

PUBLIC LAND AUCTION

**Crystal Twomey Living Trust
and Loren Smith**

Tuesday, January 31, 2023

Sale Time: 10:00 AM

Auction Location

Community Center

125 Broadway St., Conde, SD

JARK/WORLIE AUCTION, LLC

Val W. Jark – RE Auctioneer #327

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 opportunity to add Spink County Crop & CRP land to your portfolio.

Legal Description

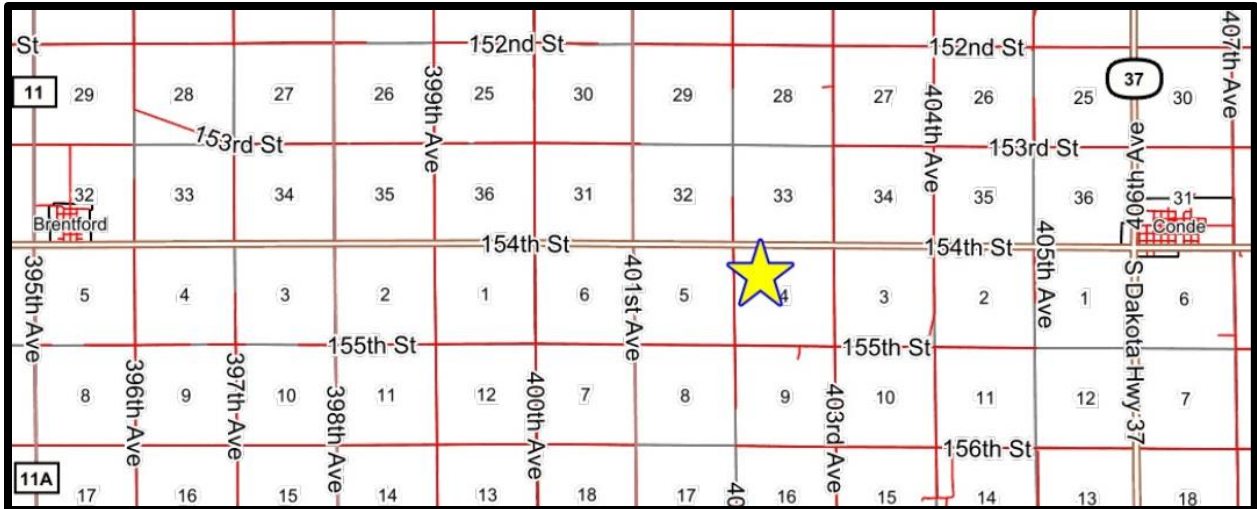
**NW 1/4 of 4-119-61
EX Rd (4.05A)
Benton Twp, Spink County, SD**

NOTE: *The unit is made up of 91.14 acres cropland & 63.4 acres CRP. The property is located 4 miles west of Conde, SD &/or 7 miles East of Brentford, SD on Hwy 20!*

FARMING - 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 Ronayne Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC and Ronayne Law Office are acting as agents for sellers. Possession will be at closing. The 2023 real estate taxes to be paid by buyer. Sellers will convey to buyer any gas, oil, mineral or hunting rights now owned. Sellers reserve the right to accept or reject any or all bids. Announcements made 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
NW 1/4 of 4-119-61
EX Rd (4.05A)

Benton Twp, Spink County, SD

This tract is being offered \$_____x 157.95 taxable acres.

It has 154.54 FSA Farmland acres of which 91.14 are considered Cropland and 63.4 acres CRP. The balance is shelter belt, non-crop acres and Hwy R.O.W. CRP is enrolled into CREP. * *The tract has a USFWS Waterfowl Management Rights (Wetland) Easement on a portion of it. There may be the presence of noxious weeds.*

CRP / CREP Contract: (9/2032)

CRP - \$90.58 per acre / \$5,744 per year

CREP - \$23.40 per acre / per year

COUNTY PARCEL RATING:

.406

BASE ACRES: 91.14 total

Soybeans 45.69 PCL Yield 25

Corn 45.45 PCL Yield 96

SURETY PRODUCTIVITY INDEX:

41.7

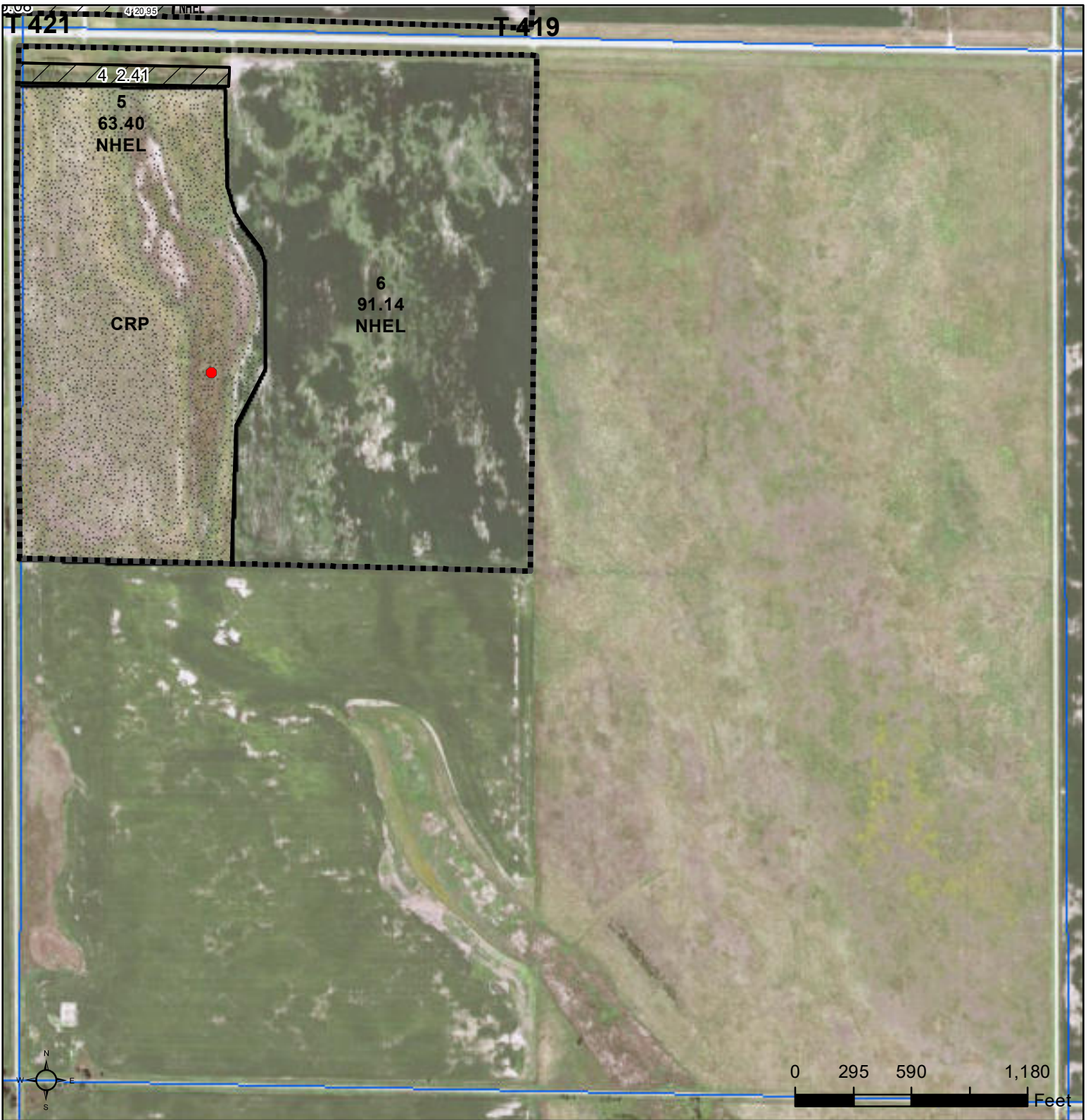
2022 REAL ESTATE TAXES:

\$979.16

LOCATION

From Conde, SD (Jct. of Hwy's 20 & 37) - go 4 miles West on Hwy 20.

From Brentford, SD (Jct. of Hwy's 20 & Co. 11) – go 7 miles East on Hwy 20.



Common Land Unit

	CRP
	Non-Cropland
	Cropland
	Tract Boundary
	PLSS

Wetland Determination Identifiers

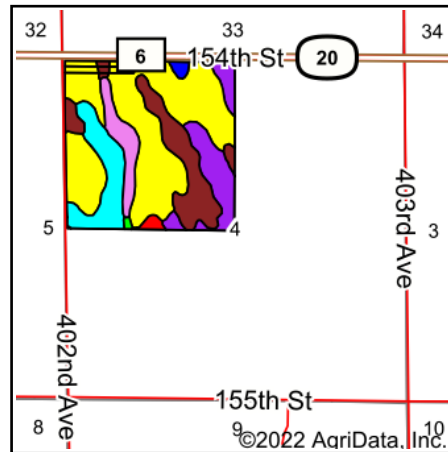
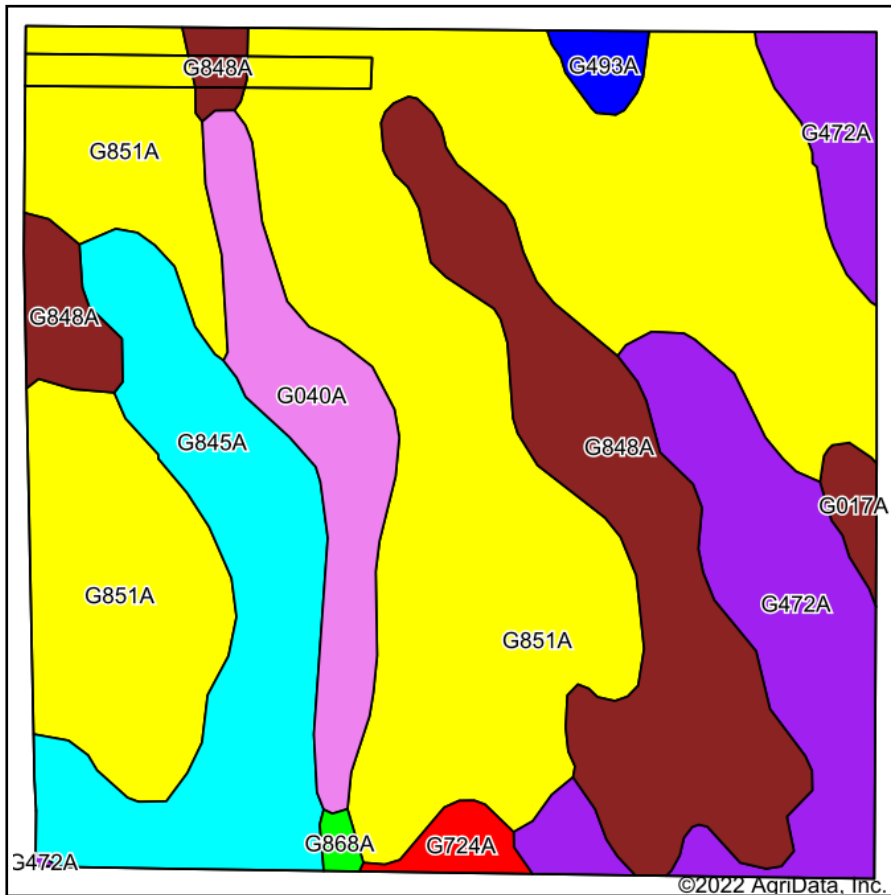
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2023 Program Year
Map Created November 03, 2022

4-119N-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: **4-119N-61W**
 Township: **Benton**
 Acres: **156.96**
 Date: **12/19/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD115, Soil Area Version: 23

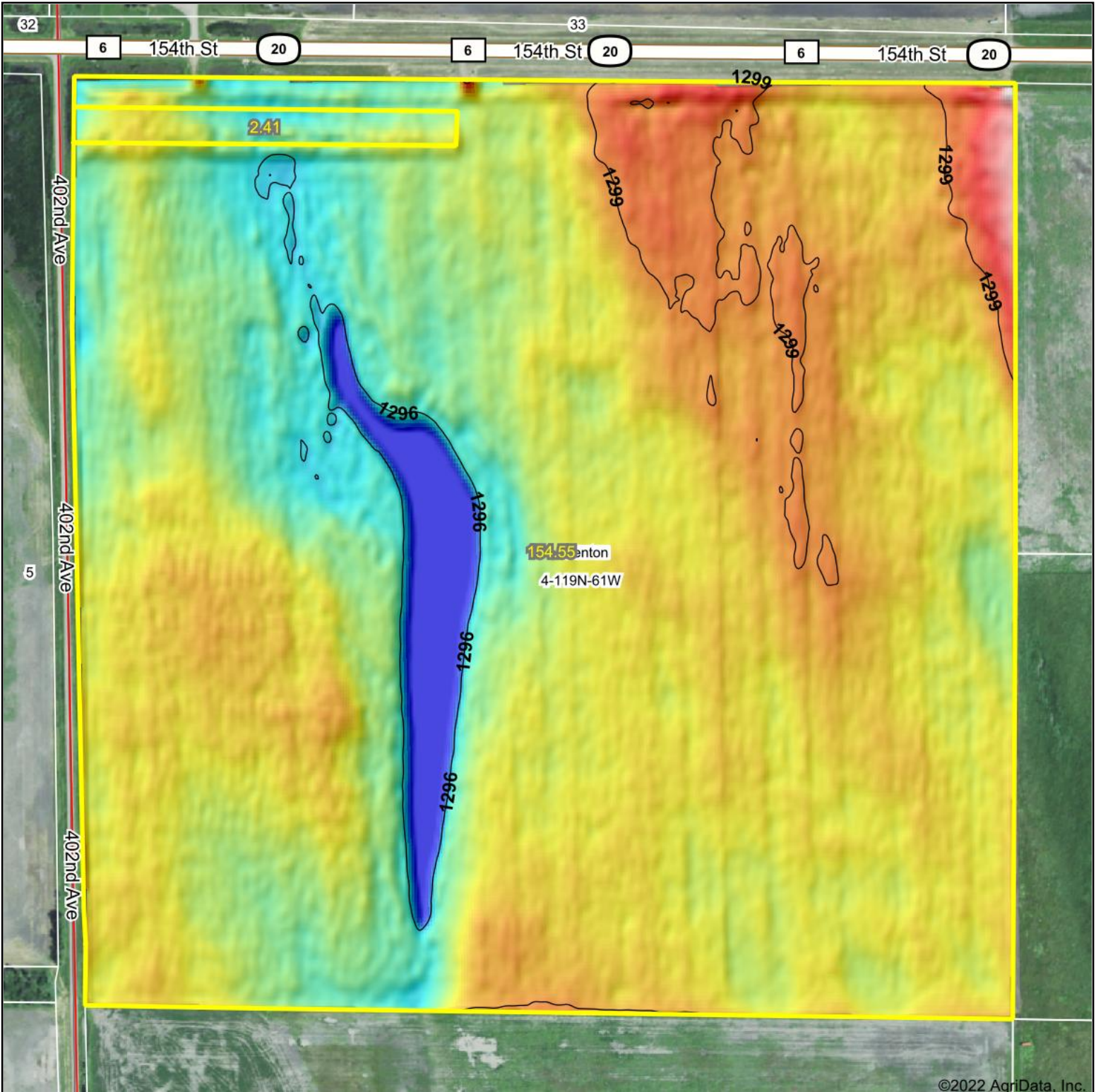
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	80.57	51.3%		IVs	2099	46	39
G848A	Exline-Heil silt loams, 0 to 2 percent slopes	23.68	15.1%		VIs	2268	18	16
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	19.15	12.2%		IIIs	2361	59	43
G845A	Exline-Aberdeen-Nahon silt loams, 0 to 2 percent slopes	18.87	12.0%		VIs	1905	38	33
G040A	Dovray silty clay, undrained, 0 to 1 percent slopes	10.20	6.5%		Vw	5995	27	8
G724A	Great Bend-Putney silt loams, 0 to 2 percent slopes	1.49	0.9%		IIc	2865	87	50
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	1.31	0.8%		IIe	3219	90	57
G017A	Heil silt loam, till substratum, 0 to 1 percent slopes	1.23	0.8%		VIs	3555	11	5
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	0.46	0.3%		IIw	4454	71	57
Weighted Average					4.46	2421.2	41.7	*n 33.3

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

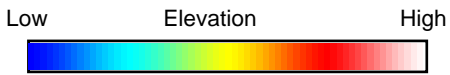
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

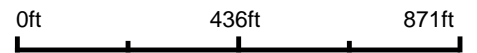
Topography Hillshade



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,294.4
 Max: 1,301.6
 Range: 7.2
 Average: 1,297.8
 Standard Deviation: 0.95 ft



12/19/2022

4-119N-61W
Spink County
South Dakota

map center: 45° 8' 52.04, -98° 10' 35.42

Maps Provided By:



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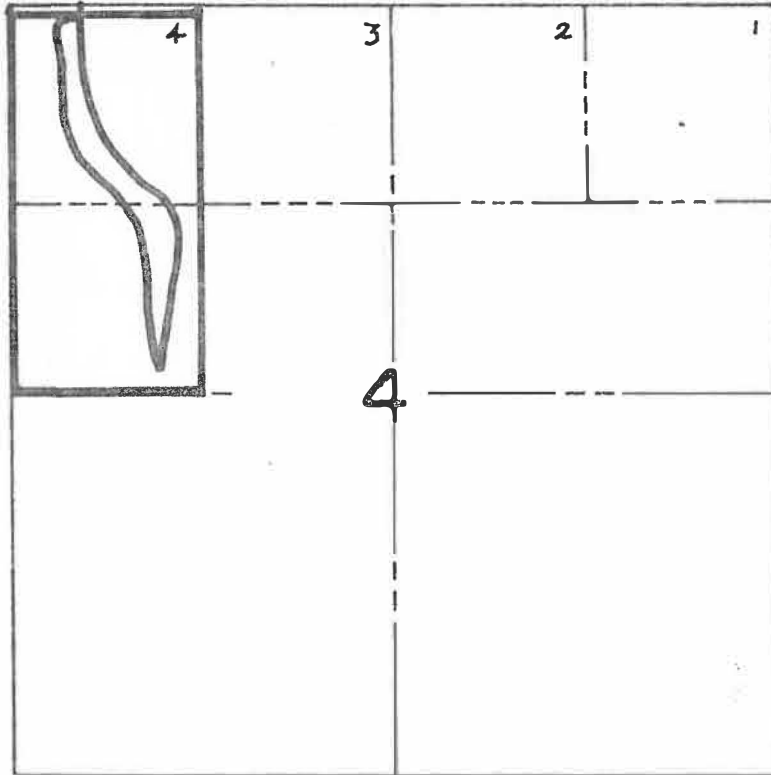
Field borders provided by Farm Service Agency as of 5/21/2008.

UNITED STATES DEPARTMENT OF THE INTERIOR
 U.S. FISH AND WILDLIFE SERVICE
 EXHIBIT "A"

Map 1 of 1

TRACT (170X)


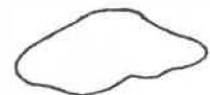

WATERFOWL PRODUCTION AREA Spink COUNTY, STATE OF South Dakota
 EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
 T. 119 N., R. 61 W., 5th PRINCIPAL MERIDIAN
 sec. 4, gov't lot 4 excepting that parcel described in Book 144 of Deeds,
 Page 219, SW $\frac{1}{4}$ NW $\frac{1}{4}$



Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated 1/25/83 which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased water.

LEGEND

-  Boundary of Easement Description
-  Wetlands covered by provisions of the easement
-  Nonfunctional drainage facilities which the landowner agrees NOT to repair or clean out

Ray D. Smith
 Landowner Signature

Prepared by: David M. Baker Date: 1/25/83