

# Plains Commerce Bank Real Estate Auction

**Tuesday, July 9, 2019**

**Sale Time: 1:30 PM**

## **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**



**Lot 1**



**Lot 2**



## **Welcome**

**We would like to invite and welcome you to our public auction! This is an excellent opportunity to add Brown County ranch land to your portfolio. This sale offers ranching, farming, hunting & investment opportunities!**

### **Legal Descriptions**

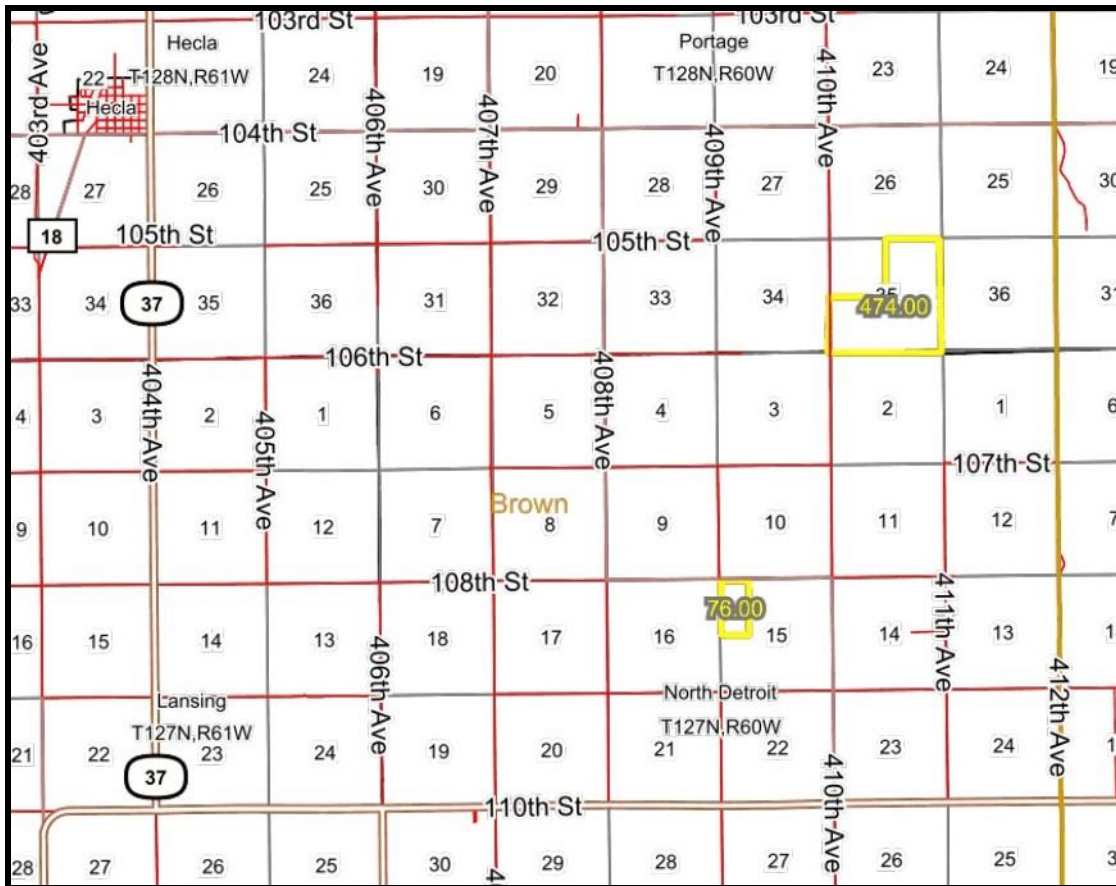
**Lot 1 – W ½ of NW ¼ of 15-127-60  
North Detroit Township, Brown County, SD**

**Lot 2 – SW ¼ of 35-128-60, SE ¼ of 35-128-60  
& NE ¼ of 35-128-60  
Portage 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.**

**Lot 1**

**W 1/2 of NW 1/4 of 15-127-60**

**North Detroit Township, Brown County, SD**

**This tract is offered \$\_\_\_\_\_x 76 taxable acres.**

**This tract has 56.02 FSA Cropland acres (currently 37.96 crop/18.06 grass). The balance is Native grass. This tract also includes a nice 42x64x17 Pole Barn (built in 2010) which includes a 16x32 mezzanine w/concrete floor. The barn also has overhead sleeping quarters, wind fence & outdoor water tanks.**

**COUNTY PARCEL RATING:**

**.5948**

**SURETY PRODUCTIVITY INDEX:**

**55.1**

**BASES:**

**Corn 6.73, Soybeans .72**

**2018 REAL ESTATE TAXES:**

**\$1024.84**

**\* This tract has a USFWS Wetland Easement.**

**LOCATION**

**From Hecla, SD – go 4 miles East (104 St), 4 miles South (408 Ave) & 1 mile East (108 St).**

**From Britton, SD – go 12 1/2 miles West (Hwy 10), 2 miles North (410 Ave) & 3/4 mile West (108 St).**



**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 May 02, 2019

**15-127N-60W**

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).

**Lot 2**

**SW ¼ of 35-128-60, SE ¼ of 35-128-60 &  
NE ¼ of 35-128-60  
Portage Township, Brown County, SD**

**These tracts are offered as 1 unit  
\$ \_\_\_\_\_ x 474 taxable acres.**

**This package is all grass. There are 80 FSA Cropland acres  
planted to grass w/395.85 acre balance Native grass, right  
of ways & non-crop acres.**

**BASES**

**Corn 9.61, Soybeans 1.04**

**COUNTY PARCEL RATINGS:**

**.6306, .6314 & .5682**

**SURETY RANGE PRODUCTION:**

**3922.6 lbs./acre/yr.**

**2018 COMBINED REAL ESTATE TAXES:**

**\$2745.23**

**\* Tracts have USFWS Grassland & Wetland Easements.**

**LOCATION**

**From Hecla, SD – go 6 miles East (104 St) & 1 1/2 miles  
South (410 Ave).**

**From Britton, SD – go 12 ½ miles West (Hwy 10) & 4 miles  
North (410 Ave).**



**Common Land Unit**

- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

**Wetland Determination Identifiers**

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

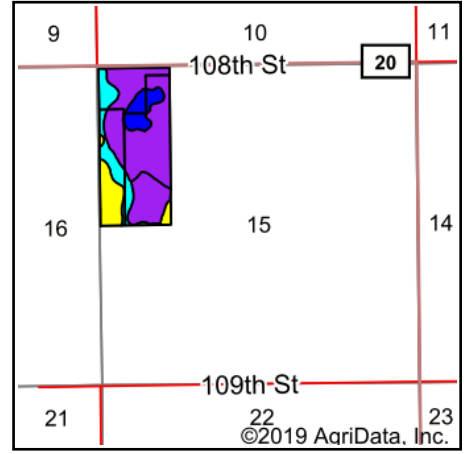
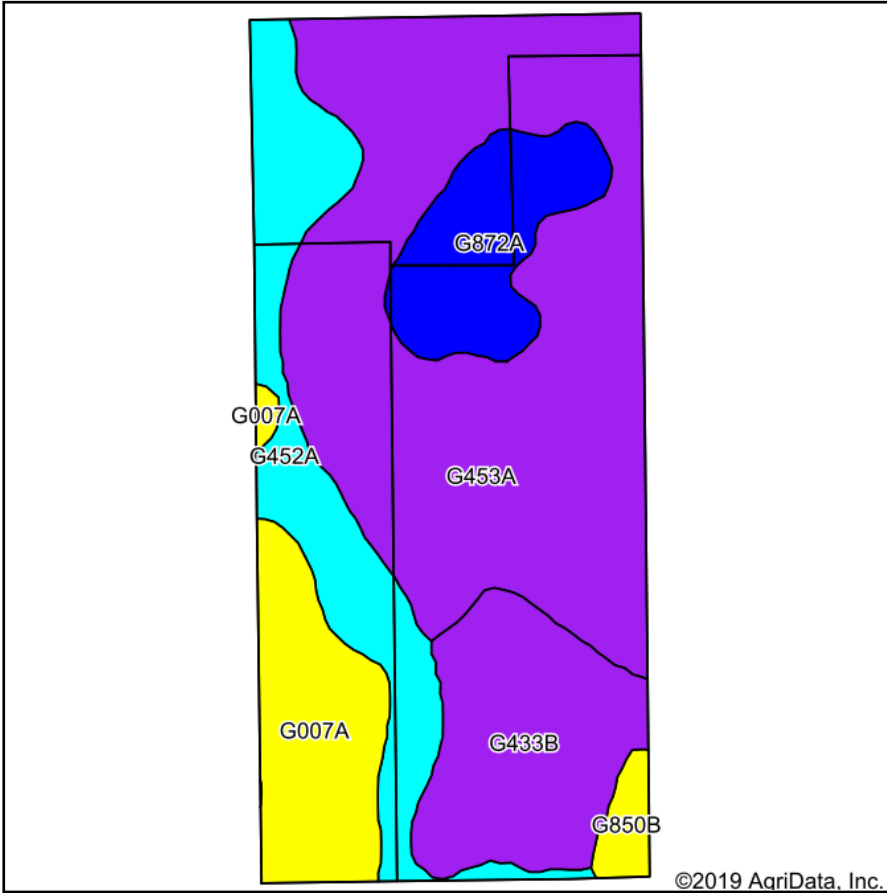
2019 Program Year  
Map Created May 02, 2019

**35-128N-60W**

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# Soils Map



State: **South Dakota**  
 County: **Brown**  
 Location: **15-127N-60W**  
 Township: **North Detroit**  
 Acres: **69.84**  
 Date: **6/11/2019**



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
G453A	Bearden silt loam, saline, 0 to 2 percent slopes	34.08	48.8%		IIIs	3792	56	33
G452A	Colvin silty clay loam, saline, 0 to 1 percent slopes	10.59	15.2%		IVw	3814	36	29
G433B	Bearden, saline-Huffton-Putney silt loams, 0 to 6 percent slopes	9.98	14.3%		IIIe	3181	59	32
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	7.64	10.9%		IVw	4508	43	60
G872A	Beotia-Rondell silt loams, 0 to 2 percent slopes	6.44	9.2%		IIc	3339	91	63
G850B	Exline-Putney silt loams, 1 to 6 percent slopes	1.11	1.6%		VI s	2050	47	26
<b>Weighted Average</b>						<b>3716.9</b>	<b>55.1</b>	<b>*n 37.9</b>

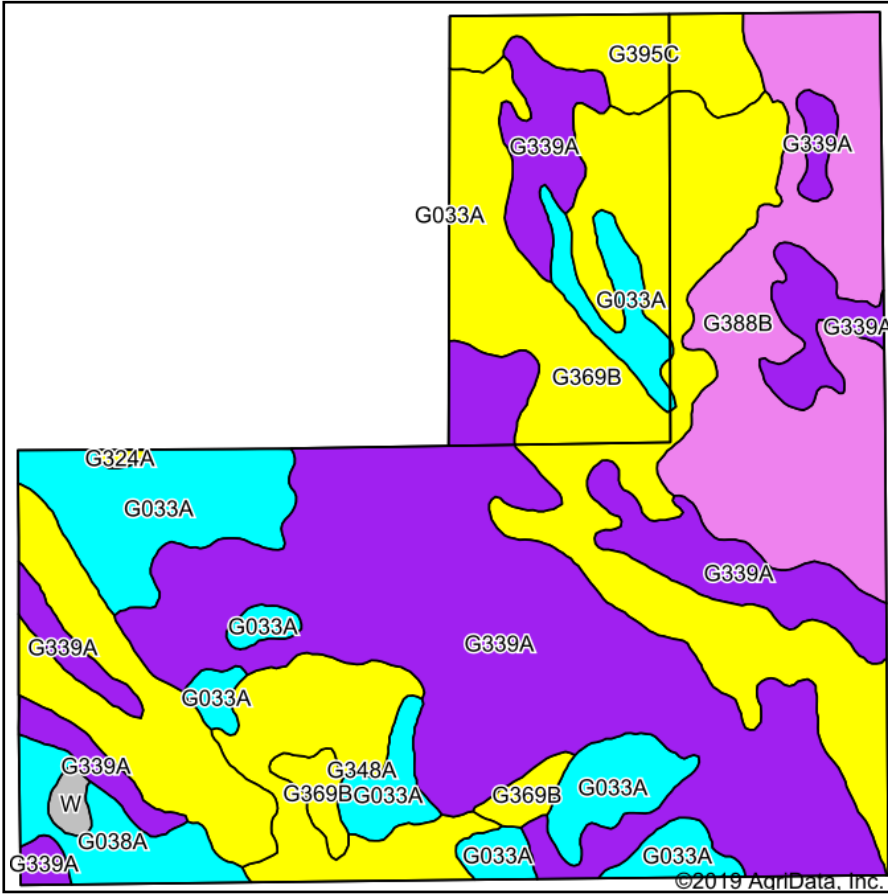
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

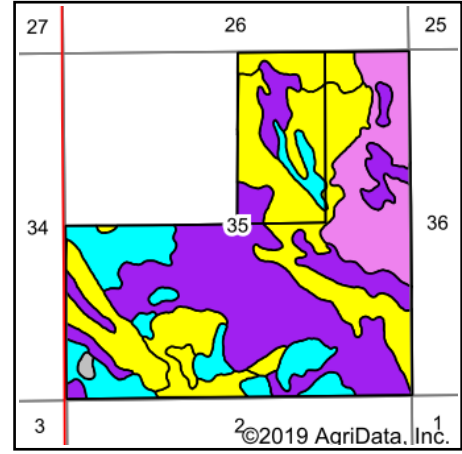
Soils data provided by USDA and NRCS.

# Lot 1

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brown**  
 Location: **35-128N-60W**  
 Township: **Portage**  
 Acres: **475.85**  
 Date: **6/11/2019**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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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
G339A	Ulen fine sandy loam, 0 to 2 percent slopes	173.23	36.4%		IIIe	3964	58	27
G369B	Hecla-Garborg loamy fine sands, 0 to 6 percent slopes	125.20	26.3%		IVe	3674	49	25
G388B	Aylmer-Hamar-Venlo complex, 0 to 6 percent slopes	63.56	13.4%		VIe	3881	25	15
G033A	Fossum fine sandy loam, 0 to 1 percent slopes	56.96	12.0%		IVw	4540	30	28
G348A	Ulen-Stirum fine sandy loams, 0 to 2 percent slopes	25.13	5.3%		IIIe	3881	46	19
G395C	Maddock-Hecla-Garborg loamy fine sands, 2 to 9 percent slopes	17.63	3.7%		IVe	3555	41	23
G038A	Arveson fine sandy loam, 0 to 1 percent slopes	11.68	2.5%		IVw	4418	32	42
W	Water	1.84	0.4%		VIII	0	0	0
G324A	Garborg loamy fine sand, 0 to 2 percent slopes	0.62	0.1%		IVe	4578	49	24
<b>Weighted Average</b>						<b>3922.6</b>	<b>45.7</b>	<b>*n 24.7</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.

## Lot 2

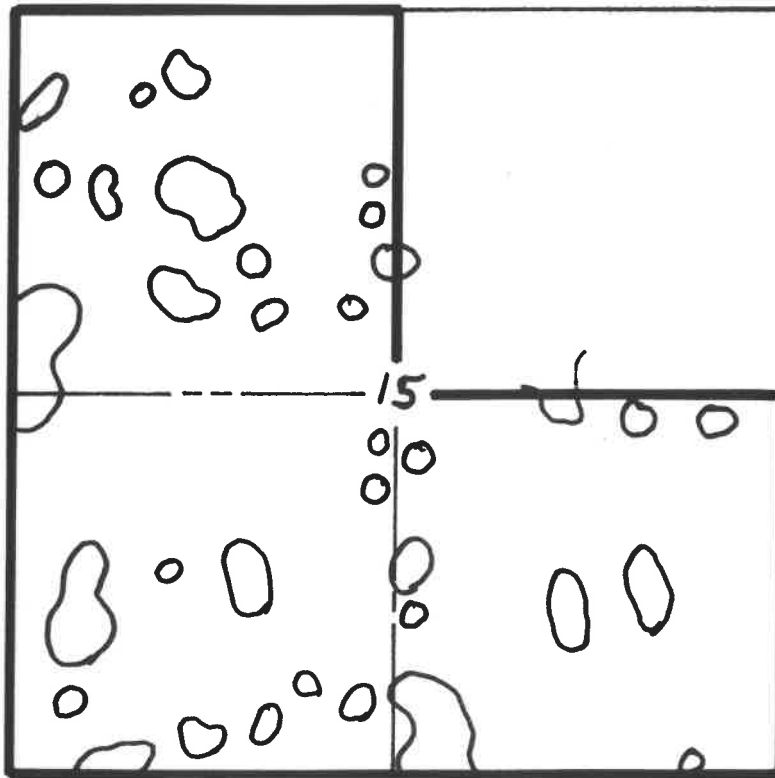
UNITED STATES DEPARTMENT OF THE INTERIOR  
U.S. FISH AND WILDLIFE SERVICE  
EXHIBIT "A"

Map 2 of 3

TRACT 384X,1

WATERFOWL PRODUCTION AREA Brown COUNTY, STATE OF South Dakota  
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.  
T. 127 N., R. 60 W., 5th PRINCIPAL MERIDIAN

sec. 15, W $\frac{1}{2}$ , SE $\frac{1}{4}$



Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated 5/26/92 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

  
Landowner Signature

Prepared by: Roger Turnquist Date: 4/30/92

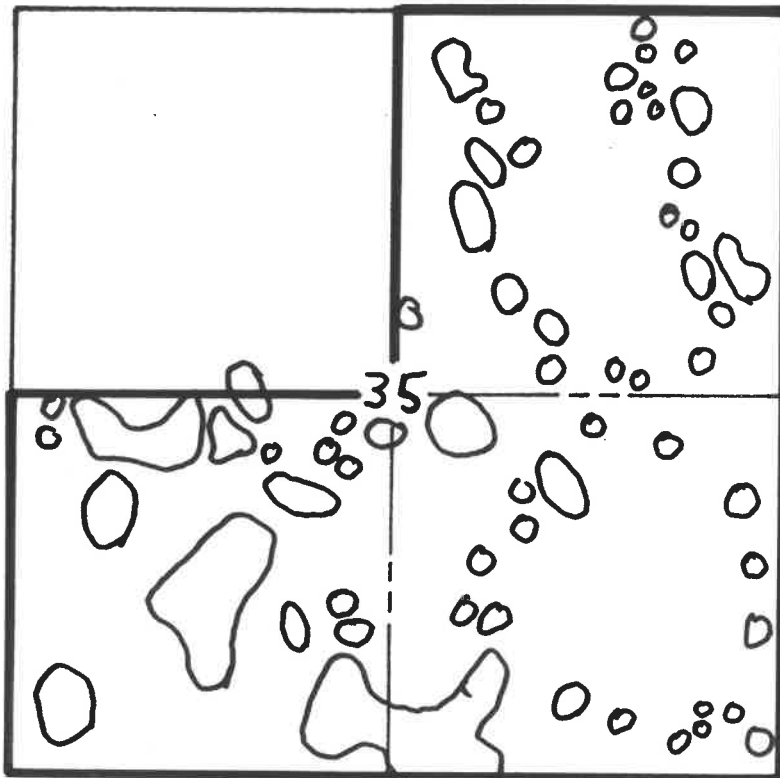
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Map 3 of 3

TRACT 384X,1

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T. 128 N., R. 60 W., 5th PRINCIPAL MERIDIAN

sec. 35, NE $\frac{1}{4}$ , S $\frac{1}{2}$



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

  
Landowner Signature

Prepared by: Roger Turnquist Date: 4/30/92

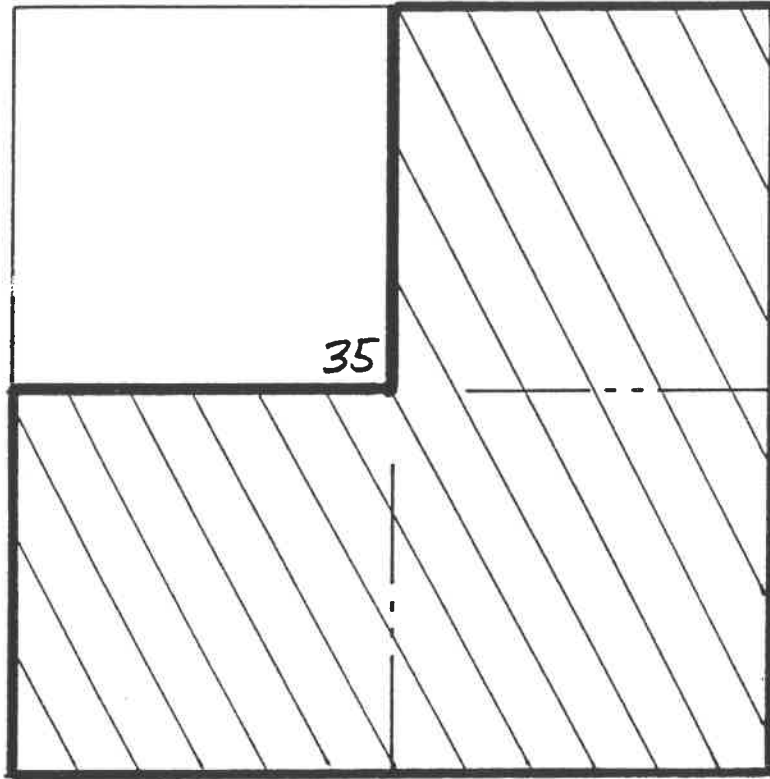
UNITED STATES DEPARTMENT OF THE INTERIOR  
U.S. FISH AND WILDLIFE SERVICE  
EXHIBIT "A"

Map 1 Of 1

TRACT 384G

WILDLIFE MANAGEMENT AREA Brown COUNTY, STATE OF South Dakota

T. 128 N., R. 60 W. 5th PRINCIPAL MERIDIAN  
sec. 35, NE $\frac{1}{4}$ , S $\frac{1}{2}$



Scale: 4 Inches = 1 Mile

This map delineates lands referred to in the easement conveyance dated 3-29-96 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

*Ray Bork*  
Landowner Signature

Prepared by: Robert A. Severson

Date: 3-20-96