

JAMES MARX LIVING TRUST LAND AUCTION

Thursday, November 2, 2023

Sale Time: 10:00 AM

Auction Location

Bristol Community Center

86 S. Main Street

Bristol, 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 productive Day County Crop & Pastureland to your portfolio.

FARMING - HUNTING - INVESTMENT OPPORTUNITIES

Legal Descriptions

**Lot 1 – SW ¼ of 28-122-58
Bristol Twp, Day County, SD**

**Lot 2 – SE ¼ of 29-122-58
Bristol Twp, Day County, SD**

**Lot 3 – NE ¼ of 29-122-58
Bristol Twp, Day County, SD**

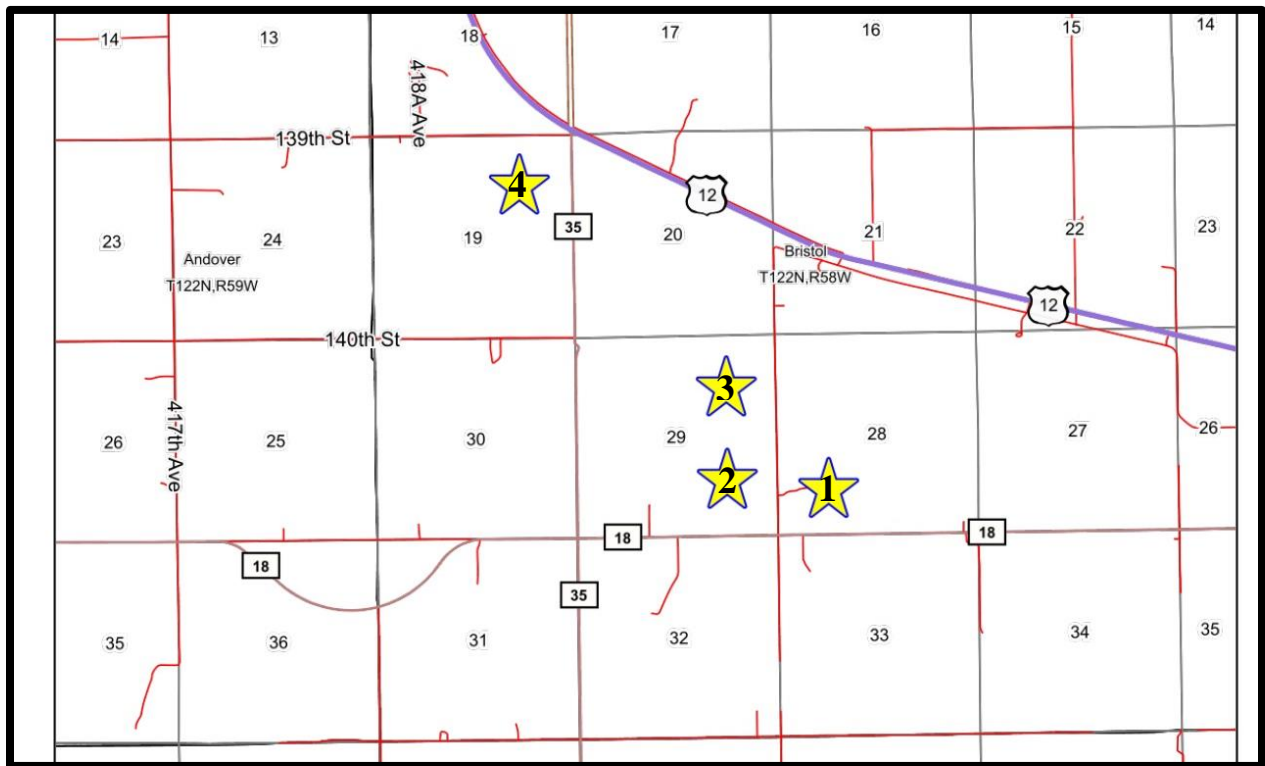
Note: It is our intention to offer choice of Lots 1, 2 & 3. High bid may take Lot 1 (\$ x 160 acres), Lot 2 (\$ x 160 acres), Lot 3 (\$ x 160 acres) or any combination of the 3 tracts (\$ x total acres). In the event high bidder does not take all 3 tracts, we will then offer any remaining tracts in Lot order.

**Lot 4 – NE ¼ of 19-122-58 (ex Lot H-1)
Bristol Twp, Day County, SD**

**Lot 5 - Building Site in SE ¼ of 29-122-58
Bristol Twp, Day County, SD**

***** 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 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. 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 at Public Auction

Lot 1

**SW ¼ of 28-122-58
Bristol Twp, Day County, SD**

This tract is offered \$_____x 160 taxable acres.

The FSA reports approx. 153.29 farmland acres of which 109.02 acres are considered cropland. The balance is non-crop acres & R.O.W. * *Tract contains USFWS Wetland Easement* * *Tract will contain areas of water & habitat that may create hunting opportunities* **

BASE ACRES: Corn 73.77

**SURETY PRODUCTIVITY INDEX:
58.3**

**2022 REAL ESTATE TAXES:
\$1,816.20**

LOCATION

From Bristol, SD – go 2 ½ miles West on Hwy 18 (141st St).



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

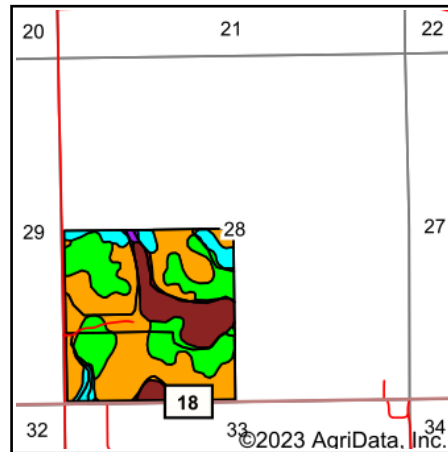
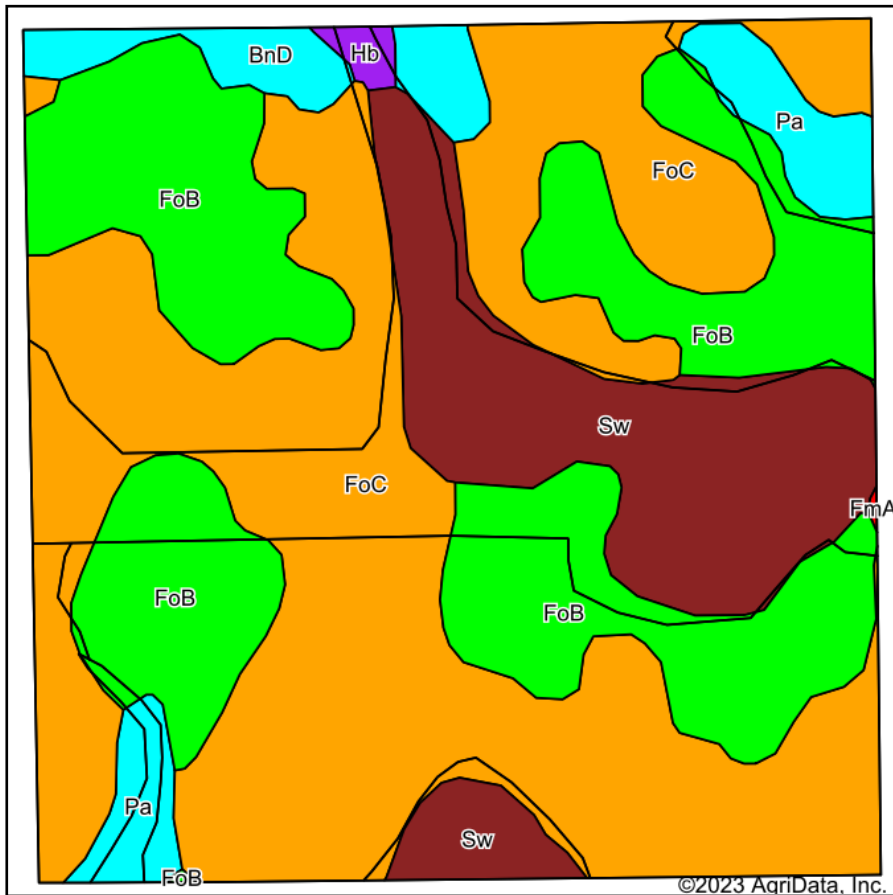
Producer initial _____
 Date _____

2023 Program Year
 Map Created April 03, 2023

28-122N-58W-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









State: **South Dakota**
 County: **Day**
 Location: **28-122N-58W**
 Township: **Bristol**
 Acres: **153.3**
 Date: **5/19/2023**

Maps Provided By: 
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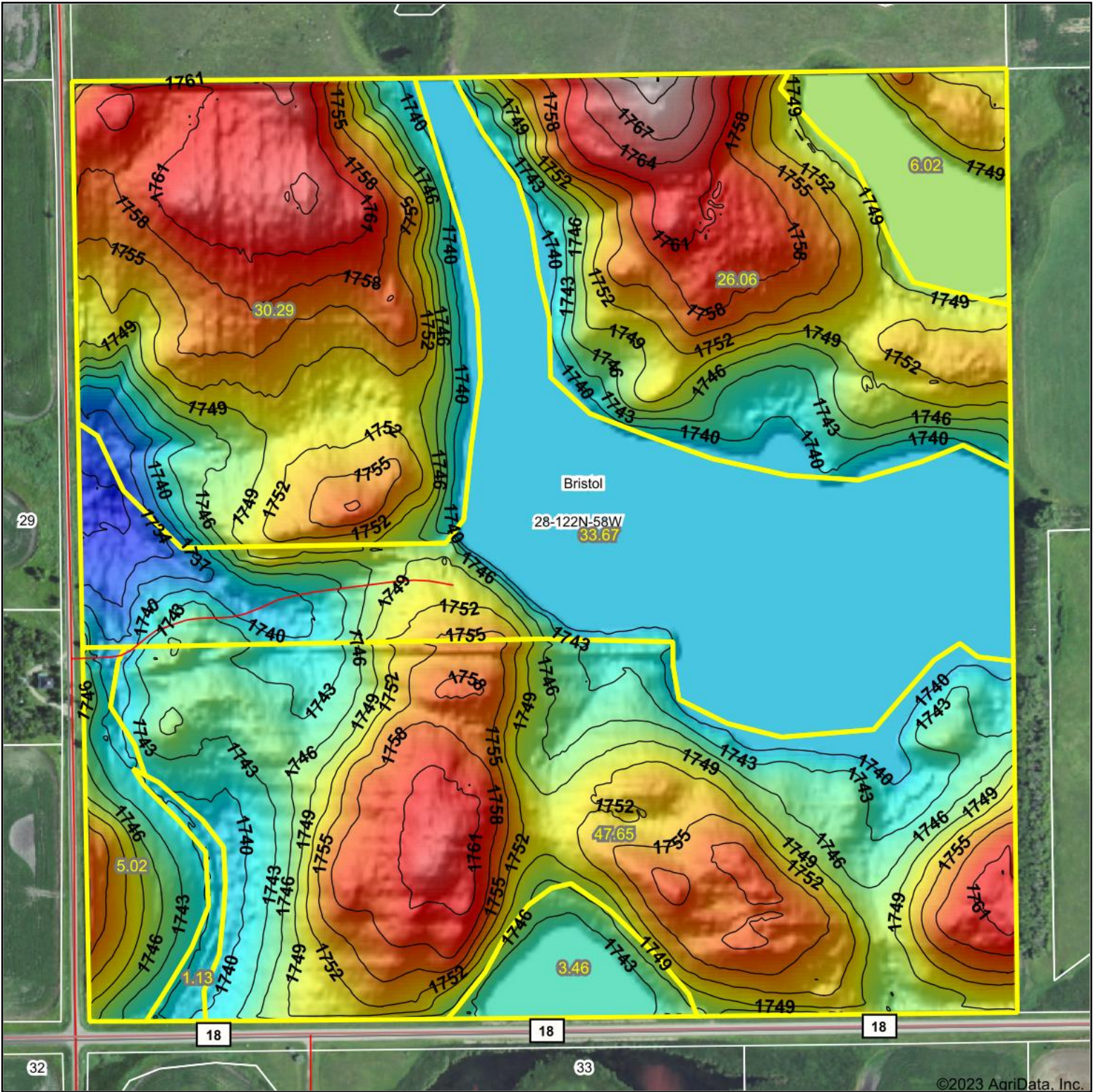


Area Symbol: SD037, Soil Area Version: 28

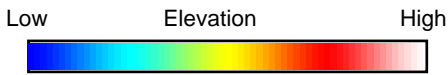
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
FoC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	71.44	46.6%		IIIe	3484	65
FoB	Forman-Buse-Aastad loams, 1 to 6 percent slopes	46.08	30.1%		Ile	3636	79
Sw	Southam silty clay loam, 0 to 1 percent slopes	24.13	15.7%		VIIIw	6972	10
Pa	Parnell silty clay loam	6.13	4.0%		Vw	6420	34
BnD	Buse-Barnes loams, 9 to 20 percent slopes	4.79	3.1%		VIe	3251	34
Hb	Hamerly-Parnell complex	0.73	0.5%		IIIs	5248	52
Weighted Average					3.66	4197.2	58.3

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

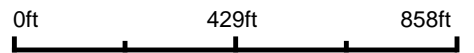
Topography Hillshade



©2023 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,730.0
 Max: 1,771.5
 Range: 41.5
 Average: 1,748.2
 Standard Deviation: 8.1 ft



28-122N-58W
Day County
South Dakota

map center: 45° 20' 53.84, -97° 48' 24.4

Maps Provided By:



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

Lot 2

**SE ¼ of 29-122-58
Bristol Twp, Day County, SD**

This tract is offered \$_____x 160 taxable acres.

The FSA reports approx. 154.94 farmland acres of which 139.59 acres are considered cropland. The balance is non-crop acres & R.O.W. ** Tract contains USFWS Wetland Easement * Tract will contain areas of water & habitat that may create hunting opportunities ***

Note: *The building site is currently being platted separate / away from the cropland. Exact acres in Lot 2 will be announced upon completion of the survey. * Taxable acres & information are subject to change slightly. **

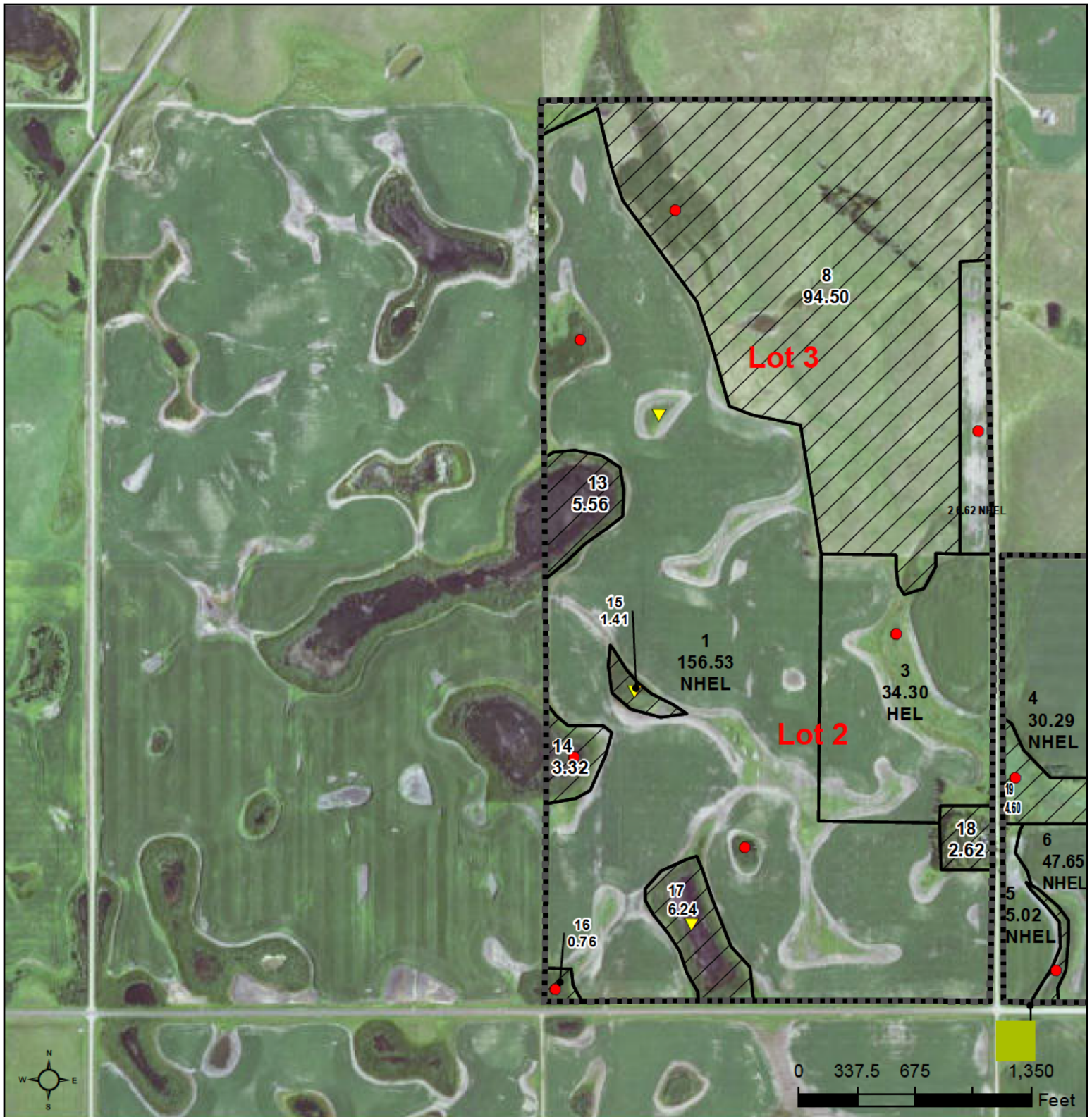
BASE ACRES: Corn 94.47

**SURETY PRODUCTIVITY INDEX:
62.8**

**2022 REAL ESTATE TAXES:
\$2,119.72**

LOCATION

From Bristol, SD – go 3 miles West on Hwy 18 (141st St).



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

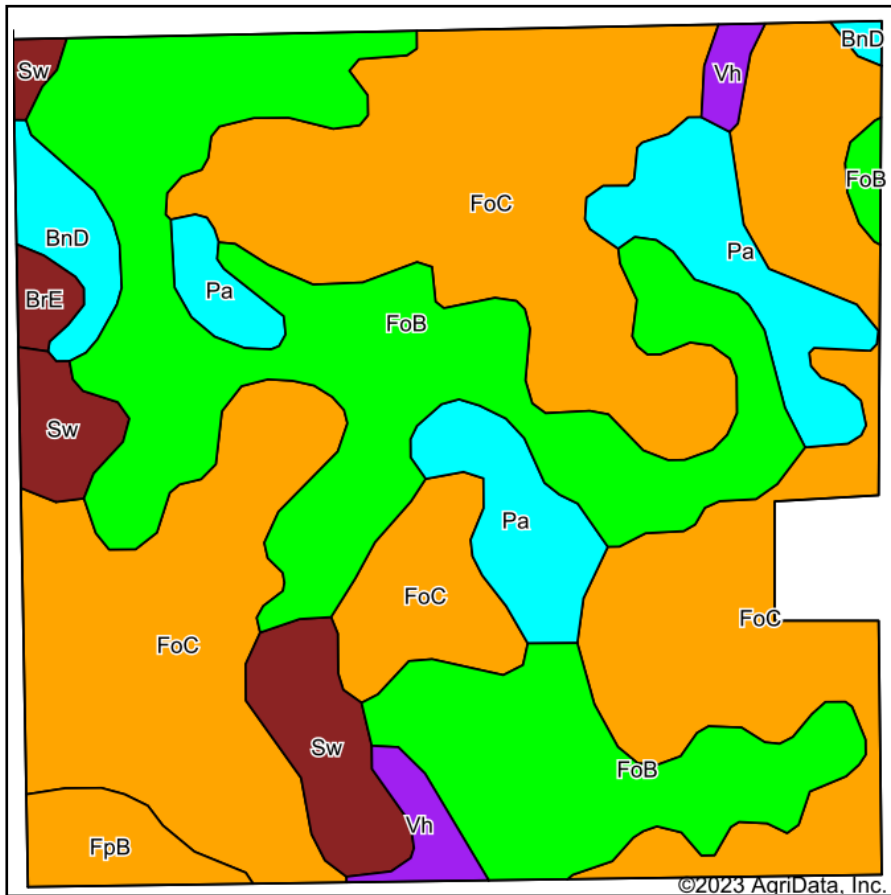
Producer initial Date

2023 Program Year
 Map Created April 03, 2023

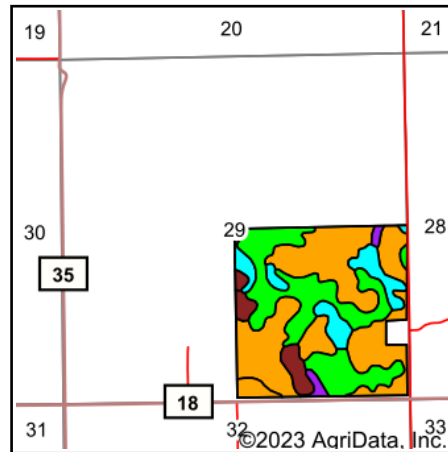
29-122N-58W-Day

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Day**
 Location: **29-122N-58W**
 Township: **Bristol**
 Acres: **151.53**
 Date: **9/12/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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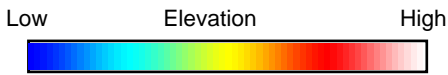
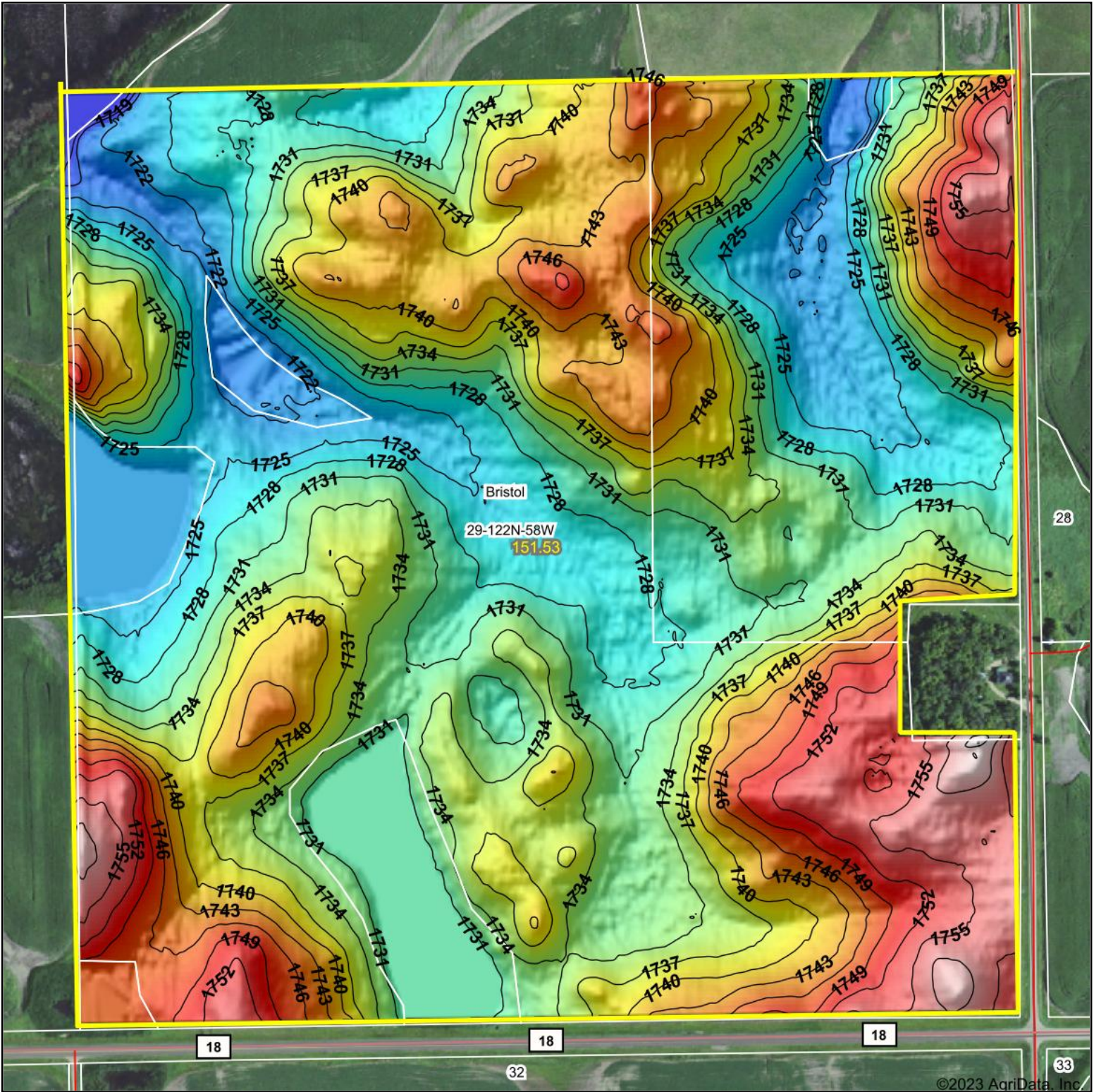


Area Symbol: SD037, Soil Area Version: 28

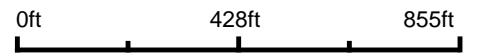
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
FoC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	73.70	48.6%		IIIe	3484	65
FoB	Forman-Buse-Aastad loams, 1 to 6 percent slopes	47.17	31.1%		IIe	3636	79
Pa	Parnell silty clay loam	13.01	8.6%		Vw	6420	34
Sw	Southam silty clay loam, 0 to 1 percent slopes	7.84	5.2%		VIIIw	6972	10
FpB	Forman-Buse-Parnell complex, 0 to 6 percent slopes	3.17	2.1%		IIe	4057	66
BnD	Buse-Barnes loams, 9 to 20 percent slopes	3.11	2.1%		VIe	3251	34
Vh	Vallers-Hamerly loams	2.48	1.6%		IVw	5120	57
BrE	Buse-Langhei complex, 15 to 40 percent slopes	1.05	0.7%		VIIe	3083	18
Weighted Average					3.20	3995.1	62.8

*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: 1,714.8
 Max: 1,761.9
 Range: 47.1
 Average: 1,735.6
 Standard Deviation: 9.15 ft



29-122N-58W
Day County
South Dakota

Boundary Center: 45° 20' 41.29, -97° 49' 19.78

Maps Provided By:



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

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Lot 3

**NE ¼ of 29-122-58
Bristol Twp, Day County, SD**

This tract is offered \$_____x 160 taxable acres.

The FSA reports approx. 156.92 farmland acres of which 57.86 acres are considered cropland & 94.5 acres are pasture w/dugout. The balance is non-crop acres & R.O.W.
** The W ½ of NE ¼ contains USFWS Wetland Easement **
*** Tract will contain areas of water & habitat that may create hunting opportunities ***

BASE ACRES: Corn 39.15

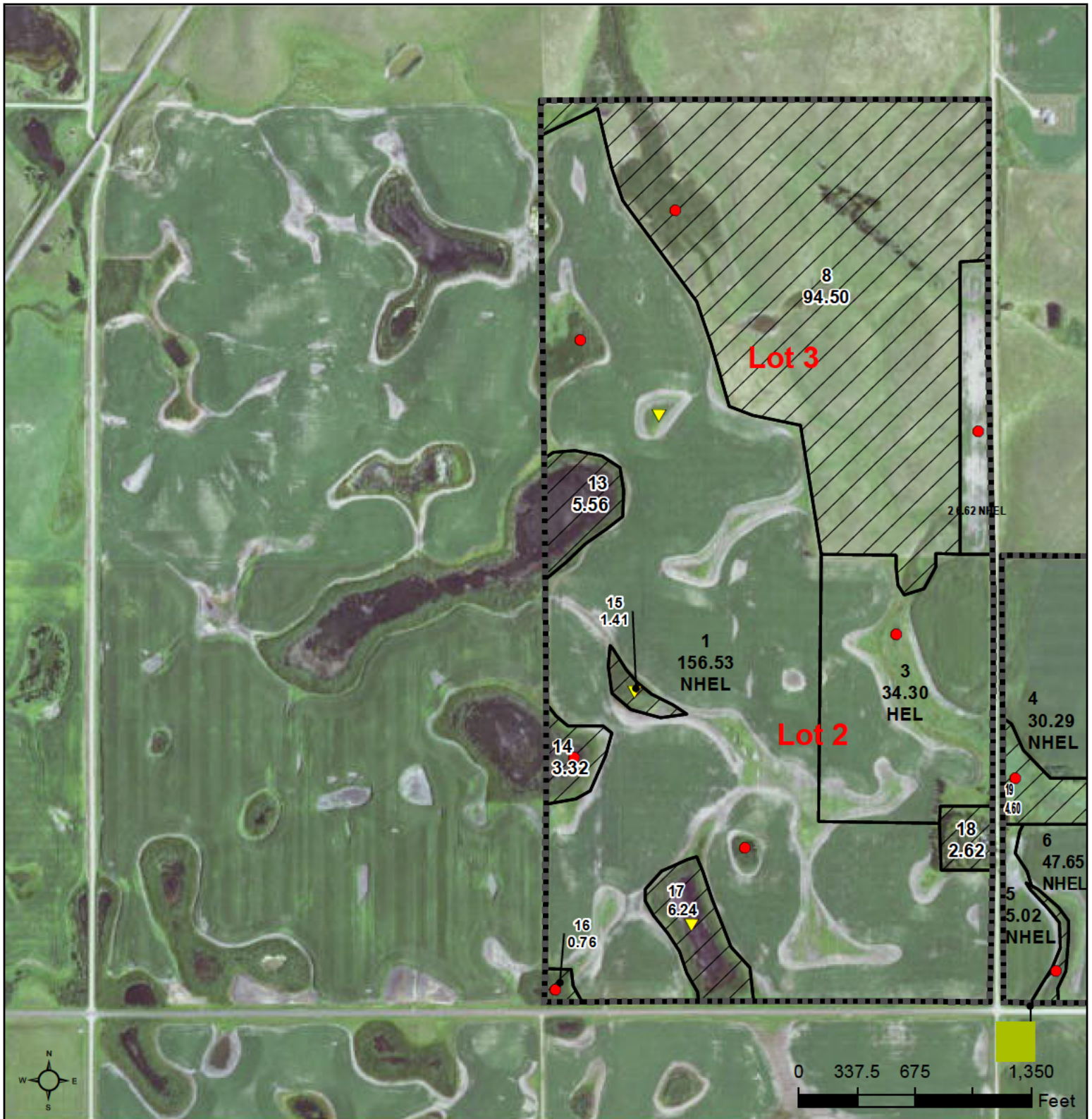
**SURETY PRODUCTIVITY INDEX:
55.9**

**SURETY RANGE PRODUCTIVITY:
3926.4 lbs/acre/yr.**

**2022 REAL ESTATE TAXES:
\$1,589.98**

LOCATION

From **Bristol, SD** – go 3 miles West on Hwy 18 (141st St.) & ½ mile North on 420th Ave.



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination Identifiers

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

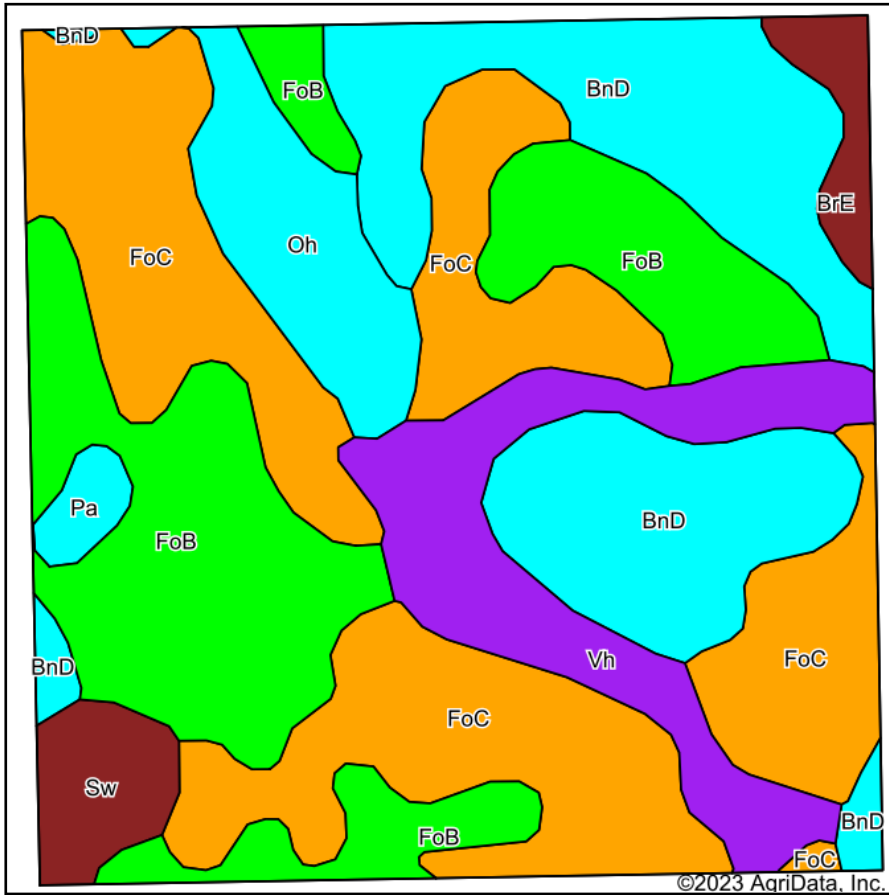
Unless otherwise noted, crops listed below are Non-irrigated Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non
 Producer initial Date

2023 Program Year
 Map Created April 03, 2023

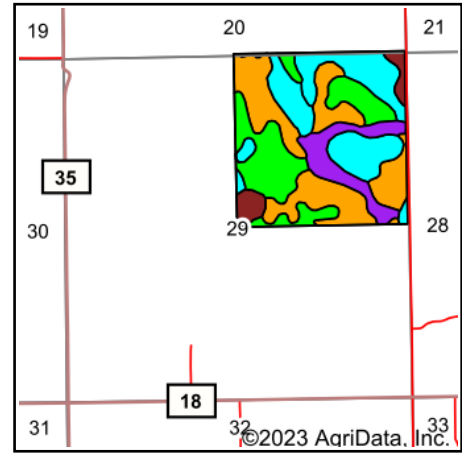
29-122N-58W-Day

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Day**
 Location: **29-122N-58W**
 Township: **Bristol**
 Acres: **158.46**
 Date: **9/12/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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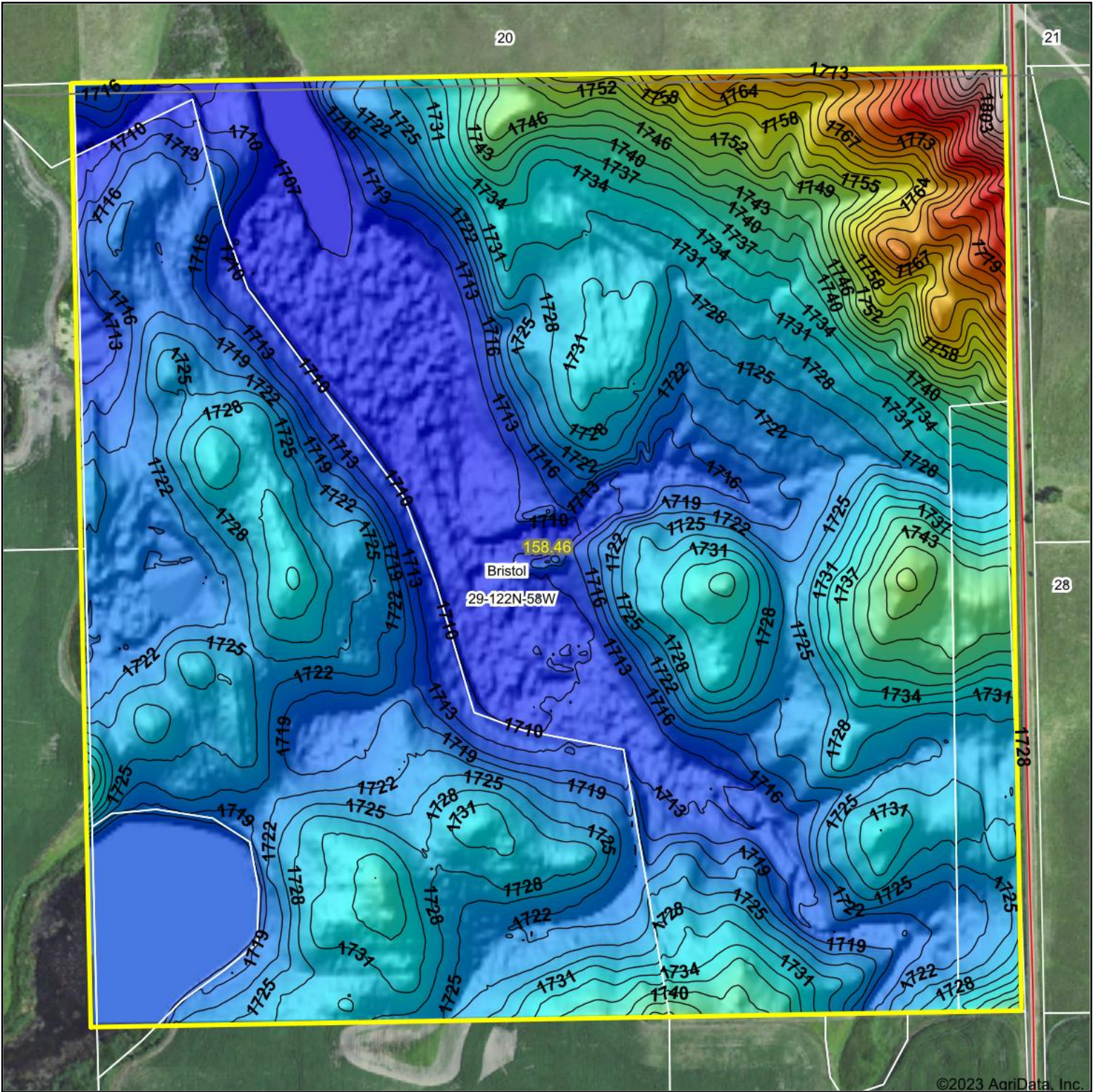


Area Symbol: SD037, Soil Area Version: 28

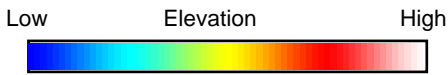
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
FoC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	52.21	32.9%		IIIe	3484	65
FoB	Forman-Buse-Aastad loams, 1 to 6 percent slopes	37.14	23.4%		Ile	3636	79
BnD	Buse-Barnes loams, 9 to 20 percent slopes	33.52	21.2%		VIe	3251	34
Vh	Vallers-Hamerly loams	16.45	10.4%		IVw	5120	57
Oh	Oldham silty clay loam	10.00	6.3%		Vw	6062	30
Sw	Southam silty clay loam, 0 to 1 percent slopes	4.57	2.9%		VIIIw	6972	10
BrE	Buse-Langhei complex, 15 to 40 percent slopes	2.93	1.8%		VIIe	3083	18
Pa	Parnell silty clay loam	1.64	1.0%		Vw	6420	34
Weighted Average					3.87	3926.4	55.9

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

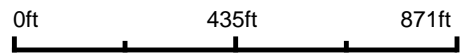
Topography Hillshade



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Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,706.6

Max: 1,813.9

Range: 107.3

Average: 1,726.7

Standard Deviation: 15.72 ft



29-122N-58W
Day County
South Dakota

Maps Provided By:



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Boundary Center: 45° 21' 7.03, -97° 49' 20.09

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

Lot 4

**NE ¼ of 19-122-58 (ex Lot H-1)
Bristol Twp, Day County, SD**

This tract is offered \$_____x 158.68 taxable acres.

The FSA reports 154.59 farmland acres of which 121.55 acres are considered cropland. The balance is non-crop acres & R.O.W. * *Has a USFWS Wetland Easement* * *Tract will contain areas of water & habitat that may create hunting opportunities* **

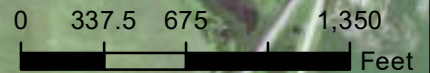
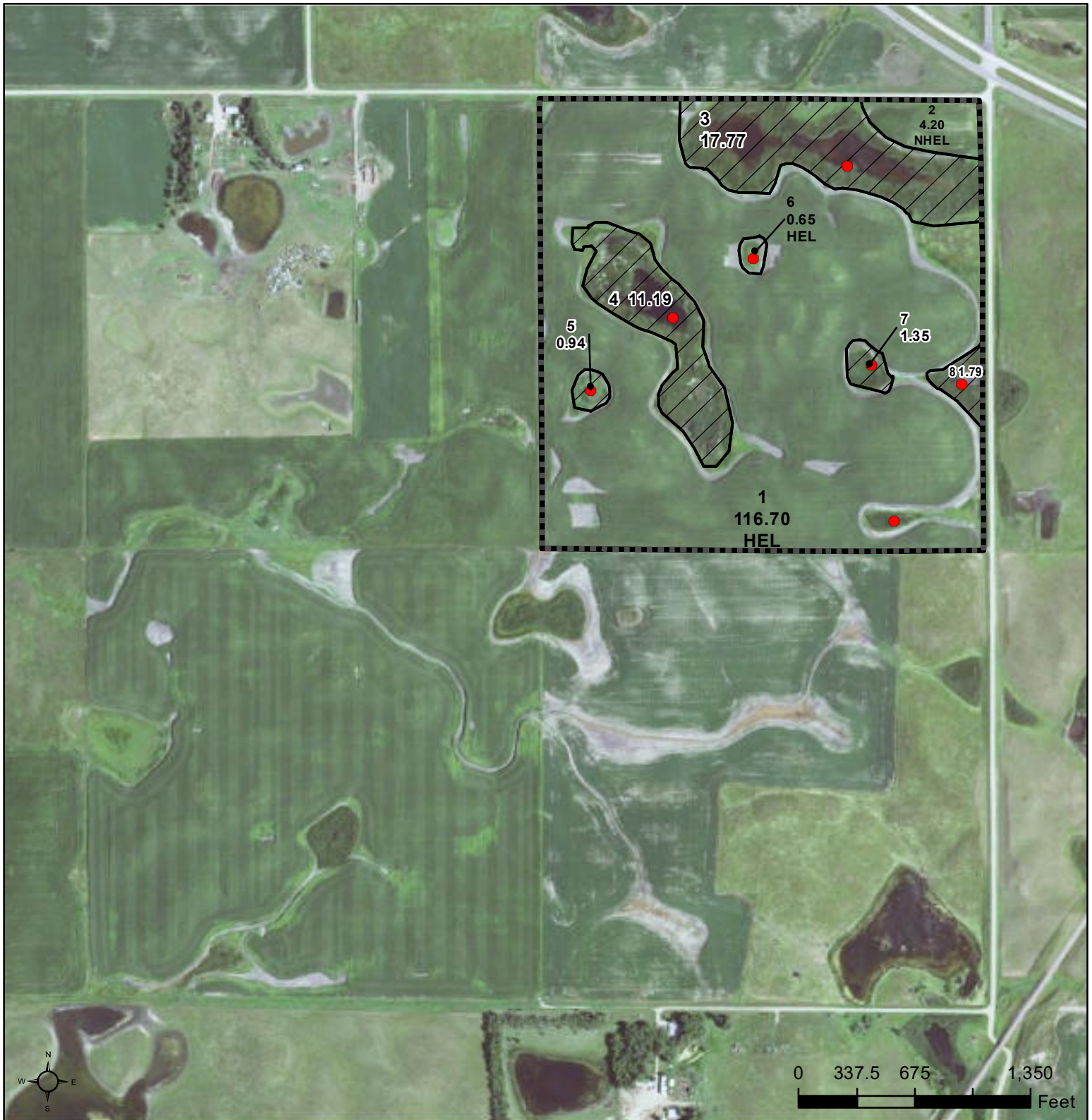
BASE ACRES: Corn 81.81

**SURETY PRODUCTIVITY INDEX:
53.6**

**2022 REAL ESTATE TAXES:
\$1,605.30**

LOCATION

**From Bristol, SD – go 4 miles West on US Hwy 12.
From Andover, SD – go 5 miles East on US Hwy 12.**



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

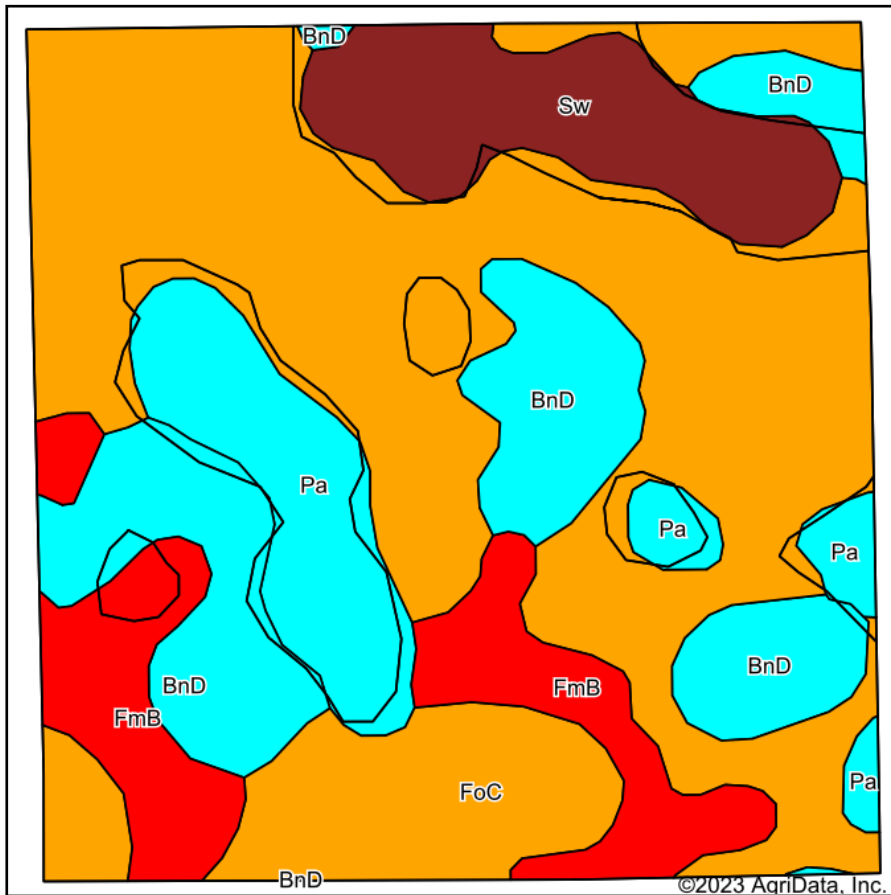
Producer initial _____
 Date _____

2023 Program Year
 Map Created April 03, 2023

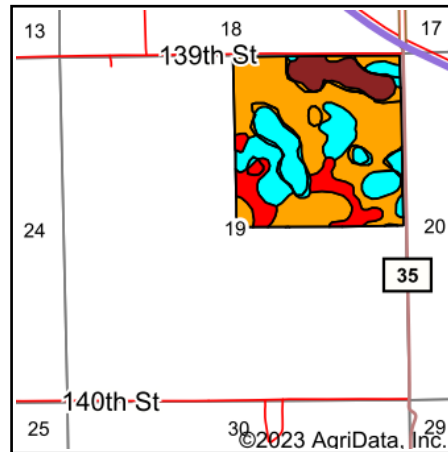
19-122N-58W-Day

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Day**
 Location: **19-122N-58W**
 Township: **Bristol**
 Acres: **154.58**
 Date: **5/19/2023**

Maps Provided By:

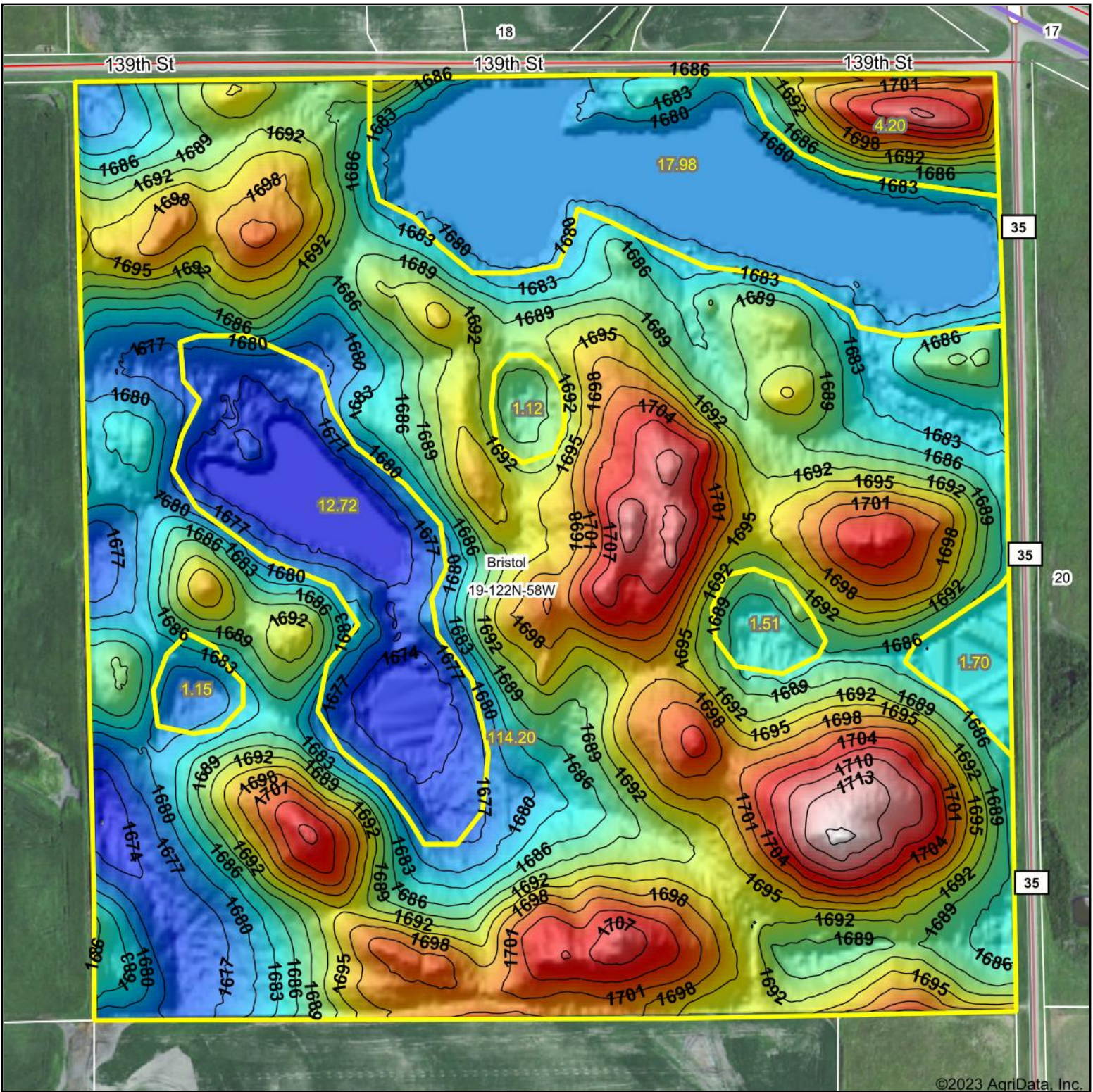


Area Symbol: SD037, Soil Area Version: 28

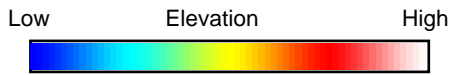
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
FoC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	81.02	52.4%		IIIe	3484	65
BnD	Buse-Barnes loams, 9 to 20 percent slopes	25.89	16.7%		VIe	3251	34
FmB	Forman-Aastad loams, 1 to 6 percent slopes	17.38	11.2%		Ile	3987	84
Pa	Parnell silty clay loam	15.50	10.0%		Vw	6420	34
Sw	Southam silty clay loam, 0 to 1 percent slopes	14.79	9.6%		VIIIw	6972	10
Weighted Average					4.07	4129.7	53.6

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

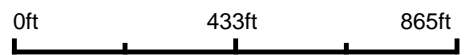
Topography Hillshade



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,672.1
 Max: 1,716.9
 Range: 44.8
 Average: 1,688.6
 Standard Deviation: 9.51 ft



19-122N-58W
 Day County
 South Dakota



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

map center: 45° 21' 46.01, -97° 50' 52.01

Lot 5
Building Site in SE ¼ of 29-122-58
14077 420th Avenue
Bristol Twp, Day County, SD

The building site will consist of an older, vacant house with rural water & electricity. It also has a 1 stall detached garage, a small shed and is surrounded with a nice tree belt.
A great opportunity to build or move in a house or camper!

Note: *The building site is currently being platted separate / away from the cropland. Exact acres & RE Tax estimates in Lot 5 will be announced upon completion of the survey.*

This lot is being offered \$_____ total price.

LOCATION

From **Bristol, SD** – go 3 miles West on Hwy 18 (141st St.) & ¼ mile North on 420th Ave