

Matthew & Kelley Beck Real Estate Auction

Wednesday, November 21, 2018

Sale Time: 10:00 AM

Auction Location

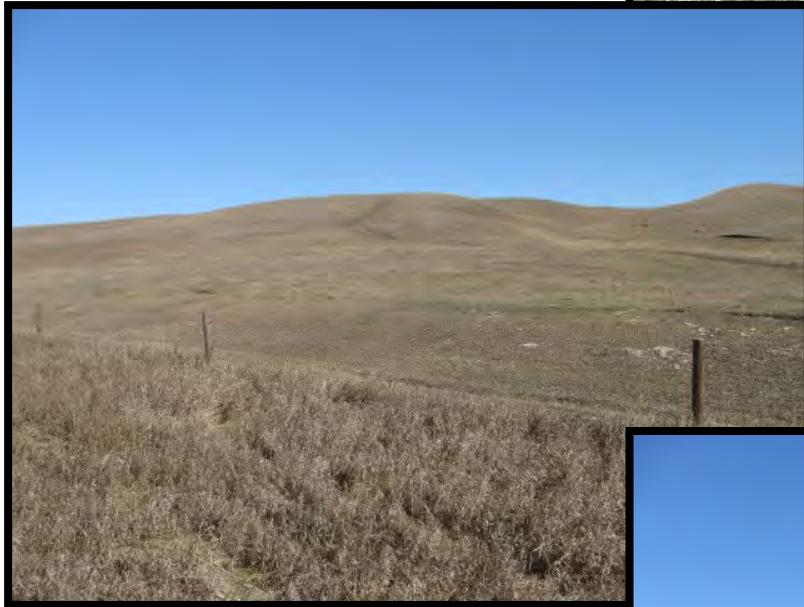
Marshall County Community Building
909 S. Main Street, Britton, SD

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 contiguous Marshall County ranch & cropland to your portfolio. This unit should appeal to farmers, ranchers, hunters and investors alike!

Legal Descriptions

**NE ¼ of NE ¼ of 16-127-54,
S ½ of NE ¼ of 16-127-54,
N ½ of SE ¼ of 16-127-54,
SW ¼ of SE ¼ of 16-127-54,
SW ¼ of NW ¼ of 15-127-54,
NW ¼ of SW ¼ of 15-127-54,
NE ¼ of NE ¼ of 21-127-54,
NW ¼ of NE ¼ of 21-127-54,
SW ¼ of NW ¼ of 22-127-54**

Dumarce Township, Marshall County, SD

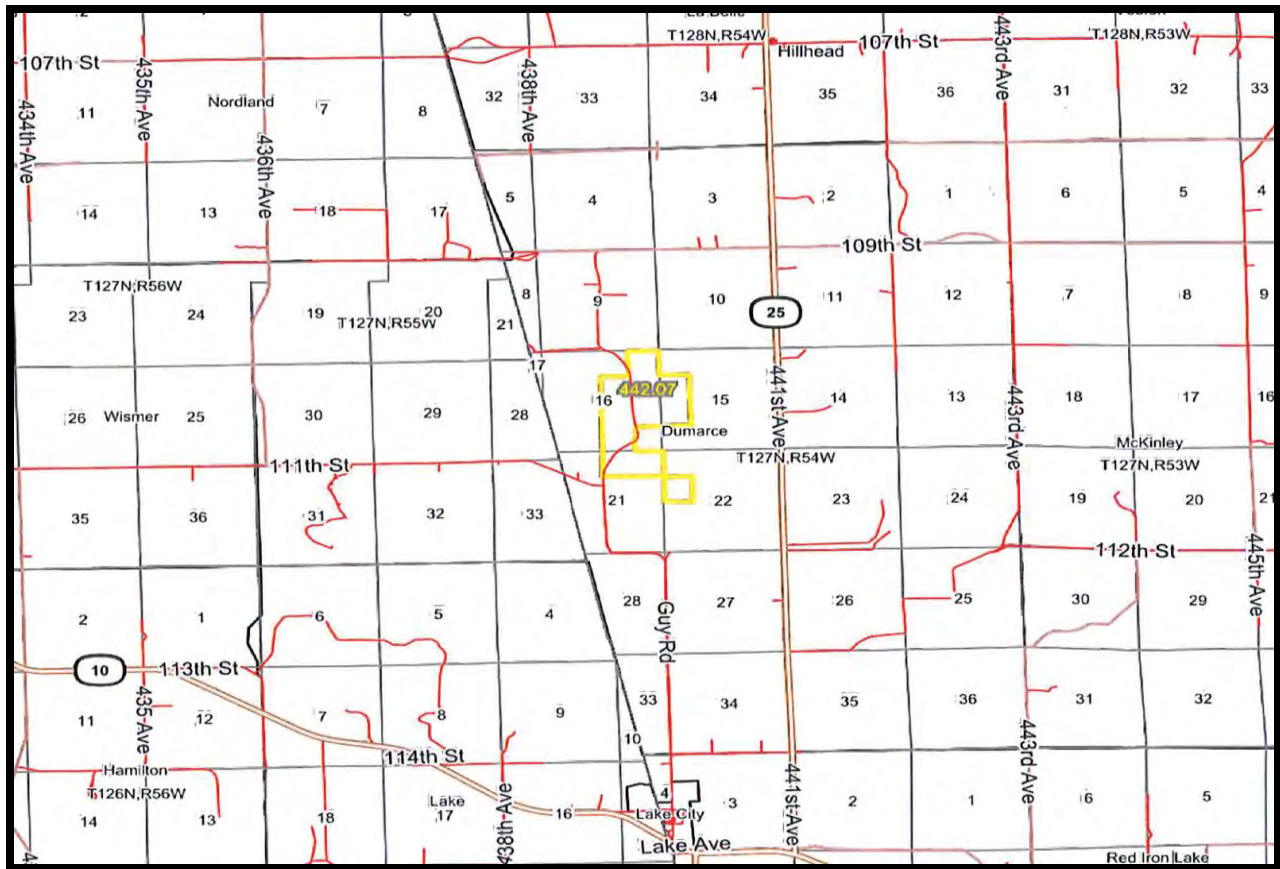
- ***Buyer(s) will have the right to operate in 2020.***

Location

From **Hillhead, SD** - go 2 miles South on Hwy 25, 1 ½ miles West on Marshall Co. 8 (109 St.) & 1 mile South on Guy Rd.
From **Lake City, SD** - go 1 mile East on Hwy 10, 6 miles North on Hwy 25, 1 ½ miles West on Marshall Co. 8 (109 St.) & 1 mile South on Guy Rd.

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 of date of sale. The cost of title insurance and closing service fees are divided between buyer and seller. The Closing Agent is Gordon Nielsen - Delaney, Nielsen & Sannes Law Office, Sisseton, SD. Jark/Worlie Auction, LLC is acting as agent for sellers. Parcels offered subject to lease agreements - possession given in 2020. Buyer to receive 2019 rent and will be responsible for 2019 real estate taxes. 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.

For sale at Public Auction

NE ¼ of NE ¼ 16-127-54, S ½ of NE ¼ 16-127-54,
N ½ of SE ¼ 16-127-54, SW ¼ of SE ¼ 16-127-54,
SW ¼ of NW ¼ 15-127-54, NW ¼ of SW ¼ 15-127-54,
NE ¼ of NE ¼ 21-127-54, NW ¼ of NE ¼ 21-127-54,
SW ¼ of NW ¼ 22-127-54 - Dumarce Township, Marshall
County, SD - offered as \$_____x 440 taxable acres.

The acreage will contain approximately 442.07 acres
farmland of which 59.02 acres are cropland. The balance
will be pasture, non-crop acres and right of ways. * The
pasture in 15 has a scraper tire water tank, surface well
and solar paneled pump.

County Parcel Ratings

NE ¼ of NE ¼ 16-127-54 & S ½ of NE ¼ 16-127-54 (.495),
N ½ of SE ¼ 16-127-54 (.487), SW ¼ of SE ¼ 16-127-54
(.317), SW ¼ of NW ¼ 15-127-54 (.450), NW ¼ of SW ¼
15-127-54 (.366), NE ¼ of NE ¼ 21-127-54 (.373), NW ¼
of NE ¼ 21-127-54 (.353), SW ¼ of NW ¼ 22-127-54
(.364)

Bases

Wheat 11.4, Oats 8.3, Corn 37.0

Taxes

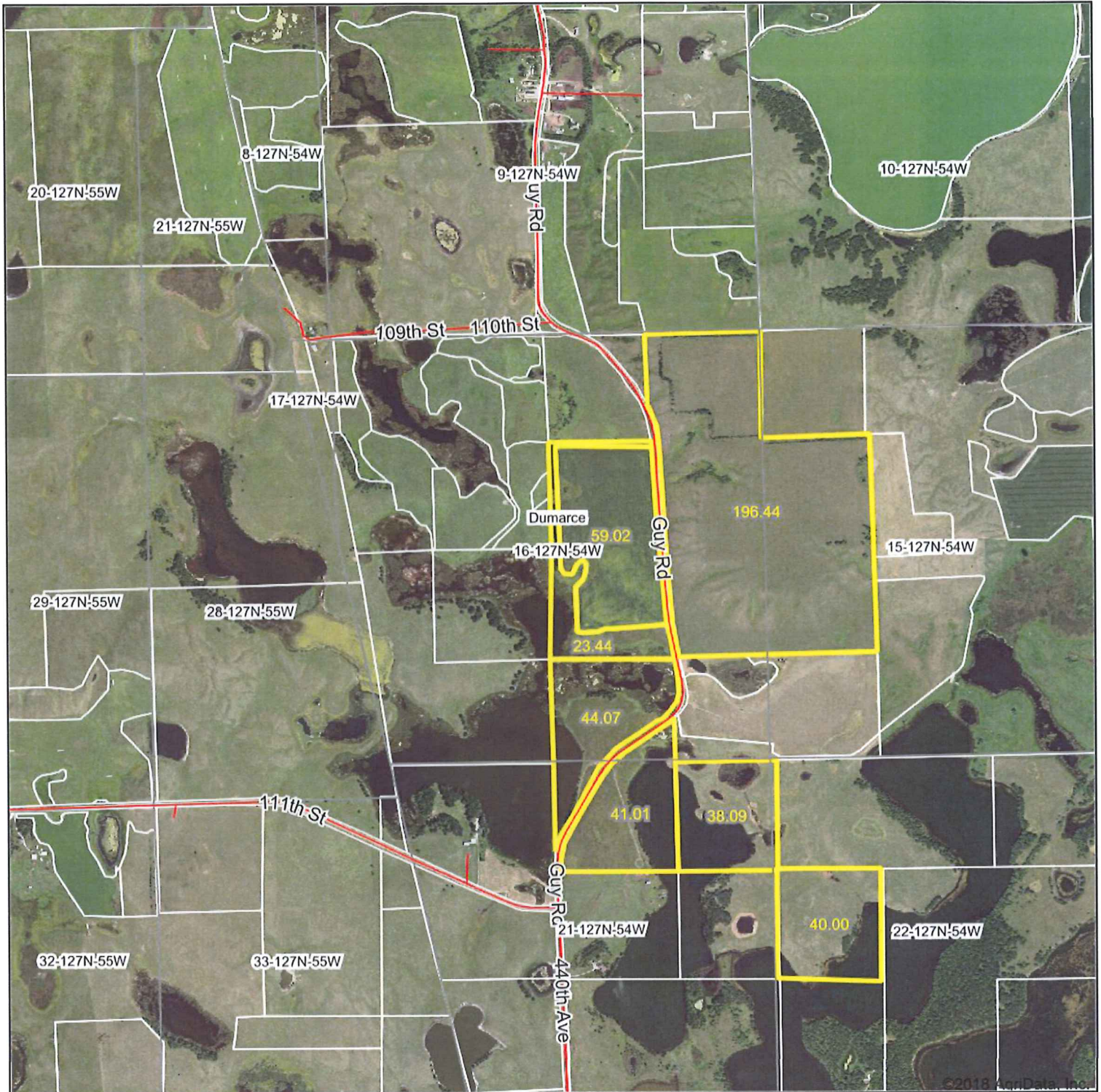
Combined 2017 Real Estate Taxes: \$3,246.38

FWS Easements

NE ¼ of NE ¼ 16-127-54 (Grass), S ½ of NE ¼ 16-127-54
(Wet & Grass on SE ¼ of NE ¼, Wet on SW ¼ of NE ¼),
N ½ of SE ¼ 16-127-54 (Grass on NE ¼ of SE ¼, Wet on
NW ¼ of SE ¼), SW ¼ of SE ¼ 16-127-54 (Wet & Grass),
SW ¼ of NW ¼ 15-127-54 (Wet & Grass), NW ¼ of SW ¼
15-127-54 (Grass), NE ¼ of NE ¼ 21-127-54 (Wet &
Grass), NW ¼ of NE ¼ 21-127-54 (Wet & Grass), SW ¼ of
NW ¼ 22-127-54 (None).

* All tracts contain FSA Wetlands/Farmable Wetlands.

Aerial Map



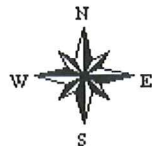
map center: 45° 47' 2.48, -97° 25' 25.25

0ft 1903ft 3806ft

Maps Provided By:



**Marshall County
South Dakota**

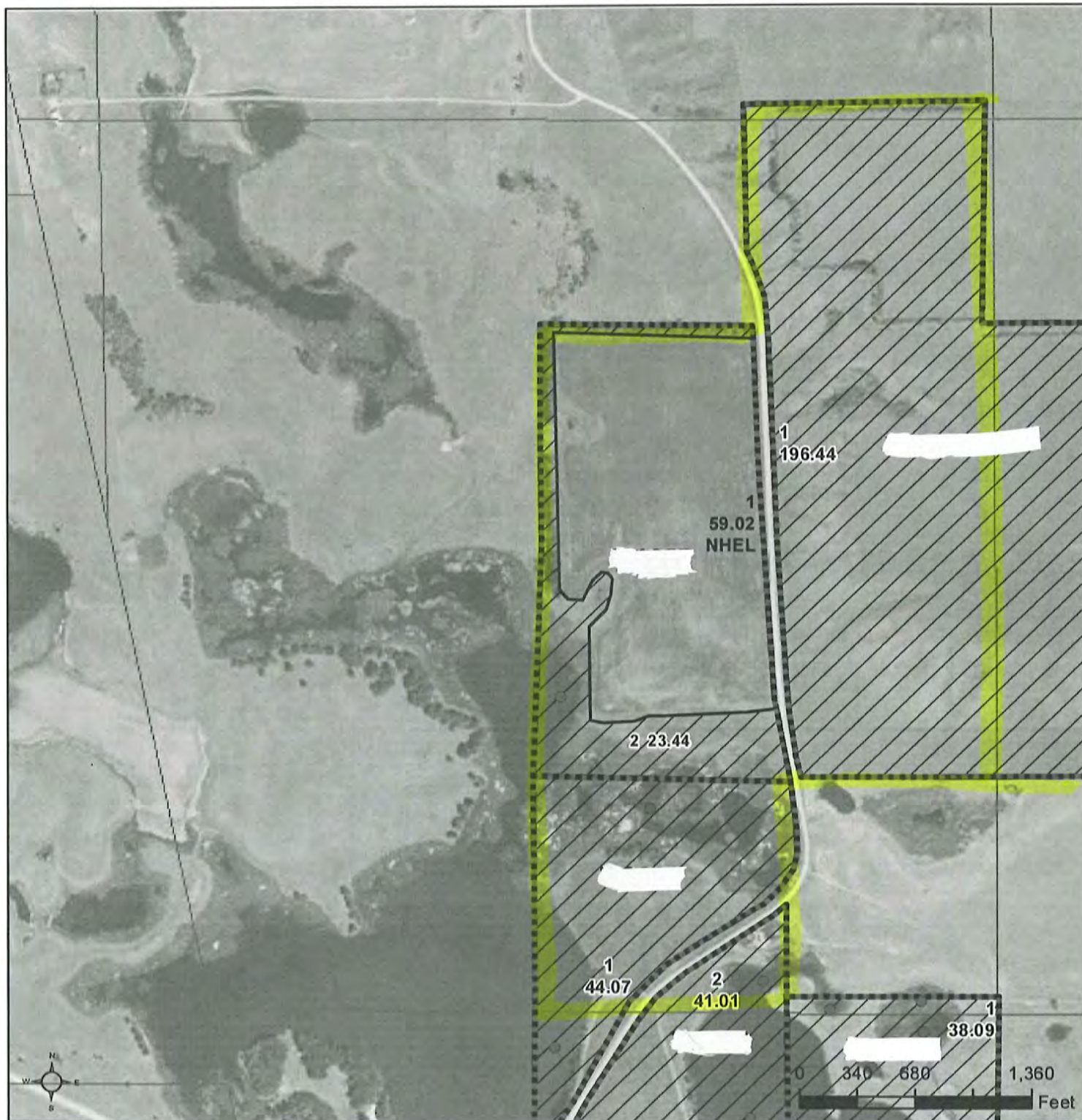


10/31/2018



United States
Department of
Agriculture

Marshall County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

2018 Program Year

Map Created March 13, 2018

16-127N-54LW

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).



United States
Department of
Agriculture

Marshall County, South Dakota



Common Land Unit ☐ PLSS

☐ Non-Cropland
☐ Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

Map Created March 13, 2018

15-127N-54LW

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United States
Department of
Agriculture

Marshall County, South Dakota



Common Land Unit ☐ PLSS

- ☒ Non-Cropland
- ☐ Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

Map Created March 13, 2018

21-127N-54LW

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).



United States
Department of
Agriculture

Marshall County, South Dakota



Common Land Unit ☐ PLSS

☒ Non-Cropland
☐ Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

Map Created March 13, 2018

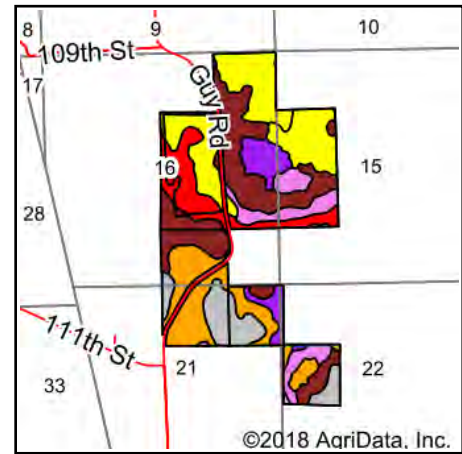
22-127N-54LW

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Soils Map



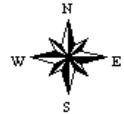
Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Marshall**
 Location: **16-127N-54W**
 Township: **Dumance**
 Acres: **442.07**
 Date: **10/31/2018**

Maps Provided By:

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



Area Symbol: SD091, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
RfB	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	70.42	15.9%		IVs	2780	43	36
FrC	Forman-Aastad loams, 6 to 9 percent slopes	67.10	15.2%		IIIe	3423	67	56
SmE	Sioux-Renshaw complex, coteau, 15 to 40 percent slopes	62.57	14.2%		VIIe	2195	14	9
PoB	Poinsett-Forman complex, 2 to 6 percent slopes	46.45	10.5%		Ile	3696	84	56
W	Water	42.02	9.5%		VIII	0	0	0
RfA	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	38.28	8.7%		IIIs	2858	47	38
Mr	Southam silty clay loam, 0 to 1 percent slopes	35.84	8.1%		VIIIw	6972	10	2
RfC	Renshaw-Sioux complex, coteau, 6 to 9 percent slopes	26.99	6.1%		IVe	2343	28	26
FoA	Fordville loam, coteau, 0 to 2 percent slopes	19.08	4.3%		IIIs	3488	59	49
FsE	Forman-Buse loams, 15 to 25 percent slopes	11.84	2.7%		VIe	3313	24	42
FrD	Forman-Aastad loams, 9 to 15 percent slopes	10.99	2.5%		IVe	3365	53	54
BkF	Buse-Forman loams, 21 to 40 percent slopes	9.88	2.2%		VIIe	3299	19	7
AsE	Sioux-Renshaw complex, coteau, 9 to 15 percent slopes	0.61	0.1%		VIIs	2344	21	23
Weighted Average						3017.1	39.4	*n 31.2

*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.

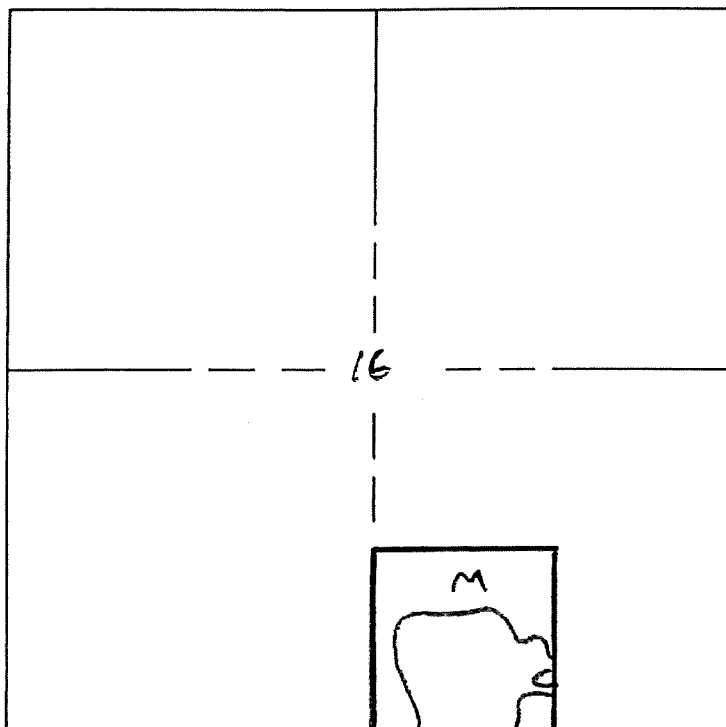
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
EXHIBIT "A"

TRACT 380X

MAP 1 of 2

WATERFOWL PRODUCTION AREA Marshall COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 127 N., R. 54 W., 5th PRINCIPAL MERIDIAN

Sec. 16, SW $\frac{1}{4}$ SE $\frac{1}{4}$



Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated 15 of Dec 2001 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.

Landowner Signature

Landowner Signature

Landowner Signature

Kelley Heitmann
Landowner Signature

Landowner Signature

Landowner Signature

LEGEND

Boundary of Easement Description



Wetlands covered by provisions of the easement

Prepared by: Robert Severson Date: 12-07-2001

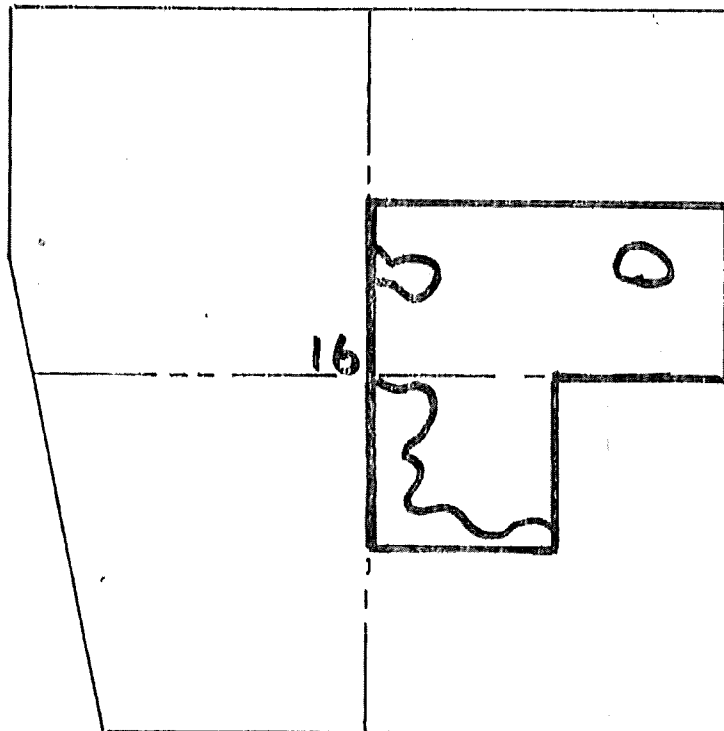
UNITED STATES DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

Map 2 of 3

TRACT (222X,1,2)

WATERFOWL PRODUCTION AREA Marshall COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 127 N., R. 54 W., 5th PRINCIPAL MERIDIAN

sec. 16, SE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$



Scale: 4 Inches = 1 Mile

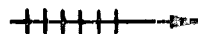
This map delineates wetlands referred to in the easement conveyance dated 7-18-79 which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased 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

Donald R. Olson
Landowner Signature

Prepared by: Betty A. Kuckelburg Date: 7-18-79

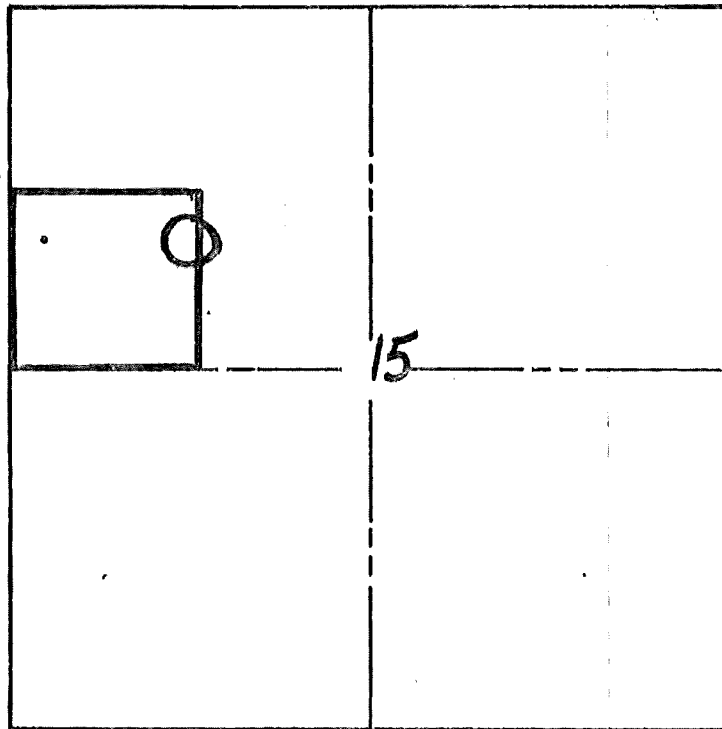
UNITED STATES DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE
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Map 1 of 3

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EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 127 N., R. 54 W., 5th PRINCIPAL MERIDIAN

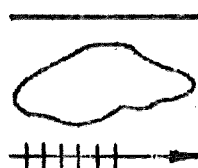
sec. 15, SW $\frac{1}{4}$ NW $\frac{1}{4}$



Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated 7-18-79 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

Leonard R. Olson
Landowner Signature

Prepared by: Betty A. Kuckelburg

Date: 7-18-79

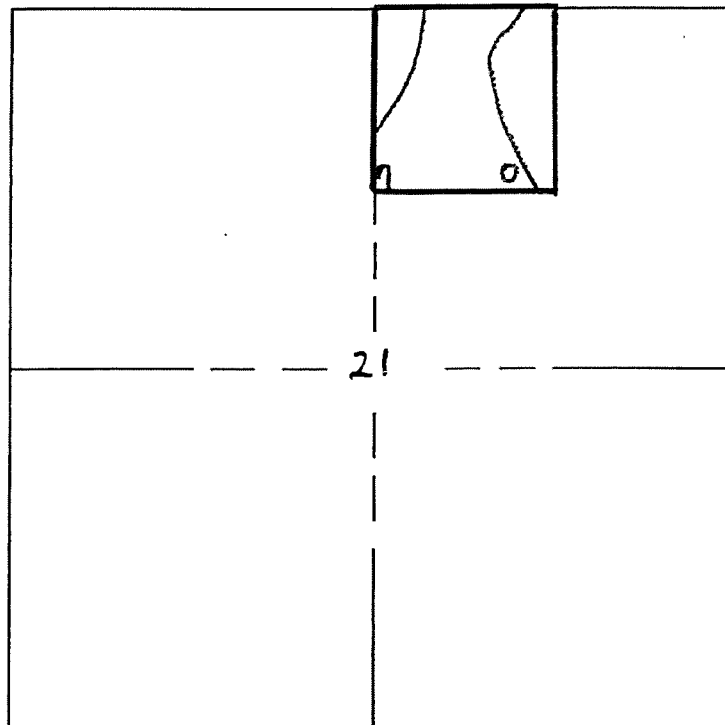
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
EXHIBIT "A"

TRACT 380X

MAP 2 of 2

WATERFOWL PRODUCTION AREA Marshall COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 127 N., R. 54 W., 5th PRINCIPAL MERIDIAN

Sec. 21, NW $\frac{1}{4}$ NE $\frac{1}{4}$



Scale: 4 Inches = 1 Mile

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Landowner Signature

Landowner Signature

Landowner Signature

Shelley Hestmann
Landowner Signature

Landowner Signature

Landowner Signature

LEGEND

_____ Boundary of Easement Description



Wetlands covered by provisions of the easement

Prepared by: Robert Severson Date: 12-07-2001

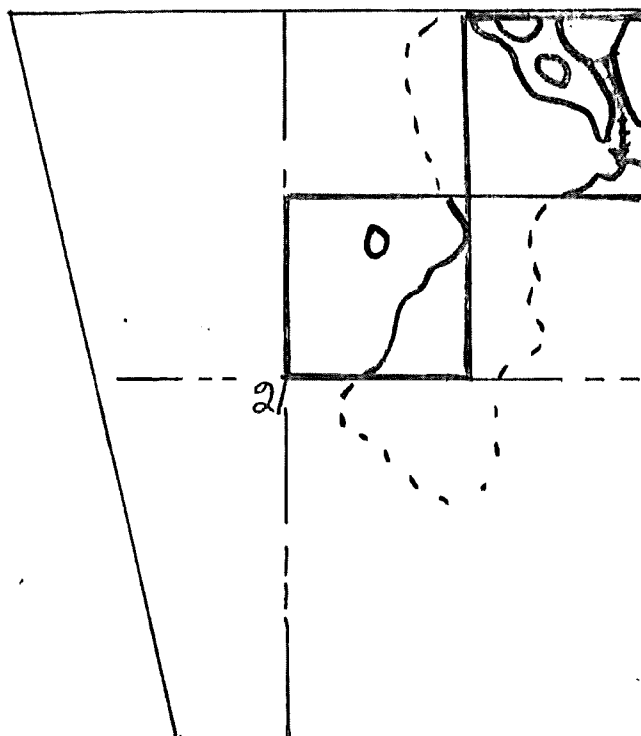
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U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

Map 3 of 3

TRACT (222X,1,2)

WATERFOWL PRODUCTION AREA Marshall COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 127 N., R. 54 W., 5th PRINCIPAL MERIDIAN

sec. 21, NE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$



Scale: 4 Inches = 1 Mile

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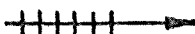
LEGEND

—————

Boundary of Easement Description



Wetlands covered by provisions of the easement



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

Leonard P. Olson
Landowner Signature

Prepared by: Betty A Kuckelburg Date: 7-18-79

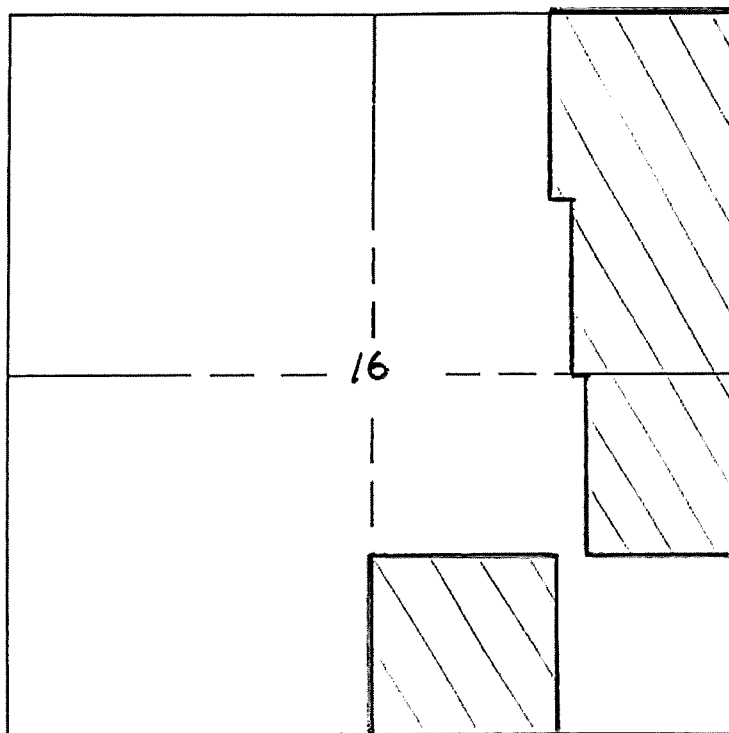
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
EXHIBIT "A"

TRACT 380G,1

MAP 2 of 3

WILDLIFE MANAGEMENT AREA Marshall COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 127 N., R. 54 W., 5th PRINCIPAL MERIDIAN

Sec. 16, NE $\frac{1}{4}$ NE $\frac{1}{4}$, the E 1,240' of the SE $\frac{1}{4}$ NE $\frac{1}{4}$
SW $\frac{1}{4}$ SE $\frac{1}{4}$, the E 1,150' of the NE $\frac{1}{4}$ SE $\frac{1}{4}$



Scale: 4 Inches = 1 Mile

This map delineates lands referred to in the easement conveyance dated 15 of Dec 2001
which the parties of the first part agree to maintain as a wildlife management area.

Landowner Signature

Landowner Signature

Landowner Signature

Kelly Hestmann

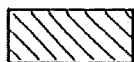
Landowner Signature

Landowner Signature

Landowner Signature

LEGEND

_____ Boundary of Easement Description



Lands covered by provisions of the easement

Prepared by: Robert Severson Date: 12-07-2001

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

TRACT 380G,1

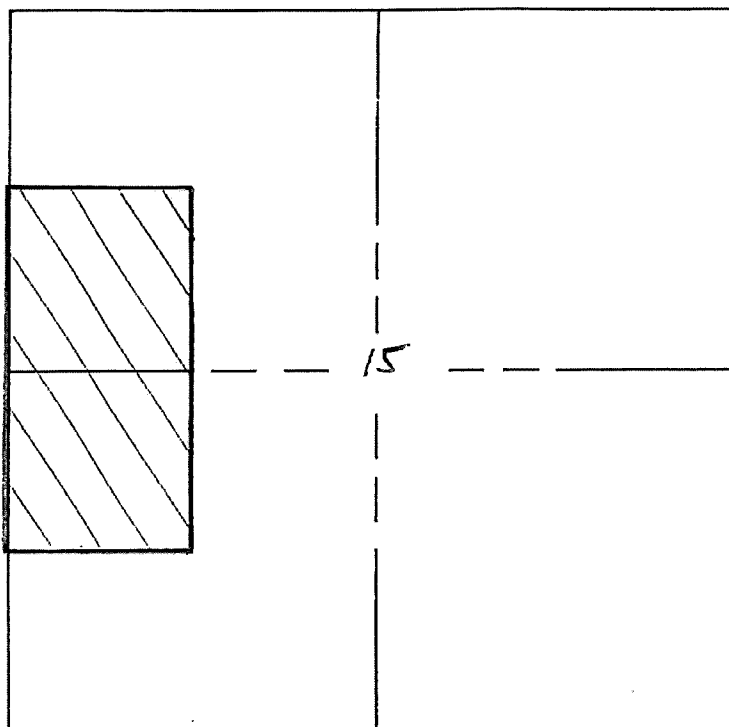
MAP 1 of 3

WILDLIFE MANAGEMENT AREA Marshall COUNTY, STATE OF South Dakota

EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.

T. 127 N., R. 54 W., 5th PRINCIPAL MERIDIAN

Sec. 15, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$



Scale: 4 Inches = 1 Mile

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Landowner Signature

Kelley Hartmann

Landowner Signature

Landowner Signature

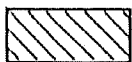
Landowner Signature

Landowner Signature

Landowner Signature

LEGEND

_____ Boundary of Easement Description



Lands covered by provisions of the easement

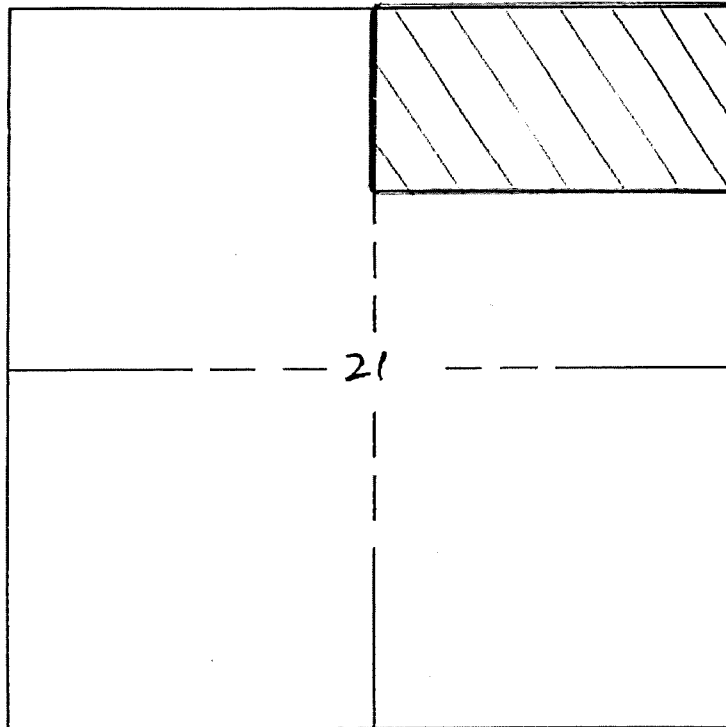
Prepared by: Robert Severson Date: 12-07-2001

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

TRACT 380G,1

MAP 3 of 3

WILDLIFE MANAGEMENT AREA Marshall COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 127 N., R. 54 W., 5th PRINCIPAL MERIDIAN
Sec. 21, N $\frac{1}{2}$ NE $\frac{1}{4}$



Scale: 4 Inches = 1 Mile

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which the parties of the first part agree to maintain as a wildlife management area.

Landowner Signature

Kelly Hartmann

Landowner Signature

Landowner Signature

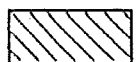
Landowner Signature

Landowner Signature

Landowner Signature

LEGEND

_____ Boundary of Easement Description

 Lands covered by provisions of the easement

Prepared by: Robert Severson Date: 12-07-2001