

Real Estate Auction

FOUR E FARMS - JV LAND SALE

Robert Elsen, Douglas Elsen,
Janet Smit & Marilyn Frohling

Friday, November 1, 2019

Sale Time: 2:00 PM

Auction Location

Hecla Community Center
206 Main Street, Hecla, 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 quality Brown Cropland to your portfolio. This sale offers farming, hunting & investment opportunities!

Legal Description

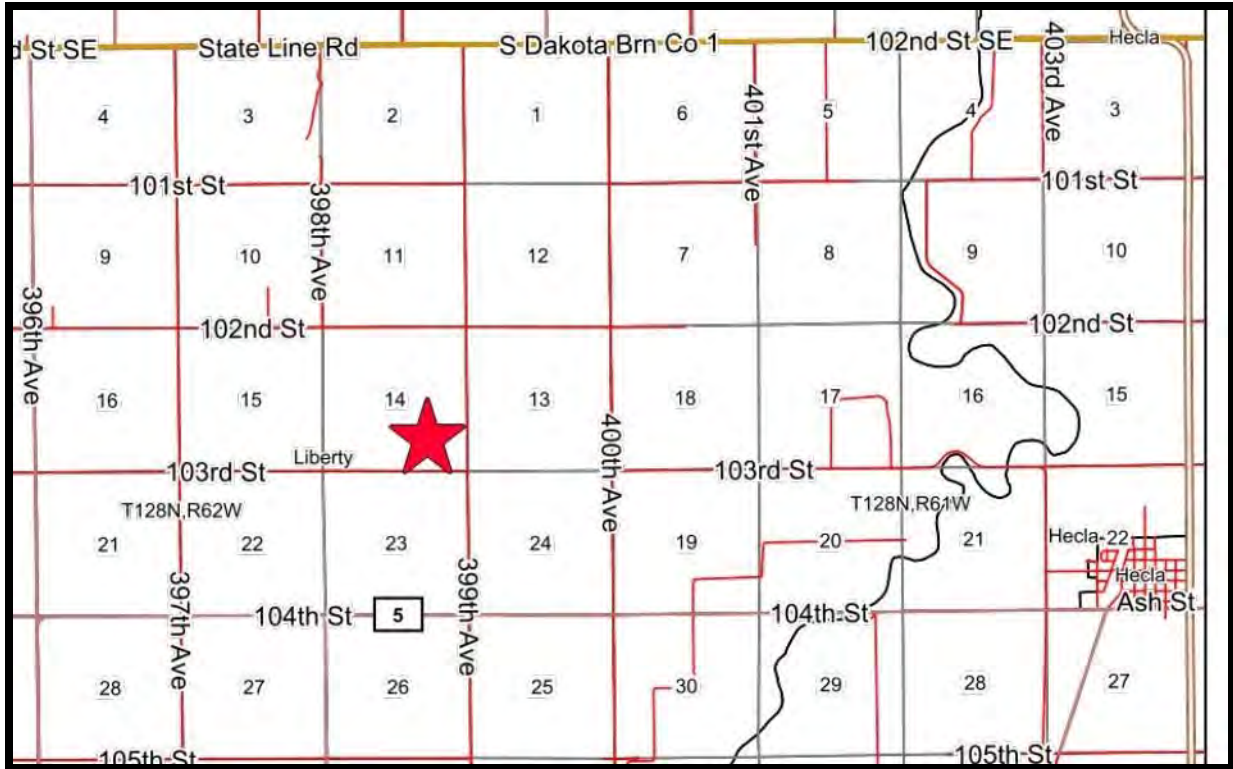
SE ¼ of 14-128-62

Liberty Township, Brown County, SD

- POSSESSION GIVEN 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.

SE ¼ of 14-128-62
Liberty Township, Brown County, SD

This tract is offered \$_____x 158 taxable acres.

This tract has approx. 157.3 FSA farmland acres/155.54 considered cropland. The balance will be non-crop acres and right of ways. No USFWS Easements. * Tract has FSA wetland or farmed wetland.

SURETY PRODUCTIVITY INDEX: 74.3

COUNTY PARCEL RATING: .7486

BASES:

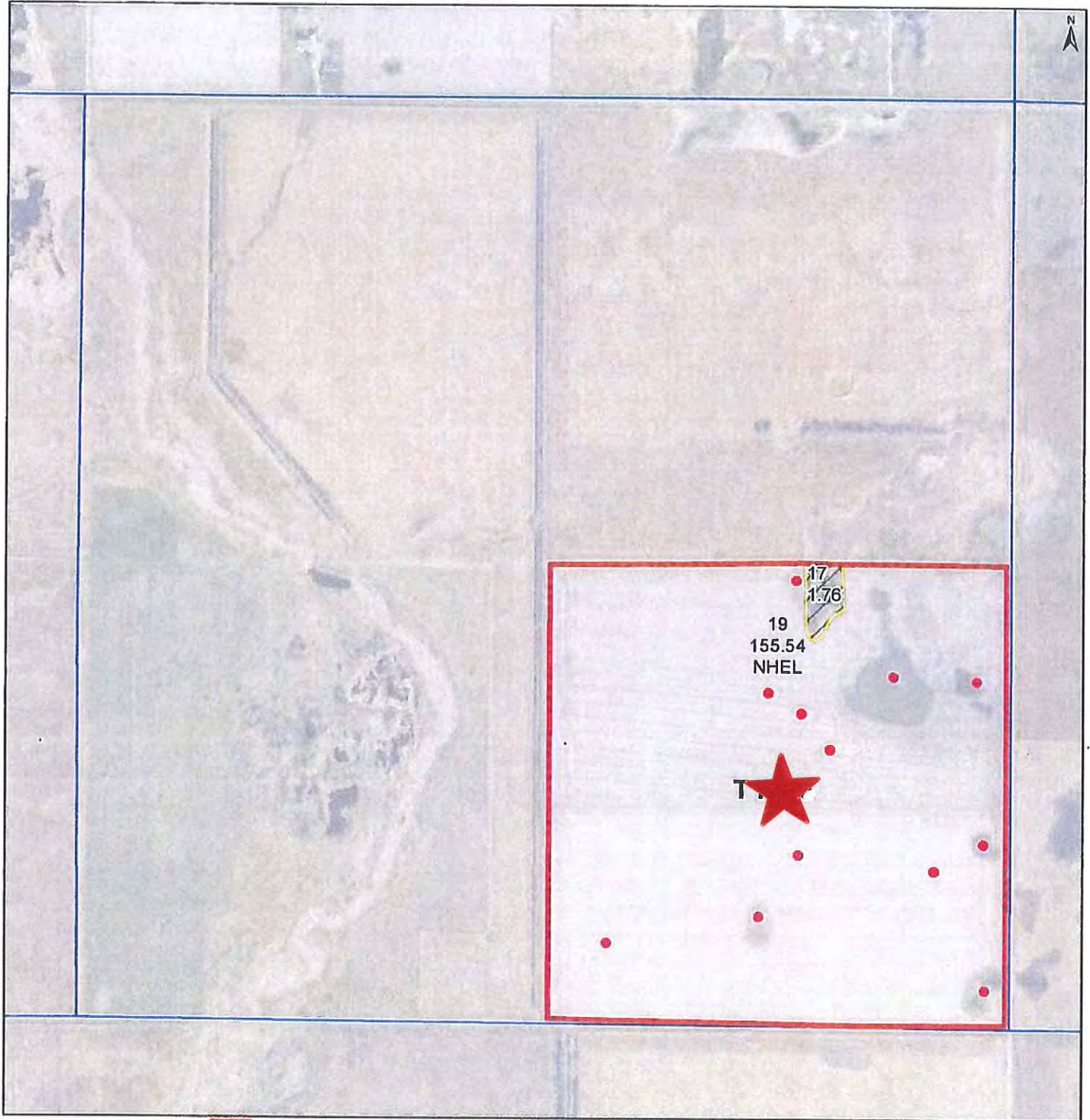
Corn 111.3 & Soybeans 31.1

2018 REAL ESTATE TAXES:

\$2,781.35

LOCATION

From Hecla, SD (Jct. of Hwy's 37 & 5) – go 5 miles West on Hwy 5 (104 St.) & 1 mile North (399 Ave).



Common Land Unit

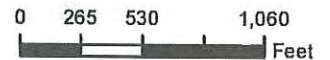
- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination

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

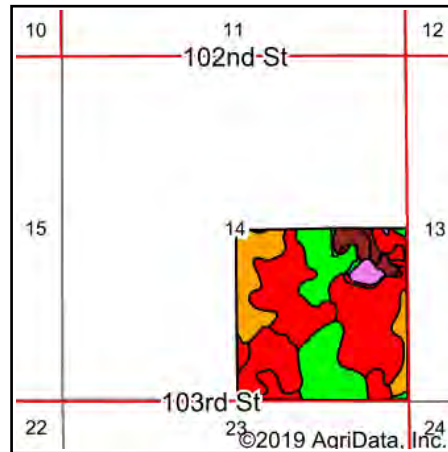
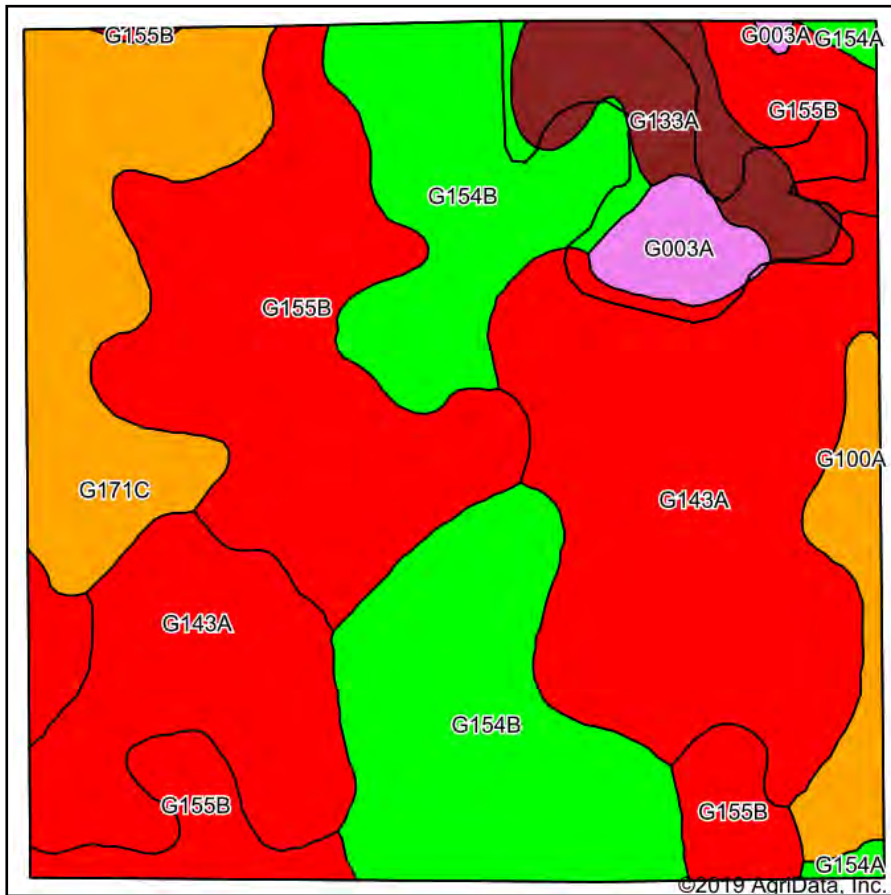
Unless Otherwise Noted:
All crops are for grain
All crops are non-irrigated
Shares are 100% to Operator

2019 Program Year
Map Created April 12, 2019
S14 T128N R62W



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). The Imagery displayed on this map was collected in calendar year 2018.

Soils Map



State: **South Dakota**
 County: **Brown**
 Location: **14-128N-62W**
 Township: **Liberty**
 Acres: **157.3**
 Date: **9/14/2019**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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 |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------------------|--------------------|-------------------|
| G143A | Barnes-Svea loams, 0 to 3 percent slopes | 47.95 | 30.5% | | IIc | 3405 | 85 | 61 |
| G155B | Barnes-Svea loams, 0 to 6 percent slopes | 40.10 | 25.5% | | Ile | 3113 | 82 | 59 |
| G154B | Barnes-Svea-Tonka complex, 0 to 6 percent slopes | 34.46 | 21.9% | | Ile | 3477 | 76 | 59 |
| G171C | Barnes-Buse-Svea loams, 1 to 9 percent slopes | 17.48 | 11.1% | | IIIe | 2890 | 61 | 57 |
| G133A | Ferney-Heil, till substratum complex, 0 to 3 percent slopes | 7.68 | 4.9% | | VIc | 2287 | 18 | 12 |
| G100A | Hamerly-Tonka complex, 0 to 3 percent slopes | 5.26 | 3.3% | | Ile | 4114 | 64 | 56 |
| G003A | Parnell silty clay loam, 0 to 1 percent slopes | 3.45 | 2.2% | | Vw | 5336 | 25 | 2 |
| G154A | Barnes-Svea-Tonka complex, 0 to 3 percent slopes | 0.92 | 0.6% | | IIc | 3426 | 77 | 60 |
| Weighted Average | | | | | | 3300.7 | 74.3 | *n 55.7 |

*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.