

**Harvey Mehlhaff Estate
Land Auction
Linda Diedtrich – P.R.**

**Thursday, March 2, 2023
Sale Time: 10:00 AM**

Auction Location

**Prime Time Bar & Restaurant
719 7th Street
Eureka, 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 McPherson County Crop & Grassland to your portfolio.

Legal Description

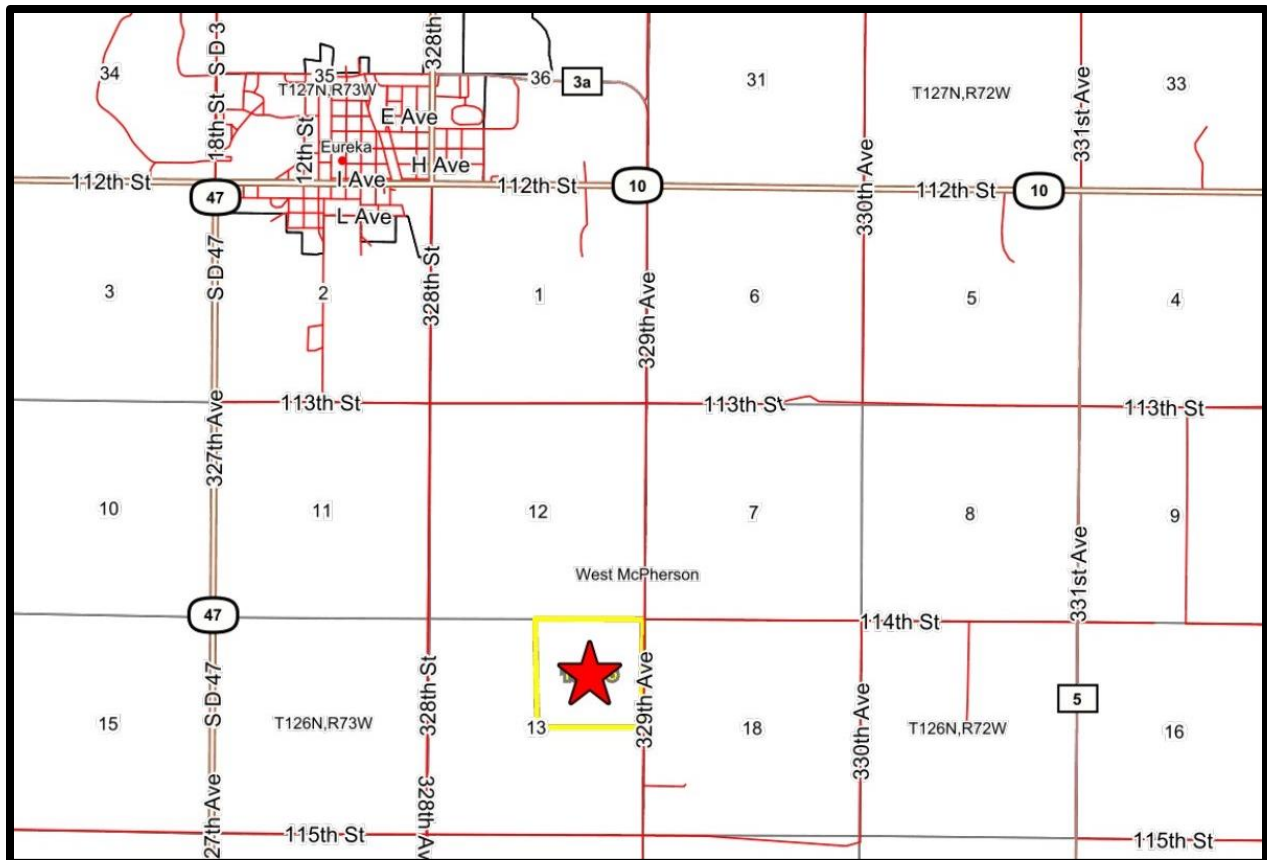
**NE ¼ of 13-126-73,
Bauer Twp, McPherson County, SD**

NOTE: *This tract is highlighted with 124.2 acres of Class II & III soil. FSA reports 139.65 acres Cropland of which approx. 28 acres is hay land. The mixture of crop & hay land with a couple of sloughs creates hunting potential. Financial return with hunting opportunity in 2023!*

FARMING - HUNTING - INVESTMENT OPPORTUNITIES

***** Buyer(s) 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 given at closing. The 2022 real estate taxes (paid in 2023) will be paid by seller. 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

NE ¼ of 13-126-73

Bauer Township, McPherson County, SD

This tract is offered \$_____x 160 taxable acres.

The FSA reports 158.14 farmland acres. 139.65 acres are considered cropland of which 28.57 are grass/hay land. The balance is non-crop acres & R.O.W.

**** Tract has USFWS Wetland Easement.****

AVERAGED CSR:

N ½ .596 & S ½ .495

BASE ACRES: 108.41

Wheat 47.68, Oats 46.33, Soybeans 14.4

SURETY PRODUCTIVITY INDEX:

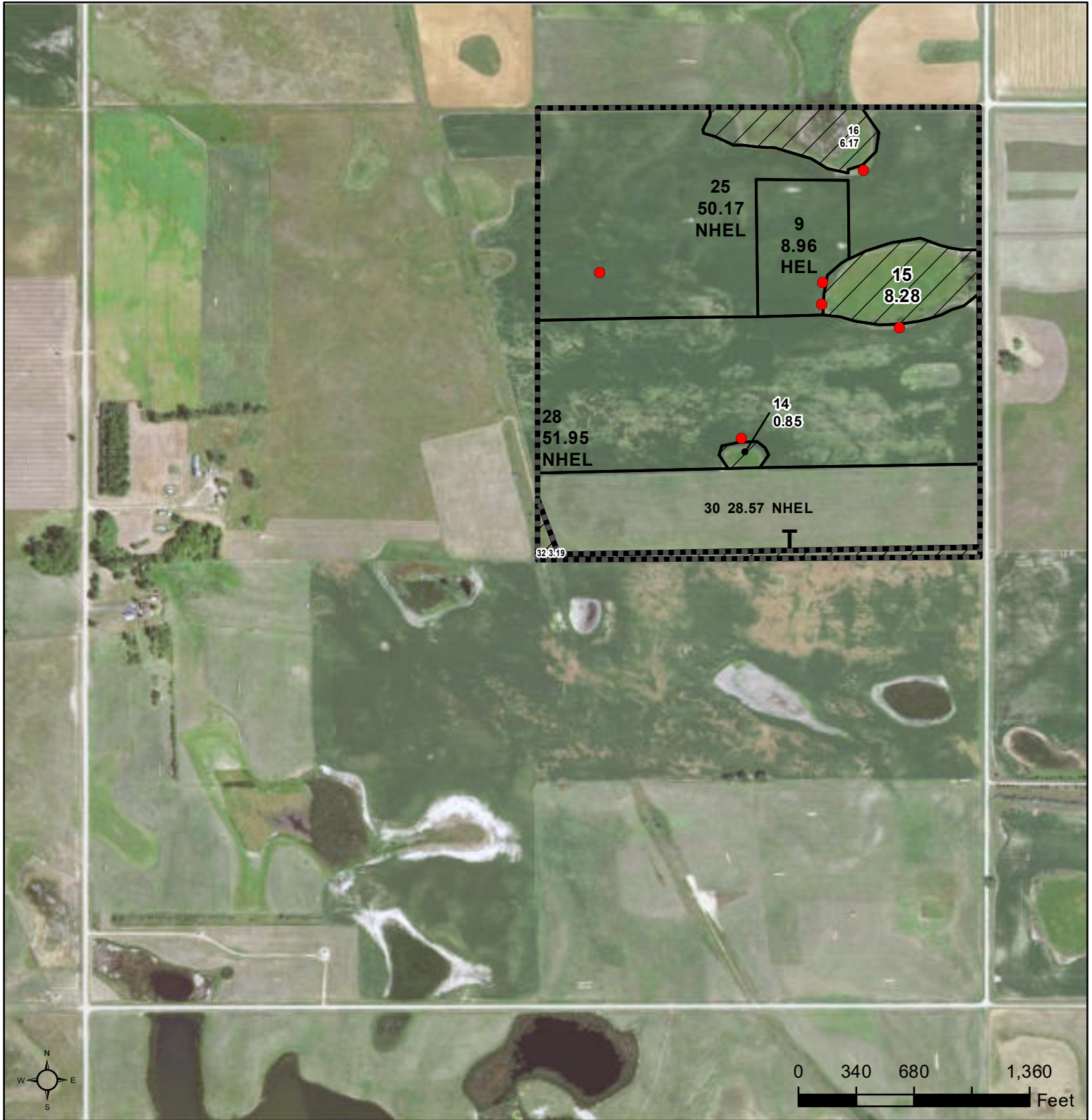
58.6

2022 REAL ESTATE TAXES:

\$1,005.56

LOCATION

From Eureka, SD - go 1 mile East (Hwy 10) & 2 miles South (329th Ave).



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 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
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

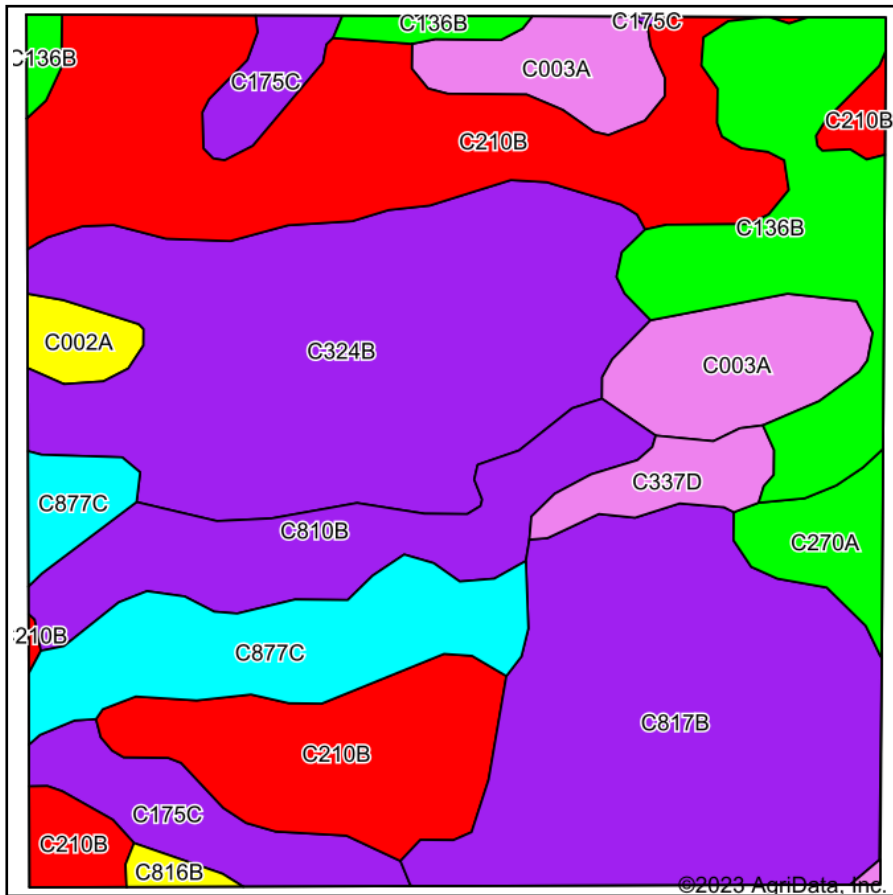
Producer initial _____
 Date _____

2023 Program Year
 Map Created February 14, 2023

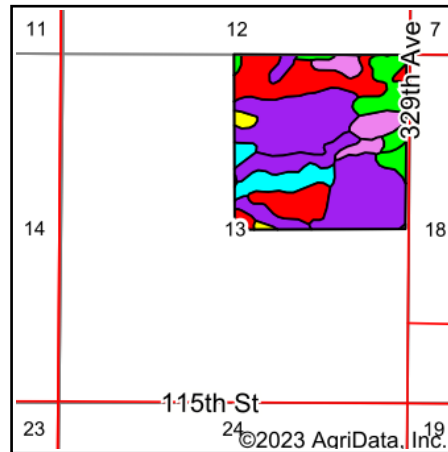
13-126N-73W-McPherson

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: **McPherson**
 Location: **13-126N-73W**
 Township: **West McPherson**
 Acres: **158.14**
 Date: **2/14/2023**

Maps Provided By:

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

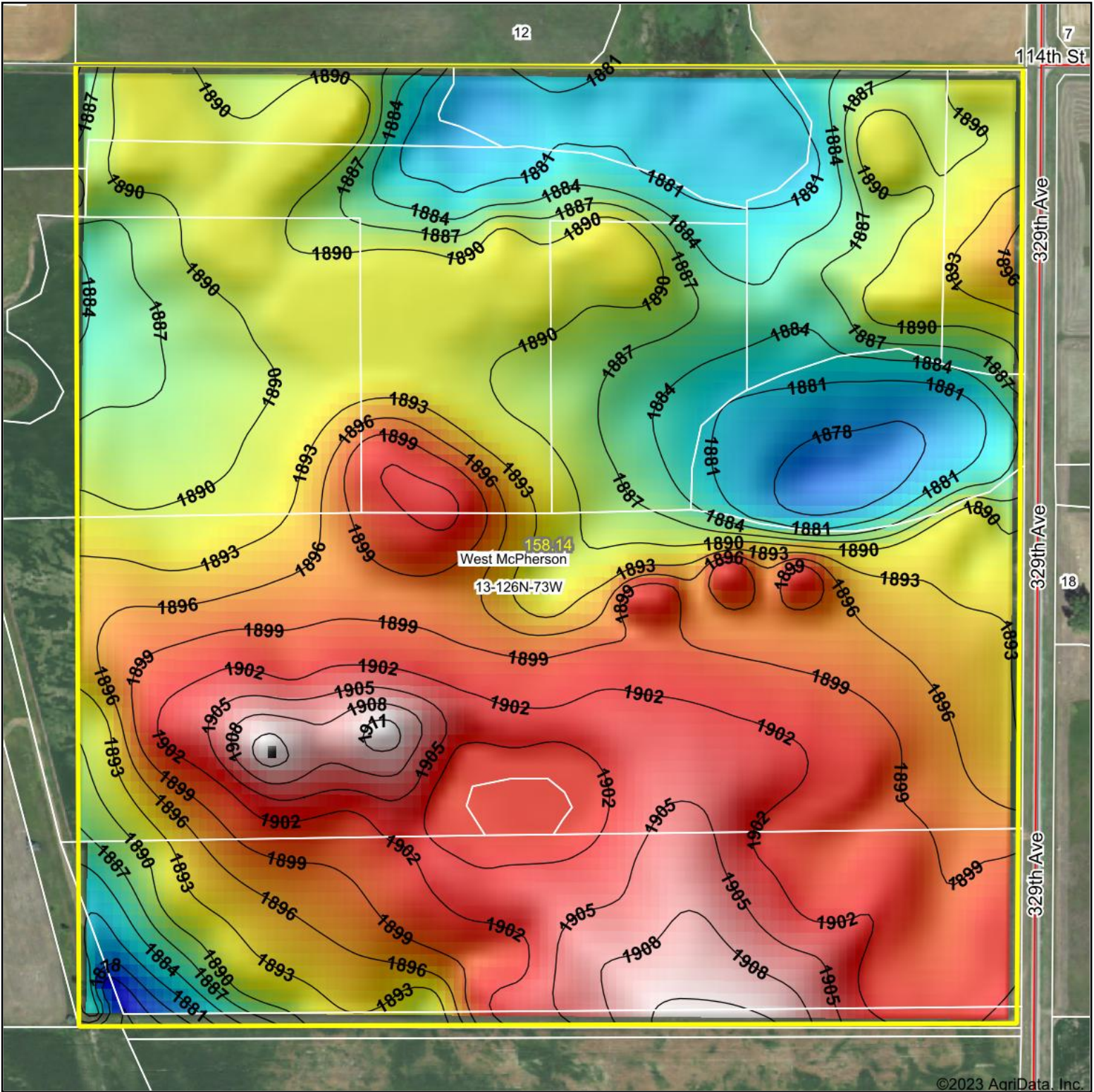


Area Symbol: SD089, Soil Area Version: 23

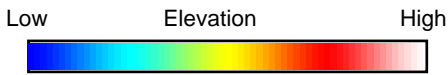
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	35.85	22.7%		Ile	2876	83
C324B	Lihen-Parshall fine sandy loams, 0 to 6 percent slopes	32.00	20.2%		IIle	2425	58
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	27.85	17.6%		IIIle	1931	50
C136B	Williams-Zahl loams, 3 to 6 percent slopes	13.97	8.8%		Ile	2464	76
C877C	Wabek-Lehr complex, 6 to 9 percent slopes	12.03	7.6%		VIIs	1646	32
C810B	Bowdle loam, 2 to 6 percent slopes	10.49	6.6%		IIIle	2301	54
C003A	Parnell silty clay loam, 0 to 1 percent slopes	10.07	6.4%		Vw	5939	20
C175C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	7.39	4.7%		IVe	2294	56
C270A	Hamerly loam, 0 to 3 percent slopes	3.18	2.0%		Ile	3721	76
C337D	Telfer-Lihen loamy fine sands, 9 to 15 percent slopes	2.94	1.9%		VIle	2412	24
C002A	Tonka silt loam, 0 to 1 percent slopes	1.67	1.1%		IVw	4379	45
C816B	Lehr loam, 2 to 6 percent slopes	0.62	0.4%		IIIle	1763	44
C874C	Wabek-Appam complex, 6 to 9 percent slopes	0.08	0.1%		VIIs	1716	26
Weighted Average					3.14	2637.3	58.6

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

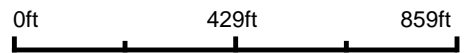
Topography Hillshade



©2023 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,871.8
 Max: 1,912.1
 Range: 40.3
 Average: 1,893.5
 Standard Deviation: 8.1 ft



2/14/2023

13-126N-73W
McPherson County
South Dakota

map center: 45° 43' 50.93, -99° 36' 14.51

Maps Provided By:

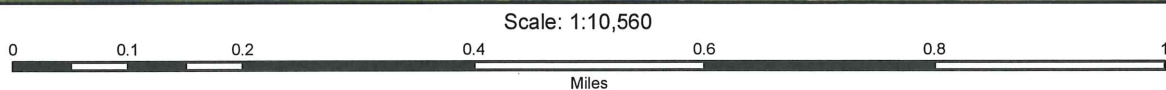


© AgriData, Inc. 2021 www.AgriDataInc.com




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

171X,1
 T 126 N. R 73 W.
 SECTION 13, N1/2

McPherson County, South Dakota



The U.S. Fish & Wildlife Service (Service) has purchased and owns a perpetual easement which restricts the rights to drain, burn, fill or level any wetland areas depicted on this map. This map represents the Service's effort to depict the approximate sizes, shapes, and locations of all protected wetland areas and is not intended to depict water levels in wetland areas for any given year. Wetland area acre estimates are provided to demonstrate that mapped wetland areas are consistent with the acres for which the Service paid. Any other interpretation of the estimated wetland area acreages may lead to a mischaracterization of the easement conveyance. A permit is required from the Service before conducting activities that result in the draining, burning, filling or leveling of wetland areas identified on this map.

-  Section Boundary
-  Boundary of Easement Description
-  Wetland Areas Covered by Provisions of the Easement

500
OFFICIAL WETLAND DETERMINATIONS
FOR HIGHLIGHTED TRACTS ONLY

NOT TO SCALE

