

# Edward & Margaret Hofer Public Land Auction

**Tuesday, December 12, 2023**

**Sale Time: 10:00 AM**

**Auction Location**

**City Lights Bar & Event Center  
316 S. 2nd Street  
Aberdeen, 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 highly rated Brown County Cropland to your portfolio.

### **Legal Description**

**SE ¼ of 6-123-62**

**Ex – Land Deeded & Platted  
Bath Twp, Brown County, SD**

***FARMING & INVESTMENT OPPORTUNITIES!***

***\*\* Buyers have the right to operate in 2024! \*\****

***\*\* No USFWS Easements! \*\****

**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 Vic Fischbach, Fischbach Law Office, Aberdeen, SD.**

**Jark/Worlie Auction, LLC and Vic Fischbach are acting as agents for sellers. Possession will be given at closing. The 2023 real estate taxes (due in 2024) will be paid by sellers. Sellers will convey to buyer any gas, oil, mineral or hunting rights now owned. Sellers reserve the right to accept or reject any or all bids. Announcements made day of sale shall take precedence over written advertisements. This parcel is 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.**

**SE ¼ of 6-123-62**  
**Ex – Land Deeded & Platted**  
**Bath Twp, Brown County, SD**

This tract is offered \$\_\_\_\_\_x 127.40 taxable acres.

The reposts this tract as having approx. 129.68 farmland acres - all considered cropland. The balance is grain bins, non-crop acres & R.O.W. \* Has highway & gravel road access! \*

***\*\* Possession in 2024 \*\****

**COUNTY PARCEL RATING:**  
**.8866**

**BASE ACRES: 129.33 total**  
**Corn 41.32, Soybeans 88.01**

**SURETY PRODUCTIVITY INDEX:**  
**91.0**

**2023 REAL ESTATE TAXES:**  
**\$3,521.00**

**LOCATION**

From **Bath, SD** (Hwy 12 corner) - go 2 miles North on Hwy 16 (395 Ave.) – land located on west side of highway.



United States  
Department of  
Agriculture

## Brown County, South Dakota



### Common Land Unit

- CRP
- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

### Wetland Determination Identifiers

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

2024 Program Year

Map Created November 03, 2023

6-123N-62W-Brown

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).

SOUTH DAKOTA  
BROWN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

Prepared : 11/3/23 8:45 AM CST  
Crop Year : 2024

**Tract Number** :   
**Description** : 129A in SE 6 123 62  
**FSA Physical Location** : SOUTH DAKOTA/BROWN  
**ANSI Physical Location** : SOUTH DAKOTA/BROWN  
**BIA Unit Range Number** : 3  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : EDWARD HOFER  
**Other Producers** : None  
**Recon ID** : 46-013-2024-22

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
129.68	129.68	129.68	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	129.68	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	41.32	0.00	156
Soybeans	88.01	0.00	37
<b>TOTAL</b>	<b>129.33</b>	<b>0.00</b>	

NOTES

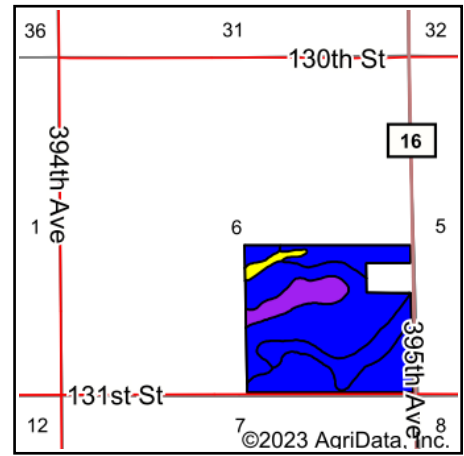
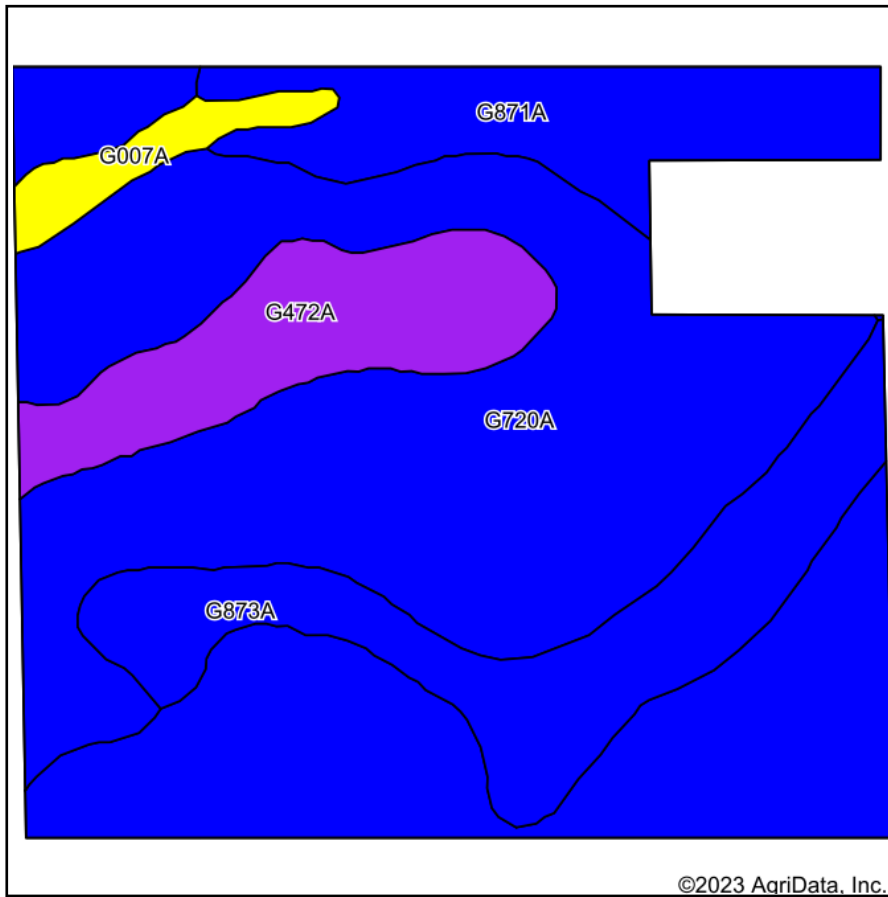
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# Soils Map



State: **South Dakota**  
 County: **Brown**  
 Location: **6-123N-62W**  
 Township: **Bath**  
 Acres: **129.68**  
 Date: **11/3/2023**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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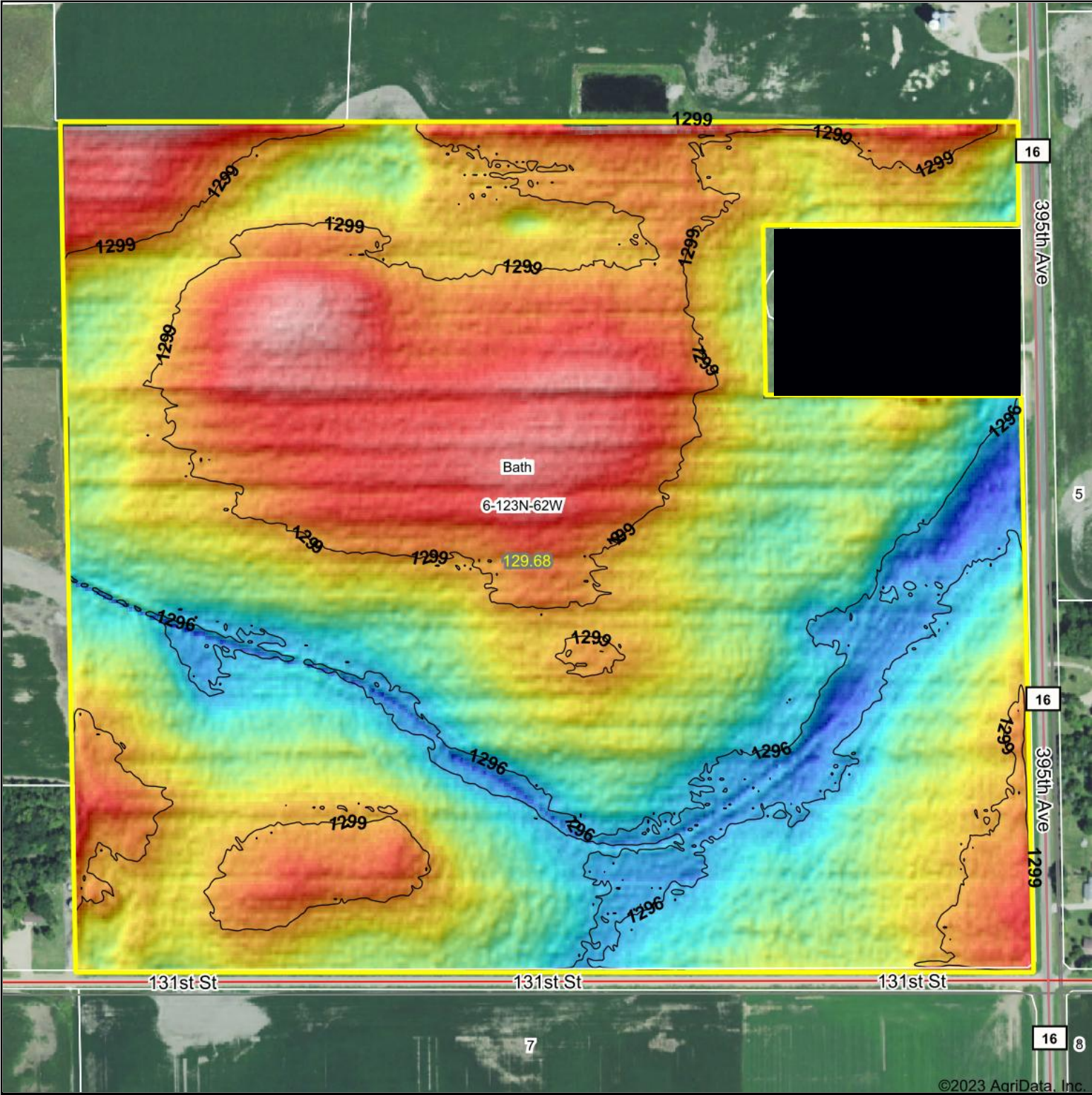
Area Symbol: SD013, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	55.03	42.4%		IIc	2888	95
G871A	Beotia silt loam, 0 to 2 percent slopes	40.98	31.6%		IIc	2885	98
G873A	Beotia-Winship silt loams, 0 to 2 percent slopes	18.11	14.0%		IIc	3316	93
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	12.46	9.6%		IIIs	2361	59
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	3.10	2.4%		IVw	4508	43
<b>Weighted Average</b>					<b>2.14</b>	<b>2934.9</b>	<b>91</b>

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



# Topography Hillshade



Low

Elevation

High

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,294.7

Max: 1,301.9

Range: 7.2

Average: 1,298.3

Standard Deviation: 1.38 ft

0ft

422ft

845ft

11/3/2023

6-123N-62W

Brown County

South Dakota

Boundary Center: 45° 29' 27.42, -98° 20' 4.82

Maps Provided By:

**surety**<sup>®</sup>

CUSTOMIZED ONLINE MAPPING

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