

# Janz Family Trust Public Land Auction

**Friday, March 17, 2023**

**Sale Time: 10:00 AM**

**Auction Location**

**Dacota Event Center  
720 Lamont Street S.  
Aberdeen, 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**



## **Welcome**

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

### **Legal Description**

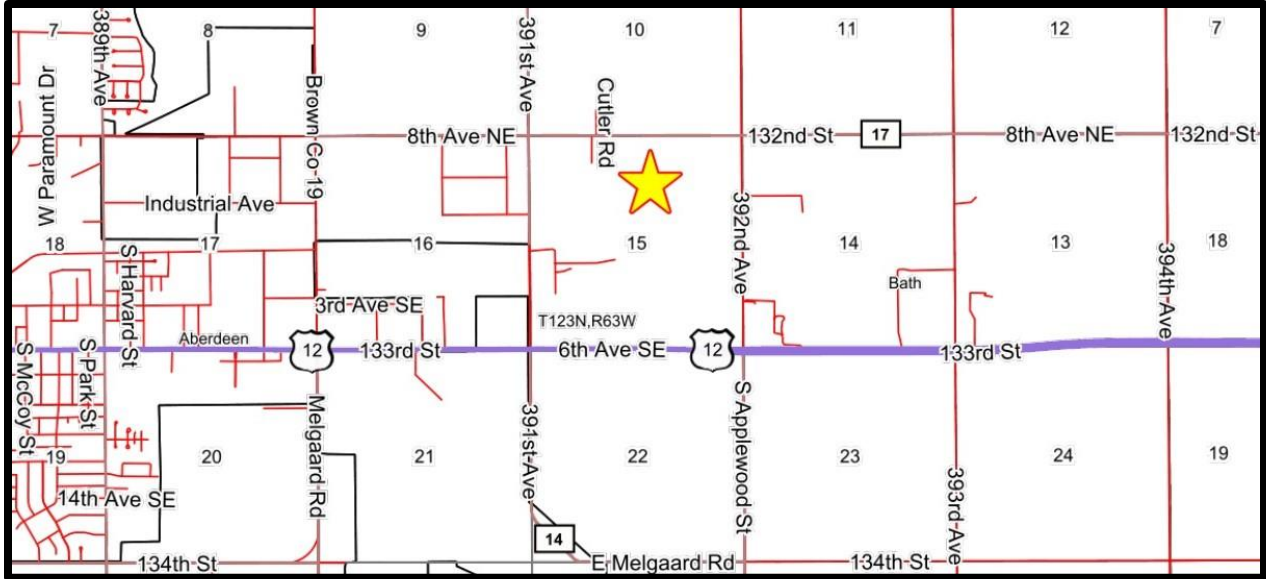
**E ½ of E ½ of the NW ¼ of 15-123-63  
also W ½ of NE ¼ of 15-123-63,  
Bath Twp, Brown County, SD**

***NOTE:*** *We would like to invite and welcome you to our public auction! This is a great opportunity to add Aberdeen / Bath area cropland to your portfolio.*

***FARMING & 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 Ken Gosch, Bantz, Gosch & Cremer Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC and Ken Gosch 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**

**E ½ of E ½ of the NW ¼ of 15-123-63**

**also**

**W ½ of NE ¼ of 15-123-63**

**Bath Township, Brown County, SD**

**This tract is offered \$\_\_\_\_\_x 114.25 taxable acres.**

**This tract has 113.98 FSA farmland acres - all considered cropland. The balance is non-crop acres & R.O.W.**

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

**COUNTY PARCEL RATING:**

**.6058**

**BASE ACRES: 58.23 total**

**Wheat 8.38, Corn 50.08, Soybeans 18.61**

**SURETY PRODUCTIVITY INDEX:**

**62.4**

**2022 REAL ESTATE TAXES:**

**\$2,172.23**

**LOCATION**

**From Aberdeen, SD / RDO Equipment Corner (East Hwy 12)**

**- go 1 mile North on (Hwy 14 / 391 Ave.) & 3/8 East on**

**Brown Co. 17 (132nd Street).**



**Common Land Unit**

PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

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

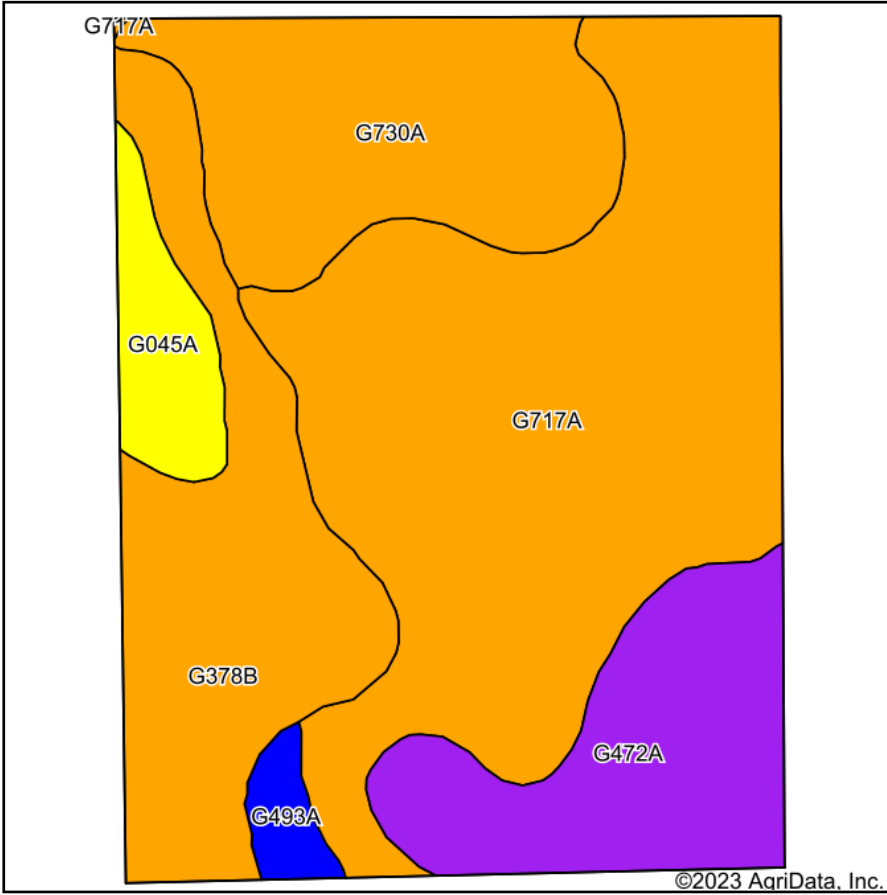
**2022 Program Year**

Map Created March 23, 2022

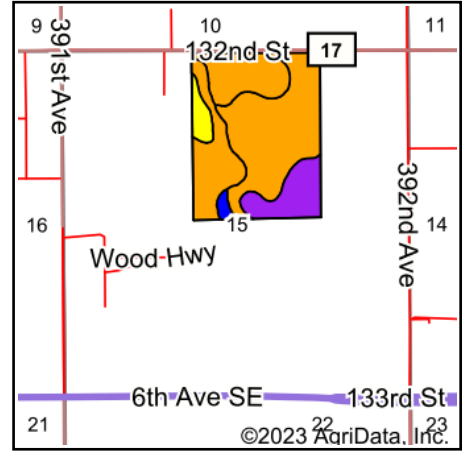
**15-123N-63W-Brown**

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



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brown**  
 Location: **15-123N-63W**  
 Township: **Bath**  
 Acres: **113.98**  
 Date: **2/9/2023**

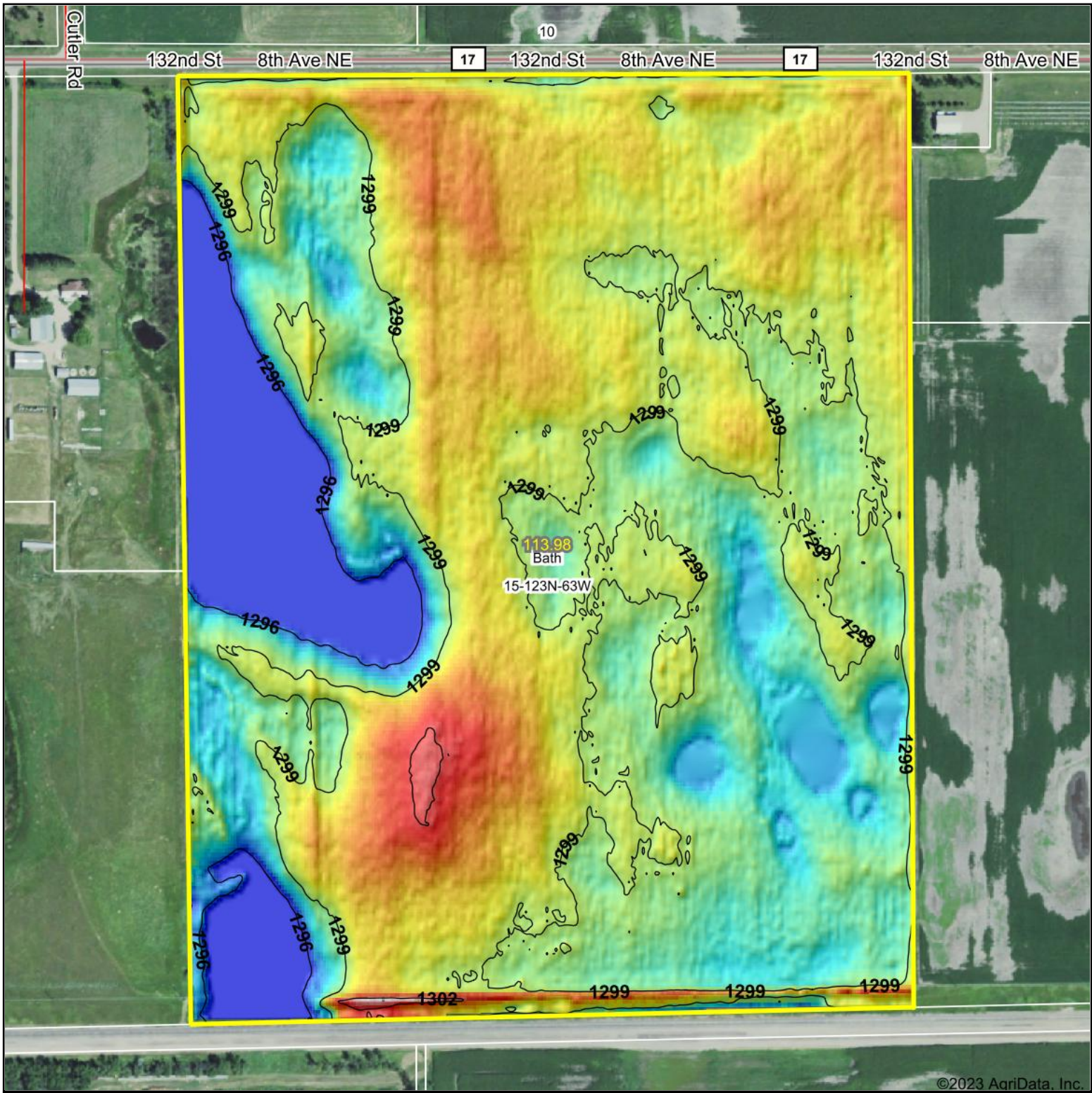


Area Symbol: SD013, Soil Area Version: 28

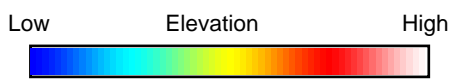
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G717A	Camtown-Turton loams, 0 to 2 percent slopes	50.70	44.5%		IIIIs	2717	61
G378B	Egeland, sandy substratum-Emdben fine sandy loams, 2 to 6 percent slopes	21.14	18.5%		IIIe	3244	66
G730A	Swenoda fine sandy loam, silty substratum, 0 to 2 percent slopes	19.56	17.2%		IIIe	2859	67
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	15.82	13.9%		IIIIs	2361	59
G045A	Colvin silty clay loam, 0 to 1 percent slopes	4.94	4.3%		IVw	4281	45
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	1.82	1.6%		IIe	3219	90
<b>Weighted Average</b>					<b>3.03</b>	<b>2865.5</b>	<b>62.4</b>

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

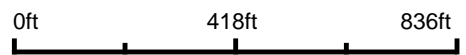
# Topography Hillshade



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Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,295.5  
 Max: 1,303.7  
 Range: 8.2  
 Average: 1,298.8  
 Standard Deviation: 1.41 ft



**15-123N-63W**  
**Brown County**  
**South Dakota**

2/9/2023

map center: 45° 27' 58.17, -98° 24' 8.81



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