

# Sherry Schlosser Land Auction

**Thursday, July 30, 2020**

**Sale Time: 10:00 AM**

Auction Location

ON SITE

From Barnard, SD – go 2 miles East & 1 ¾ North.  
(Jct. of Hwy 10 & 389<sup>th</sup> Ave. – go ¼ mile South)

**JARK/WORLIE AUCTION, LLC**

**Val W. Jark**

**(605) 380-2244**

**Broker Associate #12404**



**Lot 1  
S 1/2 of  
NW 1/4**



**Lot 1  
N 1/2 of  
NW 1/4**



**Lot 1  
N 1/2 of  
NE 1/4**



**Lot 2**





## Welcome

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

### Legal Descriptions

#### Lot 1

N ½ of NE ¼ (ex Hwy) of 5-126-63  
N ½ of NW ¼ (ex Hwy & Bldg site) of 5-126-63  
S ½ of NW ¼ (ex Hwy) of 5-126-63  
all in Brainard Twp, Brown County, SD

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#### Lot 2

SE ¼ of 7-126-63 (ex S 30 rods of E 112 rods)  
Brainard Township, Brown County, SD

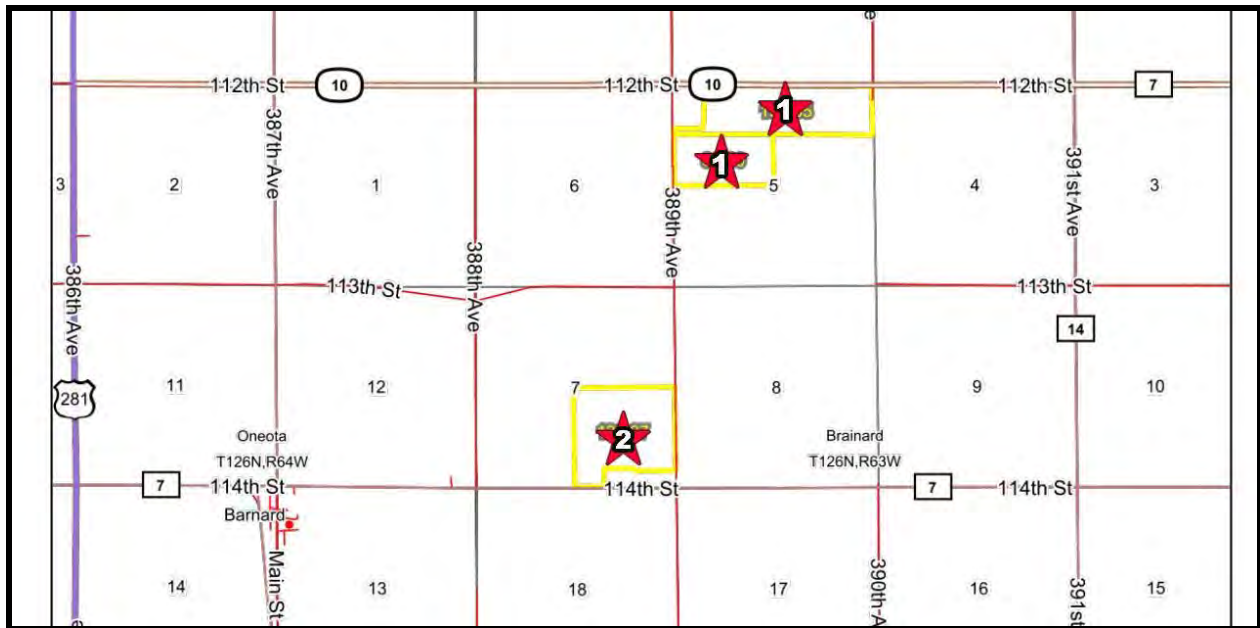
► It is our intention to offer choice of Lot 1 & 2.

High bidder may take **Lot 1** (\$\_\_ x 209.41 taxable acres),  
**Lot 2** (\$\_\_ x 137.8 taxable acres), **Lots 1 & 2 combined**  
(\$\_\_ x 347.21 total taxable acres).

- 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. The Closing Agent is Rob Ronayne, Ronayne Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC and Rob Ronayne are acting as agents for seller. Possession will be given at closing. The 2020 real estate taxes (due in 2021) 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

**N $\frac{1}{2}$  of NE  $\frac{1}{4}$  (Gov't Lots 1&2) of 5-126-63 (ex Hwy)  
N  $\frac{1}{2}$  of NW  $\frac{1}{4}$  (Gov't Lots 3&4) of 5-126-63 (ex Hwy &  
Bldg site) & S  $\frac{1}{2}$  of NW  $\frac{1}{4}$  of 5-126-63  
Brainard Twp, Brown County SD**

This tract is offered \$\_\_\_\_\_x 209.41 taxable acres.

- \* The S  $\frac{1}{2}$  of NW  $\frac{1}{4}$  is grass/hay land with productivity ratings everyone likes to see!
- \* The North  $\frac{1}{2}$  of NE & NW are both pasture with some cattail slough habitat. **NOTE:** Due to recent re-platting of building site, the ratings & taxes on N  $\frac{1}{2}$  of NW  $\frac{1}{4}$  are estimated.
- Tract contains FWS Wetland & Grassland easements (no grazing restrictions - can hay after July 15<sup>th</sup>).

***Has not been used in 2020!***

### **COUNTY PARCEL RATING:**

**S  $\frac{1}{2}$  of NW  $\frac{1}{4}$  - .6939, N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  - .5092 (approx.),  
N  $\frac{1}{2}$  of NW  $\frac{1}{4}$  - .6007**

### **SURETY RANGE PRODUCTIVITY:**

**3398.4 lbs./acre/yr.  
(S  $\frac{1}{2}$  of NW  $\frac{1}{4}$  - 3557.6, N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  & NW together - 3292.3  
(based on original plat)**

### **2019 REAL ESTATE TAXES:**

**S  $\frac{1}{2}$  of NW  $\frac{1}{4}$  - \$754.01, N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  - \$481.95  
N  $\frac{1}{2}$  of NW  $\frac{1}{4}$  - unavailable**

### **LOCATION**

**From Barnard, SD - go 2 miles East on 114<sup>th</sup> Street & 1  $\frac{1}{2}$   
North on 389<sup>th</sup> Ave.**



Common Land Unit PLSS

- Non-Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2020 Program Year

Map Created April 17, 2020

**5 -126N -63W**

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**  
**SE ¼ of 7-126-63**  
**(ex S 30 rods of E 112 rods)**  
**Brainard Township, Brown County, SD**

This tract is offered \$\_\_\_\_\_x 137.8 taxable acres.

- \* This tract is all grass/pasture (with dug out) and gravel roads on two sides.
- Tract contains FWS Wetland & Grassland easements (no grazing restrictions - can hay after July 15<sup>th</sup>).

**Note: Due to County Assessor adjustment, the County Parcel Rating, Surety Range Production & RE Taxes are subject to change slightly.**

***Has not been used in 2020!***

**COUNTY PARCEL RATING:**  
**.5570**

**SURETY RANGE PRODUCTION:**  
**2956 lbs./acre/yr.**

**2019 REAL ESTATE TAXES:**  
**\$1,030.82**

**LOCATION**  
**From Barnard, SD – go 1 ½ miles East on 114 Street.**








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

2020 Program Year

Map Created April 17, 2020

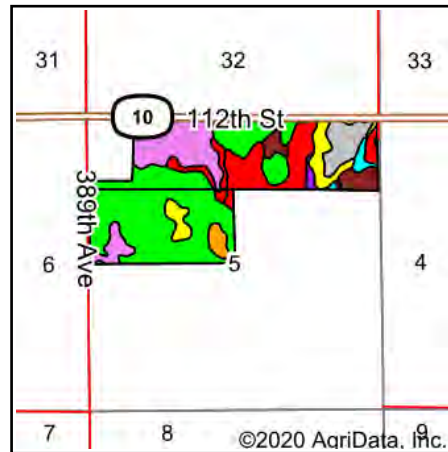
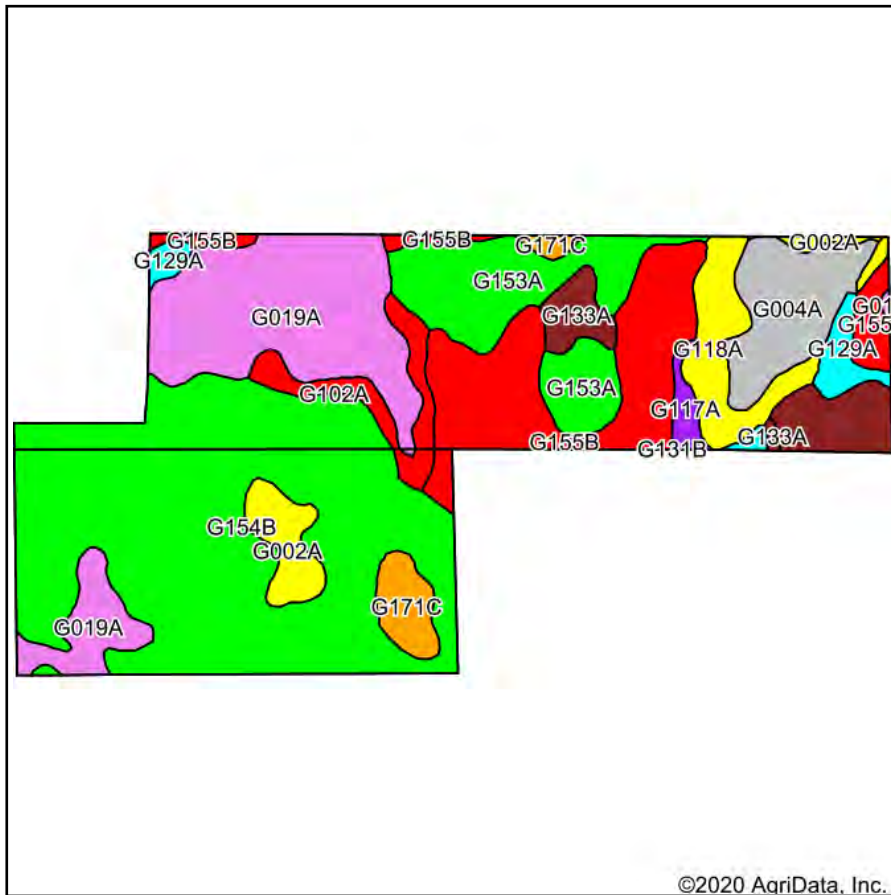
**Wetland Determination Identifiers**

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

**7 -126N -63W**

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# Soils Map



State: **South Dakota**  
 County: **Brown**  
 Location: **5-126N-63W**  
 Township: **Brainard**  
 Acres: **213.25**  
 Date: **7/6/2020**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2020 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: SD013. Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
G154B	Barnes-Svea-Tonka complex, 0 to 6 percent slopes	78.24	36.7%		Ile	3477	76	54
G019A	Rimlap-Heil, till substratum silt loams, 0 to 1 percent slopes	34.11	16.0%		IVw	4029	26	6
G155B	Barnes-Svea loams, 0 to 6 percent slopes	27.74	13.0%		Ile	3113	82	59
G153A	Barnes-Hamerly-Tonka complex, 0 to 3 percent slopes	19.85	9.3%		IIc	3456	78	52
G004A	Southam silty clay loam, 0 to 1 percent slopes	11.89	5.6%		VIIIw	1217	9	1
G118A	Vallers loam, saline, 0 to 1 percent slopes	9.36	4.4%		IVw	3892	42	27
G102A	Hamerly loam, 0 to 3 percent slopes	6.24	2.9%		Ile	3944	83	54
G017A	Heil silt loam, till substratum, 0 to 1 percent slopes	5.83	2.7%		VIIs	3555	11	4
G002A	Tonka silt loam, 0 to 1 percent slopes	5.47	2.6%		IVw	4606	42	29
G171C	Barnes-Buse-Svea loams, 1 to 9 percent slopes	4.82	2.3%		IIIe	2890	61	57
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	4.32	2.0%		IVs	2321	35	22
G133A	Ferney-Heil, till substratum complex, 0 to 3 percent slopes	3.62	1.7%		VIIs	2287	18	12
G117A	Hamerly loam, saline, 0 to 3 percent slopes	1.76	0.8%		IIIIs	3759	56	35
<b>Weighted Average</b>						<b>3398.4</b>	<b>59</b>	<b>*n 39.2</b>

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

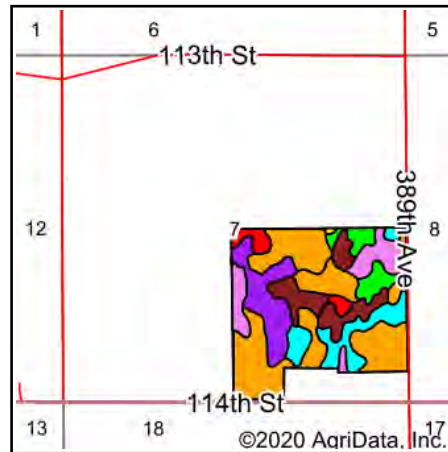
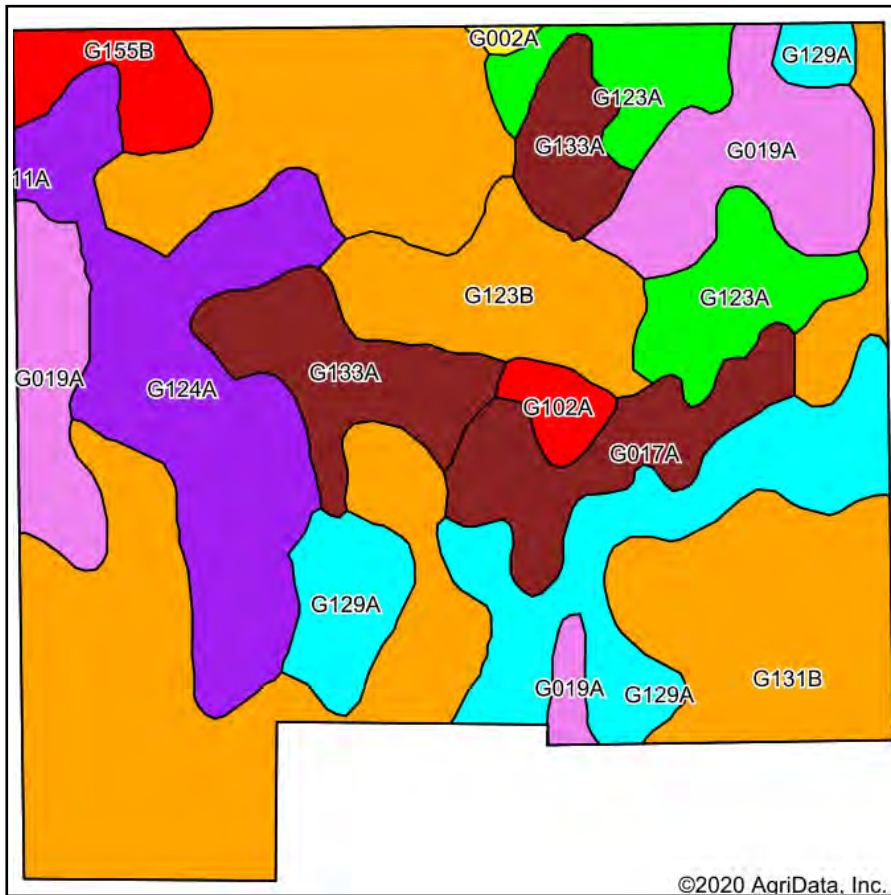
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## Lot - 1 (subject to change slightly)



# Soils Map



State: **South Dakota**  
 County: **Brown**  
 Location: **7-126N-63W**  
 Township: **Brainard**  
 Acres: **139.97**  
 Date: **7/6/2020**



Soils data provided by USDA and NRCS.

Area Symbol: SD013. Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
G131B	Barnes-Cresbard-Tonka complex, 0 to 6 percent slopes	51.61	36.9%		Ile	3053	69	41
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	18.16	13.0%		IIIs	2606	58	35
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	16.60	11.9%		IVs	2321	35	22
G019A	Rimlap-Heil, till substratum silt loams, 0 to 1 percent slopes	14.19	10.1%		IVw	4029	26	6
G133A	Ferney-Heil, till substratum complex, 0 to 3 percent slopes	9.91	7.1%		VIIs	2287	18	12
G123A	Svea-Cavour loams, 0 to 3 percent slopes	9.07	6.5%		IIc	2703	73	43
G123B	Barnes-Cavour loams, 3 to 6 percent slopes	8.23	5.9%		Ile	2818	61	37
G017A	Heil silt loam, till substratum, 0 to 1 percent slopes	6.77	4.8%		VIIs	3555	11	4
G155B	Barnes-Svea loams, 0 to 6 percent slopes	3.49	2.5%		Ile	3113	82	59
G102A	Hamerly loam, 0 to 3 percent slopes	1.63	1.2%		Ile	3944	83	54
G002A	Tonka silt loam, 0 to 1 percent slopes	0.31	0.2%		IVw	4606	42	29
<b>Weighted Average</b>						<b>2956</b>	<b>53</b>	<b>*n 31</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 (subject to change slightly)



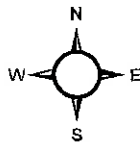
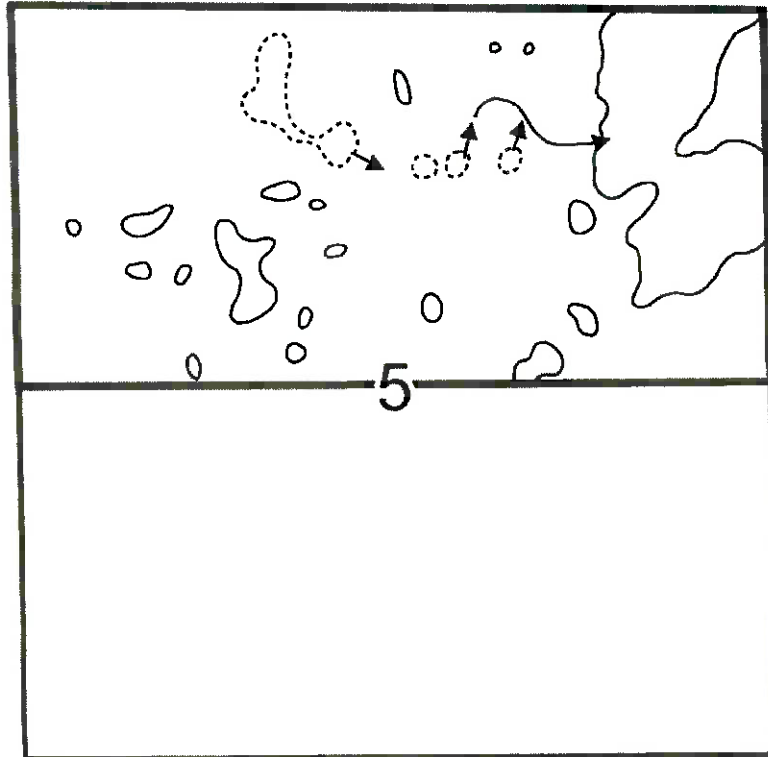
UNITED STATES DEPARTMENT OF THE INTERIOR  
FISH AND WILDLIFE SERVICE

Tract: 45X

Map 1 of 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. 126N., R. 63W., 5th PRINCIPAL MERIDIAN

SECTION 5, frac. N1/2



1 inch = 0.25 miles






The U.S. Fish and Wildlife Service (Service) has purchased and owns perpetual rights which restrict or prohibit the right to drain, burn, level, and fill any wetland basins depicted on this map. This map represents the Service's effort to depict the approximate location, size and shape of all protected wetlands based on information and maps available at the time this map was prepared. However, wetlands are hydrologically dynamic systems, with expanding and contracting water levels. This map is not meant to depict water levels in the wetland in any given year. The Service reserves the right to revise this map, provided the mapped acreage remains consistent with the Easement's Summary Acres.

Prepared by: *Darren Wheeling*  
Darren Wheeling

Approved by: *Donald Soderlund*  
Donald Soderlund

Date: 9/8/2011

LEGEND

-  Section Boundary
-  Boundary of Easement Description
-  Wetlands Covered by Provisions of the Easement
-  Wetlands Deleted from the Easement
-  Approved Drainage Facility

FISH AND WILDLIFE SERVICE  
Bureau of Sport Fisheries and Wildlife  
Branch of Realty

DRAINAGE FACILITY MAP

ELLIOTT ET AL, WILLIAM G.  
WATERFOWL PRODUCTION AREA  
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934 AS AMENDED  
DESCRIPTION:

TRACT (45X)

319.94 ACRES

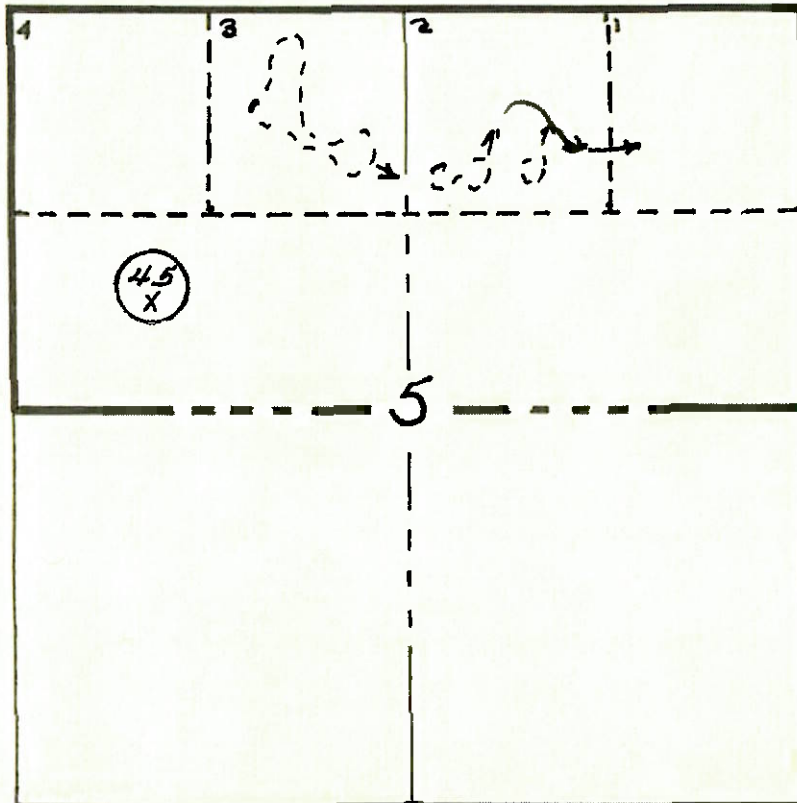
BROWN COUNTY SOUTH DAKOTA

FIFTH PRINCIPAL MERIDIAN

T. 126 N., R. 63 W.  
sec. 5, frac. N $\frac{1}{2}$ .

Lot Table

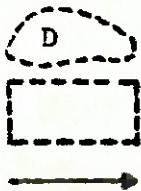
- 1. 39.57
- 2. 39.79
- 3. 40.01
- 4. 40.23



I hereby certify that this map represents the excepted drainage ditches and/or deleted wetlands referred to in the easement agreement executed 4-3-69 and accepted on JUL 7 1969

/s/ John R. Langenbach

Acting Regional Director



Wetlands Deleted from the Provisions of the Easement

Wetlands Drained

Open Ditch

Scale - 4" = 1 mile

Map drawn by: MDM<sup>c</sup> Date: 4-28-69

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

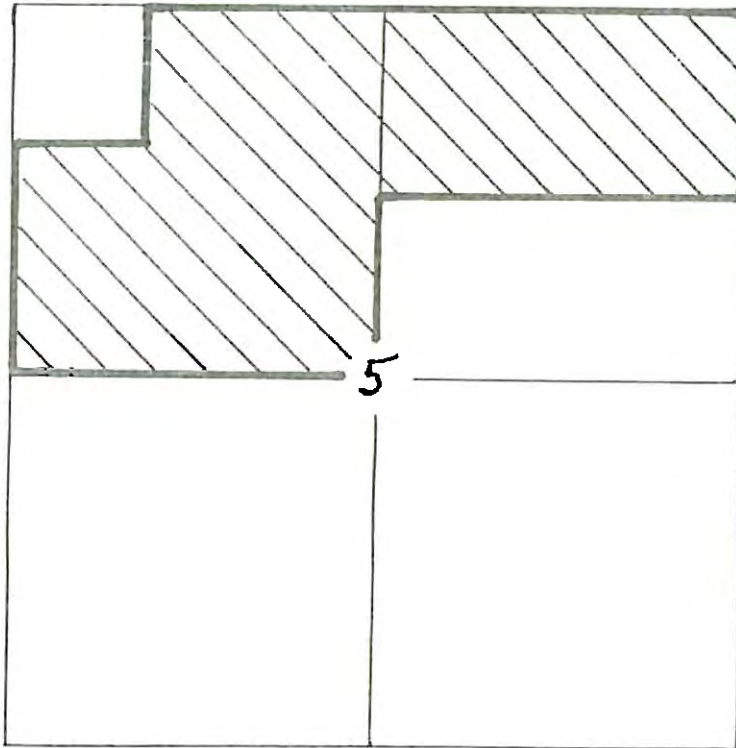
Map 1 of 1

TRACT 413G

WILDLIFE MANAGEMENT AREA Brown COUNTY, STATE OF SOUTH DAKOTA

T. 126 N., R. 63 W., 5th PRINCIPAL MERIDIAN

sec. 5, lots 1, 2 & 3, lot 4 except the N 990' of the W 990', S $\frac{1}{2}$ NW $\frac{1}{4}$   
(also described as the N $\frac{1}{2}$ NE $\frac{1}{4}$  and the NW $\frac{1}{4}$  except the N 990' of  
the W 990')



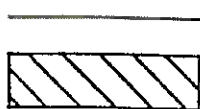
DIST. NO. 375  
115MR PAGE 572  
DEC 22 11 2:05

Scale: 4 Inches = 1 Mile

This map delineates lands referred to in the easement conveyance dated 9-22-94 which the parties of the first part agree to maintain as a Wildlife Management Area.

LEGEND

Vern M. Schlessen  
Landowner Signature



Boundary of Easement Description

Lands covered by provisions of the easement

Prepared by: Roger Turnquist Date: 9-7-94

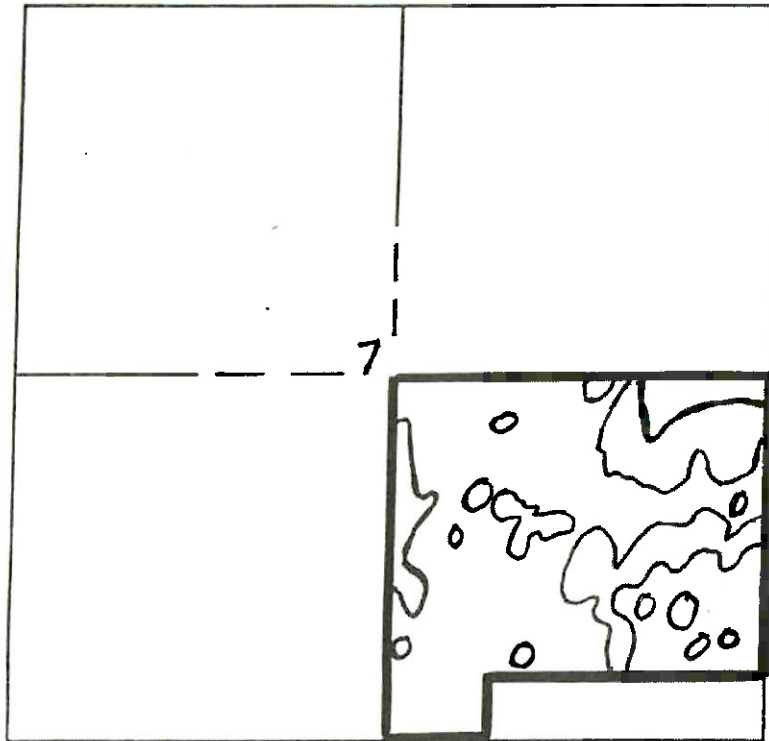


UNITED STATES DEPARTMENT OF THE INTERIOR  
 FISH AND WILDLIFE SERVICE  
 EXHIBIT "A"

TRACT 413X

MAP 1 of 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. 126 N., R. 63 W., 5th PRINCIPAL MERIDIAN  
 sec. 7, SE $\frac{1}{4}$  except the South 30 rods of the East 112 rods thereof and except that portion  
 deeded for highway purposes



Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated 4/24/98 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.

Vern M. Schlosser  
 Landowner Signature

Sherry M. Schlosser  
 Landowner Signature

\_\_\_\_\_  
 Landowner Signature


\_\_\_\_\_  
 Landowner Signature

\_\_\_\_\_  
 Landowner Signature

\_\_\_\_\_  
 Landowner Signature

**LEGEND**

\_\_\_\_\_ Boundary of Easement Description

 Wetlands covered by provisions of the easement

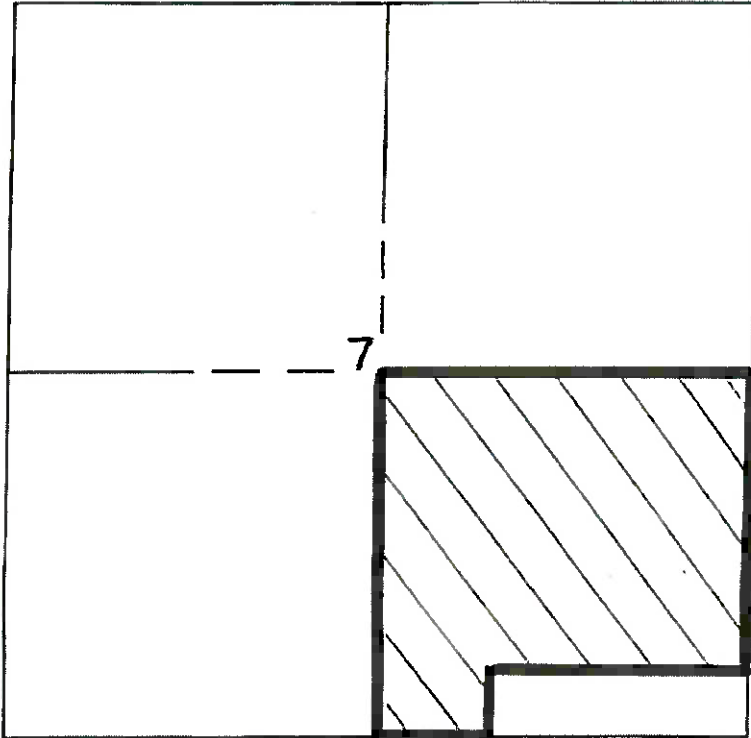
Prepared by: Robert Severson Date: 04-20-98

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

TRACT 413G-1

MAP 1 of 1

WILDLIFE MANAGEMENT AREA Brown COUNTY, STATE OF South Dakota  
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.  
T. 126 N., R. 63 W., 5th PRINCIPAL MERIDIAN  
sec. 7, SE $\frac{1}{4}$  except the South 30 rods of the East 112 rods thereof and except that portion  
deeded for highway purposes



Scale: 4 Inches = 1 Mile

This map delineates lands referred to in the easement conveyance dated 4/24/98  
which the parties of the first part agree to maintain as a wildlife management area.

Vernon J. Severson  
Landowner Signature

Sherman Schlosser  
Landowner Signature

\_\_\_\_\_  
Landowner Signature

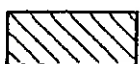
\_\_\_\_\_  
Landowner Signature

\_\_\_\_\_  
Landowner Signature

\_\_\_\_\_  
Landowner Signature

**LEGEND**

----- Boundary of Easement Description

 Lands covered by provisions of the easement

Prepared by: Robert Severson Date: 04-20-98