

ACREAGE:

DATE:

RETURN BIDS TO:

1,275.70 Acres, m/l
In 2 Parcels
Clark County, SD

Bid Deadline:
October 10, 2024
1:30 P.M., CDT

**Hertz Farm
Management**
Norfolk, NE



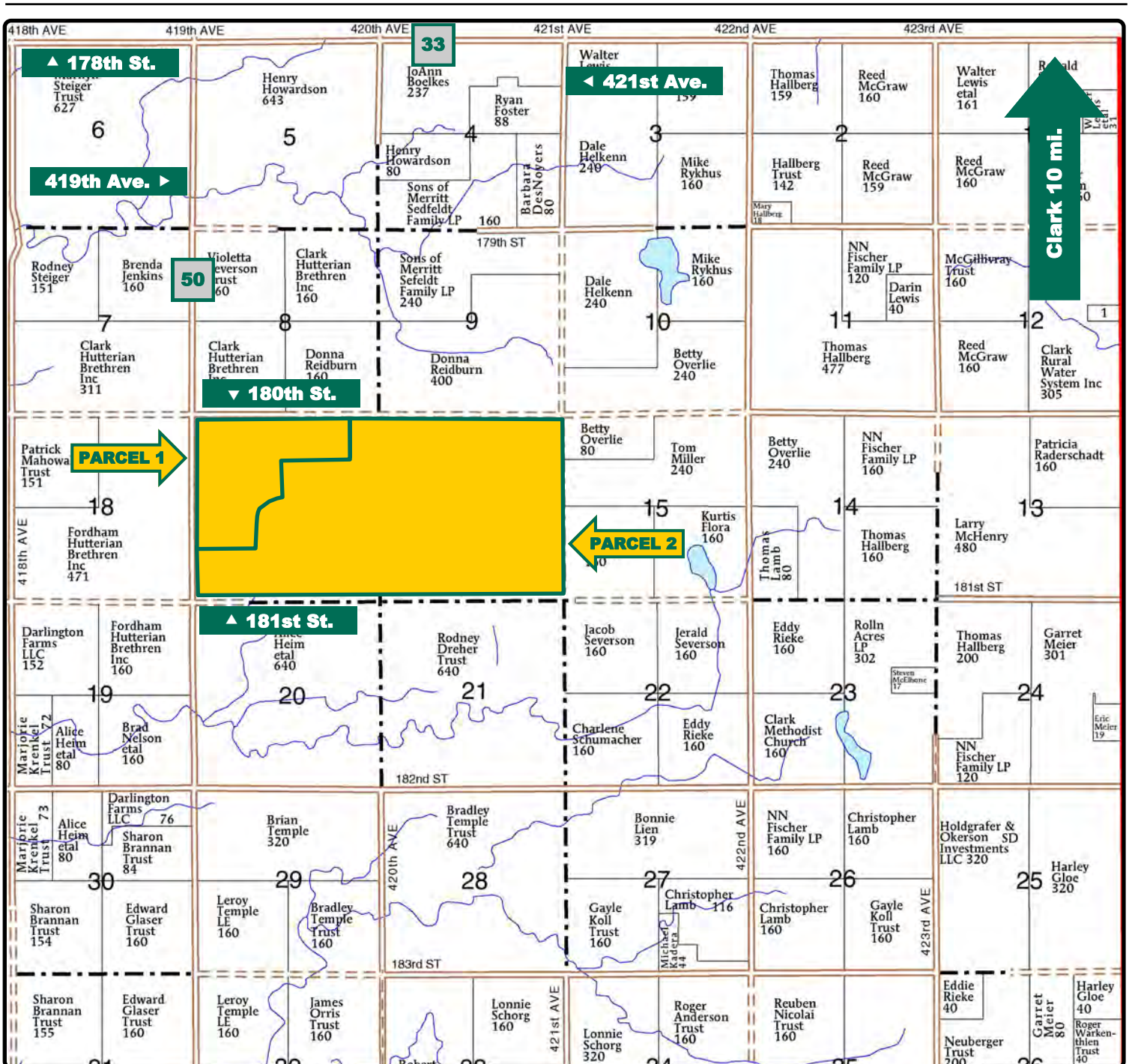
Property Key Features

- Parcel 1: 254.10 Acres, m/l, with 235.79 FSA/Eff. Crop Acres and a PI of 77.50
- Parcel 2: 1,021.60 Acres, m/l, of Grass with Spring Fed Water Source
- Two Large Contiguous Tracts of Clark County Farmland and Pastureland

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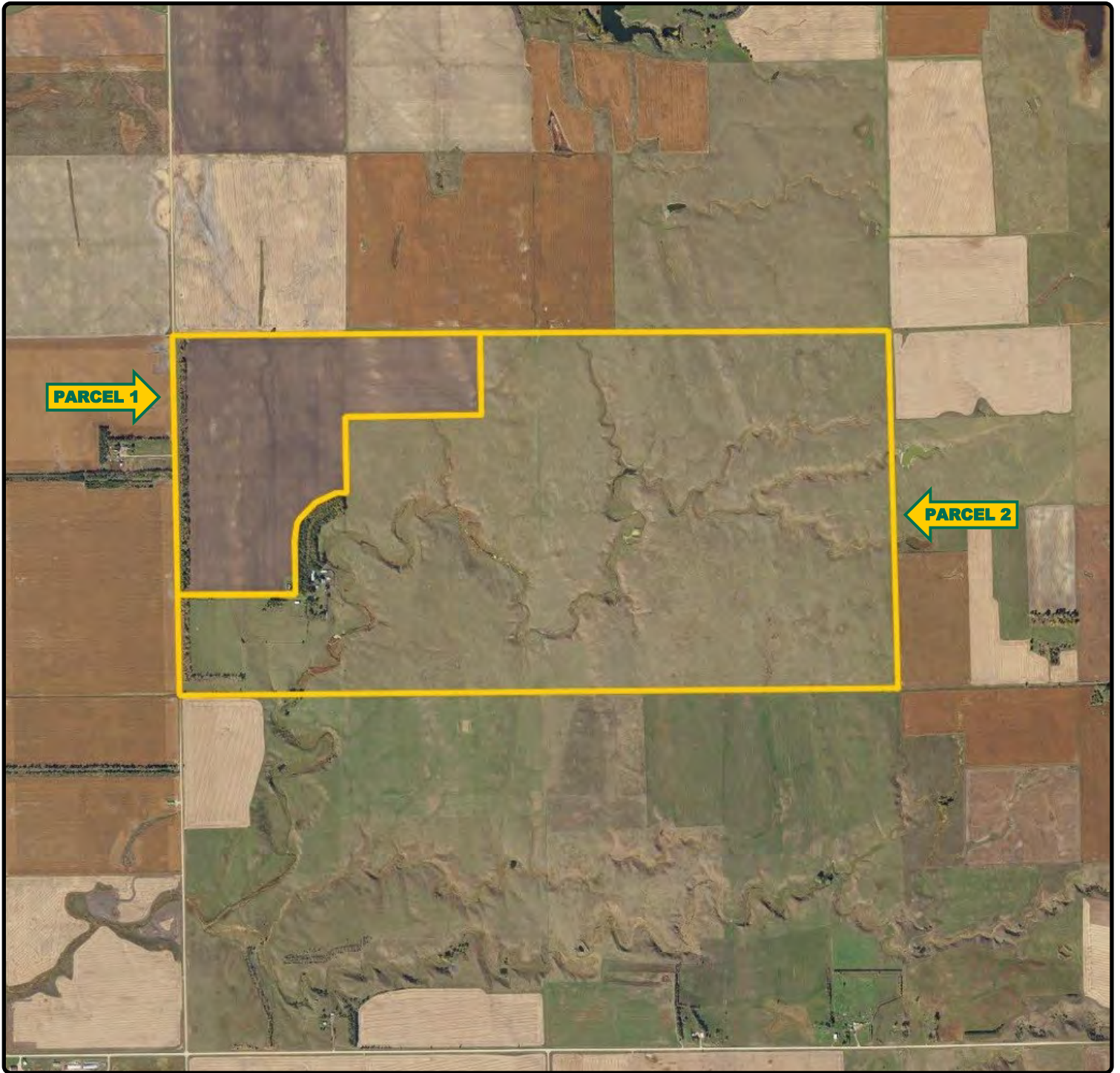


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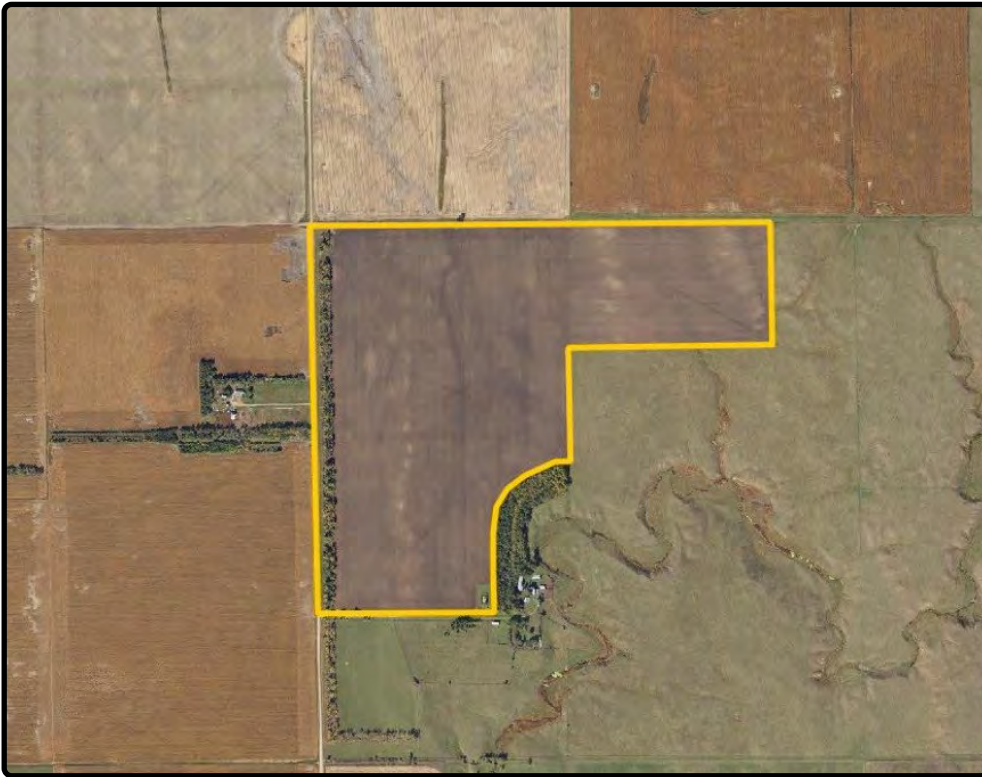
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Parcel 1

FSA/Eff. Crop Acres:	235.79
Corn Base Acres:	80.04*
Bean Base Acres:	101.17*
Soil Productivity:	77.50 PI

**Acres are estimated.*

Parcel 1 Property Information 254.10 Acres, m/l

Location

From Clark: Go west on US-212 for 3 miles, then south on 421st Ave. for 5 miles, then west on Co. Rd. 33 / 178th St. for 2 miles, and then south on Co. Rd. 50 / 419th Ave. for 2 miles. Property is located on the east side of the road.

Legal Description

Severson Addition in Section 17, Township 115 North, Range 58 West of the 5th P.M., Clark Co., SD.

Real Estate Tax

2023 Taxes Payable 2024: \$3,461.30*
Surveyed Acres: 254.10

Net Taxable Acres: 254.10*
Tax Parcel ID #s: Part of 1710, 1711, & part of 1712

**Taxes estimated due to recent survey and pending tax parcel split. Clark County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 3977
Part of Tract 808
FSA/Eff. Crop Acres: 235.79
Corn Base Acres: 80.04*
Corn PLC Yield: 153 Bu.
Bean Base Acres: 101.17*
Bean PLC Yield: 42 Bu.

**Acres are estimated pending*

reconstitution of farm by the Clark County FSA office.

Soil Types/Productivity

Main soil types are Aastad-Forman, Barnes-Buse-Svea, and Barnes-Svea. Productivity Index (PI) on the FSA/Eff. Crop acres is 77.50. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gradual roll.

Drainage

Natural.

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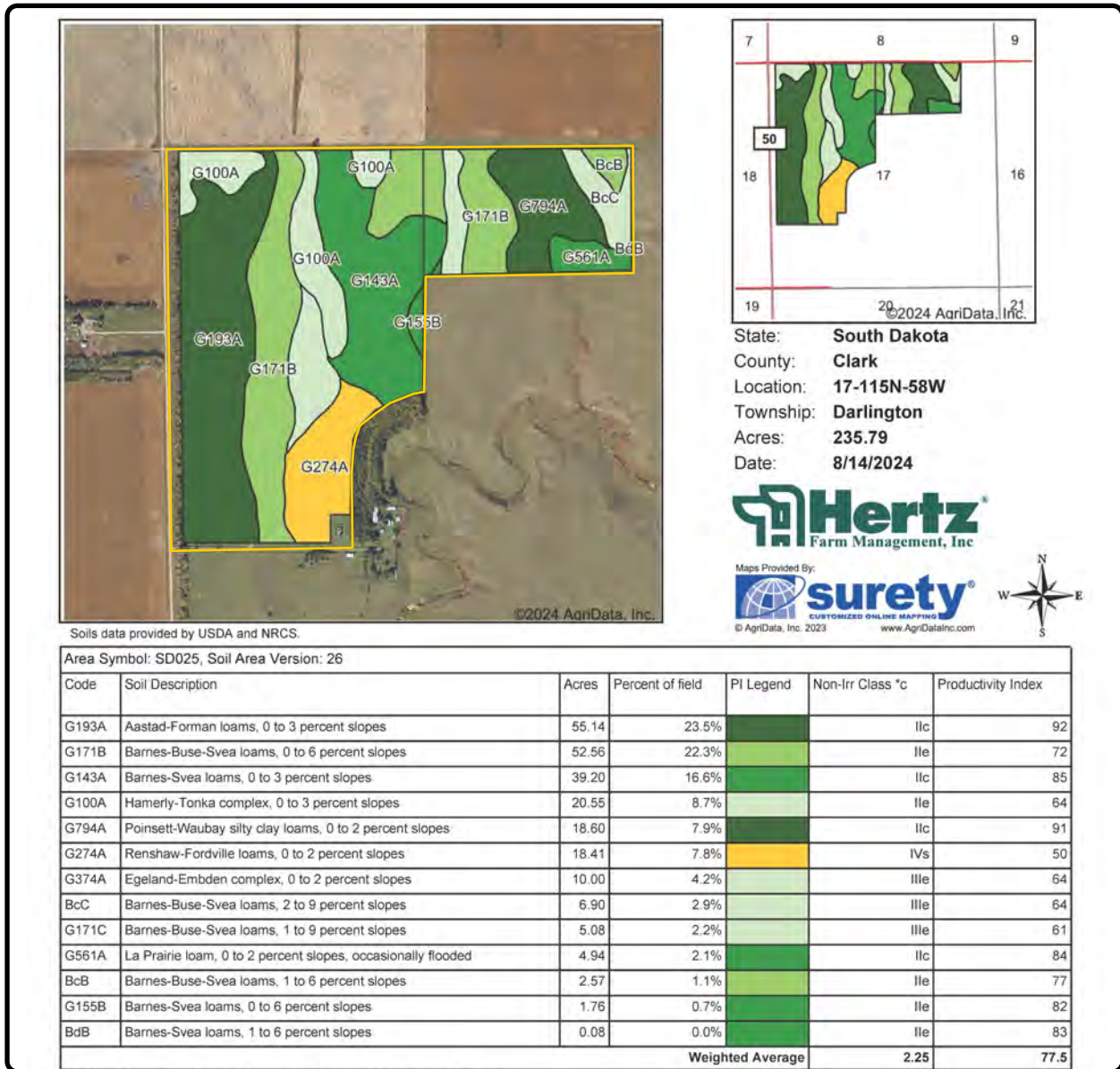
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Buildings/Improvements

There is an old silage pit in the southeast corner of the property.

Water & Well Information

None.

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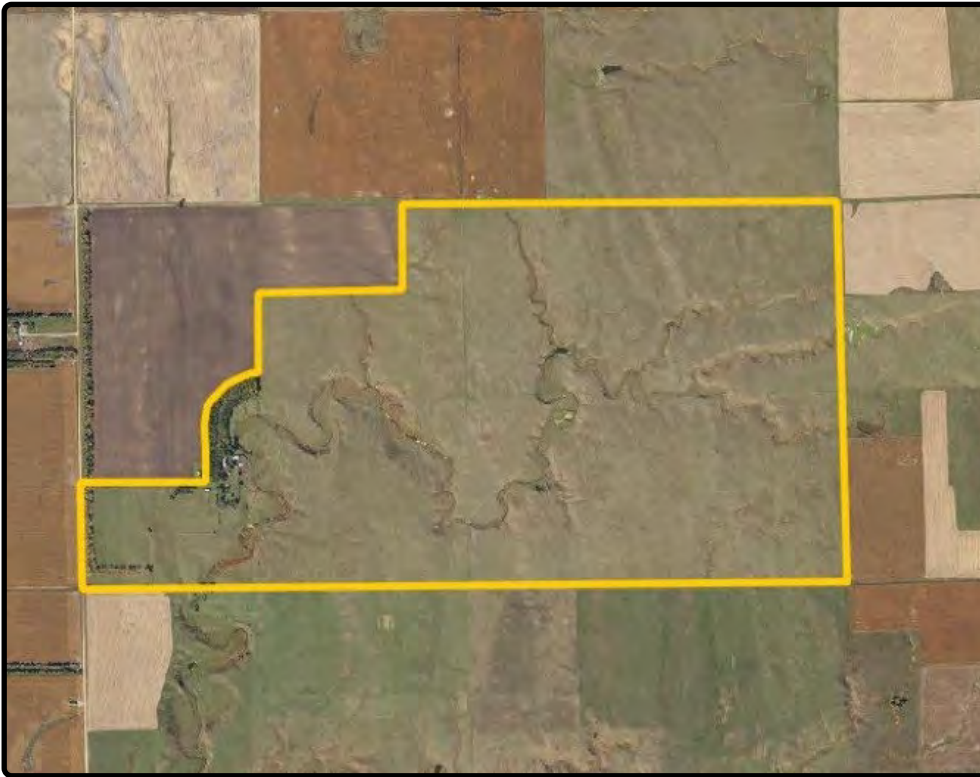
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Parcel 2

FSA/Eff. Crop Acres:	35.39
Cert. Grass Acres:	946.31
Corn Base Acres:	12.01*
Bean Base Acres:	15.18*
Soil Productivity:	79.00 PI

**Acres are estimated.*

Parcel 2 Property Information 1,021.60 Acres, m/l

Location

From Clark: Go west on US-212 for 3 miles, then south on 421st Ave. for 5 miles, then west on Co. Rd. 33 / 178th St. for 2 miles, and then south on Co. Rd. 50 / 419th Ave. for 2½ miles. Property is located on the east side of the road.

Legal Description

Section 16 and Section 17, less the Severson Addition, all in Township 115 North, Range 58 West of the 5th P.M., Clark Co., SD.

Real Estate Tax

2023 Taxes Payable 2024: \$10,622.46*
 Surveyed Acres: 1,021.60
 Net Taxable Acres: 1,021.60*
 Tax Parcel ID #s: 1706, 1707, 1708, 1709, part of 1710, part of 1712, & 1713
**Taxes estimated due to recent survey and pending tax parcel split. Clark County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

**Part of Farm Number 3977
 Part of Tract 808**
 FSA/Eff. Crop Acres: 35.39
 Corn Base Acres: 12.01*
 Corn PLC Yield: 153 Bu.

Bean Base Acres: 15.18*
 Bean PLC Yield: 42 Bu.
**Acres are estimated pending reconstitution of farm by the Clark County FSA office. The Clark County FSA is reporting 35.39 FSA/Eff. crop acres; however, these acres are currently in hay production and grass. Contact agent for details.*

Part of Farm Number 3977, Tract 807

Cert. Grass Acres: 946.31

Soil Types/Productivity

Main soil type is Aastad-Forman.
 Productivity Index (PI) on the FSA/Eff. Crop acres is 79.00. See soil map for details.

Jason Zabka

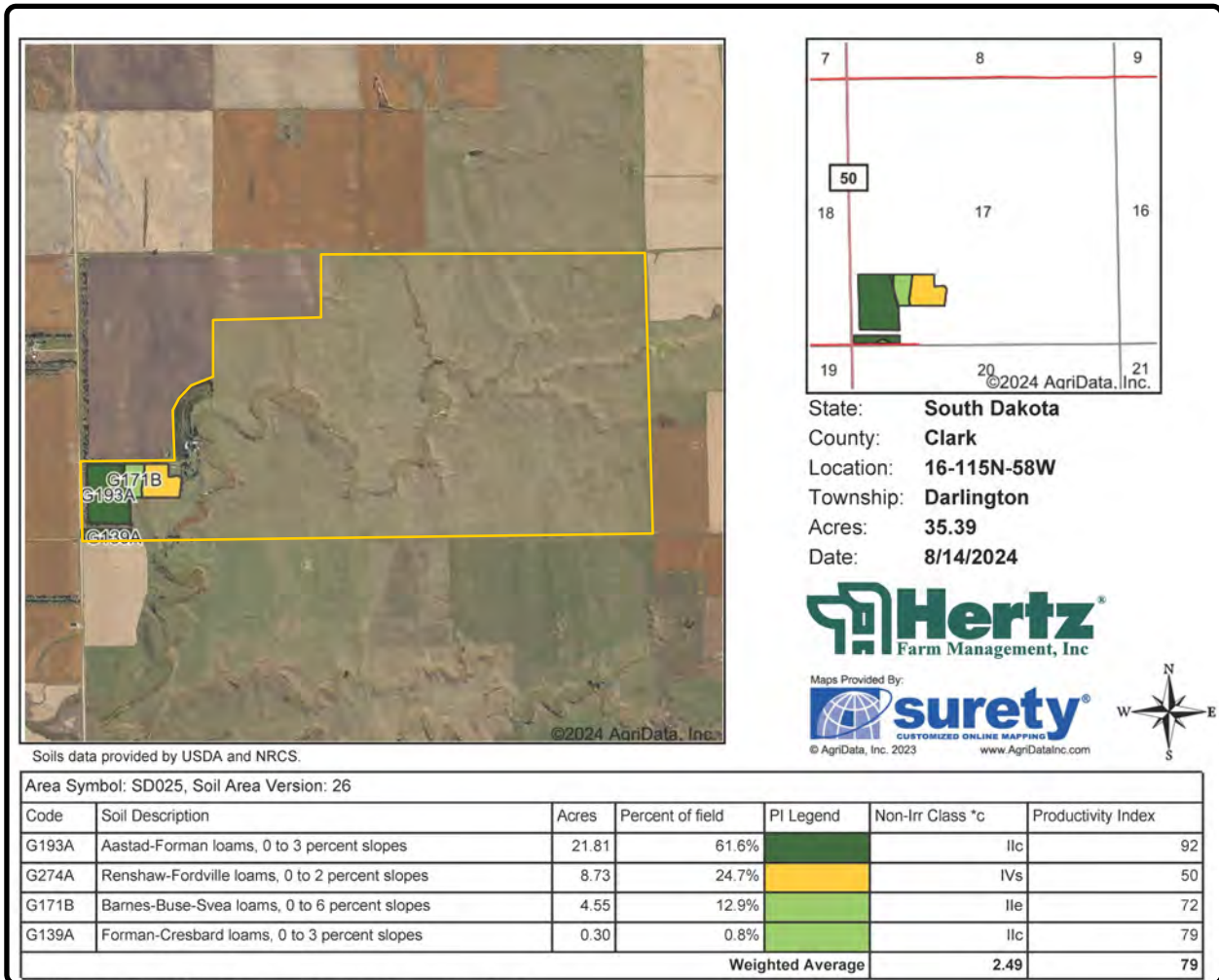
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Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Slightly to moderately rolling.

Drainage

Natural.

Buildings/Improvements

Improvements include: four older livestock buildings, a machine shed, a Morton shed, grain bins and concrete silos.

Water & Well Information

There is an older well located on the property. Contact agent for details. Property has a spring flowing through it.

Comments

There is an abundance of wildlife on this property.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Parcel 1 - East looking West



Parcel 1 - Southwest looking Northeast



Parcel 1 - Northeast looking Southwest



Parcel 1 - South looking North



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Parcel 2 - West Looking East From Driveway



Parcel 2 - Middle of the Pasture looking East



Parcel 2 - View of Building Site



Parcel 2 - View of the Building Site



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Bid Deadline: Thur., Oct. 10, 2024

Time: 1:30 P.M., CDT

Mail To:

**Hertz Farm Management
Attn: Jason Zabka
100 N. 34th St., Suite A
Norfolk, NE 68701**

Seller

Swen Severson Trust

Agency

Hertz Farm Management and their representatives are Agents of the Seller.

Method of Sale

- Parcels will be offered individually and/or in combination.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an “As-Is, Where-Is, with All Faults” condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Jason Zabka at 402-843-8994.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Norfolk, NE Hertz office, on or before Thursday, October, 10, 2024 by 1:30 p.m., CDT. The Seller will accept or reject all bids by 1:30 p.m., CDT on Friday, October 11, 2024, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder(s) will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 20, 2024, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires December 31, 2024. Taxes will be prorated to closing.

Contract & Title

Upon acceptance of bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner’s title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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