

# Larry & Marlene Hearnen Land Auction

**Thursday, January 13, 2022**

**Sale Time: 10:00 AM**

**Auction Location**

**Turton Community Center  
116 Center Street  
Turton, SD**

**JARK/WORLIE AUCTION, LLC**

**Val W. Jark - Broker Assoc. #12404**

**Phone (605) 380-2244**

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**Merlin T. Worlie - RE Auctioneer #114**

**Phone (605) 715-9200**

**Closing Agent: Rob Ronayne**





## **Welcome**

We would like to invite and welcome you to our public auction! This is an excellent opportunity to add Clark County Cropland to your portfolio.

### **Legal Description**

**NE ¼ of 7-119-59,  
Warren Twp, Clark County, SD**

**NOTE:** *Highlights include 82.5 acres of Class II soils with 75.69 cropland acres. It has pasture / slough with dugout down the center. The entire tract is fenced. Having cropland opportunities on both sides of the pasture/slough with water in the middle creates perfect wildlife habitat. An ideal opportunity to secure your own private hunting utopia. Financial return and hunting in 2022!*

***FARMING - LIVESTOCK - HUNTING OPPORTUNITIES***

***\*\* Buyers have the right to operate in 2022! \*\*  
\*\* No USFWS Easements! \*\****

**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 Rob Ronayne, Ronayne Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC and Rob Ronayne are acting as agents for sellers. Possession will be given March 01, 2022. 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. This parcel is 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**

**NE ¼ of 7-119-59**

**Warren Township, Clark County, SD**

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

**This tract has 154.12 FSA farmland acres of which 75.69 are considered cropland. The balance is grass/hay/non-crop acres & R.O.W.**

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

**COUNTY PARCEL RATING:**

**.608**

**BASE ACRES: 73.53 total**

**Wheat 4.96, Corn 29.25, Soybeans 39.32**

**SURETY PRODUCTIVITY INDEX:**

**54.5**

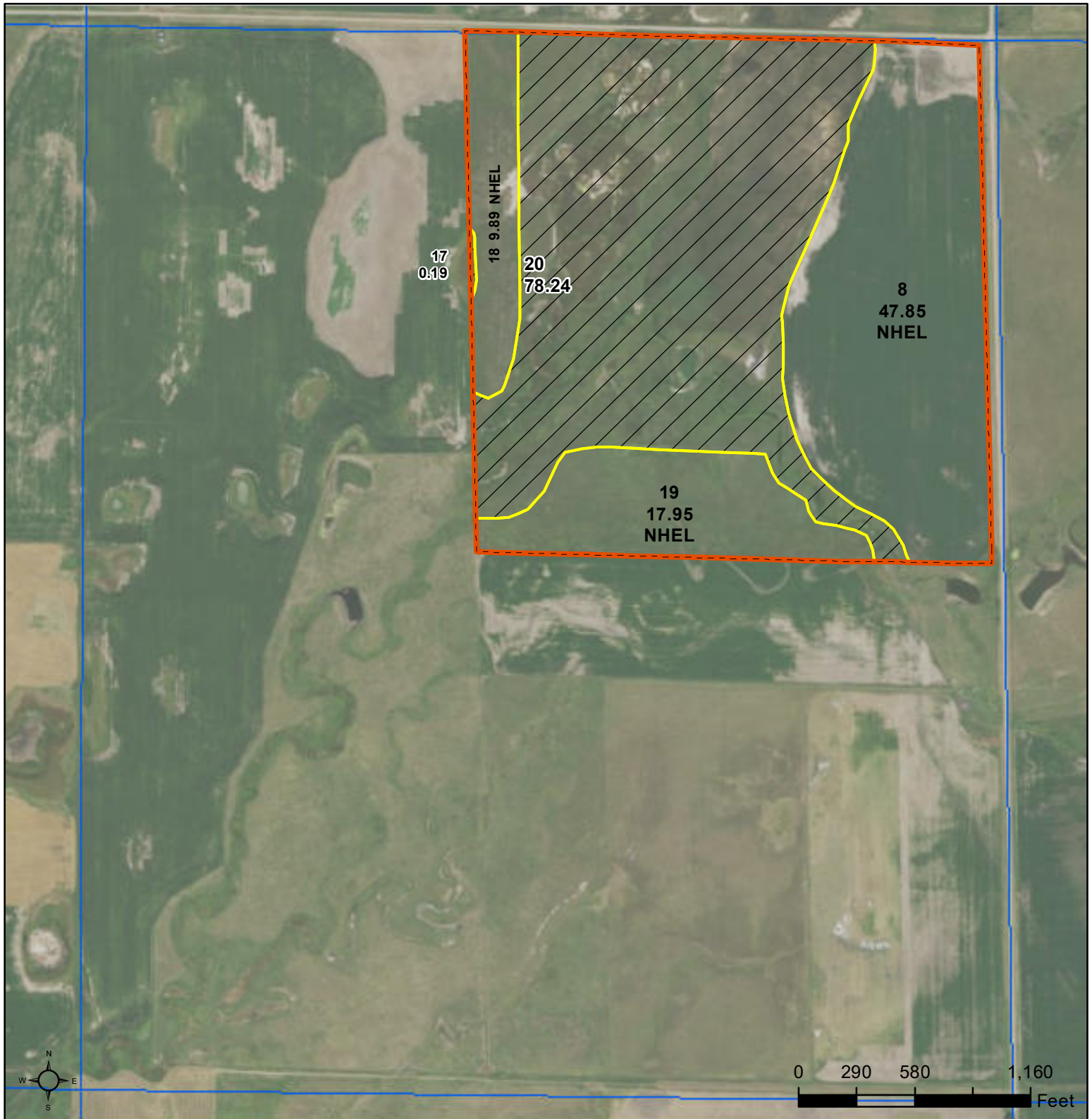
**2021 REAL ESTATE TAXES:**

**\$1,743.18**

**LOCATION**

**From Conde, SD (Jct. of Hwy's 37 & Co. Hwy 6) - go 7 miles East (County Hwy 6 / 154<sup>th</sup> St.) & 1 mile South (413<sup>th</sup> Ave).**





**From Crocker, SD – go 9 miles West (Hwy 20) & 1 ½ miles North (413<sup>th</sup> Ave.).**



**Common Land Unit**

-  Tract Boundary
-  PLSS
-  Non-Cropland
-  Cropland

**Wetland Determination Identifiers**

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

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

**7 -119N -59W**

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).

South Dakota

Spink

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM:**

**Prepared:** 11/30/21 9:28 AM

**Crop Year:** 2022

**Page:**

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

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**Tract Number:**                    **Description** CLARK NE 7-119-59

**FSA Physical Location :** Clark, SD

**ANSI Physical Location:** Clark, SD

**BIA Range Unit Number:**

**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP</b>	<b>EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
154.12	75.69	75.69	0.0	0.0	0.0	0.0	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>	<b>Native Sod</b>		
0.0	0.0	75.69	0.0	0.0	0.0		

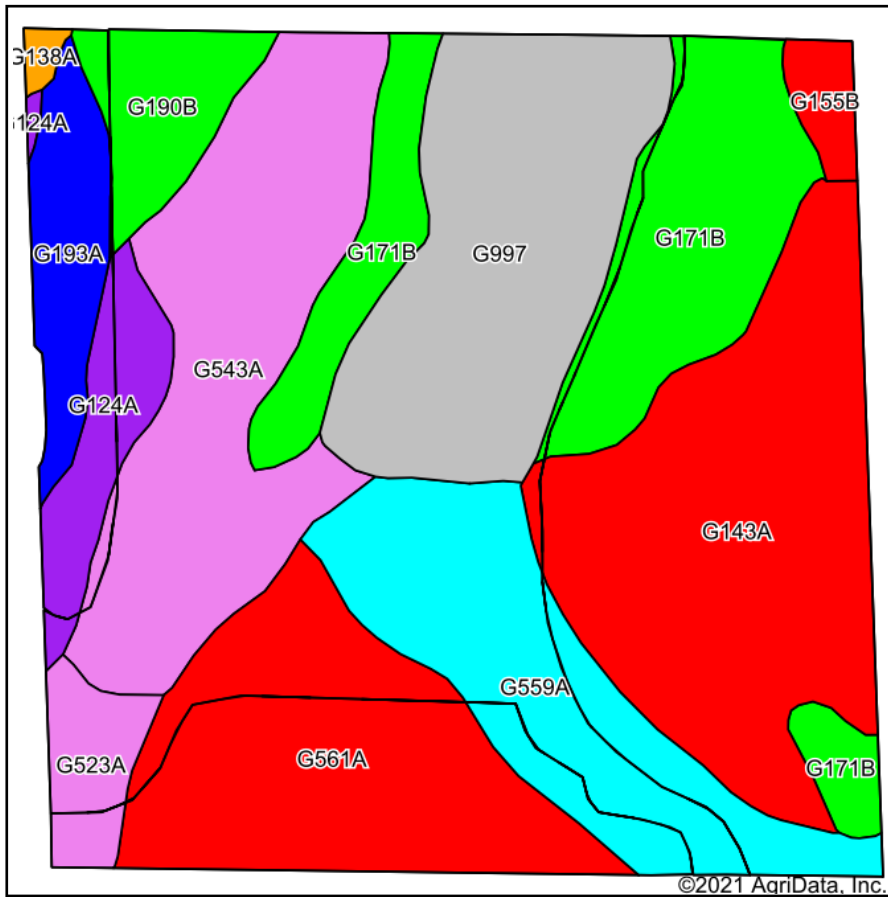
<b>Crop</b>	<b>Base Acreage</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
WHEAT	4.96	49	0.00
CORN	29.25	124	0.00
SOYBEANS	39.32	30	0.00
<b>Total Base Acres:</b>	73.53		

**Owners:** HEARNEN, LARRY J

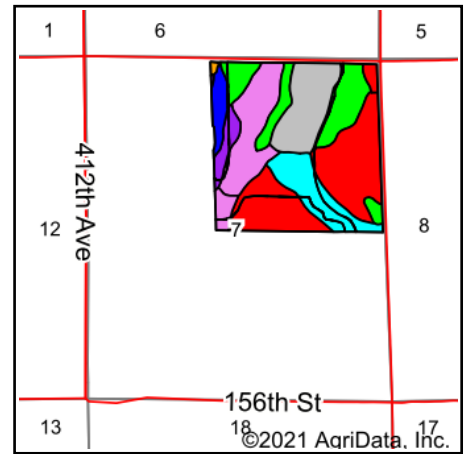
HEARNEN, MARLENE

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# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Clark**  
 Location: **7-119N-59W**  
 Township: **Warren**  
 Acres: **153.94**  
 Date: **12/8/2021**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD025, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
G143A	Barnes-Svea loams, 0 to 3 percent slopes	28.66	18.6%		IIc	3405	85	58
G543A	Playmoor silty clay loam, 0 to 2 percent slopes, frequently flooded	23.57	15.3%		VIw	3805	24	9
G997	Water, intermittent	21.69	14.1%			415	3	6
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	20.44	13.3%		IIc	2914	84	57
G171B	Barnes-Buse-Svea loams, 0 to 6 percent slopes	20.18	13.1%		Ile	3056	72	54
G559A	Fluvaquents, channeled-La Prairie-Fairdale complex, 0 to 2 percent slopes, frequently flooded	17.66	11.5%		VIw	2205	38	24
G193A	Aastad-Forman loams, 0 to 3 percent slopes	5.57	3.6%		IIc	3526	92	59
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	5.23	3.4%		Ile	2874	79	57
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	5.21	3.4%		IIIs	2606	58	41
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	3.53	2.3%		VIw	2616	21	9
G155B	Barnes-Svea loams, 0 to 6 percent slopes	1.73	1.1%		Ile	3113	82	59
G138A	Forman-Cavour loams, 0 to 3 percent slopes	0.47	0.3%		IIc	2731	67	43
Weighted Average					2.92	2732.2	54.5	*n 36.9

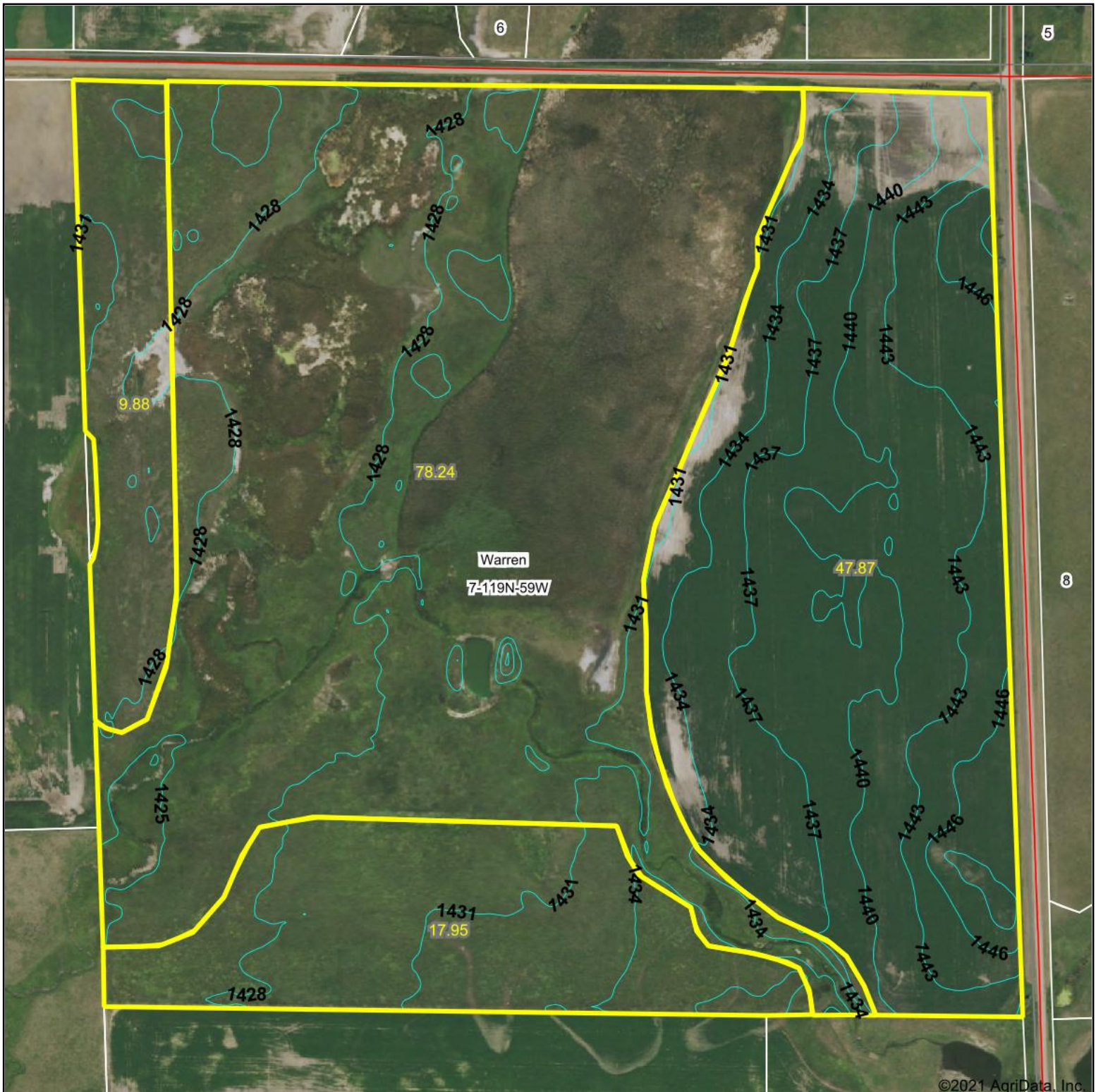
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 0.0

Max: 0.0

Range: .0

Average: .0

Standard Deviation: 0 ft

0ft 437ft 875ft



12/8/2021

**7-119N-59W**  
**Clark County**  
**South Dakota**

Map Center: 45° 7' 53.08, -97° 58' 22.09

Maps Provided By:



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