

Lois & Bernie Engrav Public Land Auction

Thursday, November 17, 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

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 Day County Crop & Grassland to your portfolio.

Legal Description

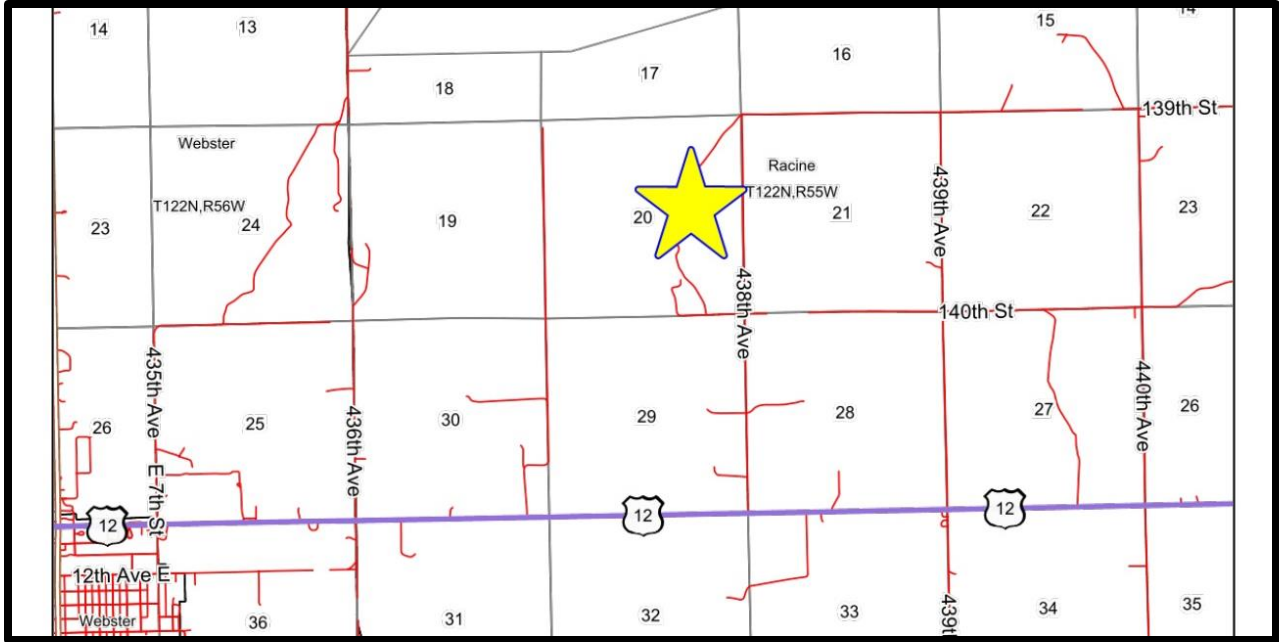
**NE 1/4 of 20-122-55 also
N 1/2 of SE 1/4 and SE 1/4 of SE 1/4 of 20-122-55
Racine Twp, Day County, SD**

NOTE: This land will be offered for sale as 1 unit. The unit is made up of 204.87 acres cropland, 23.98 acres grass/hay land (with crop history), 17.58 acres pasture and slough located 3 miles east and 1 north of Webster, SD!

***FARMING - LIVESTOCK - HUNTING – INVESTMENT
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 Rob Ronayne, Ronayne Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC and Rob Ronayne are acting as agents for sellers. Possession will be at closing. 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. 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.

To be offered

**NE 1/4 of 20-122-55 also
N 1/2 of SE 1/4 and SE 1/4 of SE 1/4 of 20-122-55**

Racine Township, Day County, SD

Tracts to be offered as 1 unit: \$_____x 280 taxable acres.

The unit has 279.23 FSA Farmland acres of which 204.87 are considered Cropland (23.98 of them are hay land w/crop history). The balance will be 17.58 acres Pasture, Slough and R.O.W.

They will contain a USFWS Waterfowl Management Rights (Wetland) Easement & have an FSA Wetland or Farmed Wetland designation. There is the presence of noxious weeds.

COUNTY PARCEL RATINGS:

NE 1/4 (.472) / N 1/2 of SE 1/4 & SE 1/4 of SE 1/4 (.413)

BASE ACRES: 198.1 total

**Soybeans 107.1 PCL Yield 36 - Wheat 82.0 PCL Yield 41
Corn 9.00 PCL Yield 133**

SURETY PRODUCTIVITY INDEX:

56.3 on Cropland Acres / 47.3 on Total Acres

Combined 2022 REAL ESTATE TAXES:

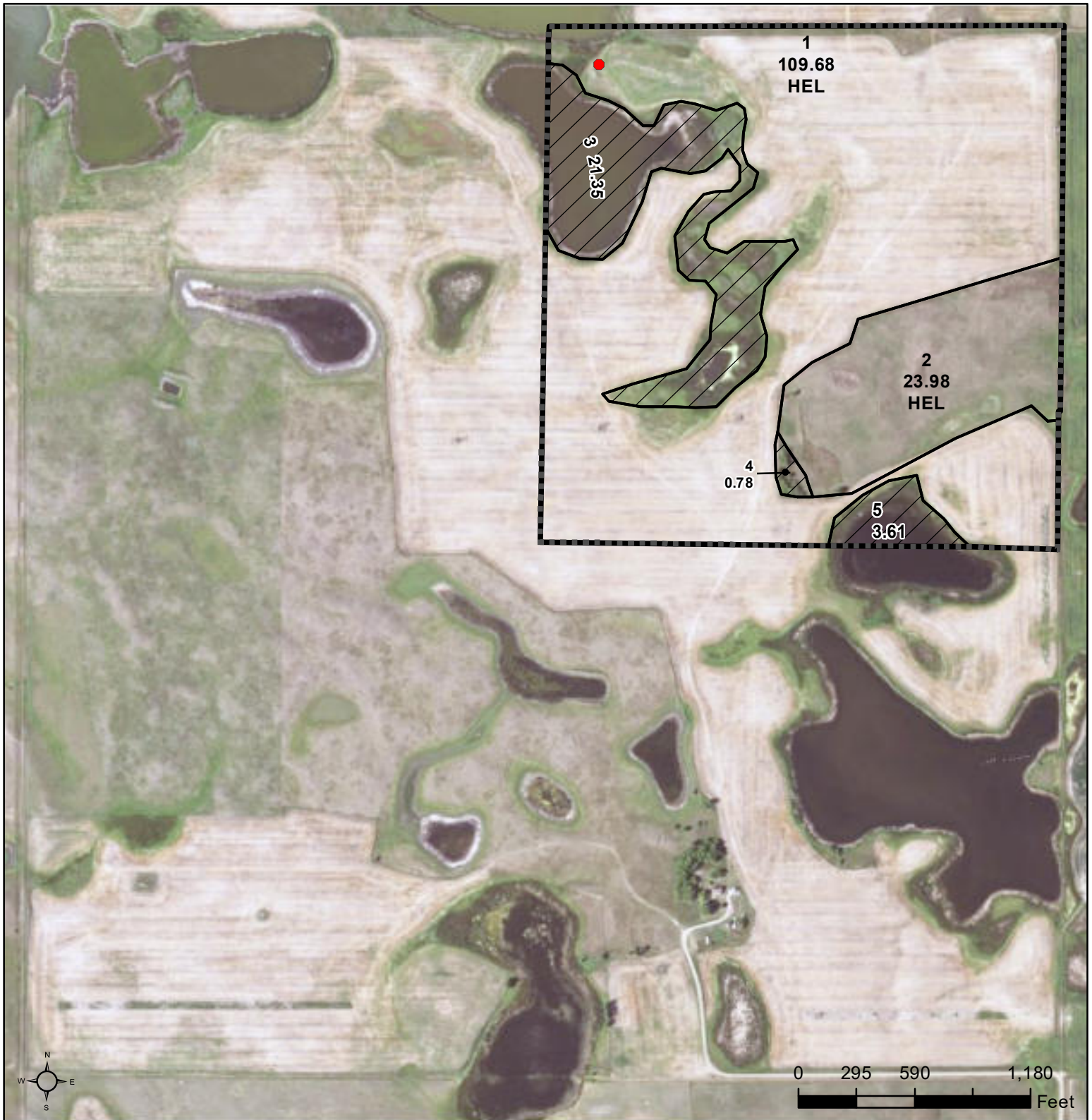
\$2,863.54

EASEMENTS

**Ingress/Egress, WEB Water, Utility Line.
Refer to Title Insurance page (back of booklet).**

LOCATION

From Webster, SD - go 3 miles East on Hwy 12 & 1 mile North on 438th Avenue.



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland

Wetland Determination Identifiers

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

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

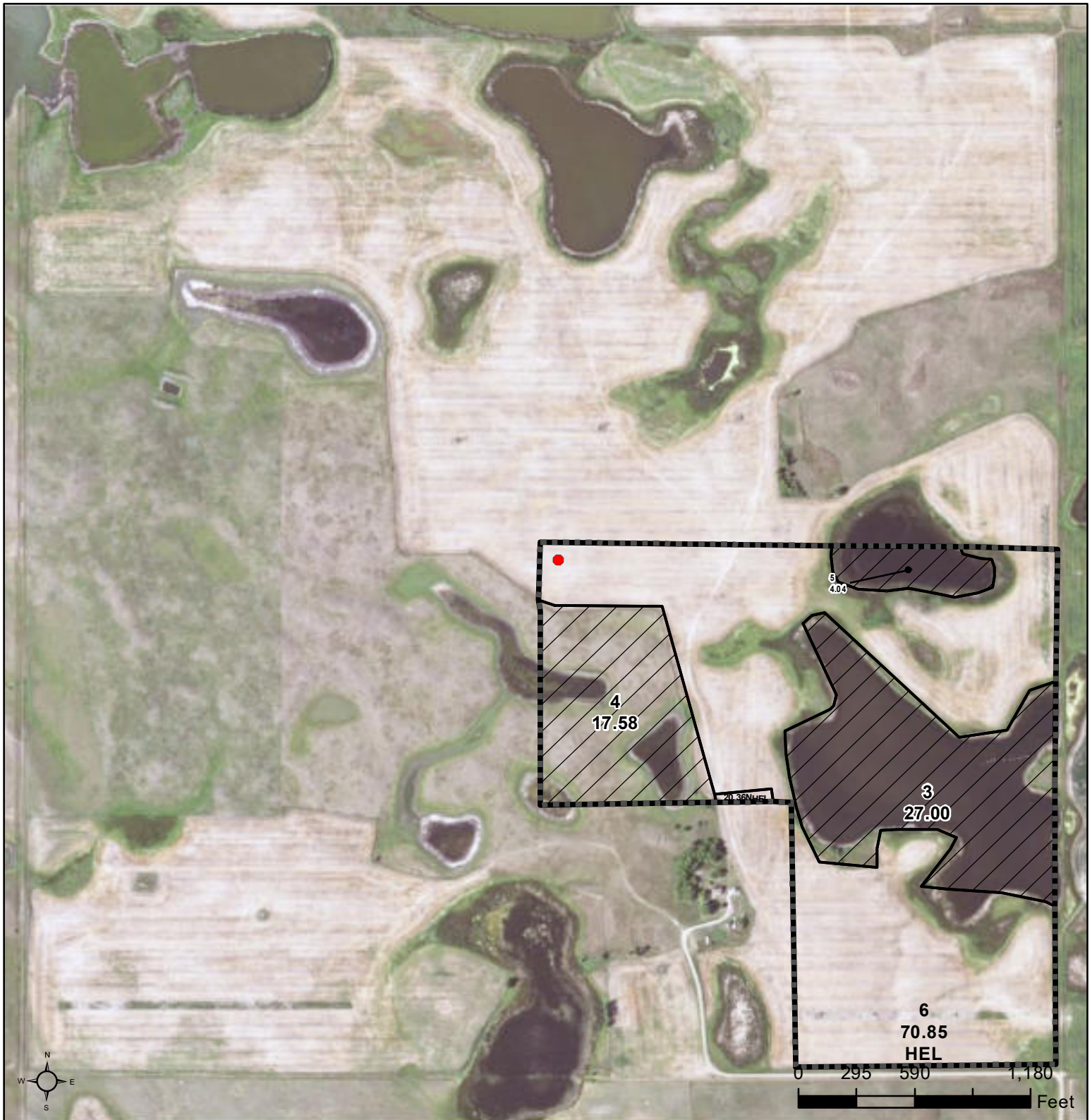
Producer initial _____
 Date _____

2022 Program Year
 Map Created June 07, 2022

Tract Cropland Total: 133.66 acres

20-122N-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).



Common Land Unit Tract Boundary
 PLSS
 Non-Cropland
 Cropland

Wetland Determination Identifiers

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

Unless otherwise noted,
crops listed below are:
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Date _____

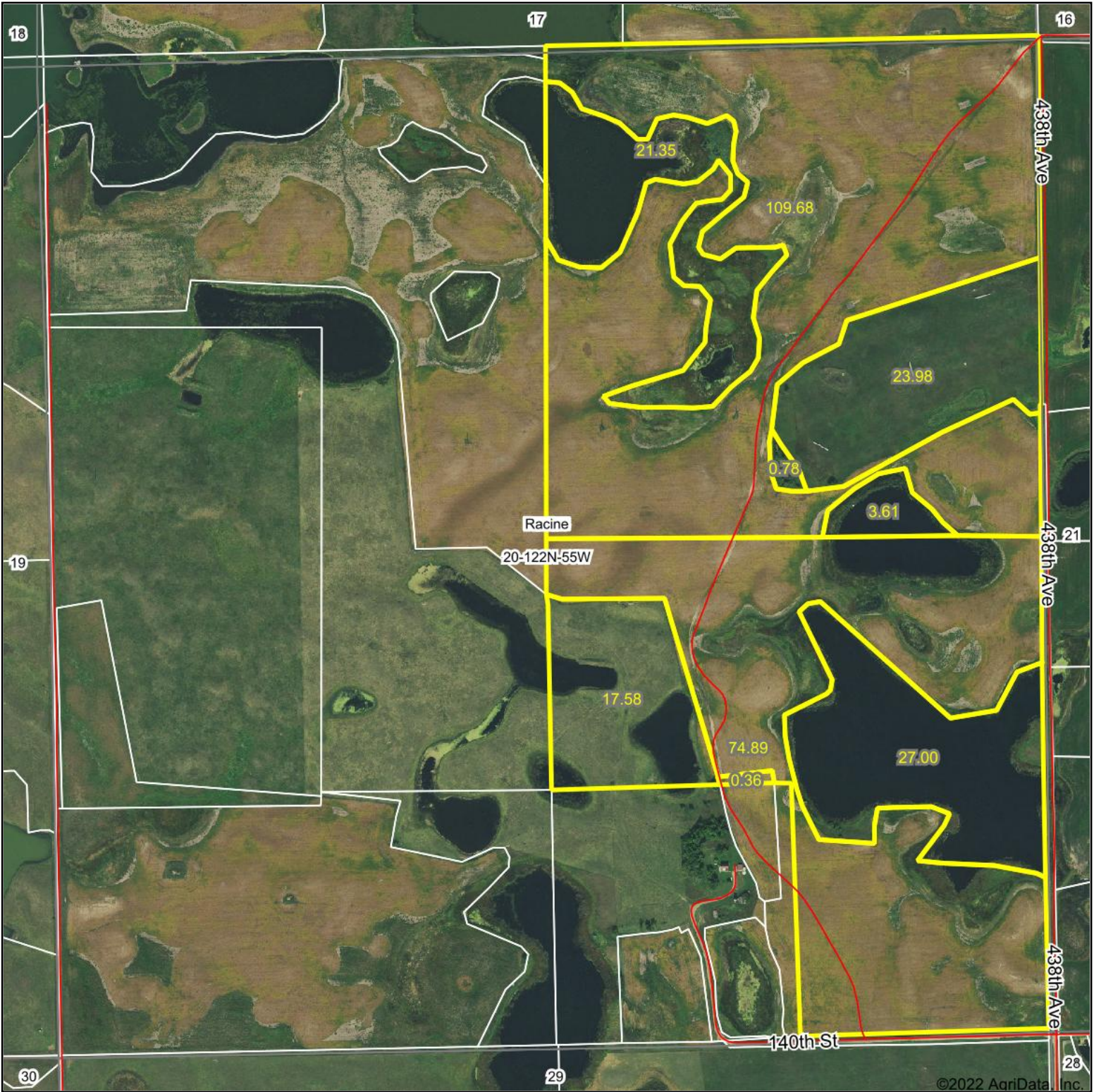
2022 Program Year
Map Created June 07, 2022

Tract Cropland Total: 71.21 acres

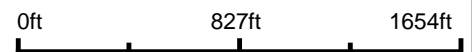
20-122N-55W-Day

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Aerial Map



Map Center: 45° 21' 46.14, -97° 27' 31.91



20-122N-55W
Day County
South Dakota

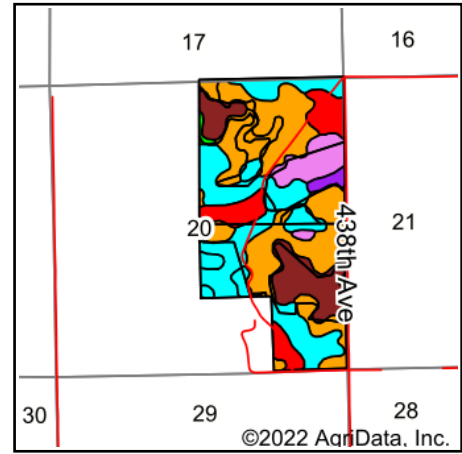
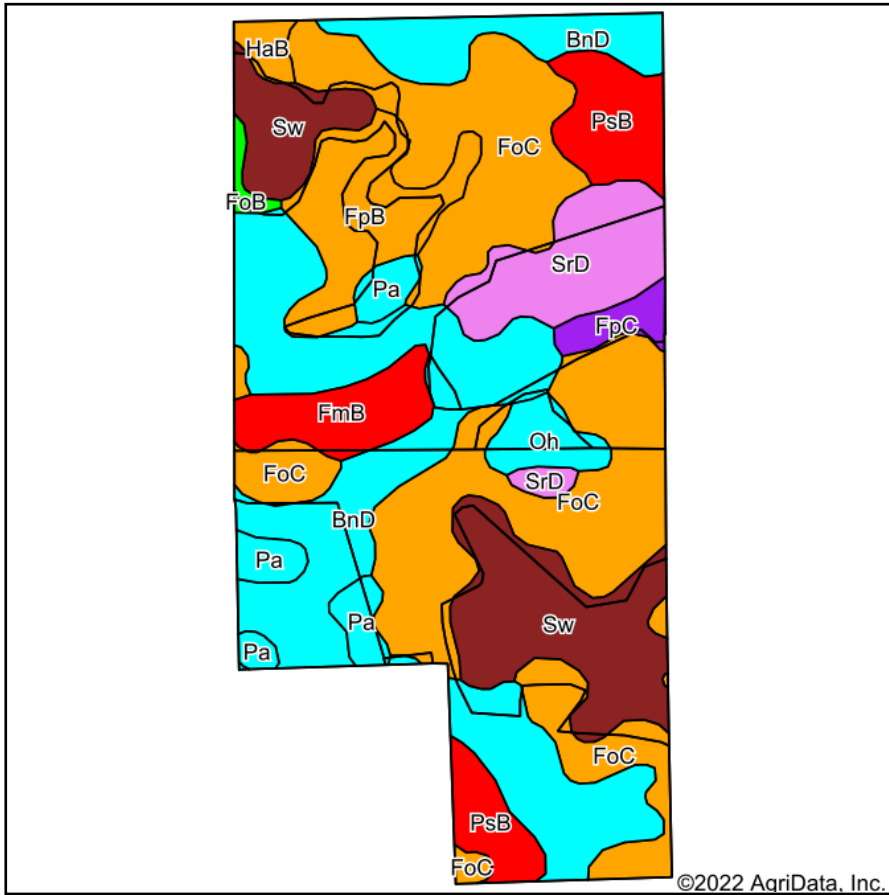


8/22/2022

Maps Provided By:
**surety**[®]
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **South Dakota**
 County: **Day**
 Location: **20-122N-55W**
 Township: **Racine**
 Acres: **279.23**
 Date: **8/22/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: SD037, Soil Area Version: 27

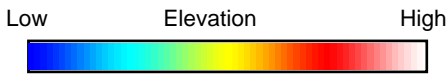
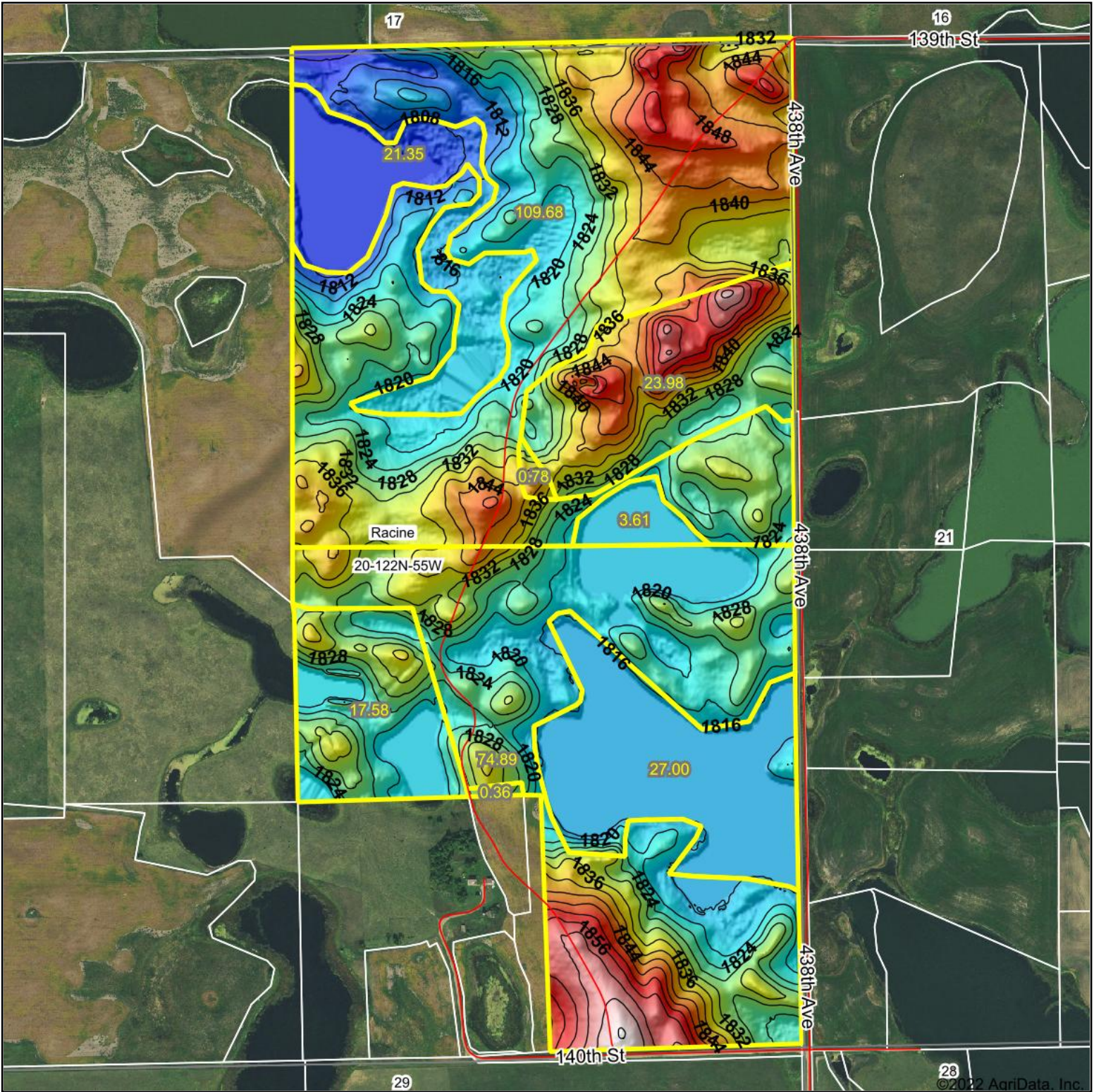
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
FoC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	86.13	30.8%		IIIe	3484	65	54
BnD	Buse-Barnes loams, 9 to 20 percent slopes	72.62	26.0%		VIe	3251	34	48
Sw	Southam silty clay loam, 0 to 1 percent slopes	34.91	12.5%		VIIIw	6972	10	9
SrD	Sioux-Renshaw complex, coteau, 9 to 15 percent slopes	18.67	6.7%		VIIs	2344	21	29
FpB	Forman-Buse-Parnell complex, 0 to 6 percent slopes	17.84	6.4%		IIe	4057	66	46
PsB	Poinsett-Rusklyn-Waubay silty clay loams, 1 to 6 percent slopes	16.64	6.0%		IIe	3701	84	71
FmB	Forman-Aastad loams, 1 to 6 percent slopes	10.62	3.8%		IIe	3987	84	56
Pa	Parnell silty clay loam	9.06	3.2%		Vw	6420	34	8
Oh	Oldham silty clay loam	5.41	1.9%		Vw	6062	30	21
FpC	Forman-Buse-Parnell complex, 0 to 9 percent slopes	3.66	1.3%		IIIe	4026	54	45
HaB	Hamerly loam, 2 to 6 percent slopes	2.39	0.9%		IIs	4345	65	50
FoB	Forman-Buse-Aastad loams, 1 to 6 percent slopes	1.28	0.5%		IIe	3636	79	56
Weighted Average					4.53	4012.3	47.3	*n 43.4

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

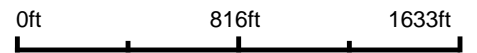
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 1,803.4
 Max: 1,868.3
 Range: 64.9
 Average: 1,826.9
 Standard Deviation: 12.66 ft



20-122N-55W
Day County
South Dakota

map center: 45° 21' 46.14, -97° 27' 31.91

Maps Provided By:



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

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SE 1/4 of SE 1/4 of 20-122-55

Grue Abstract Company

Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

10. 2021 Real Estate Taxes due and payable in 2022 in the amount of \$1,118.16. 1st half in the amount of \$559.08 due April 30, 2022 is paid and the 2nd half in the amount of \$559.08 due October 31, 2022 is paid.
11. Reservations contained in U.S. Patent executed by United States of America, filed on January 30, 1904 and recorded in Book 6 of Patents, page 193, substantially as follows:

Any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.
12. Conveyance of Easement for Waterfowl Management Rights dated May 3, 1972, executed by Ben Ninke Jr. to United States of America, acting by and through the Secretary of the Interior, filed on August 11, 1972 and recorded in Book B88 of Miscellaneous on page 1.
13. Right-of-Way Easement dated October 20, 1996, executed by Esther Kirschbaum and Lois Engrav to WEB Water Development Association, Inc., filed on August 13, 1996 and recorded in Book B116 of Miscellaneous on page 443.
14. Easement dated October 16, 2020, executed by Ivan Zochert and Neil Zochert to Bernie Engrav, Lois Engrav and Bernie Jason Engrav, filed on October 17, 2000 and recorded in Book B126 of Miscellaneous on page 654.
15. Easement dated October 16, 2000, executed by Bernie Engrav, Lois Engrav and Bernie Jason Engrav to Ivan Zochert and Neil Zochert, filed on October 17, 2000 and recorded in Book B126 of Miscellaneous on page 656.
16. Rights of the public in and to the section line right-of-way.

Grue Abstract Company

N 1/2 of SE 1/4 of 20-122-55

Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

10. 2021 Real Estate Taxes due and payable in 2022 in the amount of \$1,118.16. 1st half in the amount of \$559.08 due April 30, 2022 is paid and the 2nd half in the amount of \$559.08 due October 31, 2022 is paid.
11. Any right, title, or interest claimed by any lessee or tenant, or by an assignee of same, in any portion of the subject property by virtue of any unrecorded lease, agreement, or memorandum thereof, including, but not limited to, any option to renew, option to purchase, and restriction against another business of the same nature.
12. Reservations contained in U.S. Patent executed by United States of America, filed on January 30, 1904 and recorded in Book 6 of Patents, page 193, substantially as follows:

Any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.
13. Conveyance of Easement for Waterfowl Management Rights dated May 3, 1972, executed by Ben Ninke Jr. to the United States of America, filed on August 11, 1972 and recorded in Book B88 of Miscellaneous on page 1.

14. Right of Way Easement dated October 20, 1995, executed by Esther Kirschbaum & Lois Engrav to WEB Water Development Association Inc., filed on August 13, 1996 and recorded in Book B116 of Miscellaneous on page 443.
15. Easement dated October 16, 2000, executed by Ivan Zochert and Neil Zochert to Bernie Engrav, Lois Engrav and Bernie Jason Engrav, filed on October 17, 2000 and recorded in Book B126 of Miscellaneous on page 654.
16. Easement dated October 16, 2000, executed by Bernie Engrav, Lois Engrav and Bernie Jason Engrav to Ivan Zochert and Neil Zochert, filed on October 17, 2000 and recorded in Book B126 of Miscellaneous on page 656.
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Grue Abstract Company

NE 1/4 of 20-122-55

Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

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10. 2021 Real Estate Taxes due and payable in 2022 in the amount of \$1,745.38. 1st half in the amount of \$872.69 due April 30, 2022 is paid and the 2nd half in the amount of \$872.69 due October 31, 2022 is paid.
 11. Reservations contained in U.S. Patent executed by United States of America, filed on February 4, 1902 and recorded in Book 4 of Patents, page 448, substantially as follows:

Any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.
 12. Contract and Grant of Easement dated May 24, 1951, executed by and between the United States of America and Harry Kirschbaum and Esther Kirschbaum, filed on July 12, 1951 and recorded in Book B36 of Miscellaneous on page 455.
 13. U.S. Fish and Wildlife Service Bureau of Sport Fisheries and Wildlife Conveyance of Easement for Waterfowl Management Rights dated May 3, 1972, executed by and between Harry Kirschbaum and Esther Kirschbaum, his wife, and United States of America, acting by and through the Secretary of the Interior or his authorized representative, filed on August 7, 1972 and recorded in Book B67 of Miscellaneous on page 769.
 14. Easement dated October 16, 2000, executed by Bernie Engrav, Lois Engrav and Bernie Jason Engrav to Ivan Zochert and Neil Zochert, filed on October 17, 2000 and recorded in Book B126 of Miscellaneous on page 656.
 15. Access to the property to be insured is afforded only by common ownership with the Southeast Quarter of the Southeast Quarter and the North Half of the Southeast Quarter of Section 20, T122N, R55W. Should that ownership ever be severed, access could be terminated.
 16. Rights of the public in and to the section line right-of-way.

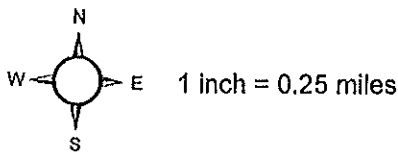
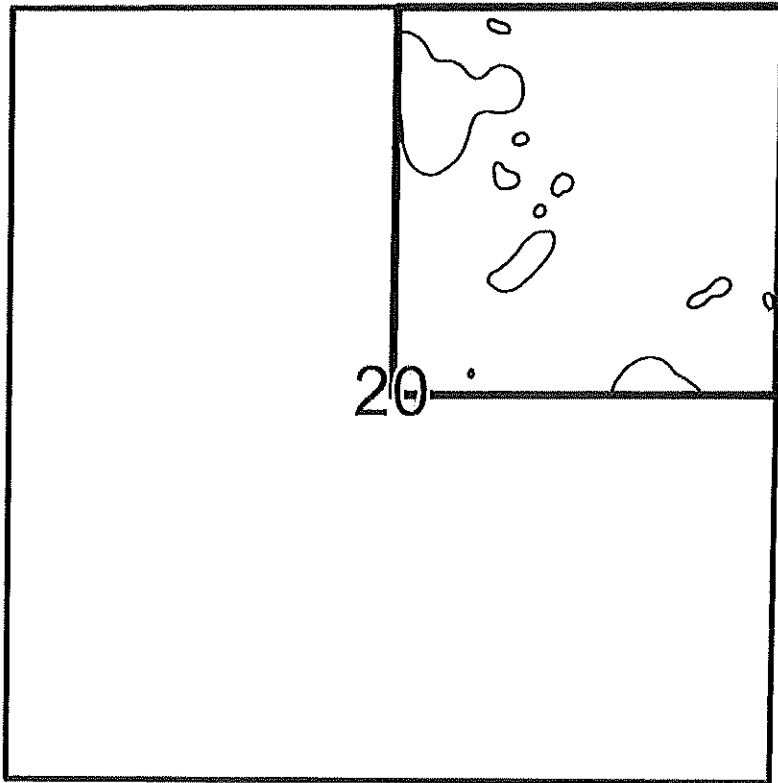
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

Tract: 311X

Map 1 of 1

WATERFOWL PRODUCTION AREA DAY COUNTY, STATE OF SOUTH DAKOTA EASEMENT
AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 122N., R. 55 W., 5th PRINCIPAL MERIDIAN

SECTION 20, NE1/4








The U.S. Fish and Wildlife Service (Service) has purchased and owns perpetual rights which restrict or prohibit the right to drain, burn, level, and fill any wetland basins depicted on this map. This map represents the Service's effort to depict the approximate location, size and shape of all protected wetlands based on information and maps available at the time this map was prepared. This map is not meant to depict water levels in the wetland in any given year.

Prepared by: Justin Dupey

Approved by: Bradley Johnson

Date: October 2, 2018

LEGEND

-  Section Boundary
-  Boundary of Easement Description
-  Wetlands Covered by Provisions of the Easement
-  Wetlands Deleted from the Easement
-  Approved Drainage Facility

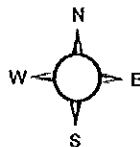
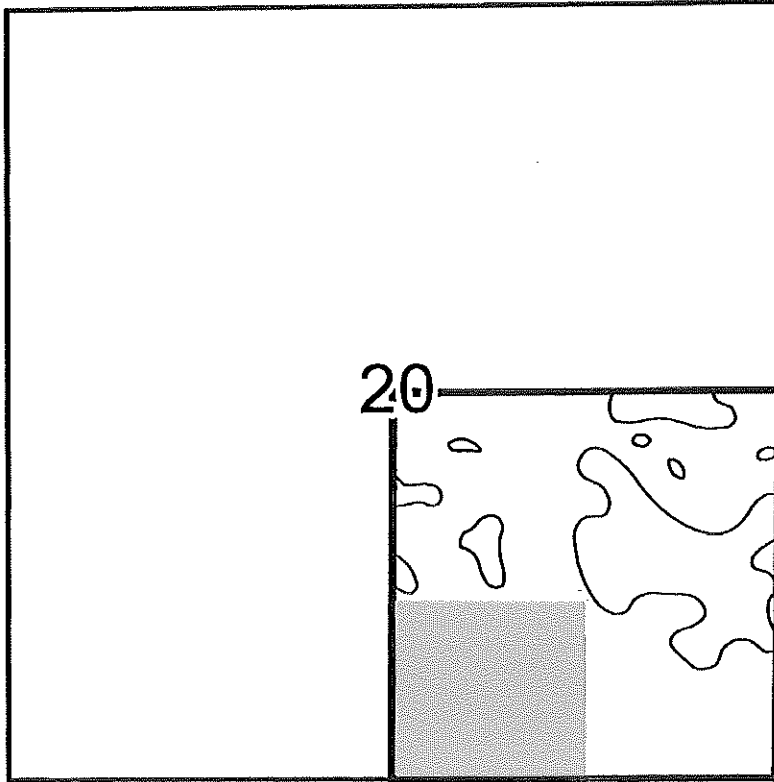
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

Tract: 313X

Map 1 of 1

WATERFOWL PRODUCTION AREA DAY COUNTY, STATE OF SOUTH DAKOTA EASEMENT
AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 122N., R. 55W., 5th PRINCIPAL MERIDIAN

SECTION 20, SE1/4



1 inch = 0.25 miles






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Prepared by: *Kristina Hanson*
Kristina Hanson

Approved by: *Drew Ellis*
Drew Ellis

Date: NOVEMBER 16, 2012

LEGEND

-  Section Boundary
-  Boundary of Easement Description
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