

# Public Land Auction

**Owners: Beth Sutton,  
Anne McFarland and Tim Rieck**

**Wednesday, March 22, 2023**

**Sale Time: 10:00 AM**

## **Auction Location**

**Warner Community Center  
11 Main Street West  
Warner, 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**

**N 1/2 of SW 1/4 of 3-121-64**

**Warner 'S' Township**

**Brown County**

**South Dakota**



**Wednesday, March 22, 2023**

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**Community Center**

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## **Welcome**

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

### **Legal Description**

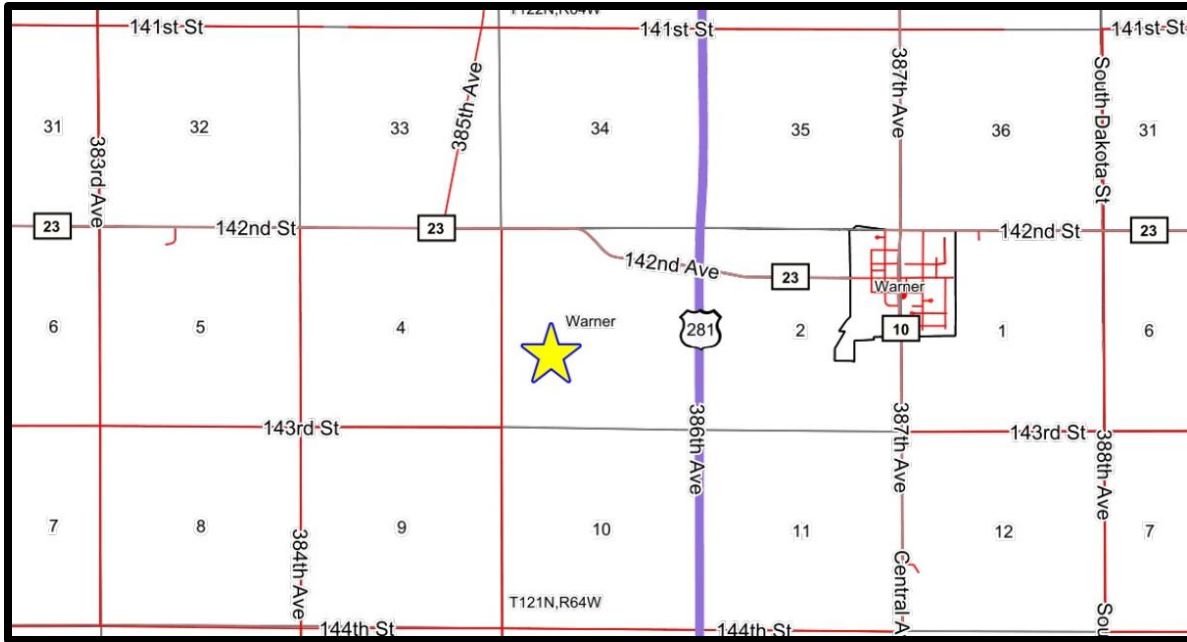
**N1/2 of SW ¼ of 3-121-64,  
Warner 'S' Twp, Brown County, SD**

**NOTE:** *This tract consists of 76.74 cropland acres with 50.67 of those acres being Class II soils! 18.51 of the acres are enrolled into CRP (expires 9/25).*

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

***\*\* Buyers have the right to operate in 2023! \*\*  
\*\* 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 at closing. The 2022 real estate taxes (due in 2023) will be paid by seller. 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 on 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

**N1/2 of SW ¼ of 3-121-64**

**Warner 'S' Township, Brown County, SD**

This tract is offered \$\_\_\_\_\_x 79 taxable acres.

This tract has 76.74 FSA farmland acres - all considered cropland. The balance is non-crop acres & R.O.W. The tract has FSA wetland or farmed wetland.

*\* No USFWS Easements \**

*\*\* Possession in 2023 \*\**

**COUNTY PARCEL RATING:**

**.6944**

**BASE ACRES: 58.23 total**

**Wheat 1.13, Corn 28.46, Soybeans 28.64**

**SURETY PRODUCTIVITY INDEX:**

**70.4**

**CRP**

**(Expiration date: 9/30/25)**

**\$162.36 per acre x 18.51 acres / Annual Payment \$3005.00**

**2022 REAL ESTATE TAXES:**

**\$1,520.70**

**LOCATION**

**From Warner, SD (Hwy 281 corner) - go 1 mile West on (Hwy 23) & 1/2 mile South (385<sup>th</sup> Ave).**



**Common Land Unit** Tract Boundary  
 PLSS

Cropland  
 CRP

**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

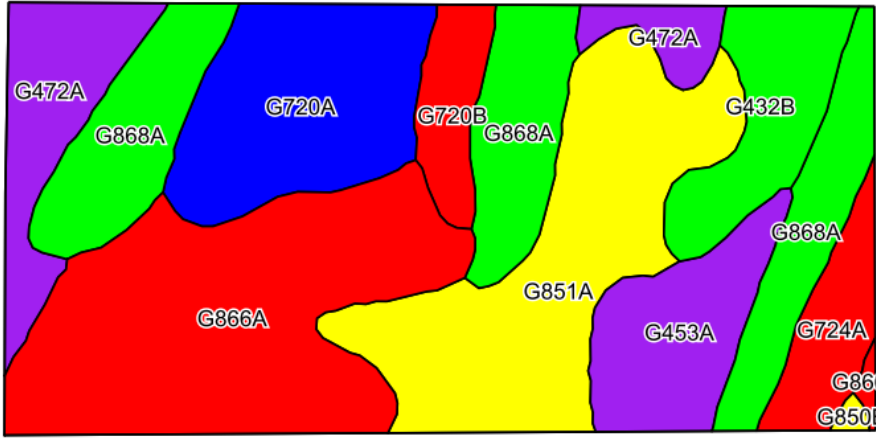
Producer initial \_\_\_\_\_  
 Date \_\_\_\_\_

2022 Program Year  
 Map Created March 22, 2022

**3-121N-64W-Brown**

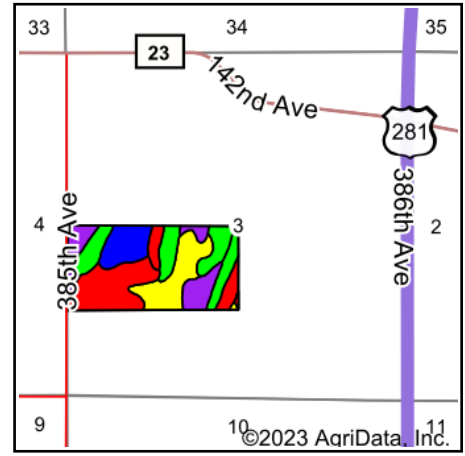
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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



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Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brown**  
 Location: **3-121N-64W**  
 Township: **Warner**  
 Acres: **76.73**  
 Date: **2/15/2023**

Maps Provided By:

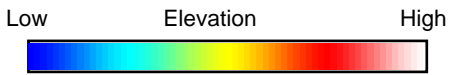
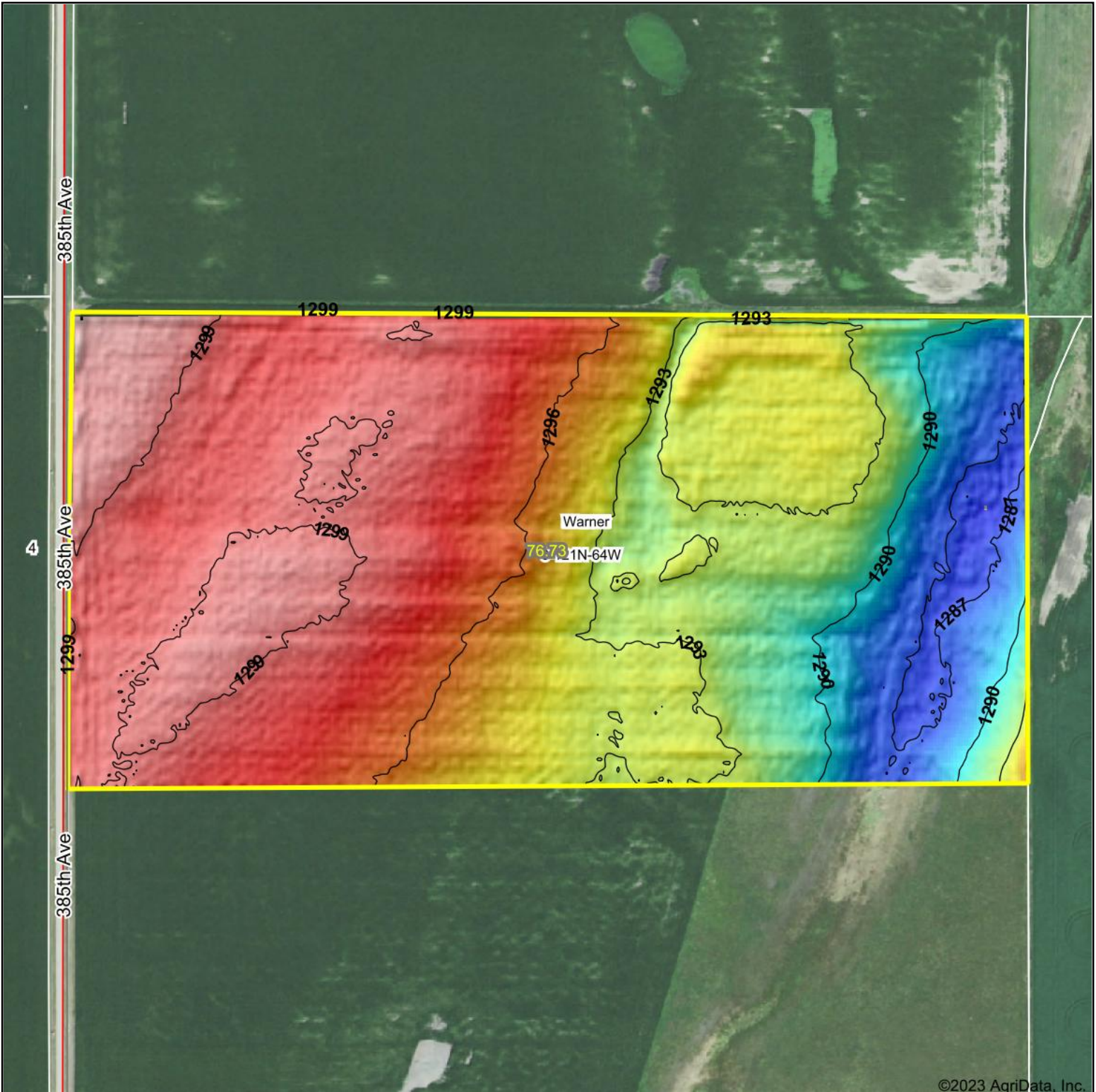


Area Symbol: SD013, Soil Area Version: 28

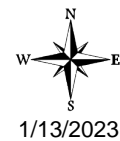
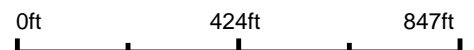
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	17.43	22.7%		IIs	2591	80
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	13.98	18.2%		IVs	2099	46
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	13.85	18.1%		IIw	4454	71
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	9.01	11.7%		IIc	2888	95
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	6.39	8.3%		IIIs	2361	59
G453A	Bearden silt loam, saline, 0 to 2 percent slopes	5.50	7.2%		IIIs	3792	56
G432B	Bearden-Huffton silt loams, 1 to 6 percent slopes	4.84	6.3%		IIe	3189	72
G724A	Great Bend-Putney silt loams, 0 to 2 percent slopes	3.05	4.0%		IIc	2865	87
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	2.49	3.2%		IIe	2817	88
G850B	Exline-Putney silt loams, 1 to 6 percent slopes	0.19	0.2%		VI s	2050	47
<b>Weighted Average</b>					<b>2.53</b>	<b>2994.1</b>	<b>70.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# Topography Hillshade



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,286.3  
 Max: 1,301.2  
 Range: 14.9  
 Average: 1,294.8  
 Standard Deviation: 3.84 ft



**3-121N-64W**  
**Brown County**  
**South Dakota**

map center: 45° 19' 19.12, -98° 31' 33.71

Maps Provided By:



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



# Certified Wetland Determination

Field Office: Aberdeen FO  
Certified By: Joel Murano  
Legal Desc: S2 & NE4 3-121N-64W

Agency: USDA-NRCS  
Certified Date: 8/20/15  
Tract: 13092,



## Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- Ditch

0 245 490 980 1,470 1,960 2,450 2,940 Feet

- W Wetland
  - FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
  - PC Prior Converted
  - NW Non Wetland
  - NI Not Inventoried Potential Waters of the US
- See NRCS CPA-026F for definitions and additional info



NOT TO SCALE

↑  
MATCH  
TO

154.7

T-670

W

