

# **Kim Maurseth Lavonne Maurseth Trust**

**Monday, November 16, 2020**

**Sale Time: 10:00 AM**

Auction Location

ON SITE

2 miles West &  $\frac{3}{4}$  South of Verdon, SD (on 404 Ave.)

**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 Spink County Cropland to your portfolio. This Verdon, SD area land offers farming, hunting & investment opportunities!**

### **Legal Descriptions**

**Lot 1 - SW ¼ of 2-120-61  
less N 792' of West 1100' (building site),  
Beotia Township, Spink County, SD**

**Lot 2 - NW ¼ of 12-120-61  
Beotia Township, Spink County, SD**

**► Parcels offered as individual tracts.**

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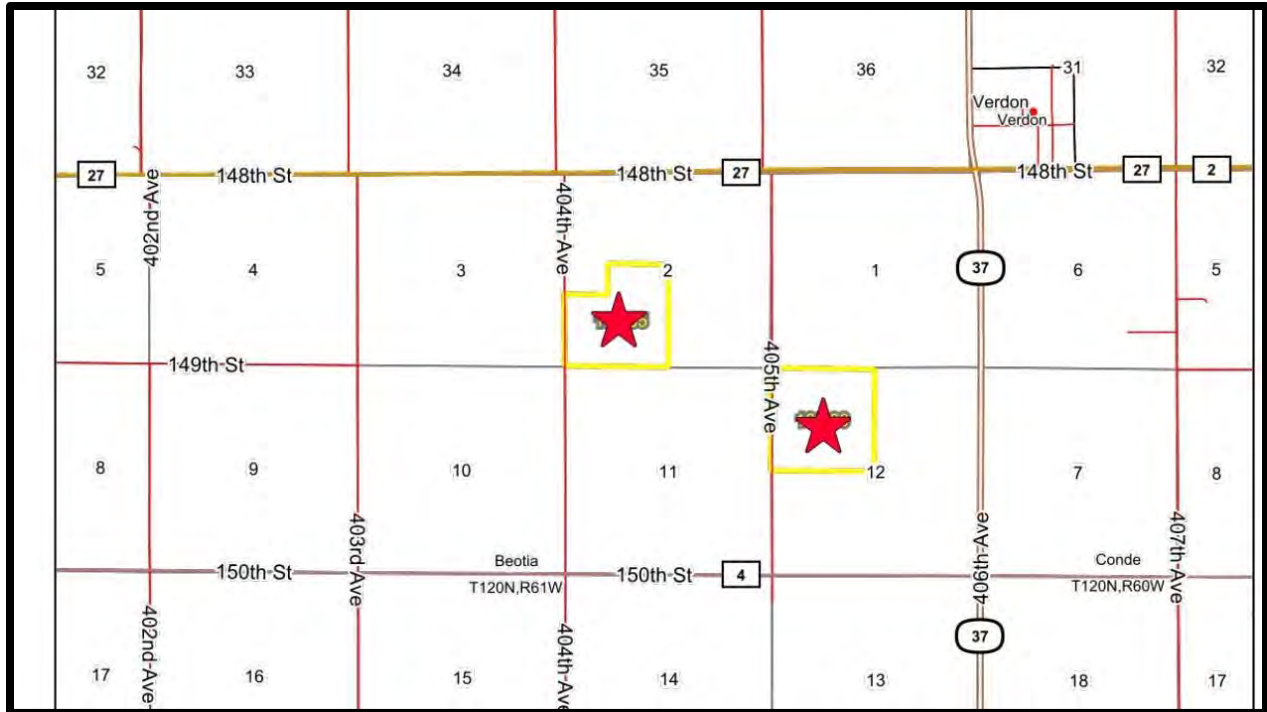
**► Buyer(s) will have the right to operate in 2021!**

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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 & Rob Ronayne are acting as agent for sellers. 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 1**  
**SW ¼ of 2-120-61**  
**less N 792' of West 1100' (building site),**  
**Beotia Township, Spink County, SD**

**This tract is offered \$\_\_\_\_\_x 140 taxable acres.**

**FSA has tract as 139.05 Farmland Acres of which all are considered Cropland. The balance will be non-crop acres, and right of ways. \* *No FSA farmed wetland or USFWS Easements.* \***

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

**COUNTY PARCEL RATINGS:**  
**.573**

**SURETY PRODUCTIVITY INDEX:**  
**56.9**

**BASE ACRES:**  
**Wheat 11.54, Corn 65.27, Soybeans 57.8**  
**Total Base Acres: 134.61**

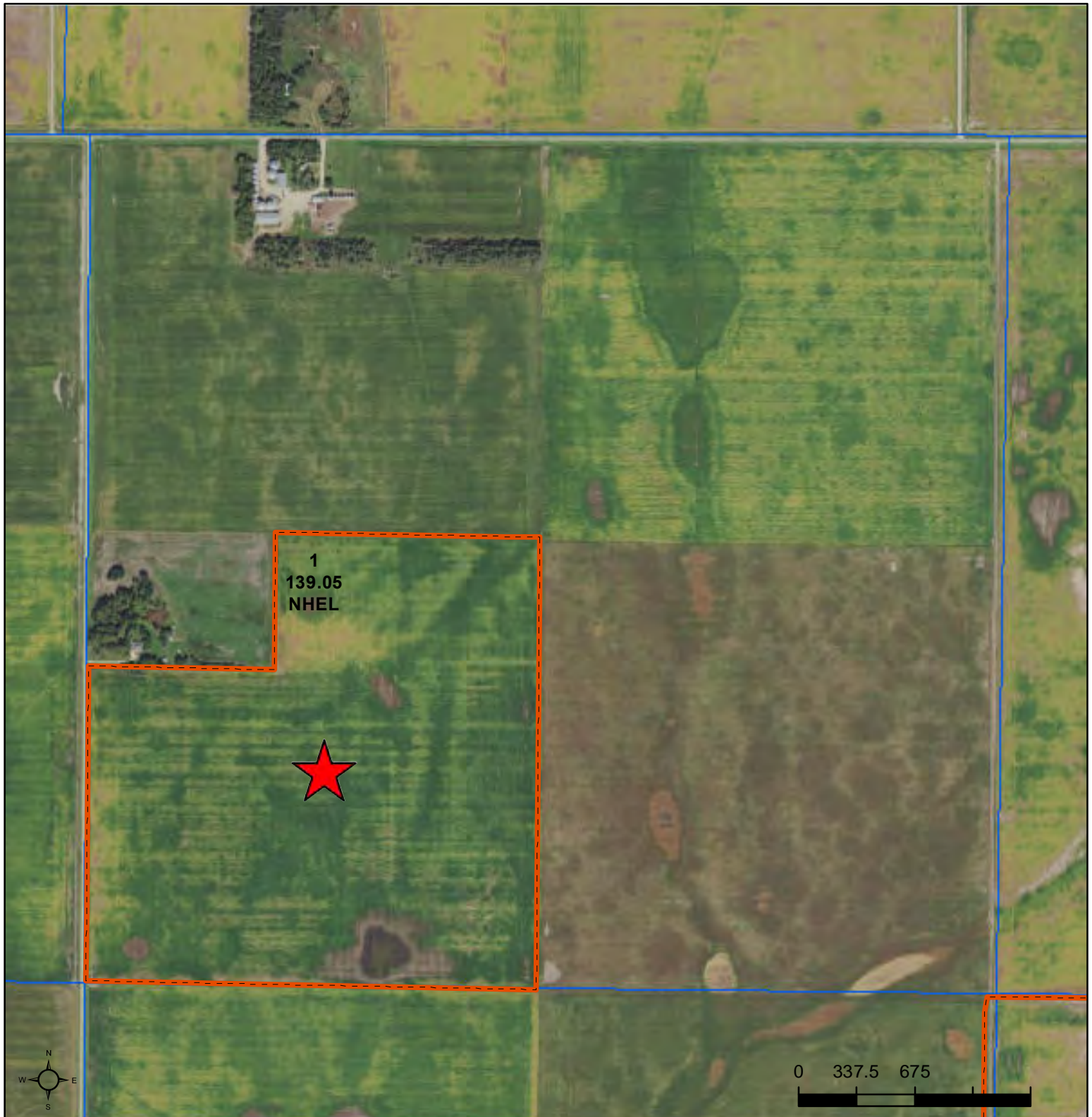
**2019 REAL ESTATE TAXES:**  
**\$1,607.56**

**LOCATION**  
**From Verdon, SD go - 2 miles West on Spink Co. 2 (148 St.)**  
**& ½ mile South (404 Ave.).**



United States  
Department of  
Agriculture

## Spink County, South Dakota



**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 28, 2020

**2 -120N -61W**

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**  
**NW ¼ of 12-120-61**  
**Beotia Township, Spink County, SD**

This tract is offered \$\_\_\_\_\_x 160 taxable acres.

FSA has tract as 161.91 Farmland Acres of which all are considered Cropland. The balance will be non-crop acres, and right of ways. It has a grass strip with cattails diagonally down the center which should make great wildlife habitat.

*\* Tract contains FSA wetland or farmed wetland but no USFWS Easements. \**

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

**COUNTY PARCEL RATINGS:**

**.448**

**SURETY PRODUCTIVITY INDEX:**

**44.4**

**BASE ACRES:**

**Wheat 9.32, Corn 52.73, Soybeans 46.7**

**Total Base Acres: 108.75**

**2019 REAL ESTATE TAXES:**

**\$1,418.48**

**LOCATION**

From **Verdon, SD** go - 2 miles South on Hwy 37, 1 mile West (150 St.) & ½ mile North (405 Ave.).





United States  
Department of  
Agriculture

## Spink County, South Dakota



**Common Land Unit**   PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

**2020 Program Year**

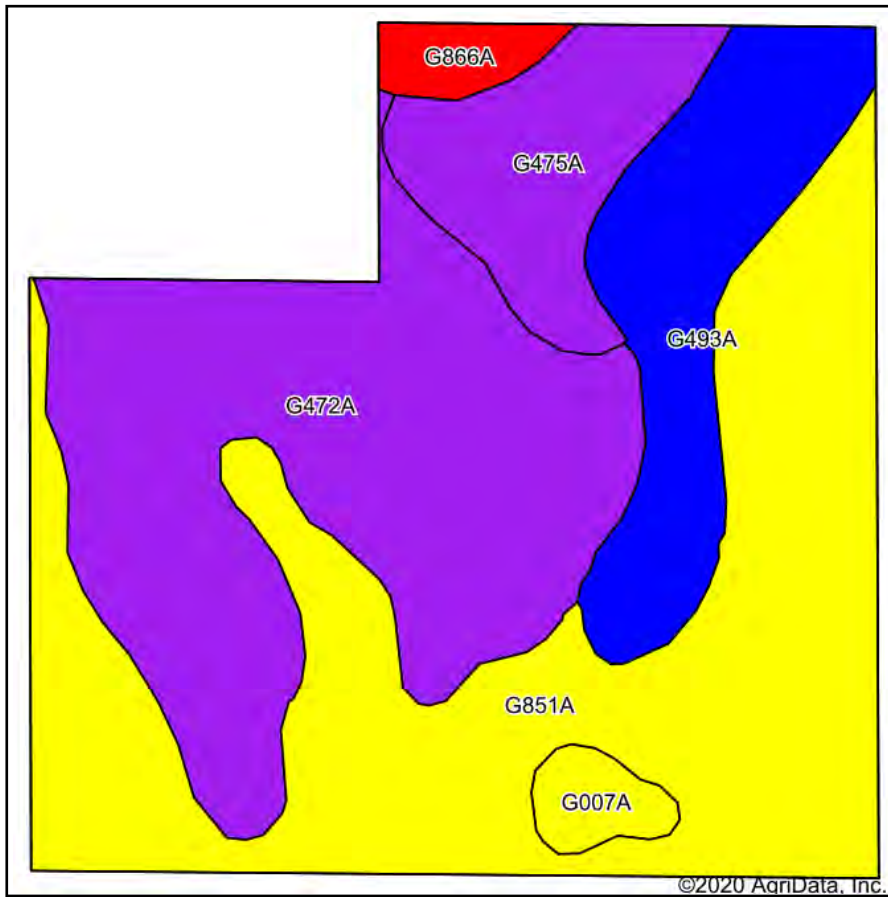
Map Created April 28, 2020

**12 -120N -61W**

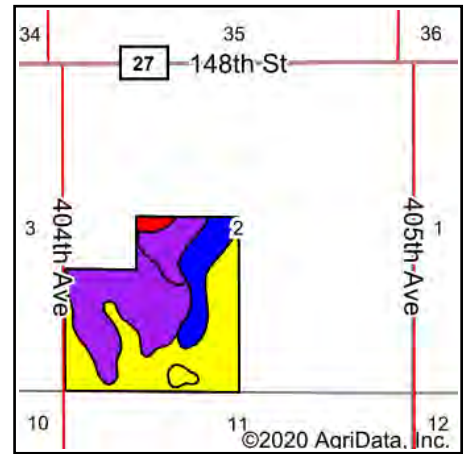
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# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Spink**  
 Location: **2-120N-61W**  
 Township: **Beotia**  
 Acres: **139.05**  
 Date: **10/9/2020**

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD115, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	56.91	40.9%		IVs	2099	46	39
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	46.96	33.8%		IIIIs	2361	59	44
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	17.78	12.8%		Ile	3219	90	58
G475A	Aberdeen-Nahon-Heil silt loams, 0 to 2 percent slopes	12.39	8.9%		IIIIs	2565	50	37
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	2.53	1.8%		IIs	2591	80	53
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	2.48	1.8%		IVw	4508	43	32
<b>Weighted Average</b>						<b>2424.1</b>	<b>56.9</b>	<b>*n 43.1</b>

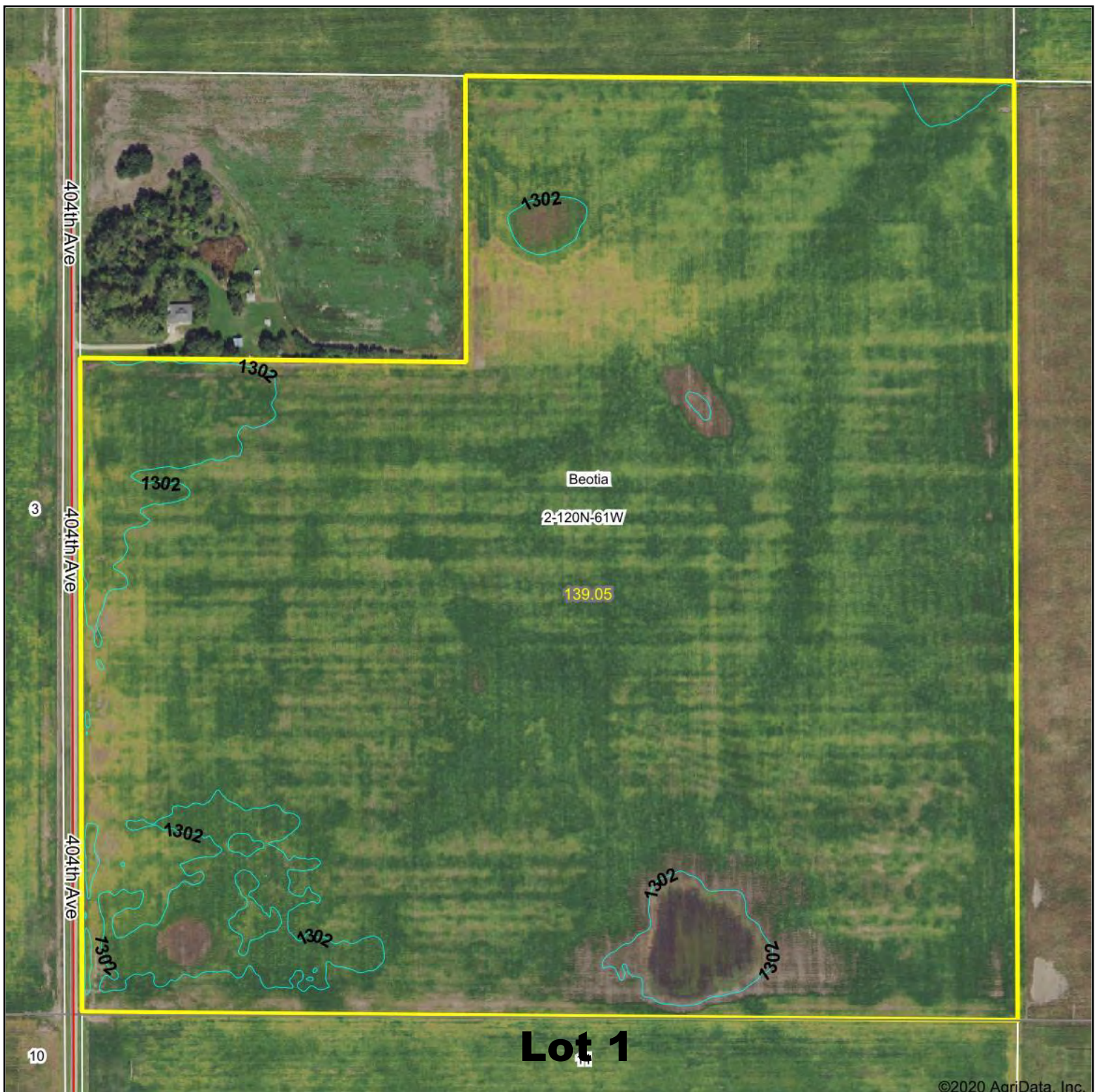
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## Lot 1

## Topography Contours



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**Source:** USGS 3 meter dem

Interval(ft): 3.0

Min: 1,301.3

**Max:** 1,306.4

**Range:** 5.1

**Average:** 1,302.8

**Standard Deviation:** 0.62 ft

0ft                      436ft                      873ft



10/9/2020

**2-120N-61W**  
**Spink County**  
**South Dakota**

Map Center: 45° 14' 1.82, -98° 8' 4.09

Maps Provided By:

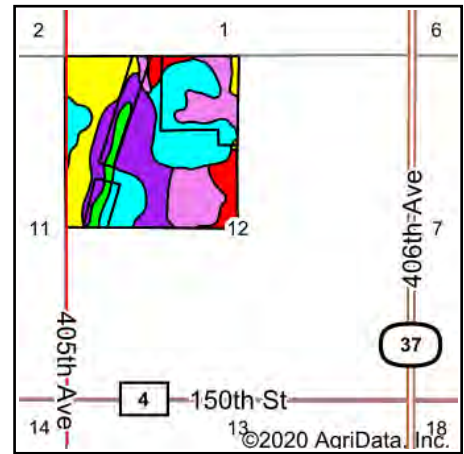
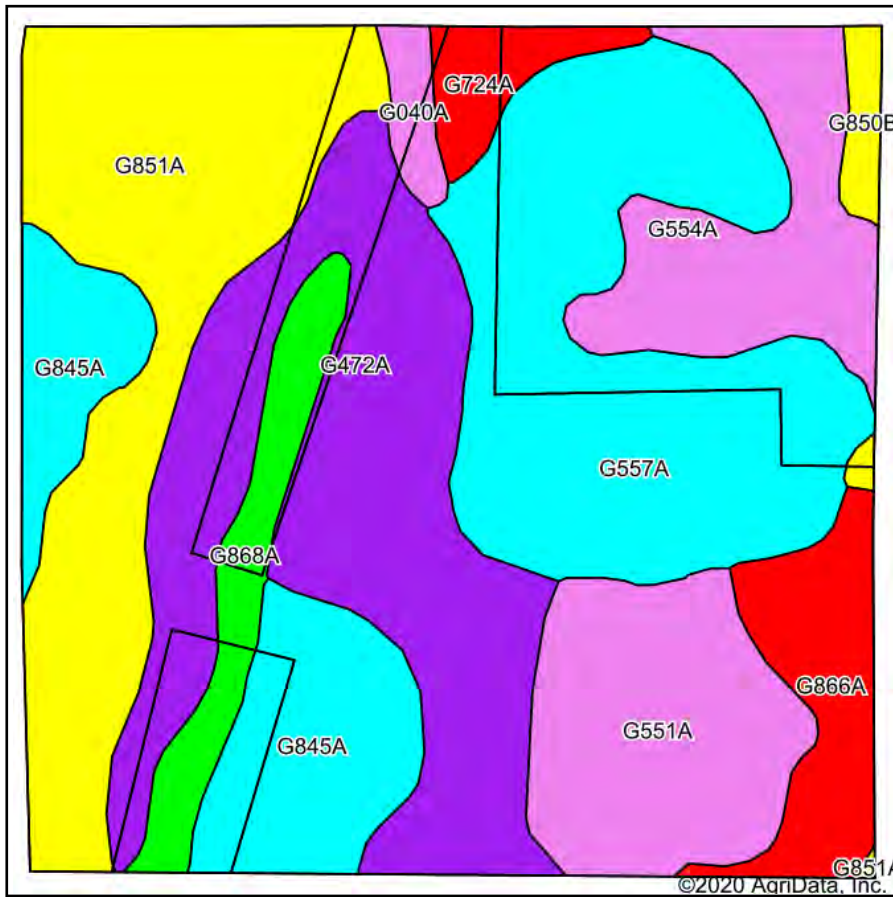


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Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



State: **South Dakota**  
 County: **Spink**  
 Location: **12-120N-61W**  
 Township: **Beotia**  
 Acres: **161.9**  
 Date: **10/9/2020**

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD115. Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	33.73	20.8%		IIIIs	2361	59	44
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	33.38	20.6%		IVIs	4543	31	40
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	28.86	17.8%		IVIs	2099	46	39
G845A	Exline-Aberdeen-Nahon silt loams, 0 to 2 percent slopes	16.16	10.0%		VIIs	1905	38	34
G551A	Ryan-Ludden, saline silty clays, 0 to 1 percent slopes, frequently flooded	15.75	9.7%		VIW	4031	27	7
G554A	Harriet loam, 0 to 1 percent slopes, occasionally flooded	12.47	7.7%		VIIs	3845	21	13
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	8.00	4.9%		IIIs	2591	80	53
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	6.68	4.1%		IIW	4454	71	57
G724A	Great Bend-Putney silt loams, 0 to 2 percent slopes	3.21	2.0%		IIc	2865	87	52
G040A	Dovray silty clay, undrained, 0 to 1 percent slopes	1.84	1.1%		VW	5995	27	8
G850B	Exline-Putney silt loams, 1 to 6 percent slopes	1.82	1.1%		VIIs	2050	47	34
Weighted Average						3140.9	44.4	*n 35.9

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

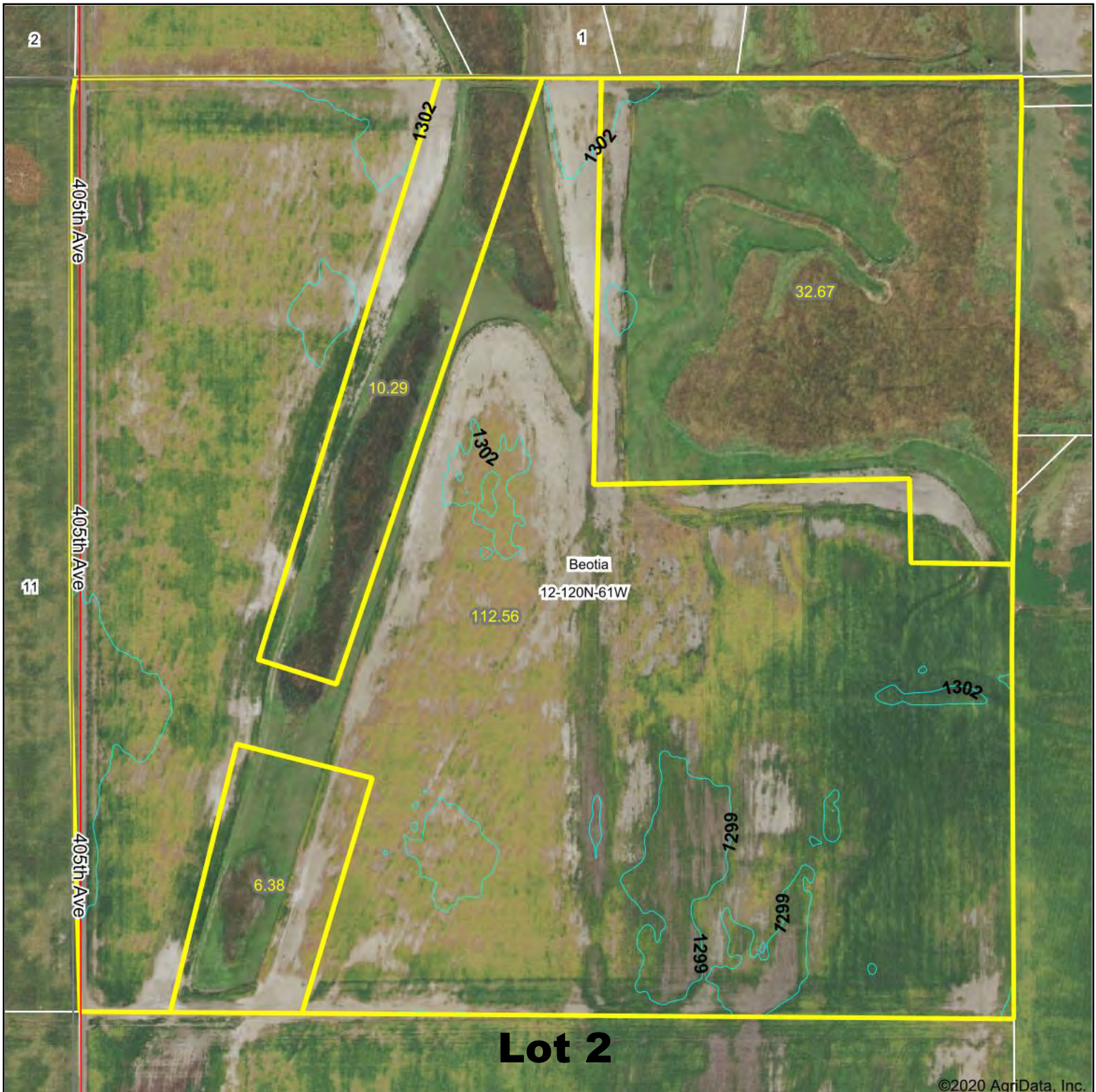
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## Lot 2



# Topography Contours



©2020 AgriData, Inc.

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,298.5

Max: 1,303.6

Range: 5.1

Average: 1,300.9

Standard Deviation: 0.85 ft

0ft 439ft 879ft



10/9/2020

12-120N-61W  
Spink County  
South Dakota

Map Center: 45° 13' 10.47, -98° 6' 50.79

Maps Provided By:



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



# Certified Wetland Determination

Field Office: Redfield FO  
Certified By: Joel Murano  
Legal Desc: NW4 12-120N-61W

Agency: USDA-NRCS  
Certified Date: 08/30/2016  
Tract:



## Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- Tile

0 325 650 1,300 1,950 2,600 3,250 Feet

W Wetland  
FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria  
PC Prior Converted  
NW Non Wetland  
NI Not Inventoried Potential Waters of the US  
See NRCS CPA-O26E for definitions and additional info.

**Lot 2**