

Rolfe Ludtke Public Land Auction

Tuesday, March 29, 2022

Sale Time: 10:00 AM

Auction Location

VFW Building

521 West 1st Street

Webster, SD

JARK/WORLIE AUCTION, LLC

Val W. Jark - Broker Assoc. #12404

Phone (605) 380-2244

Closing Agent: Rob Ronayne

Ronayne Law Office



Welcome

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

Legal Description

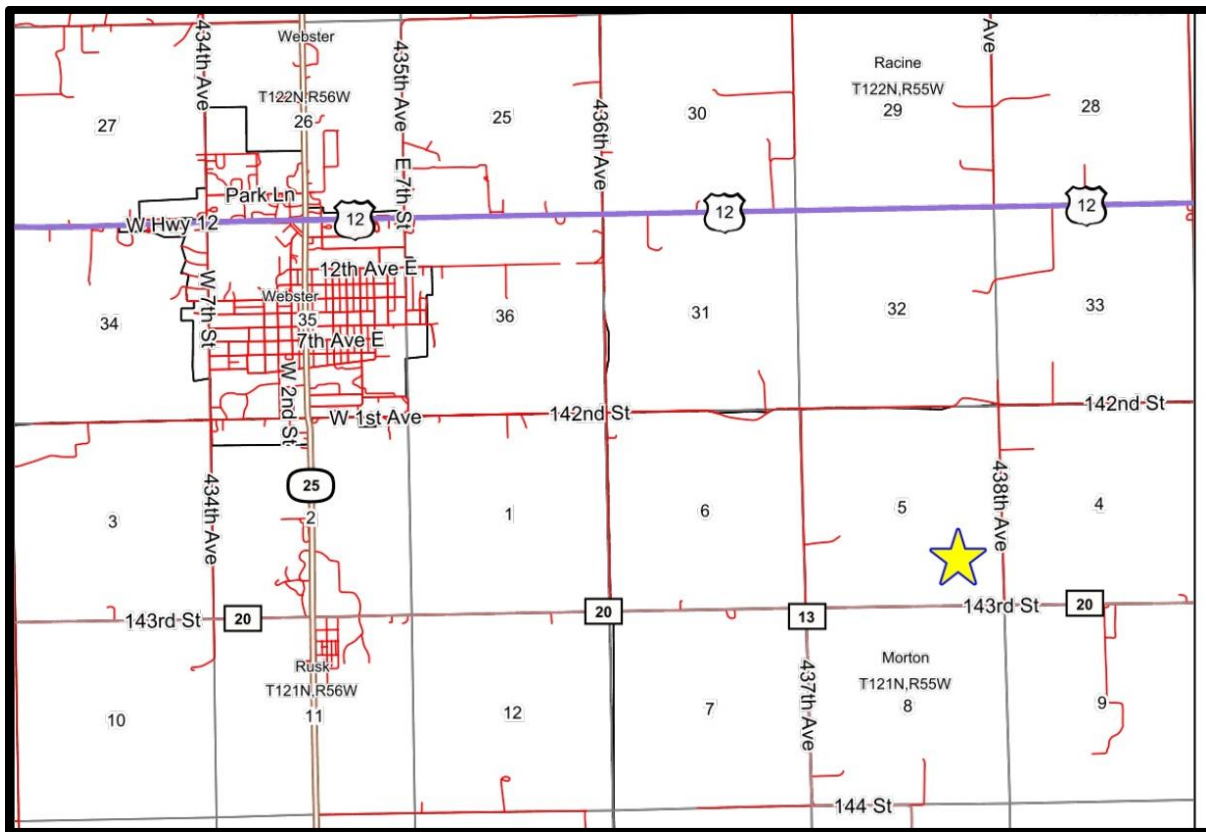
**SE ¼ of 5-121-55,
Morton Twp, Day County, SD**

NOTE: *This tract is cropland with gravel road access on two sides. There are slough acres which are surrounded by cropland creating wildlife habitat. Financial return and hunting in 2022!*

FARMING - LIVESTOCK - HUNTING OPPORTUNITIES

***** Buyers 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 Rob Ronayne, Ronayne Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC and Rob Ronayne are acting as agents for sellers. Possession will be given at closing. The 2022 real estate taxes will be paid by buyer. 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

SE ¼ of 5-121-55

Morton Township, Day County, SD

This tract is offered \$_____x 160 taxable acres.

This tract has 157.15 FSA farmland acres of which 138.98 are considered cropland. The balance is non-crop acres & R.O.W. * Tract has USFWS Wetland Easement.*

COUNTY PARCEL RATING:

.661

BASE ACRES: 87.37 total

Wheat 20.25, Corn 29.29, Soybeans 37.83

SURETY PRODUCTIVITY INDEX:

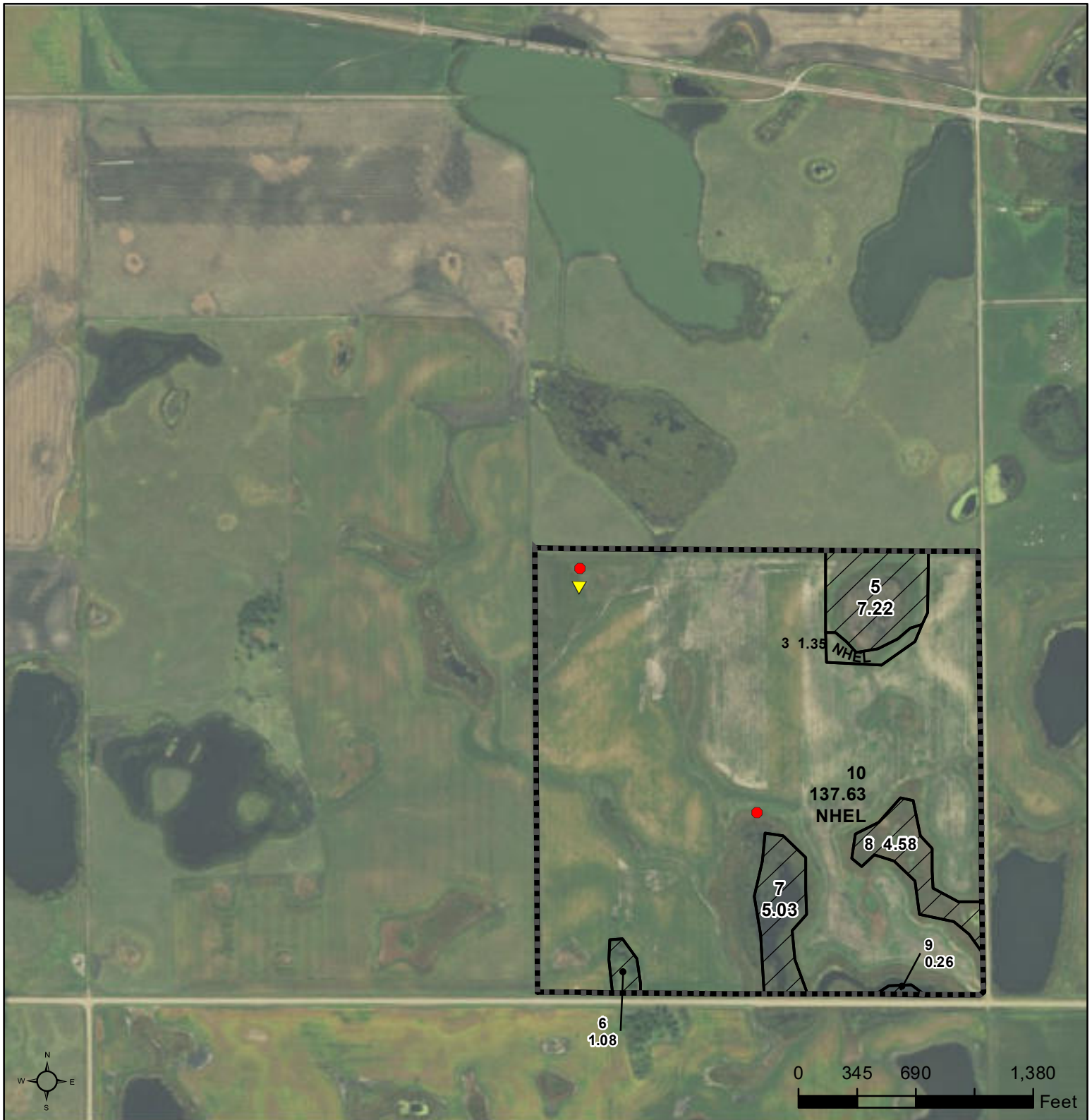
65.7

2021 REAL ESTATE TAXES:

\$2,334.34

LOCATION

From Webster, SD (A&W Corner / Jct. of Hwy's 12 & SD 25) - go 2 miles South (Hwy 25) & 3 miles East (143 St.).



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

2021 Program Year
 Map Created March 22, 2021

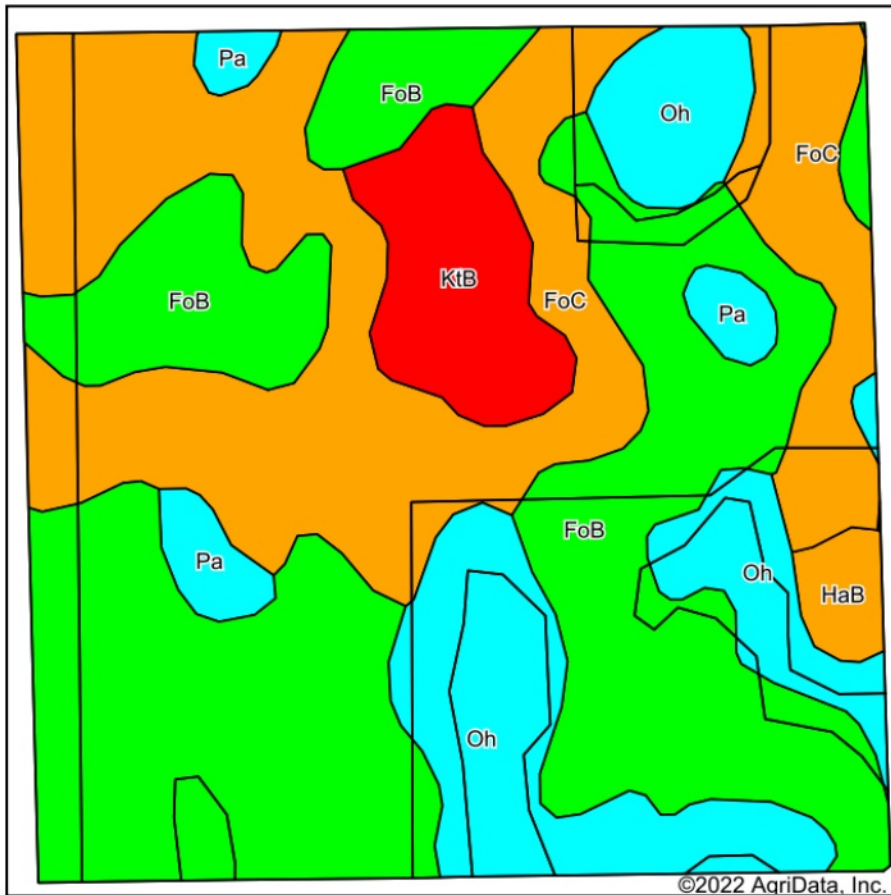
Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 138.98 acres

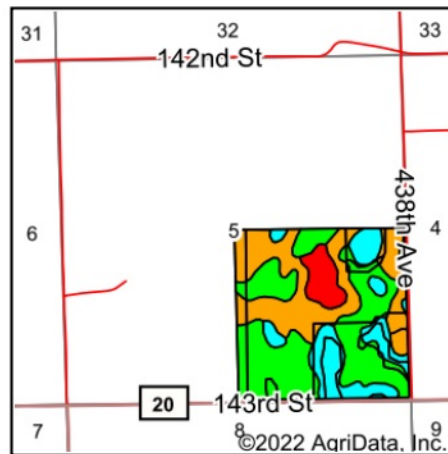
5-121N-55W-Day

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



Soils data provided by USDA and NRCS.









State: **South Dakota**
 County: **Day**
 Location: **5-121N-55W**
 Township: **Morton**
 Acres: **157.14**
 Date: **2/14/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD037, Soil Area Version: 27

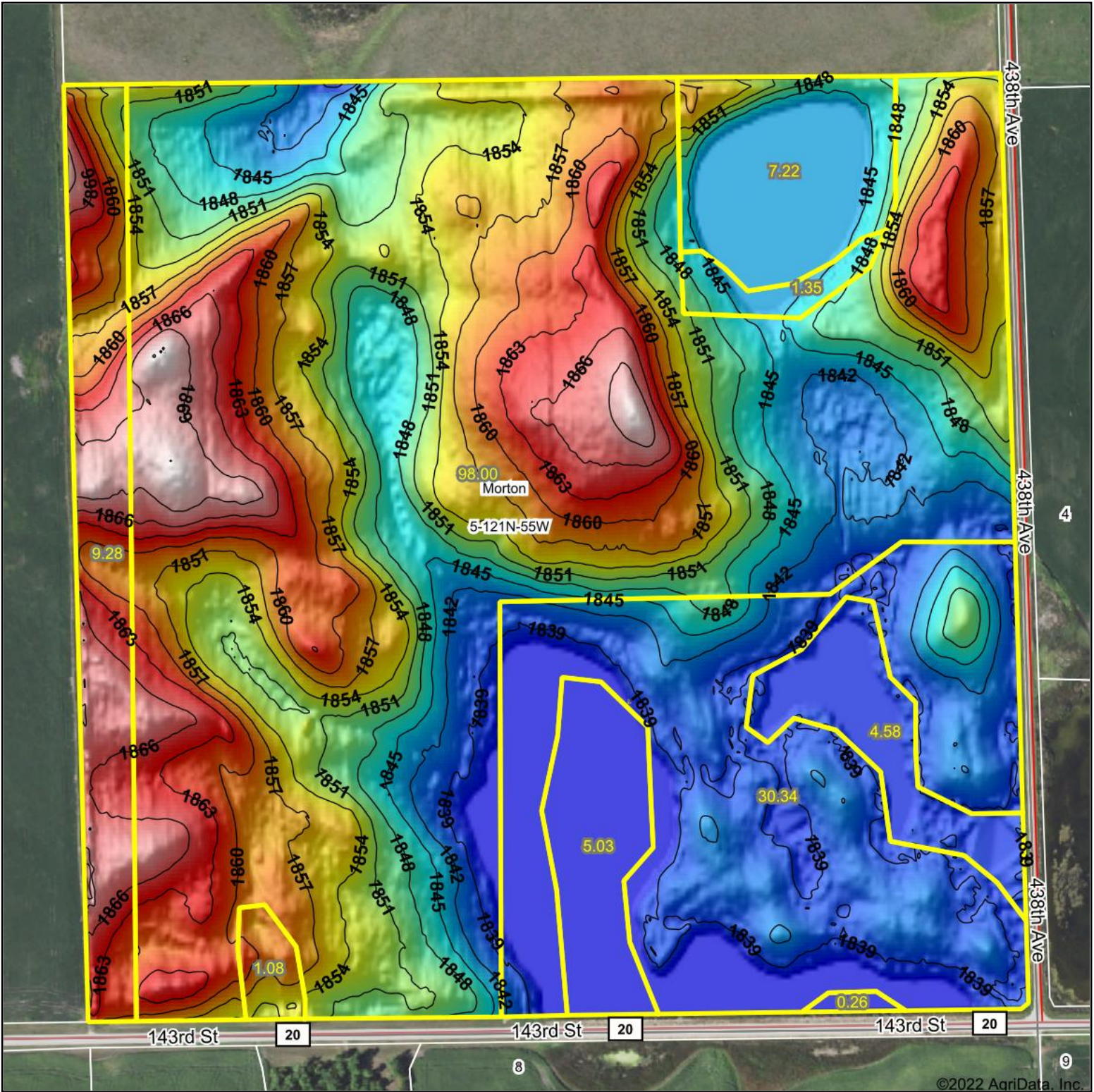
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
FoB	Forman-Buse-Aastad loams, 1 to 6 percent slopes	67.69	43.1%		Ile	3636	79	56
FoC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	48.17	30.7%		IIIle	3484	65	54
Oh	Oldham silty clay loam	25.18	16.0%		Vw	6062	30	21
KtB	Kranzburg-Forman complex, 2 to 6 percent slopes	9.62	6.1%		Ile	3501	83	60
Pa	Parnell silty clay loam	4.34	2.8%		Vw	6420	34	8
HaB	Hamerly loam, 2 to 6 percent slopes	2.14	1.4%		IIs	4345	65	50
Weighted Average					2.87	4056.4	65.7	*n 48.6

*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 Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 3 Min: 1,836.9 Max: 1,872.2 Range: 35.3 Average: 1,850.4 Standard Deviation: 9.78 ft</p>	<p>0ft 434ft 868ft</p> <p> 5-121N-55W Day County South Dakota 2/14/2022 map center: 45° 19' 9.06, -97° 27' 31.33 </p>
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