

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

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.

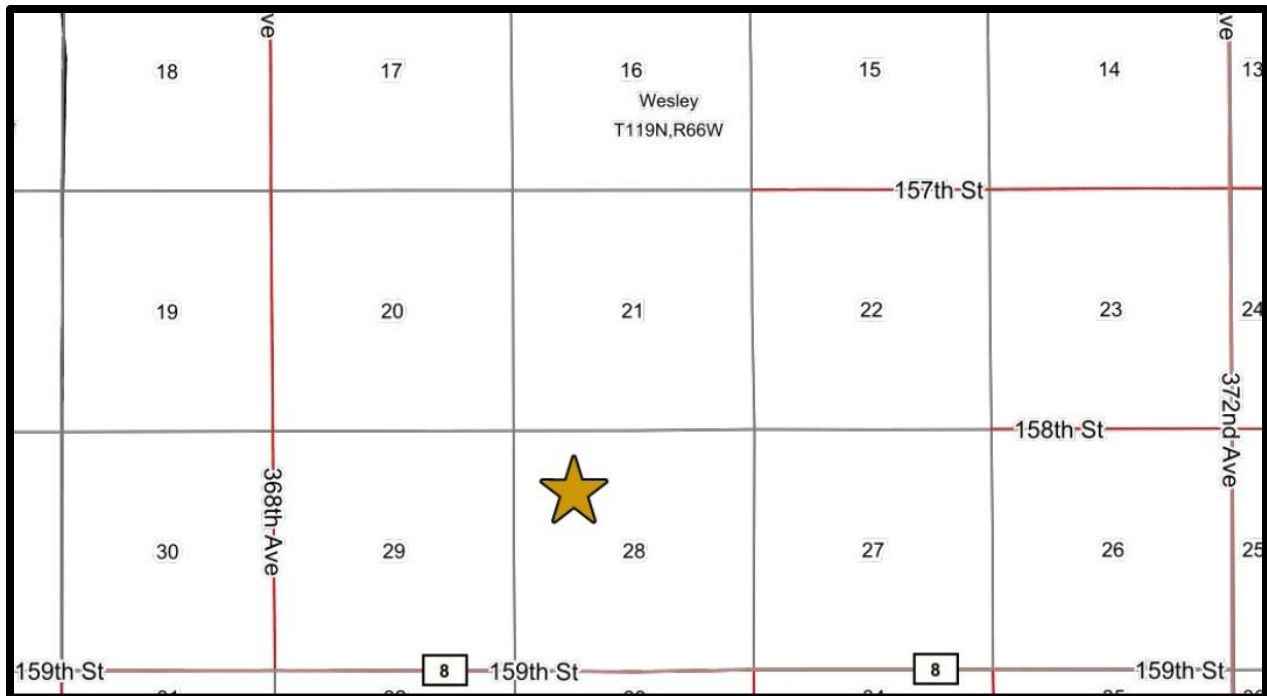
Legal Description

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

FARMING - HUNTING - INVESTMENT OPPORTUNITIES

***** Buyer(s) 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.).