



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 26<sup>th</sup>, 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 9<sup>th</sup> 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 types 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 376<sup>th</sup> Ave.

**2022 Property Taxes:** \$2,867.06



Phone: (507) 532-5120

E-mail: [land@nfmco.com](mailto:land@nfmco.com)

Web Address: [www.nfmco.com](http://www.nfmco.com)

Accredited Farm Management

Real Estate Sales

Certified Appraisals



### **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 26<sup>th</sup>, 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.



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 9<sup>th</sup> St SW, Huron, SD 57350 at 10:30am on August 31<sup>st</sup>, 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



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



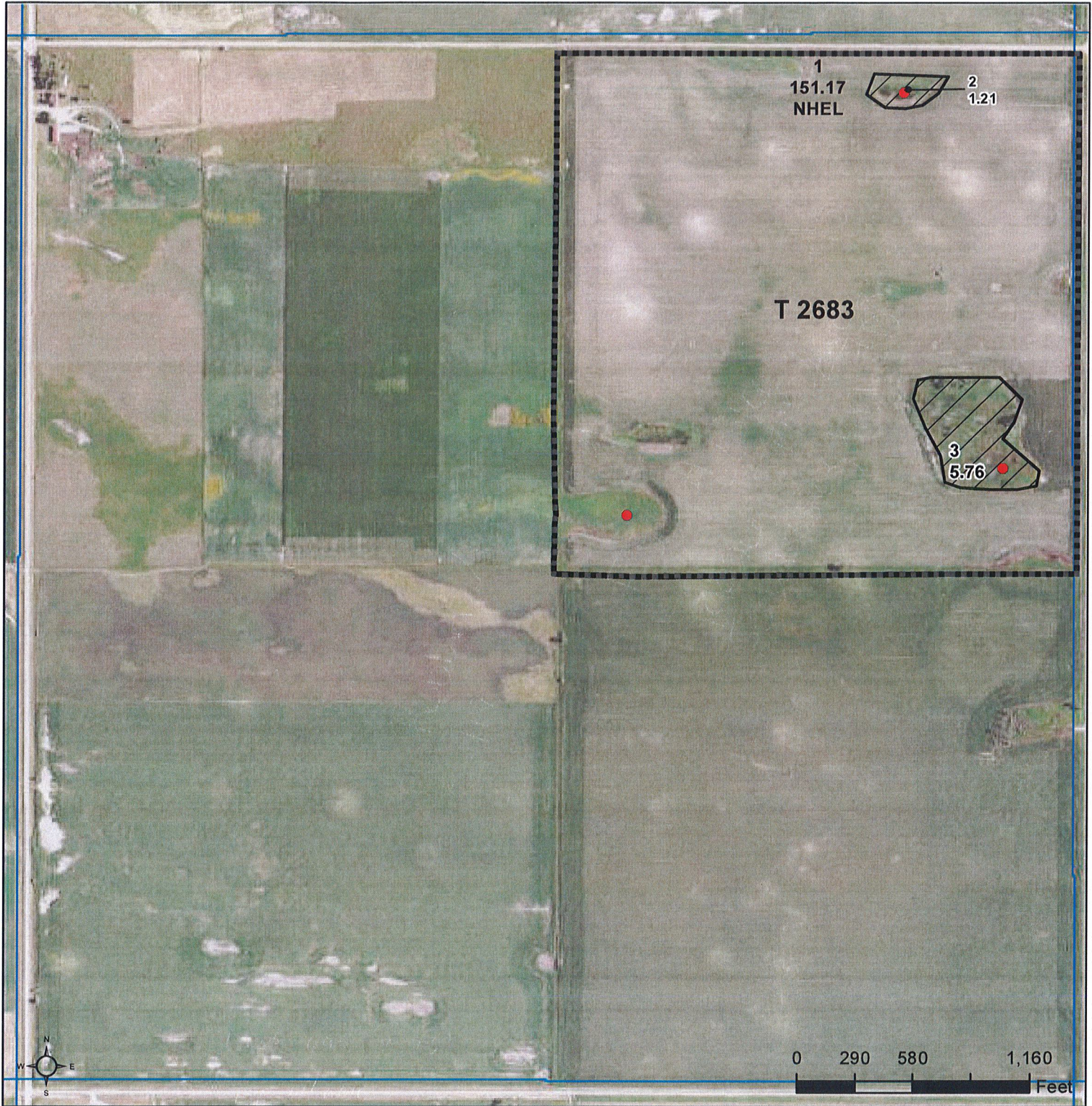
**8-111N-65W**  
**Beadle County**  
**South Dakota**



7/25/2022







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**Common Land Unit**

-  Tract Boundary
-  PLSS
-  Non-Cropland
-  Cropland

**Wetland Determination Identifiers**

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

2018 Program Year

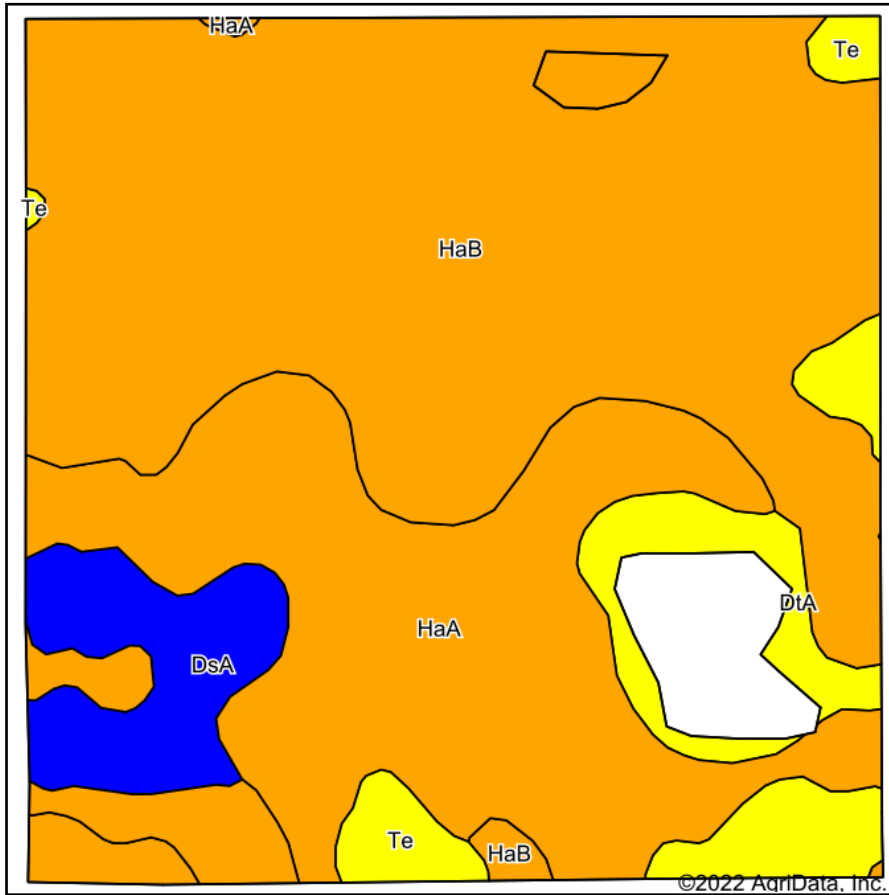
Map Created February 08, 2018

**Farm 1316**

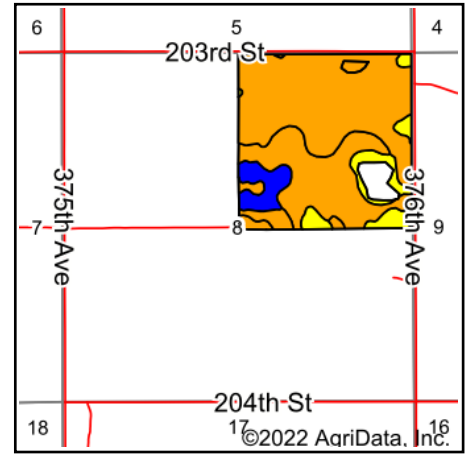
**8 -111N -65W**

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# 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**

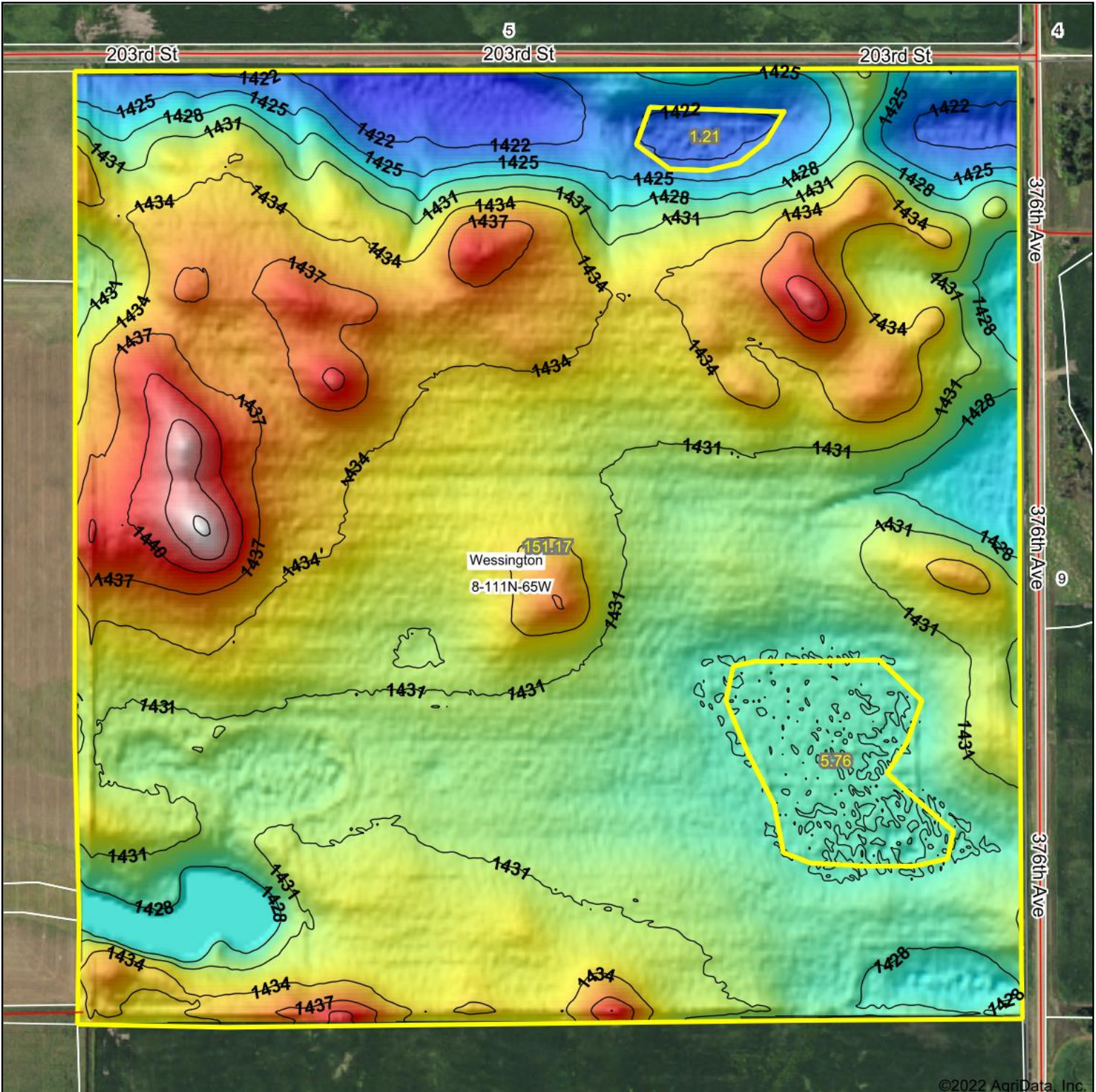


Area Symbol: SD005, Soil Area Version: 26

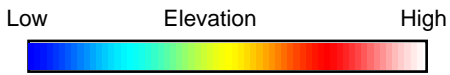
| Code                    | Soil Description                                  | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|----------------------|------------------|--------------------|
| HaB                     | Hand-Bonilla loams, 3 to 6 percent slopes         | 84.94 | 55.7%            |                      | Ile              | 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%             |                      | IIIIs            | 54                 |
| Te                      | Tetonka-Hoven silt loams                          | 3.40  | 2.2%             |                      | IVw              | 48                 |
| <b>Weighted Average</b> |   |       |                  |                      | <b>2.25</b>      | <b>76.8</b>        |

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

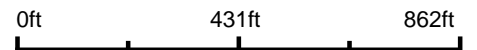
# Topography Hillshade



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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



7/13/2022

**8-111N-65W**  
**Beadle County**  
**South Dakota**

map center: 44.436015, -98.670595



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 : Nov 15, 2018

Crop Year : 2019

Operator Name : XXXXXXXXXX  
 Farms Associated with Operator : 46-005-1316, 46-005-6604, 46-005-8301, 46-005-8546  
 CRP Contract Number(s) : None  
 Recon ID : None

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 | CTAP Yield | PLC Yield | HIP |
|--------------|---------------|-----------------------------|------------|-----------|-----|
| Wheat        | 33.43         | 0.00                        | 0          | 37        |     |
| Corn         | 33.43         | 0.00                        | 0          | 102       |     |
| Soybeans     | 66.84         | 0.00                        | 0          | 30        |     |
| <b>TOTAL</b> | <b>133.70</b> | <b>0.00</b>                 |            |           |     |

NOTES

Empty box for 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 : EDWARD SANFORD REVOCABLE 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                   |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|-----------|------------|-----------------------------|------------|-----------|
| Wheat     | 33.43      | 0.00                        | 0          | 37        |



SOUTH DAKOTA  
BEADLE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 1316  
Prepared : Nov 15, 2018  
Crop Year : 2019

Abbreviated 156 Farm Record

Tract 2683 Continued ...

|              |               |             |   |     |
|--------------|---------------|-------------|---|-----|
| Corn         | 33.43         | 0.00        | 0 | 102 |
| Soybeans     | 66.84         | 0.00        | 0 | 30  |
| <b>TOTAL</b> | <b>133.70</b> | <b>0.00</b> |   |     |

NOTES

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