

Delbert & Caroline Lowe Public Land Auction

Wednesday, March 29, 2023

Sale Time: 10:00 AM

Auction Location

Best Western Ramkota

1400 8th Ave. NW

Aberdeen, 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 Brown County Crop & Grass land to your portfolio. This land has the potential for commercial / residential development.

Legal Descriptions

**Unit 1 – SW ¼ & Lot 2 in the SE ¼ of 15-123-64,
Aberdeen Twp, Brown County, SD**

**Unit 2 – Lot 3 in the SE ¼ of 15-123-64,
Aberdeen Twp, Brown County, SD**

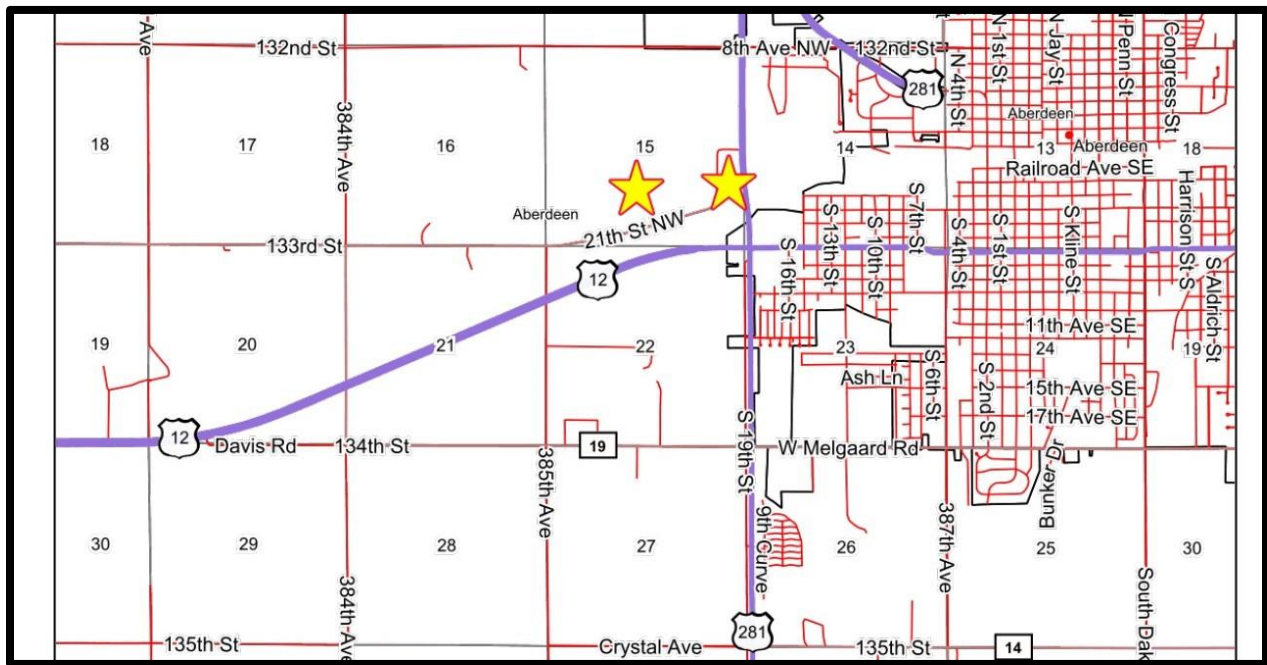
NOTE: *These units combine for 83.90 cropland acres with the balance being pasture, non-crop acres & R.O.W.*

FARMING - LIVESTOCK - INVESTMENT 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 Chad Locken, Gellhaus Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC and Chad Locken are acting as agents for sellers. Possession will be given at closing. The 2022 real estate taxes (due in 2023) will be paid by sellers. 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.

NOTE: FSA reports 83.90 combined cropland acres with balance being native grass / pasture acres (Units 1 & 2 combined). Due to the recent plating and removal of the building site, the Real Estate tax amounts will be announced at the auction.

To be offered

Unit 1

**SW ¼ & Lot 2 in the SE ¼ of 15-123-64,
Aberdeen Twp, Brown County, SD
(except land deeded & except Building Site)**

This tract is offered \$_____x 211.72 taxable/surveyed acres.

FSA shows approximately 65.11 acres Cropland with the balance being Native Grass / Pasture, Creek, Non-Crop Acres & R.O.W. ** No USFWS Easements **

NOTE: There is water tank overflow that runs from building site west towards creek.

Base: 61.3 total acres

Corn 30.65, Soybeans 30.65

(Note: these are estimated figures. Bases have not been split in the event the same buyer purchases both tracts.)

SURETY PRODUCTIVITY INDEX: (approx.)

Cropland 70.0 / Overall 43.7

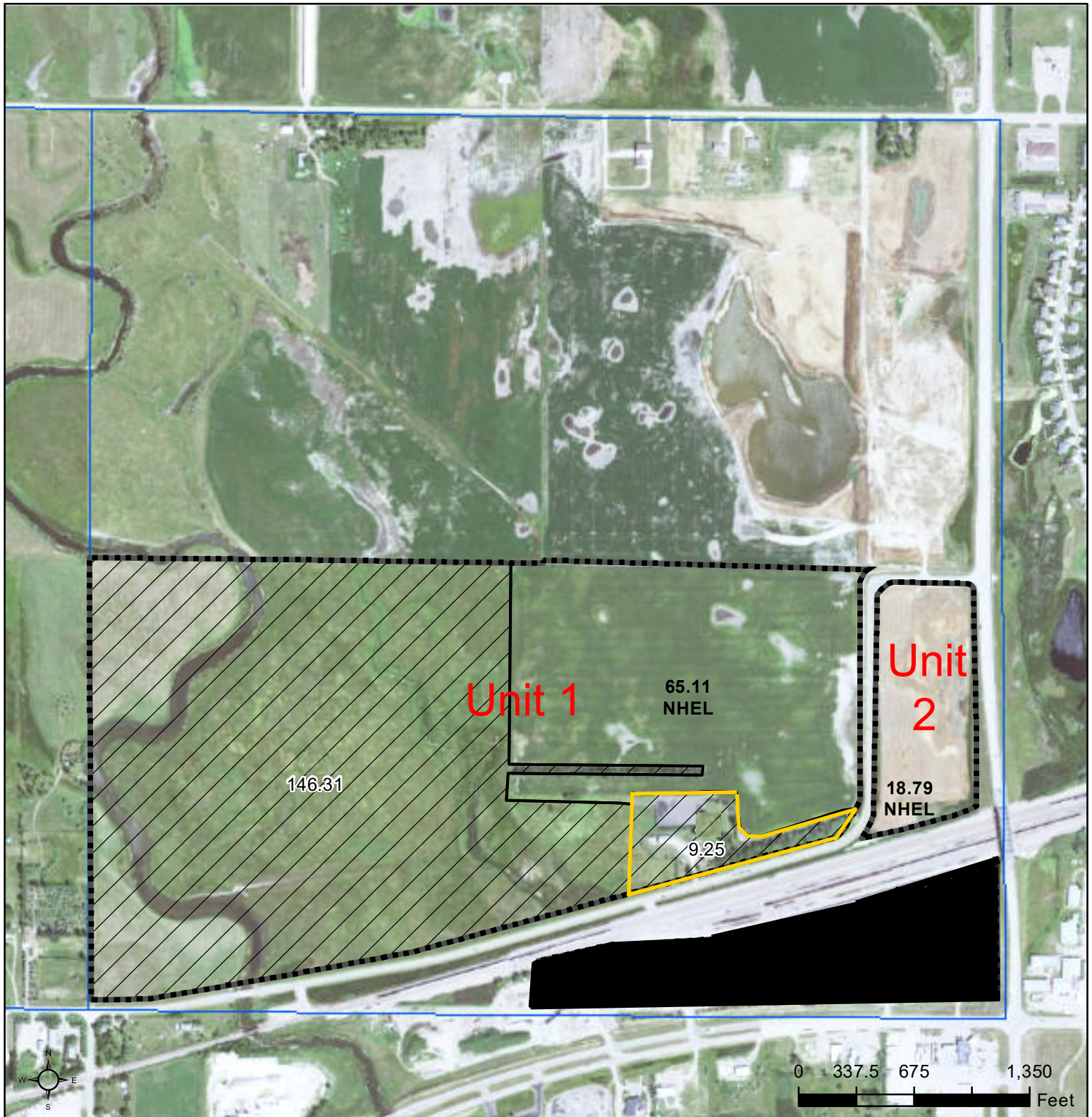
LOCATION

From Junction of Highways 281 & 12 (Marlin's Truck Stop corner) – go ¼ mile North over the overpass.



United States
Department of
Agriculture

Brown County, South Dakota



Common Land Unit Tract Boundary

Non-Cropland
 Cropland

Wetland Determination Identifiers

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

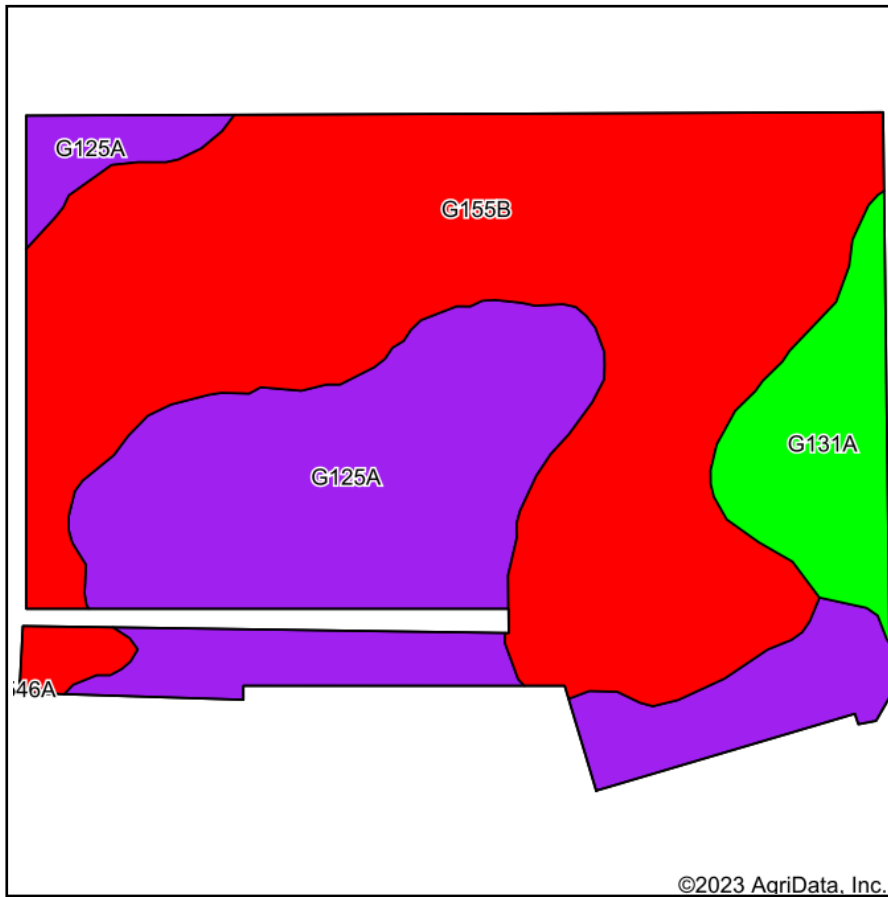
2023 Program Year

Map Created March 02, 2023

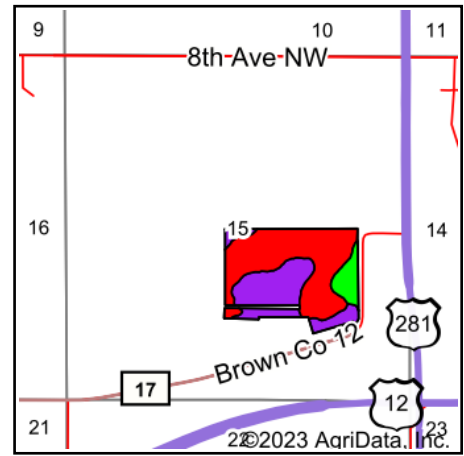
15-123N-64W-Brown

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



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **15-123N-64W**
 Township: **Aberdeen**
 Acres: **65.11**
 Date: **3/3/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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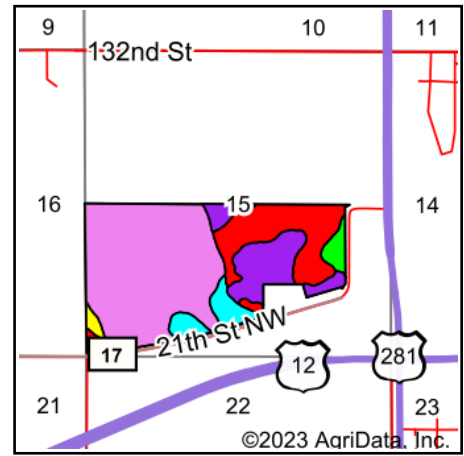
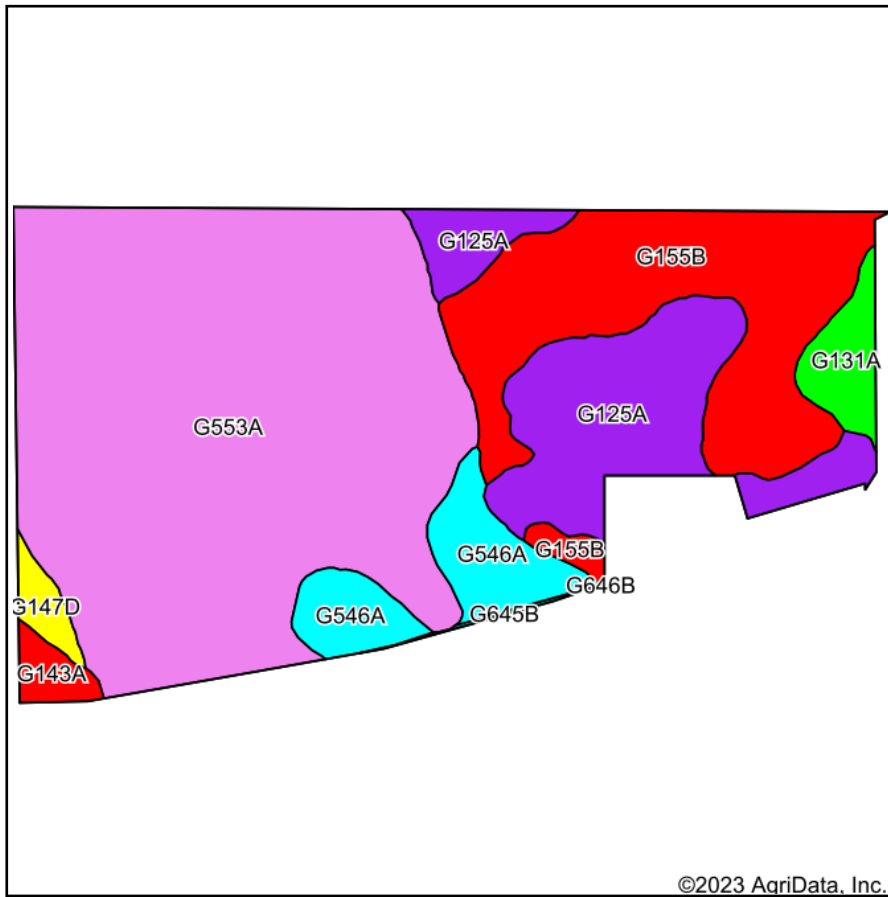
Area Symbol: SD013, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G155B	Barnes-Svea loams, 0 to 6 percent slopes	36.95	56.8%		Ile	3113	82
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	22.75	34.9%		IVs	2534	50
G131A	Barnes-Cresbard-Tonka complex, 0 to 3 percent slopes	5.41	8.3%		IIc	3129	72
Weighted Average					2.70	2912	70

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

Unit 1 Cropland

Soils Map



State: **South Dakota**
 County: **Brown**
 Location: **15-123N-64W**
 Township: **Aberdeen**
 Acres: **211.42**
 Date: **3/3/2023**

Maps Provided By:

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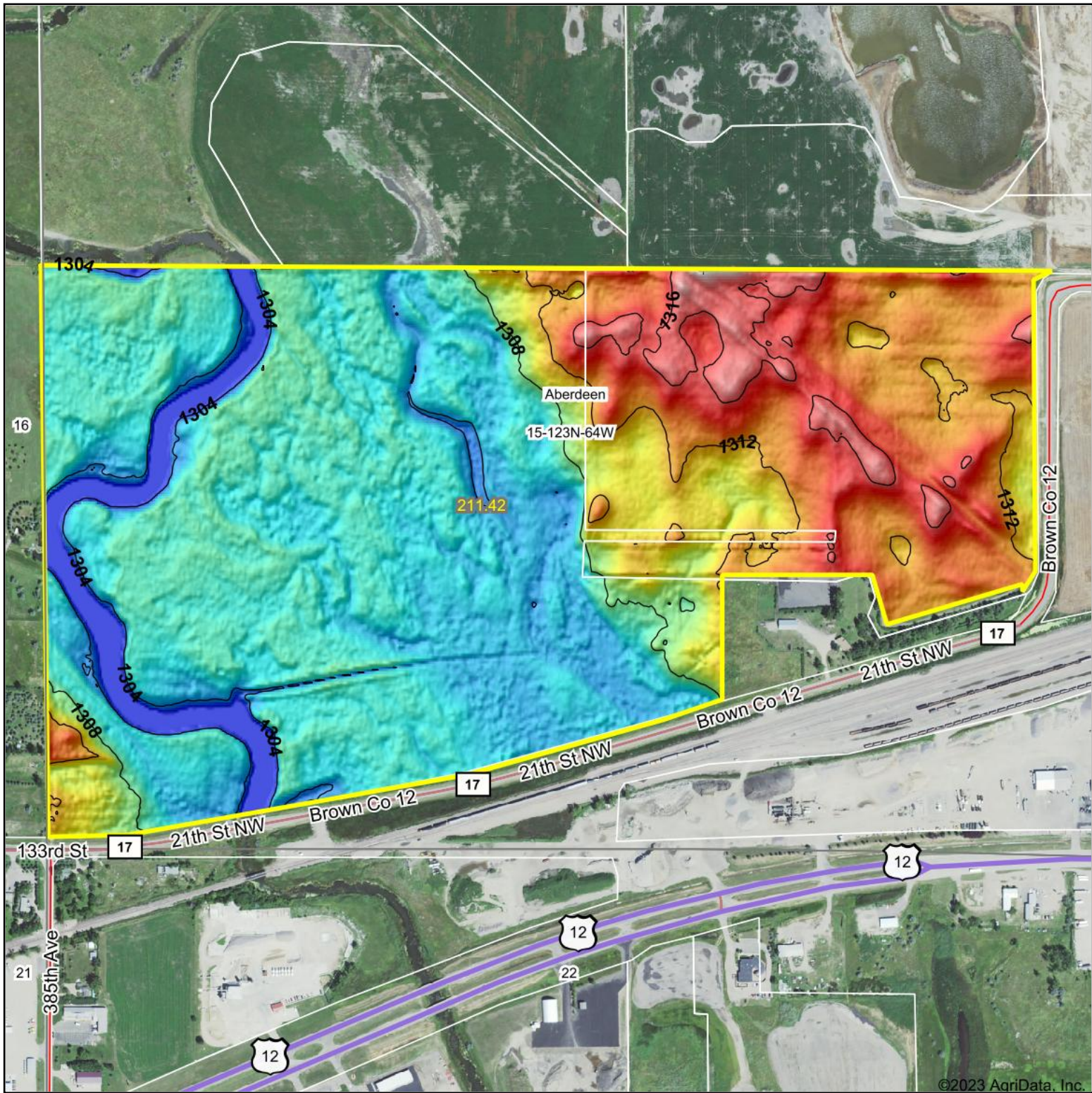
Area Symbol: SD013, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G553A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	114.89	54.3%		IVs	3930	27
G155B	Barnes-Svea loams, 0 to 6 percent slopes	41.20	19.5%		Ile	3113	82
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	31.39	14.8%		IVs	2534	50
G546A	Lowe loam, saline, 0 to 1 percent slopes, occasionally flooded	13.08	6.2%		IVw	4033	34
G131A	Barnes-Cresbard-Tonka complex, 0 to 3 percent slopes	5.49	2.6%		IIc	3129	72
G143A	Barnes-Svea loams, 0 to 3 percent slopes	2.61	1.2%		IIc	3405	85
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	2.44	1.2%		VIe	2794	46
G645B	Urban land-Udifluvents loamy complex, 0 to 6 percent slopes	0.32	0.2%		VIIIIs	169	30
Weighted Average					3.56	3523.8	43.7

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

Unit 1

Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem

Interval(ft): 4

Min: 1,301.6

Max: 1,319.6

Range: 18.0

Average: 1,308.5

Standard Deviation: 3.87 ft

A number line with tick marks at 0ft, 703ft, and 1407ft. The distance from the starting point to the finish line is 1407ft.



3/3/2023

15-123N-64W
Brown County
South Dakota

map center:45° 28' 0.63, -98° 31' 34.38

Maps Provided By:



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

Unit 2

**Lot 3 in the SE ¼ of 15-123-64,
Aberdeen Twp, Brown County, SD
(except land deeded)**

**This tract is offered \$____x 16.52 surveyed acres.
FSA shows approximately 18.79 acres Cropland with the
balance being Non-Crop Acres & R.O.W.**

**Base: 17.7 total acres
Corn 8.85, Soybeans 8.85
(Note: these are estimated figures. Bases have not been
split in the event the same buyer purchases both tracts.)**

**SURETY PRODUCTIVITY INDEX: (approx.)
66.3**

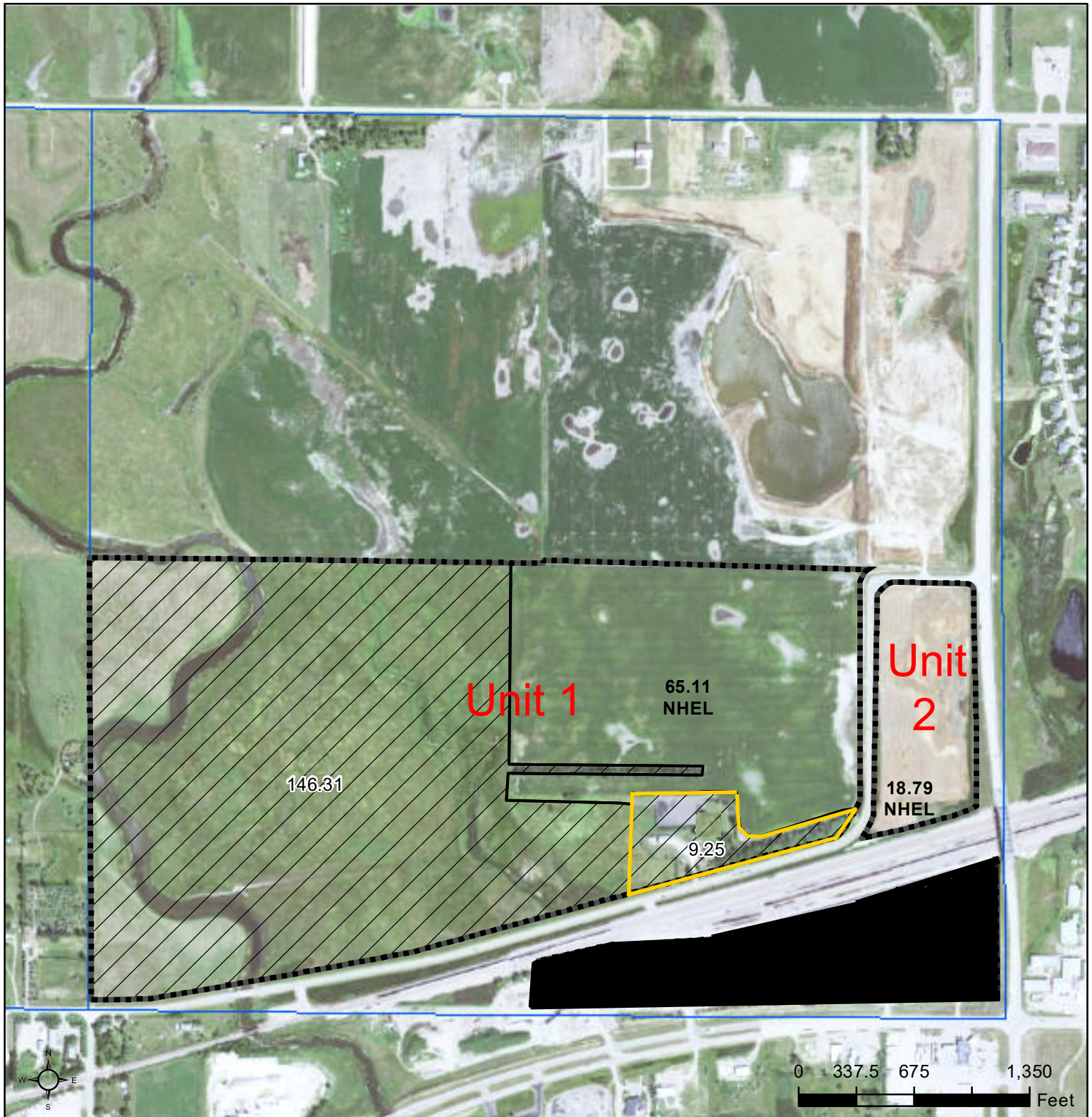
**2022 REAL ESTATE TAXES:
Will be announced at auction**

**LOCATION
From Junction of Highways 281 & 12 (Marlin's Truck Stop
corner) – go ¼ mile North over the overpass.**



United States
Department of
Agriculture

Brown County, South Dakota



Common Land Unit Tract Boundary

Non-Cropland
 Cropland

Wetland Determination Identifiers

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

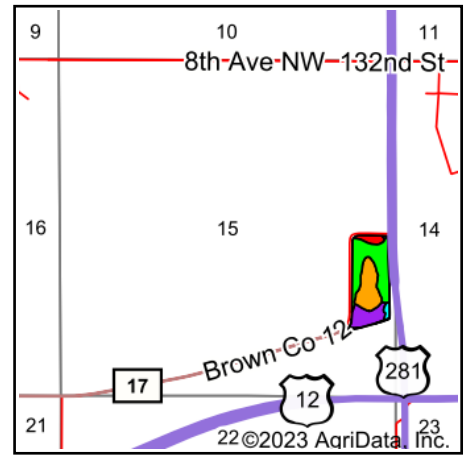
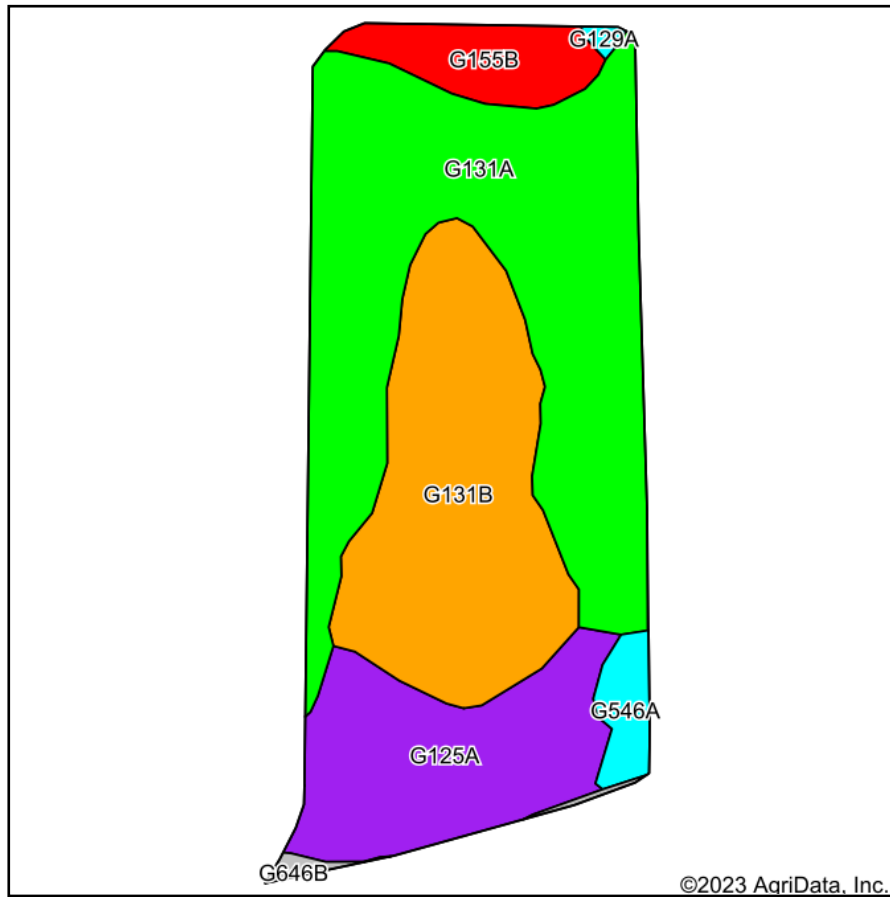
2023 Program Year

Map Created March 02, 2023

15-123N-64W-Brown

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Soils Map



State: **South Dakota**
 County: **Brown**
 Location: **15-123N-64W**
 Township: **Aberdeen**
 Acres: **18.79**
 Date: **2/21/2023**

Maps Provided By:
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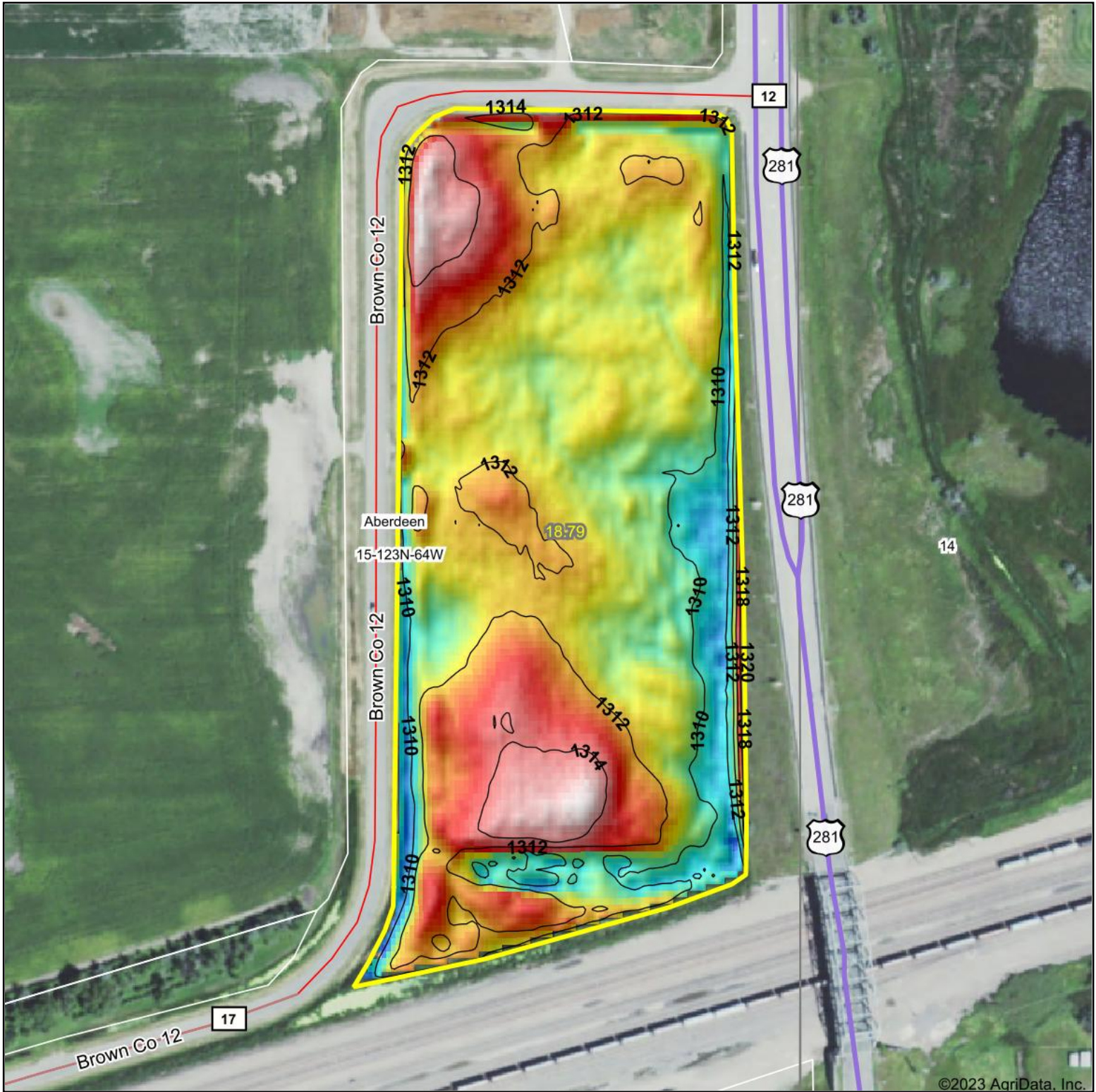
Area Symbol: SD013, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G131A	Barnes-Cresbard-Tonka complex, 0 to 3 percent slopes	8.41	44.8%		IIc	3129	72
G131B	Barnes-Cresbard-Tonka complex, 0 to 6 percent slopes	5.24	27.9%		Ile	3053	69
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	3.37	17.9%		IVs	2534	50
G155B	Barnes-Svea loams, 0 to 6 percent slopes	1.11	5.9%		Ile	3113	82
G546A	Lowe loam, saline, 0 to 1 percent slopes, occasionally flooded	0.48	2.6%		IVw	4033	34
G646B	Urban land, 0 to 6 percent slopes	0.12	0.6%		VIIIIs	169	8
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	0.06	0.3%		IVs	2321	35
Weighted Average					2.45	3001.8	66.3

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

Unit 2

Topography Hillshade



Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 2

Min: 1,307.9

Max: 1,315.1

Range: 7.2

Average: 1,311.7

Standard Deviation: 1.28 ft

0ft 265ft 530ft

100 100 100 100 130



2/21/2023

15-123N-64W
Brown County
South Dakota

map center:45° 28' 0.63, -98° 31' 34.38

Maps Provided By:



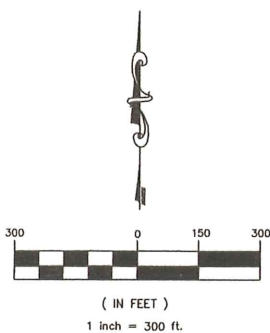
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Field borders provided by Farm Service Agency as of 5/21/2008.

A-9053

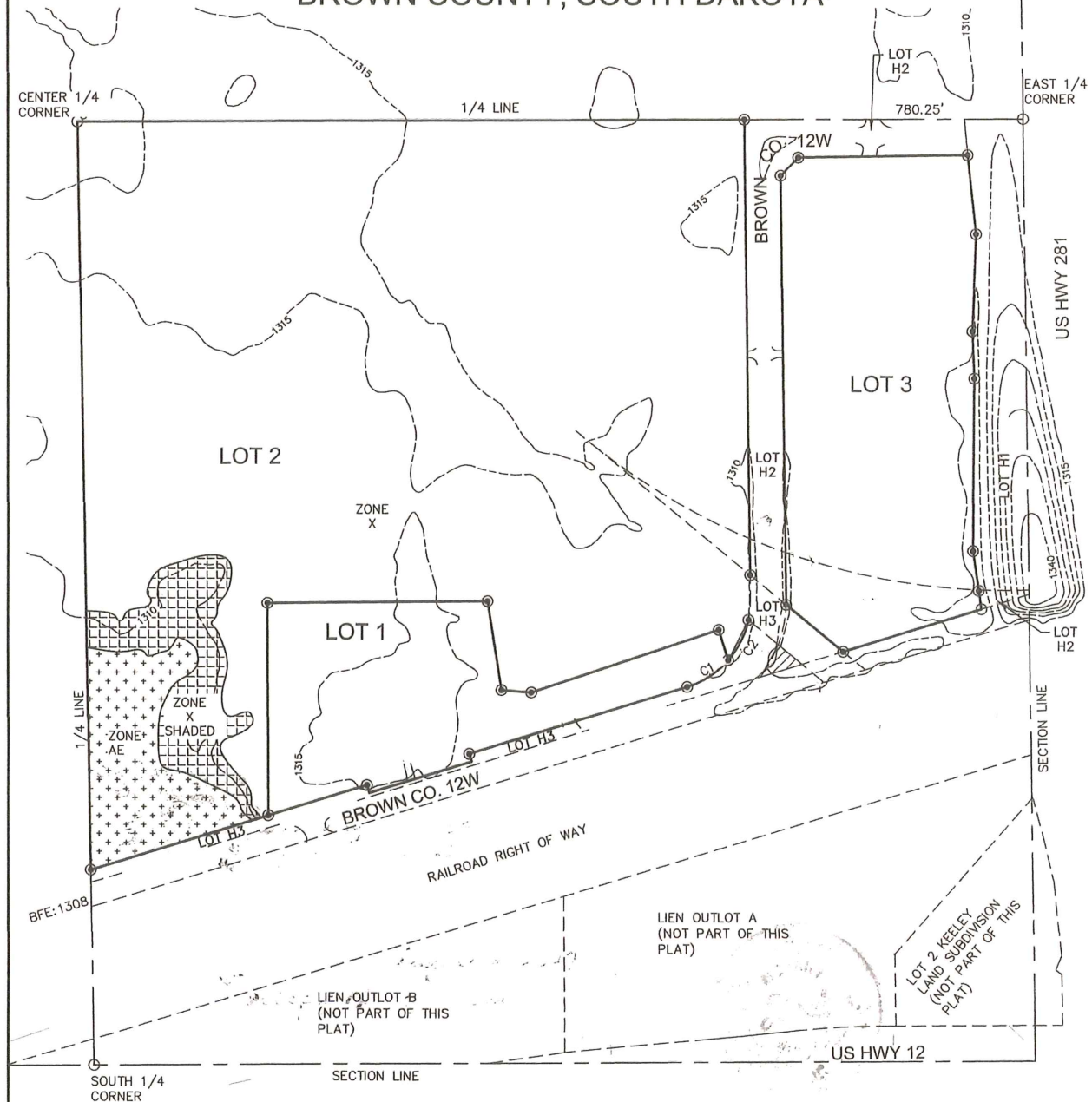
CURVE DATA

DWG. 9053-LS	BY: BKK	SHEET 1 OF 4
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PLAT OF
DELBERT AND CAROLINE LOWE FIRST ADDITION
IN THE SE 1/4 OF SECTION 15-T123N-R64W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

A-9053



SURVEYORS NOTE:

CONTOURS AND FLOOD PLAIN ARE FOR COUNTY ZONING INFORMATIONAL PURPOSES ONLY. THE ELEVATIONS ARE NOT SURVEYED AND ARE PLACED USING INTERNET SOURCES. UNDER NO CIRCUMSTANCE SHOULD THIS BE USED AS A FLOOD PLAIN OR ELEVATION REFERENCE.

LEGEND



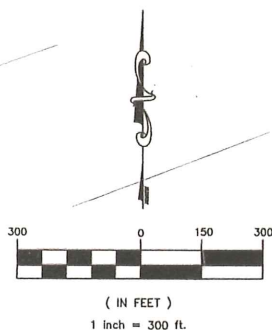
DEDICATED TO PUBLIC
RIGHT OF WAY



ZONE AE WITH BFE



0.2% ANNUAL CHANCE FLOOD HAZARD, AREA
OF 1% ANNUAL CHANCE FLOOD AVERAGE
DEPTH LESS THAN ONE FOOT OR DRAINAGE
AREAS LESS THAN ONE SQUARE MILE



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CIVIL ENGINEERS & LAND SURVEYORS

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