

Mark Ramsdell & Elaine Ramsdell Land Auction

Thursday, December 14, 2021

Sale Time: 10:00 AM

Auction Location

LIVE VIRTUAL ONLINE AUCTION

JARK/WORLIE AUCTION, LLC

Val W. Jark

(605) 380-2244

RE Auctioneer #327



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 Aberdeen, SD area land offers farming, hunting & investment opportunities!

Legal Description

**NW ¼ of 12-122-64,
Warner 'N' Township, Brown County, SD**

NOTE: *This is a chance to own your very own farm and/or hunting land just minutes from Aberdeen!* 103 of the acres are Class II & III soils which farmers covet and it's established CRP along Moccasin Creek creates habitat that hunters love! Financial return and hunting in 2021 – then farm it, hunt it or do a combination of both!

HIBID: This is a live virtual auction with Online bidding (there is no auction site to come to – register early & bid on computer). Sale registration and pre-bidding on Hibid begins December 31st and will lead into the January 14, 2021 Live Virtual Auction at 10:00 AM CST. Go to www.jarkworlie.com for Registration Link!

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

To be offered

**NW ¼ of 12-122-64
(except land deeded)**

Warner 'N' Township, Brown County, SD

This tract is offered \$_____x 132.12 taxable acres.

**The land is currently in final year of CRP & CREP programs
(both expire 9/30/21 – prior to most hunting seasons).**

**** Tract has NO USFWS Easements.***

CRP & CREP PROGRAMS (expire 9/30/21)

CRP - \$93.32 per acre x 129.46 acres = \$12,081.00

CREP - \$31.11 per acre x 129.5 acres = \$ 4,028.74

SD WALK IN - \$3.00 for .45 acres = \$ 3.00

Total \$16,112.74

COUNTY PARCEL RATING:

.6256

SURETY PRODUCTIVITY INDEX:

56.8

2019 REAL ESTATE TAXES:

\$2,349.98

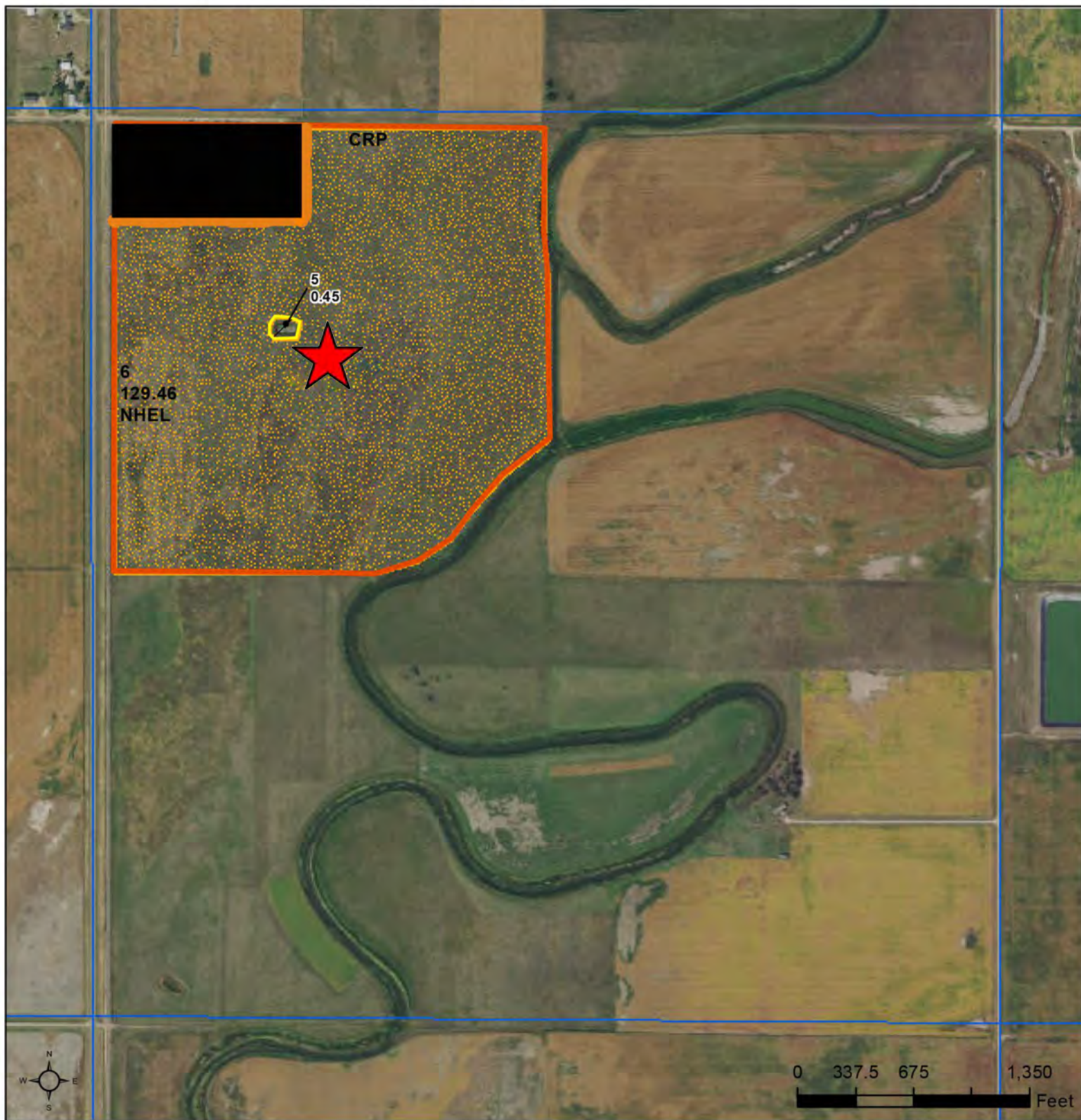
LOCATION

**From Aberdeen, SD (Hub City Livestock) - go 2 ½ miles
South (County Hwy 10 / 387th Ave.). From Warner, SD – go
4 ½ miles North (County Hwy 10 / 387th Ave.).**



United States
Department of
Agriculture

Brown County, South Dakota



Wetland Determination Identifiers

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

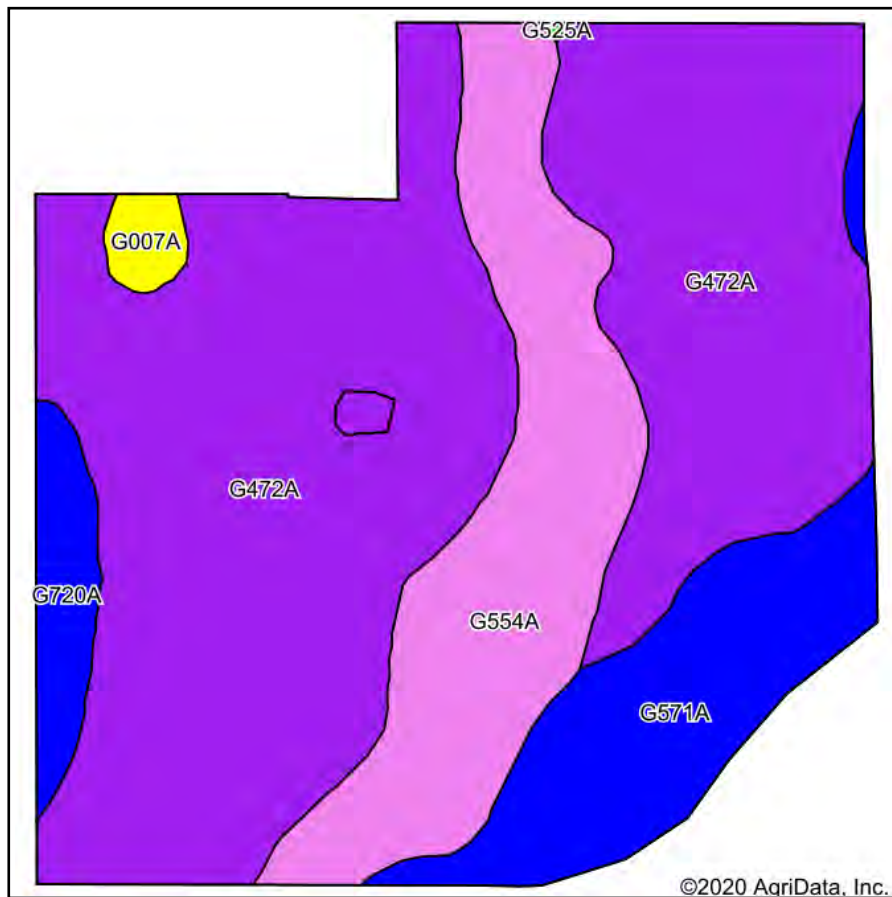
2020 Program Year

Map Created April 17, 2020

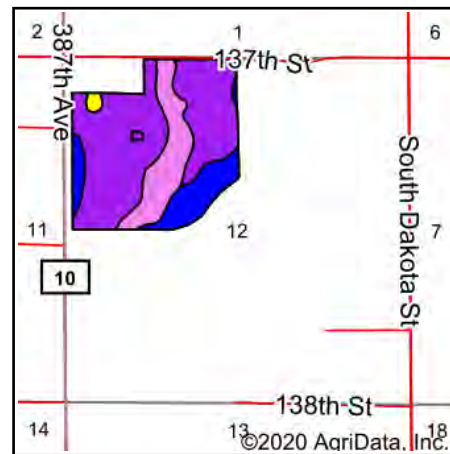
12 -122N -64W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **12-122N-64W**
 Township: **Warner**
 Acres: **129.91**
 Date: **12/14/2020**

Maps Provided By:



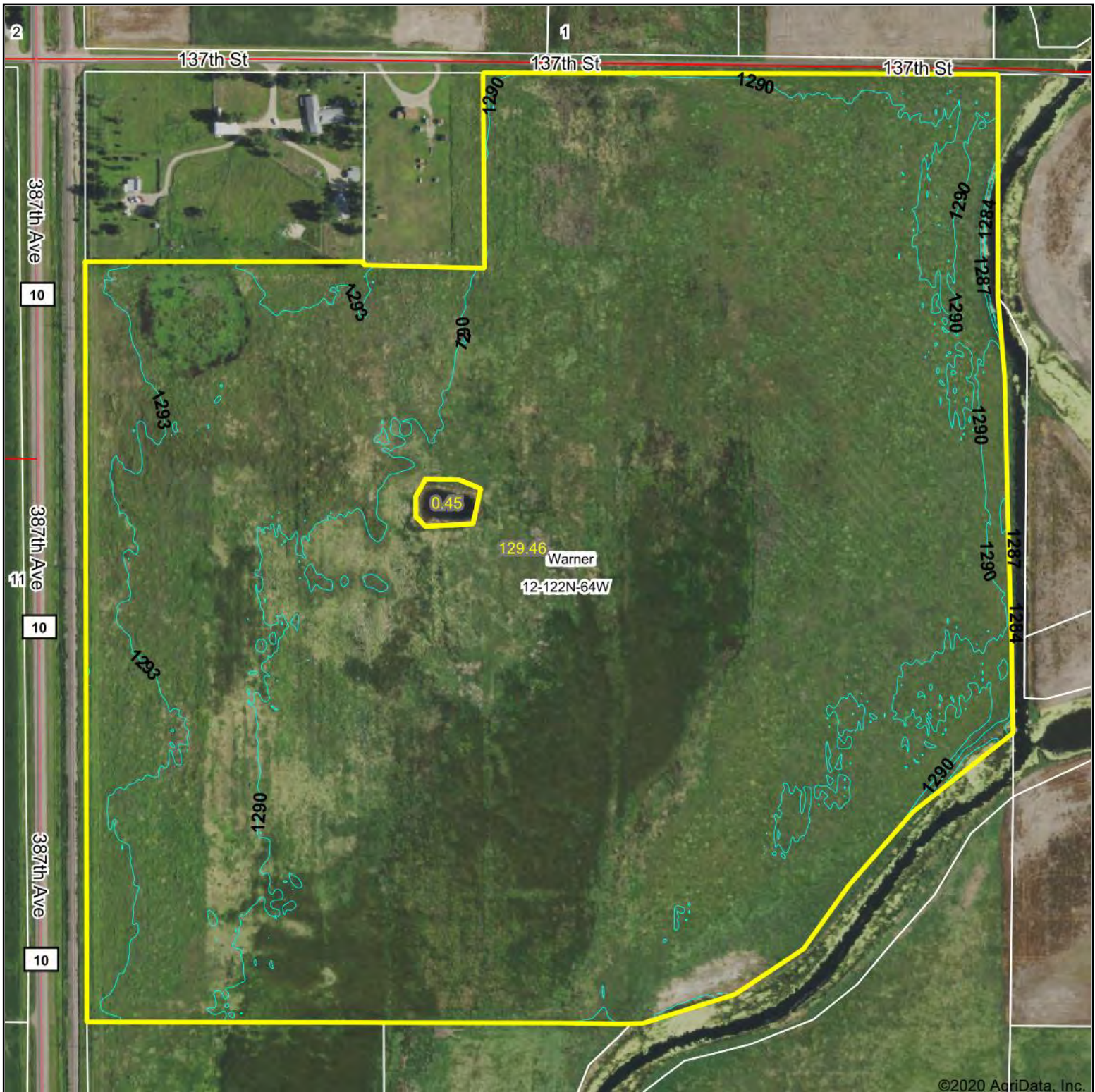
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	83.28	64.1%		III s	2361	59	44
G554A	Harriet loam, 0 to 1 percent slopes, occasionally flooded	24.83	19.1%		VI s	3845	21	13
G571A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	16.14	12.4%		II c	2785	92	62
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	4.21	3.2%		II c	2888	95	62
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	1.45	1.1%		IV w	4508	43	32
Weighted Average						2738.4	56.8	*n 40.8

*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: 1,283.5

Max: 1,296.2

Range: 12.7

Average: 1,289.8

Standard Deviation: 1.48 ft

0ft 426ft 853ft



12-122N-64W
Brown County
South Dakota

12/14/2020

Map Center: 45° 23' 38.71, -98° 29' 6.23

Maps Provided By:



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