ONLINE AUCTION

320± Taxable Acres, Beadle County, South Dakota

Bidding starts | Saturday, November 14, 2026, at 8:00 AM
Bidding closes | Tuesday, November 17, 2026, at 12:00 PM

To register and bid go to: www.FNCBid.com

Highlights:

- Productive Cropland
- Well-Managed Grassland
- Established CRP

For additional information, please contact:
Marshall Hansen, Broker/Auctioneer
(605) 360-7922
MHansen@FarmersNational.com

Property Information

Property Description: This exceptional 320± acre Beadle County, South Dakota property is ideally situated just 11 miles northeast of Wessington and offers a diverse blend of productive cropland, established CRP acres, and quality grassland. The property's balanced composition provides both immediate agricultural utility and long-term investment potential, making it a highly desirable offering in an area known for its strong farming and ranching opportunities.

Whether your goal is to expand an existing farming operation, add valuable pasture to a livestock enterprise, generate income from CRP acreage, or acquire a premier recreational property with excellent wildlife habitat, this land offers remarkable versatility. The combination of productive cropland, grazing opportunities, conservation income, and hunting potential creates a unique opportunity for a wide range of buyers.

Properties of this caliber rarely become available. With its outstanding location, diverse land-use options, and strong income-producing potential, this 320± acre Beadle County auction deserves serious consideration from agricultural producers, ranchers, investors, and outdoor enthusiasts alike.

Directions to Property: This land is located 11 miles northeast of Wessington, South Dakota at the corner of 194th Street and 378th Avenue.

Legal Description: The West 1/2 of Section 26-113-65 Nance Twp. Beadle County, South Dakota.

Improvements: On-Site Water Well

Farm Data:

Cropland	71.21 acres
Pasture	121.32 acres
Non-crop	14.01 acres
CRP	113.46 acres
Total	320.00 acres

FSA Information:

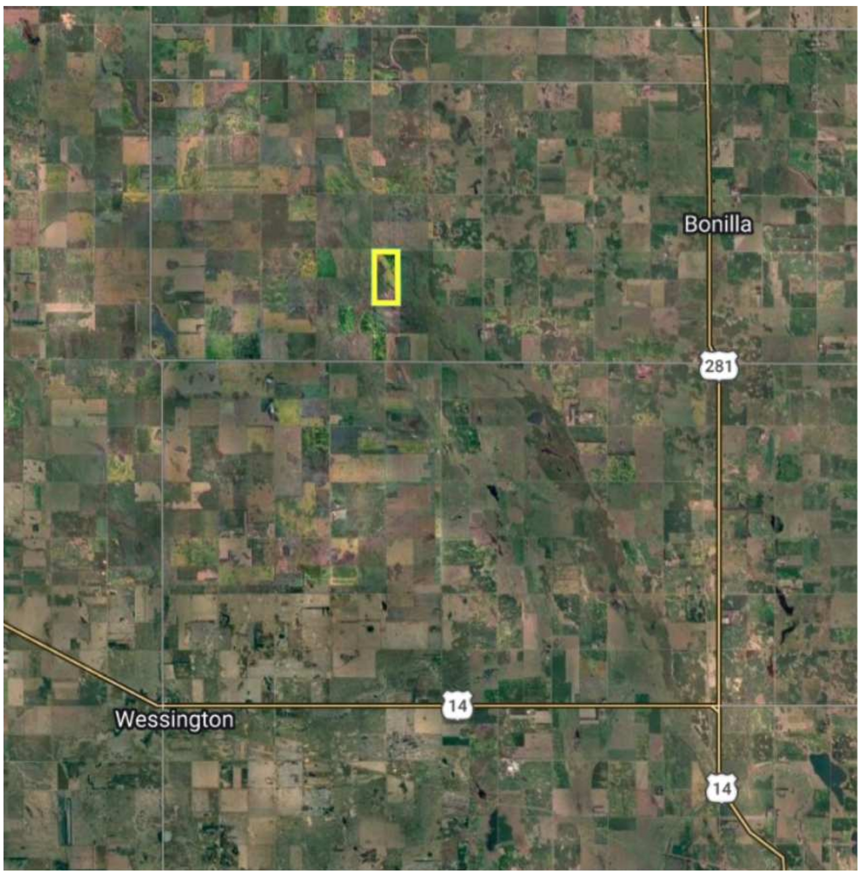
Crop	Base	Yield
Corn	64.36 acres	124 bushels
Soybeans	24.61 acres	43 bushels
Sunflowers	0.77 acres	1,485 bushels

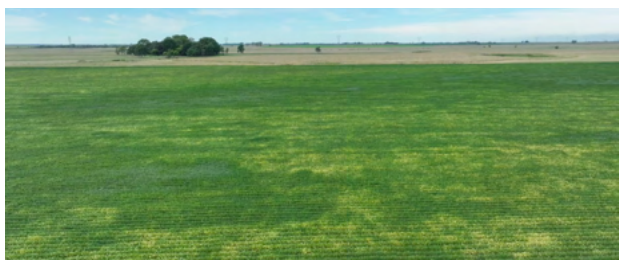
CRP Information:

- 72.54 acres with an annual payment of $7,383, expiring 9/30/2036
- 40.92 acres with an annual payment of $5,150, expiring 9-30-2033

Taxes: $3,353.16

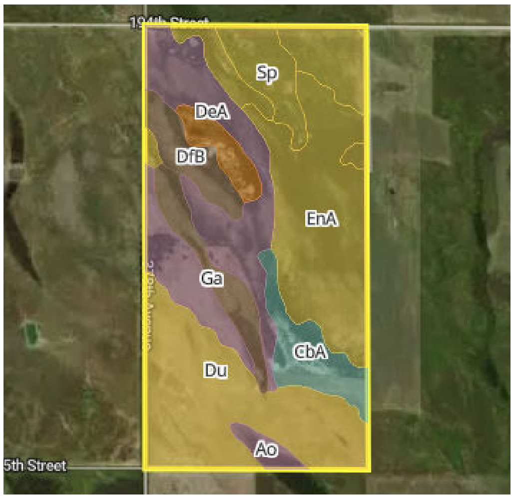
Location Map





Aerial Map

Soils Map



33.2/100 NCCPI

37.5/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)	NCCPI
●	Du	Durrstein silt loam	32.1%	103.5	6s	--	7.87	17.8
●	EnA	Enet loam, 0 to 2 percent slopes	21.8%	70.4	3s	--	59.98	46.5
●	DeA	Delmont loam, 0 to 2 percent slopes	19.8%	63.8	4s	--	41.22	37.6
●	CbA	Carthage-Blendon fine sandy loams, 0 to 2 percent slopes	6.4%	20.8	3e	--	66	48.9
●	Ga	Grat loam	5.3%	17	4w	--	49.15	26.9
●	Sp	Spottswood loam	5.3%	17.1	3s	--	71.05	52.9
●	DfB	Delmont-Talmo complex, 2 to 6 percent slopes	4.7%	15.2	4e	--	36.63	36.9
●	DtA	Dudley-Tetonka silt loams	3.1%	9.9	4s	--	43.01	23.8
●	Ao	Worthing silty clay loam, ponded, 0 to 1 percent slopes	1.6%	5.3	8w	--	9.89	5.6

Online Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2026, payable in 2027, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 17, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by 605 Title Co.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with 605 Title Co the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by both the Buyer(s) and the Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 17, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of 605 Title Co.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting **Saturday, November 14, 2026, at 8:00 AM until Tuesday, November 17, 2026, at 12:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Additional Comments: Property is being sold as-is with no guarantees of any kind other than marketable title. No personal property of any kind is included with this sale. New Buyer(s) to assume all current CRP contracts. Property is being sold based on Taxable Acres. The new Buyer(s) will receive full possession and right to farm for the 2027 crop year.

Seller: Taylor & Dan Marshall LLC

Auctioneer: Marshall Hansen

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All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.