

# Real Estate Auction

**Stauss Family Trust, Sharon R.  
& Donald G. Stauss, Co-Trustees  
and Charlene M. Schaffer**

**Thursday, October 24, 2019**

**Sale Time: 10:00 AM**

Auction Location

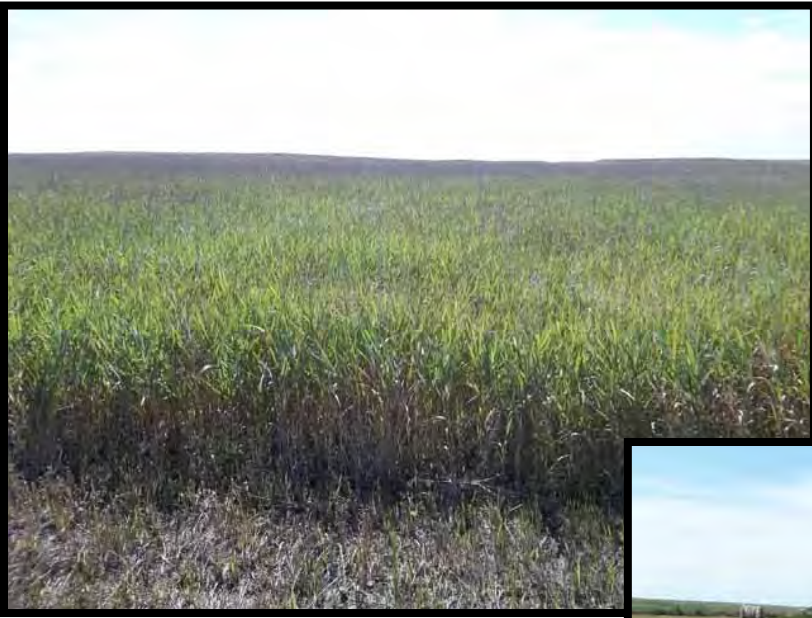
City Lights Bar & Event Center  
316 S. 2nd Street, Aberdeen, SD

**JARK/WORLIE AUCTION, LLC**

**Val W. Jark**

**(605) 380-2244**

**Broker Associate #12404**



## **Welcome**

We would like to invite and welcome you to our public auction! This is an excellent opportunity to add Brown Hunting & Recreation land to your portfolio. This sale offers hunting & investment opportunities!

### **Legal Description**

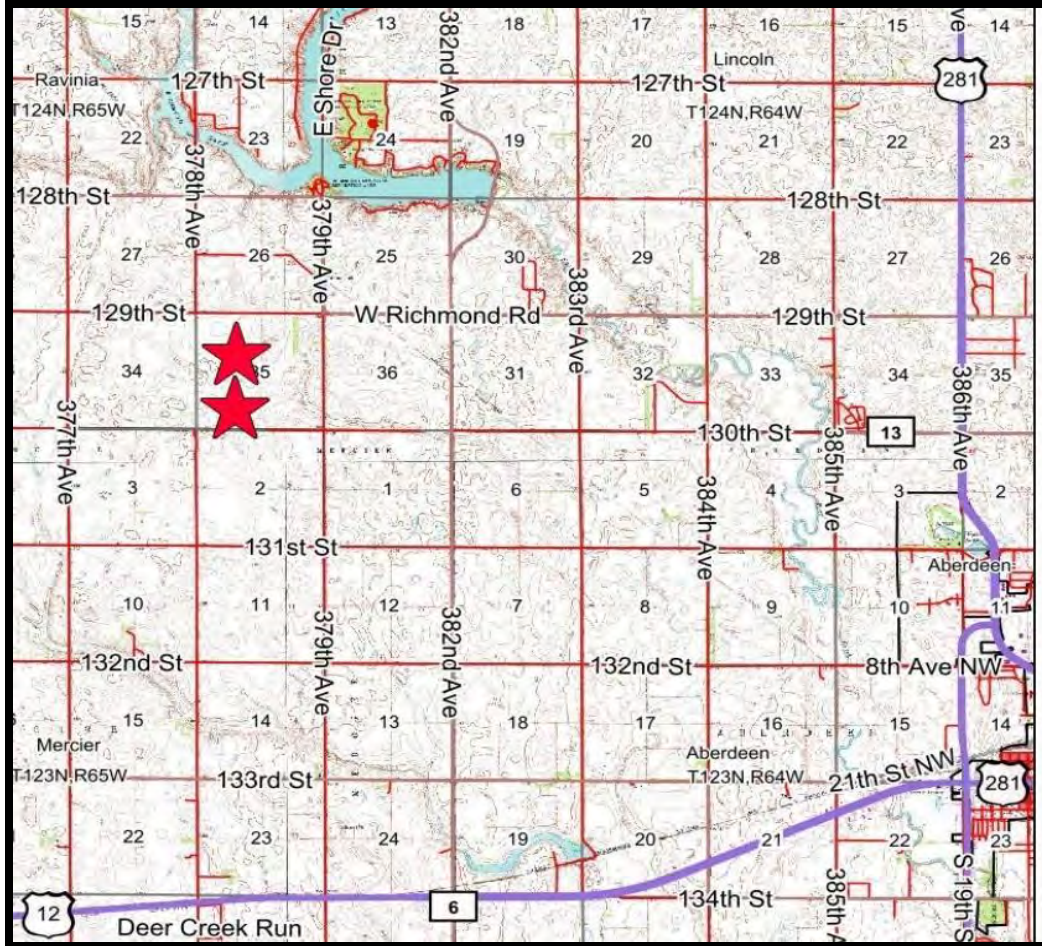
**W ½ of 35-124-65**

**Ravinia Township, Brown County, SD**

- NO LEASE – POSSESSION AT CLOSING!

### **Disclaimer**

While we feel that all information is correct, it is your responsibility as buyers to research any/all information to your own satisfaction.



## Terms

Successful bidder(s) will deposit 10% down as irrevocable earnest money on day of sale. The balance will be due at closing which will be within 30 days of date of sale. The cost of title insurance and closing service fees will be divided equally between buyer and seller. Jark/Worlie Auction, LLC is acting as agent for sellers. Possession will be given at closing. The 2019 real estate taxes (paid in 2020) will be paid by buyer. Seller will convey to buyer any gas, oil, mineral or hunting rights now owned. Seller reserves the right to accept or reject any or all bids. Announcements made the day of sale shall take precedence over written advertisements. These parcels are offered subject to any rights, easements, restrictions and/or reservations of record. No buyer contingencies of any kind – have financial arrangements secured prior to bidding.

W ½ of 35-124-65  
Ravinia Township, Brown County, SD

This tract is offered \$\_\_\_\_\_x 316 taxable acres.

This tract has 312.94 FSA Farmland acres. It has a nice blend of grass with some alfalfa and a couple of cattail sloughs. Note: This tract is enrolled in the Wetland Reserve Program.

**Wetland Reserve Program (notes):**

As per the NRCS, their policy on Wetland Reserve Programs may be changing and this tract may have future opportunities for haying and/or grazing on a rotational basis. However, you will have to apply and nothing is guaranteed.

**Food Plots & Deer Stands:**

As per the NRCS, you may apply to plant up to 5% land mass for food plots (subject to NRCS rules/regulations). Deer stands can also be constructed/used as long as they are within NRCS guidelines.

**COUNTY PARCEL RATINGS:**

NW ¼ .3716 & SW ¼ .3873

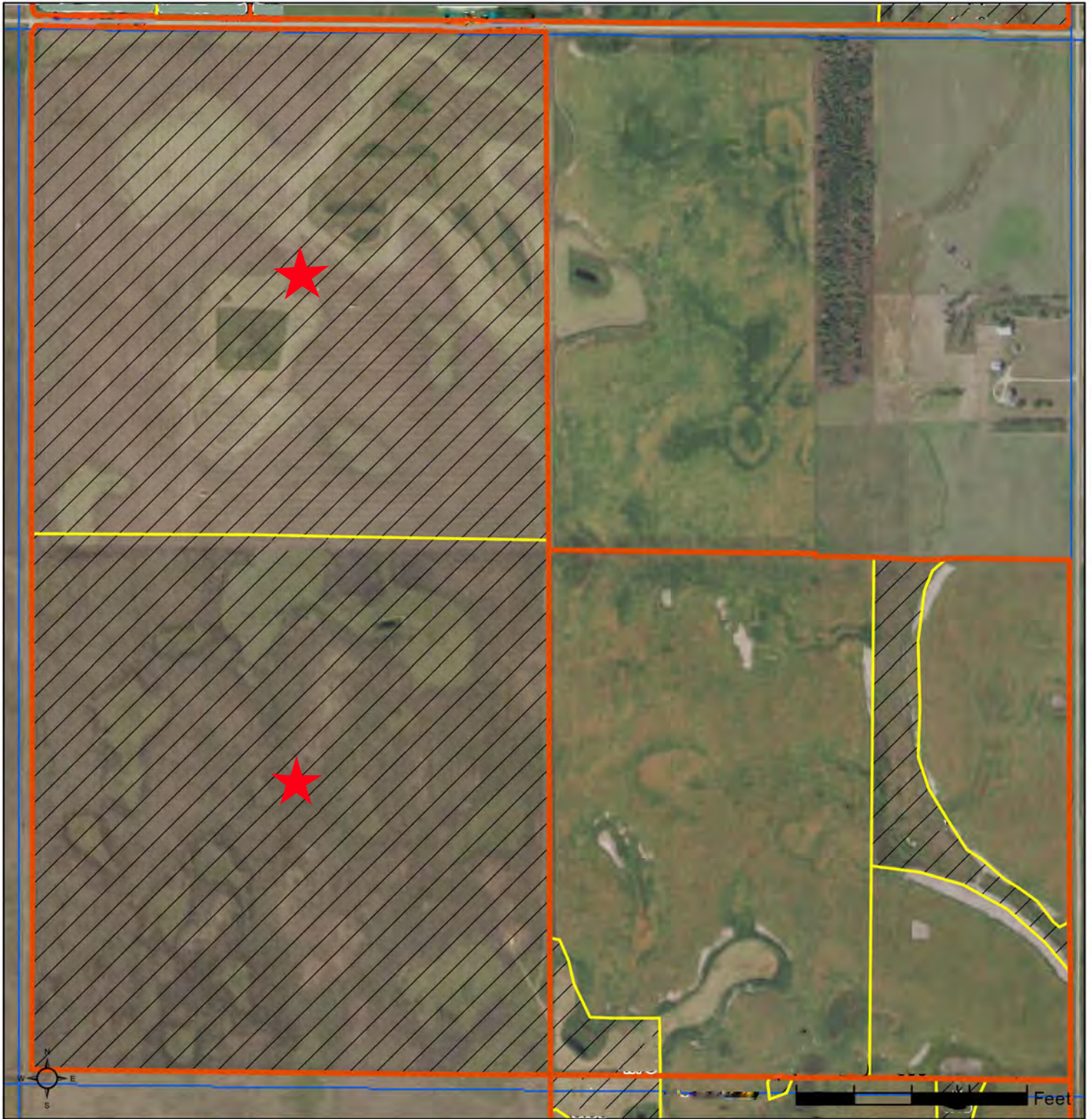
**2018 REAL ESTATE TAXES:**

\$2080.70

**LOCATION**

From **Aberdeen, SD** – go 2 miles North on Hwy 281 & 5½ miles West on Co. Hwy 13 (129 St./Richmond Road).

From **Richmond Lake, SD (Park/Campground)** – go 1 mile South on 379 Ave. & ½ mile West (129 St.).



**Common Land Unit**
 Tract Boundary  
 PLS  
 Non-Cropland  
 Cropland

**Wetland Determination Identifiers**

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

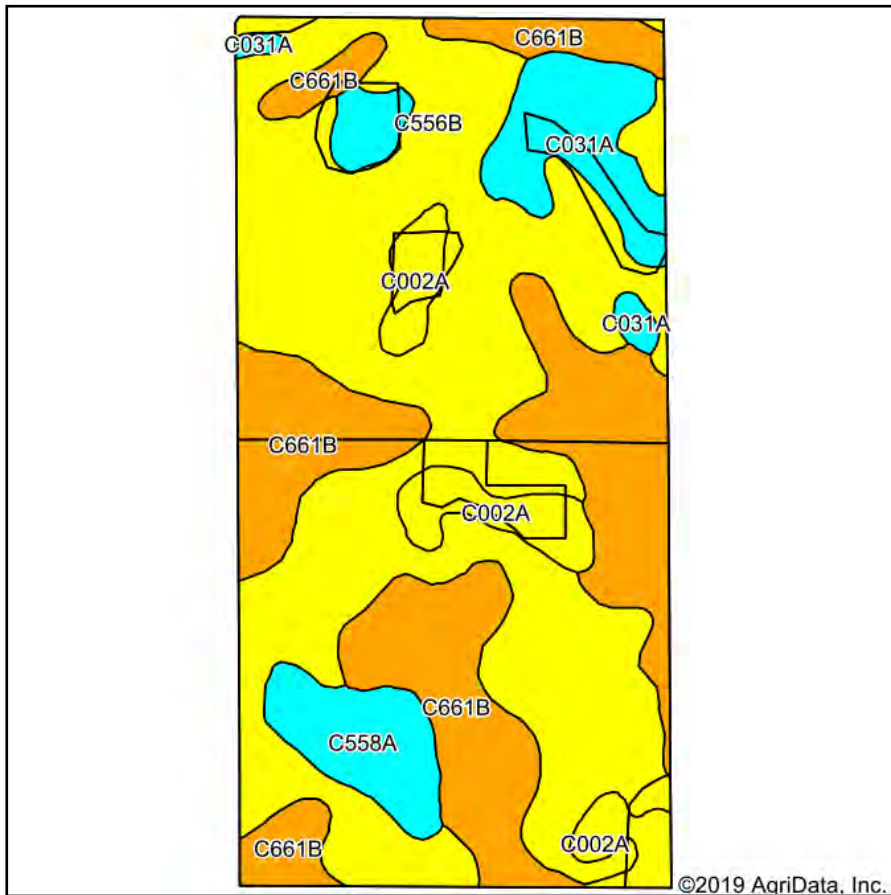
**2019 Program Year**

Map Created March 28, 2019

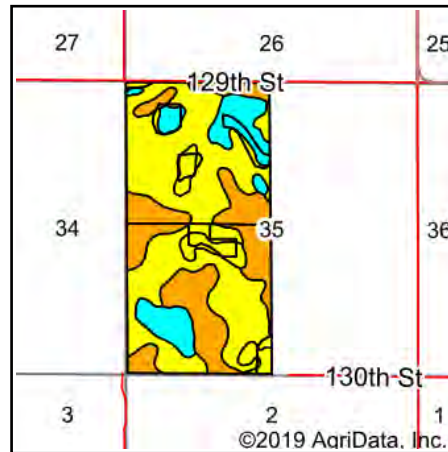
**35 -124N -65W**

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 directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. 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 USDA Natural Resources Conservation Service (NRCS).

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brown**  
 Location: **35-124N-65W**  
 Township: **Ravinia**  
 Acres: **312.95**  
 Date: **9/10/2019**



Area Symbol: SD013. Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	163.30	52.2%	Yellow	IVs	1718	42	23
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	90.27	28.8%	Orange	IIIe	2221	60	36
C031A	Rimlap-Heil silt loams, 0 to 1 percent slopes	25.20	8.1%	Cyan	IVw	3516	36	31
C002A	Tonka silt loam, 0 to 1 percent slopes	19.21	6.1%	Yellow	IVw	4379	45	52
C558A	Miranda-Heil complex, 0 to 3 percent slopes	14.97	4.8%	Cyan	VIIs	2328	31	15
<b>Weighted Average</b>						<b>2200.4</b>	<b>46.4</b>	<b>*n 28.8</b>

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

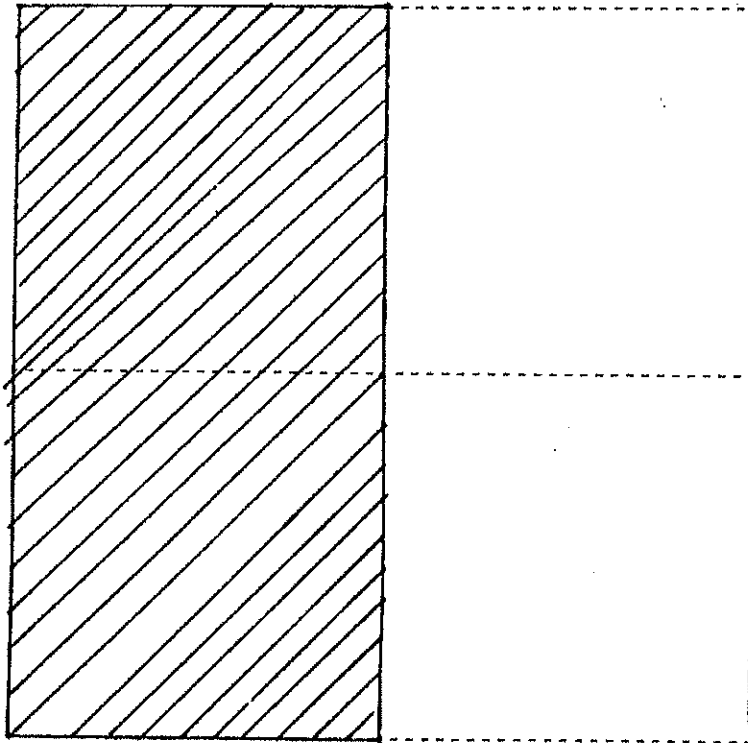
UNITED STATES DEPARTMENT OF AGRICULTURE

EXHIBIT "A"

Map 1 of 1

WETLAND RESERVE PROGRAM Area Brown COUNTY, STATE OF South Dakota  
T. 124 N., R. 65 W. of the 5th PRINCIPAL MERIDIAN

the west 1/2 of Section 35, excluding any road right of ways, containing 316 acres



Scale: 4 inches = 1 mile

This map delineates lands referred to in the warranty easement deed dated 2-26-96 which parties of the first part agree to maintain as a Wetland Reserve Program Area.

Permanent boundary markers to be installed by licensed land surveyor.

Michael P. Schaffer  
Landowner Signature  
Bertha M. Schaffer

**LEGEND**

----- Boundary of Easement Description

||||| Lands covered by provisions of the Wetland Reserve Program Easement

□ Lands not covered by provisions of the Wetland Reserve Program Easement

Prepared by: Doug Farrand Date 2/26/96

605-225-4229  
NRCS  
1707 4TH AVE SE  
ABERDEEN, SD 57401

BOOK 108 500