

Real Estate Auction

**Mary Ann Sanford Revocable Trust
Cynthia A. Sampson - Trustee**

Thursday, August 30, 2018

Sale Time: 10:00 AM

Auction Location

Eagles Club

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 Edmunds County/Ipswich area cropland to your portfolio.

This tillable tract consists of soils with good production capabilities. It has good access with a gravel road running along the south end.

Legal Description

E ½ of SW 1/4 of 25-124-69
Adrian Township
Edmunds County, SD

This sale offers farming, hunting & investment opportunities!

- **Buyer(s) will have the right to operate in 2019.**

Terms

10% down as irrevocable earnest money on day of sale. The balance will be due at closing which will be no later than 45 days after date of sale. The cost of title insurance and closing service fees will be divided between buyer and seller. The closing agent is Edmunds County Abstract Company, Ipswich, SD. Jark/Worlie Auction Service, LLC is acting as agent for seller. Possession will be given at closing. Seller reserves the right to accept or reject any or all bids. Announcements made the day of sale shall take precedence over written advertisements. This parcel is being 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.

Information

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

Legal Description

E ½ of SW 1/4 of 25-124-69
Adrian Township
Edmunds County, SD

This parcel is offered \$____x 80 taxable acres.

The acreage will contain approximately 78.95 farmland acres of which all are considered cropland. The balance is non-crop acres and right of ways. It has an FSA farmed Wetland. No USF&W easements.

Surety Soil Rating

The Surety Soil Map weighted average is: 78.0

Averaged CSR

The overall averaged county soil rating for this tract: .775
(Crop - .784. Non-crop - .516)

Bases

Soybeans 26.85, Corn 13.69, Wheat 13.69

Taxes

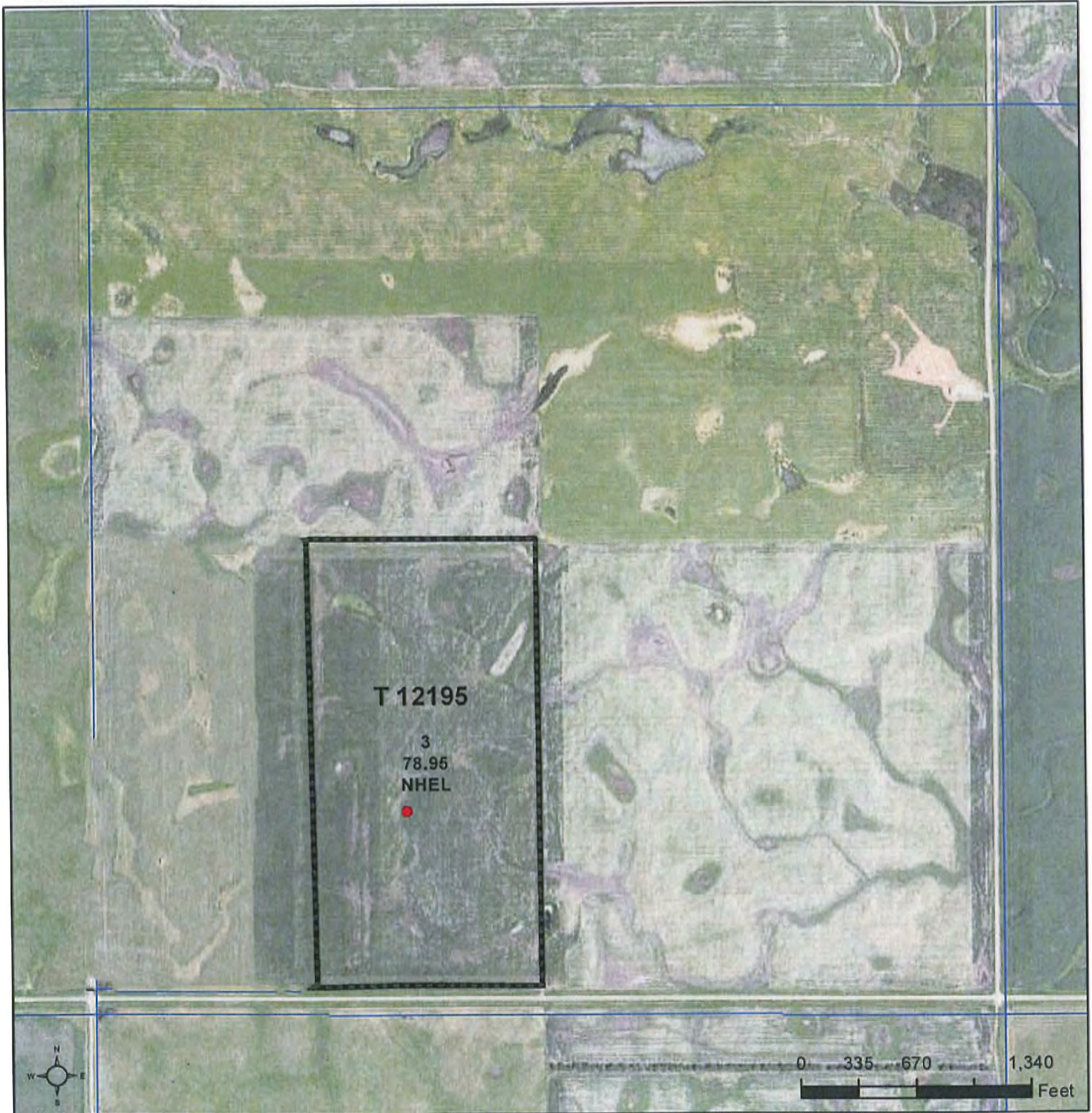
2018 Real Estate Tax: \$940.04

Location: From Ipswich, SD - go 5 miles North on Hwy 45 (358 Ave) & 3 ½ miles West on 129 St.



United States
Department of
Agriculture

Edmunds County, South Dakota



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

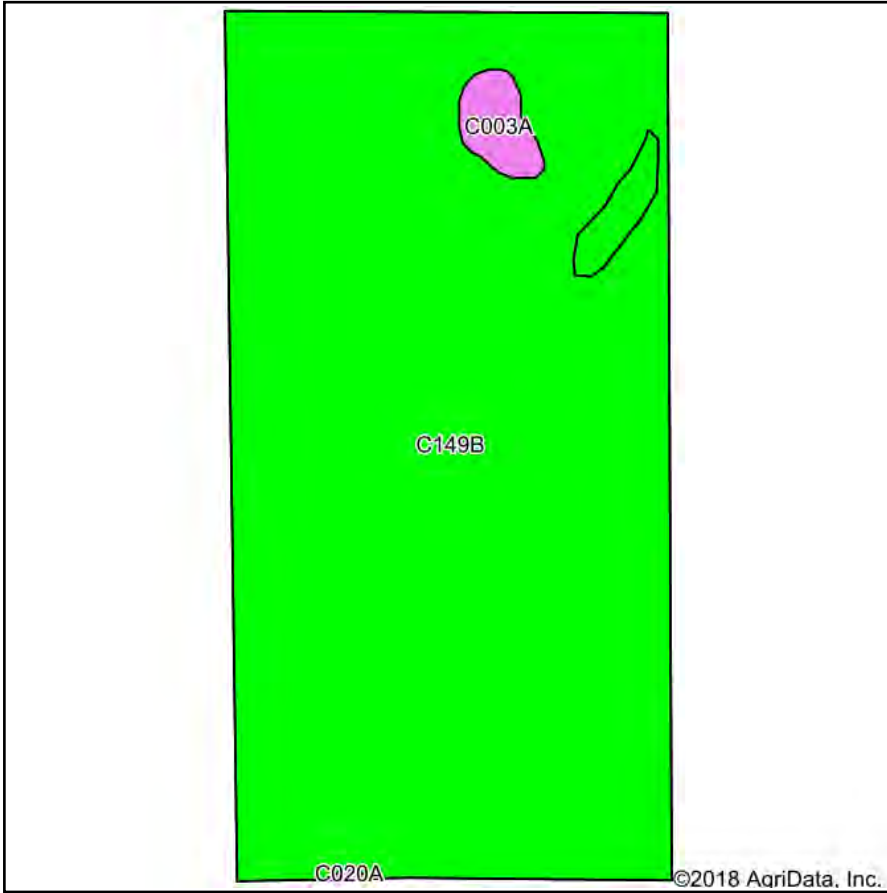
2018 Program Year

Map Created February 14, 2018

25 -124N -69W

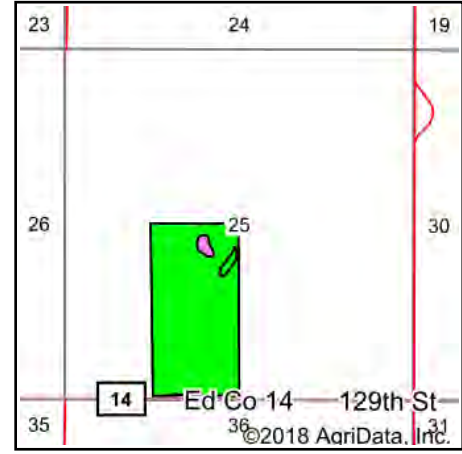
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

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State: **South Dakota**
 County: **Edmunds**
 Location: **25-124N-69W**
 Township: **Adrian**
 Acres: **78.96**
 Date: **7/18/2018**

Maps Provided By:



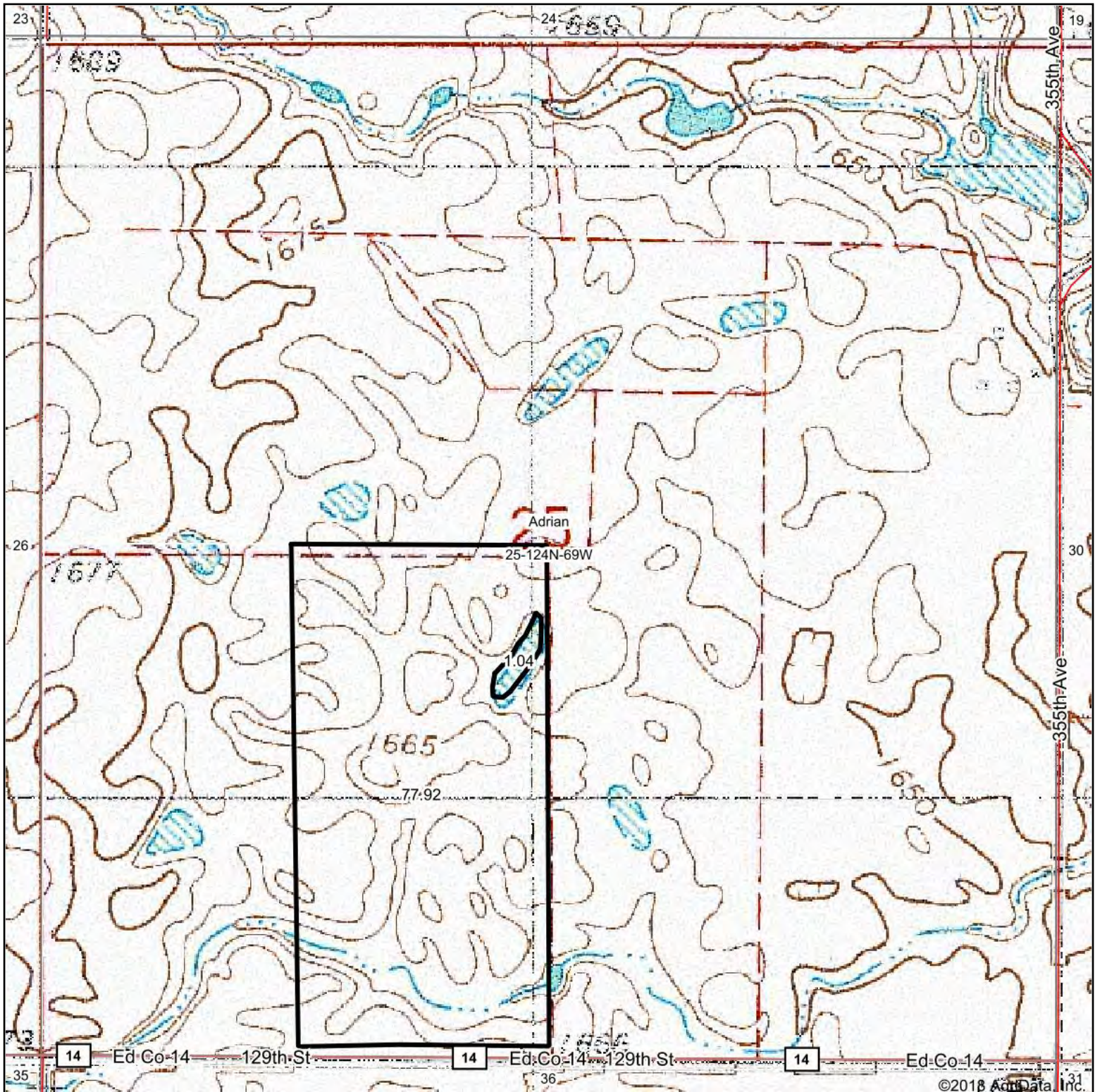
Area Symbol: SD045, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
C149B	Williams-Bowbells-Tonka complex, 0 to 6 percent slopes	77.65	98.3%		Ile	3197	79
C003A	Parnell silty clay loam, 0 to 1 percent slopes	1.31	1.7%		Vw	5939	20
Weighted Average						3242.5	78

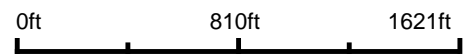
*c: Using Capabilities Class Dominant Condition Aggregation Method

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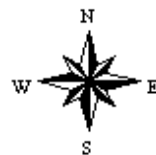
Topography Map



map center: 45° 31' 40.44, -99° 6' 9.03



25-124N-69W
Edmunds County
South Dakota



7/18/2018

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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