

Real Estate Auction

**Millicent Merle Atkins
Charitable Trust
Dacotah Bank - Trustee**

Tuesday, December 10, 2019

Sale Time: 1:00 PM

Auction Location

Dakota Event Center

720 Lamont Street, Aberdeen, SD

JARK/WORLIE AUCTION, LLC

Val W. Jark

(605) 380-2244

Broker Associate #12404



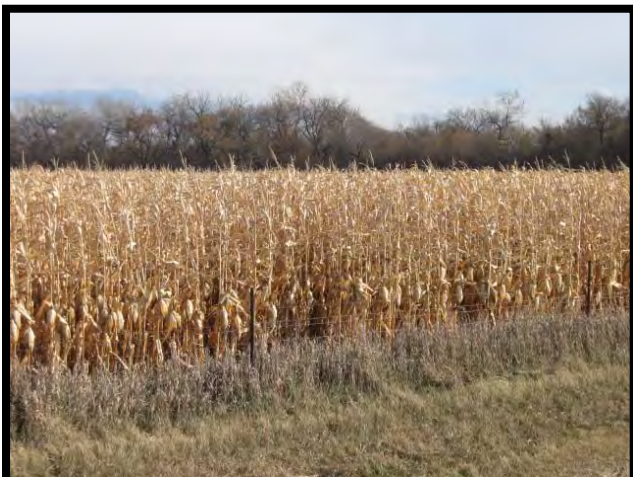
**Lot
1**



**Lot
2**



**Lot
3**



**Lot
4**



Welcome

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

Legal Descriptions

**Lot 1 – NW ¼ of 26-125-62 (ex Hwy)
Columbia 'W' Township, Brown County, SD**

**Lot 2 – NE ¼ of 22-125-62
Columbia 'W' Township, Brown County, SD**

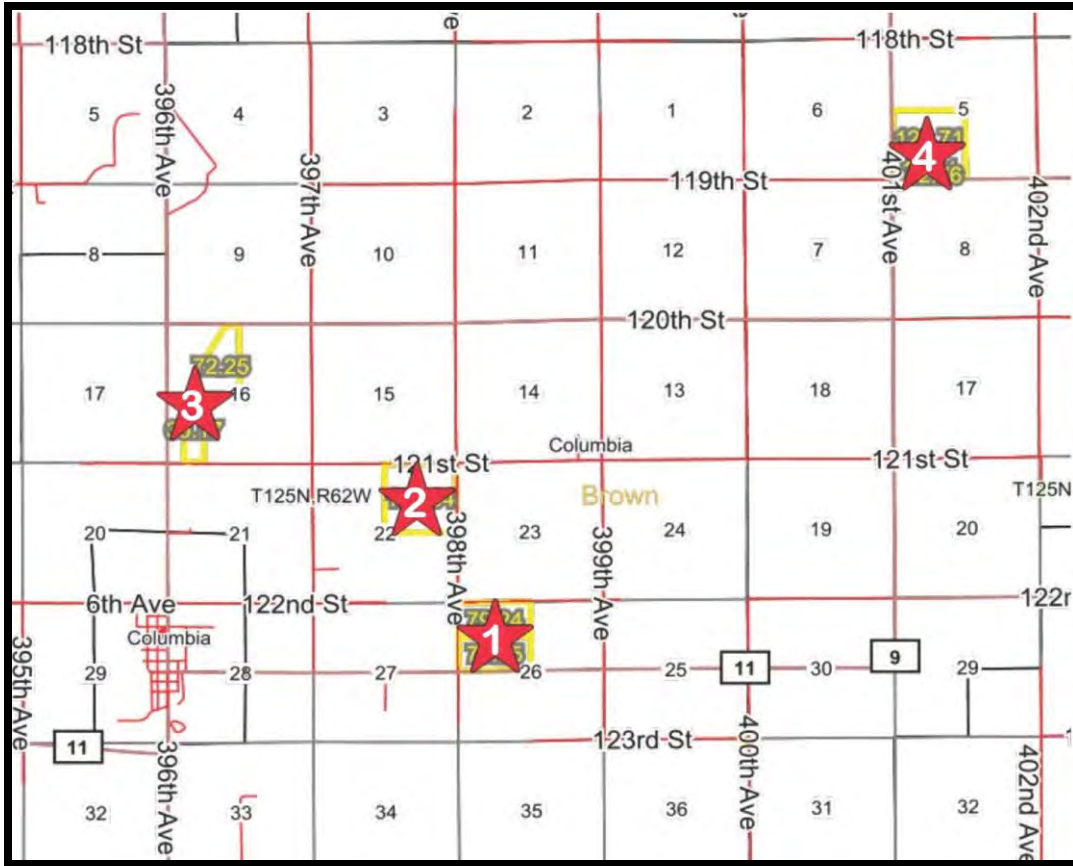
**Lot 3 – Portion of NW 1/4 of 16-125-62 (E of RR) also
E ½ of W ½ of SW ¼ of 16-125-62
Columbia 'W' Township, Brown County, SD**

**Lot 4 – SW ¼ of 05-125-61 (ex Rd)
Columbia 'E' 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 45 days of date of sale. The cost of title insurance and closing service fees will be divided equally between buyer and seller. The Closing Agent is Ken Gosch, Bantz, Gosch & Cremer Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC is acting as agent for sellers. Possession will be given at closing. The 2019 real estate taxes (due in 2020) will be paid by seller. 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

**NW ¼ of 26-125-62 (ex Hwy)
Columbia 'W' Township, Brown County, SD**

This tract is offered \$_____x 157 taxable acres.

This tract has 155.19 FSA Farmland acres (all considered cropland). The balance are non-crop acres and R.O.W. Tract contains a FSA wetland or farmed wetland. * No USFWS Easements.

COUNTY PARCEL RATING:

.8939

SURETY PRODUCTIVITY INDEX:

89.2

BASES:

Corn 82.9, Soybeans 63.38

2018 REAL ESTATE TAXES:

\$3,319.84

LOCATION

From Columbia, SD (old Bank corner) – go 2 miles East on Larson Road.



Common Land Unit PLSS

 Cropland

 Tract Boundary

Wetland Determination Identifiers

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

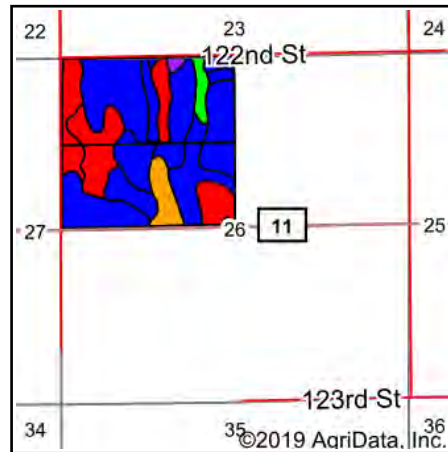
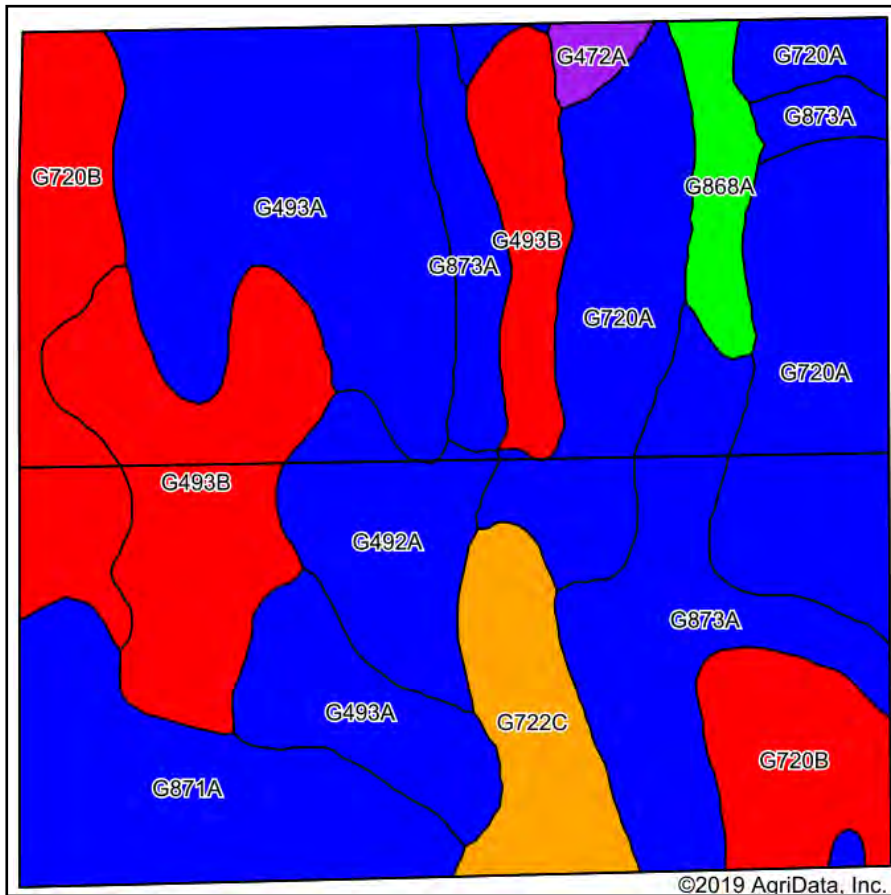
2019 Program Year

Map Created March 28, 2019

26 -125N -62W

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: **Brown**
 Location: **26-125N-62W**
 Township: **Columbia**
 Acres: **155.19**
 Date: **10/29/2019**

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	
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	29.92	19.3%	Blue	Ile	3219	90	48	
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	29.78	19.2%	Blue	Ilc	2888	95	62	
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	21.10	13.6%	Red	Ile	3159	84	47	
G873A	Beotia-Winship silt loams, 0 to 2 percent slopes	19.99	12.9%	Blue	Ilc	3316	93	63	
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	17.78	11.5%	Red	Ile	2817	88	60	
G871A	Beotia silt loam, 0 to 2 percent slopes	14.76	9.5%	Blue	Ilc	2885	98	62	
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	8.64	5.6%	Blue	Ile	2889	92	57	
G722C	Great Bend-Zell silt loams, 6 to 9 percent slopes	7.96	5.1%	Yellow	IIIe	2663	66	47	
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	4.05	2.6%	Green	IIw	4454	71	65	
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	1.21	0.8%	Purple	IIIs	2361	59	43	
Weighted Average						3060.6	89.2	*n 56	

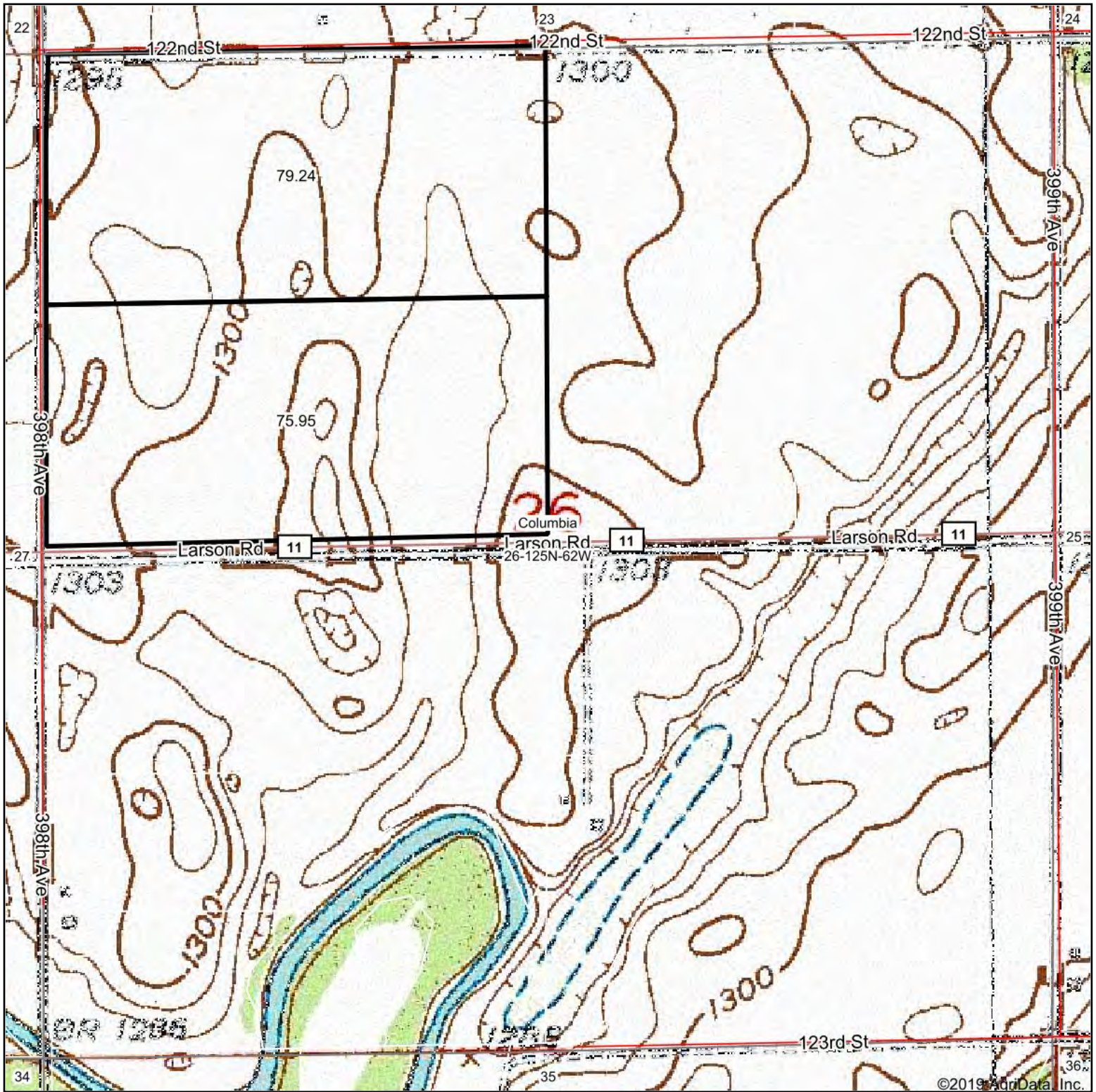
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

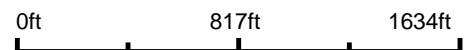
Lot 1

Topography Map

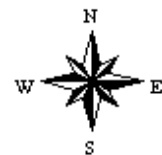


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map center: 45° 36' 37.99, -98° 15' 33.85



26-125N-62W
Brown County
South Dakota



10/29/2019

Maps Provided By:



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Lot 2

NE ¼ of 22-125-62

Columbia 'W' Township, Brown County, SD

This tract is offered \$_____x 158 taxable acres.

This tract has 154.64 FSA Farmland acres (all considered cropland). The balance are non-crop acres and R.O.W. Tract contains a FSA wetland or farmed wetland. * No USFWS Easements.

COUNTY PARCEL RATING:

.8309

SURETY PRODUCTIVITY INDEX:

81.6

BASES:

Corn 52.49, Soybeans 53.91

2018 REAL ESTATE TAXES:

\$3,030.46

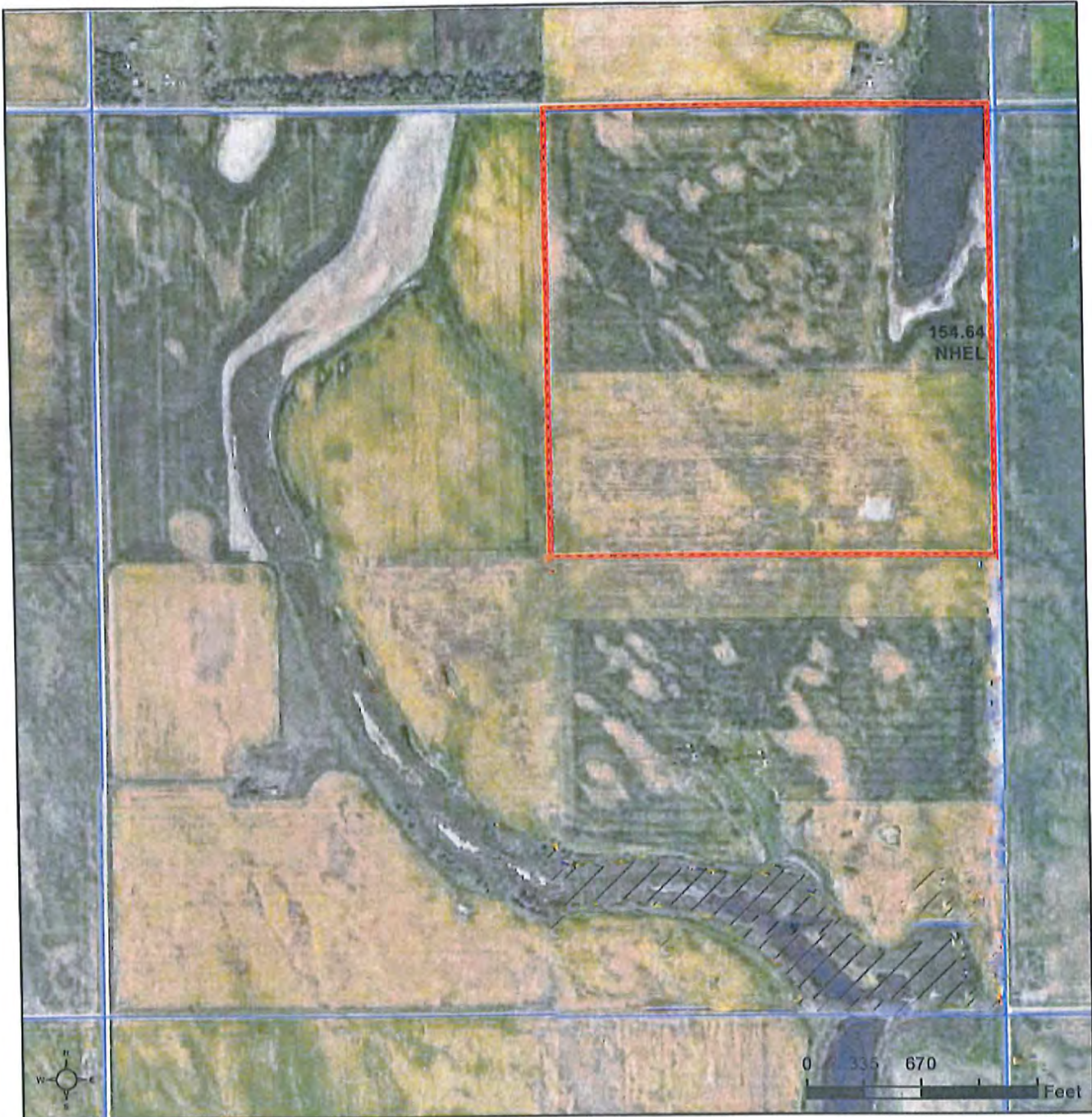
LOCATION

From Columbia, SD (Old Bank corner) – go 1 1/2 miles North on Hwy 16 (396 Ave.) & 1 ½ miles East on 121st Street.



United States
Department of
Agriculture

Brown County, South Dakota



Common Land Unit Tract Boundary
 PLSS

Non-Cropland
 Cropland

Wetland Determination Identifiers

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

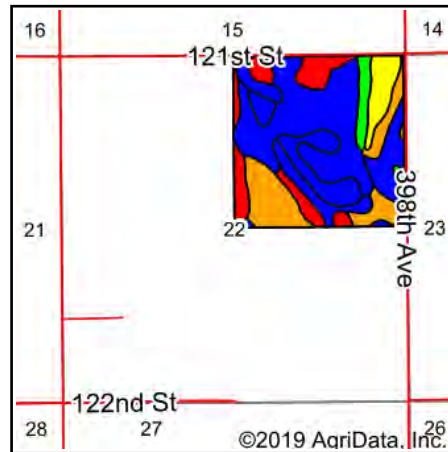
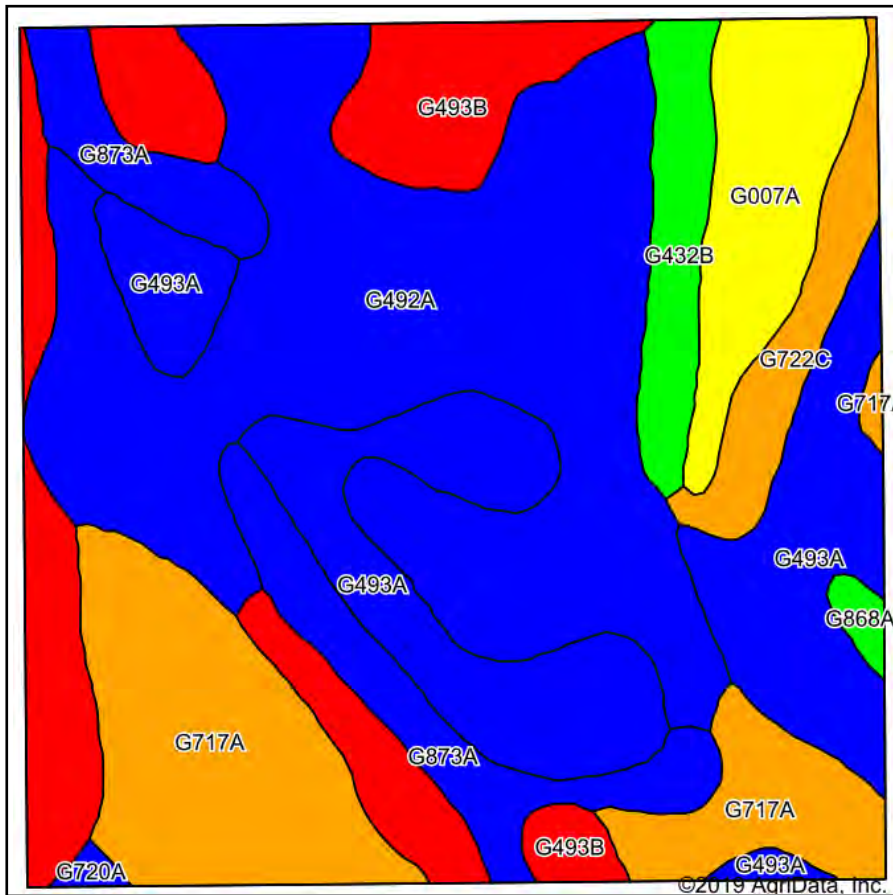
2019 Program Year

Map Created March 28, 2019

22 -125N -62W

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Soils Map



State: **South Dakota**
 County: **Brown**
 Location: **22-125N-62W**
 Township: **Columbia**
 Acres: **154.64**
 Date: **10/29/2019**

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	
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	50.52	32.7%		Ile	2889	92	57	
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	27.77	18.0%		Ile	3219	90	48	
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	21.56	13.9%		Ile	3159	84	47	
G717A	Camtown-Turton loams, 0 to 2 percent slopes	21.51	13.9%		IIIs	2717	61	36	
G873A	Beotia-Winship silt loams, 0 to 2 percent slopes	11.83	7.7%		IIc	3316	93	63	
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	9.52	6.2%		IVw	4508	43	60	
G432B	Bearden-Huffton silt loams, 1 to 6 percent slopes	5.52	3.6%		Ile	3189	72	45	
G722C	Great Bend-Zell silt loams, 6 to 9 percent slopes	5.26	3.4%		IIIe	2663	66	47	
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	0.74	0.5%		IIw	4454	71	65	
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	0.41	0.3%		IIc	2888	95	62	
Weighted Average						3104.8	81.6	*n 51	

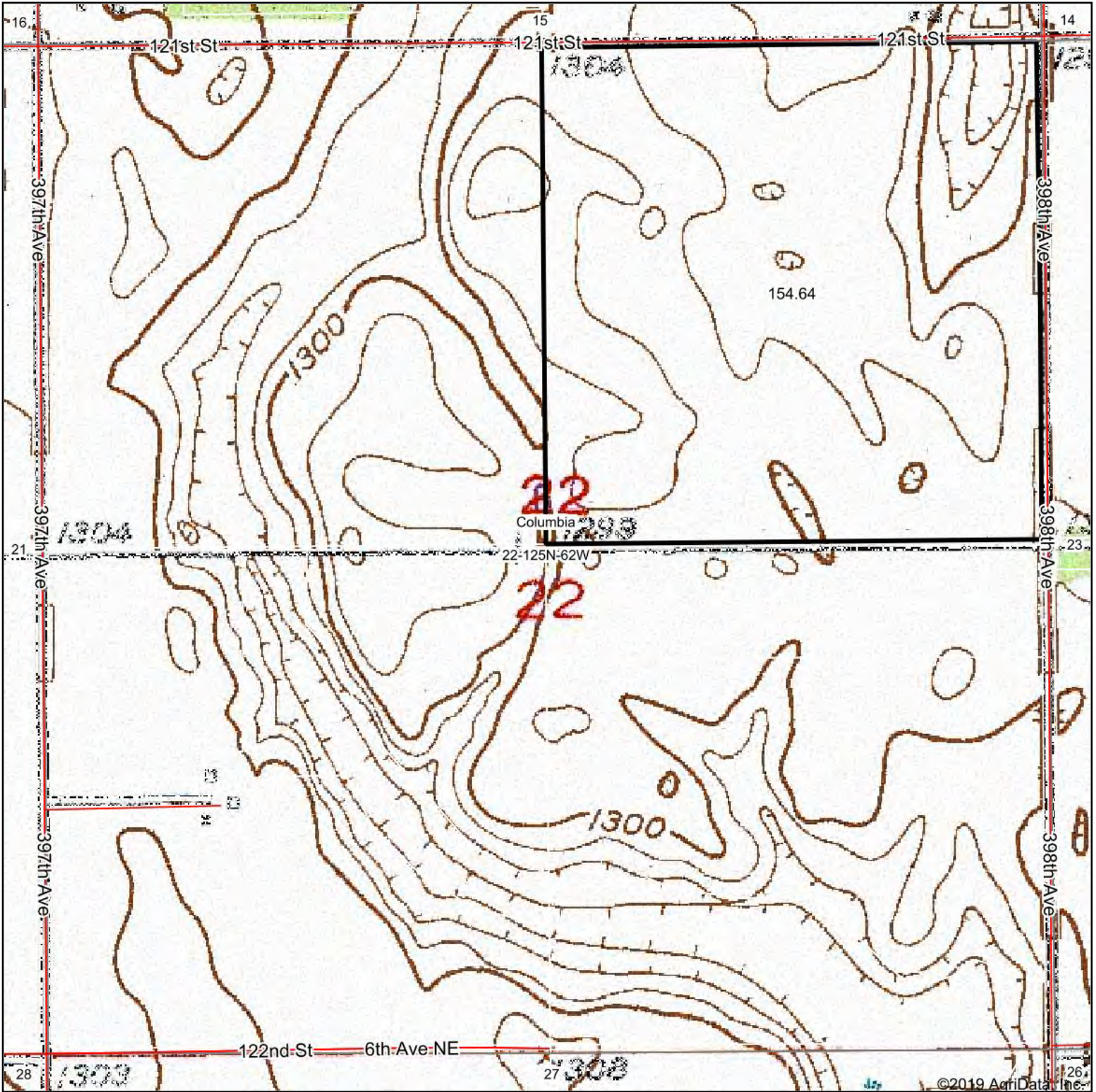
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

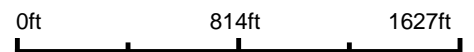
Soils data provided by USDA and NRCS.

Lot 2

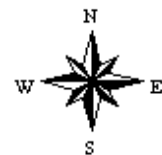
Topography Map



map center: 45° 37' 30, -98° 16' 47.89



22-125N-62W
Brown County
South Dakota



10/29/2019

Maps Provided By:



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Lot 3

**Portion of NW ¼ of 16-125-62 (E of RR) also
E ½ of W ½ of SW ¼ of 16-125-62
Columbia 'W' Township, Brown County, SD**

This tract is offered \$_____x 113 taxable acres.

This tract has 111.42 FSA Farmland acres (all considered cropland). The balance are non-crop acres and R.O.W. Tract contains a FSA wetland or farmed wetland. * No USFWS Easements.

COUNTY PARCEL RATING:

.8905 (E of RR) & .8963 (E ½ of W ½ of SW ¼)

SURETY PRODUCTIVITY INDEX:

90.4

BASES:

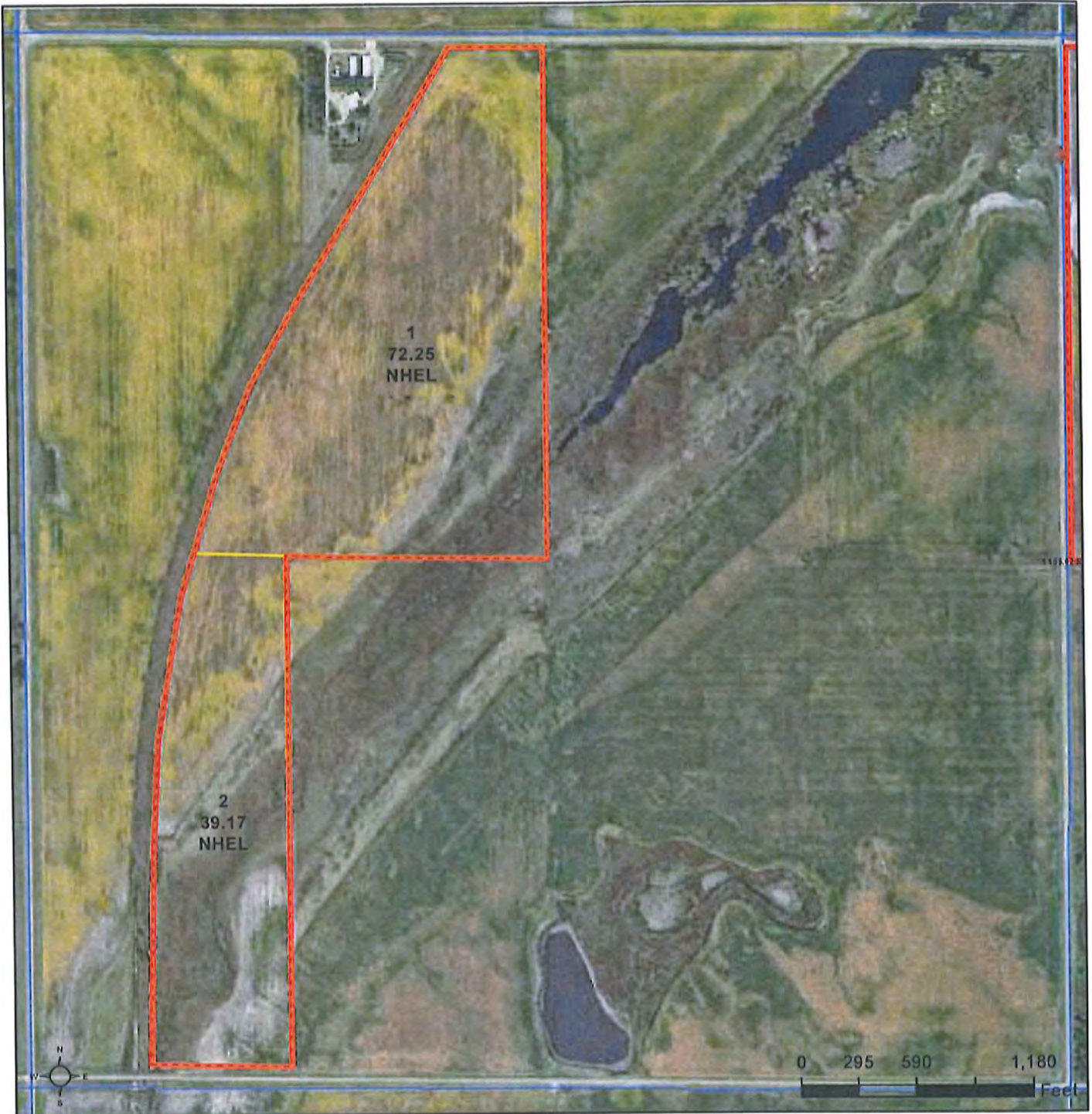
Corn 62.88, Soybeans 48.53

2018 REAL ESTATE TAXES:

\$2,385.74

LOCATION

From Columbia, SD (Old Bank corner) – go 1 1/2 miles North on Hwy 16 (396 Ave.) & 1/8 mile East on 121st Street.



Common Land Unit PLSS

- Cropland
- Tract Boundary

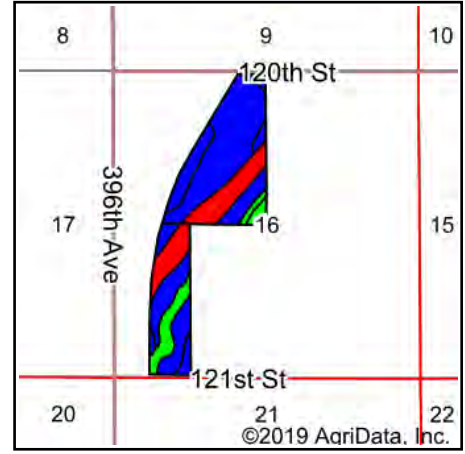
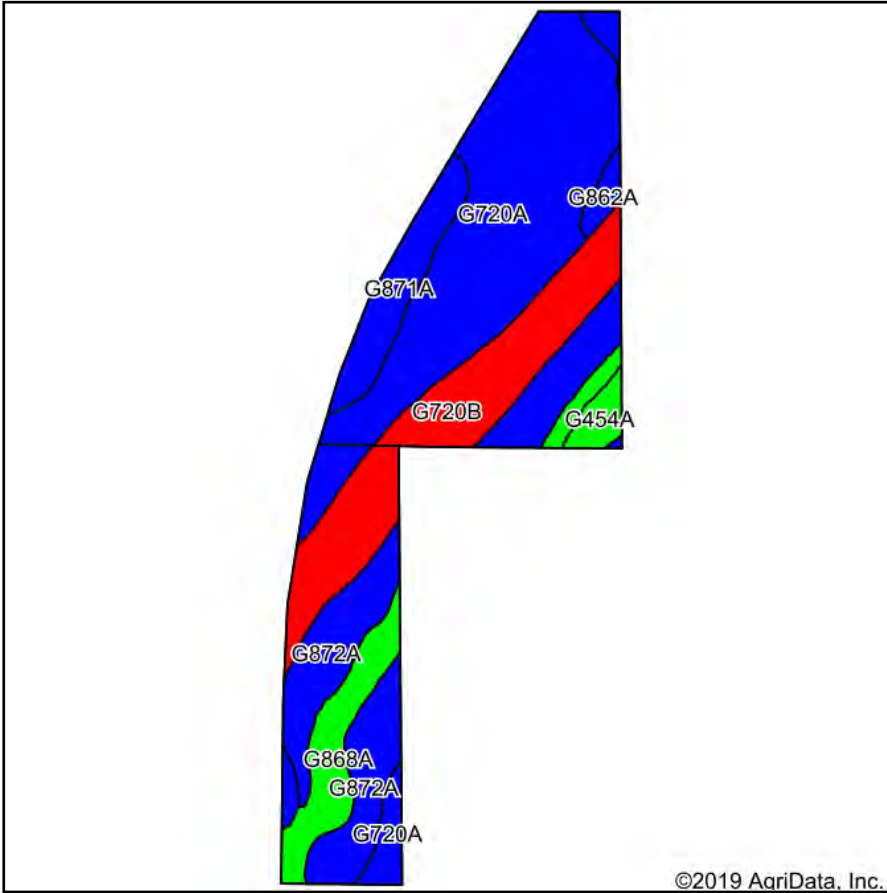
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

2019 Program Year
Map Created March 28, 2019

16 -125N -62W

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Soils Map



State: **South Dakota**
 County: **Brown**
 Location: **16-125N-62W**
 Township: **Columbia**
 Acres: **111.42**
 Date: **10/29/2019**

Maps Provided By:

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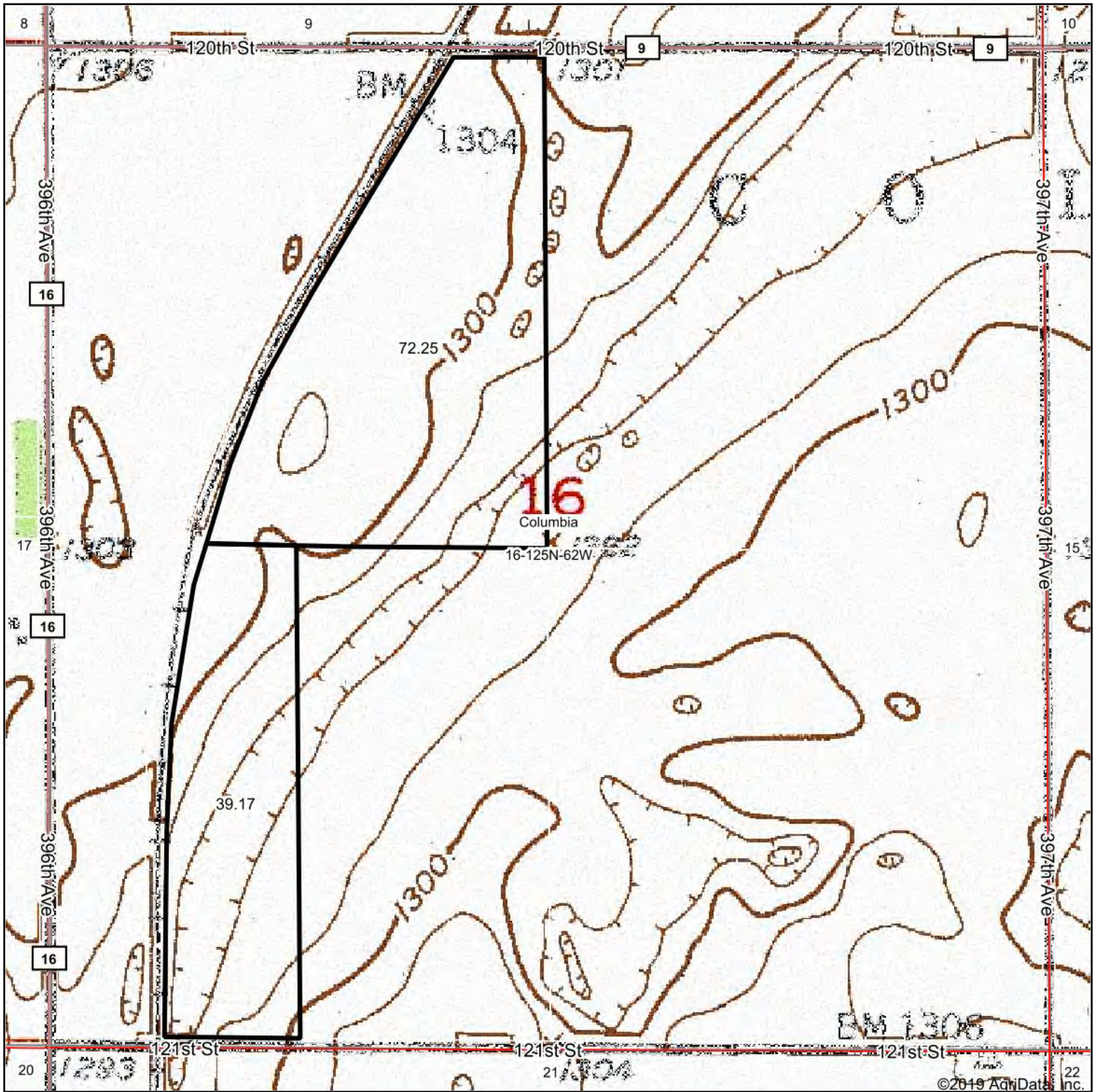
Soils data provided by USDA and NRCS.

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
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	43.08	38.7%	Blue	IIc	2888	95	62
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	22.76	20.4%	Red	IIe	2817	88	60
G872A	Beotia-Rondell silt loams, 0 to 2 percent slopes	22.71	20.4%	Blue	IIc	3339	91	63
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	9.95	8.9%	Green	IIw	4454	71	65
G871A	Beotia silt loam, 0 to 2 percent slopes	8.36	7.5%	Blue	IIc	2885	98	62
G862A	Harmony-Beotia silt loams, 0 to 2 percent slopes	2.43	2.2%	Blue	IIs	2771	92	61
G454A	Glyndon loam, 0 to 2 percent slopes	2.13	1.9%	Green	IIe	3889	77	51
Weighted Average						3121.6	90.4	*n 61.8

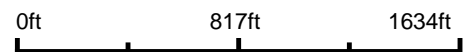
*n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Lot 3

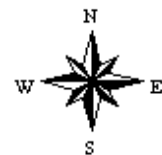
Topography Map



map center: 45° 38' 22.56, -98° 18' 1.97



16-125N-62W
Brown County
South Dakota



10/29/2019

Maps Provided By:



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Lot 4

**SW ¼ of 05-125-61 (ex Rd)
Columbia 'E' Township, Brown County, SD**

This tract is offered \$_____x 154 taxable acres.

This tract has 155.08 FSA Farmland acres of which 141.47 are considered cropland. The balance is Shelter Belt, old Building Site, non-crop acres and R.O.W. Tract contains a FSA wetland or farmed wetland. * No USFWS Easements.

**COUNTY PARCEL RATING:
.8852**

**SURETY PRODUCTIVITY INDEX:
82.8**

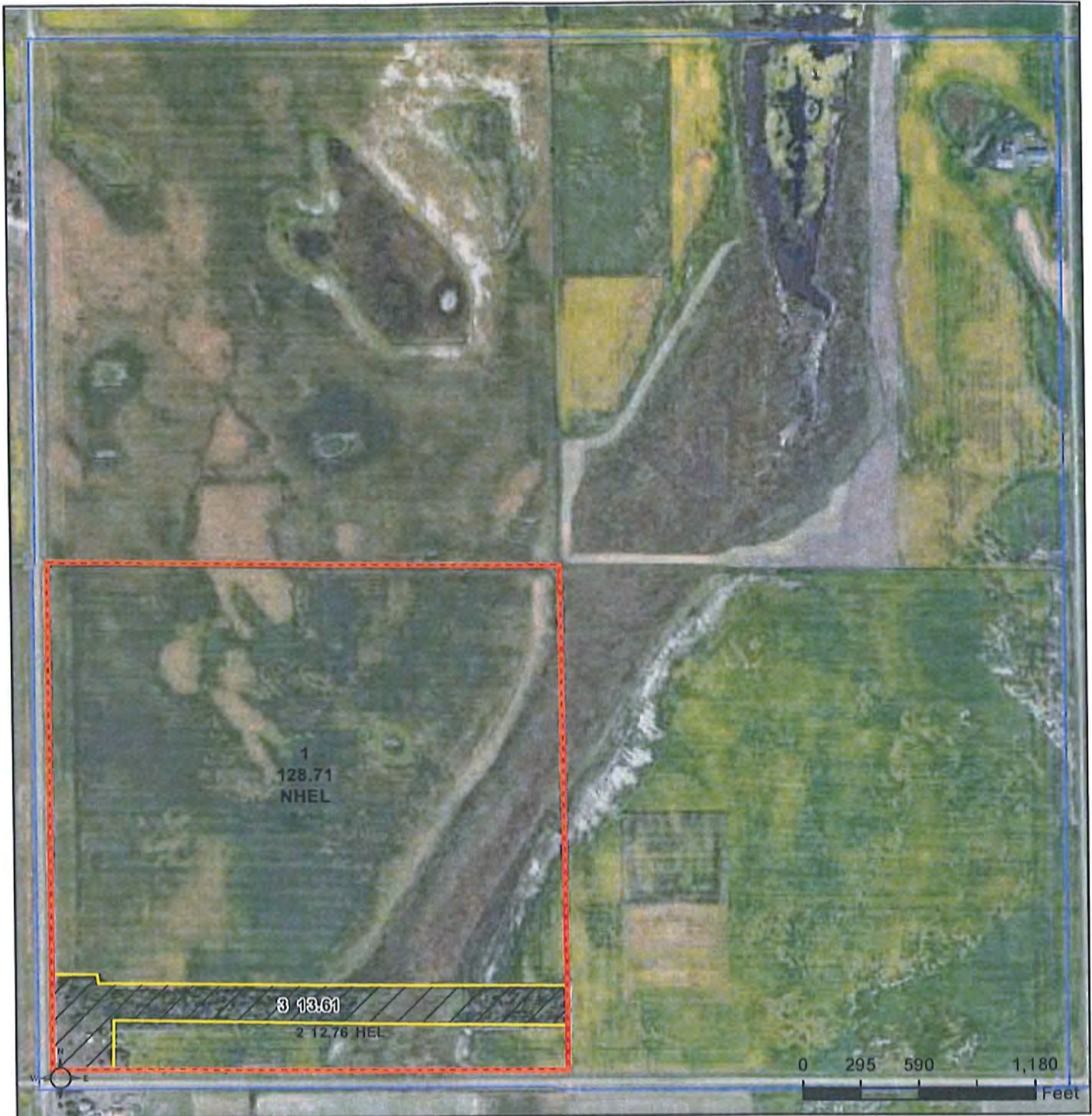
**BASES:
Corn 71.0, Soybeans 54.49**

**2018 REAL ESTATE TAXES:
\$3,162.03**

LOCATION

From Columbia, SD (Old Bank corner) – go 5 miles East on Larson Road & 3 1/2 miles North on 401st Avenue.

From Houghton, SD – go 6 ½ miles South on 401st Avenue.



Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

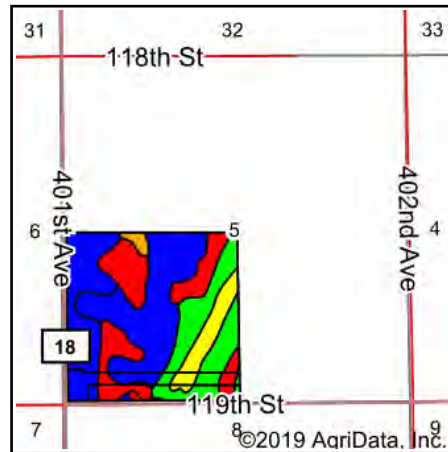
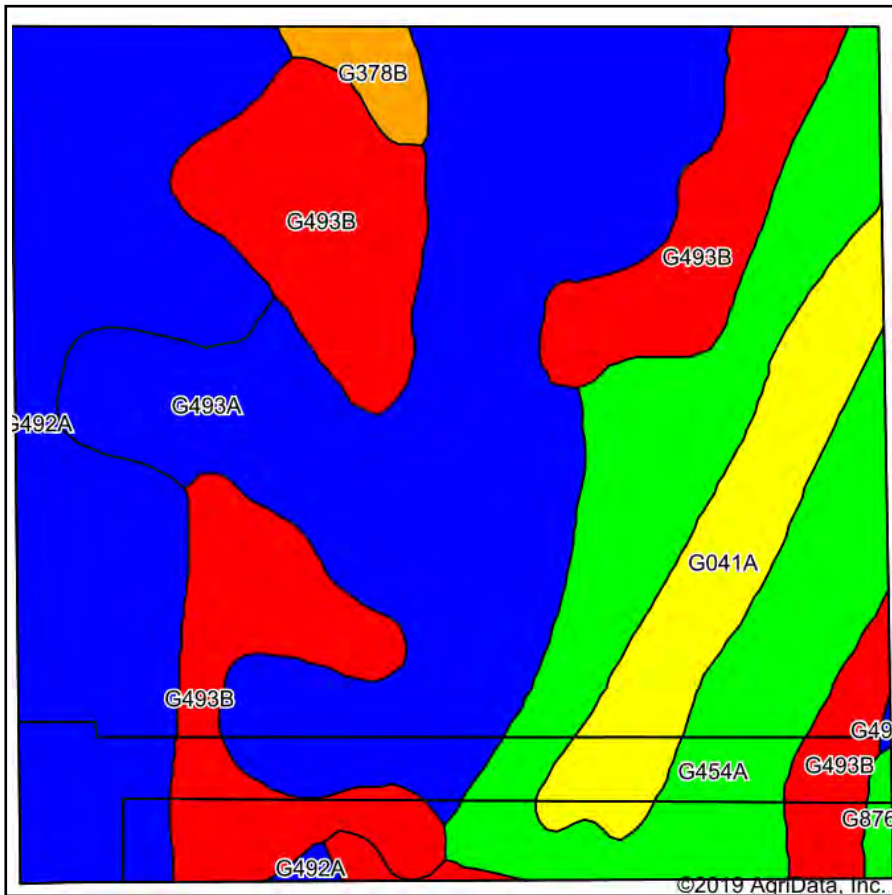
Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

2019 Program Year
 Map Created April 01, 2019

5 -125N -61W

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Soils Map



State: **South Dakota**
 County: **Brown**
 Location: **5-125N-61W**
 Township: **Columbia**
 Acres: **155.08**
 Date: **10/29/2019**

Maps Provided By:

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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
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	46.12	29.7%	Blue	Ile	3219	90	48
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	34.28	22.1%	Red	Ile	3159	84	47
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	30.23	19.5%	Blue	Ile	2889	92	57
G454A	Glyndon loam, 0 to 2 percent slopes	29.50	19.0%	Green	Ile	3889	77	51
G041A	Borup loam, 0 to 1 percent slopes	11.53	7.4%	Yellow	IVw	4392	45	48
G378B	Egeland, sandy substratum-Emdben fine sandy loams, 2 to 6 percent slopes	2.04	1.3%	Orange	IIle	3244	66	37
G489A	Gardena-Glyndon silt loams, 0 to 2 percent slopes	0.71	0.5%	Red	Ile	3240	89	55
G876A	Gardena-Turton very fine sandy loams, 0 to 2 percent slopes	0.67	0.4%	Green	Ile	2585	70	42
Weighted Average						3353.8	82.8	*n 50

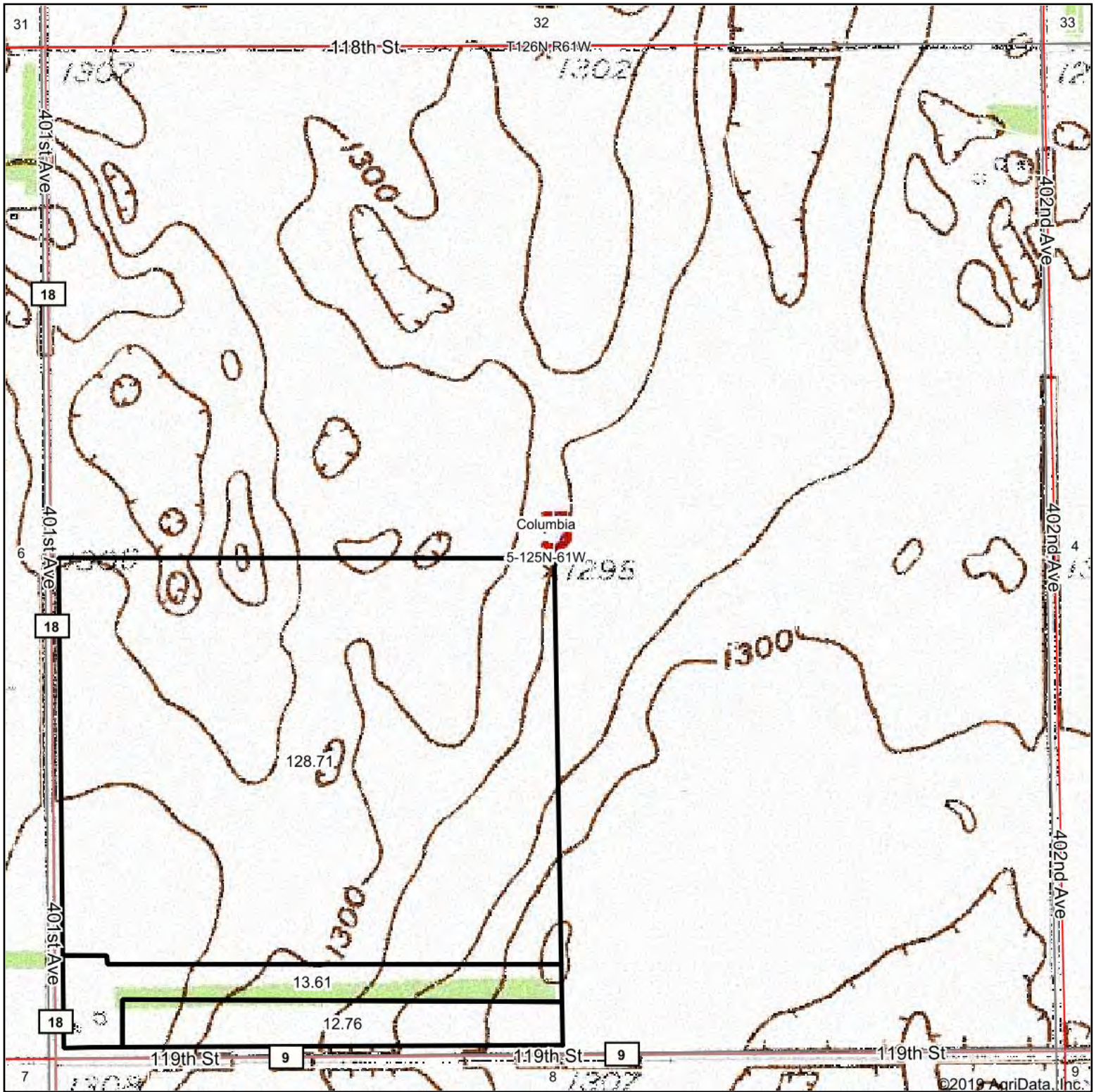
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

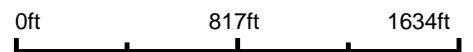
Soils data provided by USDA and NRCS.

Lot 4

Topography Map



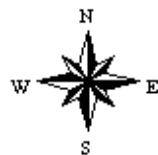
map center: 45° 40' 6.74, -98° 11' 48.97



5-125N-61W
Brown County
South Dakota

Maps Provided By:

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10/29/2019