

# **Caroline Lacher Trust Land Auction**

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

**Thursday, October 22, 2020**

**Sale Time: 10:00 AM**

## **Auction Location**

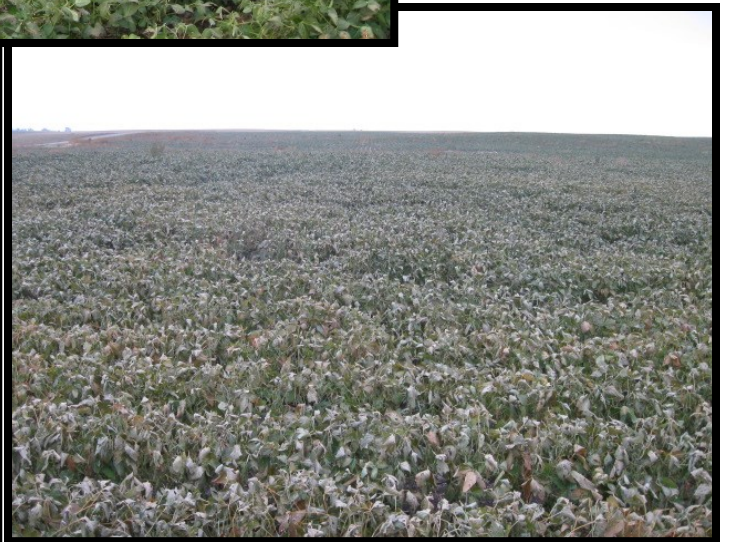
**City Lights Bar & Event Center  
316 S. 2<sup>nd</sup> Street, Aberdeen, SD**

**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 a great 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**

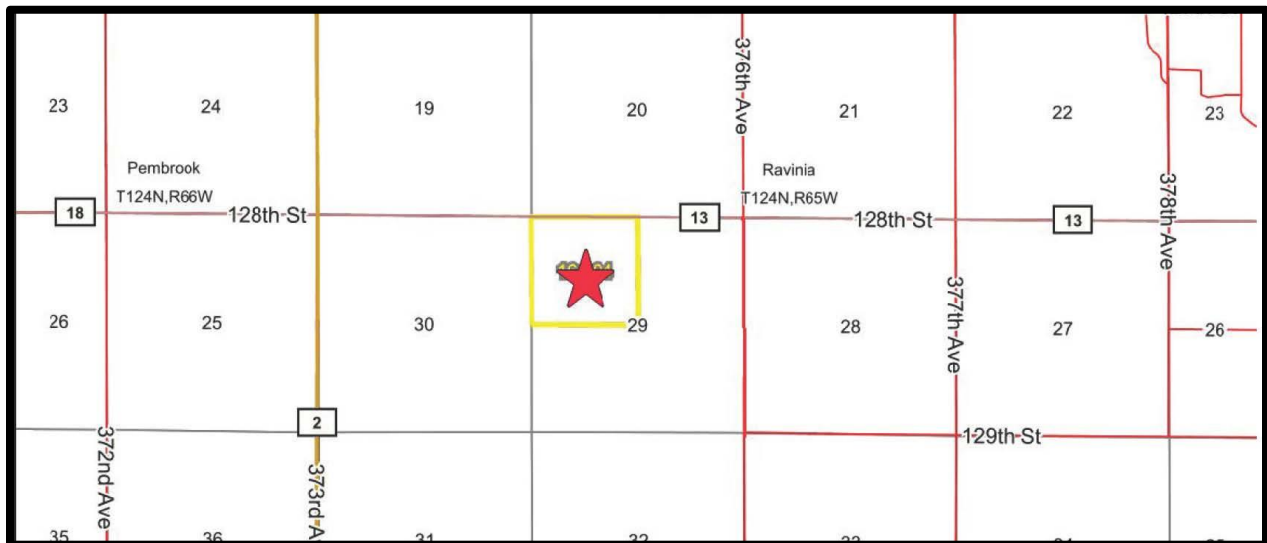
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**▶ Buyer(s) will have the right to operate in 2021!**

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### **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 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

**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**

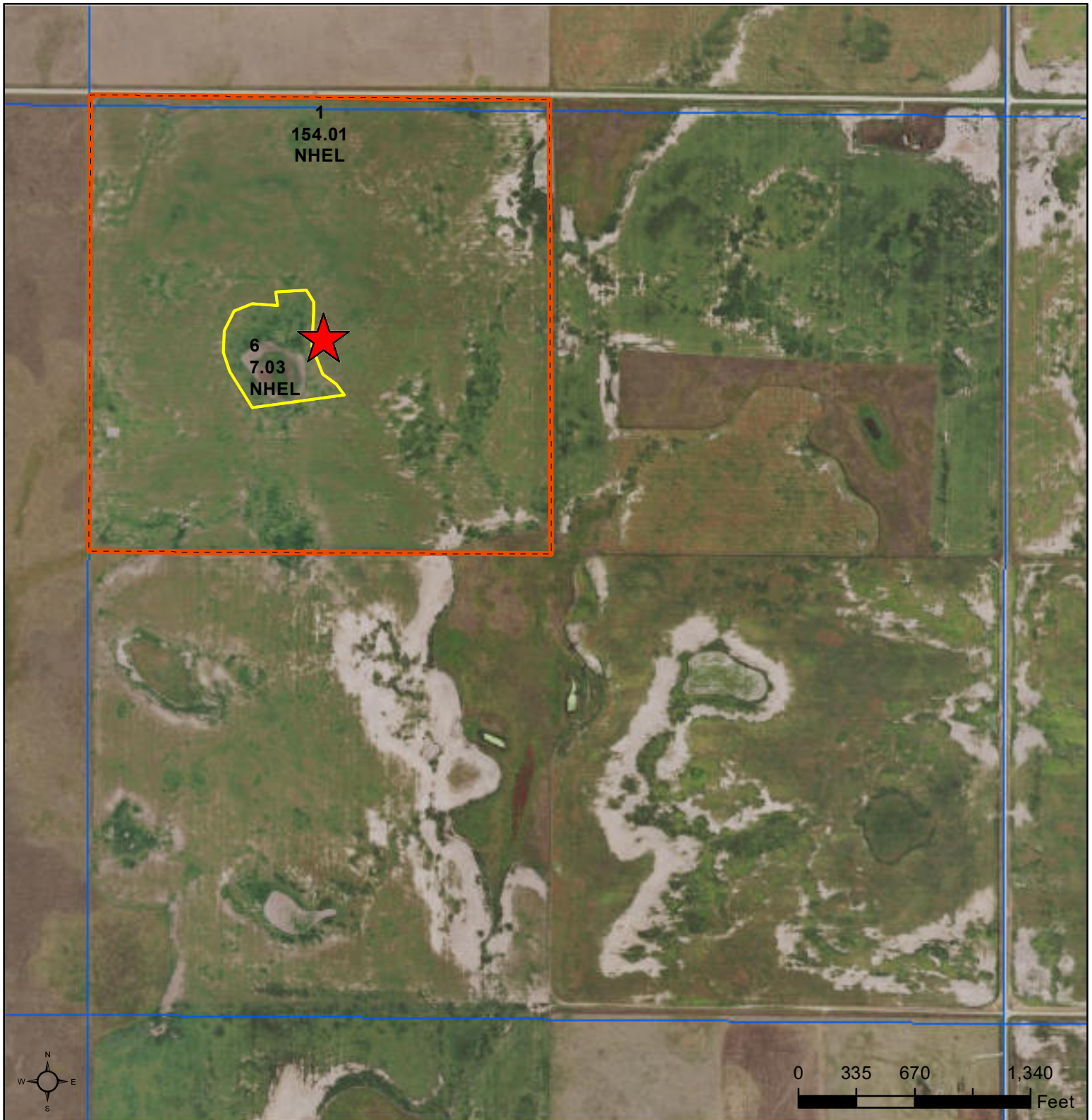
**SURETY PRODUCTIVITY INDEX:**  
**48.3**

**2019 REAL ESTATE TAXES:**  
**\$1,489.21**

LOCATION

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

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



**Common Land Unit**  PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

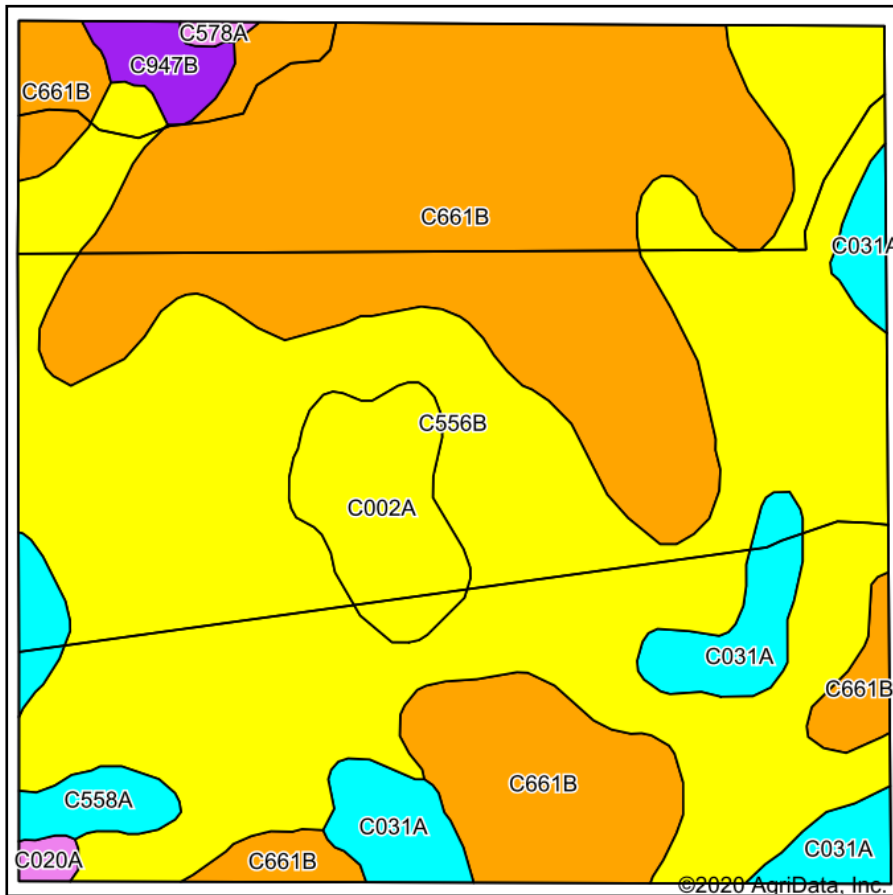
**2020 Program Year**

Map Created April 17, 2020

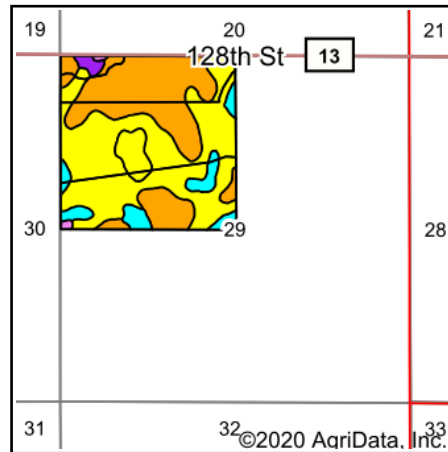
**29 -124N -65W**

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: **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%	Yellow	IVs	1718	42	27
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	59.79	37.1%	Orange	IIIe	2221	60	38
C031A	Rimlap-Heil silt loams, 0 to 1 percent slopes	9.30	5.8%	Cyan	IVw	3516	36	18
C002A	Tonka silt loam, 0 to 1 percent slopes	6.76	4.2%	Yellow	IVw	4379	45	28
C558A	Miranda-Heil complex, 0 to 3 percent slopes	3.16	2.0%	Cyan	VI s	2328	31	19
C947B	Edgeley-Kloten complex, west, 0 to 6 percent slopes	1.99	1.2%	Purple	IIe	2331	58	25
C020A	Heil silt loam, 0 to 1 percent slopes	0.54	0.3%	Pink	VI s	3552	20	11
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	0.32	0.2%	Pink	VI s	3326	29	25
<b>Weighted Average</b>						<b>2149.2</b>	<b>48.3</b>	<b>*n 30.4</b>

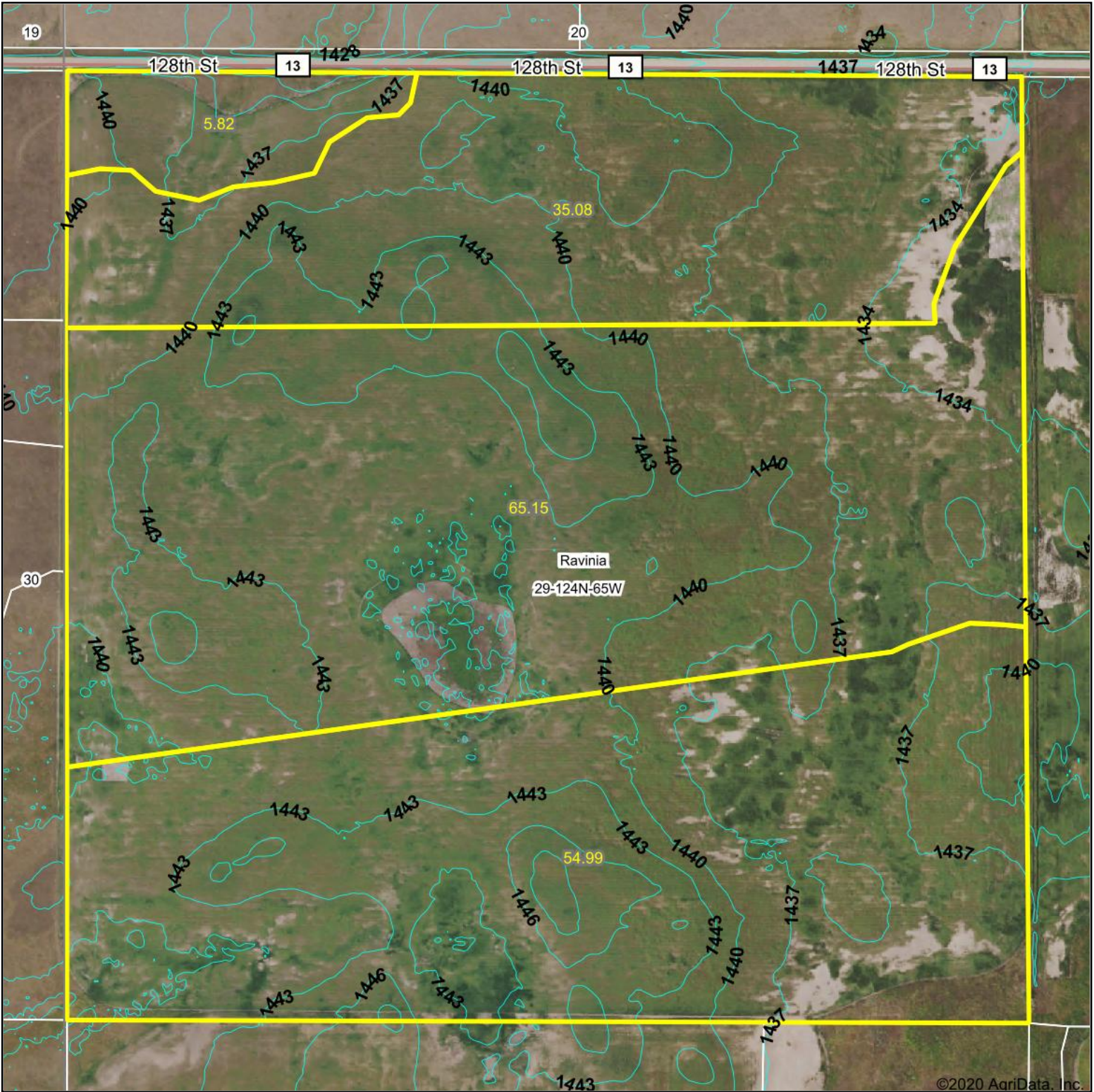
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Topography Contours



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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.



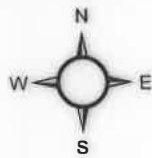
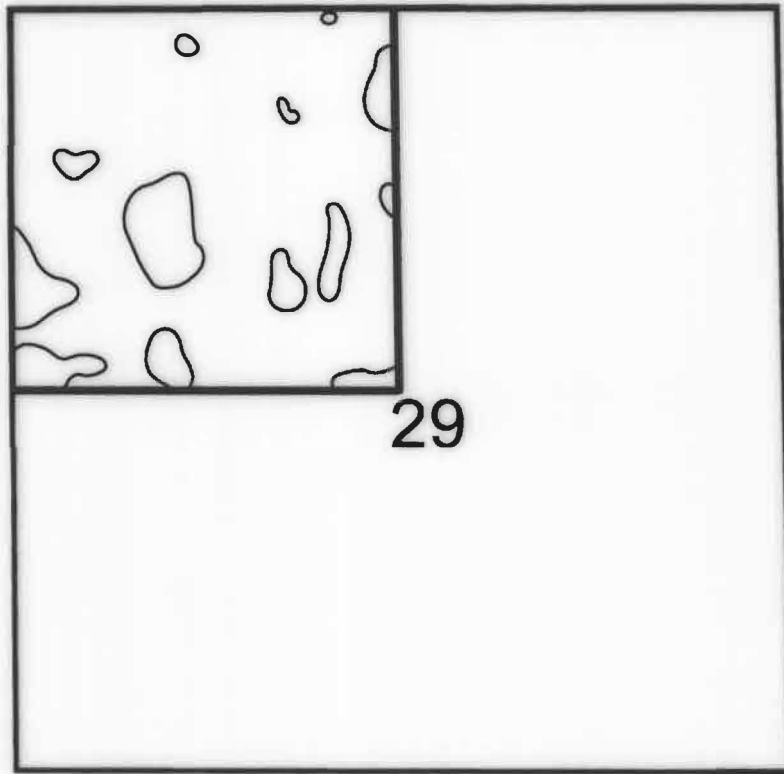
UNITED STATES DEPARTMENT OF THE INTERIOR  
FISH AND WILDLIFE SERVICE

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