

FOR SALE
BROWN COUNTY
CROPLAND

Caroline Lacher Trust

**Dianne Dell & Shirley Arment,
Co-Trustees**

JARK/WORLIE AUCTION, LLC
Val W. Jark
(605) 380-2244
Broker Associate #12404



Welcome

This is an opportunity to add Brown County Cropland to your portfolio. This Richmond Lake Area land offers farming, hunting & investment opportunities!

Legal Description

**NW ¼ of 29-124-65
Ravinia Township, Brown County, SD**

▶ Buyer(s) will have the right to operate in 2021!

Disclaimer

While we feel that all information is correct, it is your responsibility as buyers to research any/all information to your own satisfaction.

Lot

NW ¼ of 29-124-65
Ravinia Township, Brown County, SD

This tract is offered \$_____x 158 taxable acres.

According to FSA, this tract consists of 161.04 Farmland Acres - all considered Cropland. There are a couple of smaller sloughs/wildlife habitat.

** Tract has a USFWS Wetland Easement as well as FSA wetland or farmed wetland. **

***** Buyers will have the right to operate in 2021! *****

COUNTY PARCEL RATING:
.3898

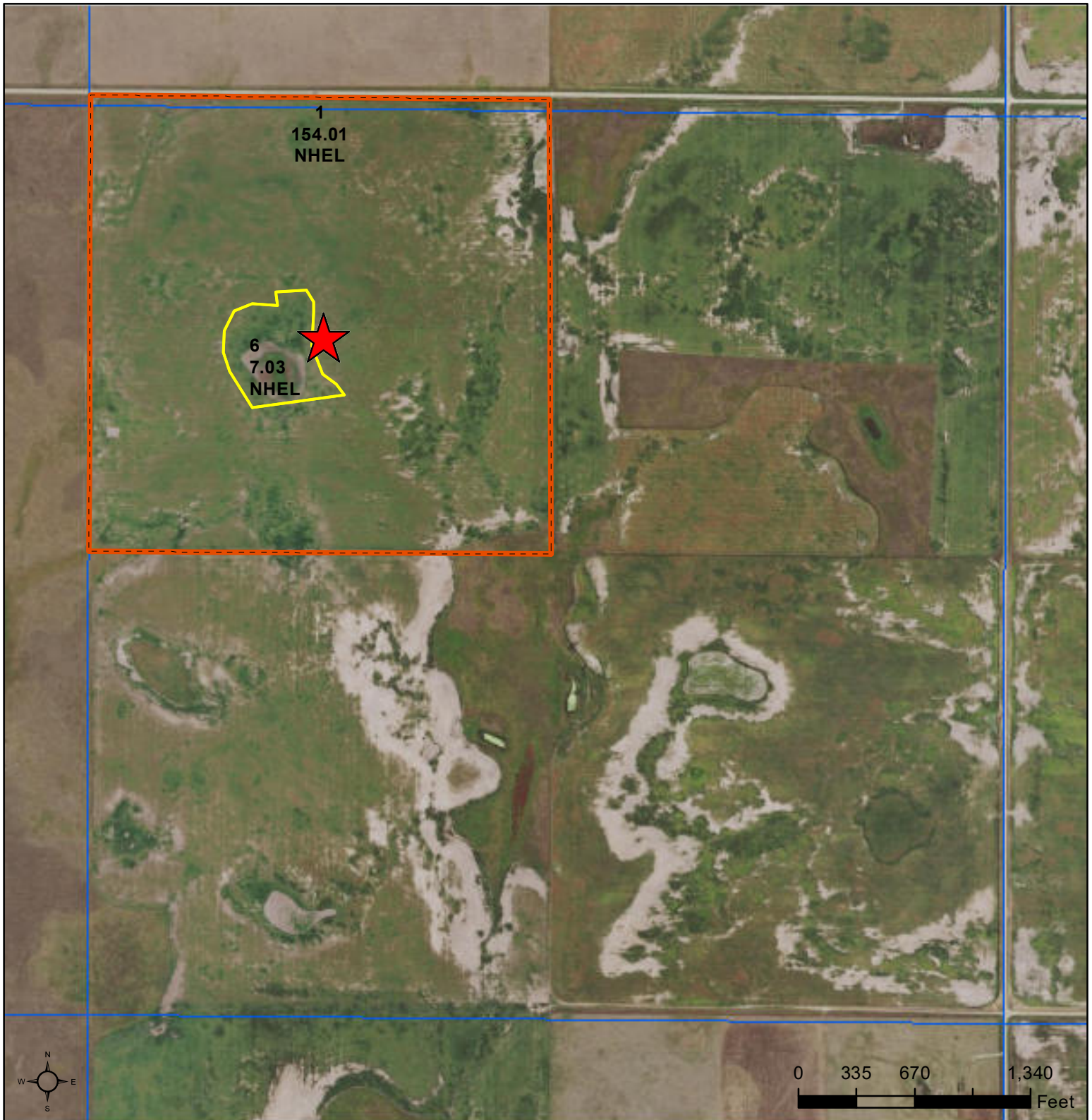
SURETY PRODUCTIVITY INDEX:
48.3

2019 REAL ESTATE TAXES:
\$1,489.21

LOCATION

From **Richmond Lake Campground** – go 3 1/2 miles West on 128th St.

From **Aberdeen, SD (Wylie Park)** - go 2 miles North (Hwy 281), 5 miles West (129th St.), 1 mile North (379th Ave.) & 3 ½ miles West (128th St.).



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

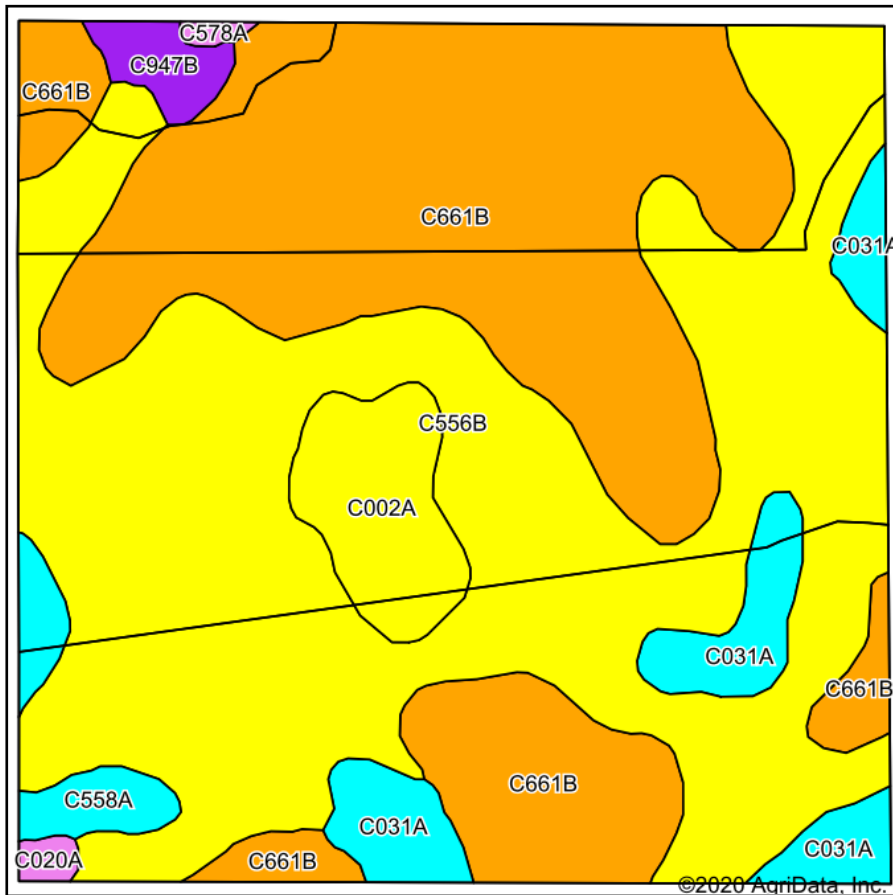
2020 Program Year

Map Created April 17, 2020

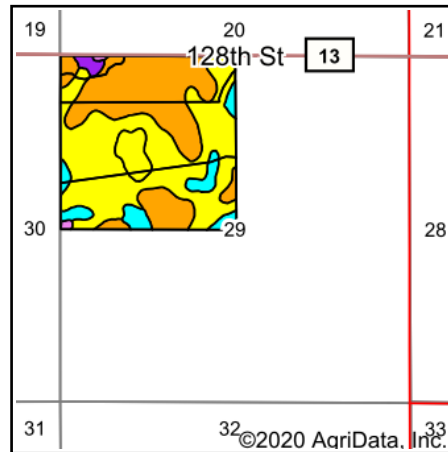
29 -124N -65W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **29-124N-65W**
 Township: **Ravinia**
 Acres: **161.04**
 Date: **9/11/2020**

Maps Provided By:



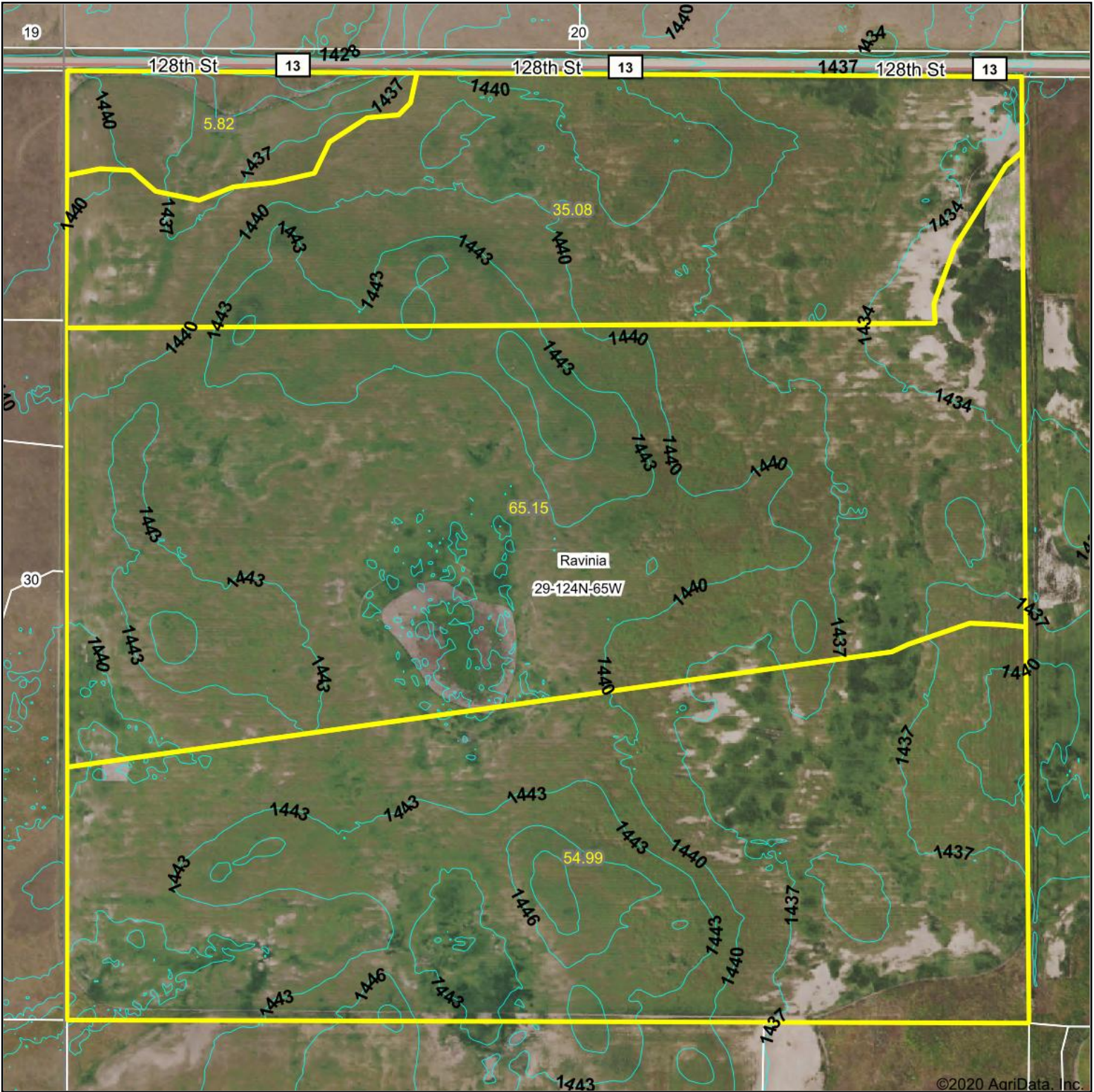
Area Symbol: SD013. Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	79.18	49.2%		IVs	1718	42	27
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	59.79	37.1%		IIIe	2221	60	38
C031A	Rimlap-Heil silt loams, 0 to 1 percent slopes	9.30	5.8%		IVw	3516	36	18
C002A	Tonka silt loam, 0 to 1 percent slopes	6.76	4.2%		IVw	4379	45	28
C558A	Miranda-Heil complex, 0 to 3 percent slopes	3.16	2.0%		VI s	2328	31	19
C947B	Edgeley-Kloten complex, west, 0 to 6 percent slopes	1.99	1.2%		IIe	2331	58	25
C020A	Heil silt loam, 0 to 1 percent slopes	0.54	0.3%		VI s	3552	20	11
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	0.32	0.2%		VI s	3326	29	25
Weighted Average						2149.2	48.3	*n 30.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,427.3

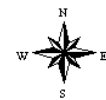
Max: 1,448.1

Range: 20.8

Average: 1,439.6

Standard Deviation: 3.35 ft

0ft 432ft 864ft



9/11/2020

29-124N-65W
Brown County
South Dakota

Map Center: 45° 31' 34.07, -98° 41' 28.26

Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

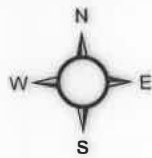
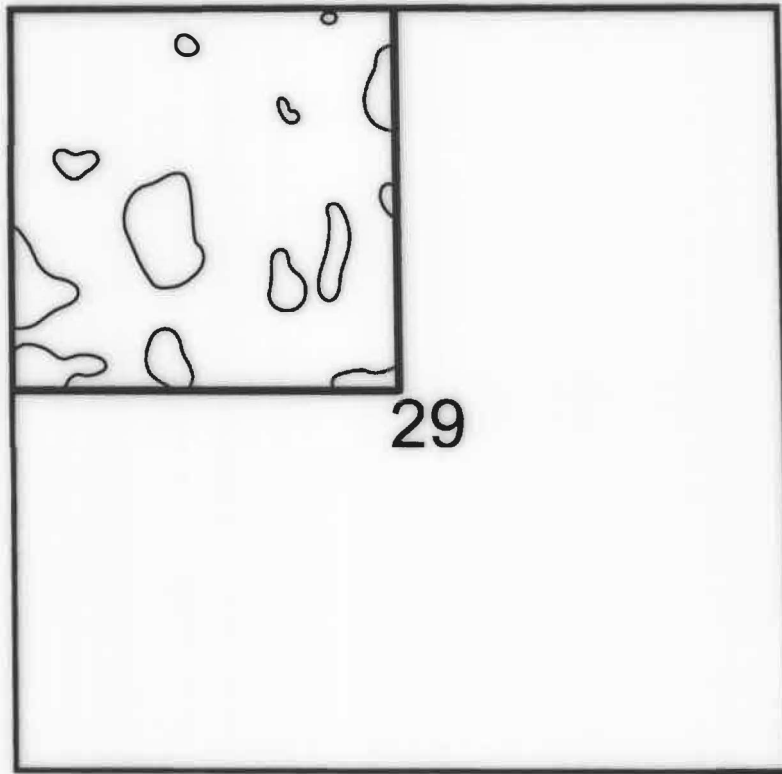
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

Tract: 66X,1,2

Map 3 of 3

WATERFOWL PRODUCTION AREA BROWN COUNTY, STATE OF SOUTH DAKOTA EASEMENT
AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 124 N., R. 65 W., 5th PRINCIPAL MERIDIAN

SECTION 29, NW1/4



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: *Tony Arampatzis*
Tony Arampatzis

Approved by: *Donald Soderlund*
Donald Soderlund

Date: 4/20/2016

LEGEND

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