

**Prunty Family  
General Partnership  
Land Auction  
Ellen Strawman, General Partner**

**Tuesday, November 17, 2020  
Sale Time: 10:00 AM**

Auction Location

ON SITE

1 mile North of Andover, SD (135<sup>th</sup> St.)

**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 high quality Day County Cropland to your portfolio. This Andover, SD area land offers farming, hunting & investment opportunities!**

### **Legal Description**

**N ½ of 34-123-59,  
Andover 'N' Township, Day County, SD**

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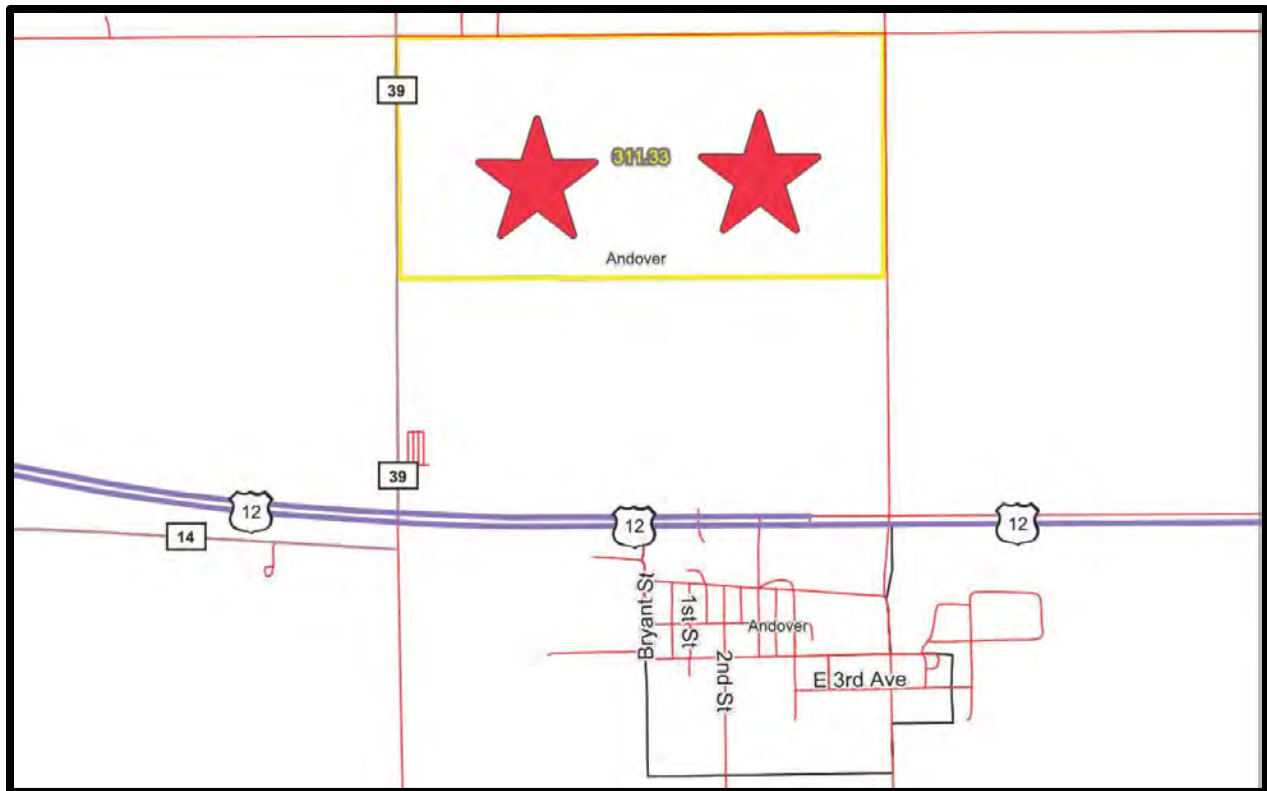
**► Buyer(s) will have the right to operate in 2021!**

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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. Closing to be in 1st week of January, 2021. The cost of title insurance and closing service fees will be divided equally between buyer and seller. The Closing Agent is Ken Gosch-Bantz, Gosch & Cremer Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC is 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.**

**To be offered**

**N 1/2 of 34-123-59**

**a.k.a.**

**(N 1/2 of NE & SE 1/4 of NE 1/4, SW 1/4 of NE 1/4, NW 1/4 of 34-123-59)**

**Andover 'N' Township, Day County, SD**

**This tract is offered \$\_\_\_\_\_x 318.98 taxable acres.**

**FSA shows 311.33 Farmland acres of which 272.17 are considered Cropland. The balance is pasture, non-crop acres, trees and right of ways. Pastures have a couple of small creeks/runs which should benefit wildlife. *\* Tract has FSA wetland or farmed wetland but NO USFWS Easements. \* The portable wind break & automatic water tank do not go with land. \****

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

**COUNTY PARCEL RATINGS:**

**.768, .759, .821**

**SURETY PRODUCTIVITY INDEX:**

**73.2**

**BASE ACRES:**

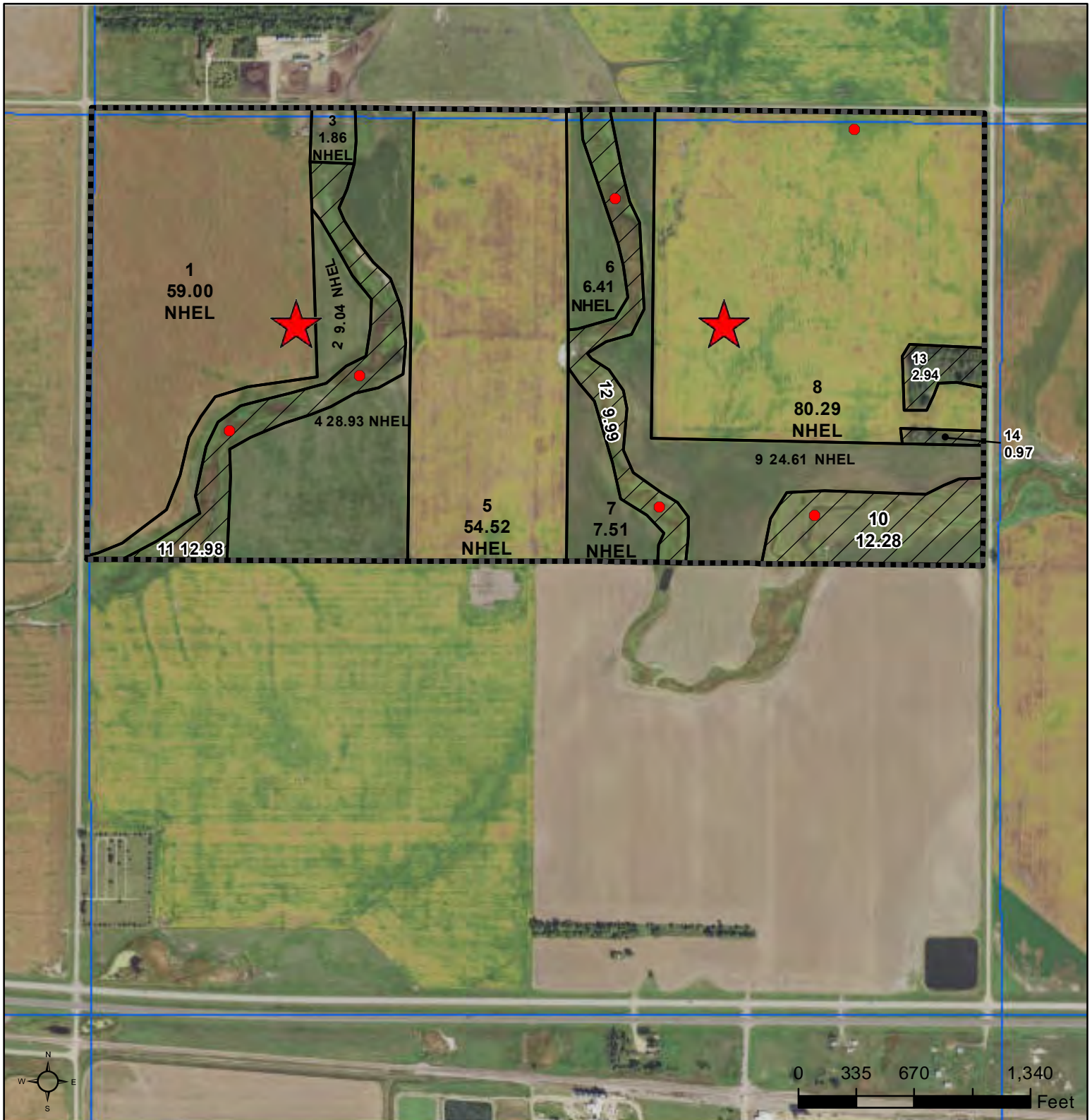
**Corn 121.45, Soybeans 107.66**

**2019 REAL ESTATE TAXES:**

**\$5,258.92**

**LOCATION**

**From Andover, SD go - 1 mile North on either 415<sup>th</sup> Ave. or 416<sup>th</sup> Ave. (located on 135<sup>th</sup> St. between 415<sup>th</sup> & 416<sup>th</sup> Ave).**



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

2020 Program Year  
 Map Created May 06, 2020

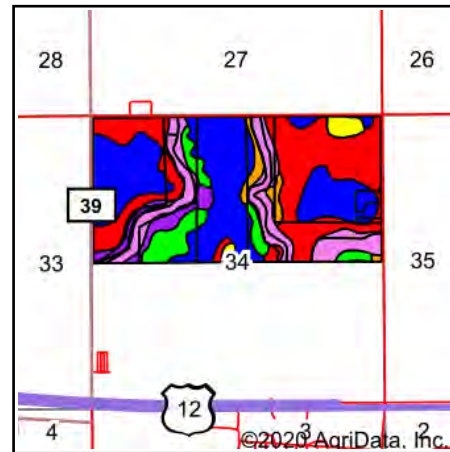
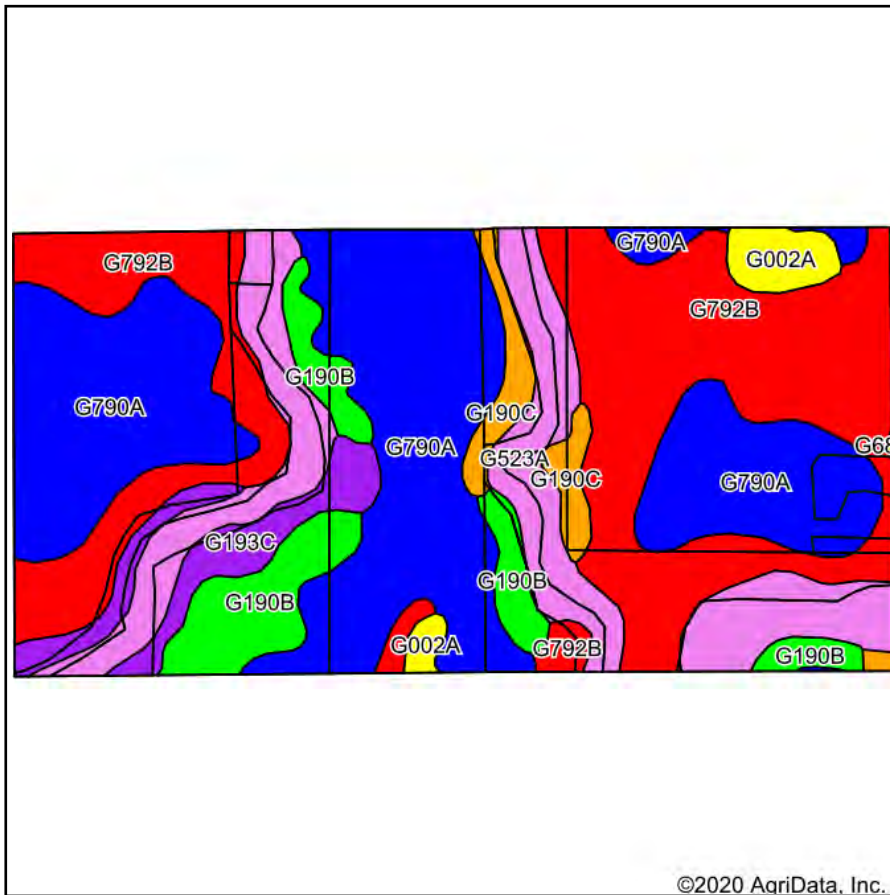
**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 272.17 acres

**34-123N-59W-Day**

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



State: **South Dakota**  
 County: **Day**  
 Location: **34-123N-59W**  
 Township: **Andover**  
 Acres: **311.33**  
 Date: **10/2/2020**

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Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD037. 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
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	115.96	37.2%		IIc	2806	91	61
G792B	Kranzburg-Brookings-Buse complex, 0 to 6 percent slopes	94.11	30.2%		IIe	2712	82	61
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	46.80	15.0%		VIw	2616	21	9
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	24.03	7.7%		IIe	2874	79	57
G193C	Forman-Buse-Langhei loams, 6 to 9 percent slopes	14.64	4.7%		IVe	2625	52	51
G190C	Forman-Buse-Aastad loams, 3 to 9 percent slopes	9.10	2.9%		IIIe	2888	65	55
G002A	Tonka silt loam, 0 to 1 percent slopes	6.61	2.1%		IVw	4606	42	32
G680D	Barnes-Sioux complex, 6 to 15 percent slopes	0.08	0.0%		VIe	2316	44	41
<b>Weighted Average</b>						<b>2786.2</b>	<b>73.2</b>	<b>*n 51.6</b>

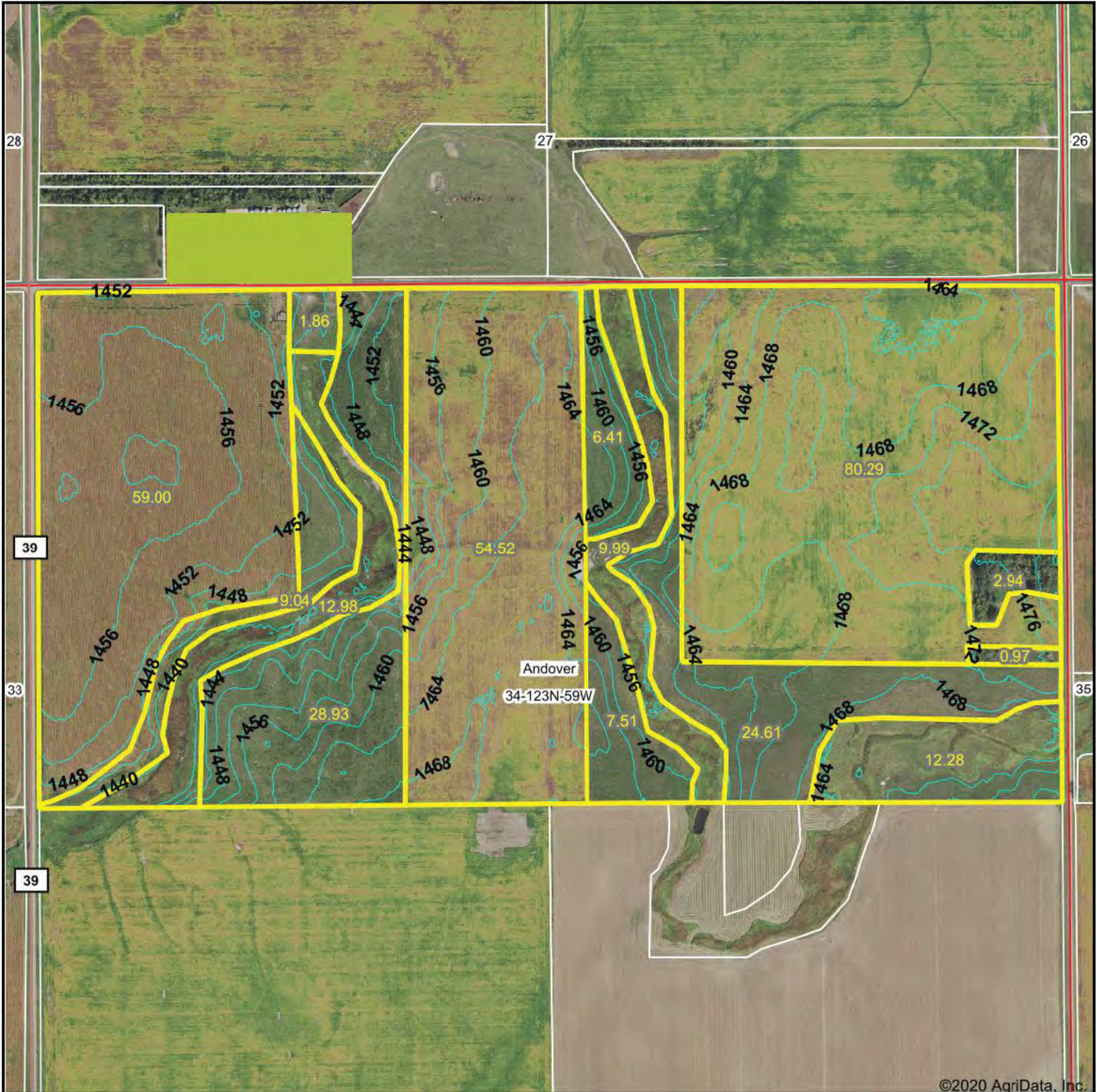
\*n: The aggregation method is "Weighted Average using all components"

\*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): 4.0

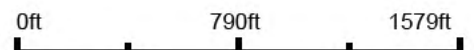
Min: 1,437.1

Max: 1,485.2

Range: 48.1

Average: 1,460.8

Standard Deviation: 9.09 ft



10/2/2020

**34-123N-59W**  
**Day County**  
**South Dakota**

Map Center: 45° 25' 16.58, -97° 54' 33.04

Maps Provided By:



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