

**Hazel Engle Trust
Land Auction
Dacotah Bank Trust - Trustee**

**Tuesday, November 7, 2023
Sale Time: 10:00 AM**

**Auction Location
Dakota Event Center
720 Lamont Street S.
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 Edmunds County Crop & Grassland to your portfolio.

Legal Descriptions

**Lot 1 – SW ¼ of 7-123-67
Fountain Twp, Edmunds County, SD**

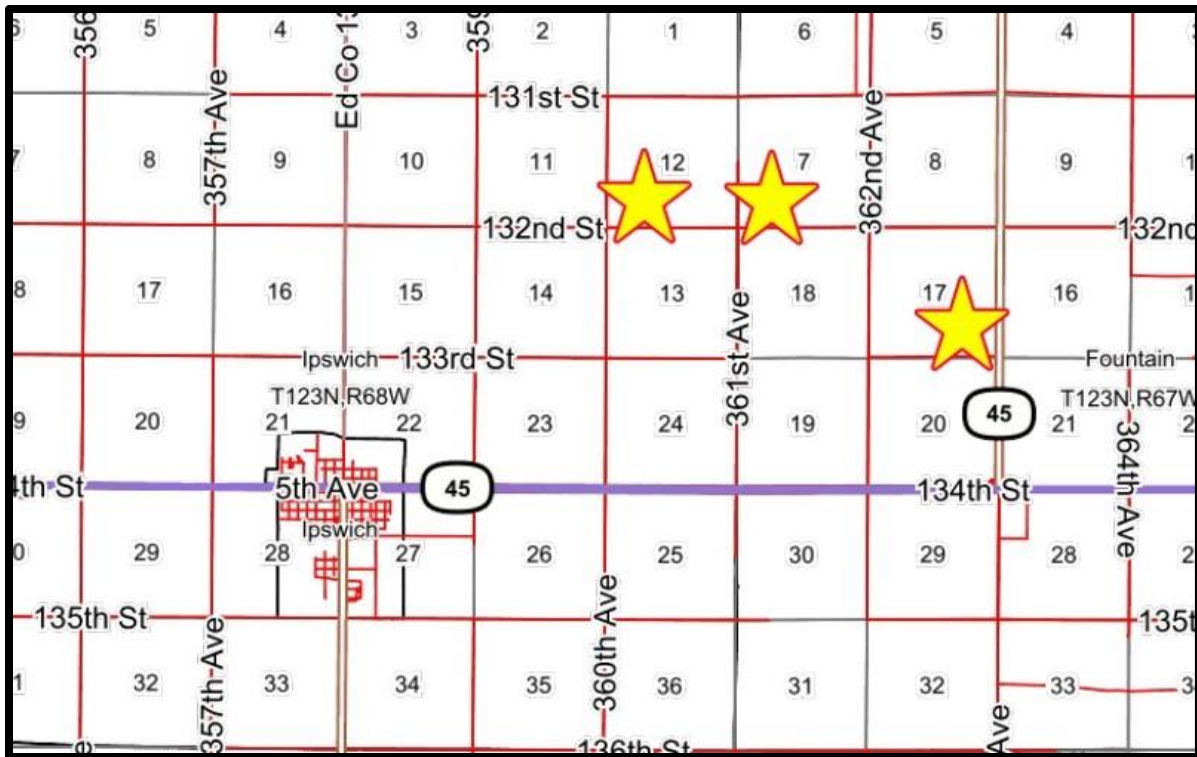
**Lot 2 – SW ¼ of 12-123-68
Ipswich Twp, Edmunds County, SD**

**Lot 3 – SE ¼ of 17-123-67
Fountain Twp, Edmunds County, SD**

FARMING - HUNTING - INVESTMENT OPPORTUNITIES

***** Buyer(s) have the right to operate in 2024! *****

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 2023 real estate taxes (paid in 2024) 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. These parcels are 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

Lot 1

SW ¼ of 7-123-67

Fountain Twp, Edmunds County, SD

This tract is offered \$_____x 162.7 taxable acres.

The FSA reports this tract as 158.49 Farmland acres of which 151 acres are considered Cropland. The balance is Native Grass, non-crop acres & R.O.W. * ***No USFWS Easements*** - may contain an FSA wetland or farmed wetland.

AVERAGED CSR:

.693

ESTIMATED BASE ACRES: 97.66

Wheat 12.23, Corn 38.08, Soybeans 47.35

SURETY PRODUCTIVITY INDEX:

67.4

2022 REAL ESTATE TAXES:

\$1,659.10

LOCATION

From Craven Corner, SD (Jct. of Hwy's 12 & 45N) – go 2 miles North on Hwy 45N & 1 ½ miles West (132 St.).



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 Tract Boundary
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

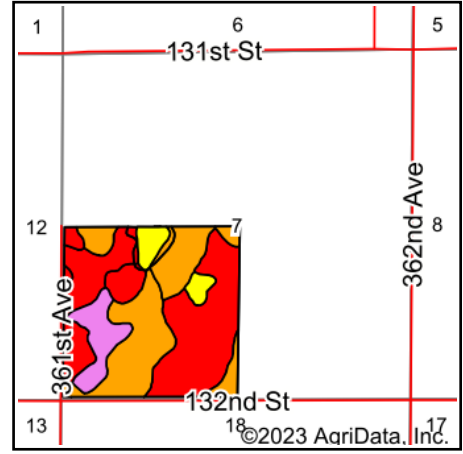
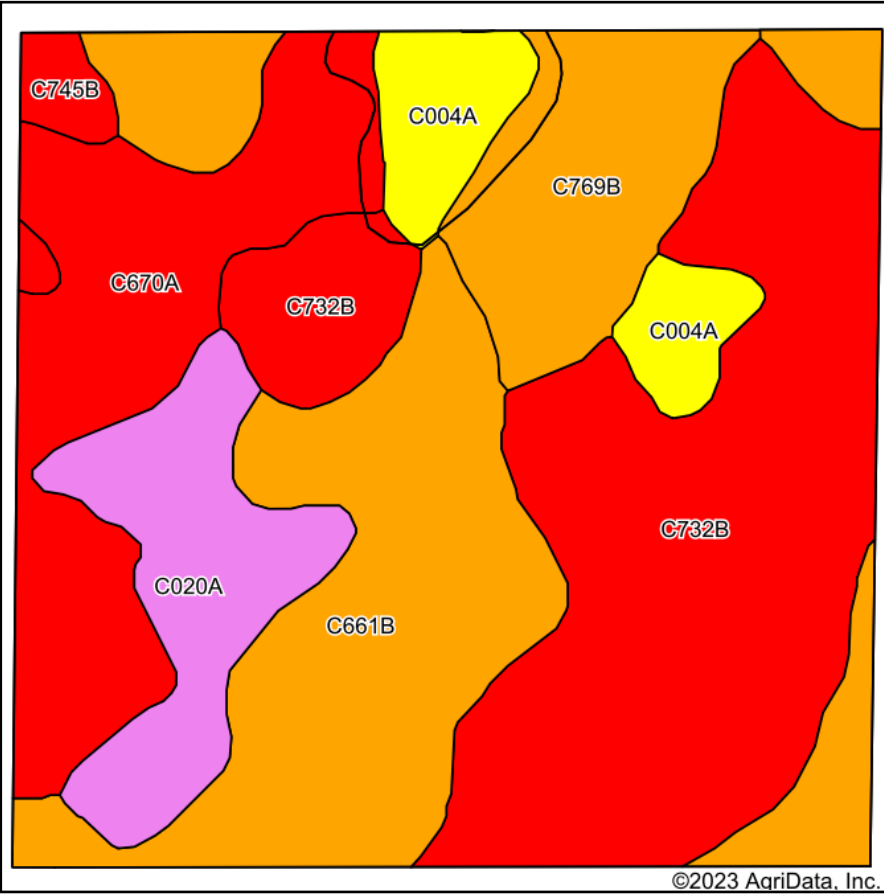
Producer initial _____
Date _____

2023 Program Year
Map Created September 12, 2023

7-123N-67W-Edmunds

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



State: **South Dakota**
 County: **Edmunds**
 Location: **7-123N-67W**
 Township: **Fountain**
 Acres: **158.49**
 Date: **9/14/2023**

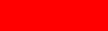






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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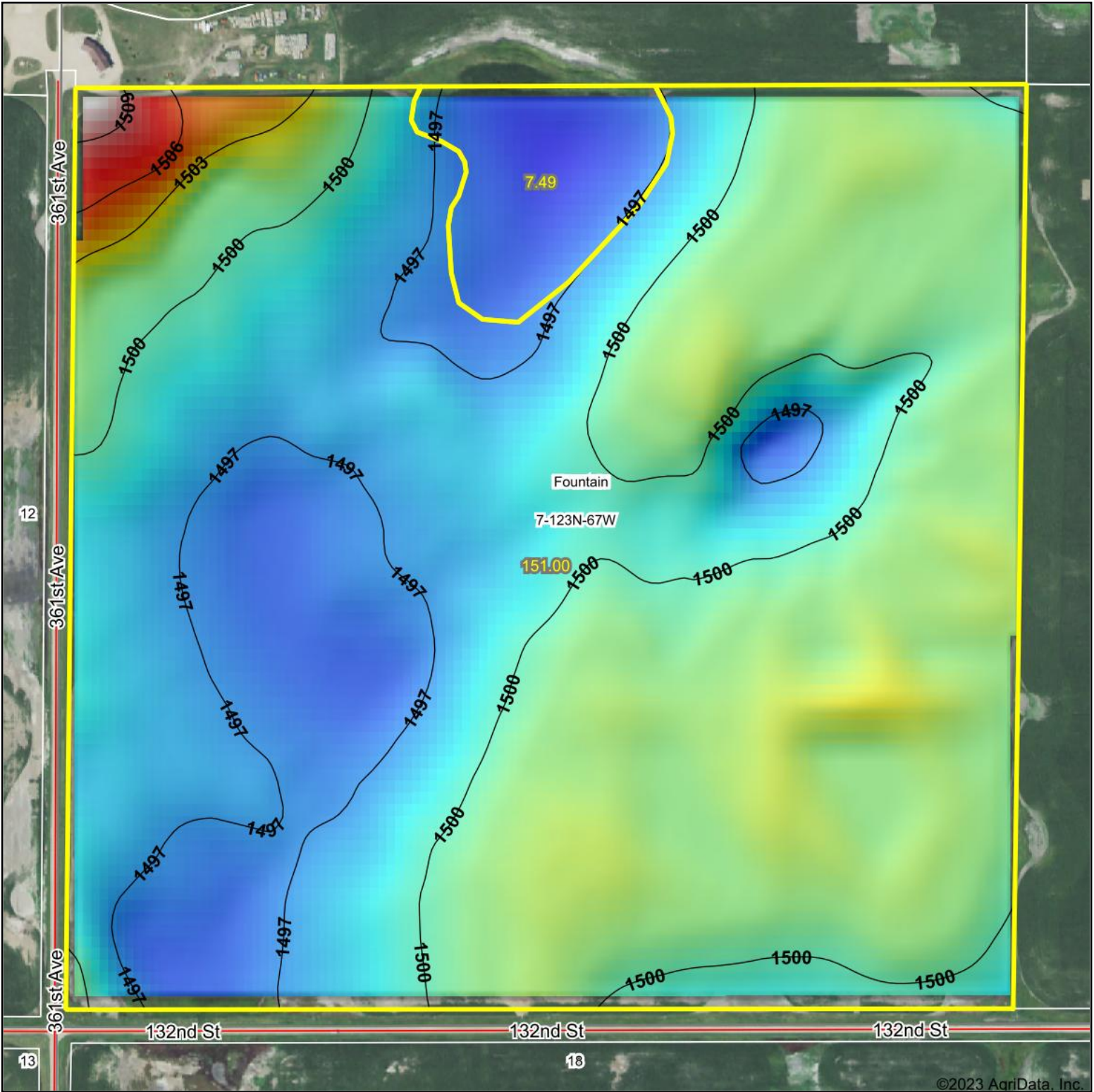
Soils data provided by USDA and NRCS.

Area Symbol: SD045, Soil Area Version: 23

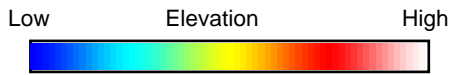
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
C732B	Bryant silt loam, 2 to 6 percent slopes	52.93	33.4%		Ile	2505	83
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	36.25	22.9%		IIIe	2221	60
C670A	Bowbells-Niobell loams, 0 to 3 percent slopes	25.07	15.8%		IIc	2778	82
C769B	Tally fine sandy loam, 2 to 6 percent slopes	18.96	12.0%		IIIe	2532	63
C020A	Heil silt loam, 0 to 1 percent slopes	14.45	9.1%		VI s	3552	20
C004A	Tonka silt loam, 0 to 1 percent slopes	8.51	5.4%		IVw	4379	45
C745B	Bryant-Grassna silt loams, 2 to 6 percent slopes	2.32	1.5%		Ile	2568	84
Weighted Average					2.82	2683.5	67.4

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

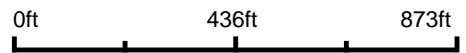
Topography Hillshade



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,494.7
 Max: 1,511.3
 Range: 16.6
 Average: 1,499.4
 Standard Deviation: 2.26 ft



7-123N-67W
Edmunds County
South Dakota

Boundary Center: 45° 28' 49.37, -98° 57' 42.64

Maps Provided By:



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

Lot 2
SW ¼ of 12-123-68
Ipswich Twp, Edmunds County, SD

This tract is offered \$_____x 160 taxable acres.

The FSA reports this tract as 156.99 Farmland acres of which 64.96 acres are considered Cropland and 92.03 acres Native Grass. The balance is non-crop acres & R.O.W. * ***No USFWS or NRCS Easements – Grass may have future crop / farming opportunities. May contain an FSA wetland or farmed wetland.***

AVERAGED CSR:
.690

ESTIMATED BASE ACRES: 42.01
Wheat 5.26, Corn 16.38, Soybeans 20.37

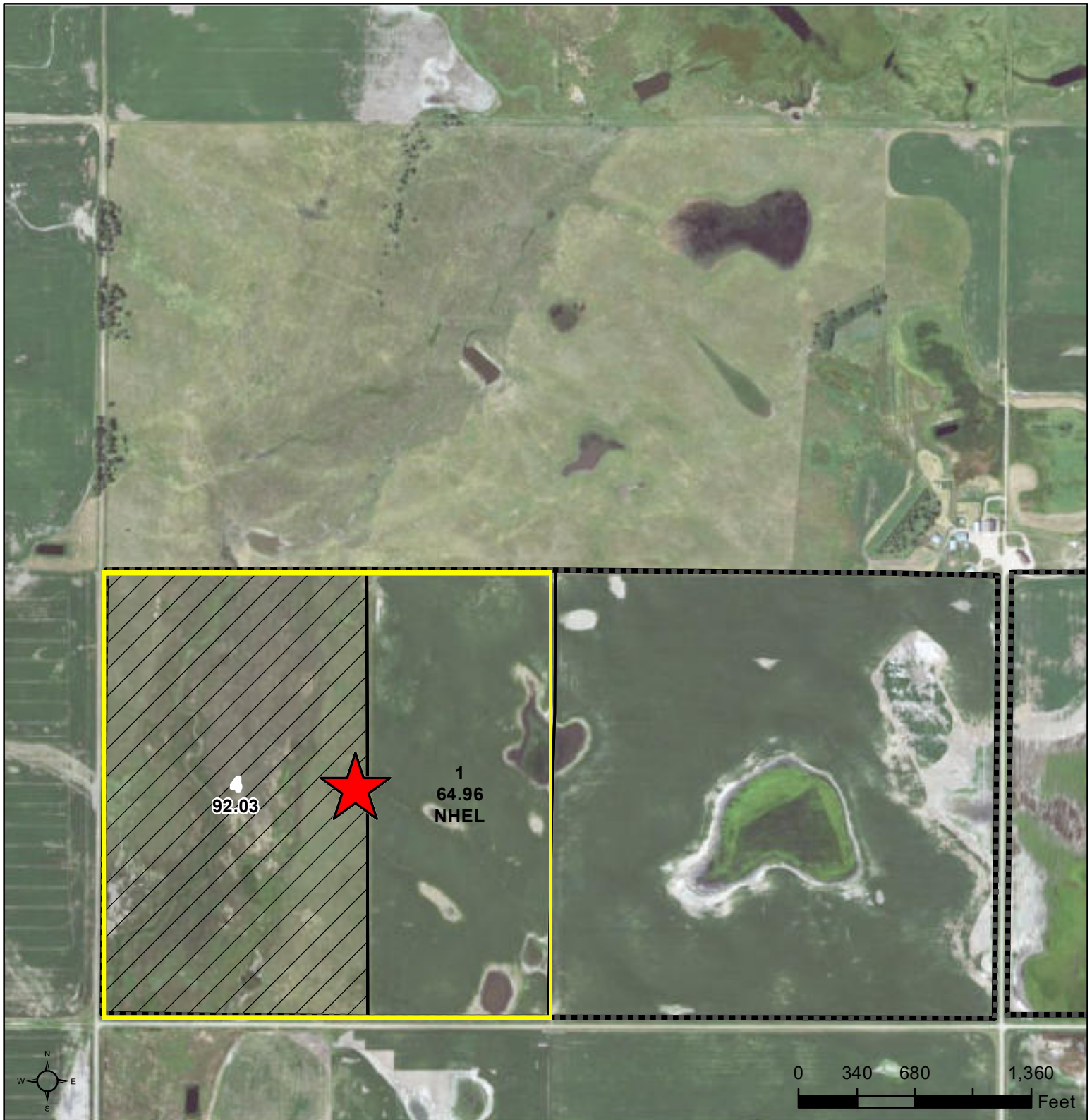
SURETY PRODUCTIVITY INDEX:
50.4

SURETY RANGE PRODUCTION:
2904 lbs./acre/yr.

2022 REAL ESTATE TAXES:
\$1,278.06

LOCATION

From **Ipswich, SD** – (Jct. of Hwy's 12 & 45S) go – 2 miles East on Hwy 12 & 2 miles North (360 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

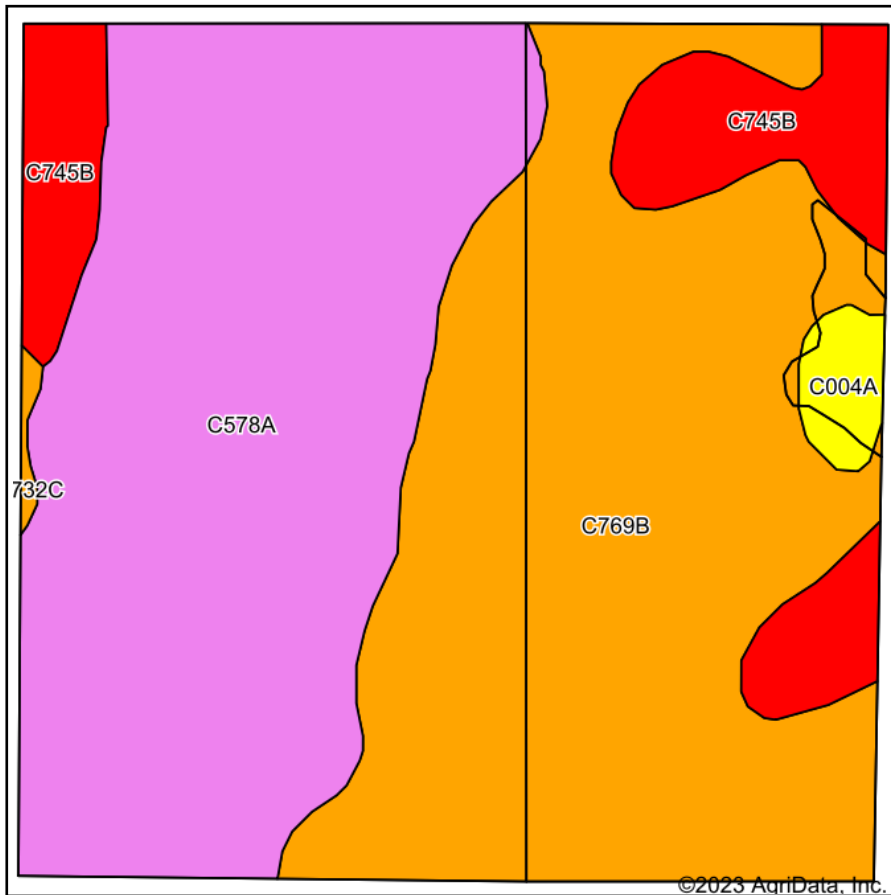
Producer initial _____
Date _____

2023 Program Year
Map Created September 12, 2023

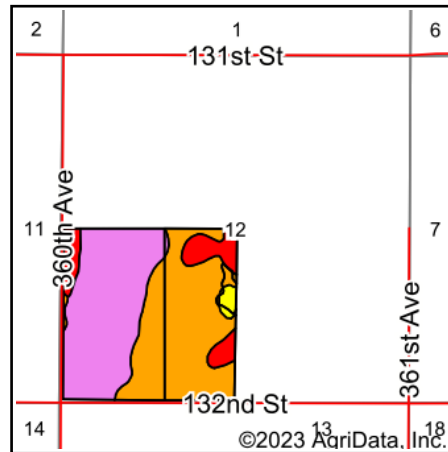
12-123N-68W-Edmunds

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Soils Map



Soils data provided by USDA and NRCS.








State: **South Dakota**
 County: **Edmunds**
 Location: **12-123N-68W**
 Township: **Ipswich**
 Acres: **156.98**
 Date: **9/14/2023**

Maps Provided By:

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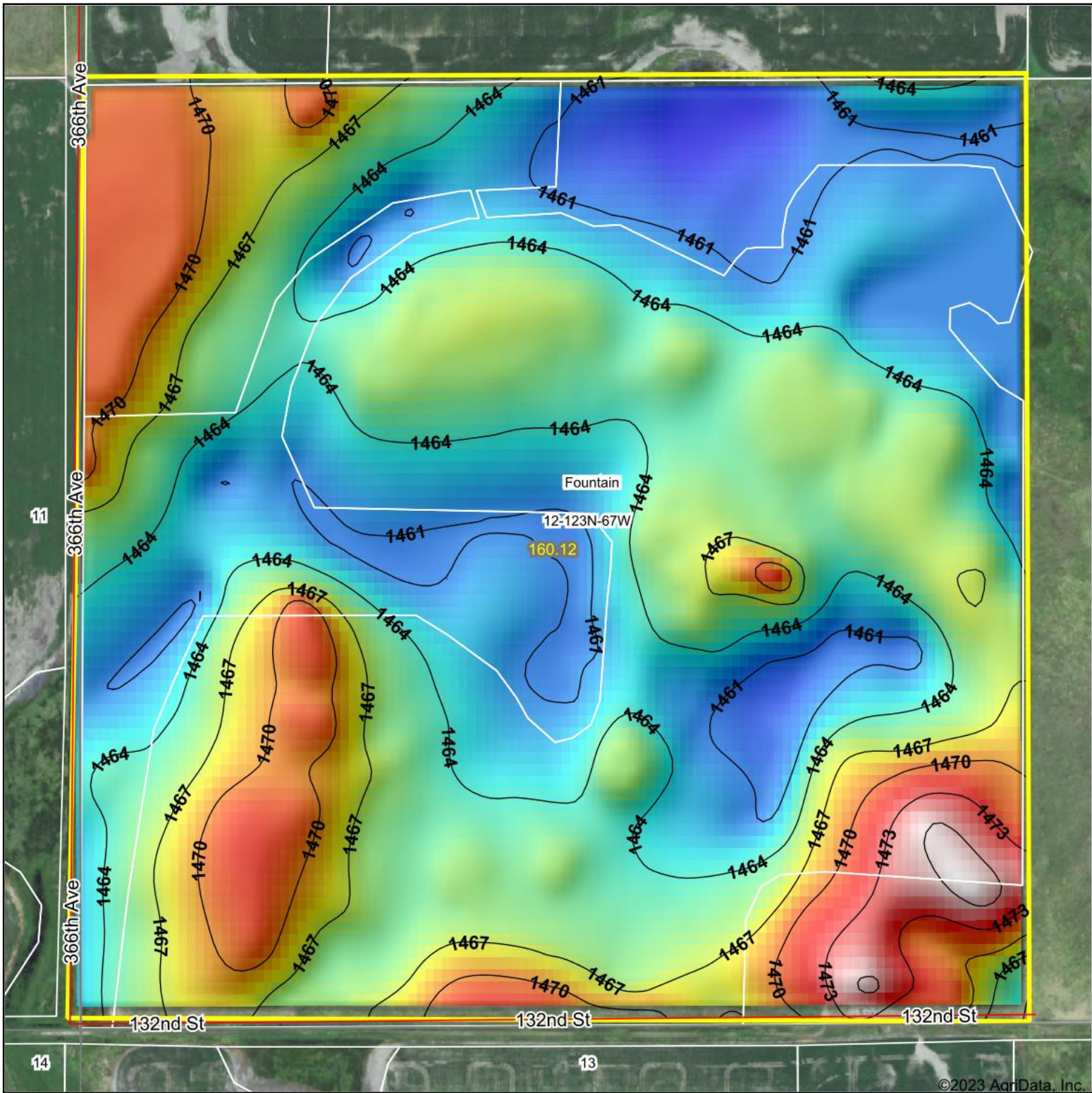


Area Symbol: SD045, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
C769B	Tally fine sandy loam, 2 to 6 percent slopes	70.49	44.9%		IIIe	2532	63
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	67.06	42.7%		VI s	3326	29
C745B	Bryant-Grassna silt loams, 2 to 6 percent slopes	16.46	10.5%		Ile	2568	84
C004A	Tonka silt loam, 0 to 1 percent slopes	2.50	1.6%		IVw	4379	45
C732C	Bryant silt loam, 6 to 9 percent slopes	0.47	0.3%		IIIe	2413	67
Weighted Average					4.19	2904	50.4

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

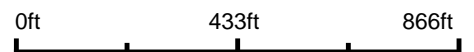
Topography Hillshade



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Source: USGS 10 meter dem



Interval(ft): 3

Min: 1,458.9

Max: 1,476.9

Range: 18.0

Average: 1,465.2

Standard Deviation: 3.54 ft



9/14/2023

12-123N-67W
Edmunds County
South Dakota

Boundary Center: 45° 28' 49.01, -98° 51' 31.89

Maps Provided By:



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

Lot 3
SE ¼ of 17-123-67
Fountain Twp, Edmunds County, SD

This tract is offered \$_____x 160 taxable acres.

The FSA reports this tract as 156.85 farmland acres – all are Native Grass. The balance is dugout, non-crop acres & R.O.W. * ***No USFWS or NRCS Easements*** – tract may have future crop / farming opportunities. May contain an FSA wetland or farmed wetland.

AVERAGED CSR:
.563

BASE ACRES:
0

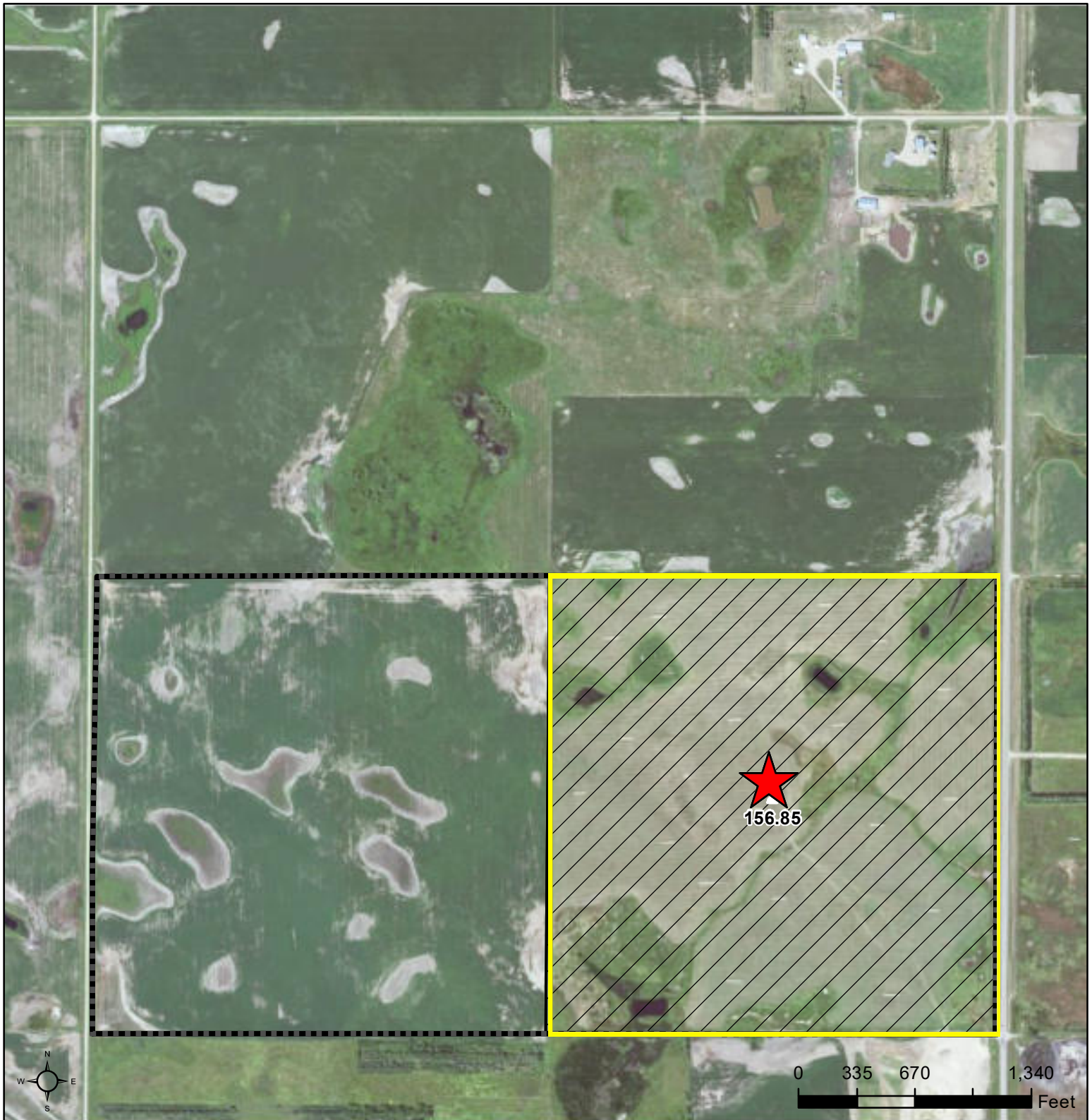
SURETY PRODUCTIVITY INDEX:
59.7

SURETY RANGE PRODUCTION:
2429 lbs./acre/yr.

2022 REAL ESTATE TAXES:
\$1,312.82

LOCATION

From **Craven Corner, SD** (Jct. of Hwy's 12 & 45N) – go 1 mile North on Hwy 45N.



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland

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

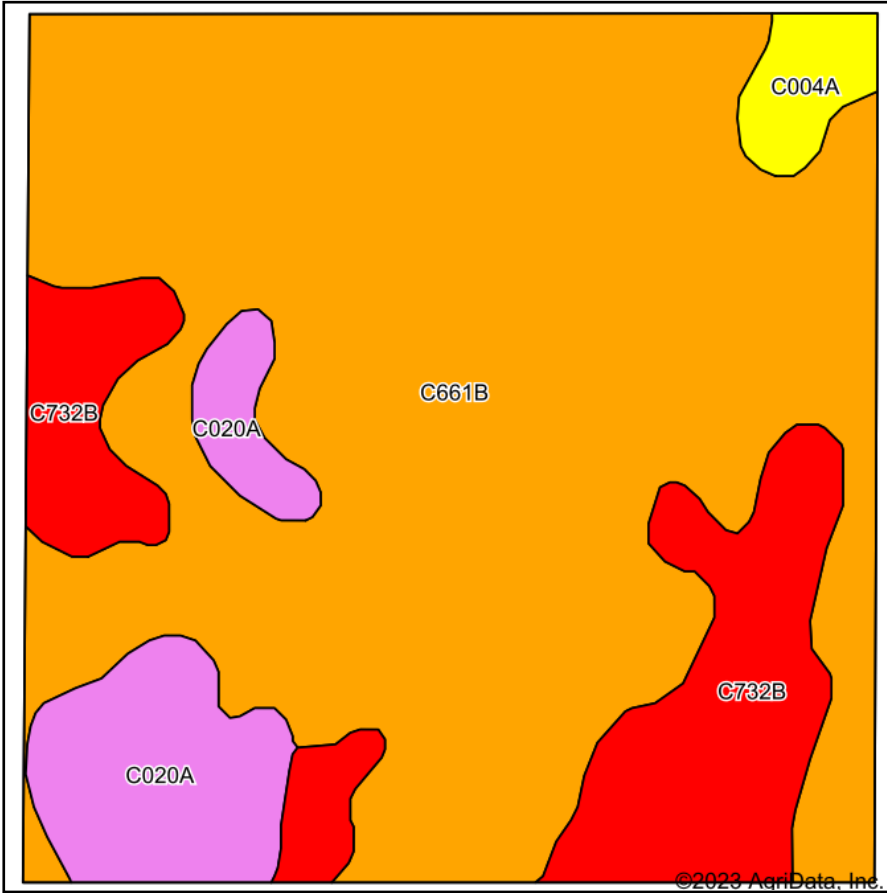
Producer initial _____
Date _____

2023 Program Year
Map Created September 12, 2023

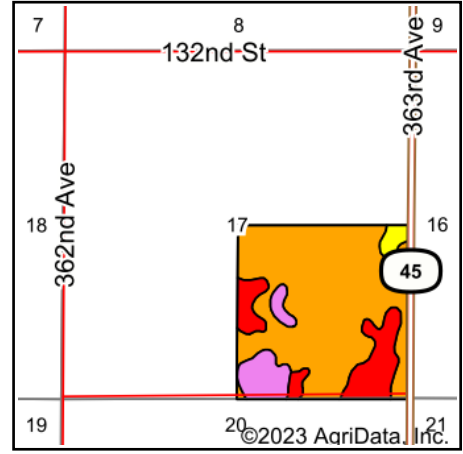
17-123N-67W-Edmunds

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Soils Map



Soils data provided by USDA and NRCS.




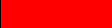


State: **South Dakota**
 County: **Edmunds**
 Location: **17-123N-67W**
 Township: **Fountain**
 Acres: **156.85**
 Date: **9/14/2023**

Maps Provided By:

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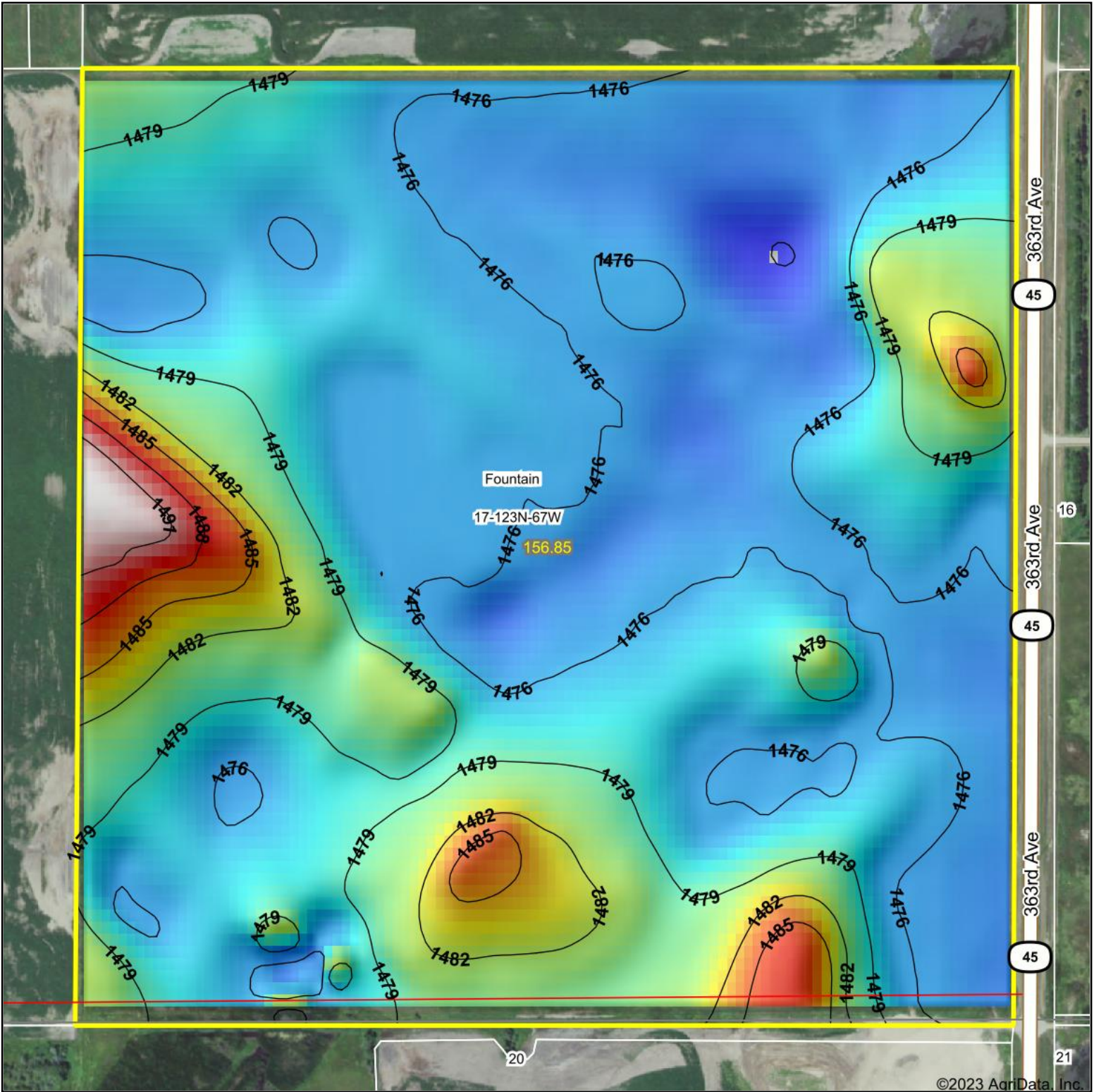


Area Symbol: SD045, Soil Area Version: 23

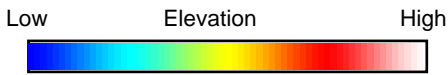
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
C661B	Niobel-Noonan loams, 3 to 6 percent slopes	115.31	73.5%		IIIe	2221	60
C732B	Bryant silt loam, 2 to 6 percent slopes	24.37	15.5%		Ile	2505	83
C020A	Heil silt loam, 0 to 1 percent slopes	13.73	8.8%		VIs	3552	20
C004A	Tonka silt loam, 0 to 1 percent slopes	3.44	2.2%		IVw	4379	45
Weighted Average					3.13	2429	59.7

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

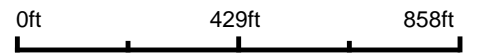
Topography Hillshade



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,472.9
 Max: 1,492.7
 Range: 19.8
 Average: 1,477.9
 Standard Deviation: 3.12 ft



17-123N-67W
Edmunds County
South Dakota

9/14/2023

Boundary Center: 45° 27' 56.91, -98° 55' 52.44

Maps Provided By:



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