

REAL ESTATE AUCTION

Gwendolyn Bollerslev Trust
Norman Smith -Trustee

Tuesday, November 13, 2018

Sale Time: 10:00 AM

Auction Location
Fisher Grove Club House
17290 Fisher's Lane
Frankfort, SD

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

Merlin T. Worlie
Aberdeen, SD
(605) 715-9200
RE Auctioneer

Val W. Jark
Warner, SD
(605) 380-2244
RE Auctioneer

Lot 1



Lot 2

Welcome

We would like to invite and welcome you to our public auction! This is a fantastic opportunity to acquire high quality Spink County cropland with terrific soil ratings. These tracts have good access and would look great in any portfolio. These units offer farming, hunting & investment opportunities!

Legal Descriptions

**Lot 1 - NW ¼ of 9-116-61,
Belle Plaine Township, Spink County, SD**

**Lot 2 - SW ¼ of 9-116-61,
Belle Plaine Township, Spink County, SD**

NOTE: It is our intention to offer choice of Lots 1 & 2. High bid may take Lot 1 (\$____x 160 taxable acres), Lot 2 (\$____x 160 taxable acres) or Lots 1 & 2 combined (\$____x 320 taxable acres). We will then offer choice of any remaining Lot.

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

Location

From Frankfort, SD (Jct of Hwy's 11 & 212) - go 6 miles East on Hwy 212 & 1 mile South (402 Ave.).

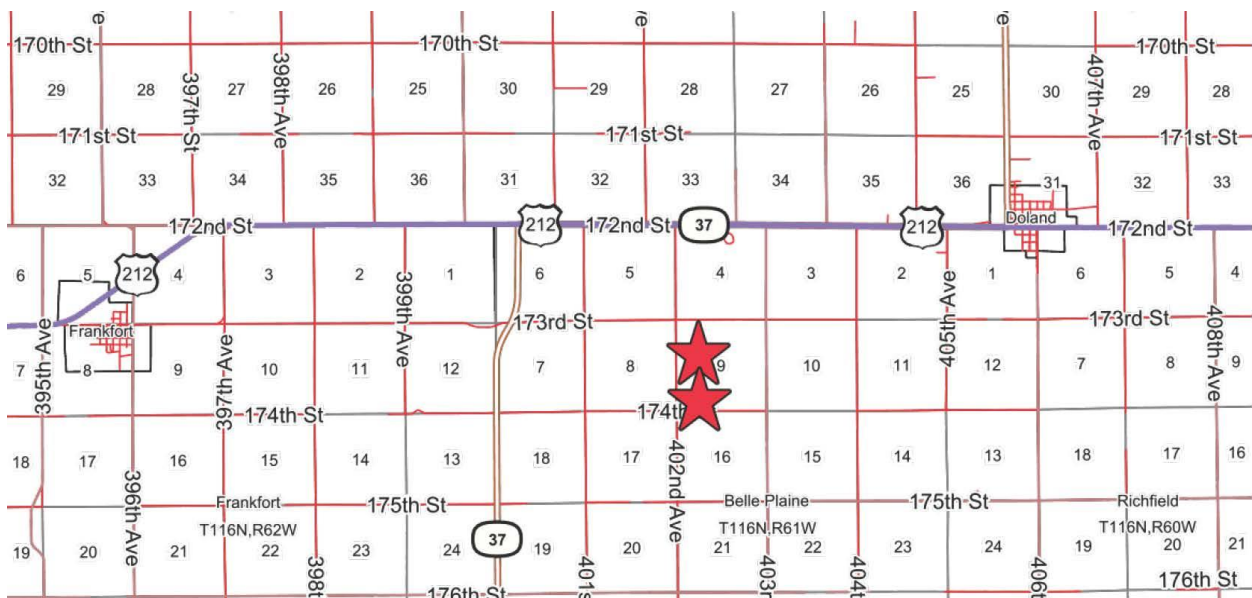
From Doland, SD (Jct of Hwy's 37 & 212) - go 4 miles West on Hwy 212 & 1 mile South (402 Ave.).

Terms

Successful bidders will deposit 10% down as irrevocable earnest money on day of sale. The balance will be due at closing which will be within 45 days after date of sale. The closing agent is Rob Ronayne, Ronayne & Cogley Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC & Rob Ronayne are acting as agents for seller. The cost of title insurance and closing service fees will be divided between buyer and seller. Possession will be given at closing. Seller will pay 2018 real estate taxes (paid in 2019). 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 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.

Information

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



Lot 1
Lot 1 - NW ¼ of 9-116-61,
Belle Plaine Township, Spink County, SD

This parcel will be offered \$_____x 160 taxable acres.

The acreage will contain approximately 156.75 acres farmland - all considered cropland. The balance will be non-crop acres and right of ways. Tract contains FSA farmed Wetland.

Surety Productivity Index
The Surety Productivity Index: 93.7

Averaged CSR
The county averaged soil rating:
.947

Bases
(Bases currently combined. Bases estimated if tracts are split.)
Corn 75.15, Soybeans 75.15
Combined Total Base Acres: 296.5

Taxes
2018 Real Estate Tax: \$2,784.02



United States
Department of
Agriculture

Spink County, South Dakota



Common Land Unit

	Non-Cropland		Tract Boundary
	Cropland		PLSS

Wetland Determination Identifiers

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

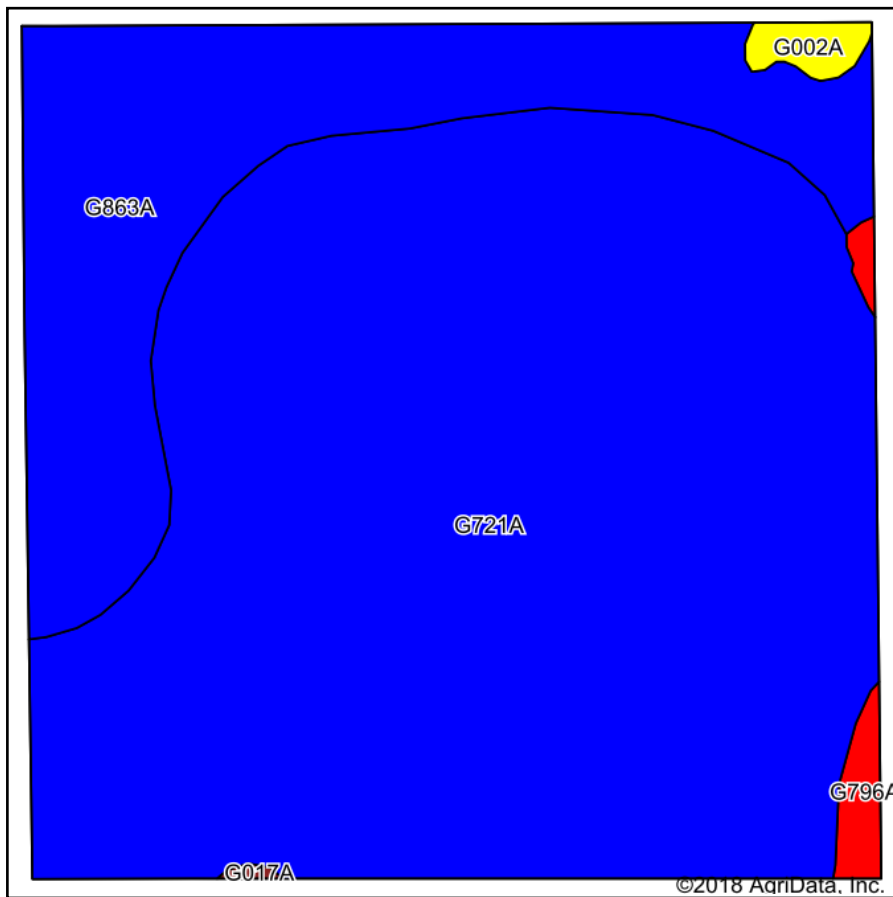
2019 Program Year

Map Created June 23, 2018

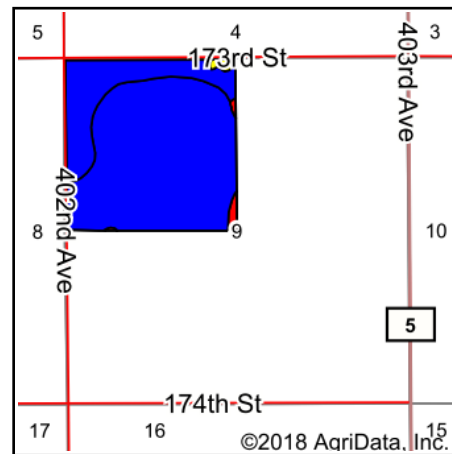
9 -116N -61W

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: **Spink**
 Location: **9-116N-61W**
 Township: **Belle Plaine**
 Acres: **156.75**
 Date: **9/13/2018**

Maps Provided By:



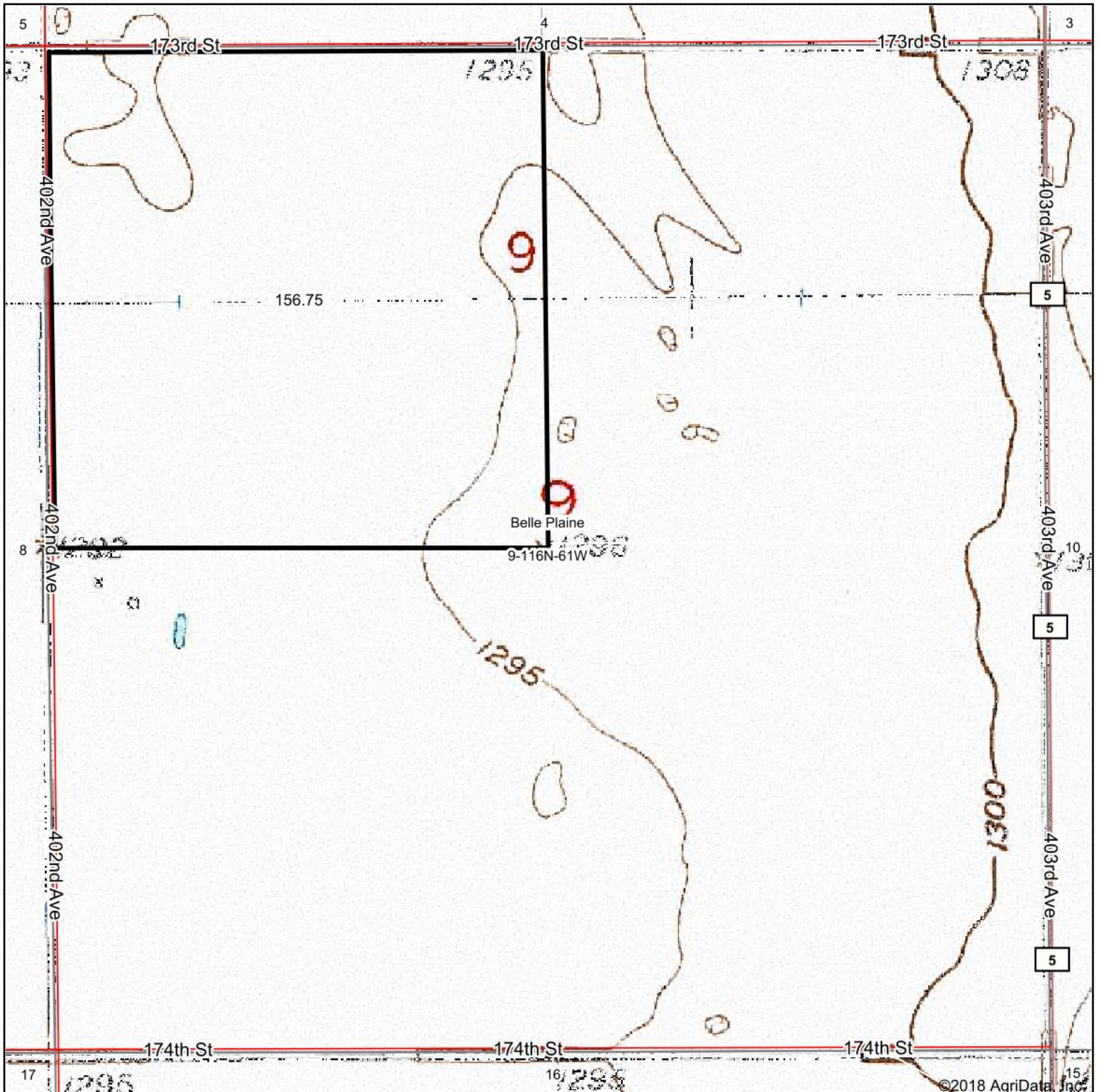
Area Symbol: SD115, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	NCCPI Soybeans
G721A	Great Bend-Beotia silt loams, till substratum, 0 to 2 percent slopes	118.45	75.6%		IIc	2881	95	61
G863A	Harmony-Beotia silt loams, till substratum, 0 to 2 percent slopes	35.09	22.4%		IIs	2697	92	60
G796A	Kranzburg-Cresbard silt loams, 0 to 2 percent slopes	1.83	1.2%		IIc	2753	81	49
G002A	Tonka silt loam, 0 to 1 percent slopes	1.24	0.8%		IVw	4606	42	56
G017A	Heil silt loam, till substratum, 0 to 1 percent slopes	0.14	0.1%		VIIs	3555	11	4
Weighted Average						2852.6	93.7	60.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map

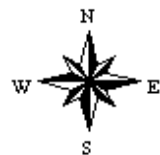


map center: 44° 52' 16.9, -98° 10' 12.08

0ft 820ft 1640ft

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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9-116N-61W
Spink County
South Dakota



9/13/2018

Lot 2
SW ¼ of 9-116-61,
Belle Plaine Township, Spink County, SD

This parcel will be offered \$_____x 160 taxable acres.

The acreage will contain approximately 155.79 acres farmland of which 152.45 acres are considered cropland. The balance will be non-crop acres and right of ways. Tract contains an FSA farmed Wetland.

Surety Productivity Index
The Surety Productivity Index: 80.8

Averaged CSR
The averaged county soil rating: .840
(.869 crop) (.200 non-crop)

Bases
(Bases currently combined. Bases estimated if tracts are split.)
Corn 73.1, Soybeans 73.1
Combined Total Base Acres: 296.5

Taxes
2018 Real Estate Tax: \$2,461.28



United States
Department of
Agriculture

Spink County, South Dakota



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

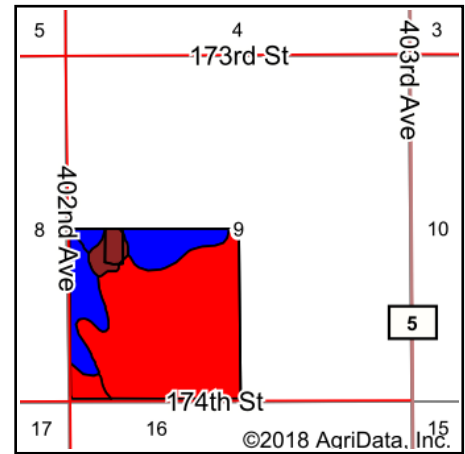
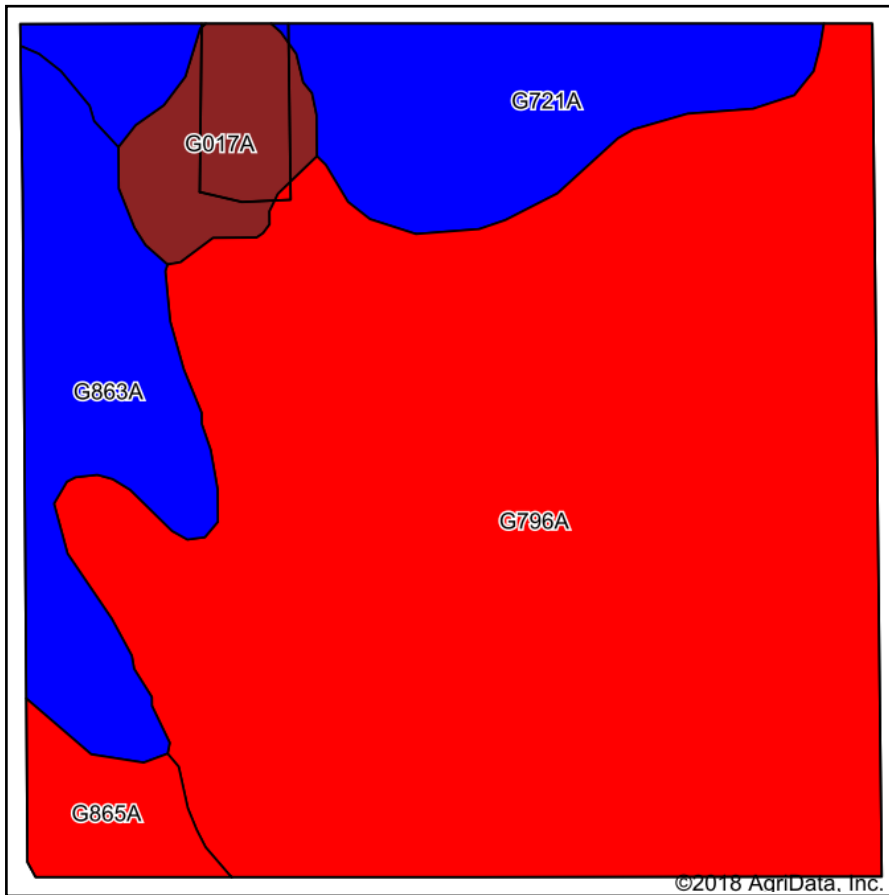
2019 Program Year

Map Created June 23, 2018

9 -116N -61W

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Soils Map



State: **South Dakota**
 County: **Spink**
 Location: **9-116N-61W**
 Township: **Belle Plaine**
 Acres: **155.79**
 Date: **9/13/2018**

Maps Provided By:

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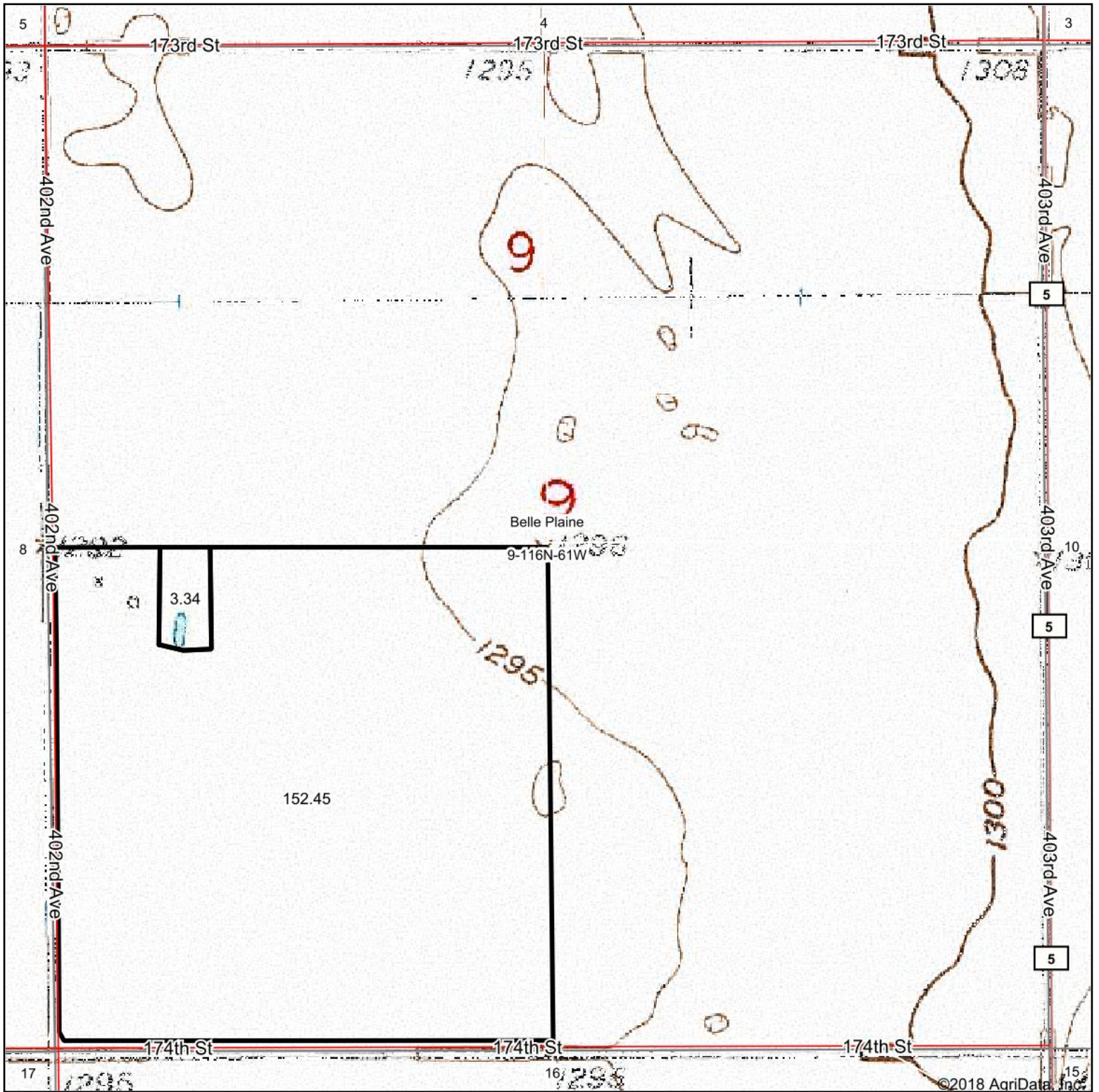
Area Symbol: SD115, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	NCCPI Soybeans
G796A	Kranzburg-Cresbard silt loams, 0 to 2 percent slopes	108.80	69.8%		IIc	2753	81	49
G721A	Great Bend-Beotia silt loams, till substratum, 0 to 2 percent slopes	18.51	11.9%		IIc	2881	95	61
G863A	Harmony-Beotia silt loams, till substratum, 0 to 2 percent slopes	16.84	10.8%		IIs	2697	92	60
G017A	Heil silt loam, till substratum, 0 to 1 percent slopes	6.92	4.4%		VIIs	3555	11	4
G865A	Harmony-Aberdeen silt loams, till substratum, 0 to 2 percent slopes	4.72	3.0%		IIs	2597	82	46
Weighted Average						2793.1	80.8	49.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map

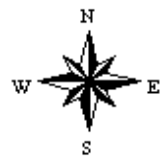


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9-116N-61W
Spink County
South Dakota



9/13/2018