

# Real Estate Auction

**Millicent Merle Atkins  
Charitable Trust  
Dacotah Bank - Trustee**

**Tuesday, November 9, 2021**

**Sale Time: 1:00 PM**

**Auction Location**

**Dakota Event Center**

**720 Lamont 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 an excellent opportunity to add highly productive Brown County crop land to your portfolio. This sale offers farming, hunting & investment opportunities!**

### **Legal Descriptions**

**Lot 1 – NE ¼ of 14-125-62**

**Columbia 'W' Township, Brown County, SD**

**Lot 2 – SW ¼ of 14-125-62**

**Columbia 'W' Township, Brown County, SD**

**Lot 3 – SE ¼ of 15-125-62**

**Columbia 'W' Township, Brown County, SD**

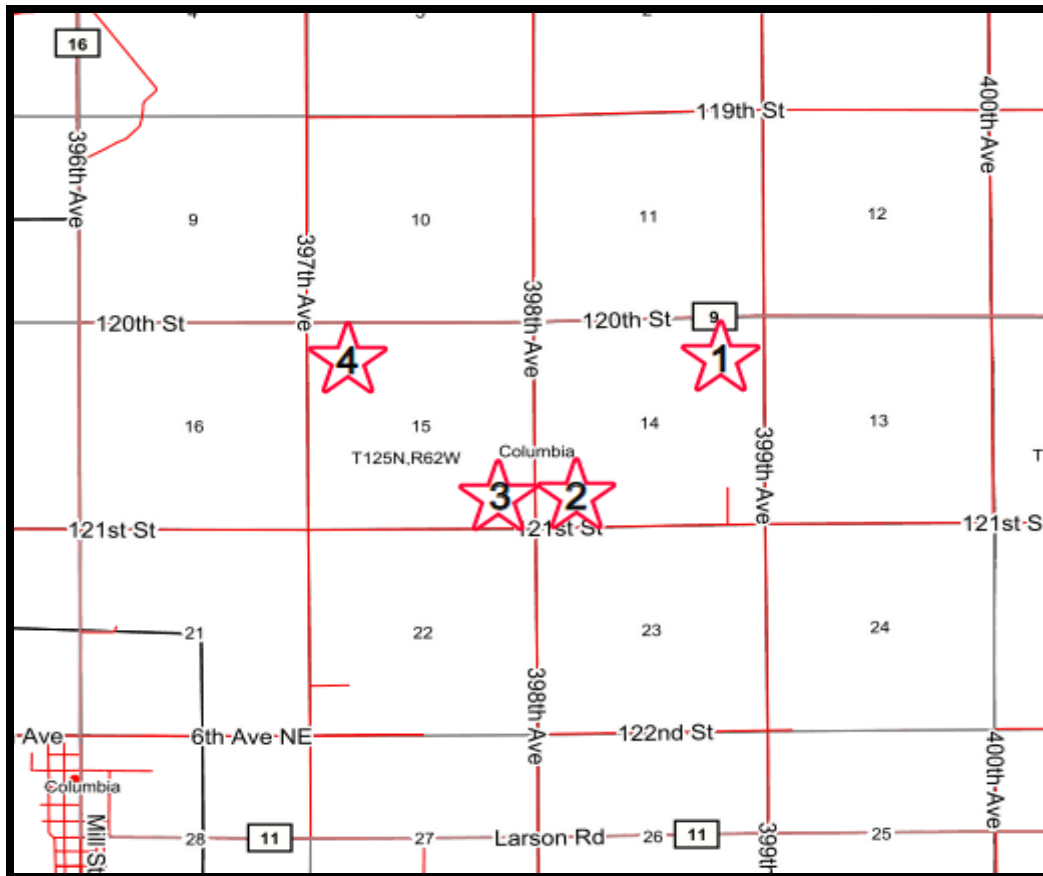
**Lot 4 – NW ¼ of 15-125-62**

**Columbia 'W' Township, Brown County, SD**

- **Buyer(s) have the right to operate in 2022!**

### **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 45 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 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 2021 real estate taxes (due in 2022) 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**  
**NE ¼ of 14-125-62**  
**Columbia 'W' Township, Brown County, SD**

This tract is offered \$\_\_\_\_\_x 157 taxable acres.

**This tract has 159.29 FSA Farmland acres of which 155.81 are considered cropland. The balance are non-crop acres and Hwy R.O.W. Tract contains a FSA wetland or farmed wetland. \* No USFWS Easements. \***

**COUNTY PARCEL RATING:**  
**.8709**

**SURETY PRODUCTIVITY INDEX:**  
**88.2**

**BASES: 134.56 total**  
**Corn 72.78, Soybeans 61.78**

**2020 REAL ESTATE TAXES:**  
**\$3,249.70**

**LOCATION**  
**From Columbia, SD (Old Bank corner) – go 2 1/2 miles North on Hwy 16 (396 Ave.) & 2 ½ miles East on 120<sup>th</sup> Street.**



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

2021 Program Year  
 Map Created April 22, 2021

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

**14-125N-62W-Brown**

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**  
**SW ¼ of 14-125-62**  
**Columbia 'W' Township, Brown County, SD**

This tract is offered \$\_\_\_\_\_x 158 taxable acres.

**This tract has 157.02 FSA Farmland acres of which 144.76 are considered cropland. The balance is grassland, non-crop acres and R.O.W. Tract contains a FSA wetland or farmed wetland. \* No USFWS Easements. \***

**COUNTY PARCEL RATING:**  
**.7735**

**SURETY PRODUCTIVITY INDEX:**  
**78.7**

**BASE ACRES: 122.85 total**  
**Corn 78.99, Soybeans 43.86**

**2020 REAL ESTATE TAXES:**  
**\$2,919.72**

**LOCATION**

**From Columbia, SD (old Bank corner) – go 2 miles East on Larson Road & 1 ½ miles North on 398th Ave.**



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

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

2021 Program Year  
 Map Created April 21, 2021

**14-125N-62W-Brown**

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**Lot 3**

**SE ¼ of 15-125-62**

**Columbia 'W' Township, Brown County, SD**

**This tract is offered \$\_\_\_\_\_x 158 taxable acres.**

**This tract has 156.01 FSA Farmland acres of which 132.6 are considered cropland. The balance is old building site, non-crop acres and R.O.W. Tract contains an FSA wetland or farmed wetland. \* No USFWS Easements. \***

**COUNTY PARCEL RATING:**

**.8159**

**SURETY PRODUCTIVITY INDEX:**

**78.5**

**BASES: 132.6 total**

**Corn 51.3, Soybeans 74.8, Wheat 6.5**

**2020 REAL ESTATE TAXES:**

**\$3,071.98**




**LOCATION**

**From Columbia, SD (Old Bank corner) – go 1 1/2 miles North on Hwy 16 (396 Ave.) & 1 ½ miles East on 121<sup>st</sup> Street.**



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

**2021 Program Year**  
 Map Created April 22, 2021

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

**15-125N-62W-Brown**

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**Lot 4**

**NW ¼ of 15-125-62**

**Columbia 'W' Township, Brown County, SD**

**This tract is offered \$\_\_\_\_\_x 156 taxable acres.**

**This tract has 155.02 FSA Farmland acres (all considered cropland). The balance is non-crop acres and Hwy R.O.W. Tract contains a FSA wetland or farmed wetland. \* No USFWS Easements. \***

**COUNTY PARCEL RATING:**

**.7965**

**SURETY PRODUCTIVITY INDEX:**

**80.1**

**BASES: 155.0 total**

**Corn 87.48, Soybeans 67.52**

**2020 REAL ESTATE TAXES:**



**\$2,917.60**

**LOCATION**




**From Columbia, SD (Old Bank corner) – go 2 ½ miles North on Hwy 16 (396 Ave.) & 1 mile East on 120<sup>th</sup> Street.**



**Common Land Unit** PLSS

-  Cropland
-  Tract Boundary

**Wetland Determination**

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

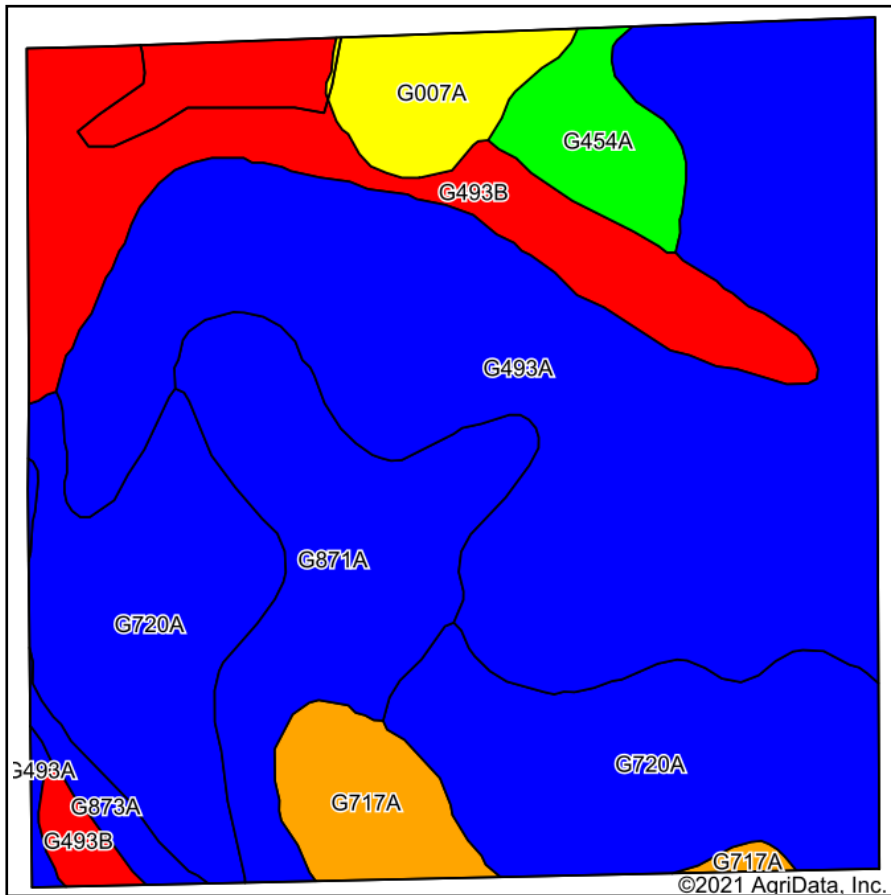
**2021 Program Year**

Map Created April 22, 2021

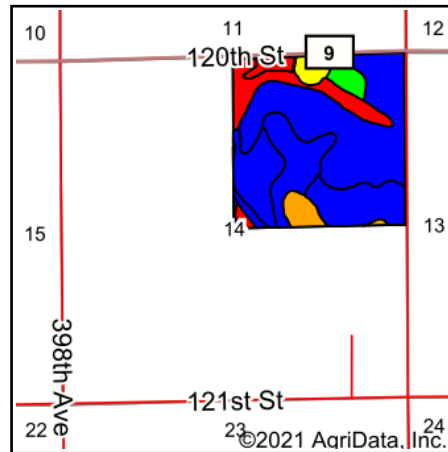
**15-125N-62W-Brown**

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: **14-125N-62W**  
 Township: **Columbia**  
 Acres: **159.29**  
 Date: **9/28/2021**

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
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	64.08	40.2%	[Blue]	Ile	3219	90	58
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	36.62	23.0%	[Blue]	Ilc	2888	95	62
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	20.91	13.1%	[Red]	Ile	3159	84	57
G871A	Beotia silt loam, 0 to 2 percent slopes	18.71	11.7%	[Blue]	Ilc	2885	98	63
G717A	Camtown-Turton loams, 0 to 2 percent slopes	6.34	4.0%	[Orange]	IIIs	2717	61	45
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	5.37	3.4%	[Yellow]	IVw	4508	43	32
G454A	Glyndon loam, 0 to 2 percent slopes	5.35	3.4%	[Green]	Ile	3889	77	50
G873A	Beotia-Winship silt loams, 0 to 2 percent slopes	1.91	1.2%	[Blue]	Ilc	3316	93	64
<b>Weighted Average</b>						<b>3142.9</b>	<b>88.2</b>	<b>*n 57.8</b>

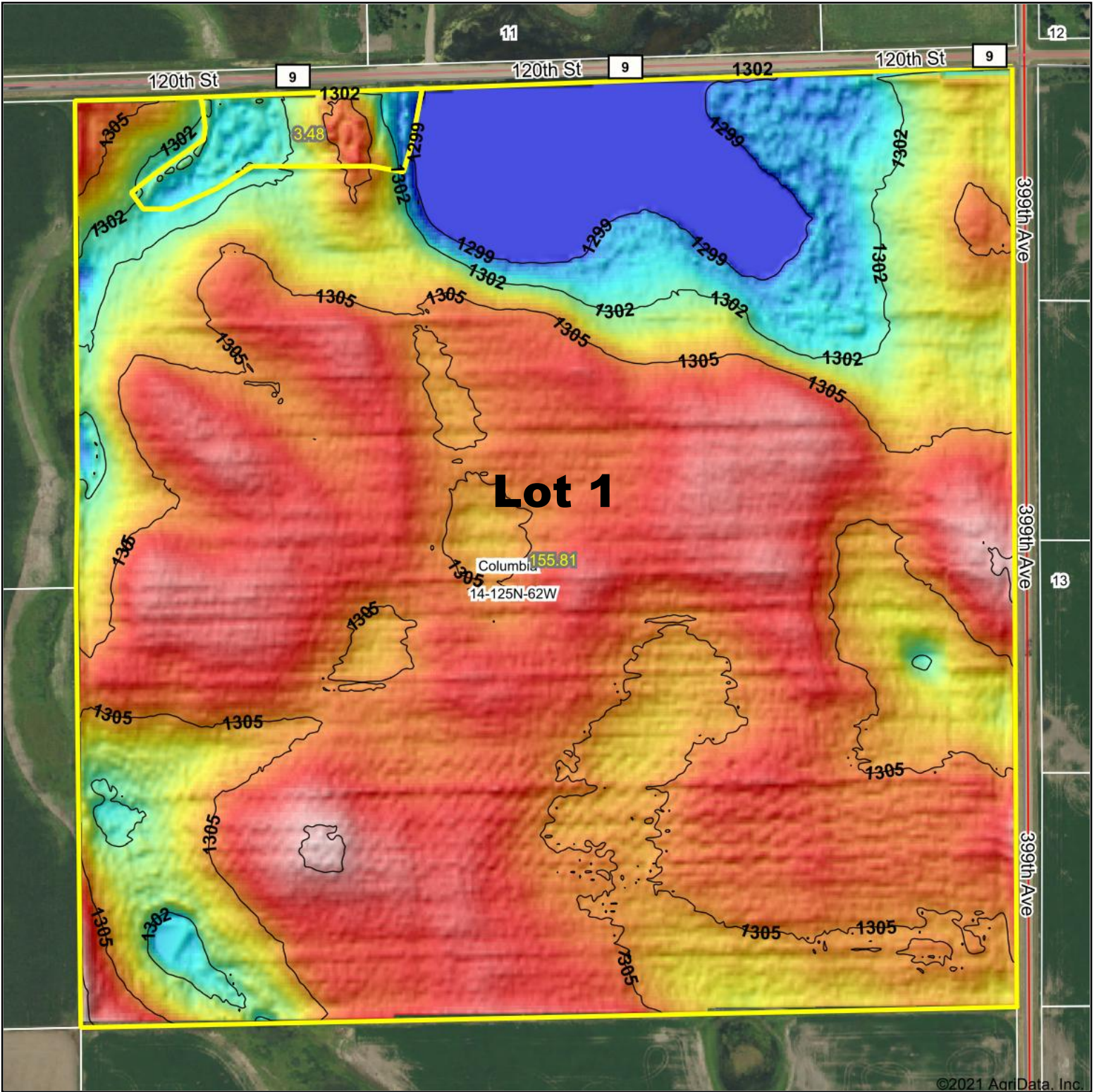
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

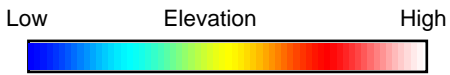
Soils data provided by USDA and NRCS.

# LOT 1

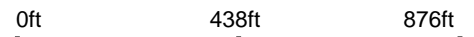
# Topography Hillshade



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Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,298.5

Max: 1,308.8

Range: 10.3

Average: 1,304.4

Standard Deviation: 2.26 ft



9/28/2021

**14-125N-62W**  
**Brown County**  
**South Dakota**

map center: 45° 38' 22.47, -98° 15' 33.62

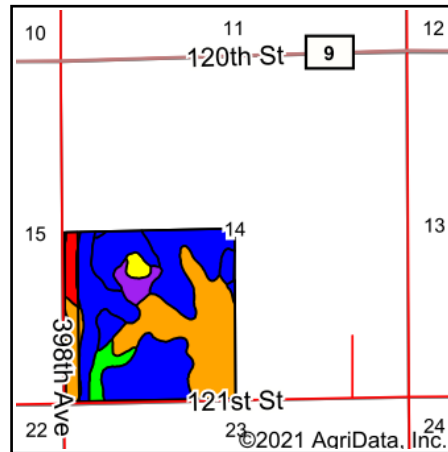
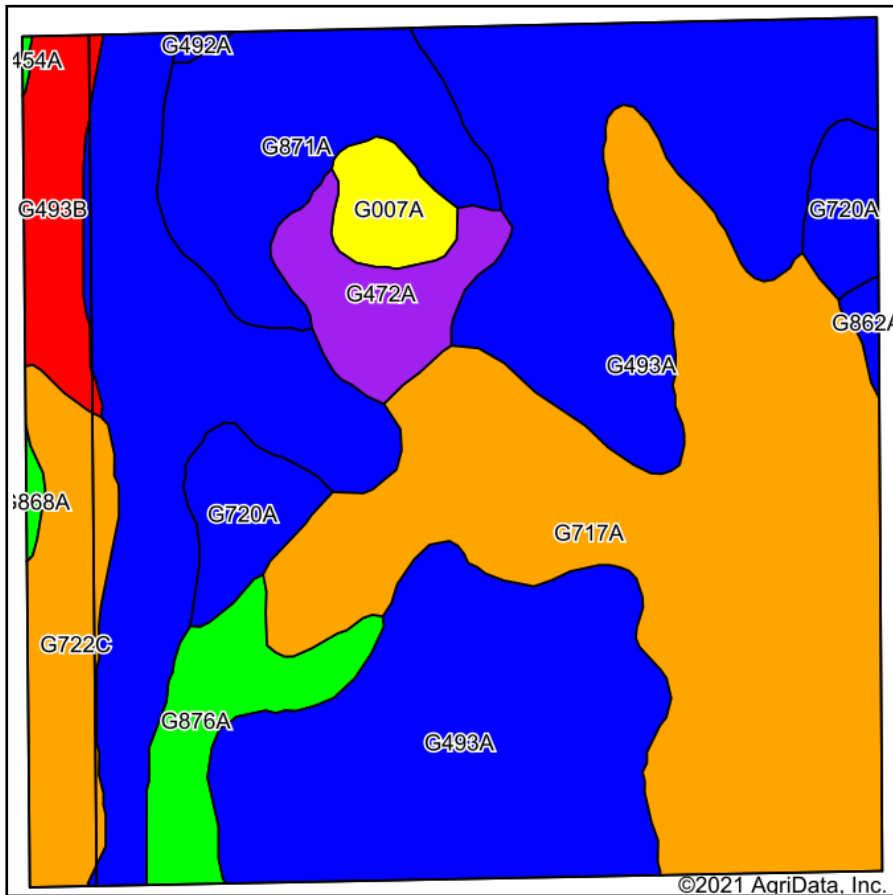
Maps Provided By:



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

# Soils Map



State: **South Dakota**  
 County: **Brown**  
 Location: **14-125N-62W**  
 Township: **Columbia**  
 Acres: **157.02**  
 Date: **9/29/2021**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	67.46	43.0%		Ile	3219	90	58
G717A	Camtown-Turton loams, 0 to 2 percent slopes	43.86	27.9%		IIIs	2717	61	45
G871A	Beotia silt loam, 0 to 2 percent slopes	12.00	7.6%		IIc	2885	98	63
G722C	Great Bend-Zell silt loams, 6 to 9 percent slopes	7.88	5.0%		IIIe	2663	66	55
G876A	Gardena-Turton very fine sandy loams, 0 to 2 percent slopes	5.96	3.8%		Ile	2585	70	50
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	5.89	3.8%		IIc	2888	95	62
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	5.27	3.4%		IIIs	2361	59	44
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	4.88	3.1%		Ile	3159	84	57
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	2.66	1.7%		IVw	4508	43	32
G862A	Harmony-Beotia silt loams, 0 to 2 percent slopes	0.51	0.3%		IIs	2771	92	62
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	0.33	0.2%		IIw	4454	71	57
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	0.24	0.2%		Ile	2889	92	60
G454A	Glyndon loam, 0 to 2 percent slopes	0.08	0.1%		Ile	3889	77	50
<b>Weighted Average</b>						<b>2981</b>	<b>78.7</b>	<b>*n 53.5</b>

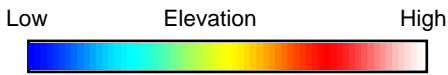
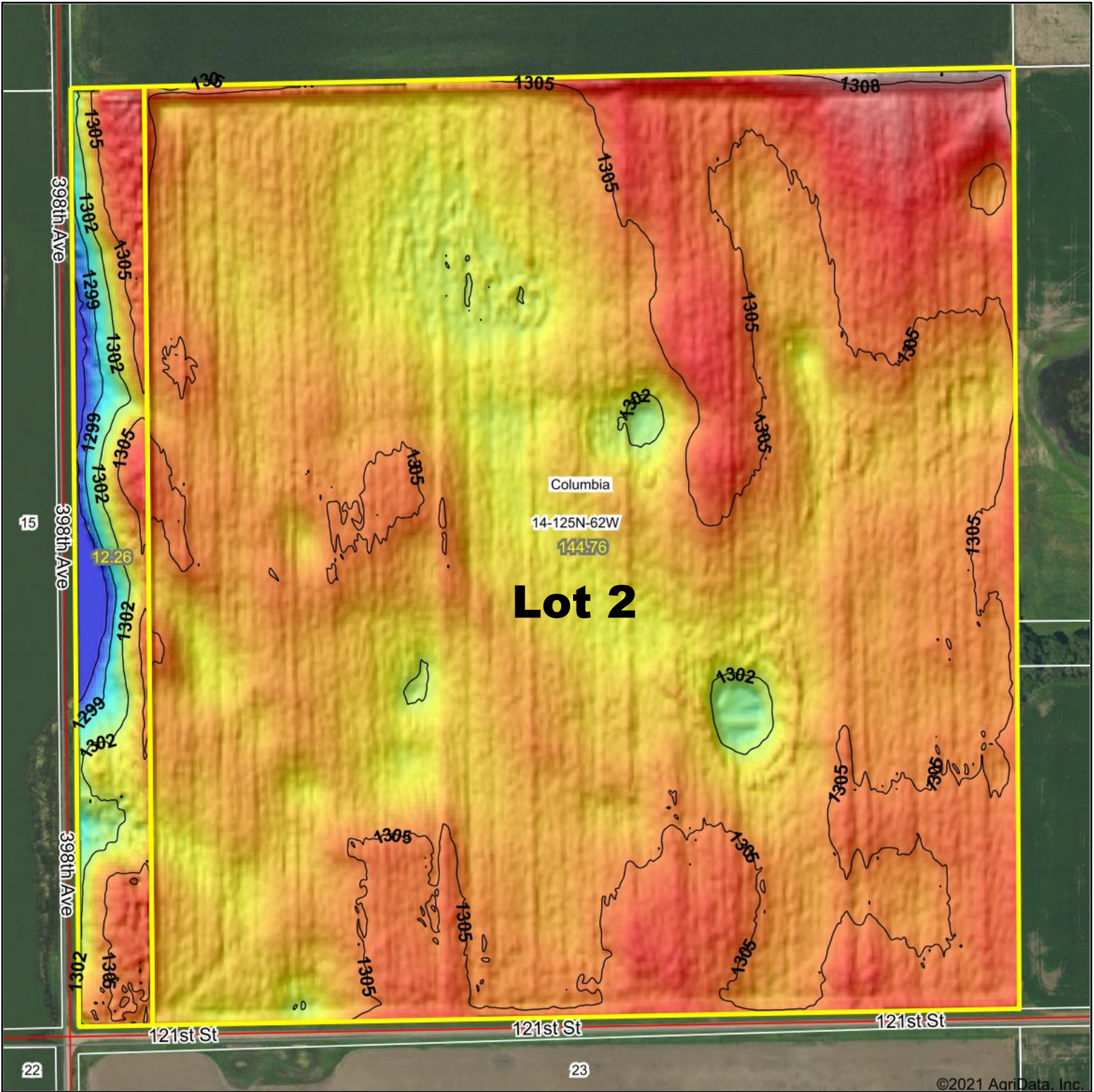
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

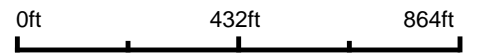
Soils data provided by USDA and NRCS.

# LOT 2

# Topography Hillshade



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,295.5  
 Max: 1,310.0  
 Range: 14.5  
 Average: 1,304.2  
 Standard Deviation: 1.48 ft



**14-125N-62W**  
**Brown County**  
**South Dakota**

map center: 45° 38' 22.46, -98° 15' 33.62

Maps Provided By:



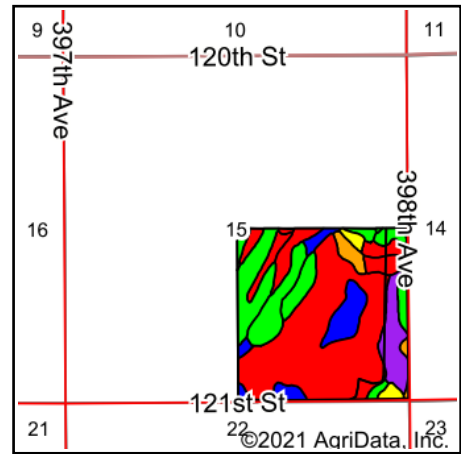
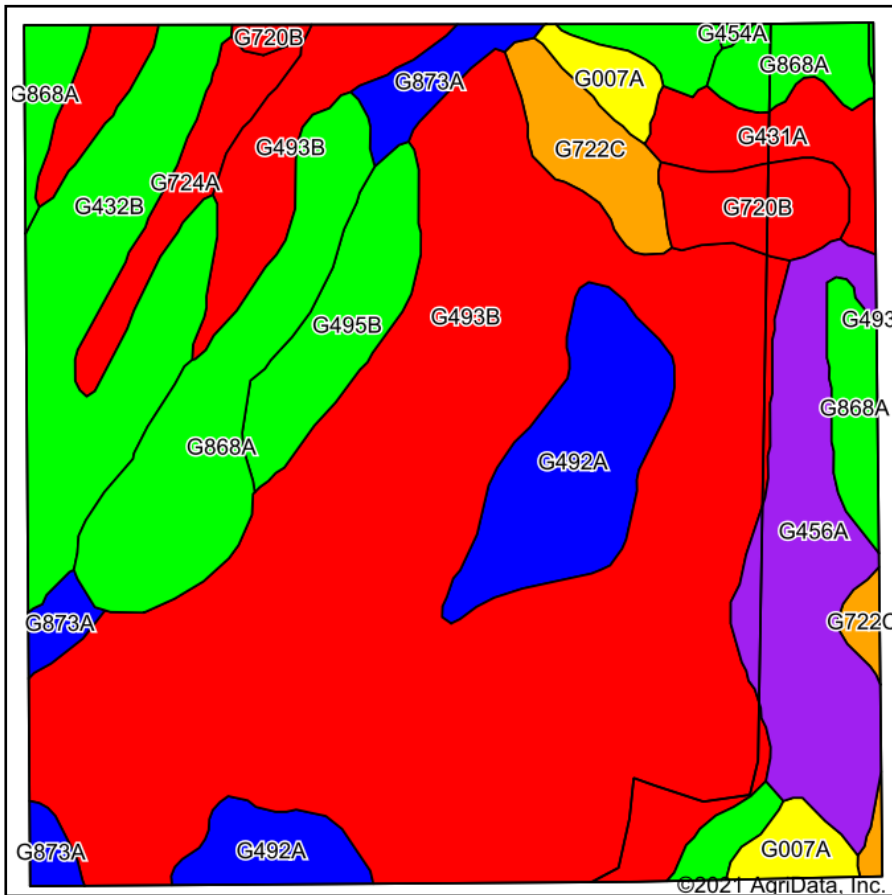
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Field borders provided by Farm Service Agency as of 5/21/2008.

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# Soils Map



State: **South Dakota**  
 County: **Brown**  
 Location: **15-125N-62W**  
 Township: **Columbia**  
 Acres: **156.01**  
 Date: **9/28/2021**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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	
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	74.45	47.7%			Ile	3159	84	
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	16.15	10.4%			IIw	4454	71	
G432B	Bearden-Huffton silt loams, 1 to 6 percent slopes	13.63	8.7%			Ile	3189	72	
G456A	Glyndon loam, saline, 0 to 2 percent slopes	11.22	7.2%			III <sub>s</sub>	3700	52	
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	10.60	6.8%			Ile	2889	92	
G495B	Eckman-Zell very fine sandy loams, 2 to 6 percent slopes	6.55	4.2%			Ile	2747	77	
G431A	Bearden silt loam, 0 to 2 percent slopes	5.63	3.6%			Ile	3996	81	
G722C	Great Bend-Zell silt loams, 6 to 9 percent slopes	4.28	2.7%			III <sub>e</sub>	2663	66	
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	3.64	2.3%			Ile	2817	88	
G873A	Beotia-Winship silt loams, 0 to 2 percent slopes	3.49	2.2%			II <sub>c</sub>	3316	93	
G724A	Great Bend-Putney silt loams, 0 to 2 percent slopes	3.31	2.1%			II <sub>c</sub>	2865	87	
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	2.89	1.9%			IV <sub>w</sub>	4508	43	
G454A	Glyndon loam, 0 to 2 percent slopes	0.17	0.1%			Ile	3889	77	
<b>Weighted Average</b>							<b>3330.6</b>	<b>78.5</b>	<b>*n 54.7</b>

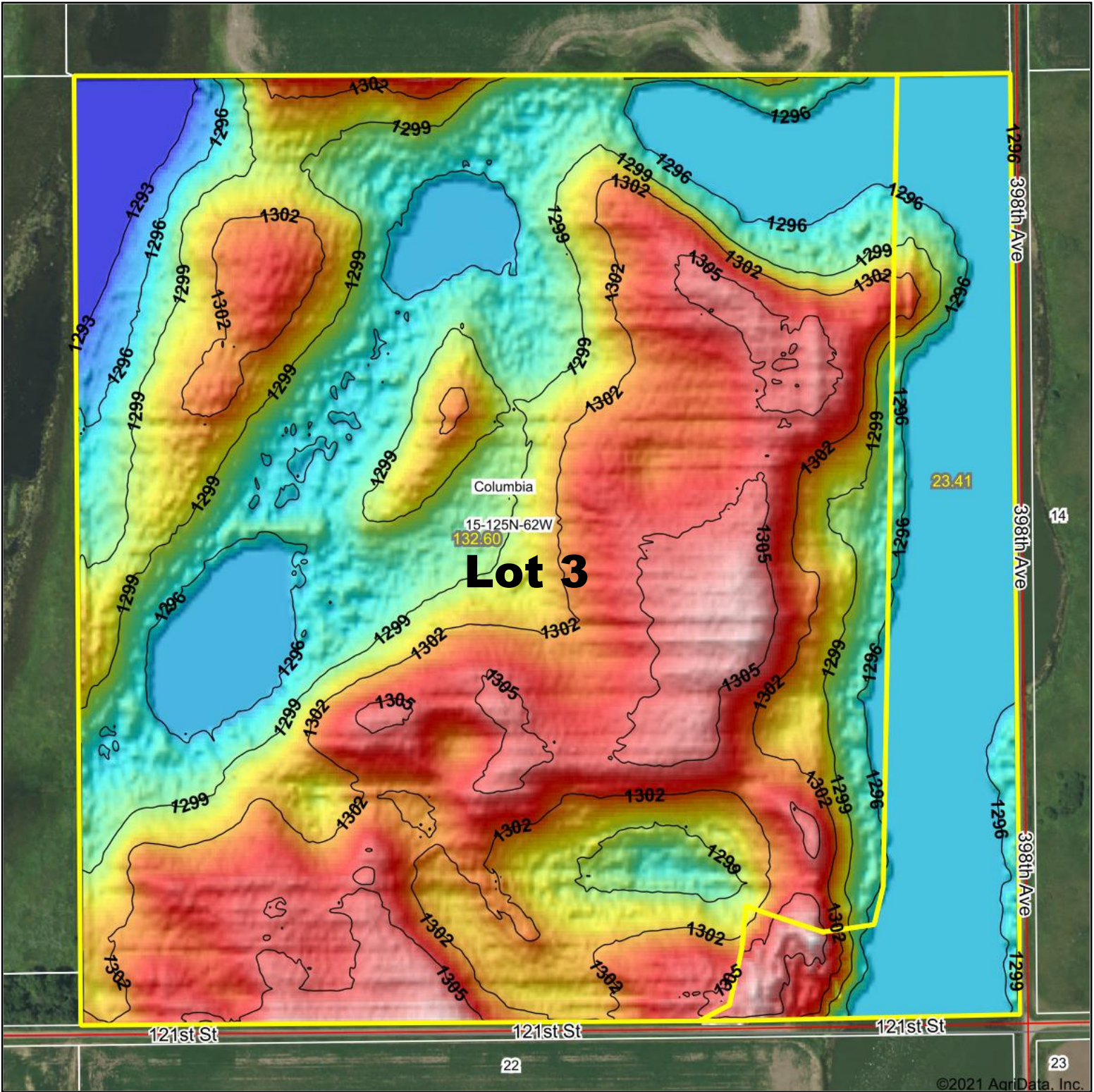
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

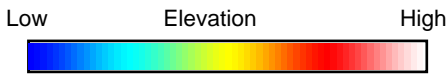
Soils data provided by USDA and NRCS.

## LOT 3

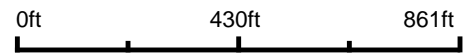
# Topography Hillshade



©2021 AgriData, Inc.



Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,292.6

Max: 1,307.7

Range: 15.1

Average: 1,299.7

Standard Deviation: 3.58 ft



9/28/2021

**15-125N-62W**  
**Brown County**  
**South Dakota**

map center: 45° 38' 22.21, -98° 16' 47.99

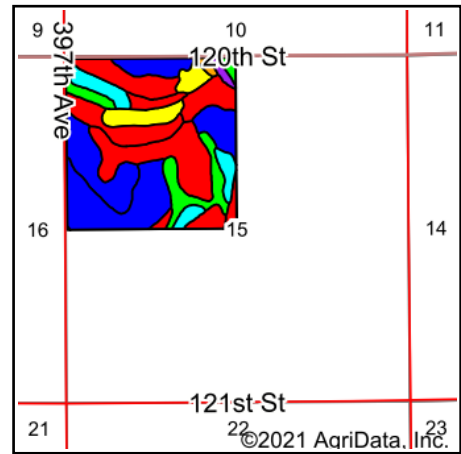
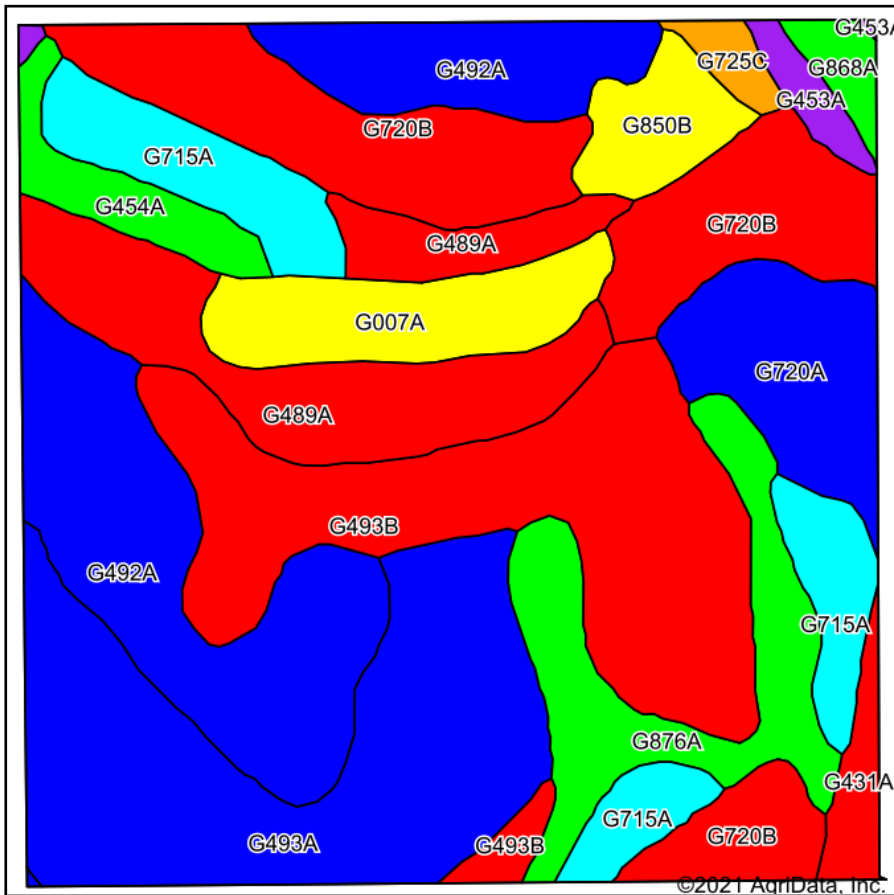
Maps Provided By:



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

# Soils Map



State: **South Dakota**  
 County: **Brown**  
 Location: **15-125N-62W**  
 Township: **Columbia**  
 Acres: **155.02**  
 Date: **9/28/2021**



Soils data provided by USDA and NRCS.

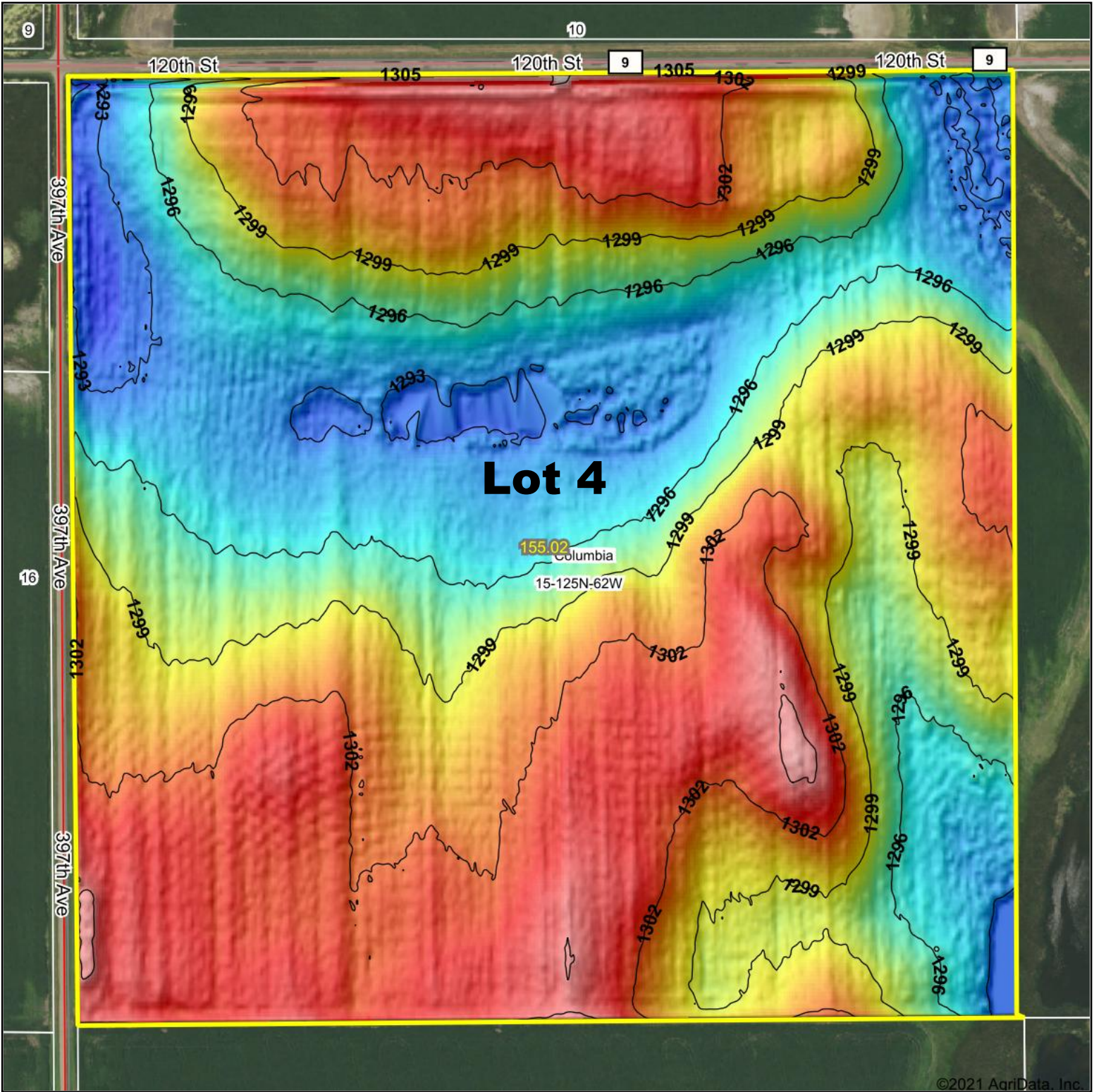
Area Symbol: SD013, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	23.84	15.4%	[Blue]	Ile	3219	90	58
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	23.15	14.9%	[Red]	Ile	3159	84	57
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	23.06	14.9%	[Blue]	Ile	2889	92	60
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	21.17	13.7%	[Red]	Ile	2817	88	61
G489A	Gardena-Glyndon silt loams, 0 to 2 percent slopes	14.59	9.4%	[Red]	Ile	3240	89	55
G715A	Turton-Exline, loamy complex, 0 to 2 percent slopes	10.76	6.9%	[Cyan]	IVs	2033	39	34
G876A	Gardena-Turton very fine sandy loams, 0 to 2 percent slopes	10.35	6.7%	[Green]	Ile	2585	70	50
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	7.76	5.0%	[Blue]	IIc	2888	95	62
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	7.08	4.6%	[Yellow]	IVw	4508	43	32
G850B	Exline-Putney silt loams, 1 to 6 percent slopes	3.72	2.4%	[Yellow]	VIIs	2050	47	34
G454A	Glyndon loam, 0 to 2 percent slopes	3.48	2.2%	[Green]	Ile	3889	77	50
G431A	Bearden silt loam, 0 to 2 percent slopes	1.96	1.3%	[Red]	Ile	3996	81	56
G453A	Bearden silt loam, saline, 0 to 2 percent slopes	1.56	1.0%	[Purple]	IIIs	3792	56	38
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	1.38	0.9%	[Green]	IIw	4454	71	57
G725C	Great Bend-Zell-Huffton silt loams, 6 to 9 percent slopes	1.16	0.7%	[Orange]	IVe	2631	63	53
<b>Weighted Average</b>						<b>3034.9</b>	<b>80.1</b>	<b>*n 54.1</b>

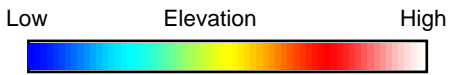
\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# LOT 4

# Topography Hillshade



©2021 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,291.4  
 Max: 1,307.0  
 Range: 15.6  
 Average: 1,299.0  
 Standard Deviation: 3.61 ft



**15-125N-62W**  
**Brown County**  
**South Dakota**

map center: 45° 38' 22.21, -98° 16' 47.99

Maps Provided By:



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