

EUGENE P. PRUNTY ESTATE
PUBLIC LAND AUCTION
Deborah Prunty – Personal Rep.

Tuesday, November 21, 2023
Sale Time: 10:00 AM

Auction Location
American Legion Post 39
12 N. Main Street
Groton, 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 Cropland to your portfolio.

Legal Descriptions

Lot 1 – S1/2 of NE ¼ of 30-123-59

(Ex. Hy)

Andover 'N' Twp, Day County, SD

Lot 2 – SE ¼ of 30-123-59

(including Prunty OL B & Ex Prunty's OL's A & C)

Andover 'N' Twp, Day County, SD

Lot 3 – SW ¼ of 29-123-59

(Ex Prunty OL A)

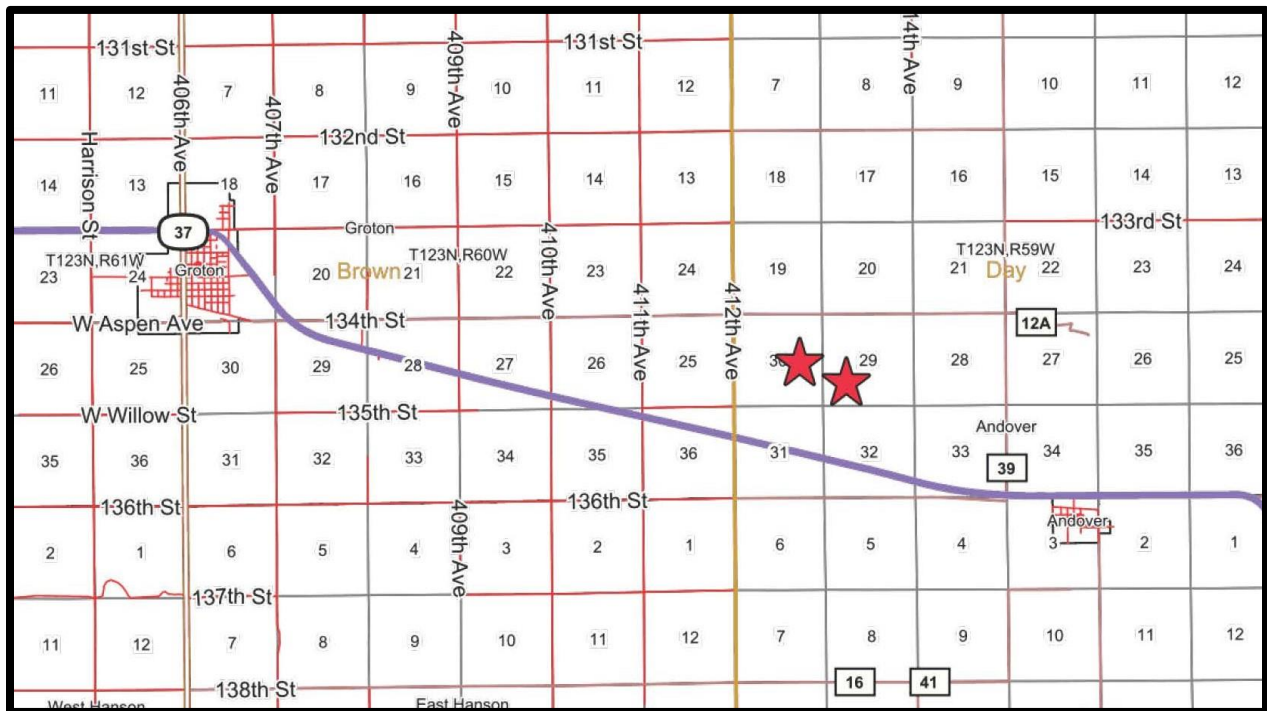
Andover 'N' Twp, Day County, SD

Note: It is our intention to offer choice of Lots 1 & 2. High bid may take Lot 1 (\$ x 79.49 acres), Lot 2 (\$ x 104.30 acres) or combine both tracts (\$ x 183.79 acres). If the high bidder does not take both tracts, we will then offer the remaining tract.

** Due to the splitting of tracts, the FSA has provided estimated figures. While we feel these figures will be very close, they may be subject to change slightly upon any reconstitutions. **

**** Buyer(s) have the right to operate in 2024! ****
FARMING - HUNTING - INVESTMENT OPPORTUNITIES

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 seller(s). Possession will be given at closing. The 2023 real estate taxes (paid in 2024) will be paid by seller(s). The Seller will convey to buyer any gas, oil, mineral or hunting rights now owned. The Seller reserves the right to accept or reject any or all bids. Announcements on day of sale will 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.

Lot 1
S1/2 of NE ¼ of 30-123-59 (Ex. Hy)
Andover 'N' Twp, Day County, SD

This tract is offered \$_____x 79.49 taxable acres.

The FSA reports approx. 79.05 farmland acres of which 73.05 acres are considered cropland. The balance is tree belt, non-crop acres & R.O.W. * No USFWS Easements - FSA Wetland determinations not complete. *

BASE ACRES:
Wheat 5.5, Corn 34.5, Soybeans 22.2

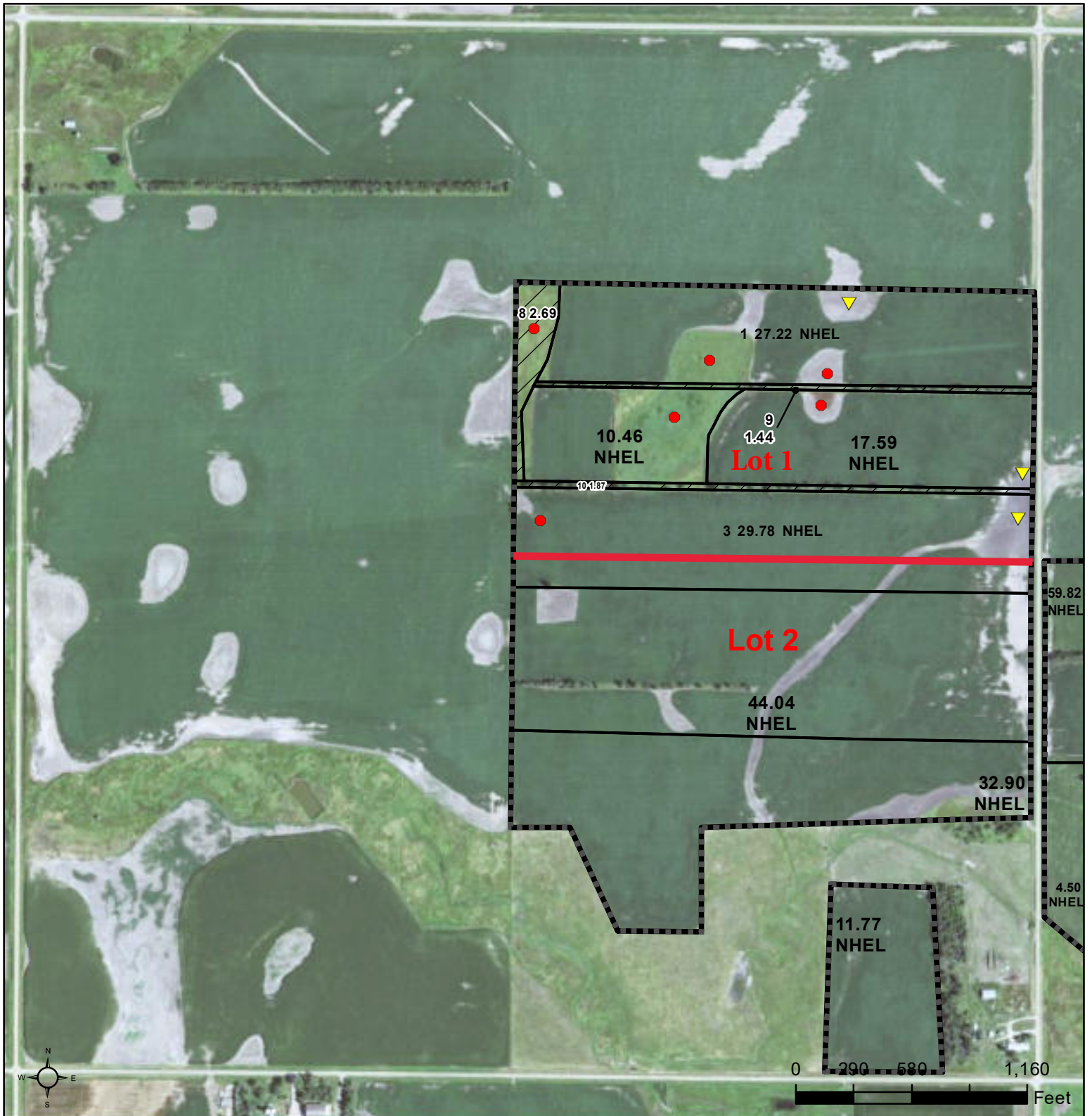
COUNTY PARCEL RATING:
.835

SURETY PRODUCTIVITY INDEX:
81.4

2022 REAL ESTATE TAXES:
\$1,262.98

LOCATION

From **Andover, SD** – go 2 ½ miles West on US Hwy 12 & 1 mile North on 413 Ave.
From **Groton, SD** (Jct. of Hwy's 12 & 37) – go 7 ½ miles East on US Hwy 12 & 1 mile North on 413 Ave.



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

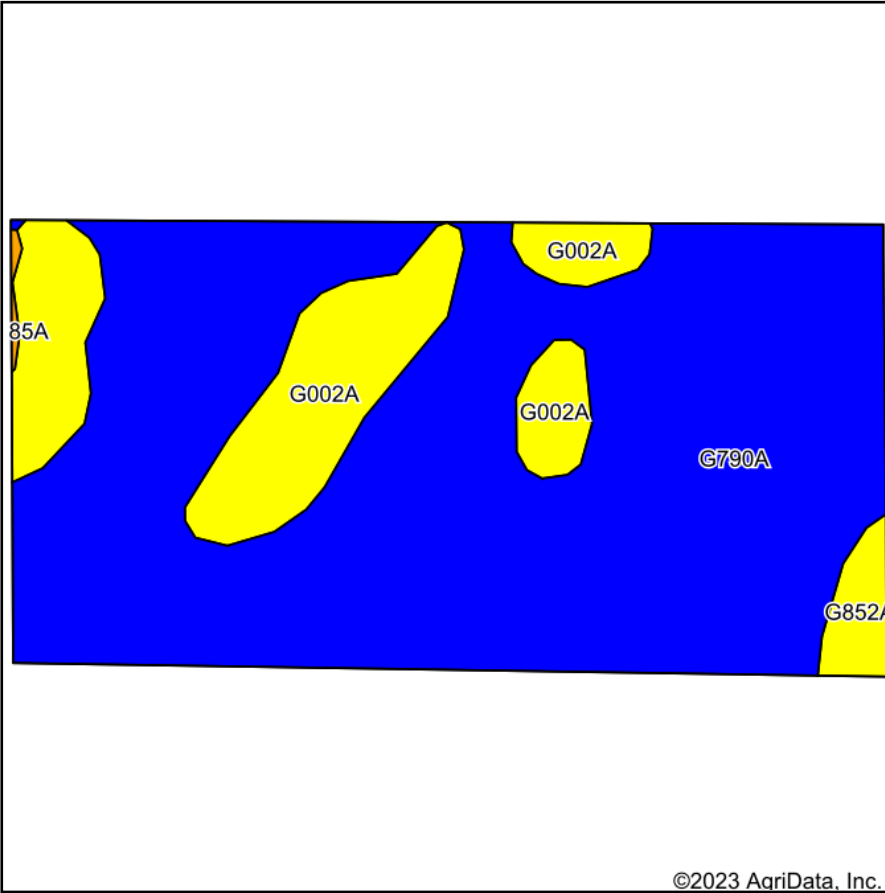
Producer initial _____
 Date _____

2024 Program Year
 Map Created October 04, 2023

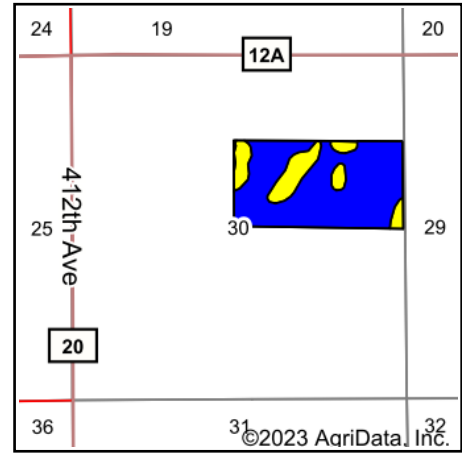
30-123N-59W-Day

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Soils Map



Soils data provided by USDA and NRCS.



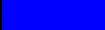



State: **South Dakota**
 County: **Day**
 Location: **30-123N-59W**
 Township: **Andover**
 Acres: **79.05**
 Date: **10/24/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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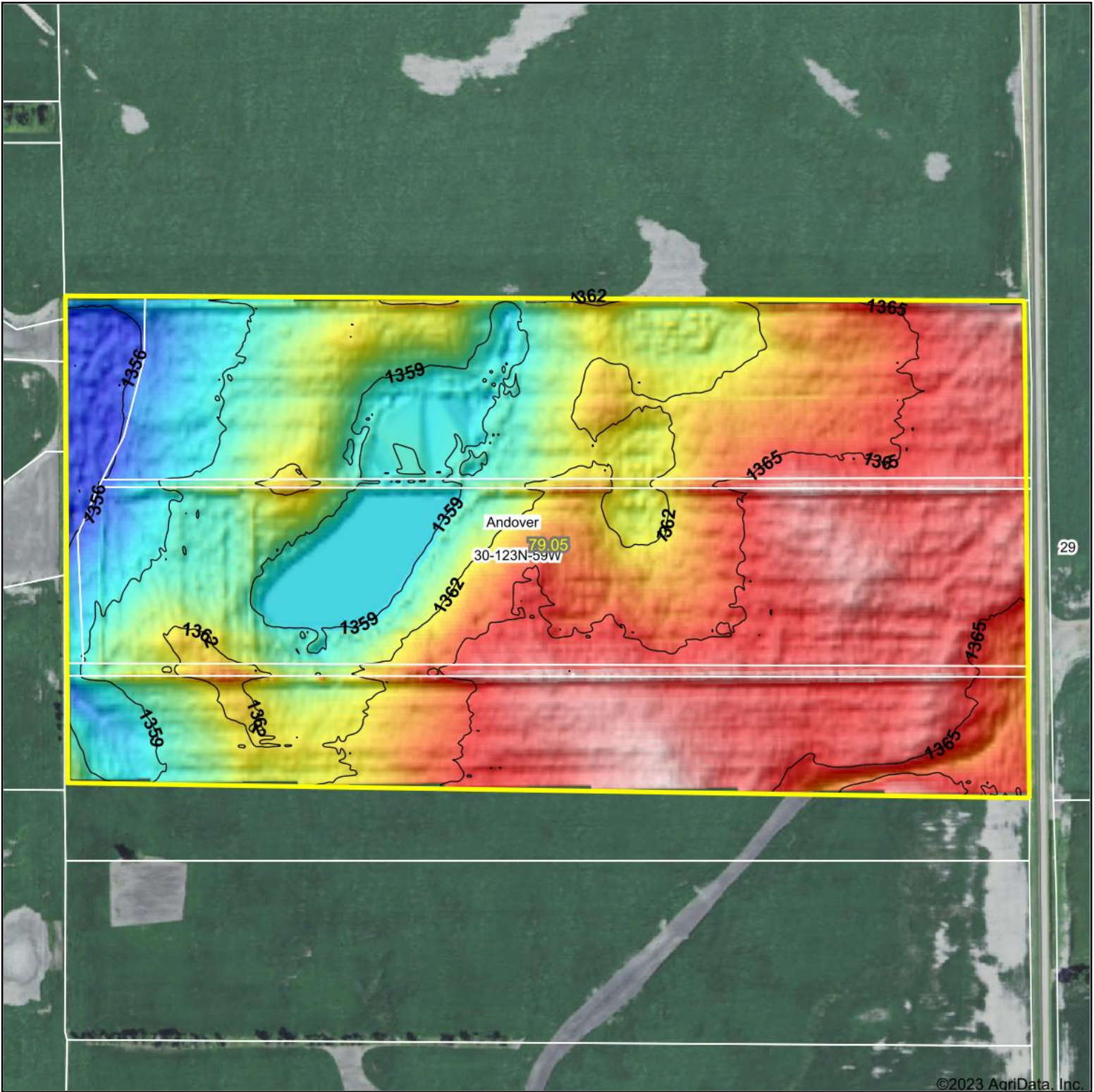


Area Symbol: SD037, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	63.32	80.1%		IIc	2806	91
G002A	Tonka silt loam, 0 to 1 percent slopes	13.96	17.7%		IVw	4606	42
G852A	Nahon-Aberdeen-Exline silt loams, till substratum, 0 to 2 percent slopes	1.61	2.0%		IVs	2088	45
G785A	Cubden-Tonka silty clay loams, 0 to 2 percent slopes	0.16	0.2%		Ile	3935	69
Weighted Average					2.39	3111.5	81.4

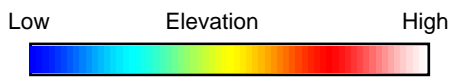
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topography Hillshade

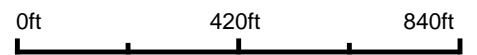


29

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Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,355.3

Max: 1,368.3

Range: 13.0

Average: 1,362.4

Standard Deviation: 3.12 ft



10/24/2023

30-123N-59W
Day County
South Dakota

Maps Provided By:



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

Boundary Center: 45° 26' 16.15, -97° 57' 55.79

Lot 2
SE ¼ of 30-123-59
(including Prunty OL B & Ex Prunty's OL's A & C)
Andover 'N' Twp, Day County, SD

This tract is offered \$_____x 104.3 taxable acres.

The FSA reports approx. 100.71 farmland acres all of which are considered cropland. The balance is tree belt, non-crop acres & R.O.W. * No USFWS Easements - FSA Wetland determinations not complete. *

BASE ACRES:

Wheat 7.58, Corn 47.56, Soybeans 30.6

COUNTY PARCEL RATING:

.815

SURETY PRODUCTIVITY INDEX:

79.7

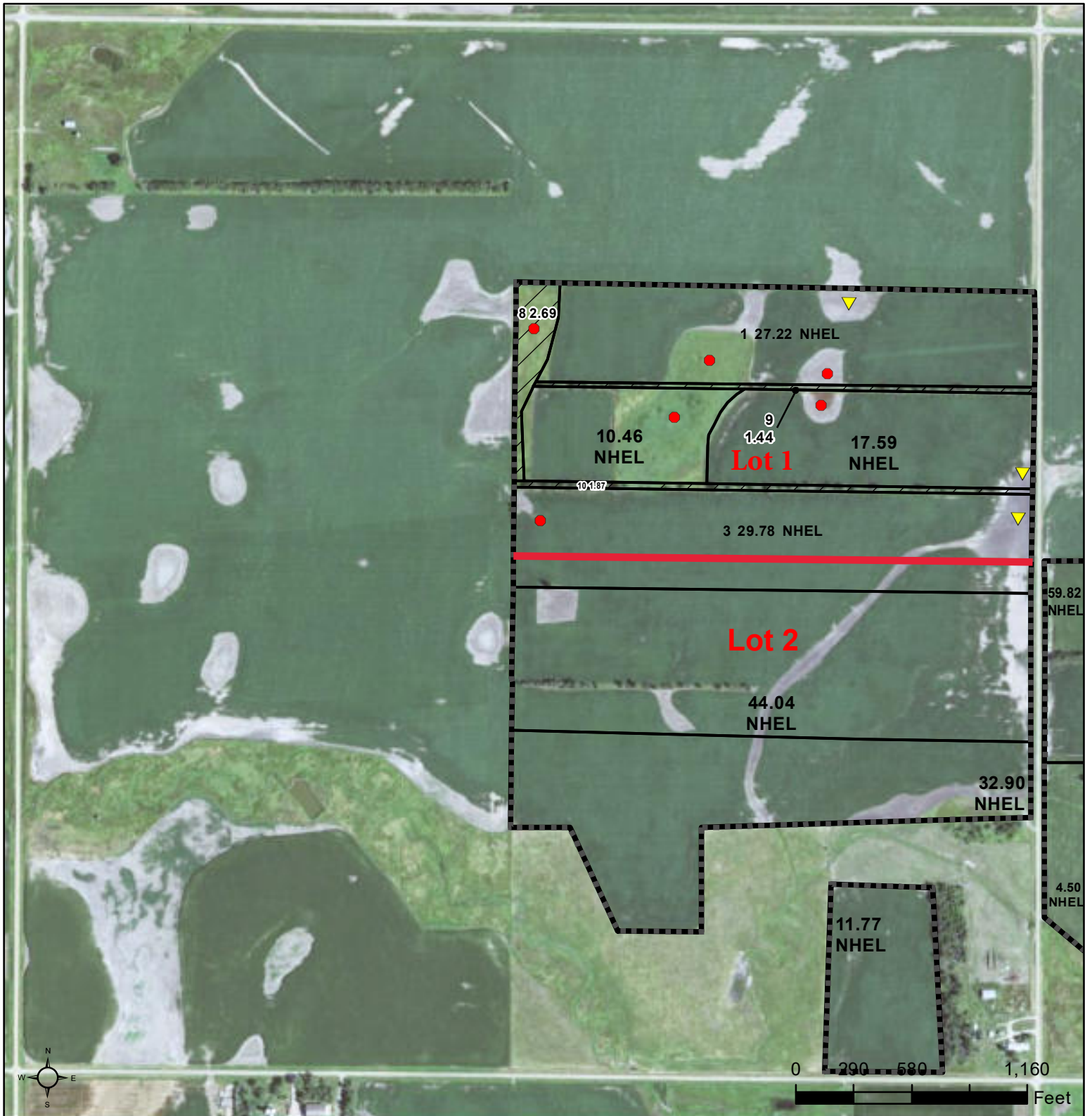
2022 REAL ESTATE TAXES:

\$1,626.54

LOCATION

From **Andover, SD** – go 2 ½ miles West on US Hwy 12 & ½ mile North on 413 Ave.

From **Groton, SD** (Jct. of Hwy's 12 & 37) – go 7 ½ miles East on US Hwy 12 & ½ mile North on 413 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

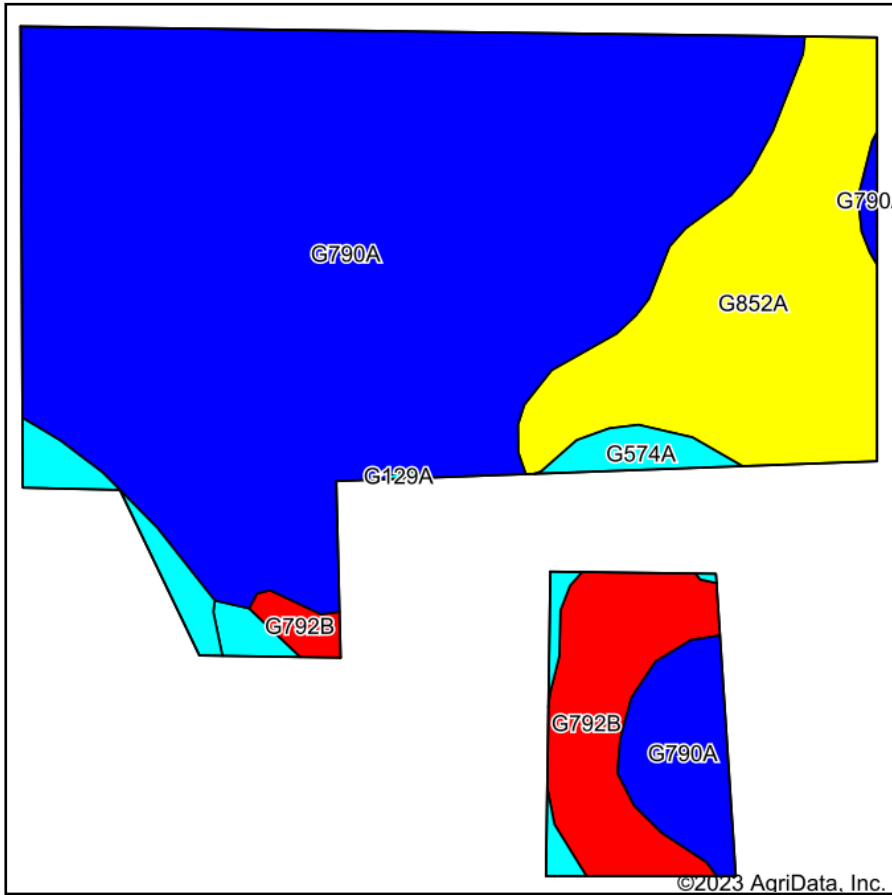
Producer initial _____
 Date _____

2024 Program Year
 Map Created October 04, 2023

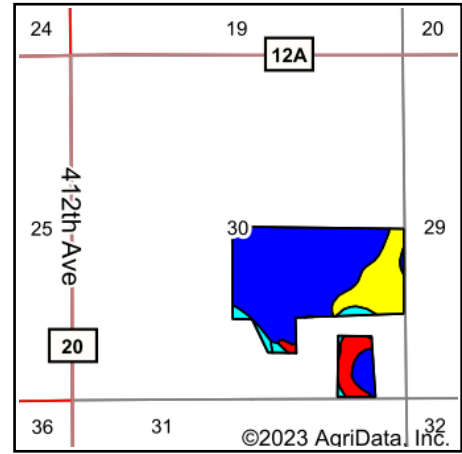
30-123N-59W-Day

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Day**
 Location: **30-123N-59W**
 Township: **Andover**
 Acres: **100.71**
 Date: **10/24/2023**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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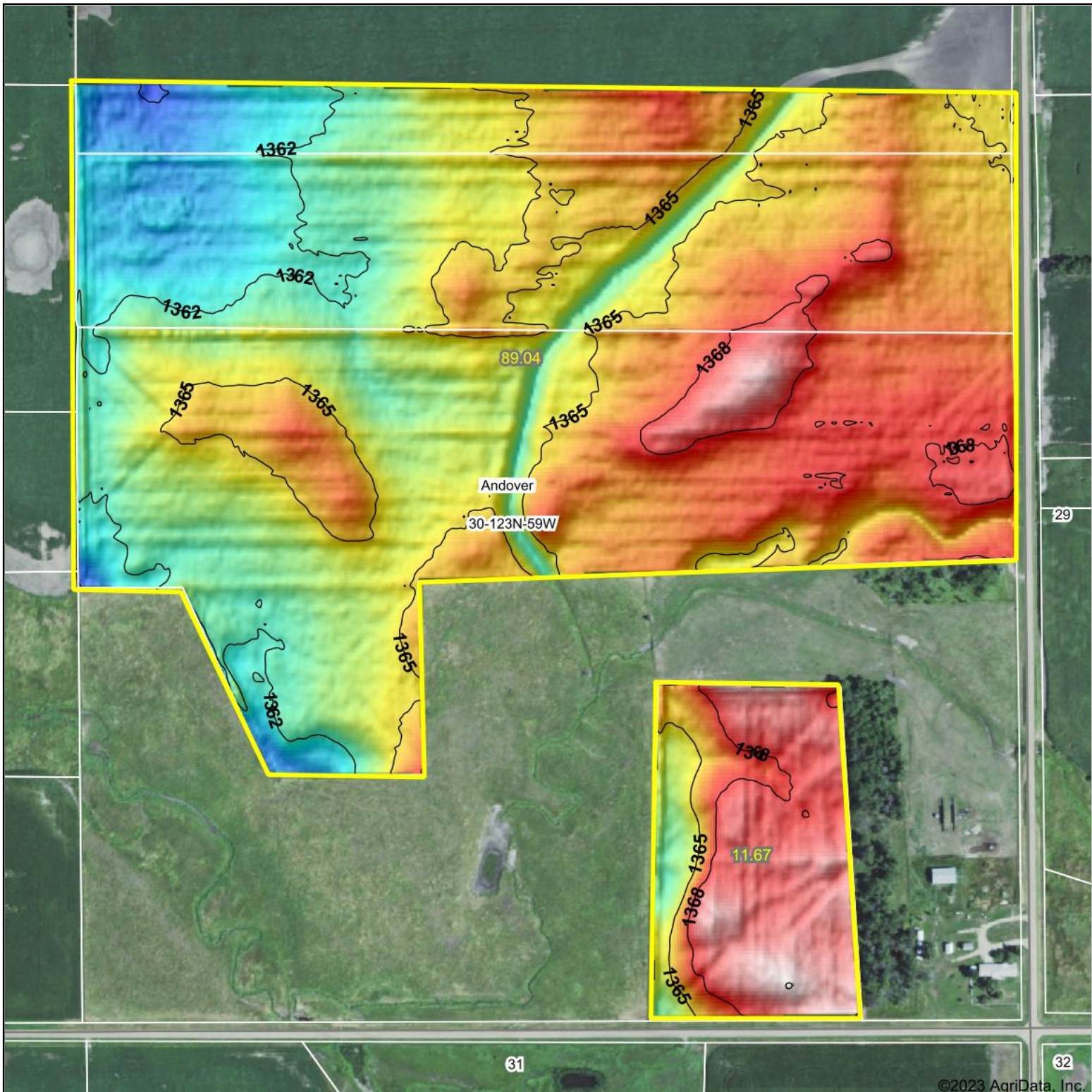


Area Symbol: SD037, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	70.90	70.4%		IIc	2806	91
G852A	Nahon-Aberdeen-Exline silt loams, till substratum, 0 to 2 percent slopes	17.87	17.7%		IVs	2088	45
G792B	Kranzburg-Brookings-Buse complex, 0 to 6 percent slopes	7.66	7.6%		IIe	2712	82
G574A	Fluvaquents, channeled-La Prairie-Holmquist complex, 0 to 2 percent slopes, frequently flooded	3.66	3.6%		VIw	2212	33
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	0.62	0.6%		IVs	4543	31
Weighted Average					2.51	2660.6	79.7

*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: 1,358.1

Max: 1,371.1

Range: 13.0

Average: 1,365.0

Standard Deviation: 2.43 ft



10/24/2023

30-123N-59W
Day County
South Dakota

Boundary Center: 45° 25' 56.93, -97° 57' 55.95

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
SW ¼ of 29-123-59
(Ex Prunty OL A)
Andover 'N' Twp, Day County, SD

This tract is offered \$_____x 151.16 taxable acres.

The FSA reports approx. 144.55 farmland acres of which 144.32 are considered cropland. The balance is tree belts, non-crop acres & R.O.W. * No USFWS Easements - FSA Wetland determinations not complete. *

BASE ACRES:

Wheat 10.83, Corn 67.99, Soybeans 43.74

COUNTY PARCEL RATING:

.699

SURETY PRODUCTIVITY INDEX:

68.9

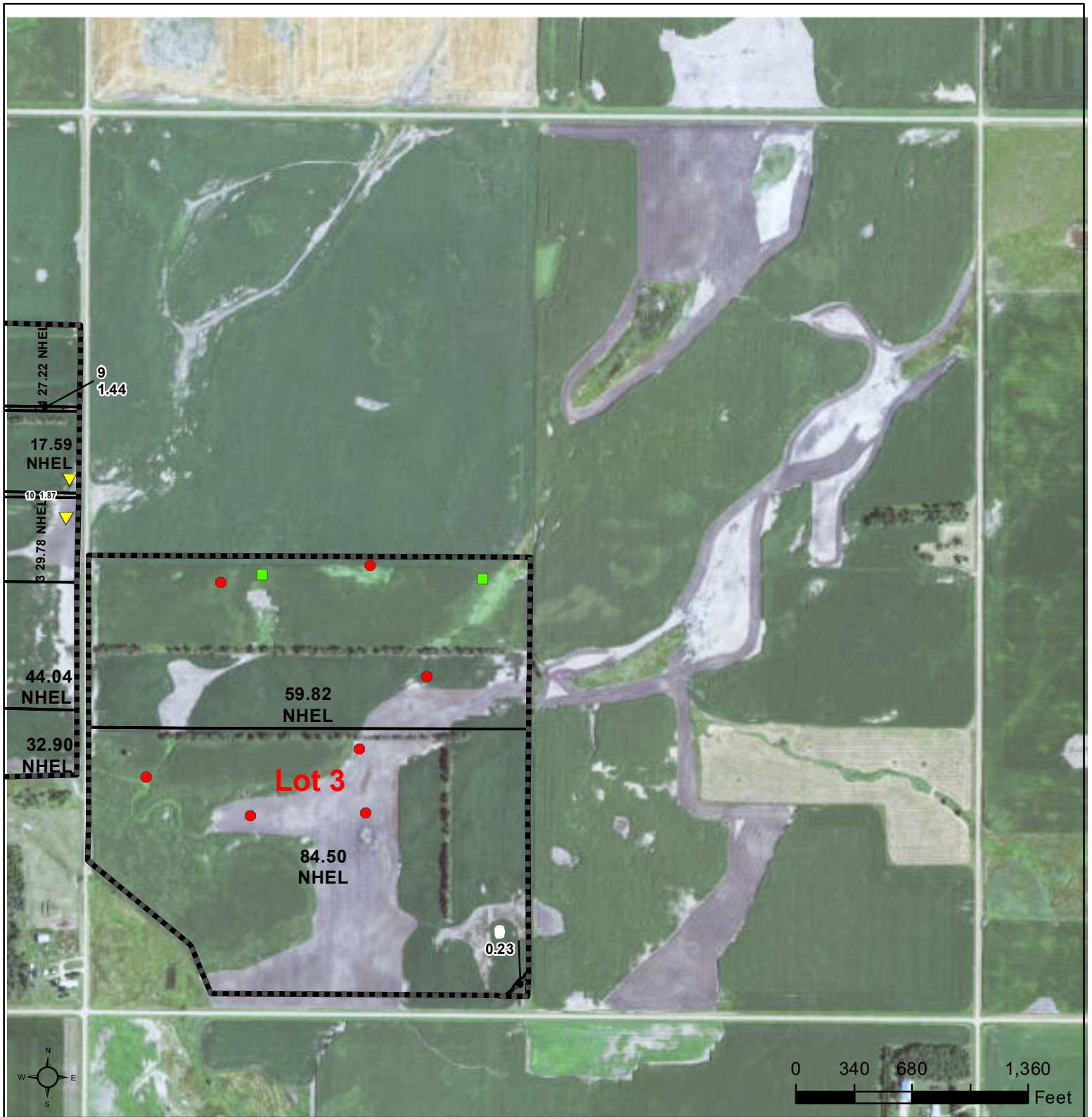
2022 REAL ESTATE TAXES:

\$2,014.20

LOCATION

From **Andover, SD** – go 2 ½ miles West on US Hwy 12 & ½ mile North on 413 Ave.

From **Groton, SD** (Jct. of Hwy's 12 & 37) – go 7 ½ miles East on US Hwy 12 & ½ mile North on 413 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

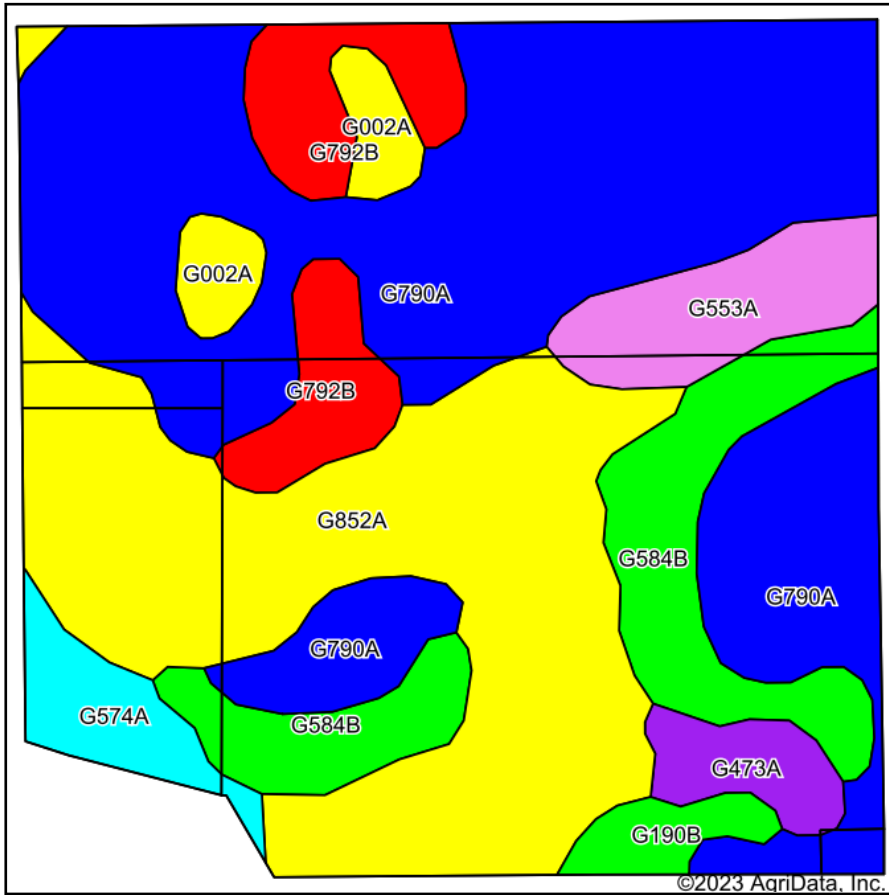
Producer initial _____
 Date _____

2024 Program Year
 Map Created October 04, 2023

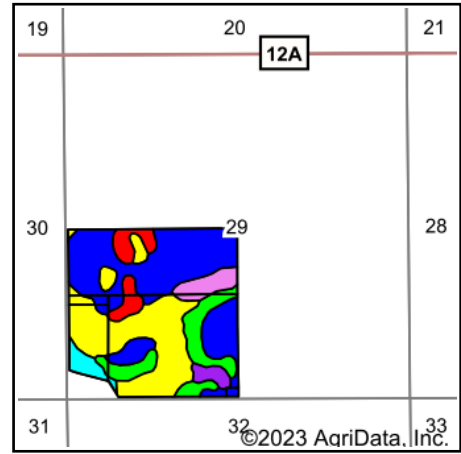
29-123N-59W-Day

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Soils Map



Soils data provided by USDA and NRCS.












State: **South Dakota**
 County: **Day**
 Location: **29-123N-59W**
 Township: **Andover**
 Acres: **147.35**
 Date: **10/18/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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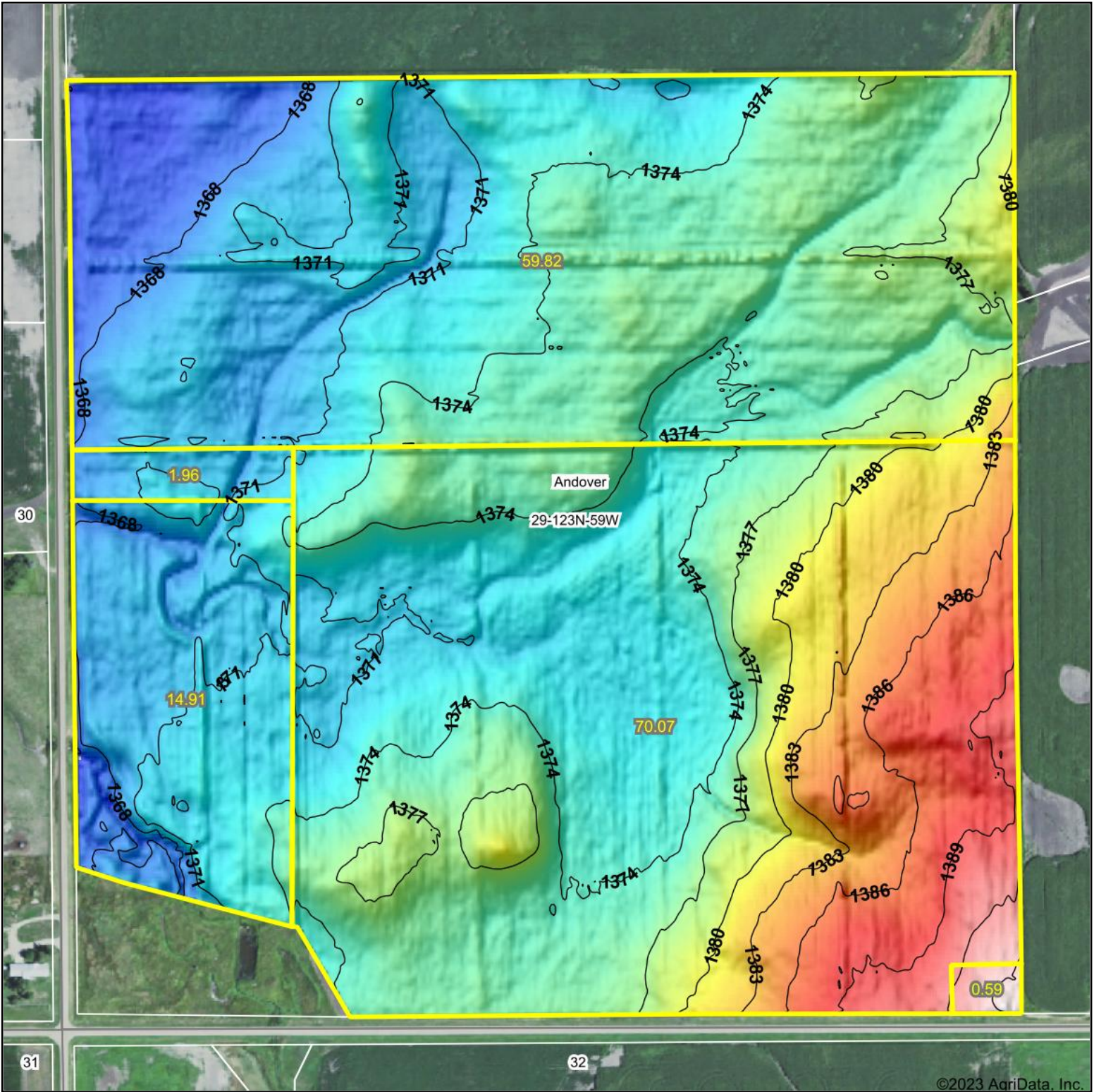


Area Symbol: SD037, Soil Area Version: 28

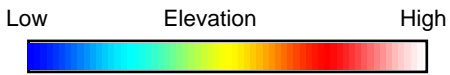
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	61.65	41.8%		IIc	2806	91
G852A	Nahon-Aberdeen-Exline silt loams, till substratum, 0 to 2 percent slopes	40.32	27.4%		IVs	2088	45
G584B	Edgeley loam, 2 to 6 percent slopes	15.26	10.4%		Ile	2719	71
G792B	Kranzburg-Brookings-Buse complex, 0 to 6 percent slopes	9.34	6.3%		Ile	2712	82
G553A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	6.87	4.7%		IVs	3930	27
G574A	Fluvaquents, channeled-La Prairie-Holmquist complex, 0 to 2 percent slopes, frequently flooded	4.39	3.0%		VIw	2212	33
G002A	Tonka silt loam, 0 to 1 percent slopes	3.70	2.5%		IVw	4606	42
G473A	Aberdeen-Nahon silt loams, till substratum, 0 to 2 percent slopes	3.41	2.3%		IIIs	2373	59
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	2.41	1.6%		Ile	2874	79
Weighted Average					2.83	2665.6	68.9

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

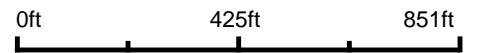
Topography Hillshade



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Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,364.4

Max: 1,396.0

Range: 31.6

Average: 1,375.0

Standard Deviation: 5.45 ft



10/18/2023

29-123N-59W

Day County

South Dakota

Boundary Center: 45° 25' 56.44, -97° 57' 18.53

Maps Provided By:



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