

Real Estate Auction

**Squire Family Trust,
Richard Squire & Susie Flynn**

Thursday, December 5, 2019

Sale Time: 10:00 AM

Auction Location

Leola, SD Fire Hall

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 highly productive McPherson County crop land to your portfolio. This land is almost all Class II soils and is the type of land that every farmer covets! This sale offers farming, hunting & investment opportunities!

Legal Description

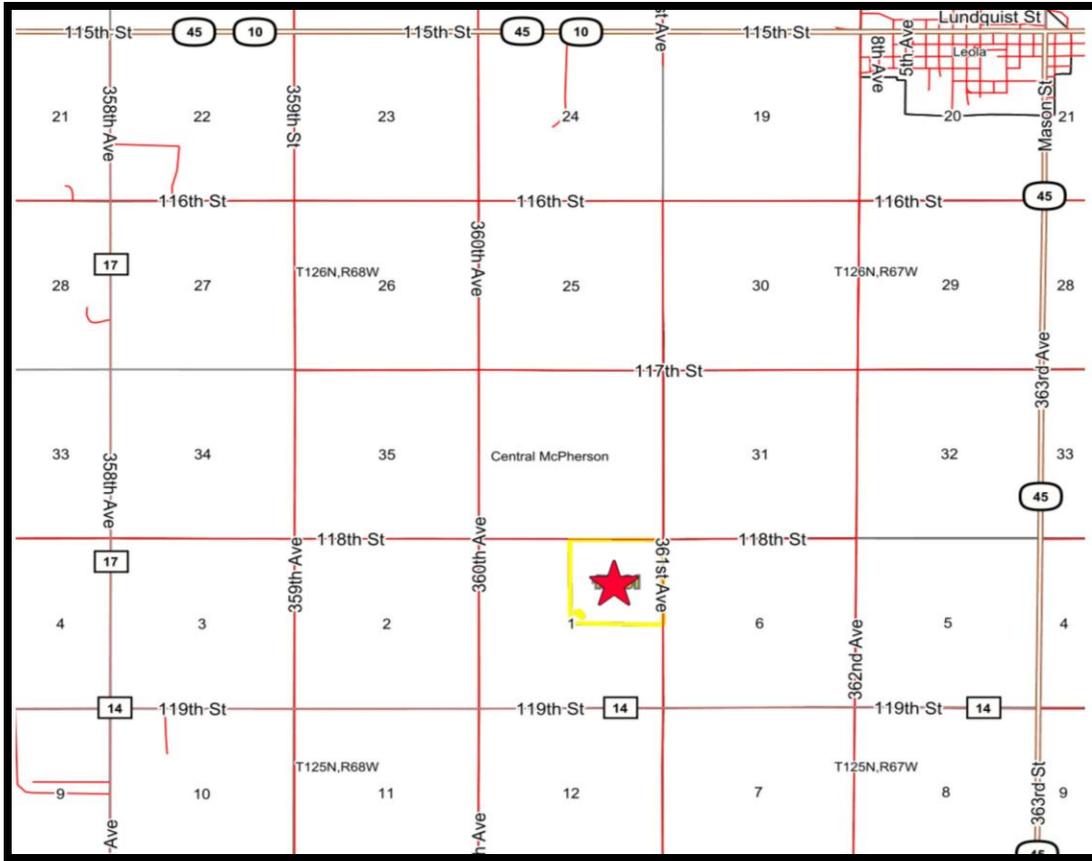
NE ¼ of 1-125-68

Howard Township, McPherson 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 Jay Gellhaus, Gellhaus & Gellhaus 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 sellers. Sellers will convey to buyer any gas, oil, mineral or hunting rights now owned. Sellers reserve the right to accept or reject any or all bids. Announcements made the day of sale shall take precedence over written advertisements. This parcel is 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
NE ¼ of 1-125-68
Howard Township, McPherson County, SD

This tract is offered \$_____x 160.23 taxable acres.

This tract has 160.36 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:

1st 53 1/3 acres: .724

W 53 1/3 acres: .753

E 53 1/3 acres: .691 (Crop .700 – Non Crop .490)

SURETY PRODUCTIVITY INDEX:

80.4

BASES:

Corn 79.63, Soybeans 79.37

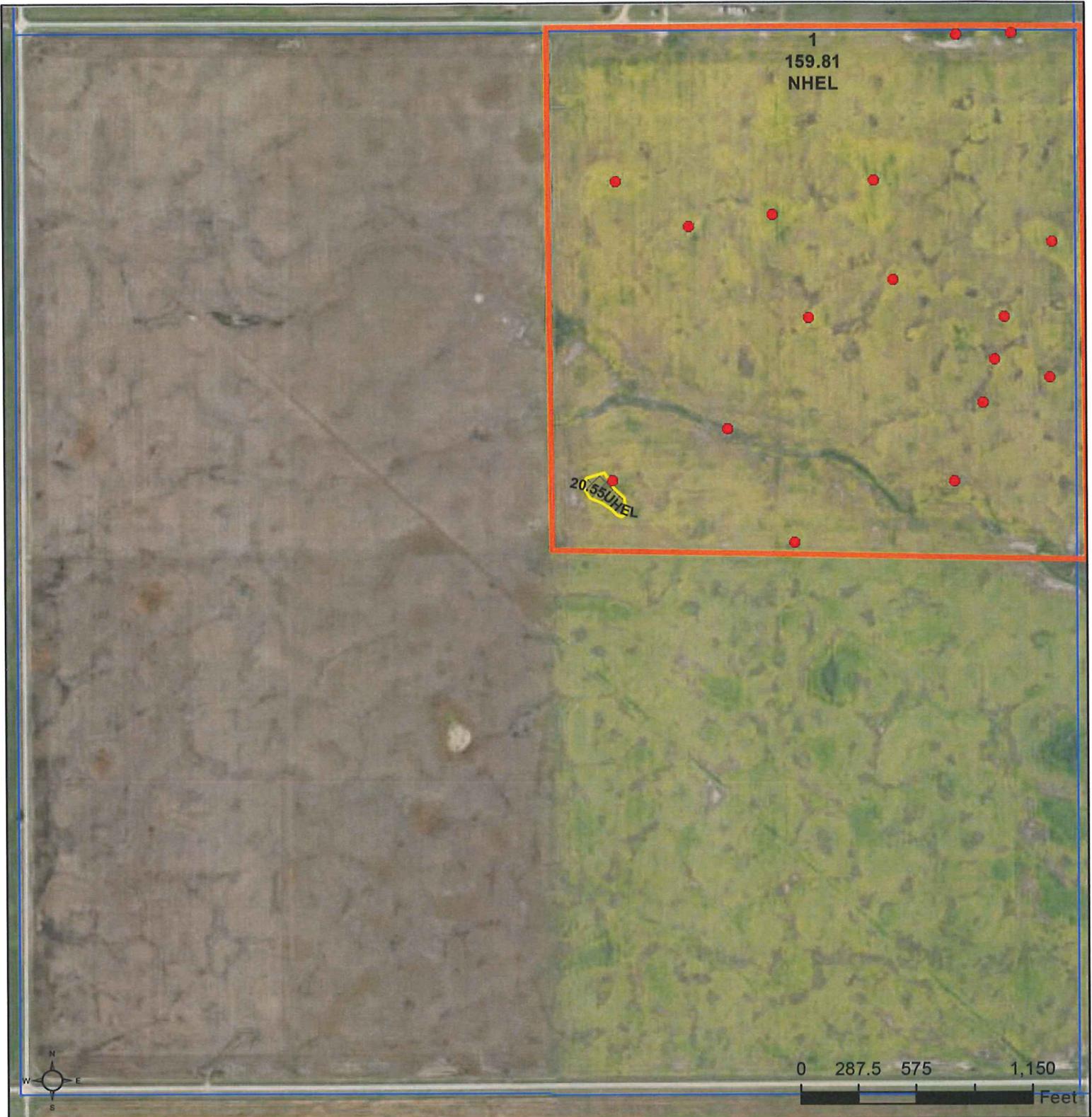
Total Base: 159.0

2018 REAL ESTATE TAXES:

\$1,740.02

LOCATION

From Leola, SD – go 2 miles West on Hwy 10, 3 miles South (360th Ave.) & ½ mile East on 118th Street.



- Common Land Unit**
-  Cropland
 -  native_sod_SD
 -  Tract Boundary
 -  PLSS

Wetland Determination Identifiers

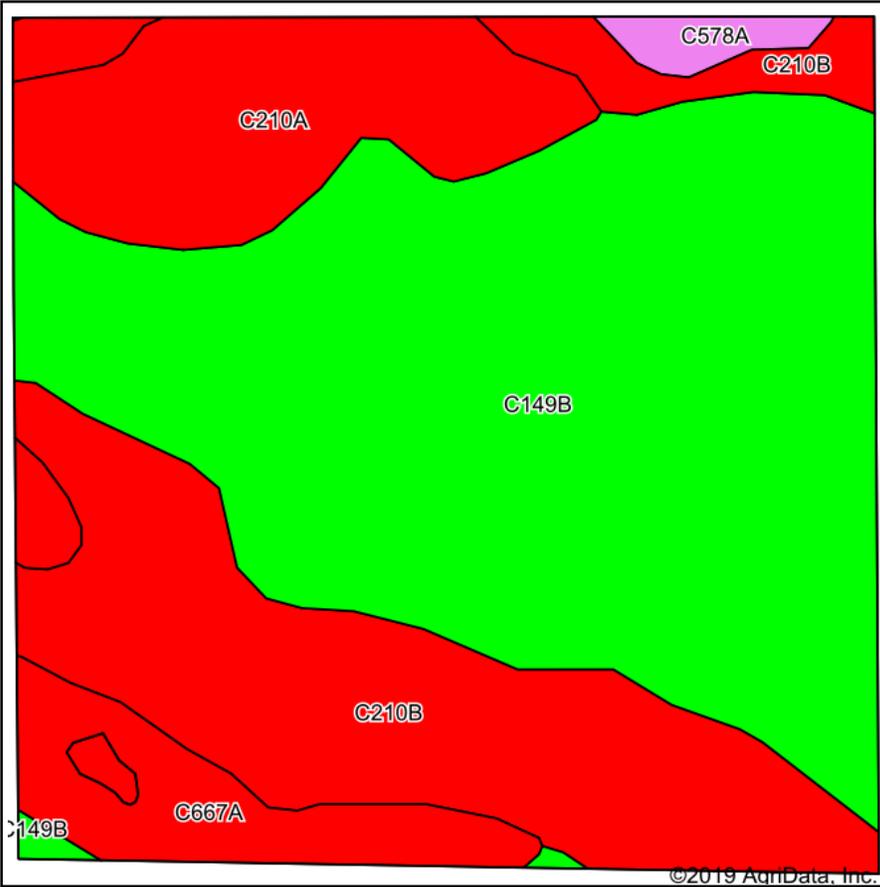
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

2019 Program Year
 Map Created August 23, 2019

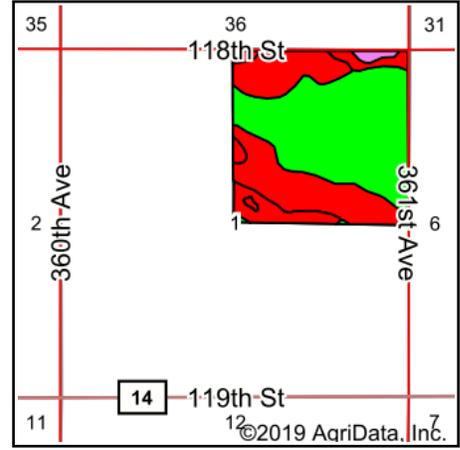
1 -125N -68W

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: **McPherson**
 Location: **1-125N-68W**
 Township: **Central McPherson**
 Acres: **160.36**
 Date: **11/4/2019**

Maps Provided By: 
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Area Symbol: SD089. Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
C149B	Williams-Bowbells-Tonka complex, 0 to 6 percent slopes	85.92	53.6%		Ile	3197	79	47
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	40.51	25.3%		Ile	2876	83	51
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	20.24	12.6%		Ilc	2711	86	52
C667A	Williams-Niobell loams, 0 to 3 percent slopes	11.68	7.3%		Ilc	2396	81	49
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	2.01	1.3%		Vis	3326	29	24
Weighted Average						2997.8	80.4	*n 48.5

*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.

Topography Map



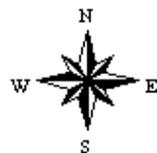
map center: 45° 40' 19.47, -98° 59' 1.01

0ft 807ft 1614ft

1-125N-68W
McPherson County
South Dakota

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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11/4/2019