

# Earl & Olga Grandpre Family Trust Land Auction

**Friday, November 3, 2023**

**Sale Time: 10:00 AM**

## **Auction Location**

**Conde Community Center  
125 Broadway Street  
Conde, 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 productive Spink County Cropland to your portfolio.**

### **Legal Descriptions**

**Lot 1 – N1/2 of NE ¼ of 1-119-61 ex Rd (6.02A)  
Benton Twp, Spink County, SD**

**Lot 2 – SE ¼ of 17-119-60 ex Lot H-1 (4.01A)  
Olean Twp, Spink County, SD**

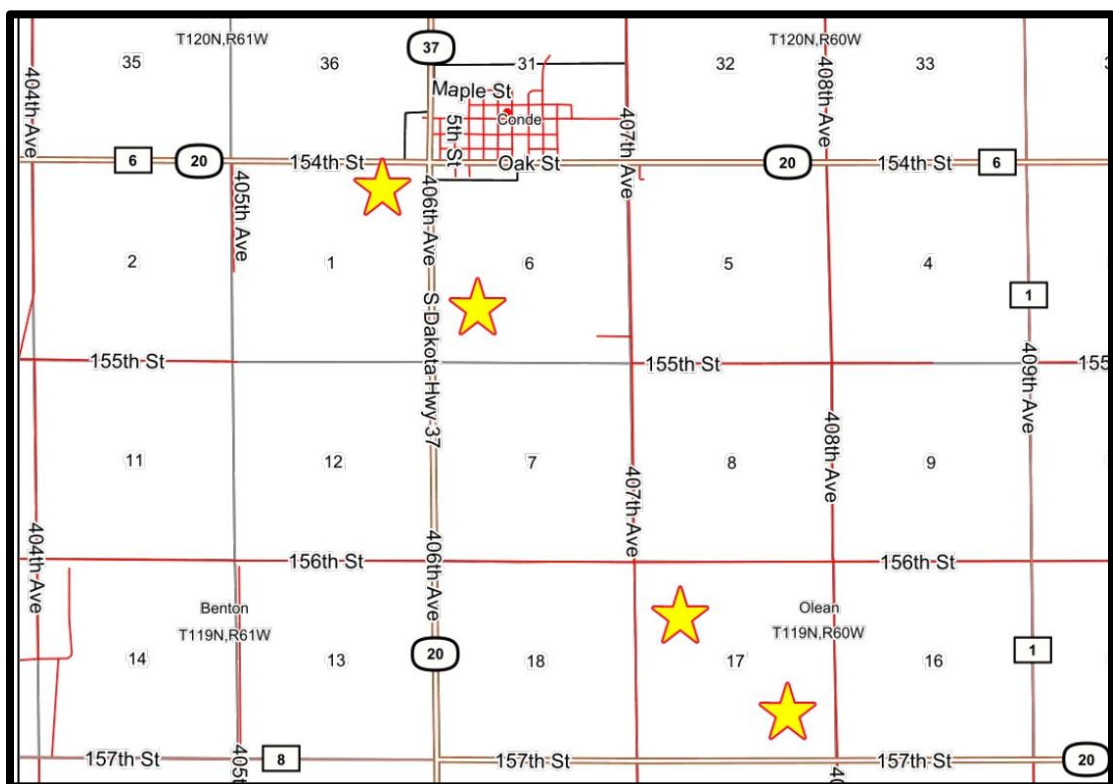
**Lot 3 – NW ¼ of 17-119-60  
Olean Twp, Spink County, SD**

**Lot 4 – All W of RY in SW ¼ of 6-119-60  
(ex Lots H-2 & H-3 but includes RR R.O.W.)  
Olean Twp, Spink 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 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**

**Lot 1**

**N1/2 of NE ¼ of 1-119-61 ex Rd (6.02A)  
Benton Twp, Spink County, SD**

**This tract is offered \$\_\_\_\_\_x 73.98 taxable acres.**

**The FSA reports this tract as 75.30 farmland acres of which  
72.24 acres are considered cropland. The balance is non-  
crop acres & R.O.W. \* *Tract contains FSA wetland or  
farmed wetland.* \***

**AVERAGED CSR:  
.648**

**BASE ACRES: 64.39  
Corn 33.14, Soybeans 31.25**

**SURETY PRODUCTIVITY INDEX:  
65.2**

**2022 REAL ESTATE TAXES:  
\$745.70**

**LOCATION**

**From Conde, SD – at Jct. of Hwy's 20 & 37.**



**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 \_\_\_\_\_

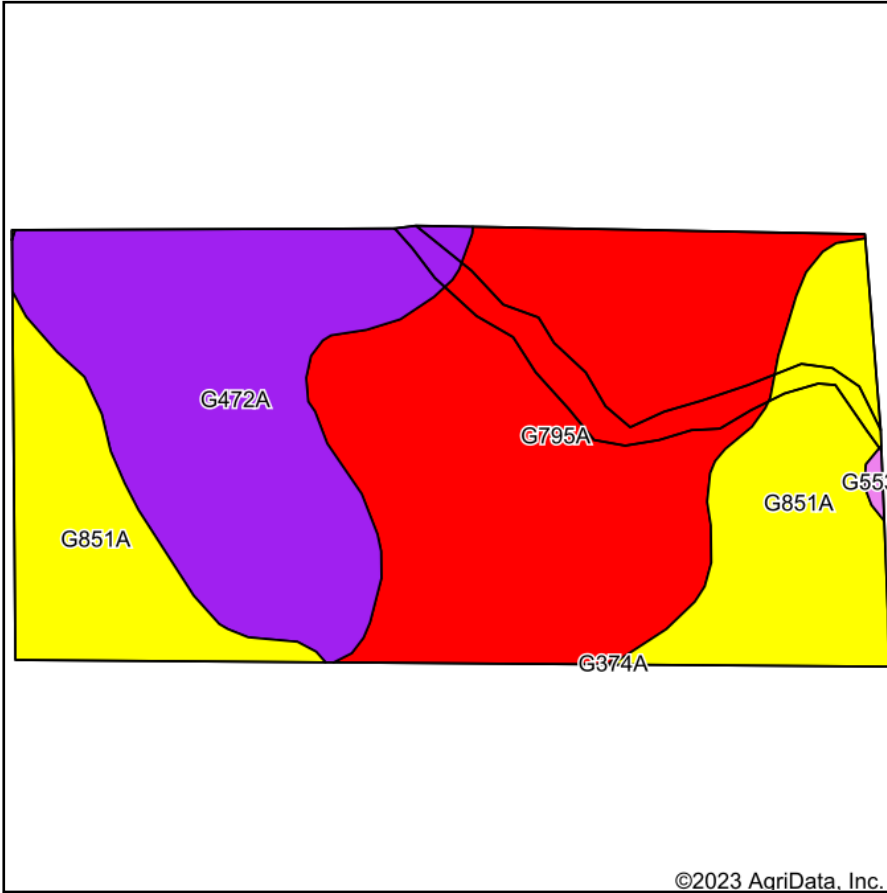
2023 Program Year  
 Map Created June 26, 2023

**1-119N-61W-Spink**

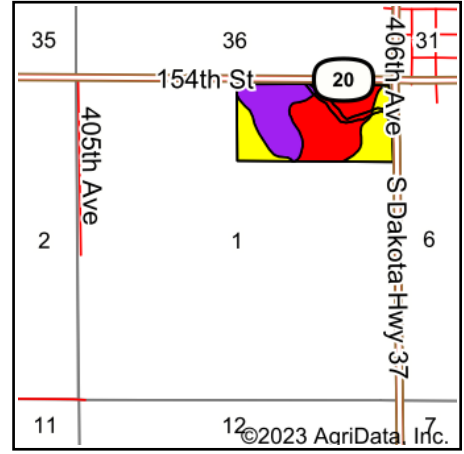
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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: **Spink**  
 Location: **1-119N-61W**  
 Township: **Benton**  
 Acres: **75.3**  
 Date: **8/10/2023**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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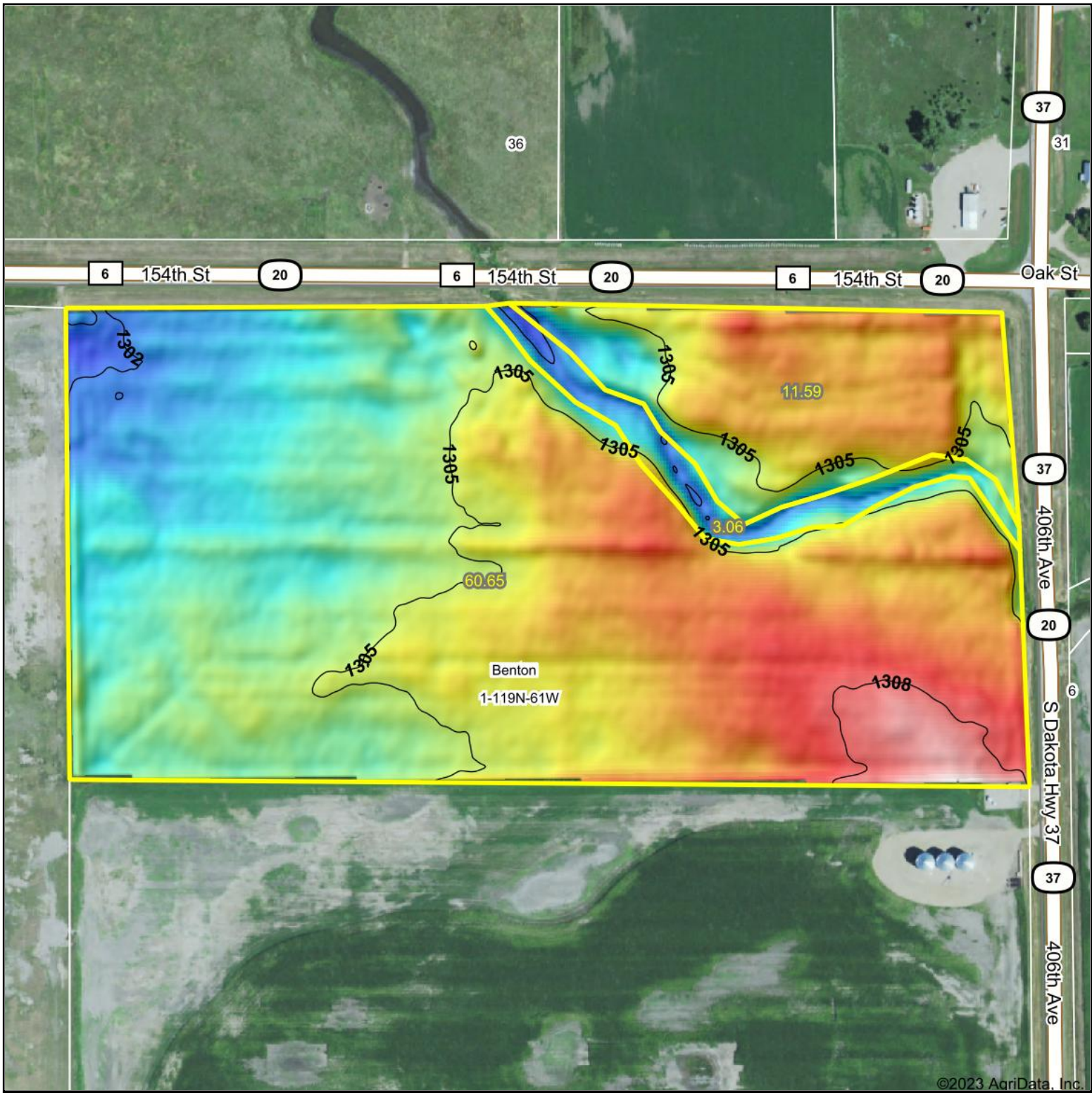


Area Symbol: SD115, Soil Area Version: 23

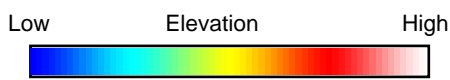
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G795A	Doland-Emden complex, 0 to 3 percent slopes	32.26	42.8%		IIc	2834	82
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	22.14	29.4%		IIIIs	2361	59
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	20.72	27.5%		IVs	2099	46
G553A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	0.18	0.2%		IVs	3930	27
<b>Weighted Average</b>					<b>2.85</b>	<b>2495.3</b>	<b>65.2</b>

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

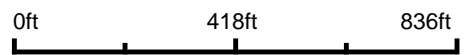
# Topography Hillshade



©2023 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,301.2  
 Max: 1,309.7  
 Range: 8.5  
 Average: 1,305.1  
 Standard Deviation: 1.54 ft



**1-119N-61W**  
**Spink County**  
**South Dakota**

Boundary Center: 45° 9' 8.2, -98° 6' 35.86



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



**Lot 2**  
**SE ¼ of 17-119-60 less Lot H-1 (4.01A)**  
**Olean Twp, Spink County, SD**

This tract is offered \$\_\_\_\_\_x 155.99 taxable acres.

The FSA reports this tract as 152.78 farmland acres of which 151.85 acres are considered cropland. The balance is non-crop acres & R.O.W. \* *It has a USFWS Wetland Easement & contains FSA wetland or farmed wetland.* \*

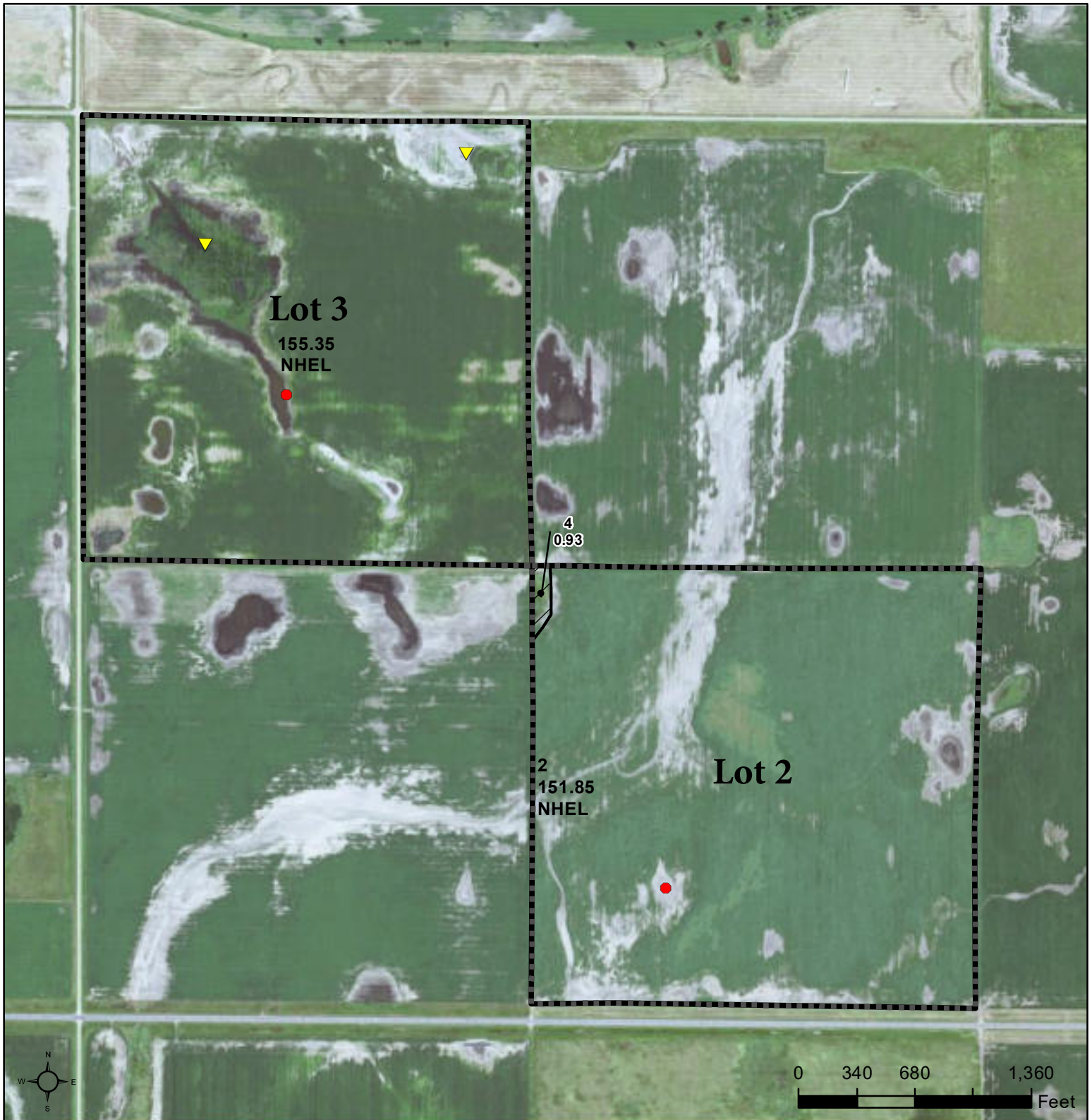
**AVERAGED CSR:**  
**.630**

**BASE ACRES: 135.37**  
**Corn 69.68, Soybeans 65.69**

**SURETY PRODUCTIVITY INDEX:**  
**65.1**

**2022 REAL ESTATE TAXES:**  
**\$1,739.24**

**LOCATION**  
From **Conde, SD** – (Jct. of Hwy's 20 & 37) go – 3 miles South on Hwy 37 & 1 ½ miles East on Hwy 20 (157 St).



**Common Land Unit** Tract Boundary  
 Non-Cropland PLSS  
 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

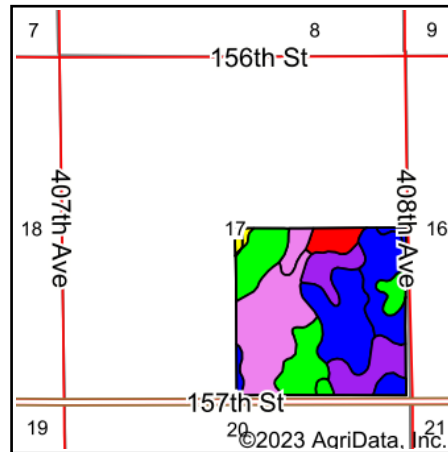
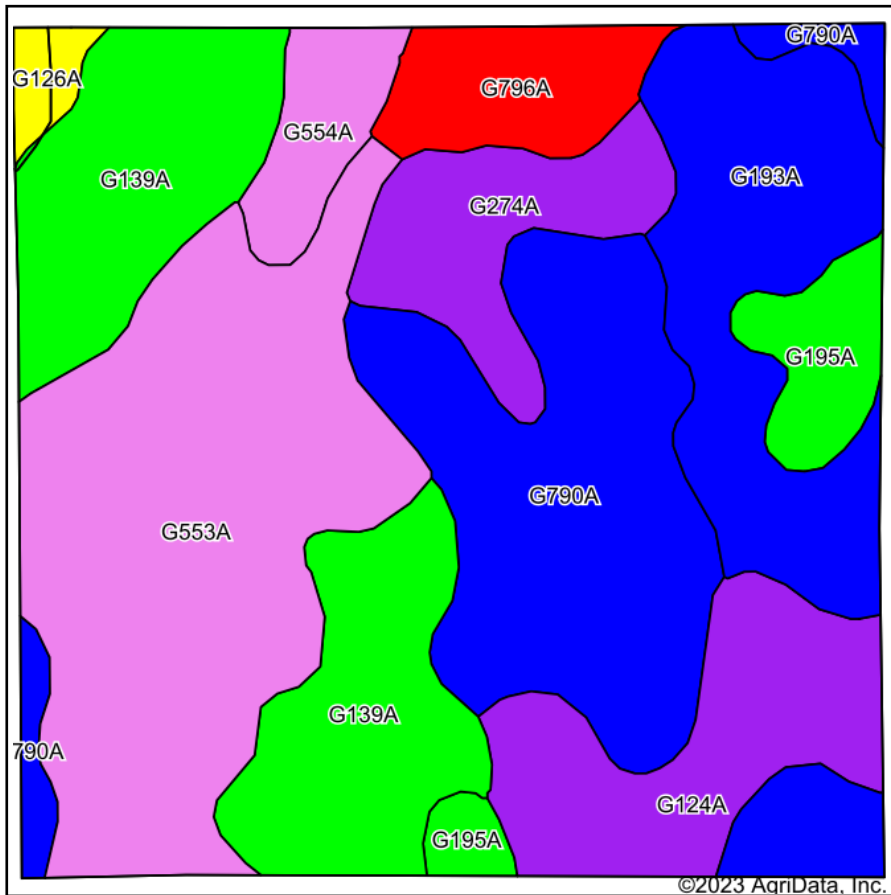
Producer initial \_\_\_\_\_  
 Date \_\_\_\_\_

2023 Program Year  
 Map Created June 26, 2023

**17-119N-60W-Spink**

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# Soils Map



State: **South Dakota**  
 County: **Spink**  
 Location: **17-119N-60W**  
 Township: **Olean**  
 Acres: **152.78**  
 Date: **8/10/2023**

Maps Provided By:  
  
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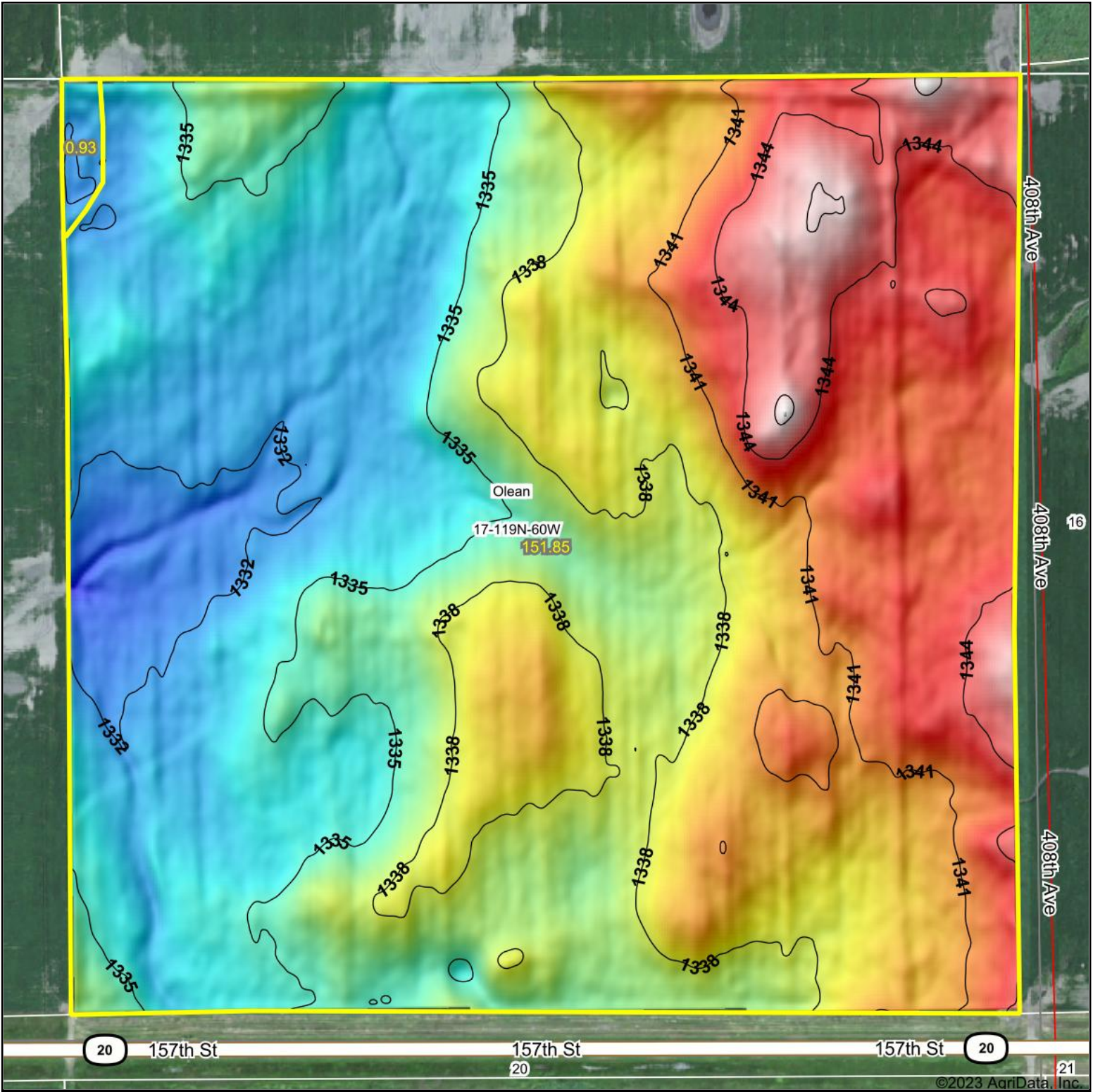
Area Symbol: SD115, Soil Area Version: 23

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	36.14	23.7%		IVs	3930	27
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	27.71	18.1%		IIc	2806	91
G139A	Forman-Cresbard loams, 0 to 3 percent slopes	25.98	17.0%		IIc	2818	79
G193A	Aastad-Forman loams, 0 to 3 percent slopes	21.79	14.3%		IIc	3526	92
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	13.68	9.0%		IIIIs	2606	58
G274A	Renshaw-Fordville loams, 0 to 2 percent slopes	9.13	6.0%		IVs	2345	50
G796A	Kranzburg-Cresbard silt loams, 0 to 2 percent slopes	6.45	4.2%		IIc	2753	81
G195A	Aastad-Tonka complex, 0 to 3 percent slopes	5.84	3.8%		IIc	3440	79
G554A	Harriet loam, 0 to 1 percent slopes, occasionally flooded	4.52	3.0%		VIIs	3845	21
G126A	Cresbard-Cavour-Heil complex, 0 to 3 percent slopes	1.54	1.0%		IIIIs	2535	45
<b>Weighted Average</b>					<b>2.81</b>	<b>3181.2</b>	<b>65.1</b>

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



# Topography Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem              Interval(ft): 3              Min: 1,329.5              Max: 1,347.7              Range: 18.2              Average: 1,337.6              Standard Deviation: 4 ft</p>	<p>0ft 425ft 851ft</p> <p>8/10/2023</p> <p><b>17-119N-60W</b>  <b>Spink County</b>  <b>South Dakota</b></p> <p>Boundary Center: 45° 6' 50.59, -98° 4' 7.47</p>
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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com  
 Field borders provided by Farm Service Agency as of 5/21/2008.

**Lot 3**  
**NW ¼ of 17-119-60**  
**Olean Twp, Spink County, SD**

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

The FSA reports this tract as 155.35 farmland acres – all of which are considered cropland. The balance is non-crop acres & R.O.W. \* *It has a USFWS Wetland Easement & contains FSA wetland or farmed wetland.* \*

**AVERAGED CSR:**  
**.698**

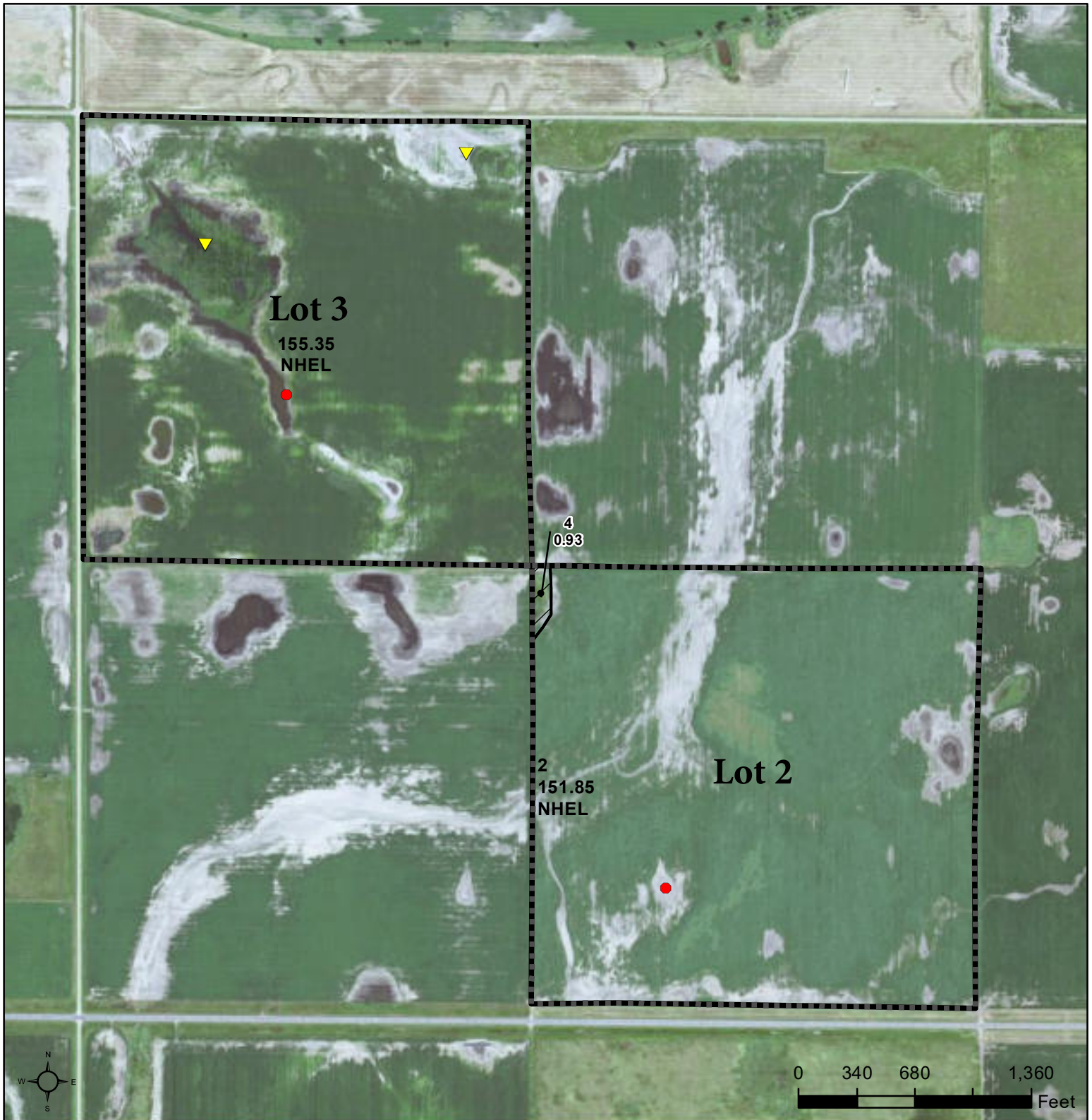
**BASE ACRES: 138.49**  
**Corn 71.28, Soybeans 67.21**

**SURETY PRODUCTIVITY INDEX:**  
**76.4**

**2022 REAL ESTATE TAXES:**  
**\$1,982.32**

**LOCATION**  
From **Conde, SD** – (Jct. of Hwy's 20 & 37) go – 2 miles South on Hwy 37 & 1 mile East (156 St).





**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 \_\_\_\_\_

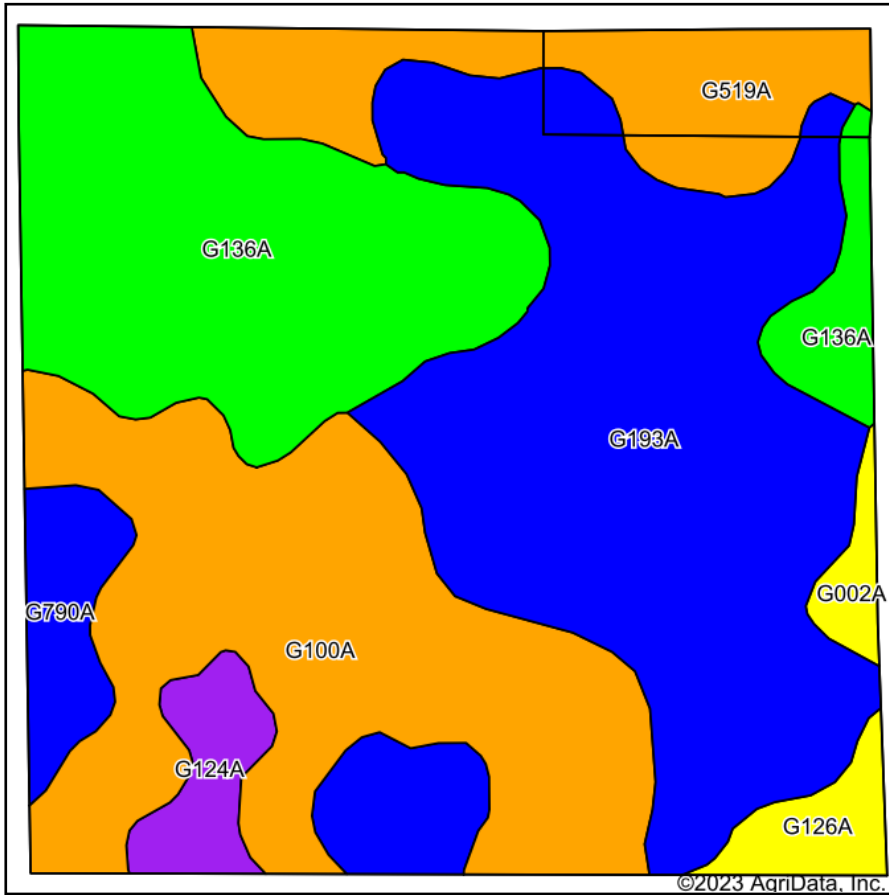
2023 Program Year  
 Map Created June 26, 2023

**17-119N-60W-Spink**

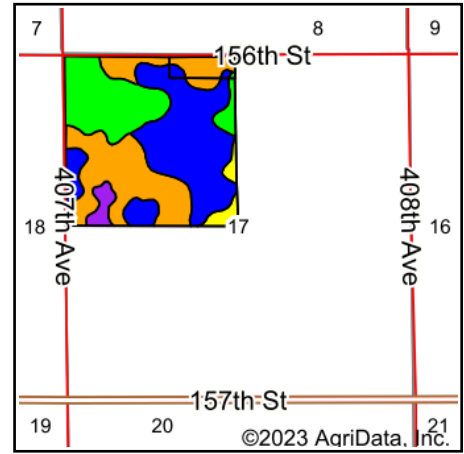
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# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Spink**  
 Location: **17-119N-60W**  
 Township: **Olean**  
 Acres: **155.34**  
 Date: **8/10/2023**

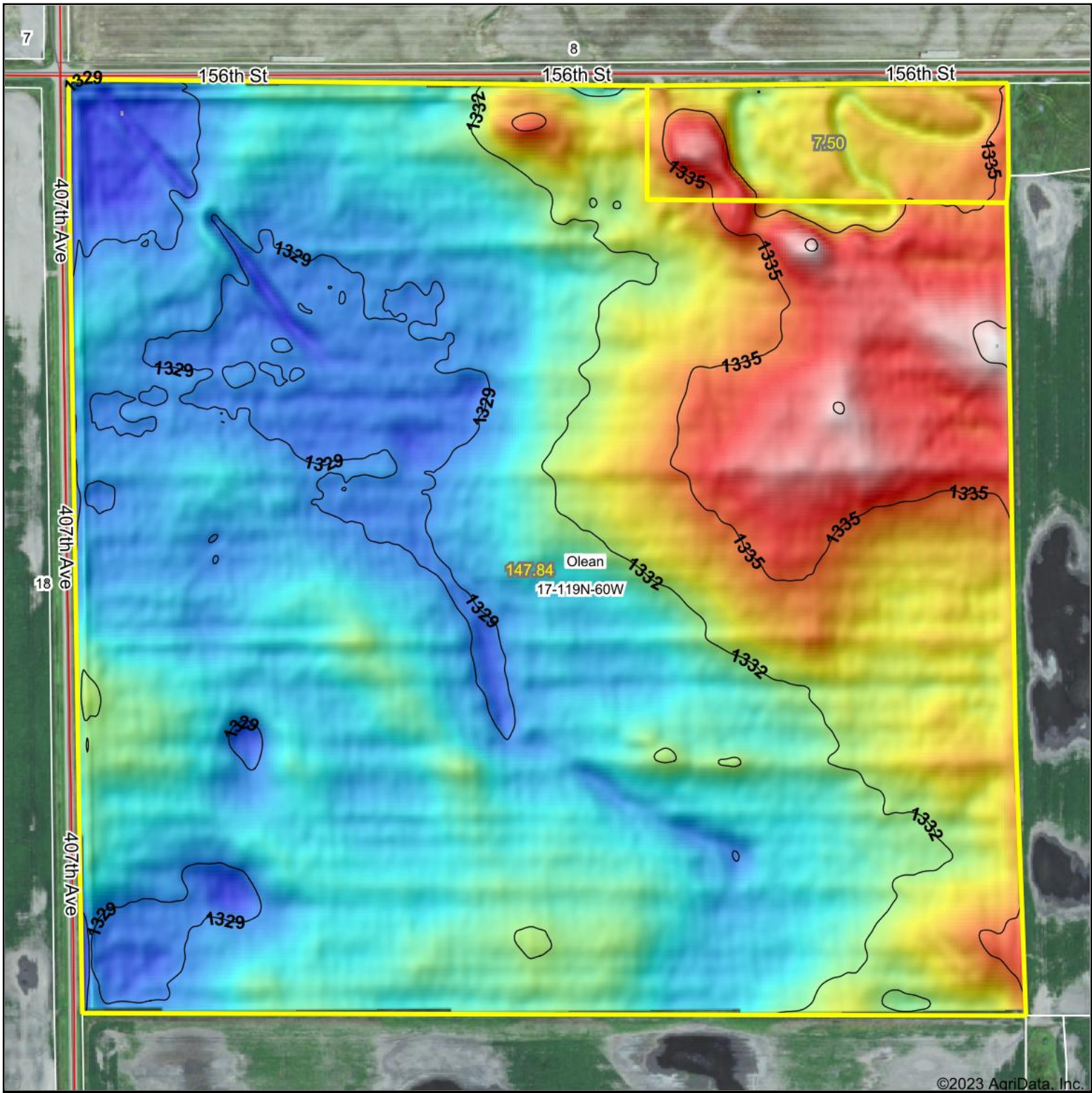


Area Symbol: SD115, Soil Area Version: 23

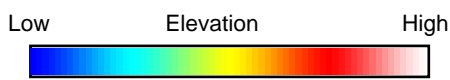
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G193A	Aastad-Forman loams, 0 to 3 percent slopes	50.87	32.7%		IIc	3526	92
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	37.47	24.1%		IIe	4114	64
G136A	Forman-Cresbard-Tonka complex, 0 to 3 percent slopes	35.18	22.6%		IIc	3069	73
G519A	Moritz-Lowe, occasionally flooded loams, 0 to 2 percent slopes	13.45	8.7%		IIe	4108	68
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	9.28	6.0%		IIc	2806	91
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	4.15	2.7%		IIIs	2606	58
G126A	Cresbard-Cavour-Heil complex, 0 to 3 percent slopes	3.20	2.1%		IIIs	2535	45
G002A	Tonka silt loam, 0 to 1 percent slopes	1.74	1.1%		IVw	4606	42
<b>Weighted Average</b>					<b>2.07</b>	<b>3538.8</b>	<b>76.4</b>

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

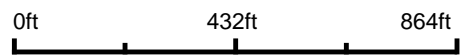
# Topography Hillshade



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Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,327.7  
 Max: 1,338.5  
 Range: 10.8  
 Average: 1,331.5  
 Standard Deviation: 2.33 ft



**17-119N-60W**  
**Spink County**  
**South Dakota**

Boundary Center: 45° 7' 16.39, -98° 4' 44.12

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

**Lot 4**  
**All W of RY in SW ¼ of 6-119-60**  
**(Less Lots H-2 & H-3 but includes RR ROW)**  
**Olean Twp, Spink County, SD**

This tract is offered \$\_\_\_\_\_x 137.86 taxable acres.

The FSA reports this tract as 130.22 farmland acres of which 72.85 acres are considered cropland. The balance is grass / hay land, dugout, non-crop acres & R.O.W.

**AVERAGED CSR:**  
**.536**

**BASE ACRES: 64.95**  
**Corn 33.43, Soybeans 31.52**

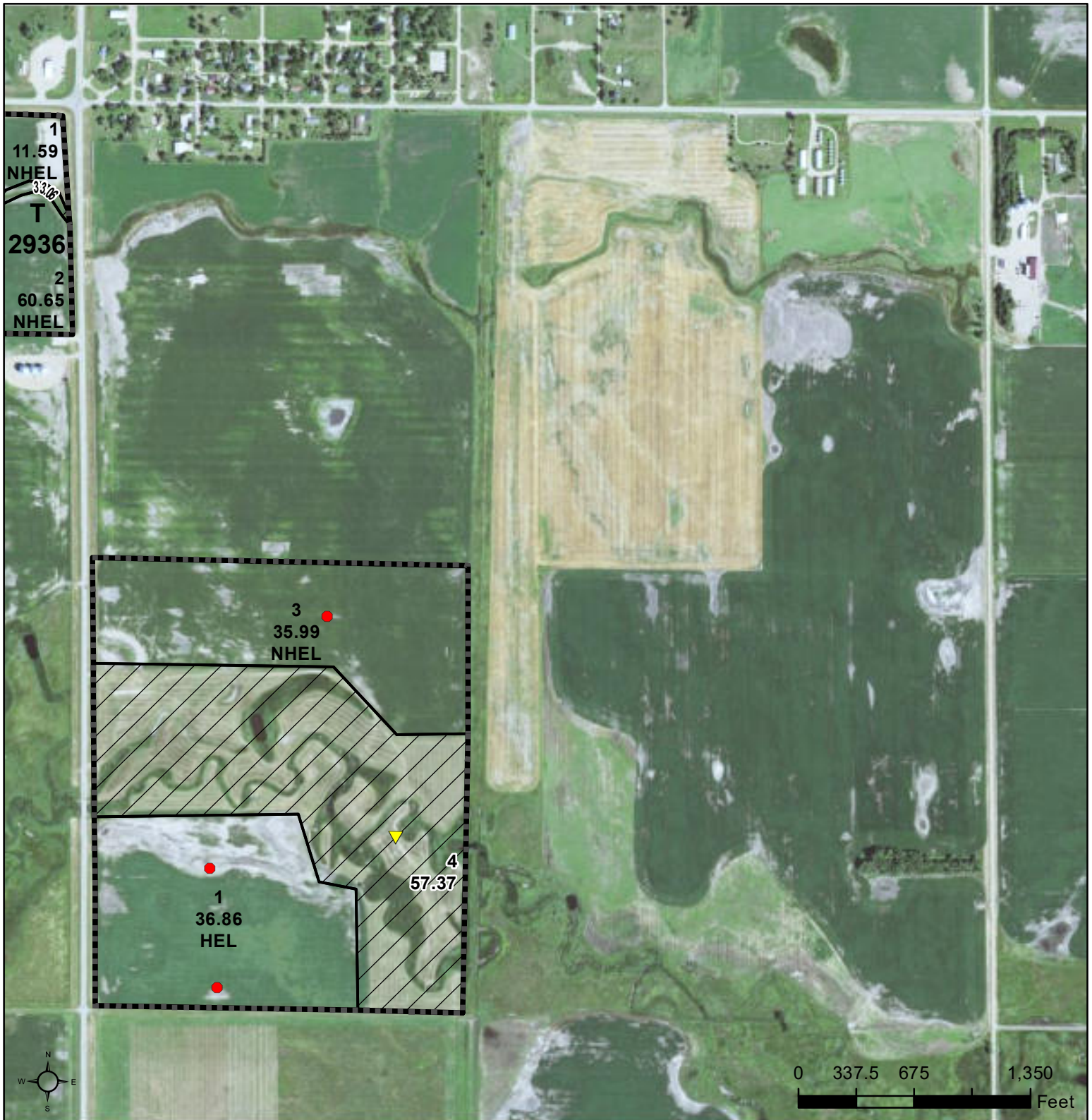
**SURETY PRODUCTIVITY INDEX:**  
**46.6**

**SURETY RANGE PRODUCTIVITY:**  
**2940.8 lbs./acre/yr.**

**2022 REAL ESTATE TAXES:**  
**\$1,117.20**

**LOCATION**  
From **Conde, SD** – (Jct. of Hwy's 20 & 37) go – 1/2 mile South on Hwy 37.





**Common Land Unit** Tract Boundary  
 Non-Cropland PLSS  
 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

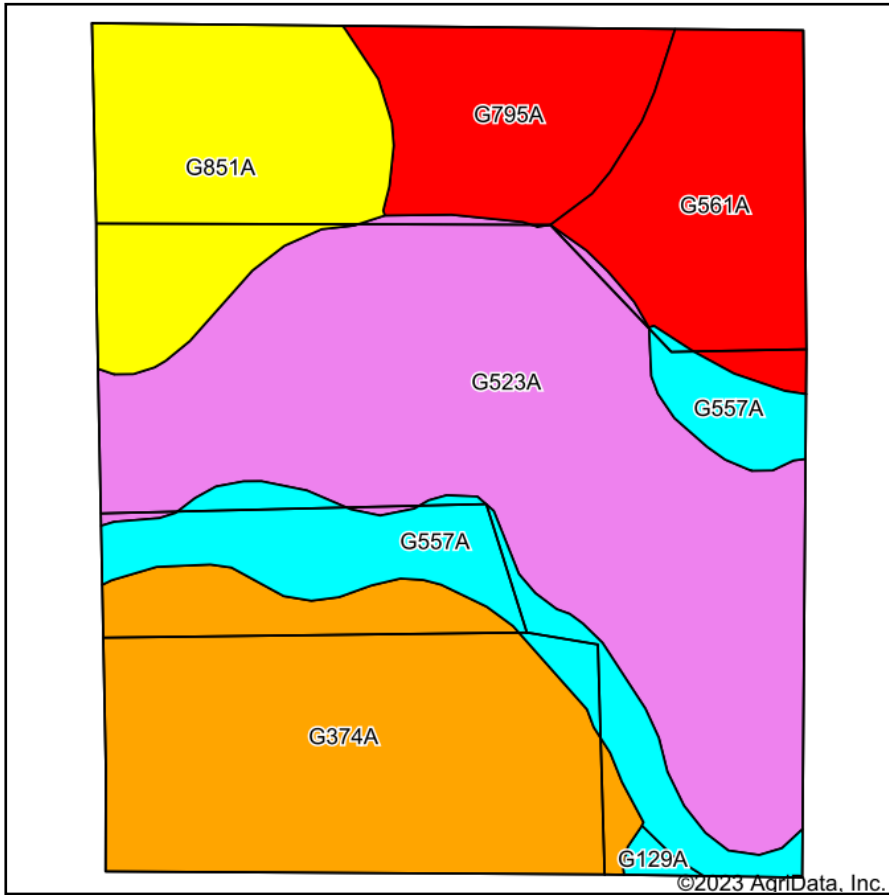
Producer initial \_\_\_\_\_  
Date \_\_\_\_\_

**2023 Program Year**  
Map Created June 26, 2023

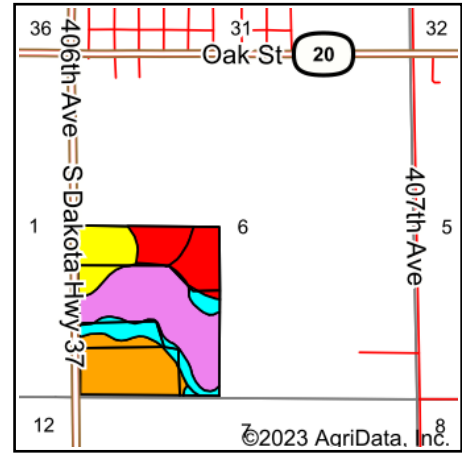
**6-119N-60W-Spink**

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# Soils Map



Soils data provided by USDA and NRCS.






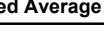



State: **South Dakota**  
 County: **Spink**  
 Location: **6-119N-60W**  
 Township: **Olean**  
 Acres: **130.22**  
 Date: **8/10/2023**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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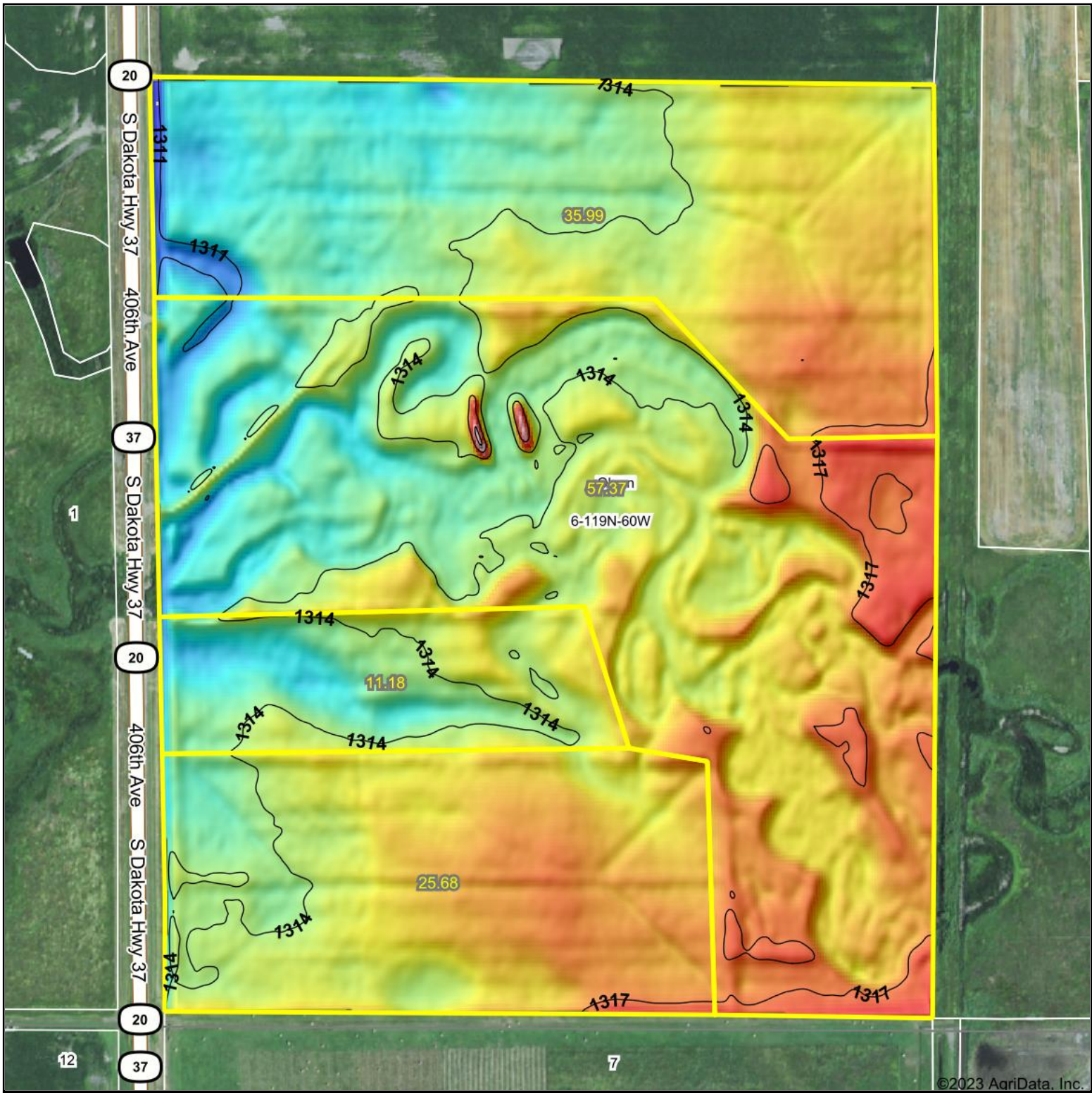
Area Symbol: SD115, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	45.10	34.6%		Vlw	2616	21
G374A	Egeland-Emdben complex, 0 to 2 percent slopes	30.17	23.2%		IIIe	3207	64
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	16.80	12.9%		IVs	2099	46
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	14.05	10.8%		IVs	4543	31
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	13.15	10.1%		IIc	2914	84
G795A	Doland-Emdben complex, 0 to 3 percent slopes	10.51	8.1%		IIc	2834	82
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	0.44	0.3%		IVs	2321	35
<b>Weighted Average</b>					<b>4.10</b>	<b>2940.8</b>	<b>46.6</b>

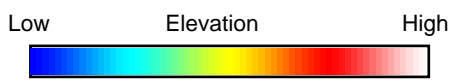
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



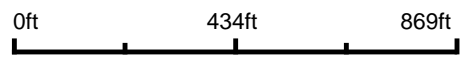
# Topography Hillshade



©2023 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,309.3  
 Max: 1,320.6  
 Range: 11.3  
 Average: 1,314.5  
 Standard Deviation: 1.51 ft



**6-119N-60W**  
**Spink County**  
**South Dakota**

Boundary Center: 45° 8' 35.74, -98° 6' 0.89

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.



