



ONE-CHANCE SEALED BID SALE

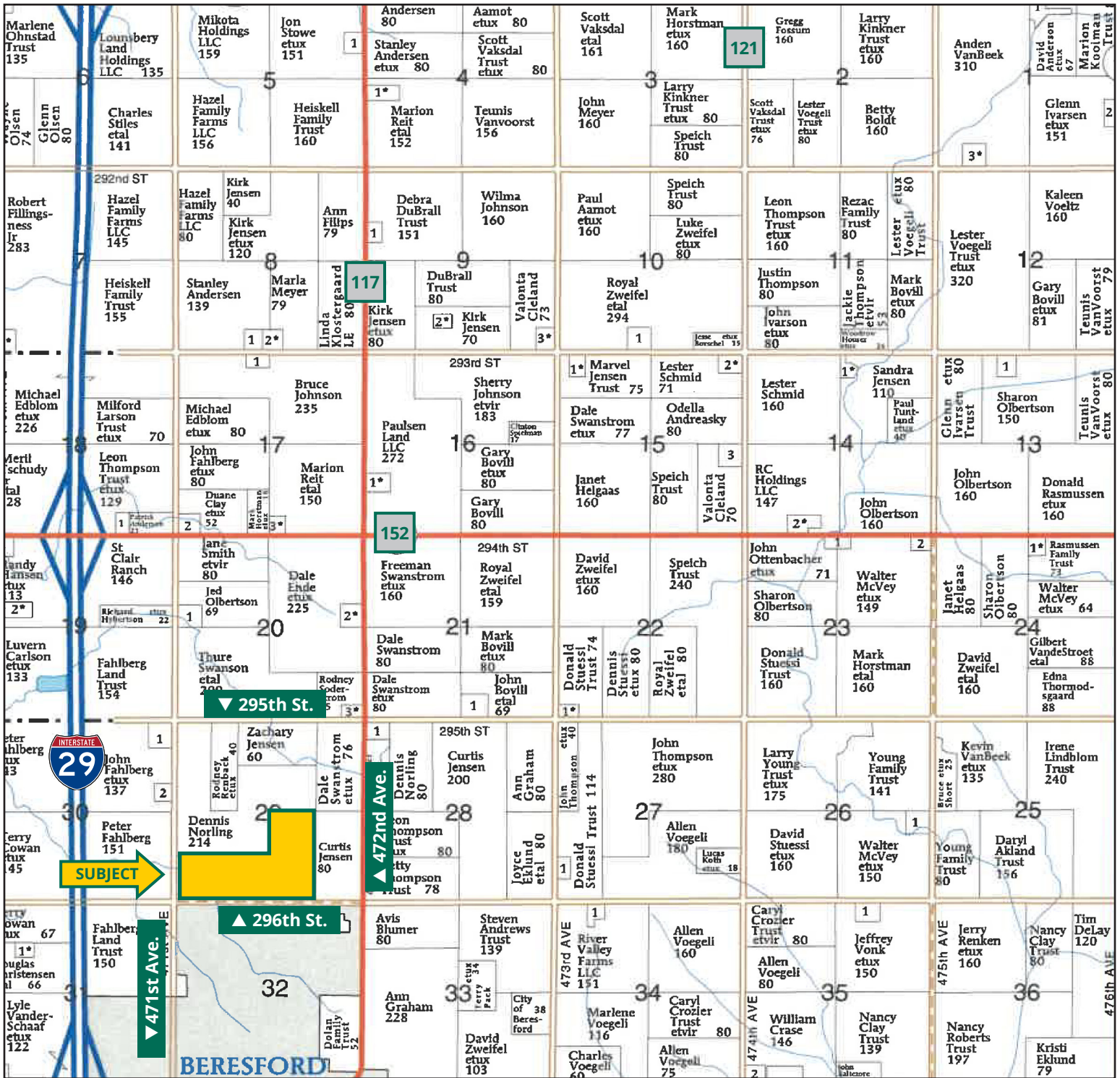
Jodi, Mark, & Brian Johnson Farm



DAVID KRIER, AFM
Licensed Salesperson in NE & SD
970.397.4452
DavidK@Hertz.ag

Bid Deadline:
Tuesday, January 21, 2025
5:00 P.M., CST

160.00 Acres, m/l
Single Parcel
Lincoln County, SD

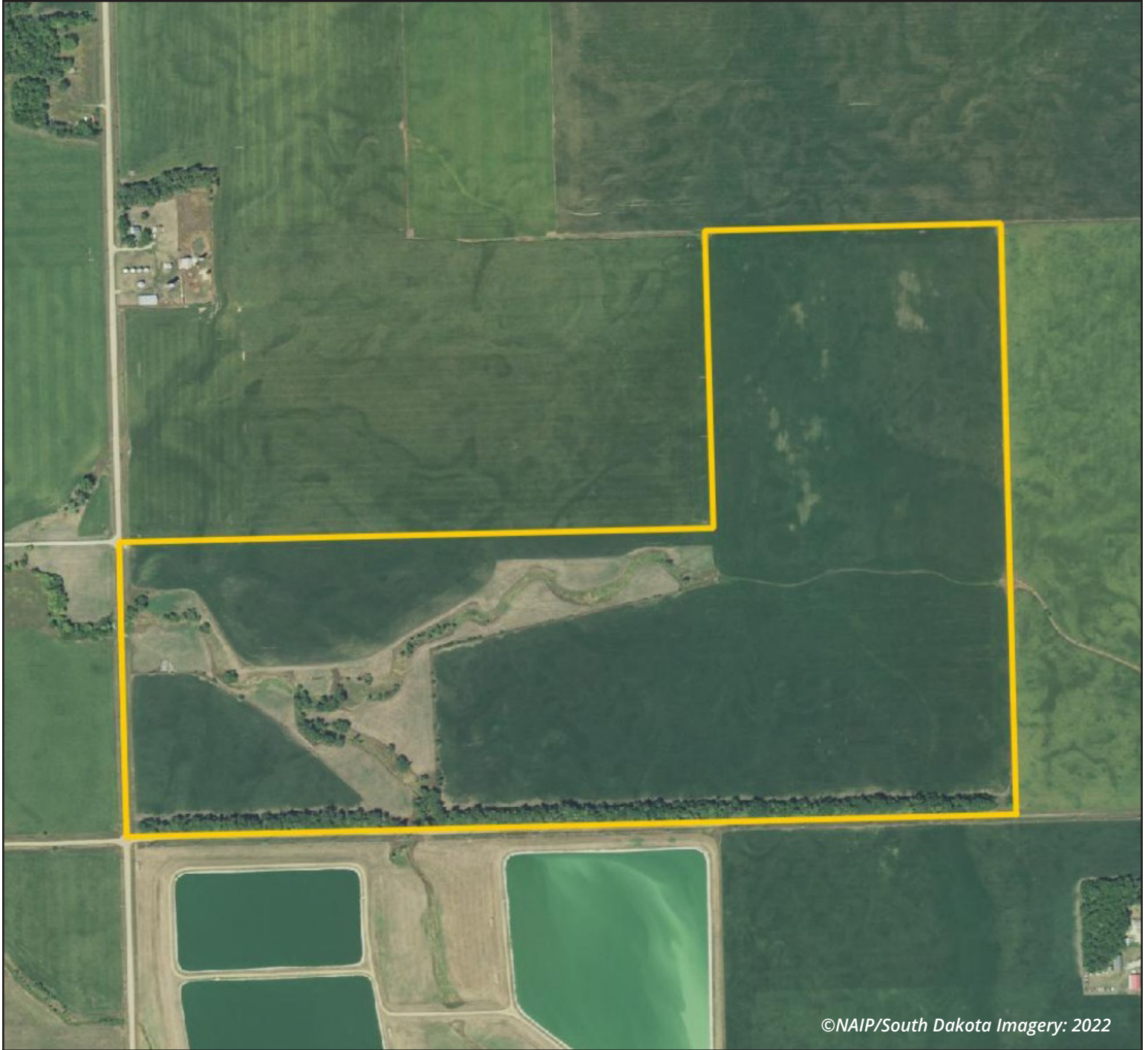


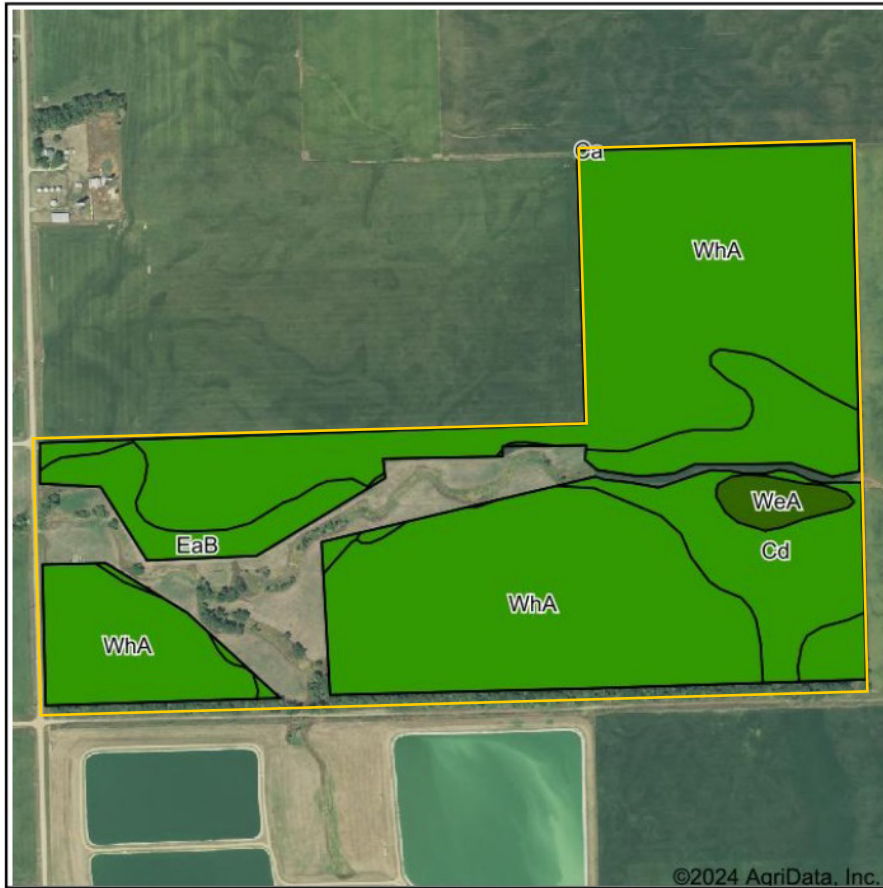
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402.371.9336 | 100 N. 34th St., Ste. A | Norfolk, NE 68701-7700 | www.Hertz.ag

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FSA/Eff. Crop Acres: 131.60 | Soil Productivity: 87.60 PI





State: **South Dakota**
 County: **Lincoln**
 Location: **29-96N-50W**
 Township: **Pleasant**
 Acres: **131.6**
 Date: **11/27/2024**






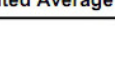
Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	101.24	77.0%		Iw	88
Cd	Chancellor-Viborg silty clay loams	20.99	15.9%		IIw	87
EaB	Egan silty clay loam, 3 to 6 percent slopes	6.71	5.1%		IIe	82
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	2.66	2.0%		I	93
Weighted Average					1.21	87.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From the intersection of 297th St. and 471st Ave. in Beresford: Go north on 471st Ave. for 1 mile. The property is located on the northeast side at the intersection of 471st Ave. and 296th St.

Simple Legal

S½ of the SW¼ and the W½ of the SE¼ all in Section 29, Township 96 North, Range 50 West of the 5th P.m., Lincoln Co., SD. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2023 Taxes Payable 2024: \$3,485.48
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$21.78

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1442, Tract 197
FSA/Eff. Crop Acres: 131.60
Corn Base Acres: 77.72
Corn PLC Yield: 121 Bu.
Bean Base Acres: 48.98
Bean PLC Yield: 38 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Wentworth-Chancellor. Productivity Index (PI) on the FSA/Eff. crop acres is 87.60. 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 gently sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

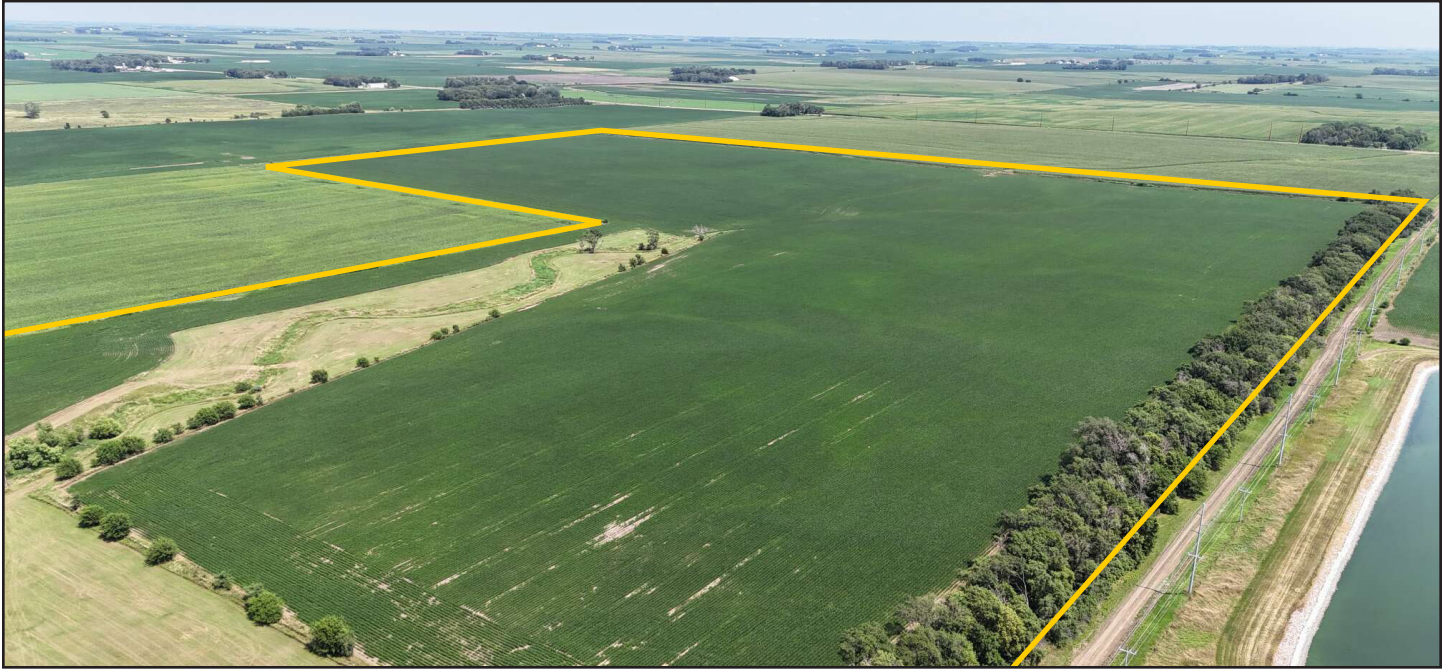
Water & Well Information

None.



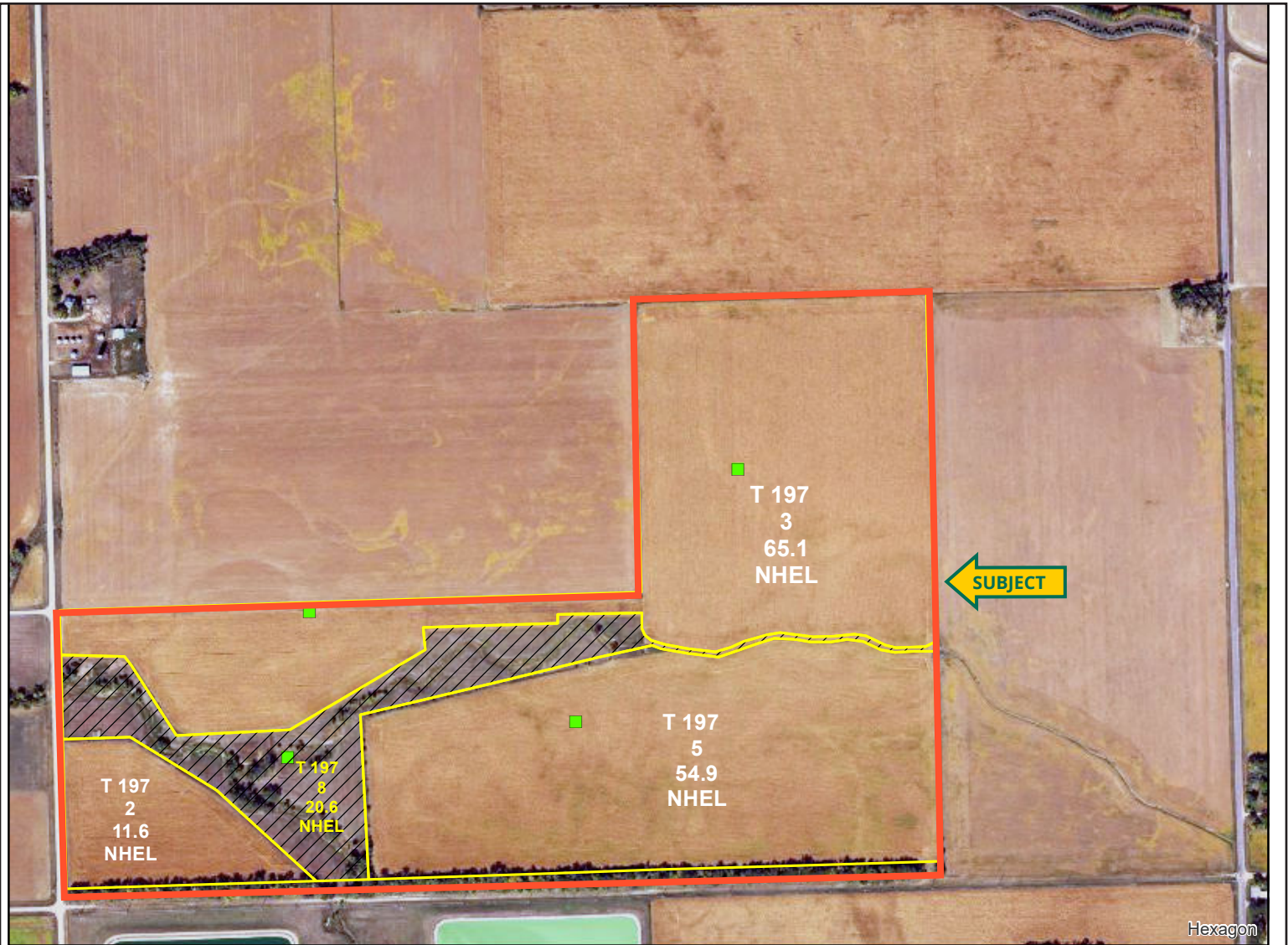
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently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

Looking Northeast Across the East Side of the Farm



East looking West





Lincoln County
SD

Program
Year 2024

United States Department of Agriculture

PLSS: 29_96N_50W
Farm: 1442

1 inch equals 700 feet

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Common Land Units
 - ▨ Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

Bid Deadline: Tues., Jan. 21, 2025

Time: 5:00 P.M., CST

Mail To:

Hertz Farm Management
Attn: David Krier, AFM
100 N. 34th St., Ste. A
Norfolk, NE 68701

Sellers

Jodi, Mark, & Brian Johnson

Agency

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

Method of Sale

- Parcel will be offered as a single tract of land.
- 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, David Krier, AFM at 970-397-4452.

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 Tuesday, January 21, 2025 by 5:00 p.m., CST. The Seller will accept or reject all bids by 5:00 p.m., CST on Wednesday January 22, 2025, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before February 28, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions | Professional Buyer Representation
Certified Farm Appraisals | Professional Farm Management**

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