

REAL ESTATE AUCTION

Lorraine Scheele Estate

Donna Simon & Diane Piatz,
Co-Personal Representatives

Wednesday, November 7, 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

Lot 1



Lot 1



Lot 2



Lot 2



Lot 3



Lot 3



Welcome

We would like to invite and welcome you to our public auction! This is an excellent opportunity to add productive Edmunds County crop & grassland to your portfolio. These tracts are close together and located in a region known for pheasant hunting. This sale should appeal to farmers, ranchers, hunters and investors alike!

Legal Descriptions

**Lot 1 - NE ¼ of 21-124-67,
Belle Township, Edmunds County, SD**

**Lot 2 - W ½ of 28-124-67,
Belle Township, Edmunds County, SD**

**Lot 3 - S ½ of S ½ of 16-124-67,
Belle Township, Edmunds County, SD**

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

Location

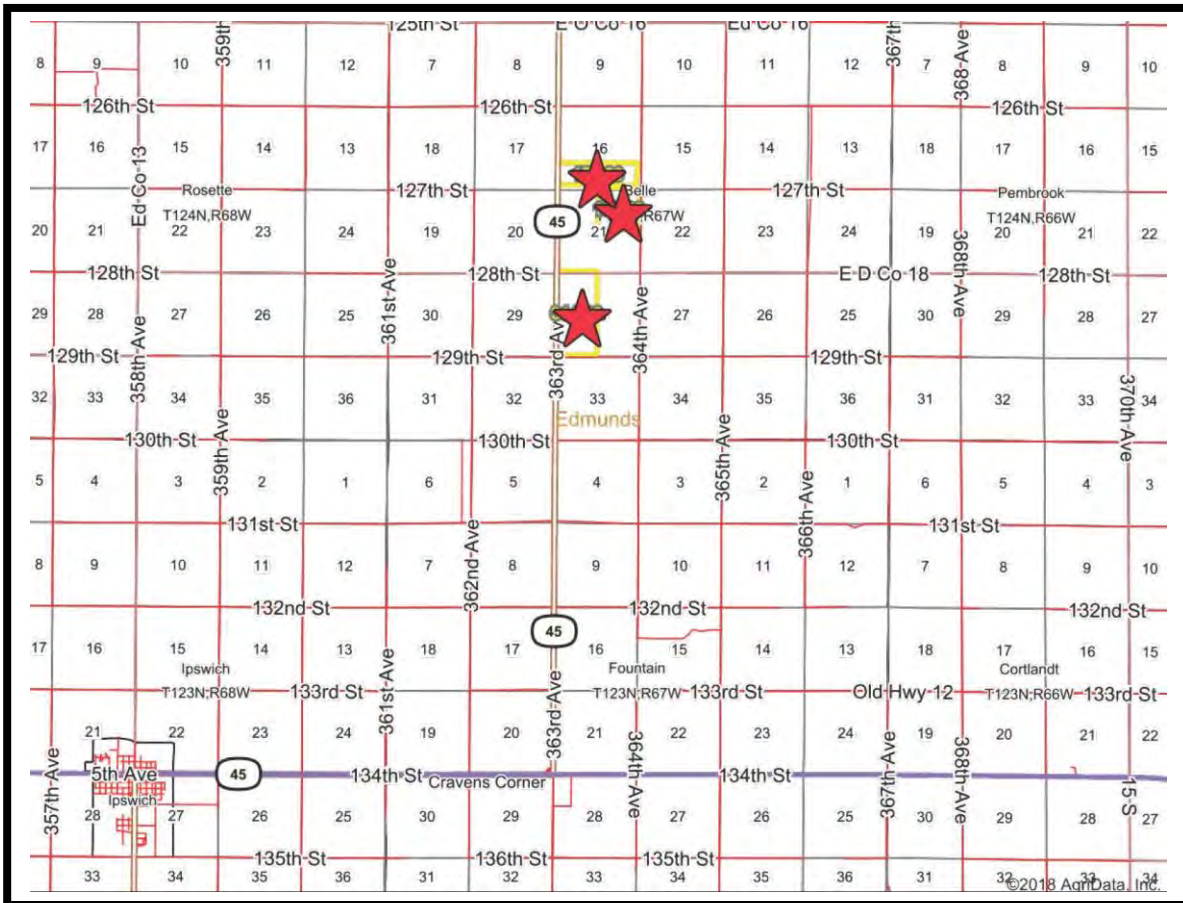
From **Craven's Corner, SD** (Jct. of US Hwy 12 & 45 North) - go 6 miles North on Hwy 45 North (363 Ave.).

From **Ipswich, SD** (Jct. **of Hwy's US 12 & 45 South**)

- go 5 miles East on US 12 & 6 miles North on Hwy 45 North (363 Ave.).

Disclaimer

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



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 cost of title insurance and closing service fees will be divided between buyer and seller. The Closing Agent is Rob Ronayne, Ronayne & Cogley Law office, Aberdeen, SD. Jark/Worlie Auction, LLC & Rob Ronayne are acting as agents for 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 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.

**Lot 1 - NE ¼ of 21-124-67,
Belle Township, Edmunds County, SD**

This parcel is offered \$_____x 160 taxable acres.

The acreage will contain approximately 159.68 acres farmland of which 150.81 acres are cropland. The balance are non-crop and right of ways. * Has an FSA & USFWS Wetland Easement.

Surety Productivity Index

The Surety Soil Map weighted average: 66.0

Averaged APR

**The county averaged parcel rating is:
.616**

Bases

Wheat 37.26, Corn 35.83, Soybeans 72.40

Total Base Acres: 145.49

Taxes


2018 Real Estate Tax: \$1,609.38



Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary
-  PLSS

Wetland Determination Identifiers

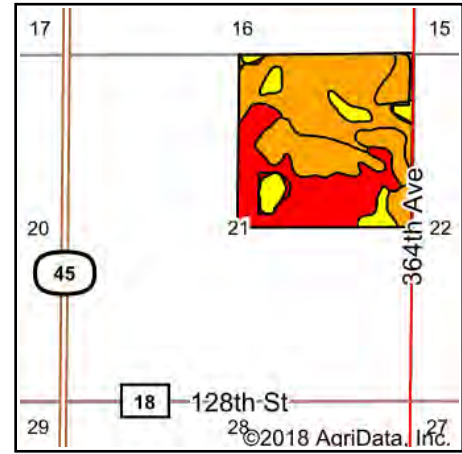
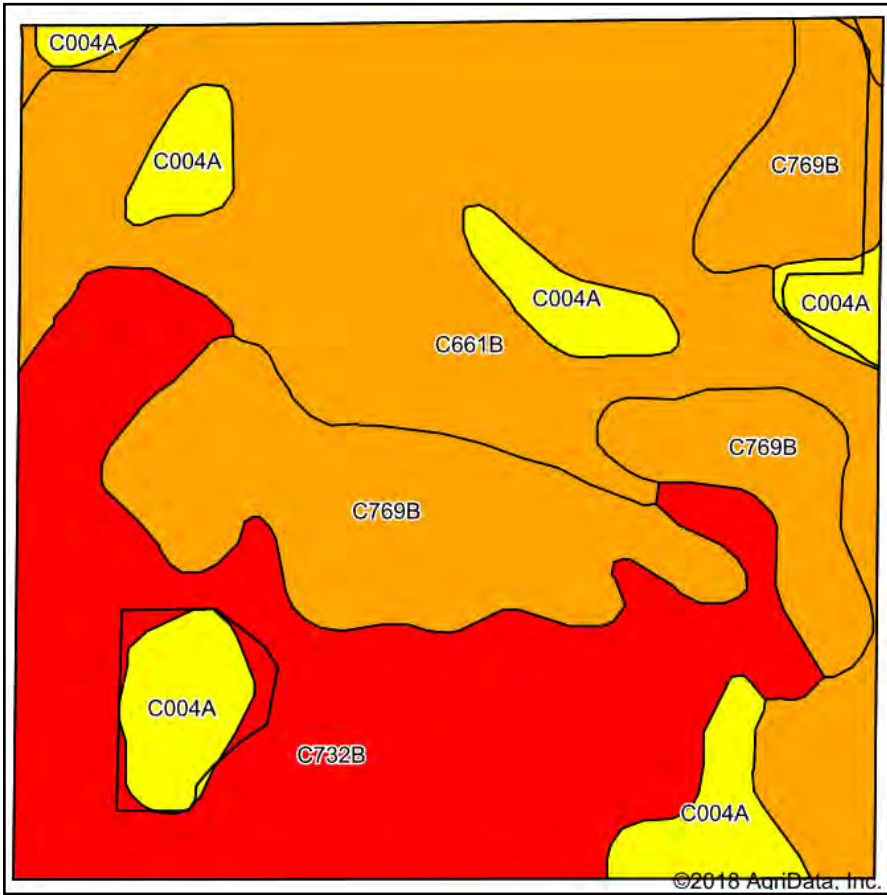
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

2019 Program Year
Map Created September 06, 2018

21 -124N -67W

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







State: **South Dakota**
 County: **Edmunds**
 Location: **21-124N-67W**
 Township: **Belle**
 Acres: **159.68**
 Date: **9/14/2018**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2018 www.AgriDataInc.com



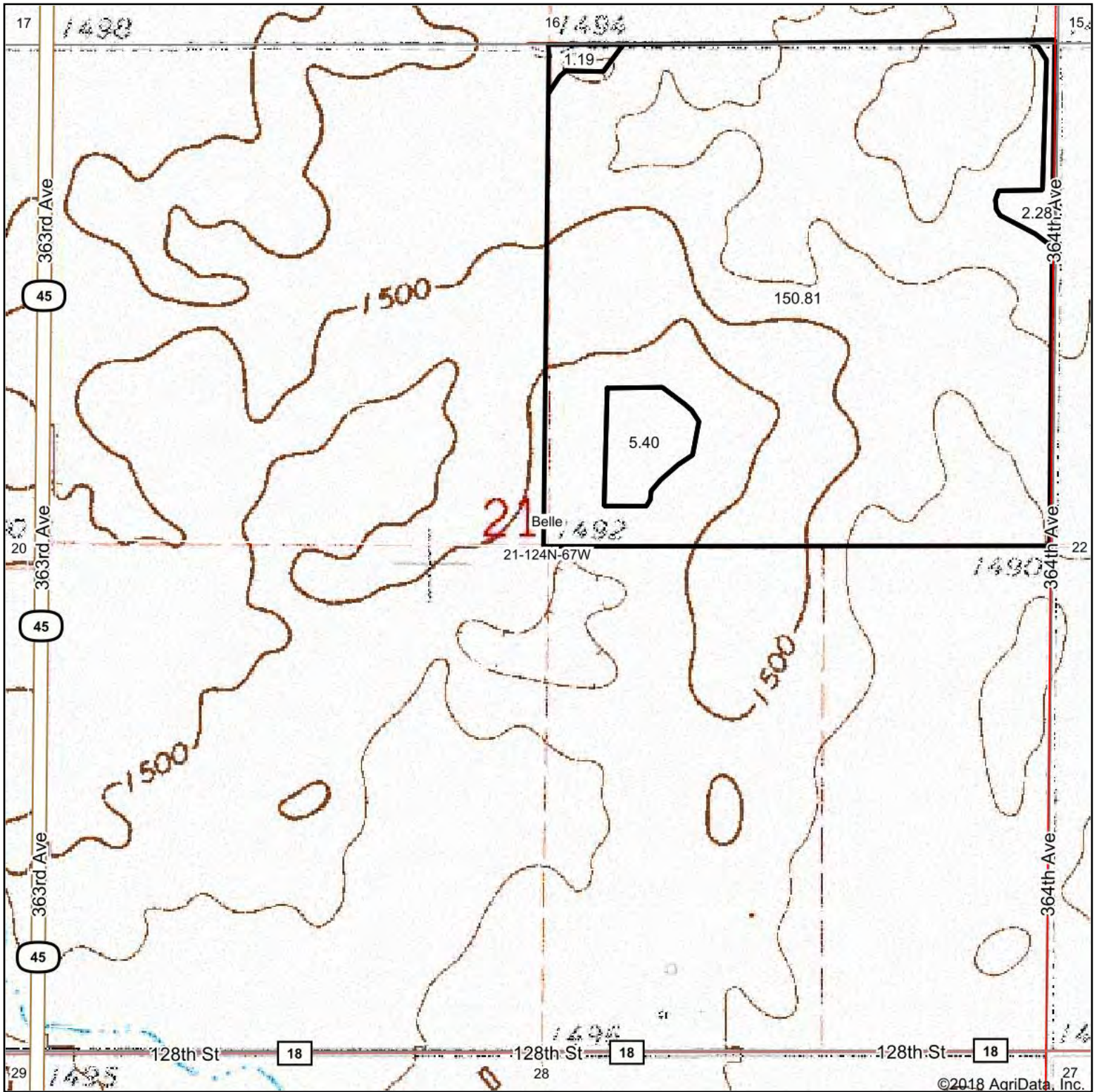
Area Symbol: SD045, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	NCCPI Soybeans
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	59.00	36.9%		IIIe	2221	60	36
C732B	Bryant silt loam, 2 to 6 percent slopes	48.94	30.6%		Ile	2505	83	55
C769B	Tally fine sandy loam, 2 to 6 percent slopes	35.48	22.2%		IIIe	2532	63	31
C004A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	16.26	10.2%		IVw	4150	43	49
Weighted Average						2573.6	66	42

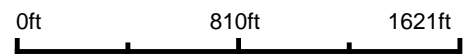
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

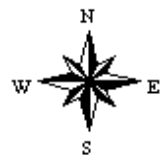
Topography Map



map center: 45° 32' 30.69, -98° 54' 52.71



21-124N-67W
Edmunds County
South Dakota



9/14/2018

Maps Provided By:

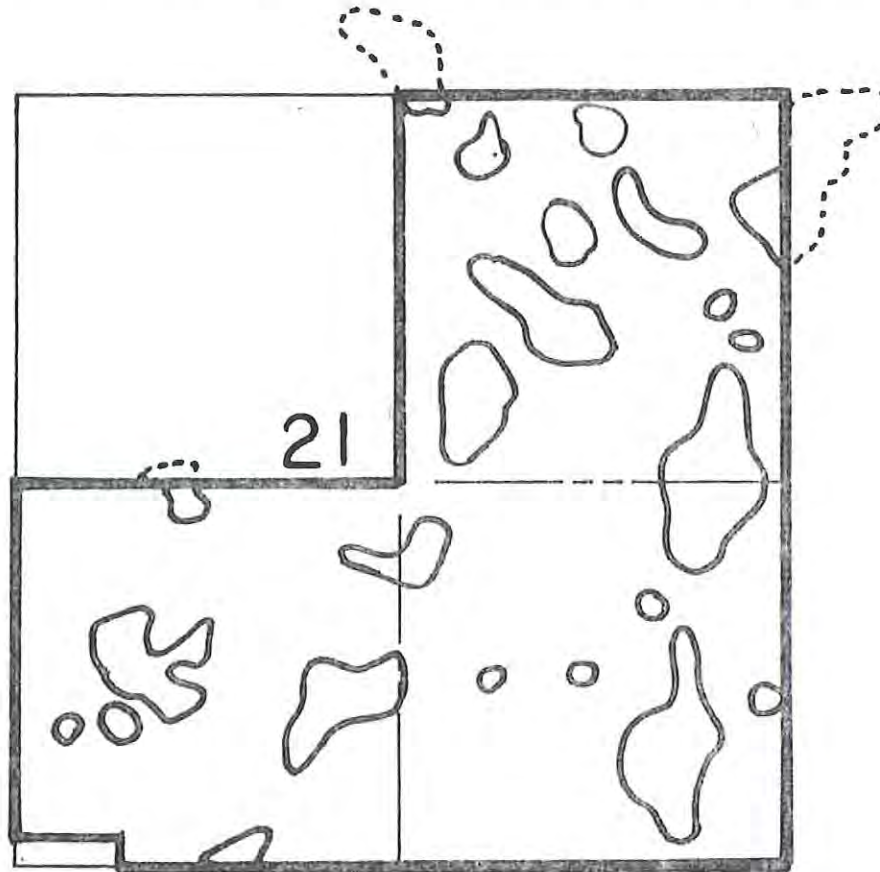
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgridataInc.com

UNITED STATES DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

Map _____ of _____

TRACT _____ (5308-1)

WATERFOWL PRODUCTION AREA Edmunds COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 124 N., R. 67 W., 5th PRINCIPAL MERIDIAN
sec. 21, E^{1/2}, SW^{1/4} excepting Outlot "A" described in Book 13 of Misc., Page 516



Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated 7/4/84 which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased water.

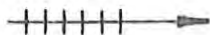
LEGEND

—————

Boundary of Easement Description



Wetlands covered by provisions of the easement



Nonfunctional drainage facilities which the landowner agrees NOT to repair or clean out

Andrew Schmitt
Landowner Signature

Prepared by: Dave Baker Date: 7 2, 84

Lot 2
W ½ of 28-124-67,
Belle Township, Edmunds County, SD

This parcel will be offered \$_____x 314.9 taxable acres.

The acreage will contain approximately 307.93 acres - all grass/pasture with dugouts. The balance will be non-crop acres and right of ways. * Has USFWS Wetland & Grassland Easements. (No restrictions on grazing - can hay after July 15th).

Surety Range Production

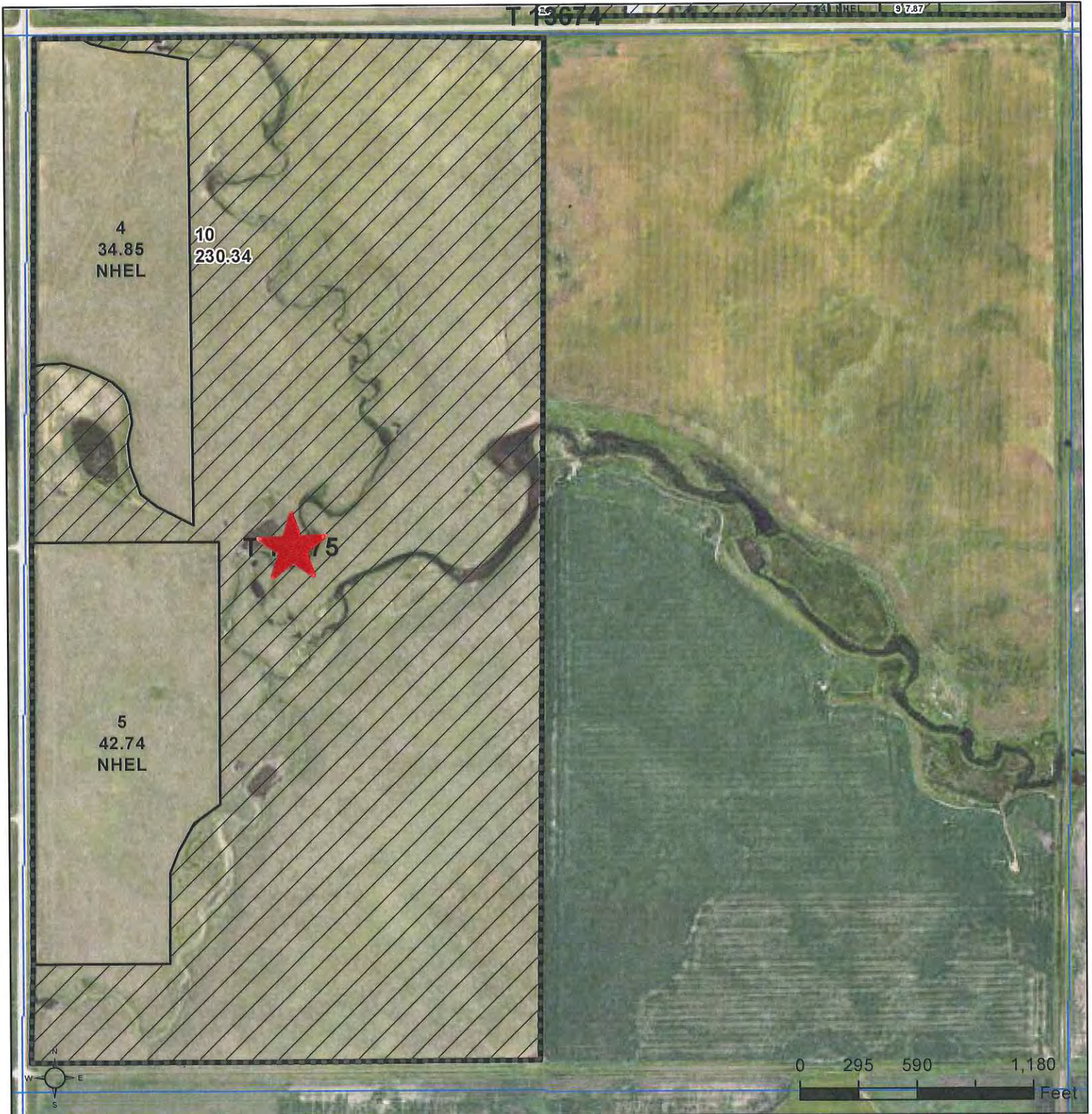
The Surety Range Production is: 2495.6 lbs/acre/yr.

Averaged APR

The county averaged parcel rating for this tract is:
.700 (NW ¼) & .585 (SW ¼)

Taxes

2018 Real Estate Tax: \$2,778.92



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

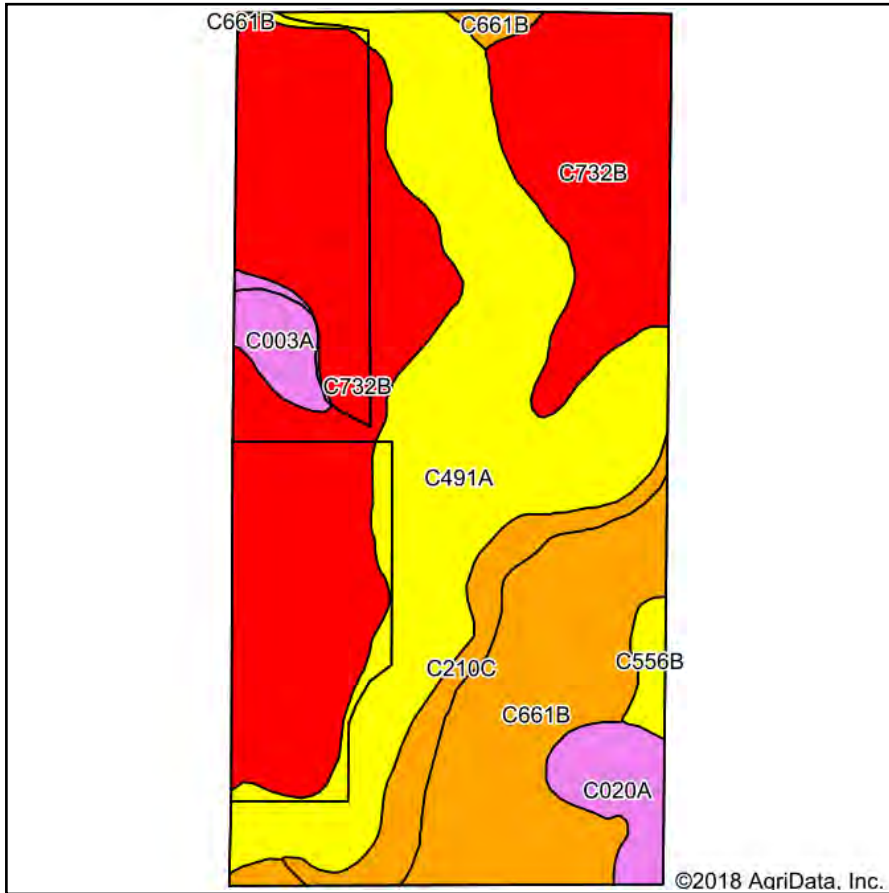
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2019 Program Year
Map Created September 06, 2018

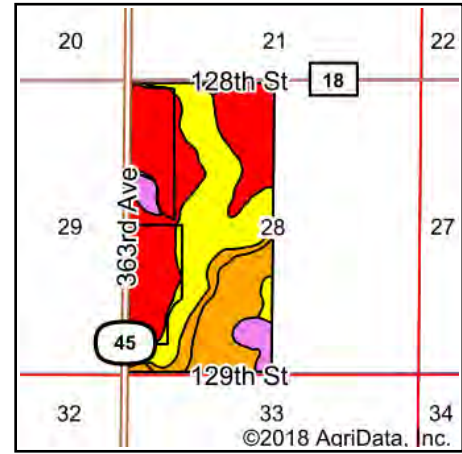
28 -124N -67W

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: **Edmunds**
 Location: **28-124N-67W**
 Township: **Belle**
 Acres: **307.93**
 Date: **7/13/2018**

Maps Provided By:



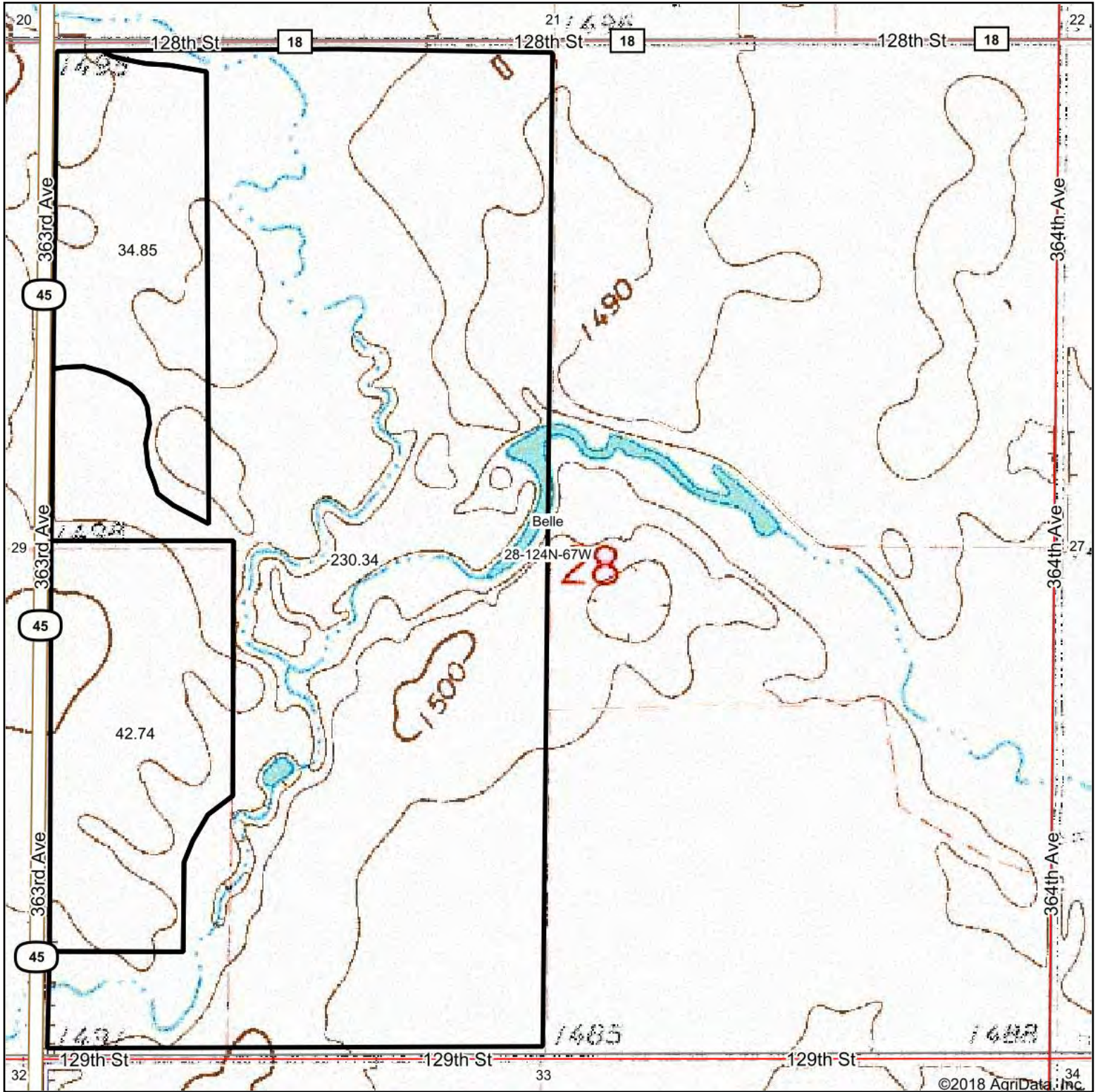
Area Symbol: SD045, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
C732B	Bryant silt loam, 2 to 6 percent slopes	129.41	42.0%		Ile	2505	83
C491A	Straw-Fluvaquents channeled, complex, 0 to 2 percent slopes, frequently flooded	94.54	30.7%		Vlw	2249	42
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	48.94	15.9%		IIle	2221	60
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	14.48	4.7%		IIle	2720	66
C020A	Heil silt loam, 0 to 1 percent slopes	10.09	3.3%		Vls	3552	20
C003A	Parnell silty clay loam, 0 to 1 percent slopes	7.05	2.3%		Vw	5939	20
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	3.42	1.1%		IVs	1718	42
Weighted Average						2495.6	62

*c: Using Capabilities Class Dominant Condition Aggregation Method

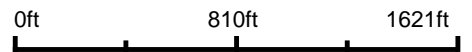
Soils data provided by USDA and NRCS.

Topography Map

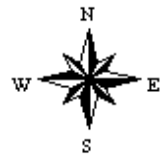


©2018 AgriData, Inc.

map center: 45° 31' 38.6, -98° 54' 53.58



28-124N-67W
Edmunds County
South Dakota



7/13/2018

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgridataInc.com

UNITED STATES DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

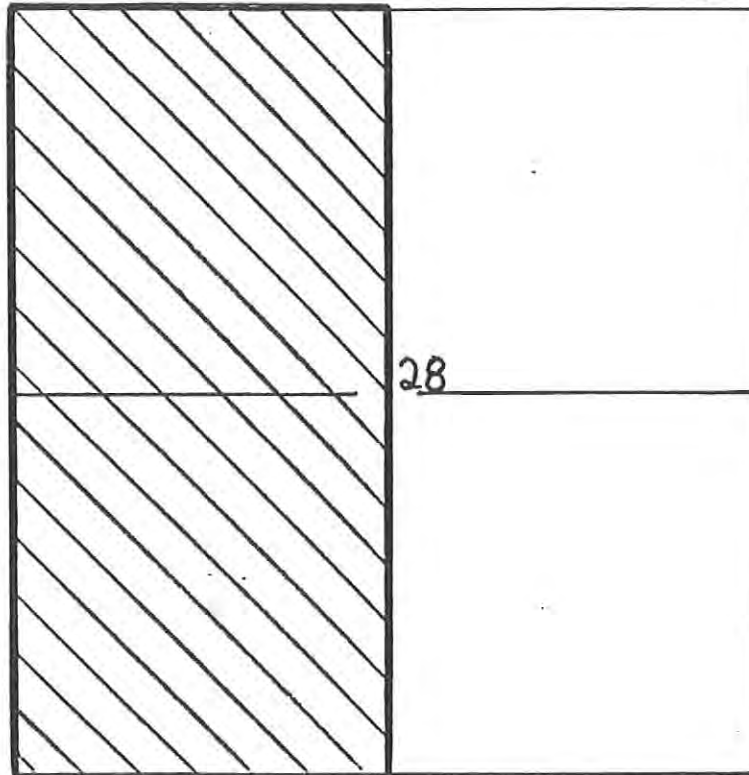
Map 1 Of 2

TRACT 530G,1

WILDLIFE MANAGEMENT AREA Edmunds COUNTY, STATE OF South Dakota

T. 124 N., R. 67 W., 5th PRINCIPAL MERIDIAN

sec. 28, W $\frac{1}{2}$

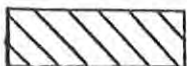


Scale: 4 Inches = 1 Mile

This map delineates lands referred to in the easement conveyance dated 7-21-94 which the parties of the first part agree to maintain as a Wildlife Management Area.

Andrew Scheele
Landowners Signature

LEGEND



Boundary of Easement Description

Lands covered by provisions of the easement

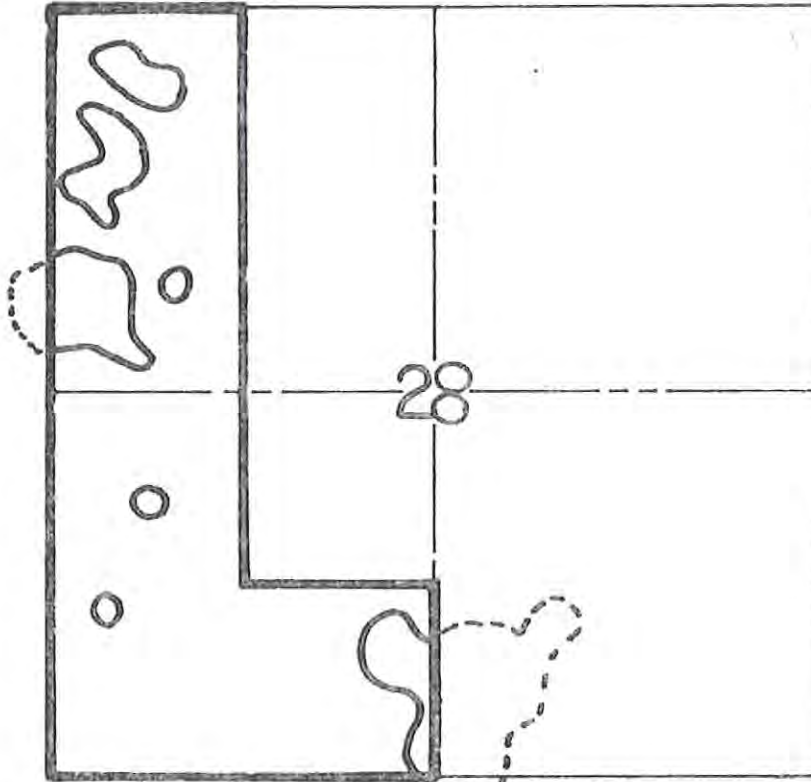
Prepared by: John Payne Date: 7-19-94

UNITED STATES DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

Map _____ of _____

TRACT _____ (530X-1)

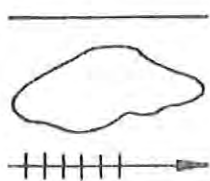
WATERFOWL PRODUCTION AREA Edmunds COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 124 N., R. 67 W., 5th PRINCIPAL MERIDIAN
sec. 28, W¹/₄NW¹/₄, W²/₄SW¹/₄, SE¹/₄SW¹/₄



Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated 7/4/84 which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased water.

LEGEND



Boundary of Easement Description

Wetlands covered by provisions of the easement

Nonfunctional drainage facilities which the landowner agrees NOT to repair or clean out

Andrew Schiele
Landowner Signature

Prepared by: Dave Baker Date: 7 2 84

Lot 3
S ½ of S ½ of 16-124-67,
Belle Township, Edmunds County, SD

This parcel will be offered \$_____x 158.8 taxable acres.

The acreage will contain approximately 160.96 acres farmland - all considered grass/hay/pasture. The balance will be non-crop acres and right of ways. * Has USFWS Wetland & Grassland Easements. (No restrictions on grazing - can hay after July 15th).

Surety Range Production
The Surety Range Production is: 2795 lbs/acre/yr.

Averaged APR
The county averaged parcel rating is:
.522

Taxes
2018 Real Estate Tax: \$1,352.92



Common Land Unit PLSS

- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

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

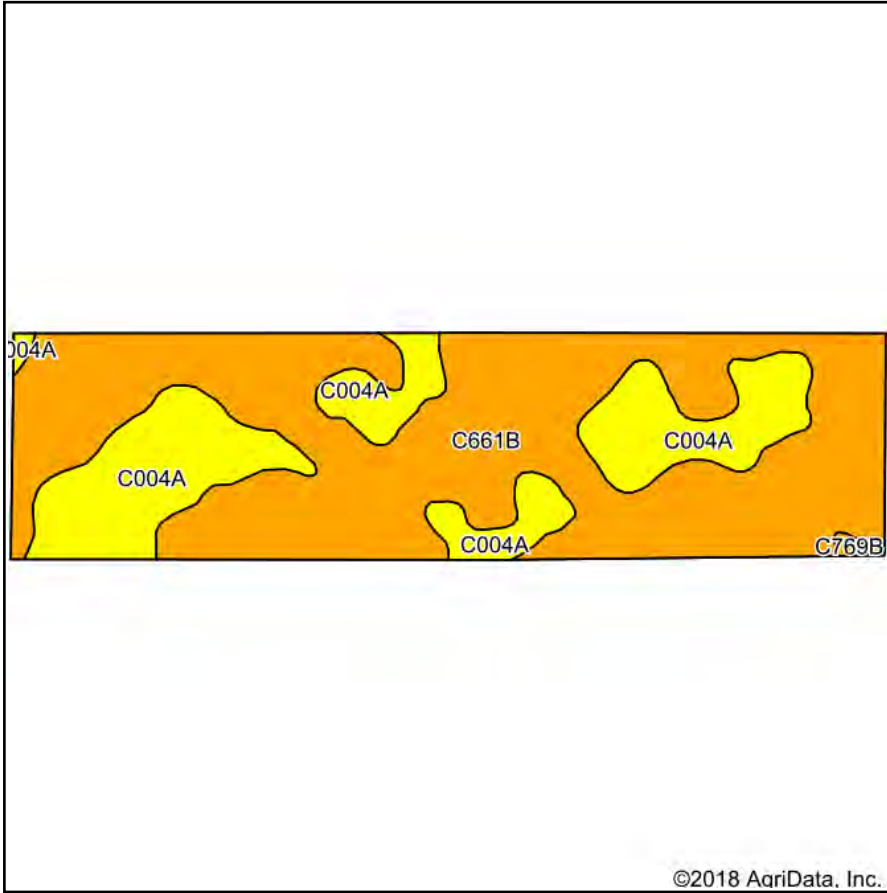
2019 Program Year

Map Created September 06, 2018

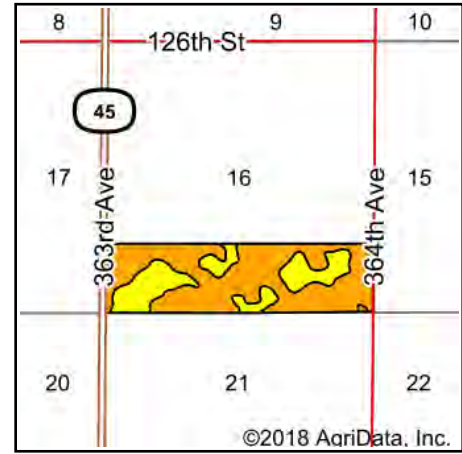
16 -124N -67W

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: **Edmunds**
 Location: **16-124N-67W**
 Township: **Belle**
 Acres: **160.96**
 Date: **7/13/2018**

Maps Provided By:



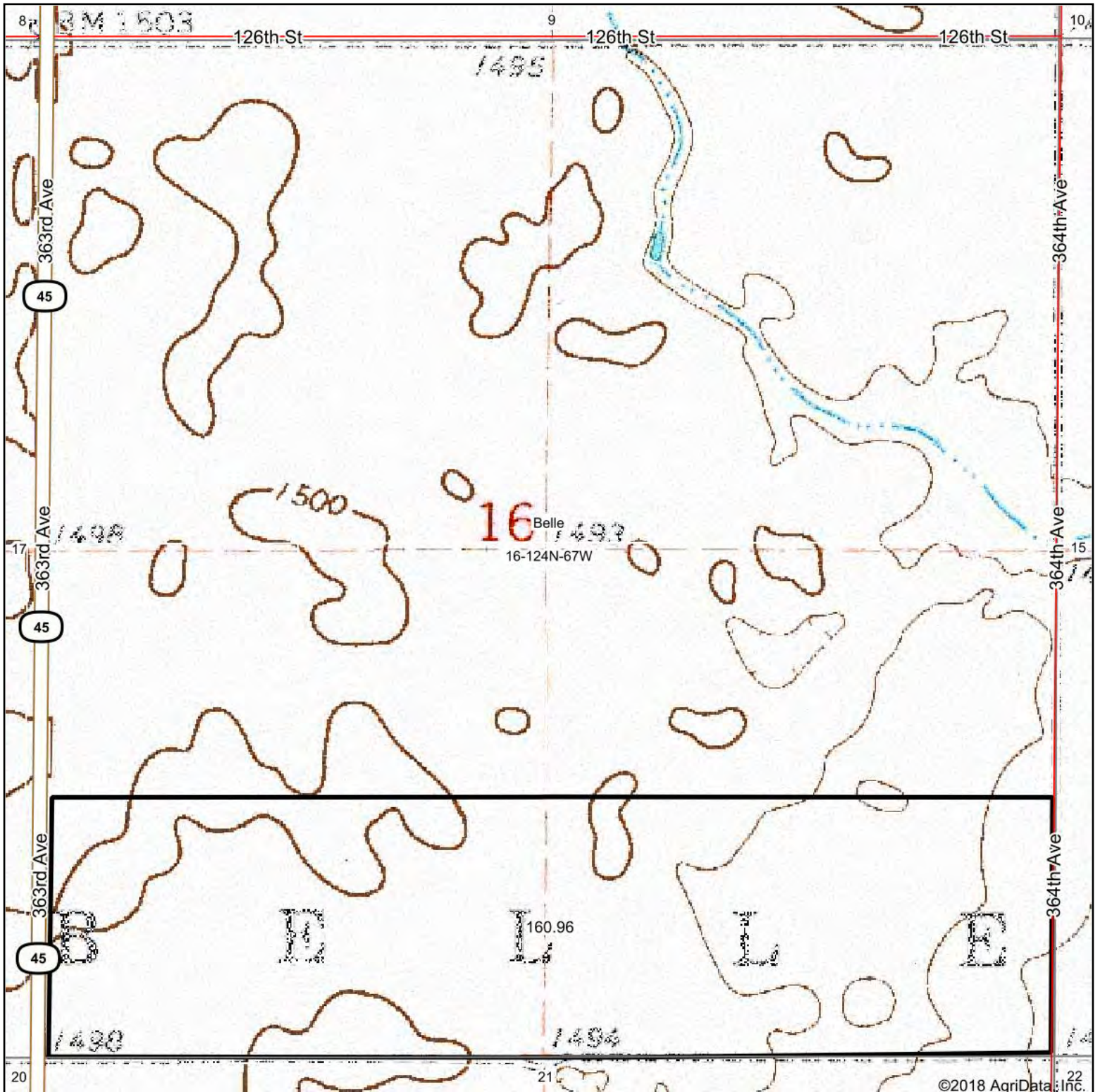
Area Symbol: SD045, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	112.65	70.0%		IIIe	2221	60
C004A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	47.82	29.7%		IVw	4150	43
C769B	Tally fine sandy loam, 2 to 6 percent slopes	0.49	0.3%		IIIe	2532	63
Weighted Average						2795	55

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

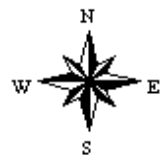
Topography Map



map center: 45° 33' 22.8, -98° 54' 52.13



16-124N-67W
Edmunds County
South Dakota



7/13/2018

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgriDataInc.com

UNITED STATES DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

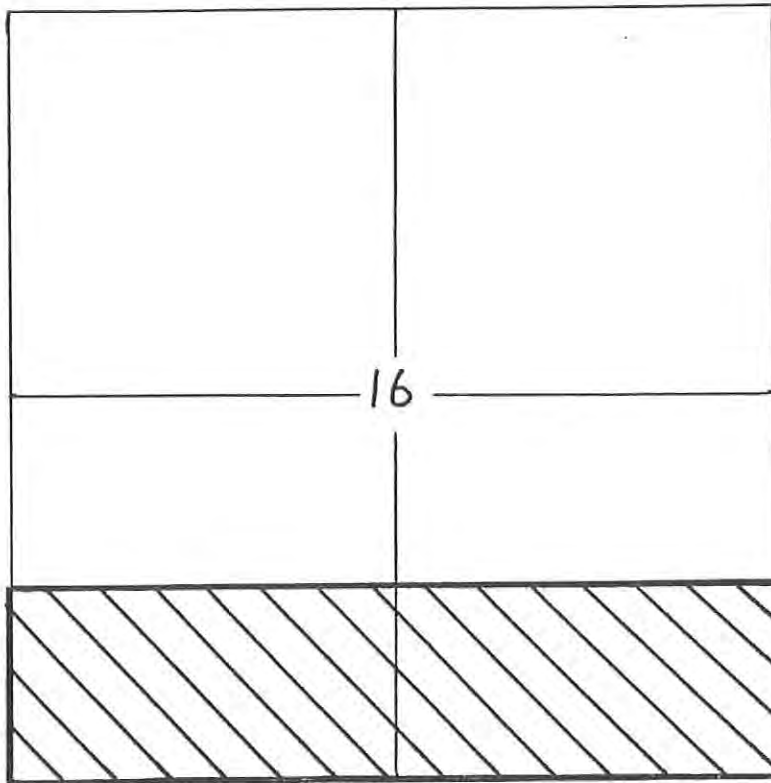
Map 2 Of 2

TRACT 530G,1

WILDLIFE MANAGEMENT AREA Edmunds COUNTY, STATE OF SOUTH DAKOTA

T. 124 N., R. 67 W., 5th PRINCIPAL MERIDIAN

sec. 16, S $\frac{1}{2}$ S $\frac{1}{2}$



Scale: 4 Inches = 1 Mile

This map delineates lands referred to in the easement conveyance dated 7-21-94 which the parties of the first part agree to maintain as a Wildlife Management Area.

LEGEND



Boundary of Easement Description



Lands covered by provisions of the easement

Andrew Scheele
Landowner Signature

Prepared by: John Payne

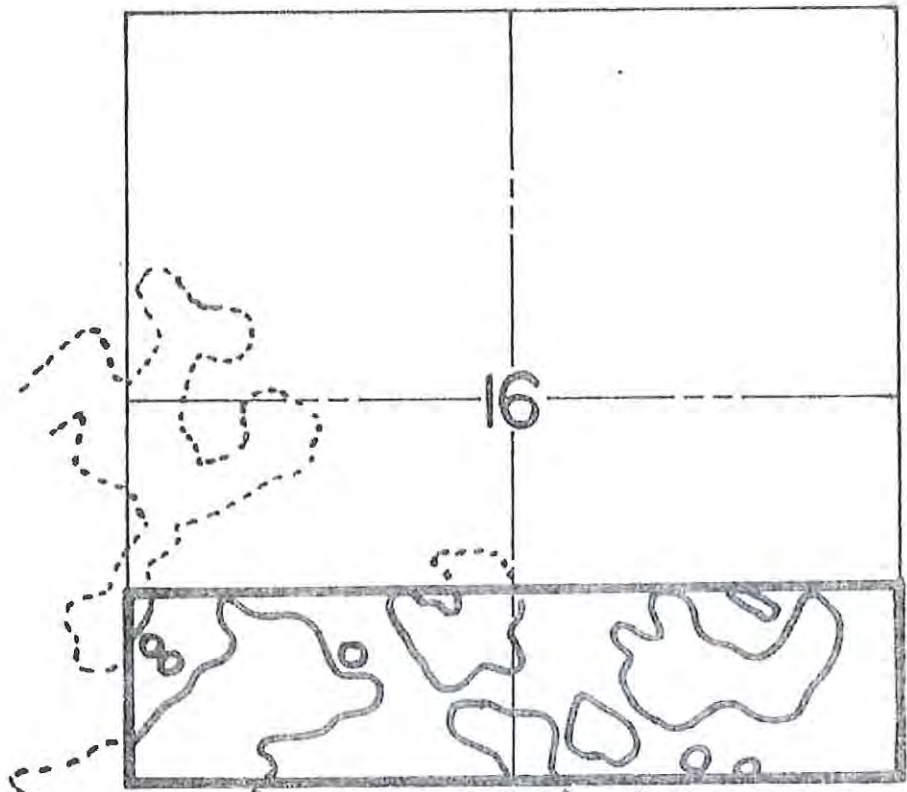
Date: 7-19-94

UNITED STATES DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

Map _____ of _____




TRACT (530X) _____

WATERFOWL PRODUCTION AREA Edmunds COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 124 N., R. 67 W., 5th PRINCIPAL MERIDIAN
sec. 16, S $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$



This map delineates wetlands referred to in the easement conveyance dated 7/4/84 which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased water.

LEGEND

-  Boundary of Easement Description
-  Wetlands covered by provisions of the easement
-  Nonfunctional drainage facilities which the landowner agrees NOT to repair or clean out

Andrew School
Landowner Signature

Prepared by: Dave Baker Date: 7/2/84