

# **MATTHEW J. HOMMEL LAND AUCTION**

**Tuesday, May 16, 2023**

**Sale Time: 9:00 AM**

**Auction Location**

**Webster VFW**

**521 West 1<sup>st</sup> Street**

**Webster, 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 Day County Cropland to your portfolio.**

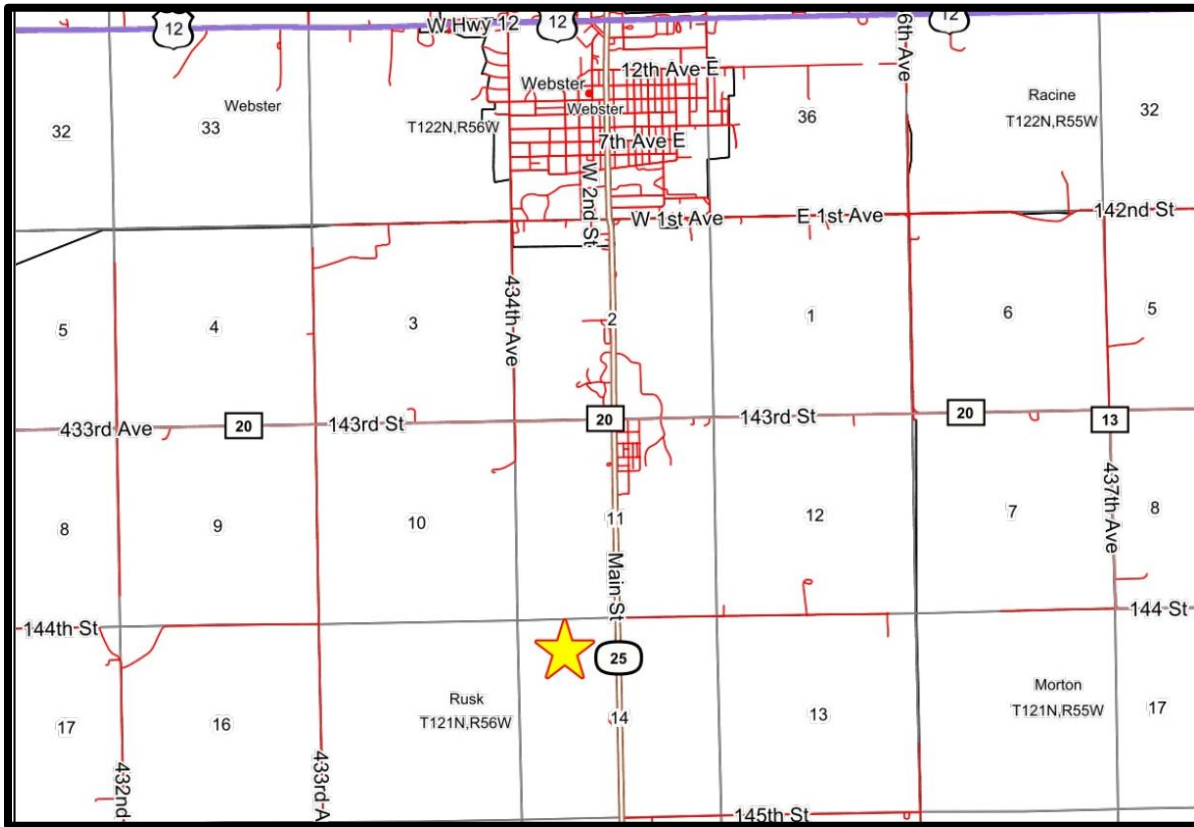
### **Legal Description**

**N1/2 of NW ¼ of 14-121-56,  
Ex - Hwy, Lot H2 & S773' of E638.5'  
Rusk Twp, Day County, SD**

**NOTE:** *Right to operate with immediate possession upon purchase in 2023!*

***FARMING - HUNTING - INVESTMENT OPPORTUNITIES***

**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 Grue Abstract, Webster, SD. Jark/Worlie Auction, LLC is acting as agent for seller. Possession will be given immediately upon purchase and before closing. The 2023 real estate taxes will be paid by buyer. The Seller will convey to buyer any gas, oil, mineral or hunting rights now owned. The Seller reserves 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 NW ¼ of 14-121-56  
Ex – Hwy, Lot H2 & S773' of E638.5'  
Rusk Township, Day County, SD**

**This tract is offered \$\_\_\_\_\_x 67.6 taxable acres.**

**The FSA reports 69.55 farmland acres of which 63.23 is considered cropland. It also has a slough towards the center and is located on highway 25. \* No USFWS Easements on this property. \***

**County Soil Rating:  
.421**

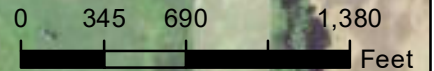
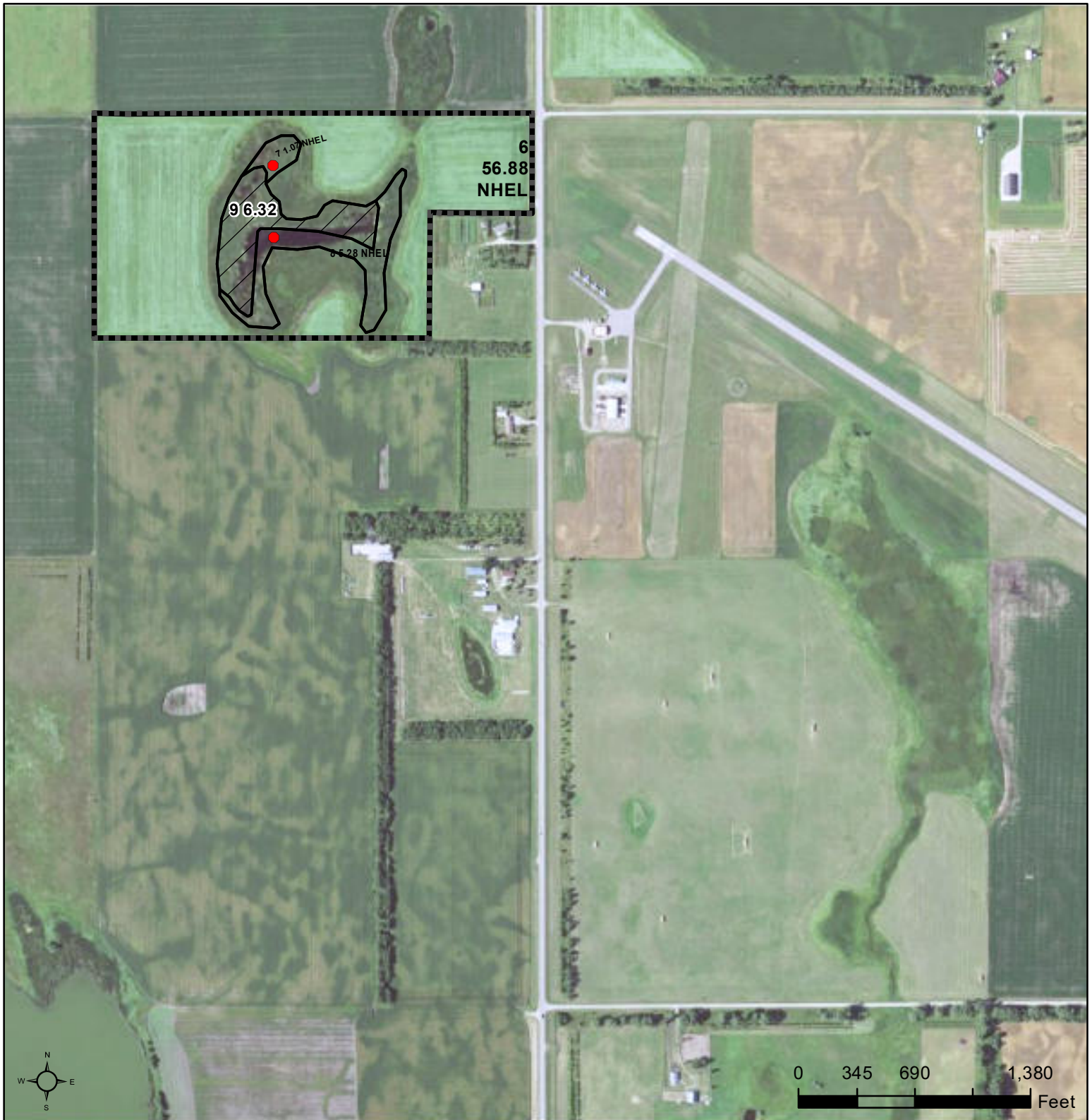
**BASE ACRES:  
Oats 4.3, Corn 9.7, Soybeans 18.8, Barley 19.9**

**SURETY PRODUCTIVITY INDEX:  
41.7**

**2022 REAL ESTATE TAXES:  
\$579.06**

**LOCATION**

**From Webster, SD (A&W Corner / Jct. of Hwy's 12 & 25) - go 3 miles South on Hwy 25 (west side of highway).**



- 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

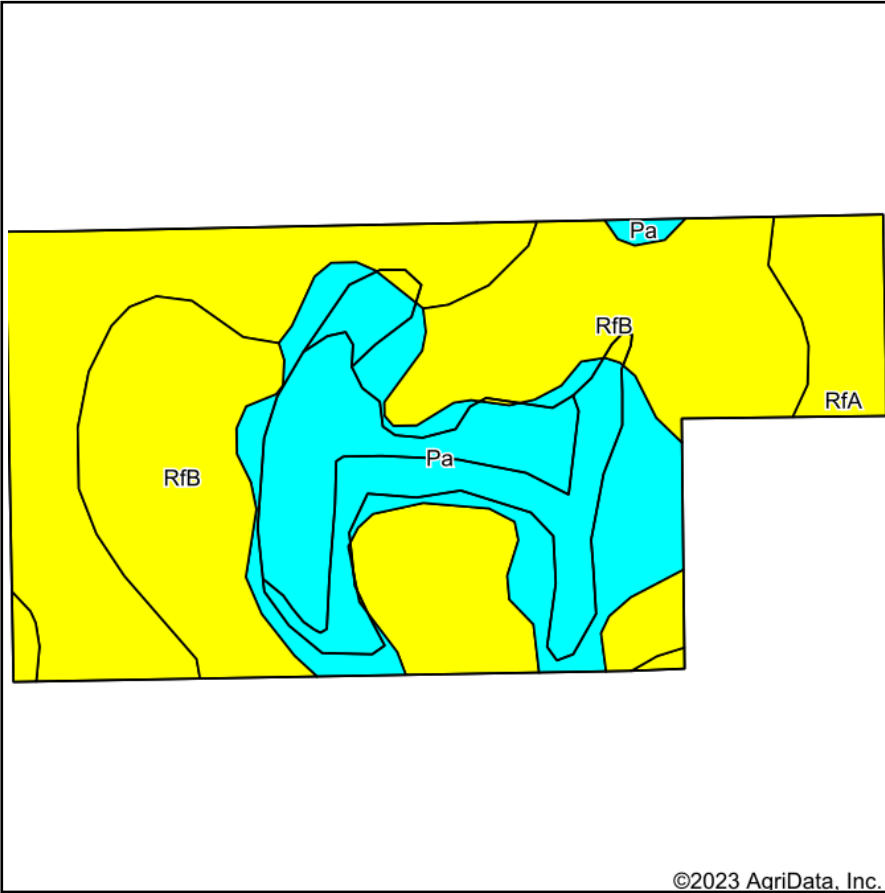
Producer initial \_\_\_\_\_  
 Date \_\_\_\_\_

2023 Program Year  
 Map Created April 03, 2023

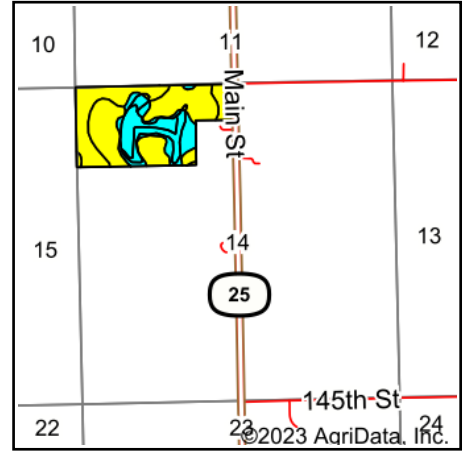
**14-121N-56W-Day**

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: **Day**  
 Location: **14-121N-56W**  
 Township: **Rusk**  
 Acres: **69.55**  
 Date: **4/24/2023**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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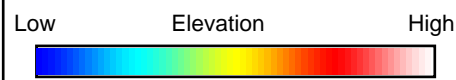
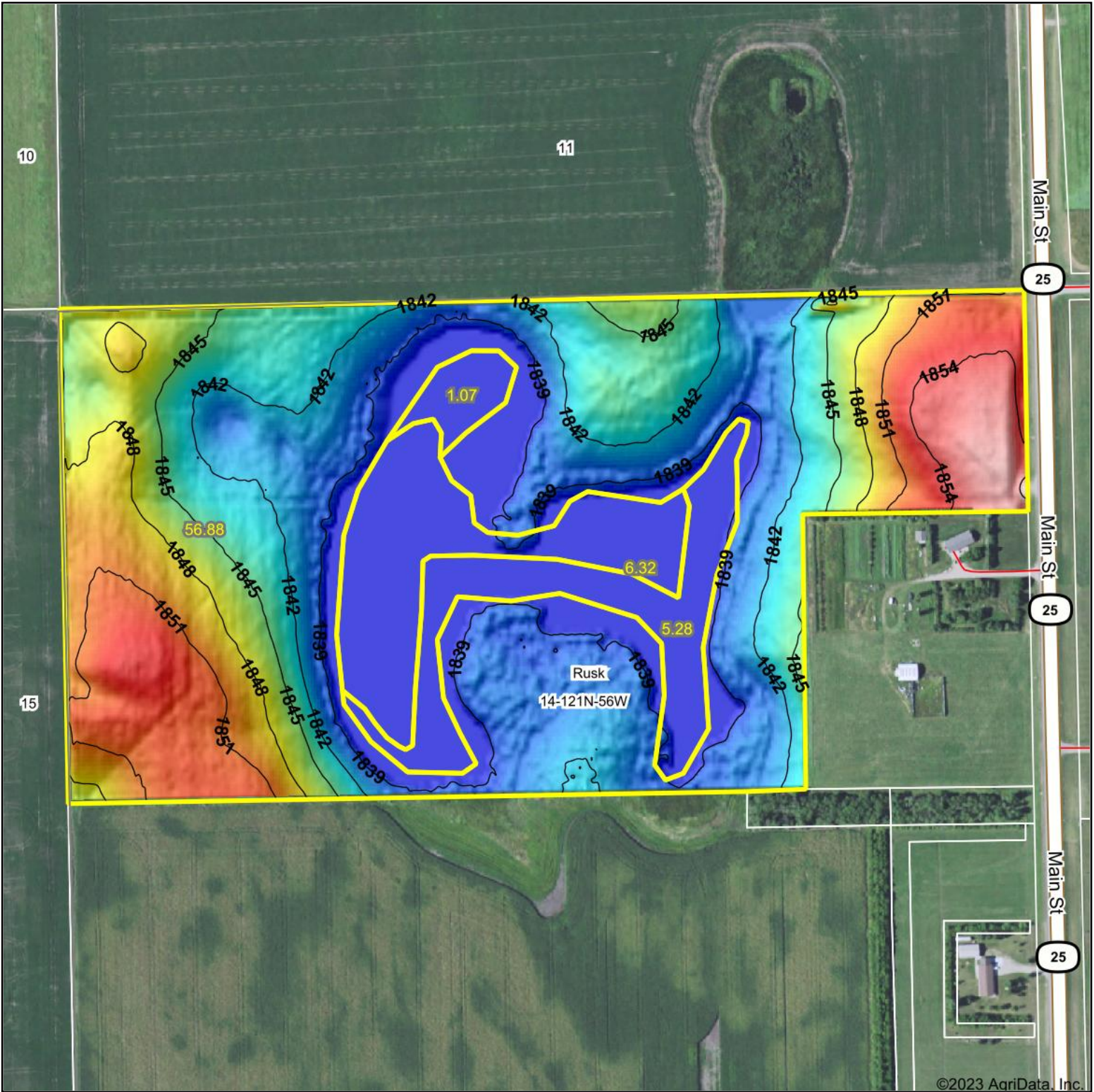


Area Symbol: SD037, Soil Area Version: 28

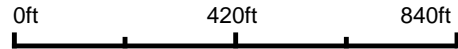
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
RfB	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	24.63	35.4%		IVs	2780	43
RfA	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	24.16	34.7%		IIIs	2858	47
Pa	Parnell silty clay loam	20.76	29.8%		Vw	6420	34
<b>Weighted Average</b>					<b>3.95</b>	<b>3893.6</b>	<b>41.7</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: 1,837.8  
 Max: 1,858.1  
 Range: 20.3  
 Average: 1,843.2  
 Standard Deviation: 5.22 ft



**14-121N-56W**  
**Day County**  
**South Dakota**

map center: 45° 17' 24.98, -97° 31' 11.9

