 31st, 2022. Successful bidder will sign purchase agreement at the conclusion of the auction and make earnest money payment of 15% of final purchase price less $5,000 earnest money check. Sale is not contingent on buyer financing. Bidders must be prequalified. Unsuccessful bidders will have $5,000 checks returned to them at conclusion of auction. Seller reserves the right to refuse any and all offers.

NAME: _____ LENDER'S NAME: _____

ADDRESS: _____ ADDRESS: _____

_____ _____

PHONE: _____ PHONE: _____

Email: _____ Email: _____

Aerial Map

NORTHWESTERN FARM MANAGEMENT CO.

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING

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Map Center: 44° 26' 23.41, -98° 39' 58.23

0ft 626ft 1252ft

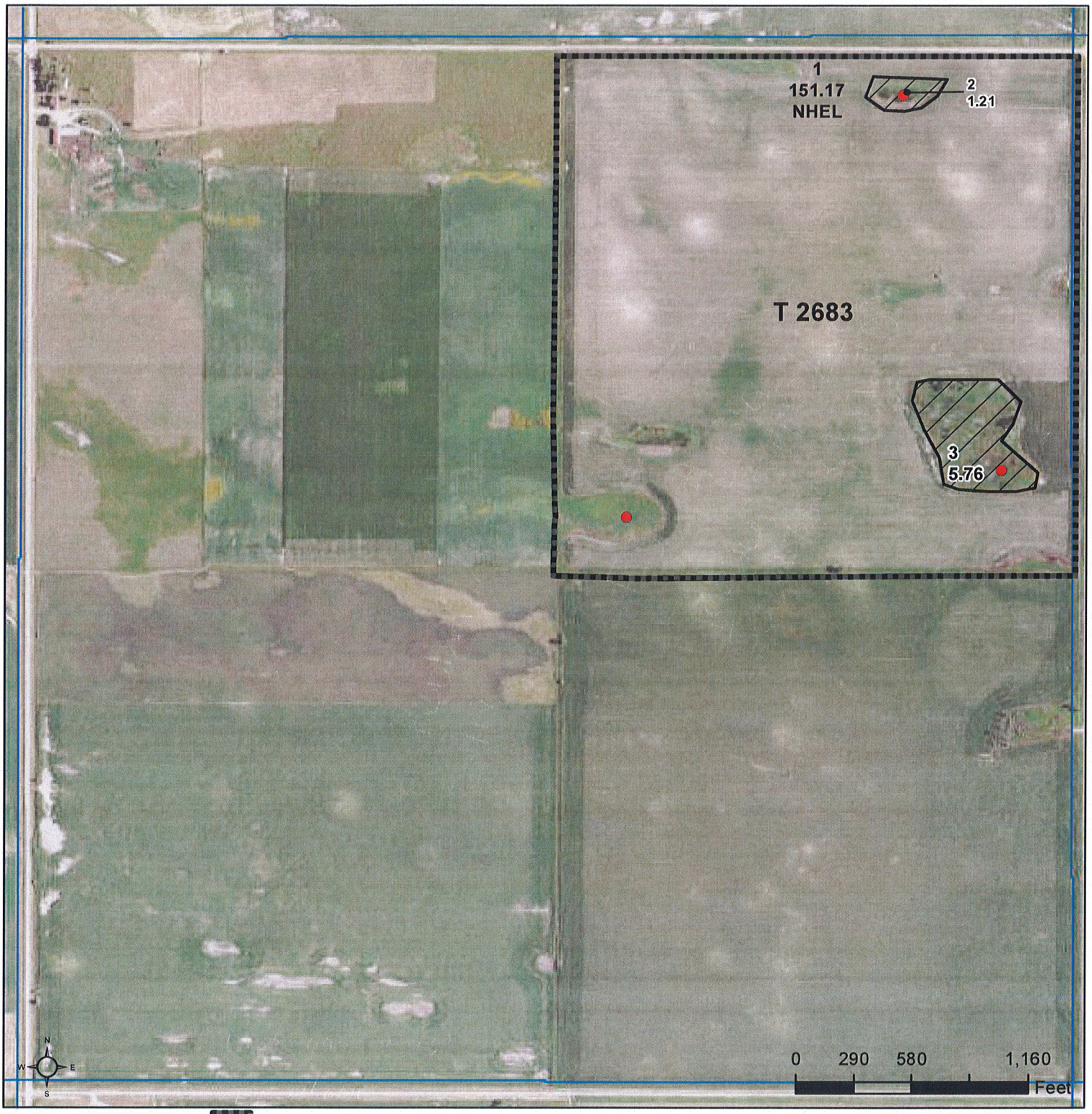
8-111N-65W
Beadle County
South Dakota

N
W E
S

7/25/2022

USDA United States Department of Agriculture

Beadle County, South Dakota



Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2018 Program Year

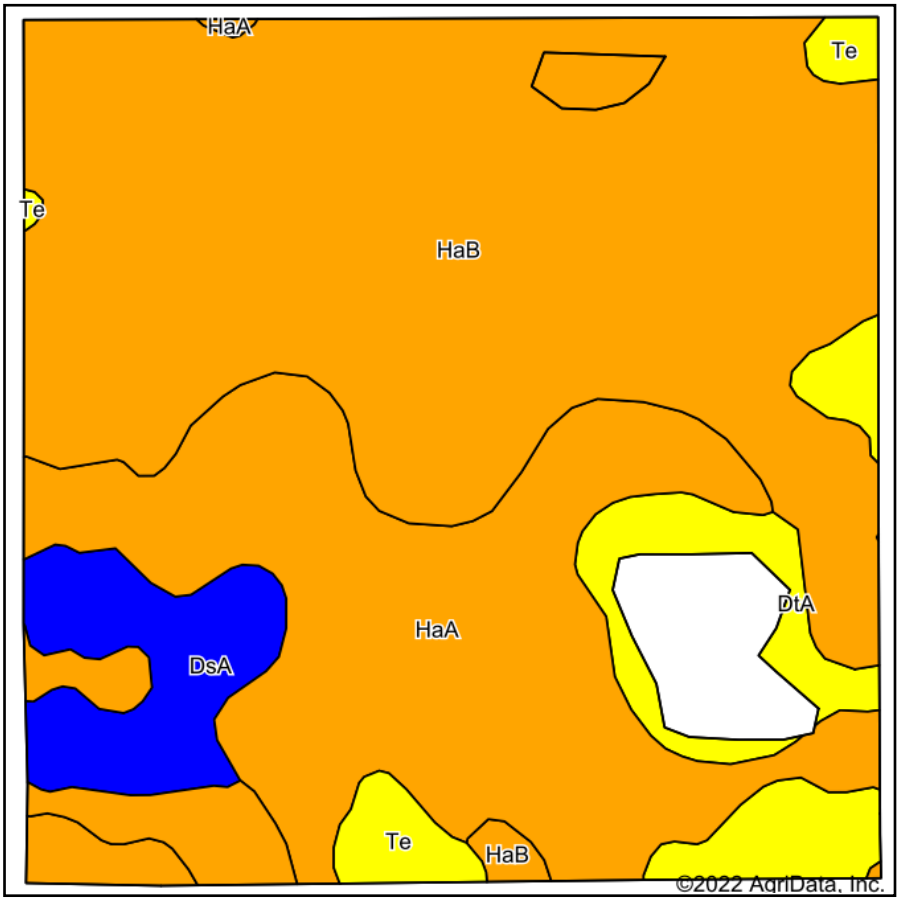
Map Created February 08, 2018

Farm **1316**

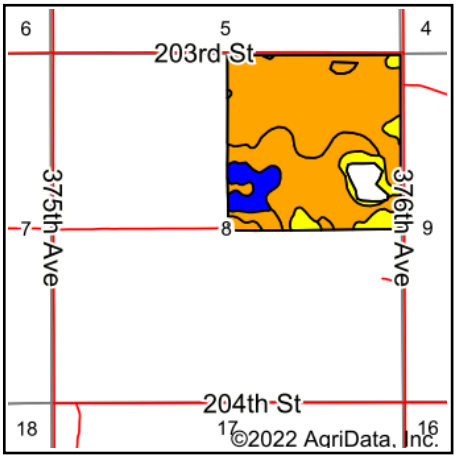
8 -111N -65W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Beadle**
Location: **8-111N-65W**
Township: **Wessington**
Acres: **152.38**
Date: **7/25/2022**

NORTHWESTERN FARM MANAGEMENT CO.

Maps Provided By:
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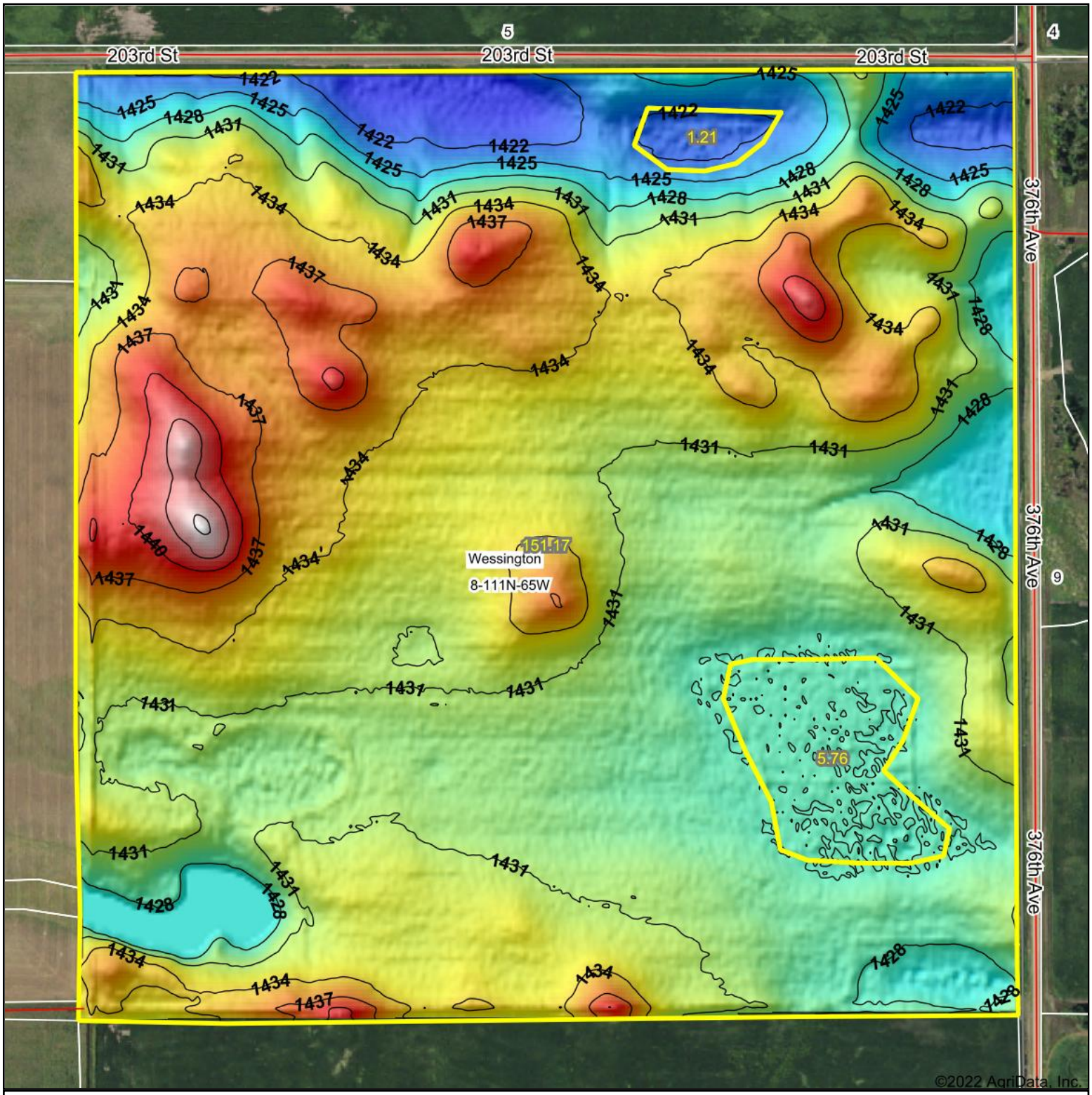
N W E S

Area Symbol: SD005, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	84.94	55.7%		IIe	79
HaA	Hand-Bonilla loams, 0 to 3 percent slopes	43.68	28.7%		IIc	88
DtA	Dudley-Tetonka silt loams	10.71	7.0%		IVs	43
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	9.65	6.3%		IIIs	54
Te	Tetonka-Hoven silt loams	3.40	2.2%		IVw	48
				Weighted Average	**2.25**	**76.8**

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Topography Hillshade



Low Elevation High

Source:	USGS 3 meter dem
Interval(ft):	3
Min:	1,419.6
Max:	1,446.5
Range:	26.9
Average:	1,431.2
Standard Deviation:	4.1 ft

0ft 431ft 862ft

N W E S

7/13/2022

8-111N-65W
Beadle County
South Dakota

map center:44.436015, -98.670595

NORTHWESTERN FARM MANAGEMENT CO.

Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOUTH DAKOTA
BEADLE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1316
Prepared : 8/1/22 10:05 AM
Crop Year : 2022

Operator Name :
Farms Associated with Operator : Identifying Information Removed
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.14	151.17	151.17	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**		**MPL**	**Acre Election**	**EWP**	**DCP Ag.Rel. Activity**	**Broken From Native Sod**
0.00	0.00	151.17	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	33.43	0.00	37	
Corn	33.43	0.00	102	0
Soybeans	66.84	0.00	30	0
TOTAL	**133.70**	**0.00**		

NOTES

Tract Number : 2683

Description : NE 8-111-65
FSA Physical Location : SOUTH DAKOTA/BEADLE
ANSI Physical Location : SOUTH DAKOTA/BEADLE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ROBBINS TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
158.14	151.17	151.17	0.00	0.00	0.00	0.00	0.00
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**MPL**	**EWP**	**DCP Ag. Rel Activity**	**Broken From Native Sod**
0.00	0.00	151.17	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

DCP Crop Data

Tract 2683 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	33.43	0.00	37
Corn	33.43	0.00	102
Soybeans	66.84	0.00	30
TOTAL	**133.70**	**0.00**	

NOTES

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