

# **Rick Rainford & Rhonda Geuke**

## **Public Land Auction**

**Thursday, October 27, 2022**

**Sale Time: 10:00 AM**

### **Auction Location**

**Bottoms Up**

**207 Humphrey Dr.**

**Doland, SD**

## **JARK/WORLIE AUCTION, LLC**

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

**Phone (605) 380-2244**

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

**Phone (605) 715-9200**





## **Welcome**

**We would like to invite and welcome you to our public auction! This is an excellent opportunity to add Spink County Crop & Grassland to your portfolio.**

### **Legal Description**

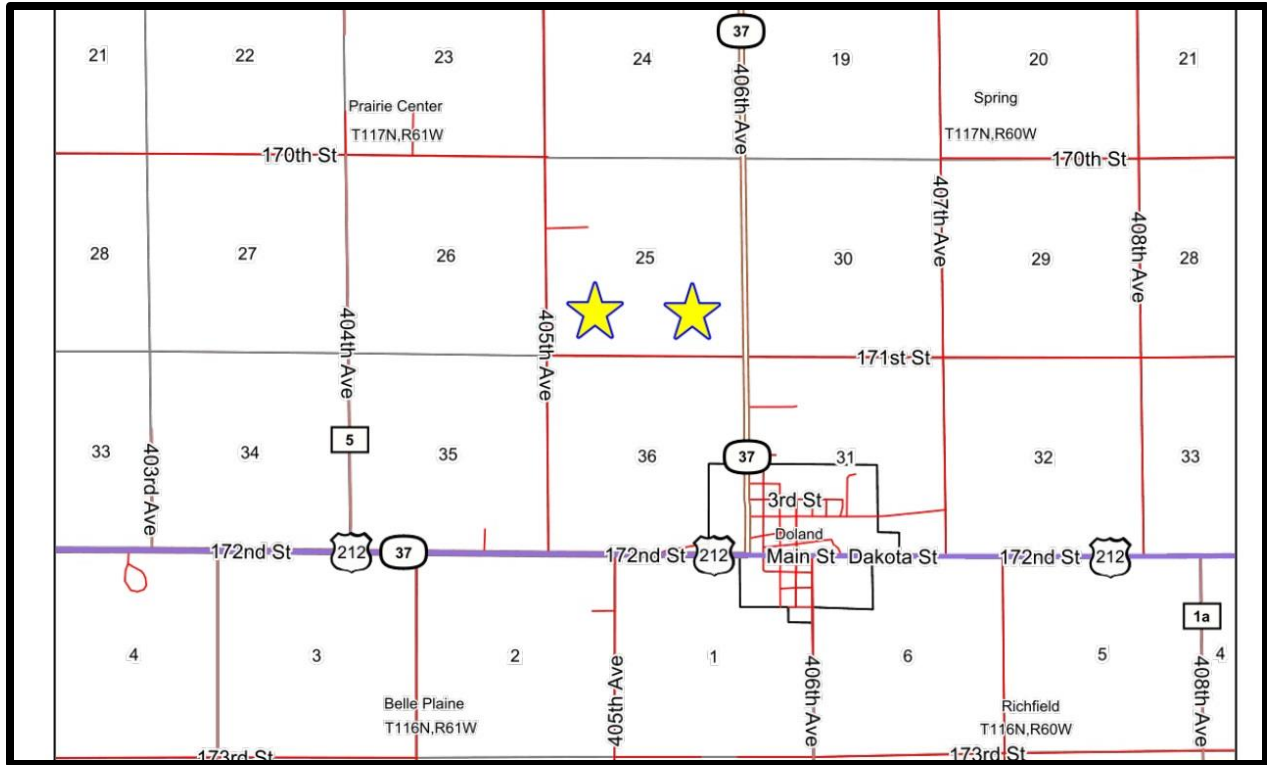
**S 1/2 of 25-117-61,  
Prairie Center Twp, Spink County, SD**

**NOTE:** *This tract is a blend of cropland (Cropland Productivity Index 80.3) and grassland/pasture with 2 dugouts & barbed wire fence. It has Hwy 37 bordering the East side, gravel road (171 St.) along the South side and gravel road (405 Ave.) along the West side giving it very good access.*

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

***\*\* Buyers have the right to operate in 2023! \*\****

**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 Paul Gillette, Gillette Law Office, Redfield, SD. Jark/Worlie Auction, LLC and Paul Gillette are acting as agents for sellers. Possession will be given Jan. 1, 2023. The 2023 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**  
**S 1/2 of 25-117-61**  
**(SE ¼ Less Lot H-1 (3.92) 25-117-61)**  
**(SW ¼ 25-117-61)**

**Prairie Center Township, Spink County, SD**

**This tract is offered \$\_\_\_\_\_x 316.08 taxable acres.**

**This tract has 303.68 FSA farmland acres of which:**

**187.89 acres are considered FSA cropland of which 20.67 acres (13.64, 5.76 & 1.27 acre lots on FSA map) have crop history & are figured into the 187.89 cropland figure but actual use for those 20.67 acres appears to be pasture/grass for at least the last 4 years (refer to crop history map).**

**115.79 acres are considered FSA Native Grass / Pasture and does not take into consideration the 20.67 Cropland acres (mentioned above) that have been used as grass / pasture. The 2 main units of grass each have a dugout, barbed wire fence & east unit will have sparse / scattered trees.**

**The balance of the taxable acres will be non-crop acres & R.O.W.**

***These tracts will contain an FSA wetland or farmed wetland. Pasture and some crop acres will have the presence of noxious weeds. \* No USFWS Easements. \****

**COUNTY PARCEL RATING:**

**SE ¼ .719**

**SW ¼ .625**

**BASE ACRES: 102.9 total**

**Corn 51.45 PCL Yield 126**

**Soybeans 51.45 PCL Yield 35**

**SURETY PRODUCTIVITY INDEX:**

**67.2 total**

**80.3 on Cropland Acres**

**2022 REAL ESTATE TAXES:**

**\$2,833.32**

**LOCATION**

**From Doland, SD (Jct. of US Hwy 212 & Hwy 37) - go 1 mile North on Hwy 37.**



**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

**Wetland Determination Identifiers**

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

Unless otherwise noted, crops listed below are:  
 Non-irrigated  
 Intended for Grain      Producer initial \_\_\_\_\_  
 Corn = Yellow              Date \_\_\_\_\_  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non-oil

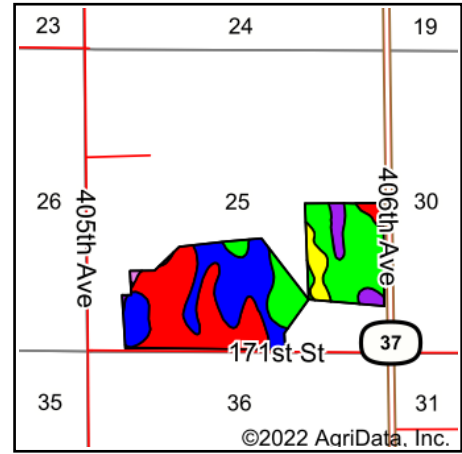
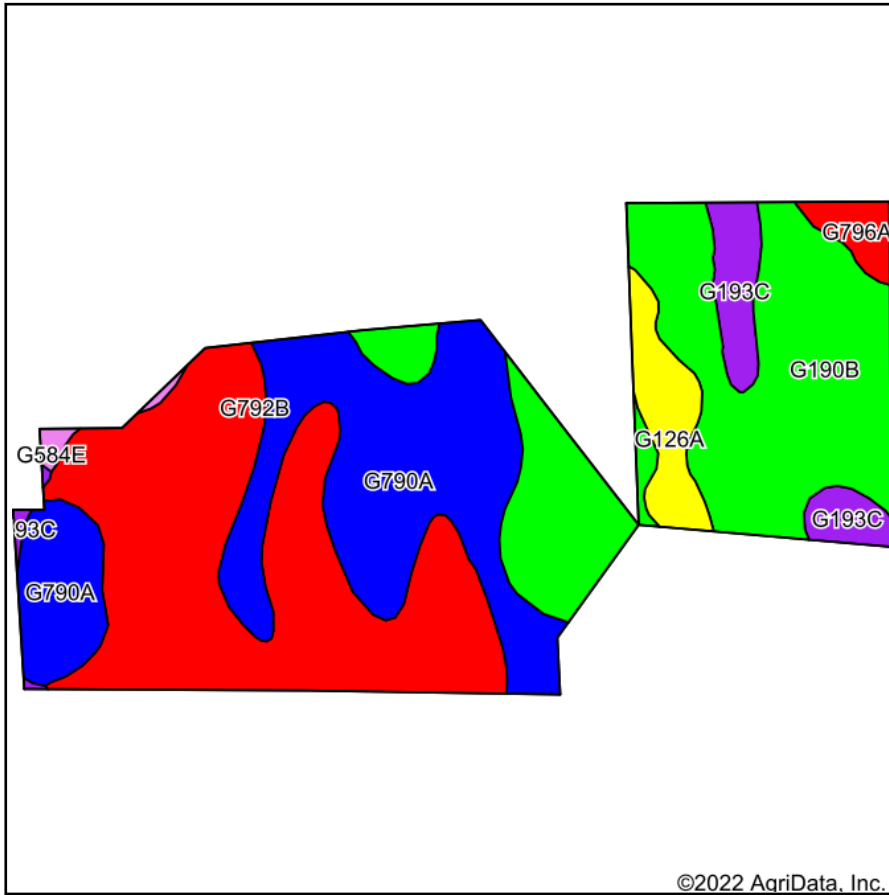
2022 Program Year  
 Map Created May 26, 2022

**25-117N-61W-Spink**

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: **Spink**  
 Location: **25-117N-61W**  
 Township: **Prairie Center**  
 Acres: **167.22**  
 Date: **9/1/2022**

Soils data provided by USDA and NRCS.

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD115, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
G792B	Kranzburg-Brookings-Buse complex, 0 to 6 percent slopes	53.58	32.0%		Ile	2712	82	61
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	50.74	30.3%		Ile	2874	79	57
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	44.78	26.8%		Ilc	2806	91	61
G193C	Forman-Buse-Langhei loams, 6 to 9 percent slopes	7.67	4.6%		IVe	2625	52	51
G126A	Cresbard-Cavour-Heil complex, 0 to 3 percent slopes	6.89	4.1%		IIIIs	2535	45	32
G796A	Kranzburg-Cresbard silt loams, 0 to 2 percent slopes	2.73	1.6%		Ilc	2753	81	54
G584E	Edgeley-Buse loams, 9 to 25 percent slopes	0.83	0.5%		VIe	2741	24	41
<b>Weighted Average</b>					<b>2.15</b>	<b>2775.9</b>	<b>80.3</b>	<b>*n 57.9</b>

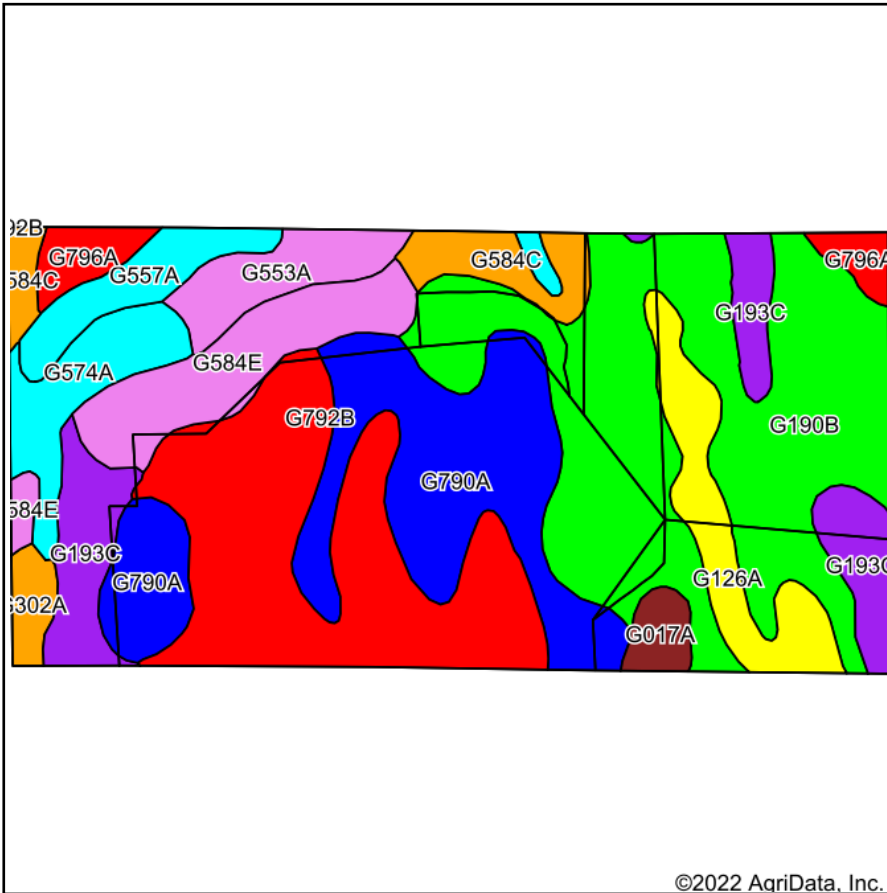
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

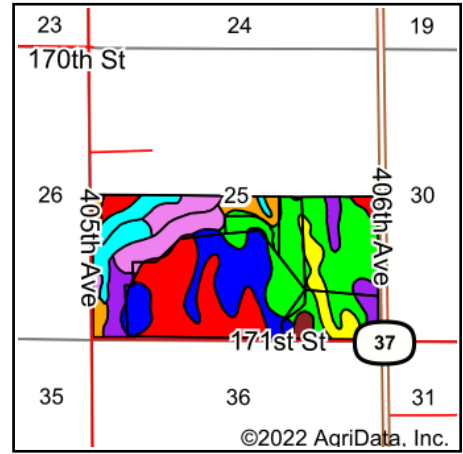
Soils data provided by USDA and NRCS.



# Soils Map



©2022 AgriData, Inc.



State: **South Dakota**  
 County: **Spink**  
 Location: **25-117N-61W**  
 Township: **Prairie Center**  
 Acres: **303.68**  
 Date: **9/1/2022**

Soils data provided by USDA and NRCS.

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Area Symbol: SD115, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	84.48	27.8%		Ile	2874	79	57
G792B	Kranzburg-Brookings-Buse complex, 0 to 6 percent slopes	54.18	17.8%		Ile	2712	82	61
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	48.68	16.0%		IIc	2806	91	61
G193C	Forman-Buse-Langhei loams, 6 to 9 percent slopes	22.37	7.4%		IVe	2625	52	51
G584E	Edgeley-Buse loams, 9 to 25 percent slopes	20.27	6.7%		VIe	2741	24	41
G126A	Cresbard-Cavour-Heil complex, 0 to 3 percent slopes	15.66	5.2%		IIIs	2535	45	32
G574A	Fluvaquents, channeled-La Prairie-Holmquist complex, 0 to 2 percent slopes, frequently flooded	12.47	4.1%		VIw	2212	33	20
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	10.42	3.4%		IVs	4543	31	40
G584C	Edgeley loam, 6 to 9 percent slopes	10.38	3.4%		IIIe	2823	62	42
G553A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	10.26	3.4%		IVs	3930	27	27
G796A	Kranzburg-Cresbard silt loams, 0 to 2 percent slopes	7.25	2.4%		IIc	2753	81	54
G017A	Heil silt loam, till substratum, 0 to 1 percent slopes	3.70	1.2%		VIs	3555	11	5
G302A	Vang loam, 0 to 2 percent slopes	3.56	1.2%		IIs	2815	63	45
<b>Weighted Average</b>					<b>2.85</b>	<b>2858.2</b>	<b>67.2</b>	<b>*n 51.1</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.

# 4 Year Crop History

Owner/Operator:

Date:

Address:

Farm Name:

Address:

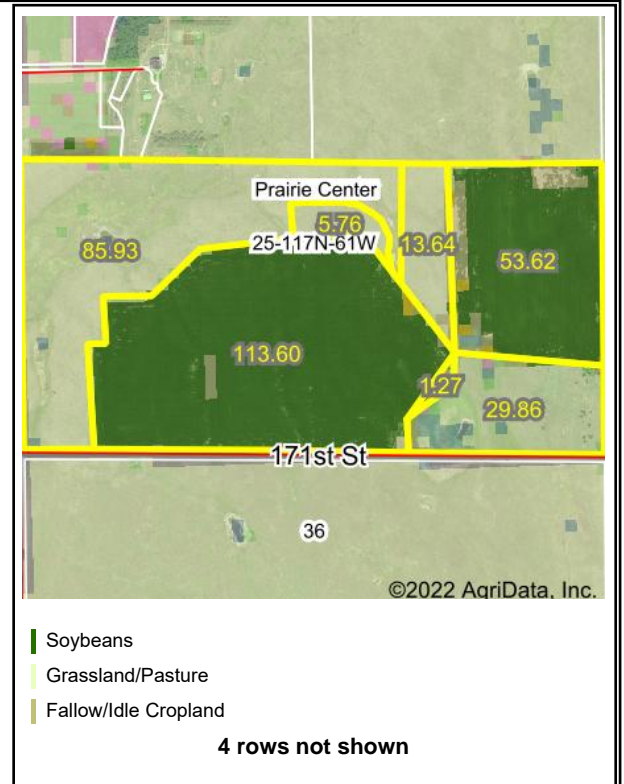
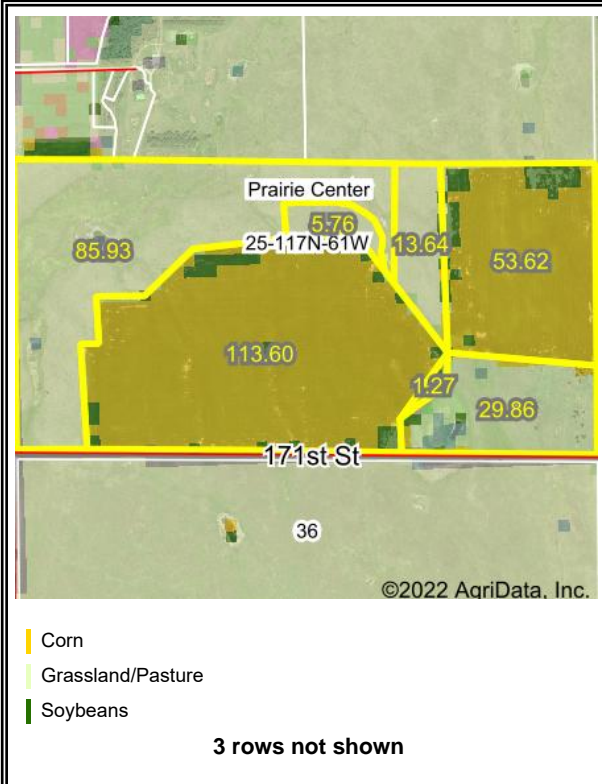
Field ID:

Phone:

Acct. #:

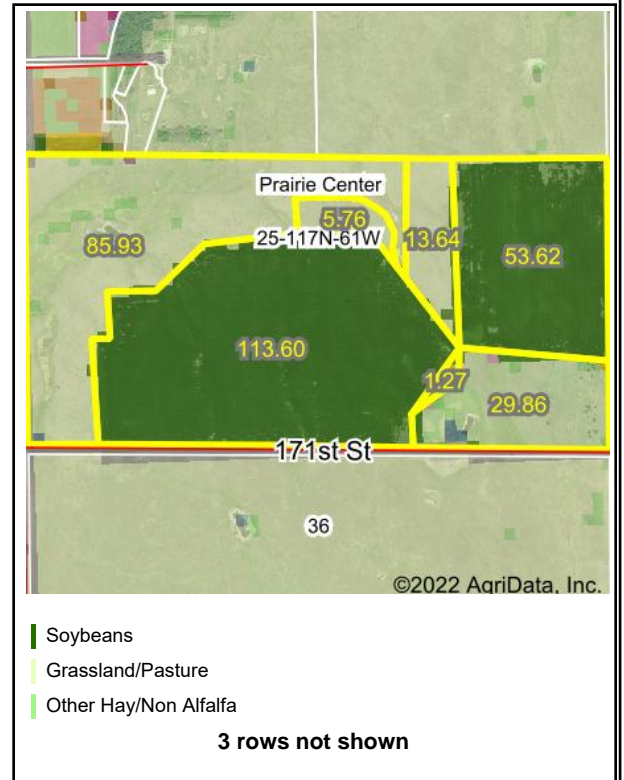
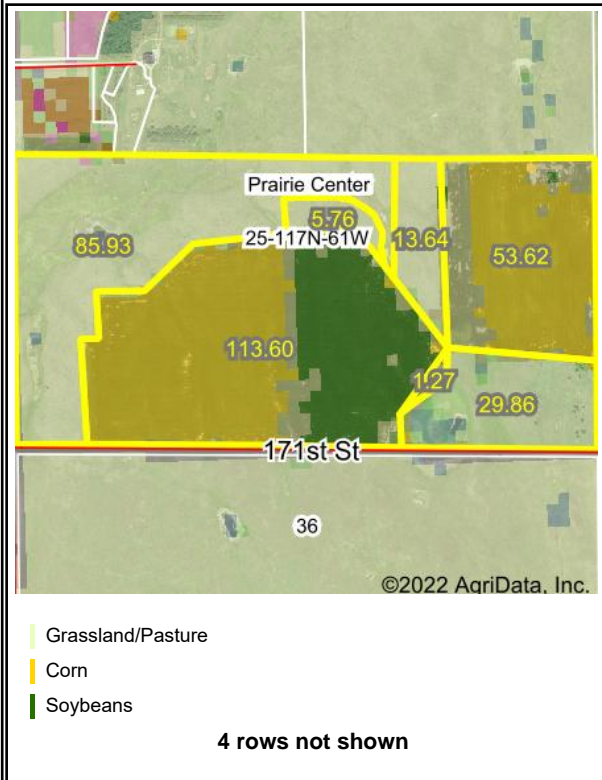
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 44° 54' 53.24, -98° 6' 55.27

State: SD

County: Spink

Legal: 25-117N-61W

Twnshp: Prairie Center

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



Maps Provided By:

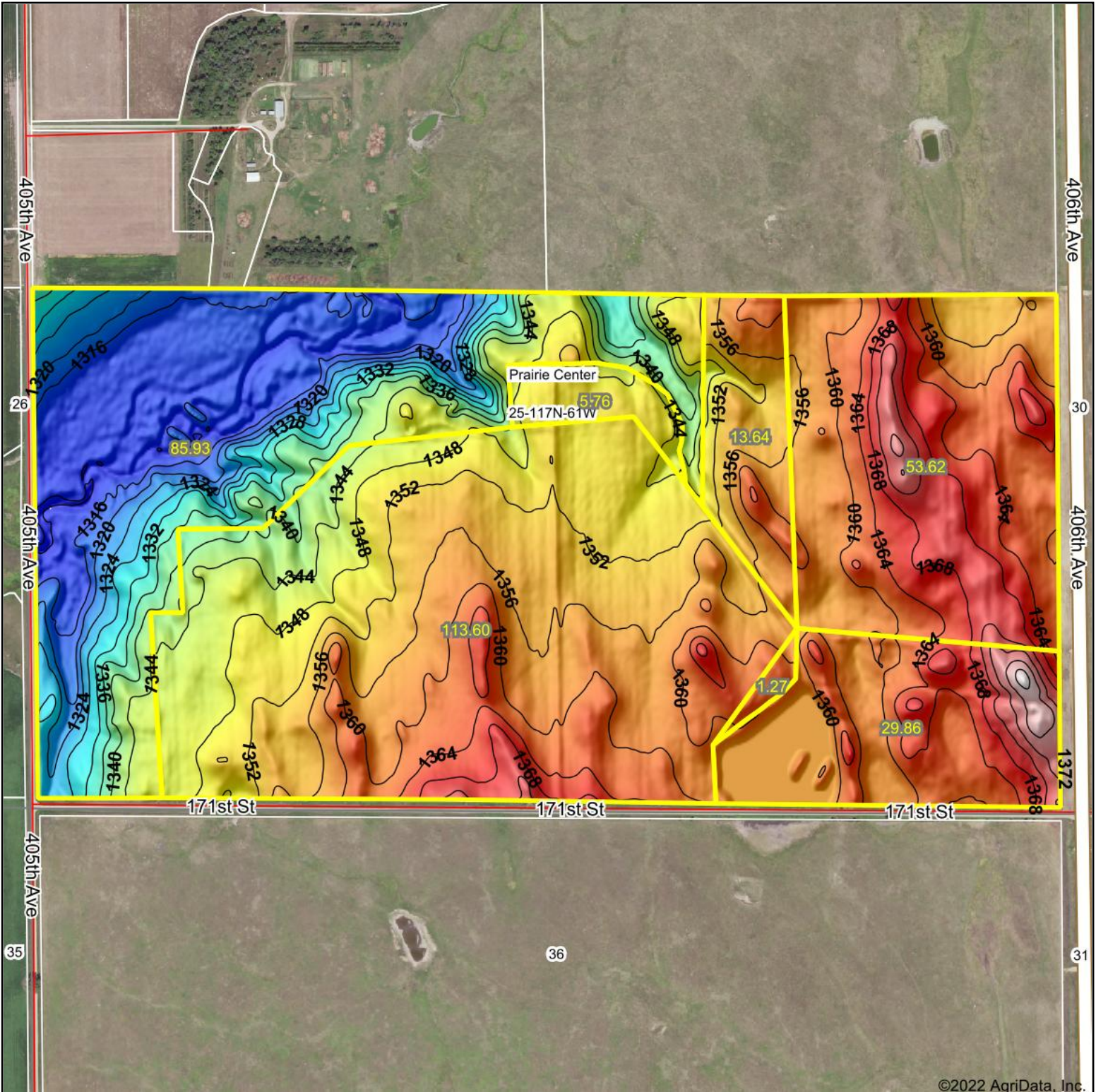


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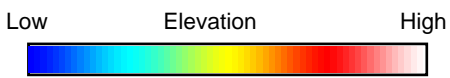
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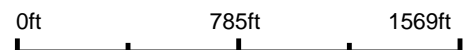
# Topography Hillshade



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Source: USGS 3 meter dem



Interval(ft): 4

Min: 1,311.1

Max: 1,385.9

Range: 74.8

Average: 1,348.7

Standard Deviation: 16.8 ft



9/1/2022

**25-117N-61W**  
**Spink County**  
**South Dakota**

map center: 44° 54' 53.24, -98° 6' 55.27

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