

# **PUBLIC LAND AUCTION**

**Gerald A. & Helen H. Wolter  
Irrevocable Trust**

**dated Oct. 27, 2008 –  
Laura L. Moulton, Trustee**

**Monday, November 6, 2023  
Sale Time: 2:00 PM**

**Auction Location  
Community Center  
204 Main Street  
Cresbard, 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 Faulk County Crop & Grassland to your portfolio.**

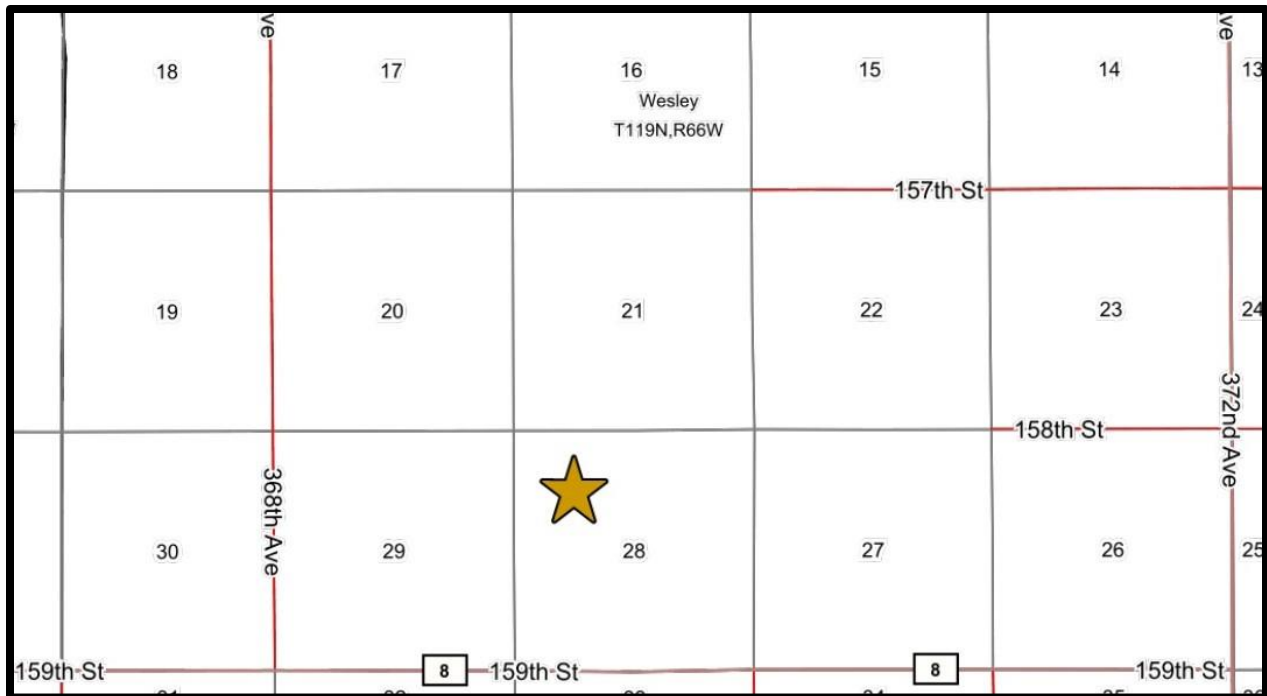
### **Legal Description**

**NW ¼ of 28-119-66  
Wesley Twp, Faulk County, SD**

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

***\*\* Buyer has 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 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 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. This parcel is being 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

**NW ¼ of 28-119-66**  
**Wesley Twp, Faulk County, SD**

This tract is offered \$\_\_\_\_\_x 160 taxable acres.

The FSA reports this tract as 159.27 Farmland acres of which 106.13 acres are considered Cropland, 53.14 acres Native Grass and the balance non-crop acres & R.O.W.

\* ***No USFWS Easements** - may contain an FSA wetland or farmed wetland.*

**AVERAGED CSR:**  
**.656**

**BASE ACRES: 106 Total**  
**Wheat 42.50, Corn 33.50, Sunflowers 16.70, Soybeans 13.30**

**SURETY PRODUCTIVITY INDEX:**  
**59.8**

**SURETY RANGE PRODUCTION:**  
**2797.7 lbs./acre/yr.**

**2022 REAL ESTATE TAXES:**  
**\$1,351.08**

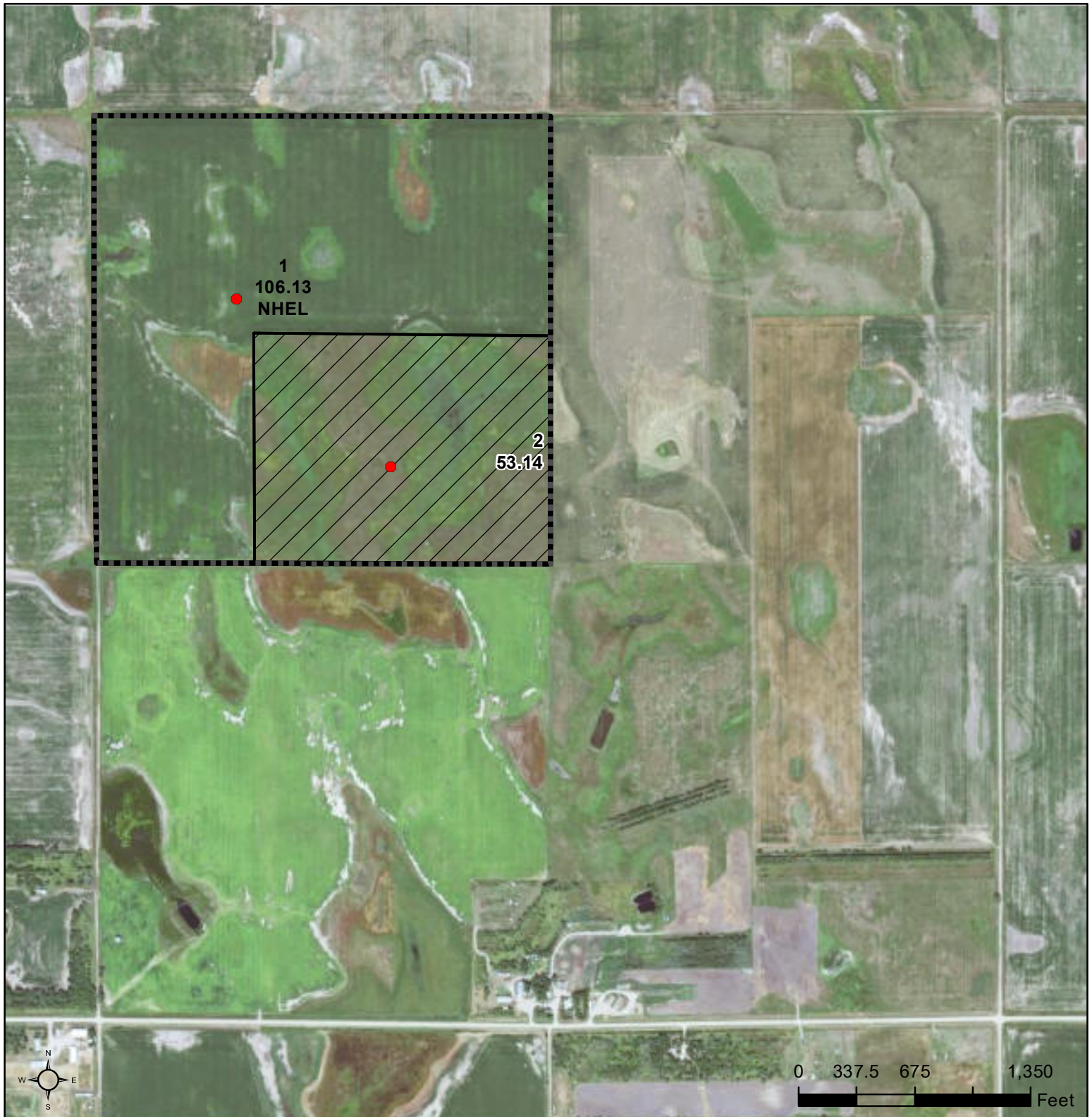
**LAND LOCATION**

From **Chelsea, SD** (Hwy 20 corner) –go 4 miles West on Hwy 20, 4 miles South (368 Ave.) & 1 mile East (158 St.) –**or 5 miles South on Co. Rd 23 (372 Ave.), 2 miles West (Co. Rd 8 / 159 St.), 1 North (371 Ave.) & ½ mile West (158 St.).**



United States  
Department of  
Agriculture

## Faulk County, South Dakota



**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**

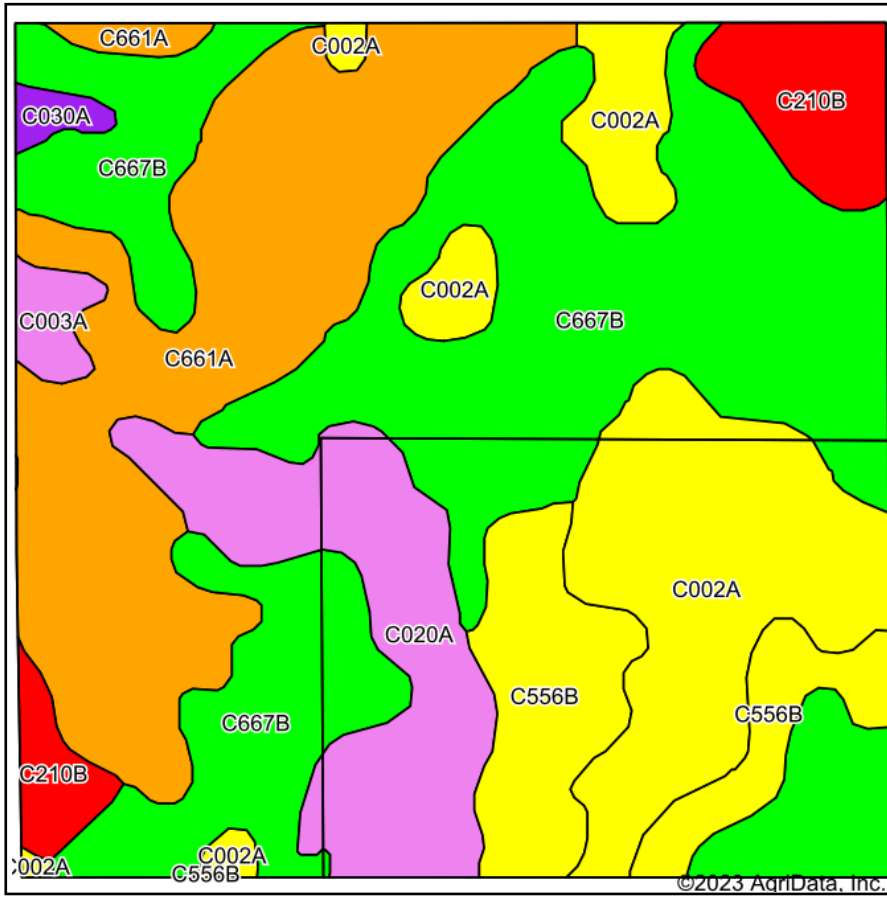
Map Created April 20, 2023

**Tract Cropland Total: 106.13 acres**

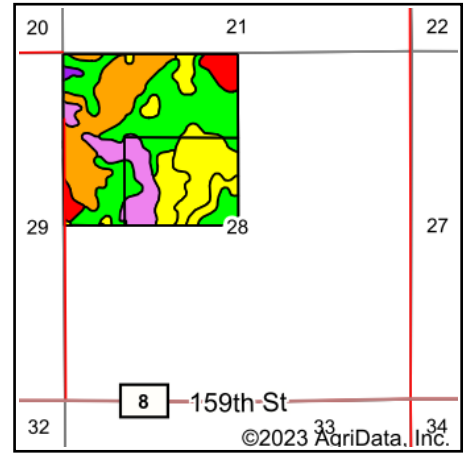
**28-119N-66W-Faulk**

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: **Faulk**  
 Location: **28-119N-66W**  
 Township: **Wesley**  
 Acres: **159.27**  
 Date: **9/5/2023**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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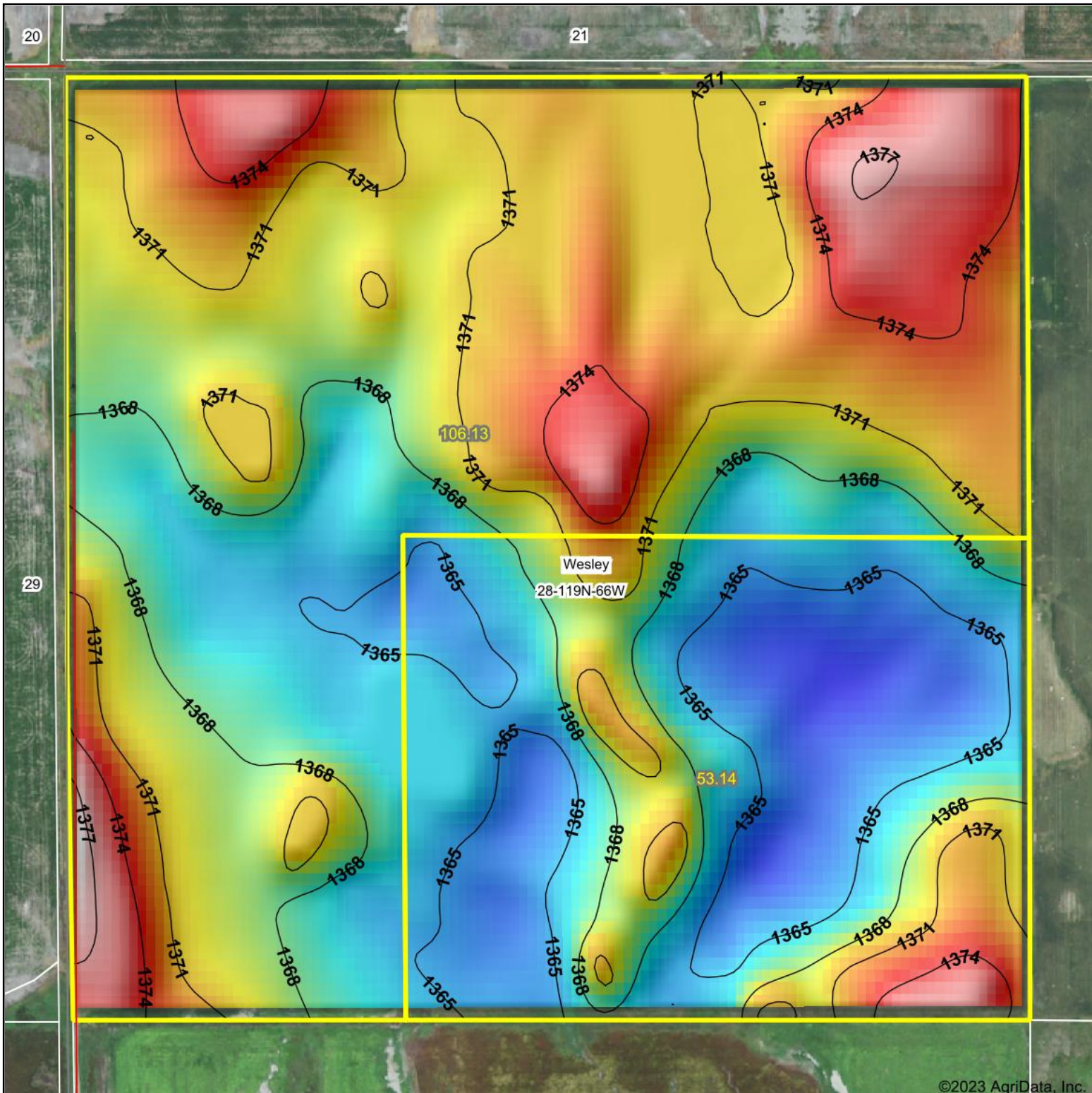
Area Symbol: SD049, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
C667B	Williams-Niobell loams, 3 to 6 percent slopes	60.47	38.0%		Ile	2387	77
C661A	Niobell-Noonan loams, 0 to 3 percent slopes	34.41	21.6%		IIIs	2244	62
C002A	Tonka silt loam, 0 to 1 percent slopes	25.30	15.9%		IVw	4379	45
C020A	Heil silt loam, 0 to 1 percent slopes	15.33	9.6%		VIIs	3552	20
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	13.38	8.4%		IVs	1718	42
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	7.78	4.9%		Ile	2876	83
C003A	Parnell silty clay loam, 0 to 1 percent slopes	1.70	1.1%		Vw	5939	20
C030A	Rimlap silt loam, 0 to 1 percent slopes	0.90	0.6%		IVw	3707	51
Weighted Average					3.13	2797.7	59.8

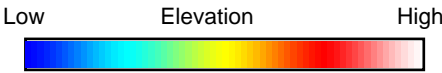
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



# Topography Hillshade



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Source: USGS 10 meter dem

Interval(ft): 3

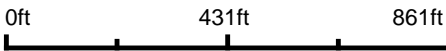
Min: 1,362.4

Max: 1,378.4

Range: 16.0

Average: 1,369.2

Standard Deviation: 3.51 ft



9/5/2023

**28-119N-66W**  
**Faulk County**  
**South Dakota**

Boundary Center: 45° 5' 45.94, -98° 47' 38.64

Maps Provided By:



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