

**Farm & Recreational
Real Estate**

Private Treaty Sale

Val W. Jark
Warner, SD
(605) 380-2244
Broker Associate

JARK/WORLIE AUCTION, LLC
221 South First Street
Aberdeen, South Dakota
(605) 225-1828 or 1 (800) 755-2609



Legal Description

SE 1/4 of 1-122-64

Warner 'N' Township
Brown County, SD

This parcel is offered as 158 taxable acres.

The acreage will contain approximately 162.76 farmland acres of which 142.60 is considered cropland (currently CRP). The balance is Moccasin Creek, non-crop acres and right of ways. It has FSA farmed Wetland. No USF&W easements.

CRP Contract

Contract expires 9/30/19. Rental rate is \$95.01 per acre for a total of \$13,548 per year.

Surety Soil Rating

The Surety Soil Map weighted average is: 73.8

Averaged CSR

The overall averaged county soil rating for this tract: .7551

Taxes

2017 Real Estate Tax (due in 2018): \$4307.49

Listing Price

\$711,000.00

\$4,500 per taxable acre

This is an excellent opportunity to acquire Brown County/Aberdeen area farm acres. The CRP along with Moccasin Creek give it a nice blend for wildlife habitat.

Call listing broker now for details!



Wetland Determination Identifiers

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

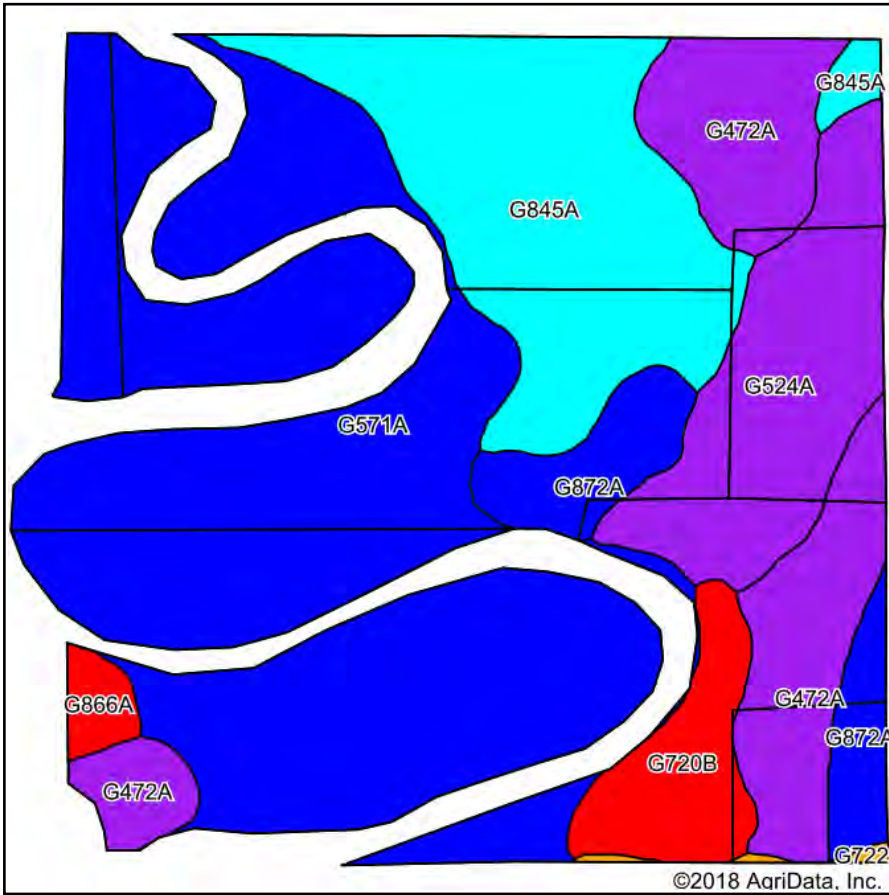
2018 Program Year

Map Created December 28, 2017

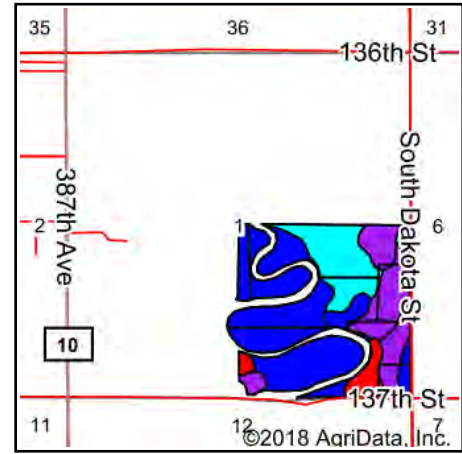
1 -122N -64W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **1-122N-64W**
 Township: **Warner**
 Acres: **142.6**
 Date: **5/15/2018**

Maps Provided By:



Area Symbol: SD013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G571A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	67.74	47.5%	[Blue]	IIc	2785	92
G845A	Exline-Aberdeen-Nahon silt loams, 0 to 2 percent slopes	25.46	17.9%	[Cyan]	VIIs	1905	38
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	18.67	13.1%	[Purple]	IIIs	2361	59
G524A	Castlewood silty clay, 0 to 1 percent slopes, occasionally flooded	15.04	10.5%	[Purple]	IVw	6196	56
G872A	Beotia-Rondell silt loams, 0 to 2 percent slopes	7.44	5.2%	[Blue]	IIc	3339	91
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	6.40	4.5%	[Red]	IIe	2817	88
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	1.49	1.0%	[Red]	IIs	2591	80
G722C	Great Bend-Zell silt loams, 6 to 9 percent slopes	0.36	0.3%	[Yellow]	IIle	2643	66
Weighted Average						2960.1	73.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.