



301 South O'Connell Street, Marshall, Minnesota 56258

ROBBINS TRUST FARM SEALED BID LAND AUCTION

(Hand County, SD)

Parcel described as:

NE ¼ of Sec 34-116-66 (Plato Twp) Hand 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 Redfield American Legion, 612 Main St, Redfield, SD at 2:00 PM.

Farm Information: Rare opportunity to purchase quality Hand County farmland with great farmability and productive soils. Farm contains approx. 160 ± total acres with 138.44 tillable acres and approx. 17.2 hayland acres. This farm has a Crop Productivity Index (CPI) of 82.1 Houdek-Prosper loams and Houdek loam are the most common soil types on the property. Farm has good access on the north and east side of the farm.

Farm Location: From Redfield, SD farm is located 11 miles west on Hwy 212 & 5 miles south on 372nd Ave.

2022 Property Taxes: \$2,646.94



Phone: (507) 532-5120

E-mail: land@nfmco.com

Web Address: 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 \$400,000 or \$2,500 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.



301 South O'Connell Street, Marshall, Minnesota 56258

BID SHEET FOR ROBBINS TRUST FARM SALE

Parcel described as:

NE ¼ of Sec 34-116-66 (Plato Twp) Hand 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 \$400,000 or \$2,500 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 Redfield American Legion, 612 Main St, Redfield, SD at 2:00pm 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: _____

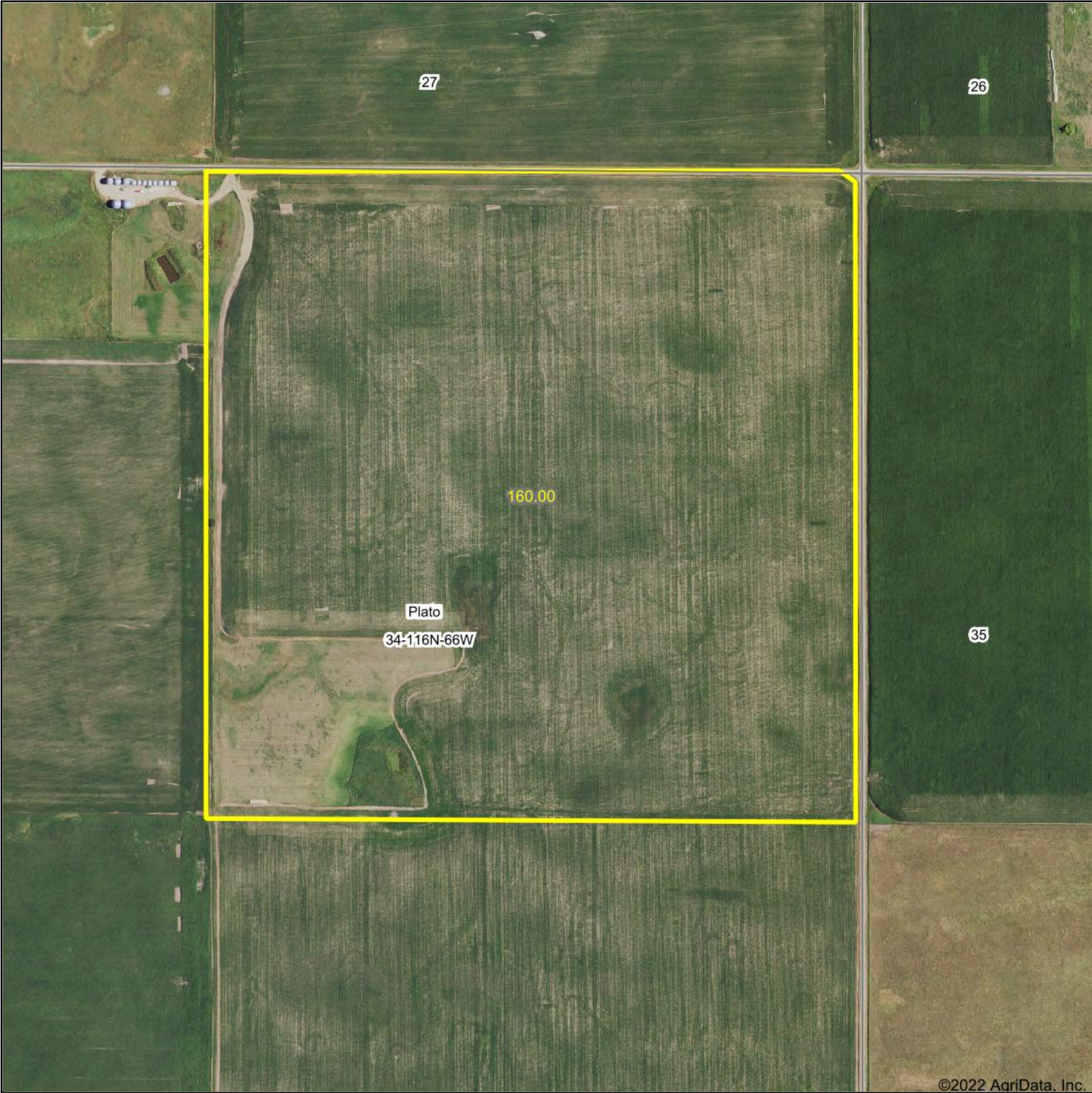
PHONE: _____

PHONE: _____

Email: _____

Email: _____

Aerial Map



Map Center: 44° 49' 7.61, -98° 45' 4.29



34-116N-66W
Hand County
South Dakota





United States
Department of
Agriculture

Hand County, South Dakota



Common Land Unit

	Tract Boundary
	PLSS
	Non-Cropland
	Cropland

Wetland Determination Identifiers

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

2019 Program Year

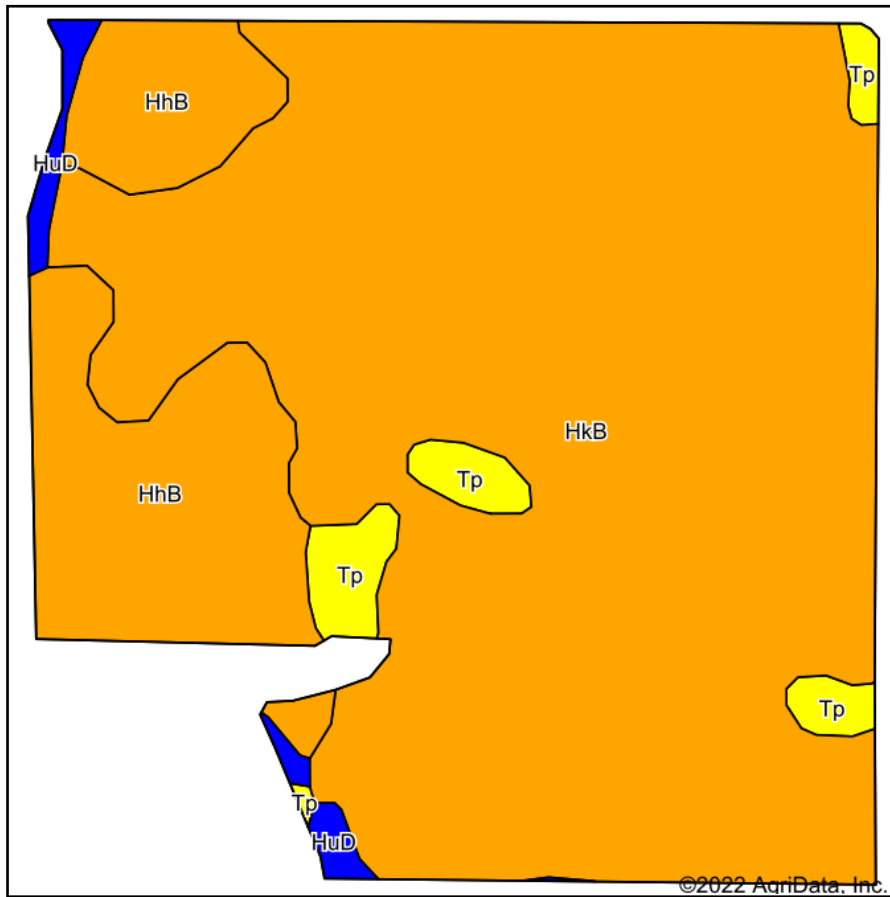
Map Created October 24, 2018

Farm 3986

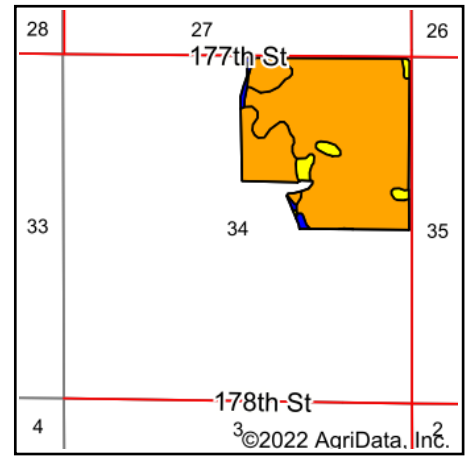
34 -116N -66W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hand**
 Location: **34-116N-66W**
 Township: **Plato**
 Acres: **138.44**
 Date: **7/25/2022**



Maps Provided By:



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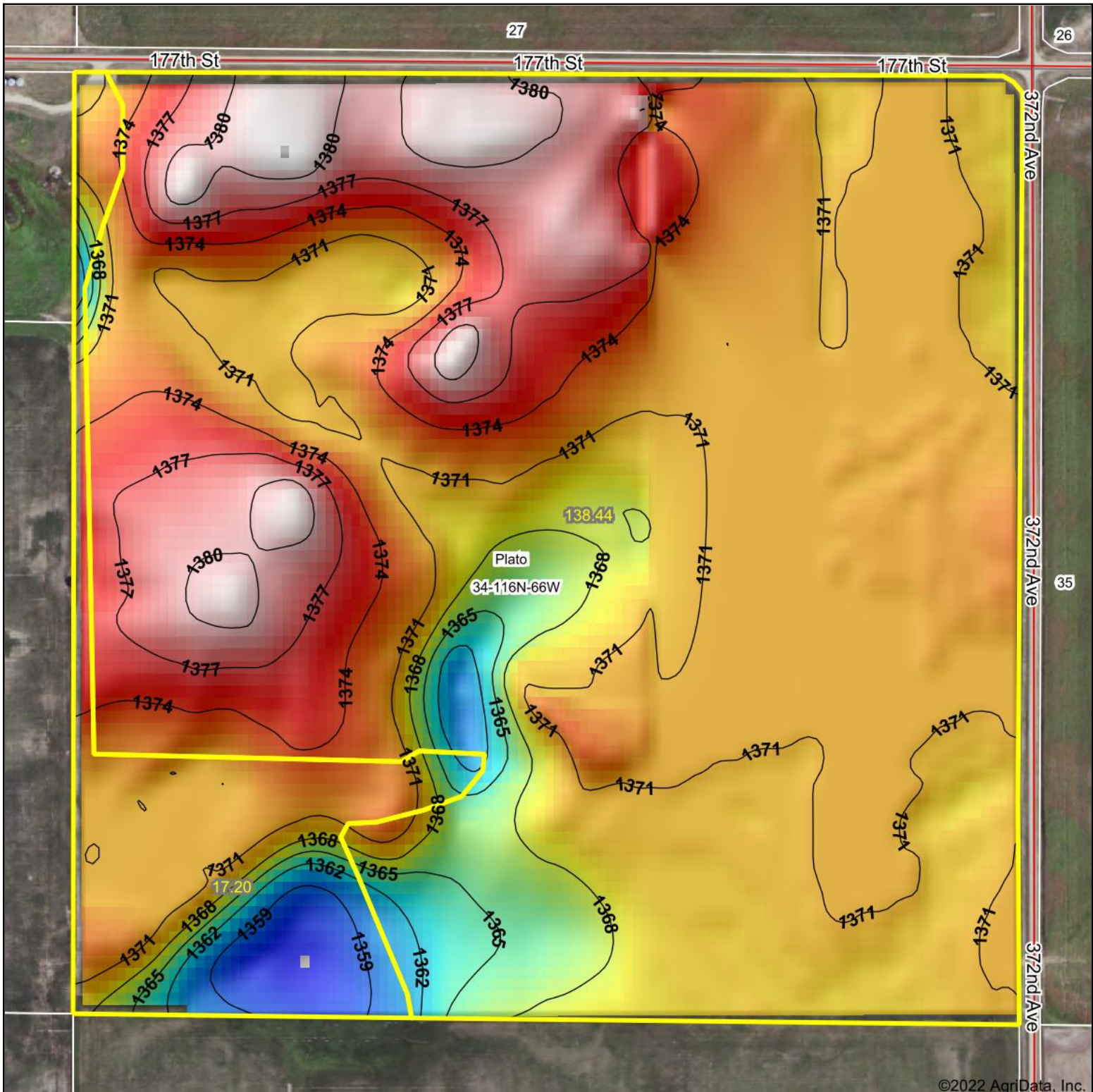


Area Symbol: SD059, Soil Area Version: 23

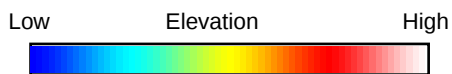
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
HKB	Houdek-Prosper loams, 1 to 6 percent slopes	108.40	78.3%		Ile	84
HhB	Houdek loam, 2 to 6 percent slopes	23.12	16.7%		Ile	81
Tp	Tetonka silt loam, 0 to 1 percent slopes	4.96	3.6%		IVw	56
HuD	Houdek-Ethan loams, 6 to 9 percent slopes	1.96	1.4%		IIIe	58
Weighted Average					2.09	82.1

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

Topography Hillshade



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Source: USGS 10 meter dem

Interval(ft): 3

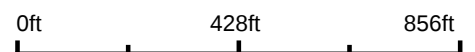
Min: 1,356.6

Max: 1,381.7

Range: 25.1

Average: 1,371.8

Standard Deviation: 4.36 ft



7/13/2022

34-116N-66W
Hand County
South Dakota

map center: 44.815738, -98.756373



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.