



301 South O'Connell Street, Marshall, Minnesota 56258

ROBBINS TRUST FARM SEALED BID LAND AUCTION

(Spink County, SD)

Parcel described as:

SE ¼ of Sec 5-120-61 (Beotia Twp) Spink 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.

Tuesday, August 30, 2022

– All persons submitting bids will have opportunity to raise bids at Holiday Inn Express, 3310 7th Ave SE, Aberdeen, SD 57401 at 11:00 AM.

Farm Information: Rare opportunity to purchase quality Spink County farmland with great farmability and productive soils. Farm contains approx. 160.04 ± total acres with 160.04 tillable acres. This farm has a Crop Productivity Index (CPI) of 55.8. Gardena-Turton Very fine sandy loams and Nahon-Aberdeen-Exile silt loams are the most common soil types on the property. Farm has good access on the south side of the farm.

Farm Location: From Groton, SD farm is located 15 miles south on Co Rd 37 & 5 miles west on 148th St.

2022 Property Taxes: \$1,475.58



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 \$560,140 or \$3,500 per acre on 160.04 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. Bidders will be allowed to bid on other parcels the day of live auction.
8. The property described above will be sold in "As Is and Where Is" condition.
9. The sale is subject to the terms of the 2022 cash rent lease.
10. Seller will retain 100% of the 2022 cash rent payment and pay all the Real Estate Taxes due in 2022.
11. Possession will be granted immediately after closing, subject to the 2022 lease terms.
12. 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.
13. 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.
14. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
15. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
16. Property to be sold subject to any road, drainage, utility, or other easements of record.
17. 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:

SE ¼ of Sec 5-120-61 (Beotia Twp) Spink 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 \$560,140 or \$3,500 per acre on 160.04 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 Holiday Inn Express, 3310 7th Ave SE, Aberdeen, SD 57401 at 11:00am on August 30th, 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: _____

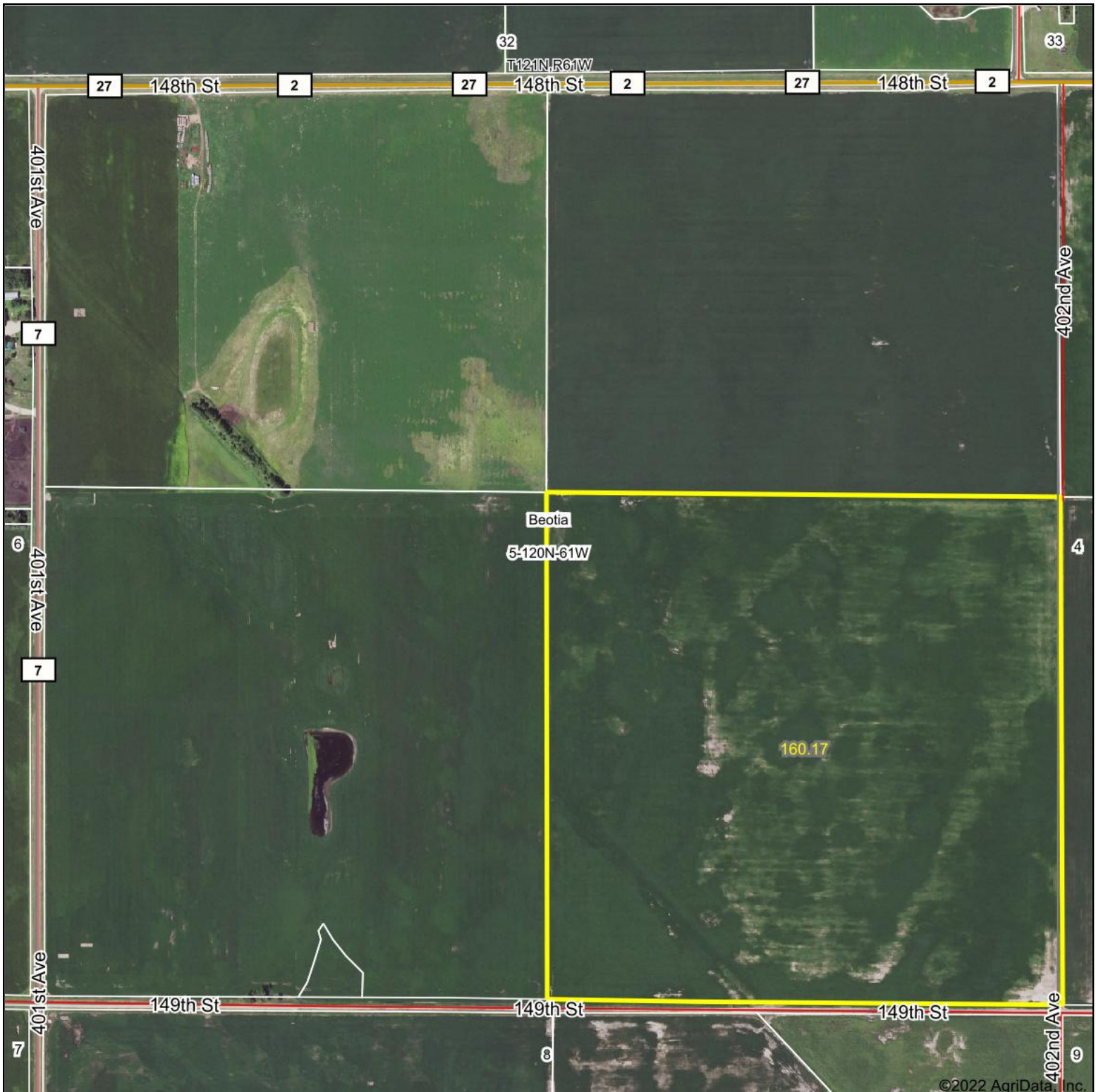
PHONE: _____

PHONE: _____

Email: _____

Email: _____

Aerial Map



Map Center: 45.234390, -98.196131

0ft 804ft 1608ft



5-120N-61W
Spink County
South Dakota



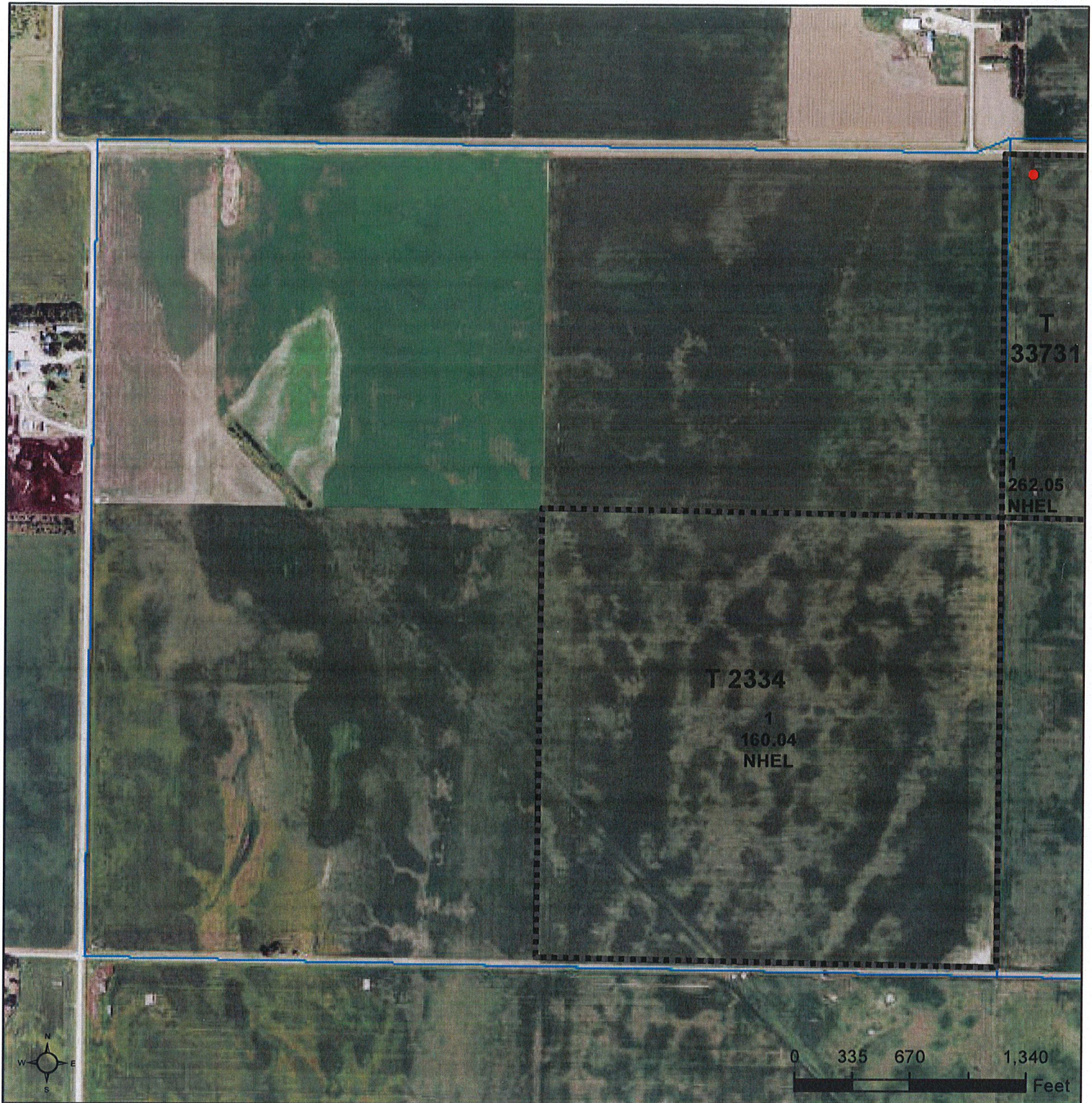
Maps Provided By:
surety
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Field borders provided by Farm Service Agency as of 5/21/2008.



United States
Department of
Agriculture

Day County, South Dakota



Common Land Unit  PLSS

 Cropland
 Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

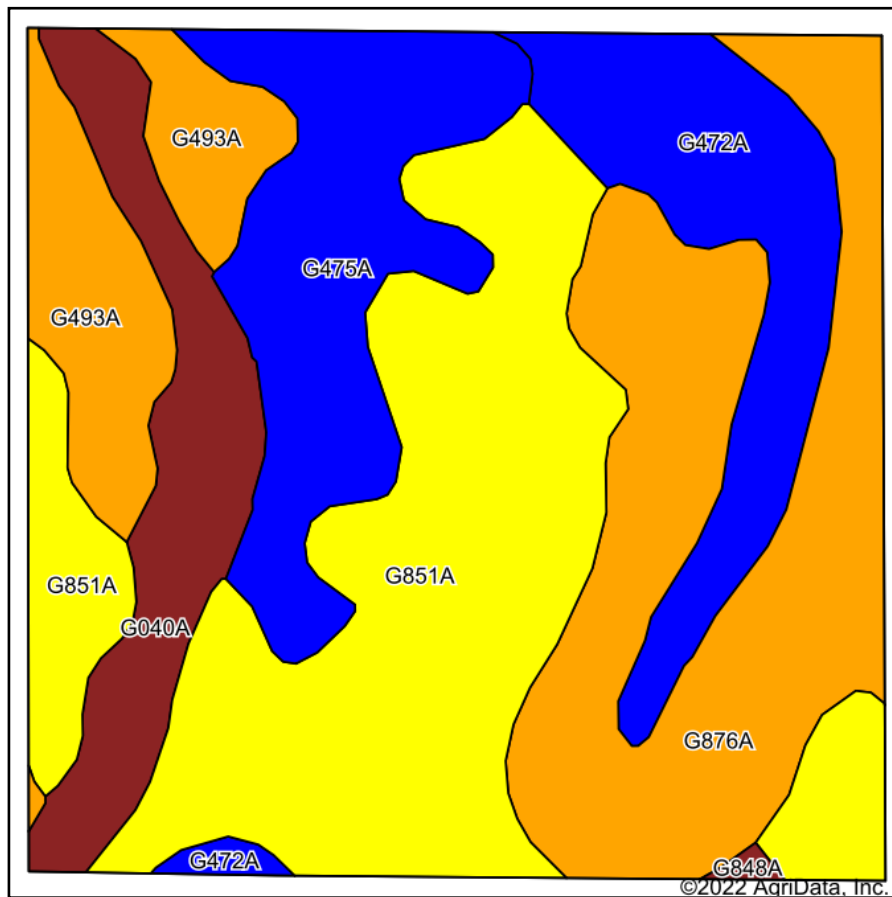
Map Created August 16, 2018

Farm 6301

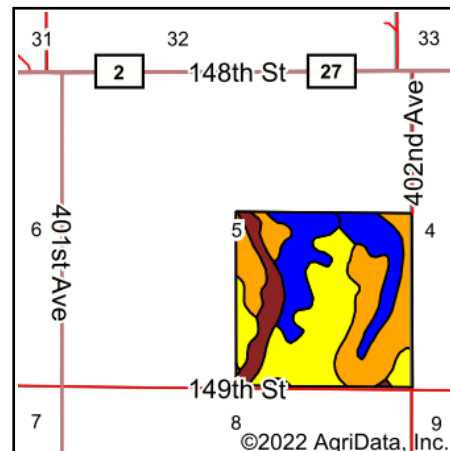
5 -120N -61W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Spink**
 Location: **5-120N-61W**
 Township: **Beotia**
 Acres: **160.17**
 Date: **7/13/2022**



Maps Provided By:

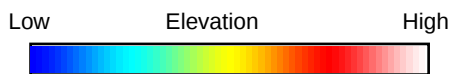
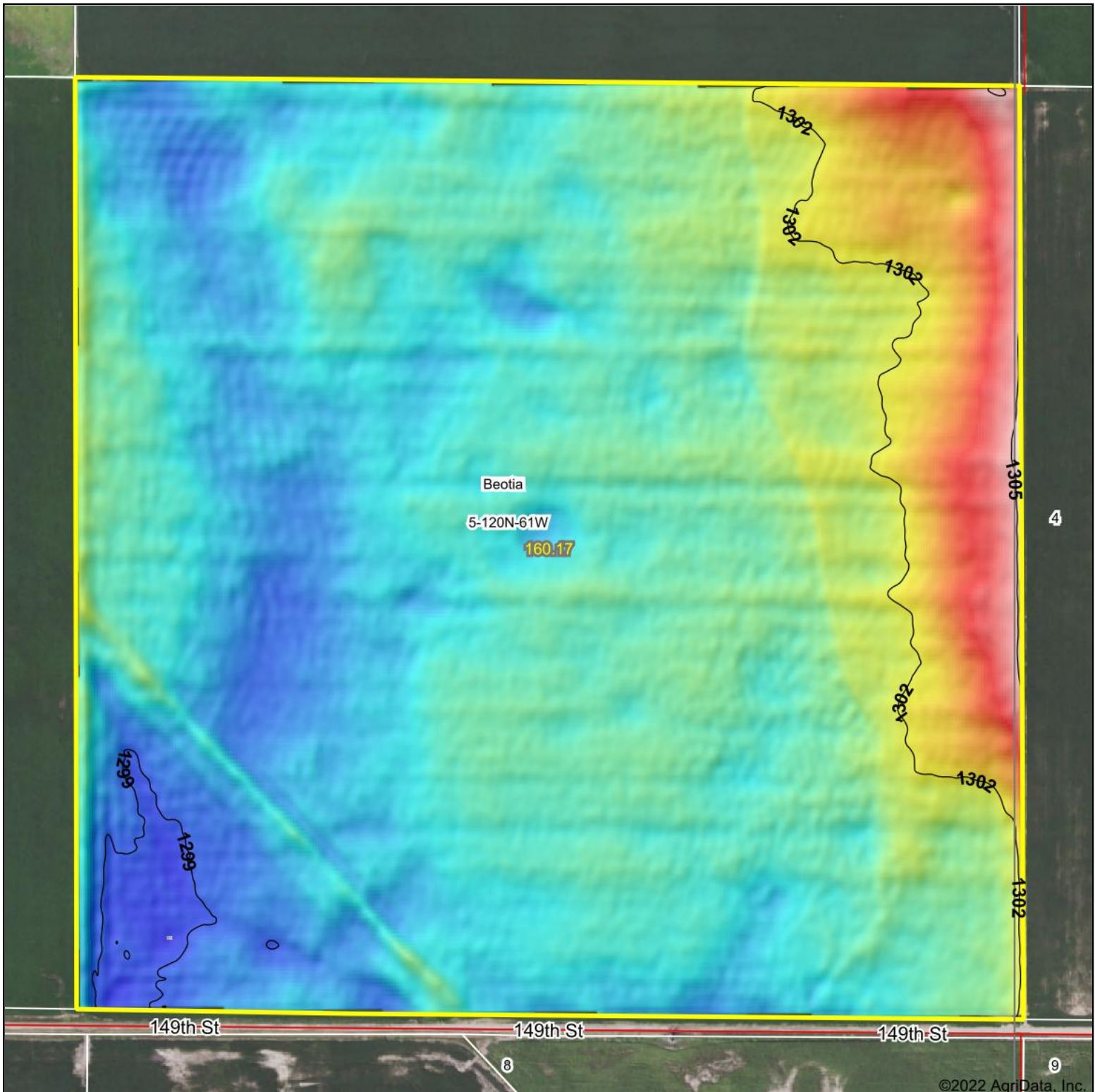


Area Symbol: SD115, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	52.55	32.8%		IVs	46
G876A	Gardena-Turton very fine sandy loams, 0 to 2 percent slopes	37.55	23.4%		Ile	70
G475A	Aberdeen-Nahon-Heil silt loams, 0 to 2 percent slopes	21.68	13.5%		IIIs	50
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	18.58	11.6%		IIIs	59
G040A	Dovray silty clay, undrained, 0 to 1 percent slopes	15.09	9.4%		Vw	27
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	14.38	9.0%		Ile	90
G848A	Exline-Heil silt loams, 0 to 2 percent slopes	0.34	0.2%		VIIs	18
Weighted Average					3.20	55.8

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

Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 3

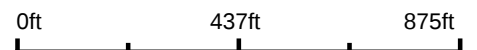
Min: 1,298.6

Max: 1,305.5

Range: 6.9

Average: 1,300.8

Standard Deviation: 1.08 ft



7/13/2022

5-120N-61W
Spink County
South Dakota

map center: 45.234390, -98.196131



Maps Provided By:



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