

# David Jones Public Land Auction

**Monday, March 4, 2024**

**Sale Time: 10:00 AM**

**Auction Location**

**Ricky's Restaurant & Lounge**

**101 Mitchell Street**

**Roscoe, 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 tract is located between Roscoe and Onaka, SD and offers the opportunity to acquire land with Farming, Hunting and/or Investment potential. The tract's farmable acres are mainly Class II soil and should appeal to any farming operation. Waterfowl and Pheasant hunters should take note of its water and habitat features!**

**A great opportunity to add Edmunds County Crop & Hunting land to your portfolio!**

### **Legal Description**

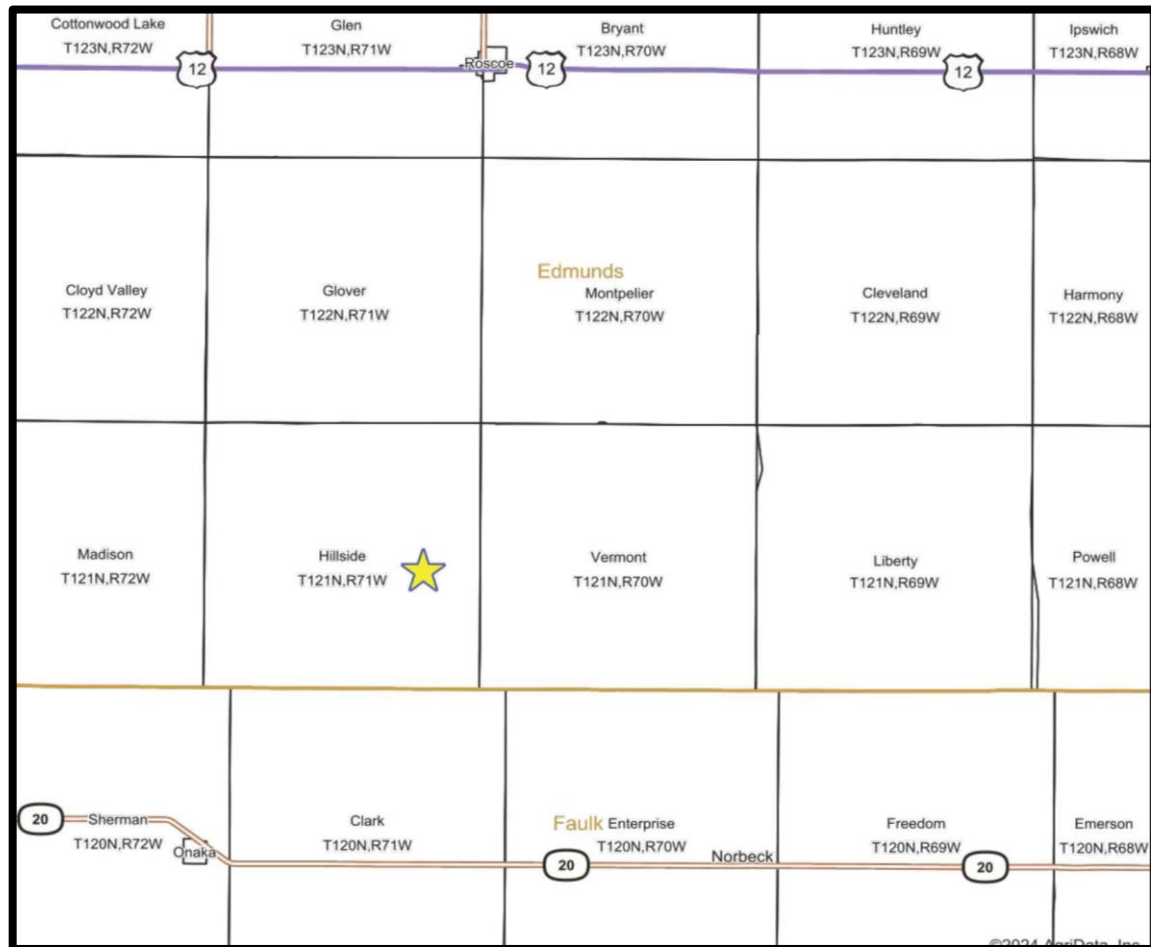
**NE ¼ of 23-121-71**

**Hillside Twp, Edmunds 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 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.



**NE ¼ of 23-121-71**  
**Hillside Twp, Edmunds County, SD**

This tract is offered \$\_\_\_\_\_x 159 acres.

The FSA reports this tract as 155.32 farmland acres of which 105.32 acres are considered cropland. The balance is water / slough, habitat & R.O.W. \* *Tract contains a USFWS Wetland Easement \**

*NOTE: The tract's farmable acres are mainly Class II soil and should appeal to any farming operation. Waterfowl and Pheasant hunters should take note of its water and habitat features.*

**COUNTY AVERAGE RATING: .708**  
**(Crop .790 & Non-Crop .532)**

**BASE ACRES: 104.70**  
**Corn 30.16, Soybeans 48.36, Wheat 26.18**

**SURETY PRODUCTIVITY INDEX: 60.5**  
**Index on '23 cropland: 81.0 (+/-)**

**2023 REAL ESTATE TAXES:**  
**\$1,296.02**

**LOCATION**

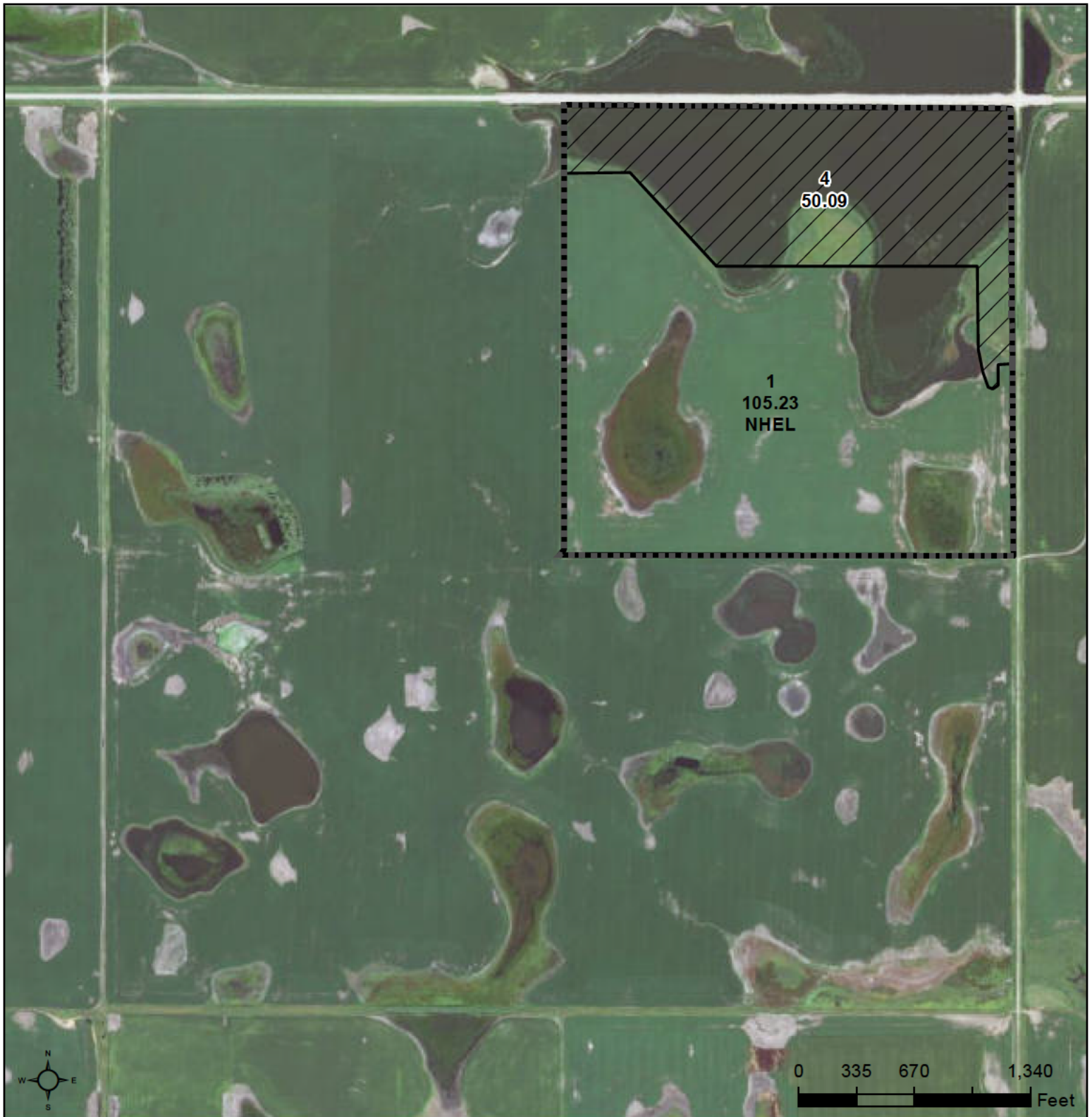
From **Roscoe, SD** – 11 miles South on Co. Hwy 7 (342 Ave.) & 1 mile West (145 St.).

From **Onaka, SD** – 5 miles East (152 St.), 4 North (341 Ave.), 1 ½ East (148 St.), 3 North (342 Ave.) & 1 mile West (145 St.).



United States  
Department of  
Agriculture

## Edmunds County, South Dakota



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

**2024 Program Year**  
Map Created October 11, 2023

**23-121N-71W-Edmunds**

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).



Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX  
CRP Contract Number(s) : None  
Recon ID : 46-045-2007-83  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.32	105.23	105.23	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	105.23		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	26.18	0.00	66	
Corn	30.16	0.00	131	
Soybeans	48.36	0.00	43	
<b>TOTAL</b>	<b>104.70</b>	<b>0.00</b>		

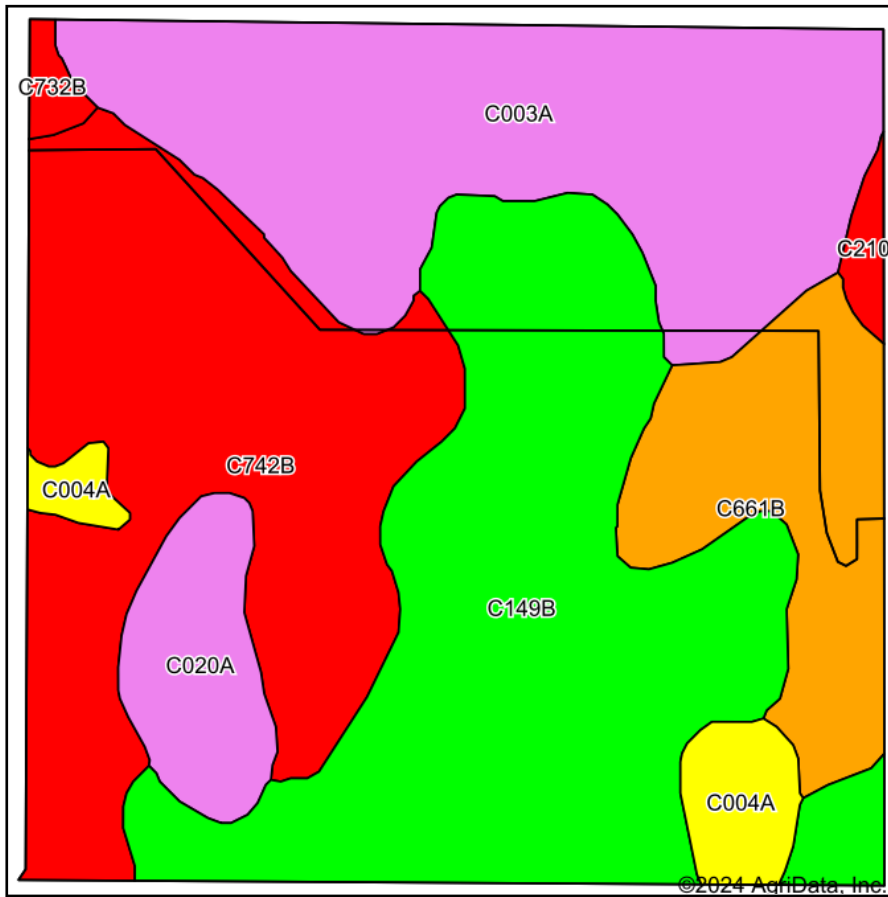
NOTES

**Tract Number**

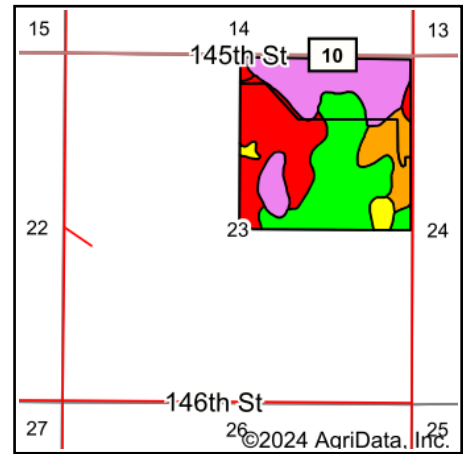
Description : NE-23-121-71  
FSA Physical Location : SOUTH DAKOTA/EDMUNDS  
ANSI Physical Location : SOUTH DAKOTA/EDMUNDS  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : DAVID LLOYD JONES  
Other Producers : None  
Recon ID : 46-045-2007-82

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.32	105.23	105.23	0.00	0.00	0.00	0.00	0.0

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Edmunds**  
 Location: **23-121N-71W**  
 Township: **Hillside**  
 Acres: **155.32**  
 Date: **1/26/2024**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD045, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
C149B	Williams-Bowbells-Tonka complex, 0 to 6 percent slopes	48.47	31.2%		Ile	3197	79
C742B	Temvik-Grassna silt loams, 2 to 6 percent slopes	39.09	25.2%		Ile	2540	85
C003A	Parnell silty clay loam, 0 to 1 percent slopes	37.29	24.0%		Vw	5939	20
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	15.78	10.2%		IIle	2221	60
C020A	Heil silt loam, 0 to 1 percent slopes	7.66	4.9%		Vls	3552	20
C004A	Tonka silt loam, 0 to 1 percent slopes	4.80	3.1%		IVw	4379	45
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	1.21	0.8%		Ile	2876	83
C732B	Bryant silt loam, 2 to 6 percent slopes	1.02	0.7%		Ile	2505	83
Weighted Average					3.08	3637.8	60.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## Aerial Map



Boundary Center: 45° 17' 5.84, -99° 21' 53.66

**23-121N-71W**  
**Edmunds County**  
**South Dakota**



1/26/2024

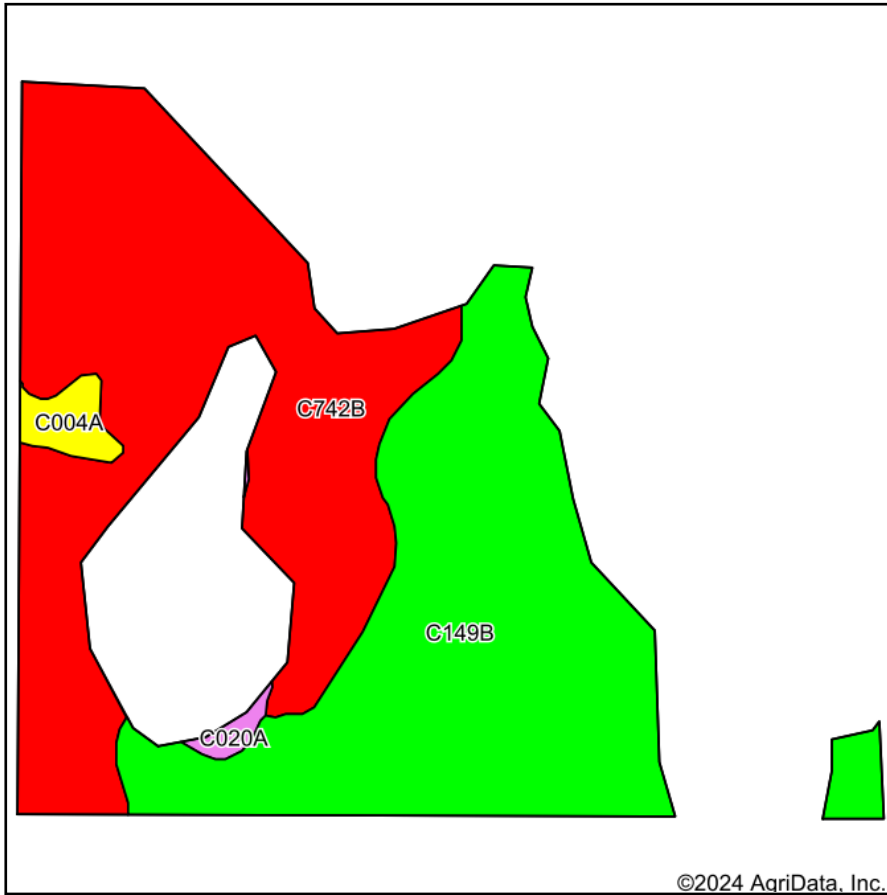
Maps Provided By:



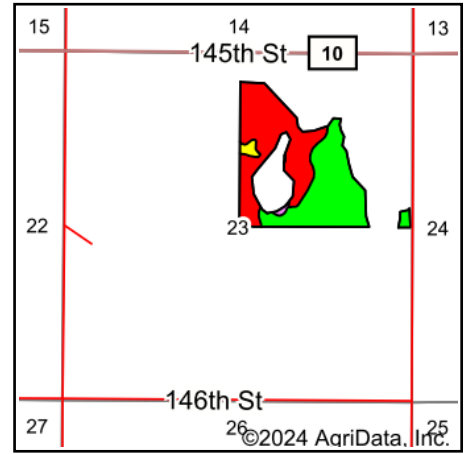
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Edmunds**  
 Location: **23-121N-71W**  
 Township: **Hillside**  
 Acres: **62**  
 Date: **1/26/2024**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD045, Soil Area Version: 24

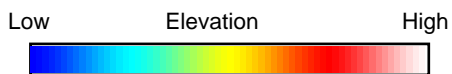
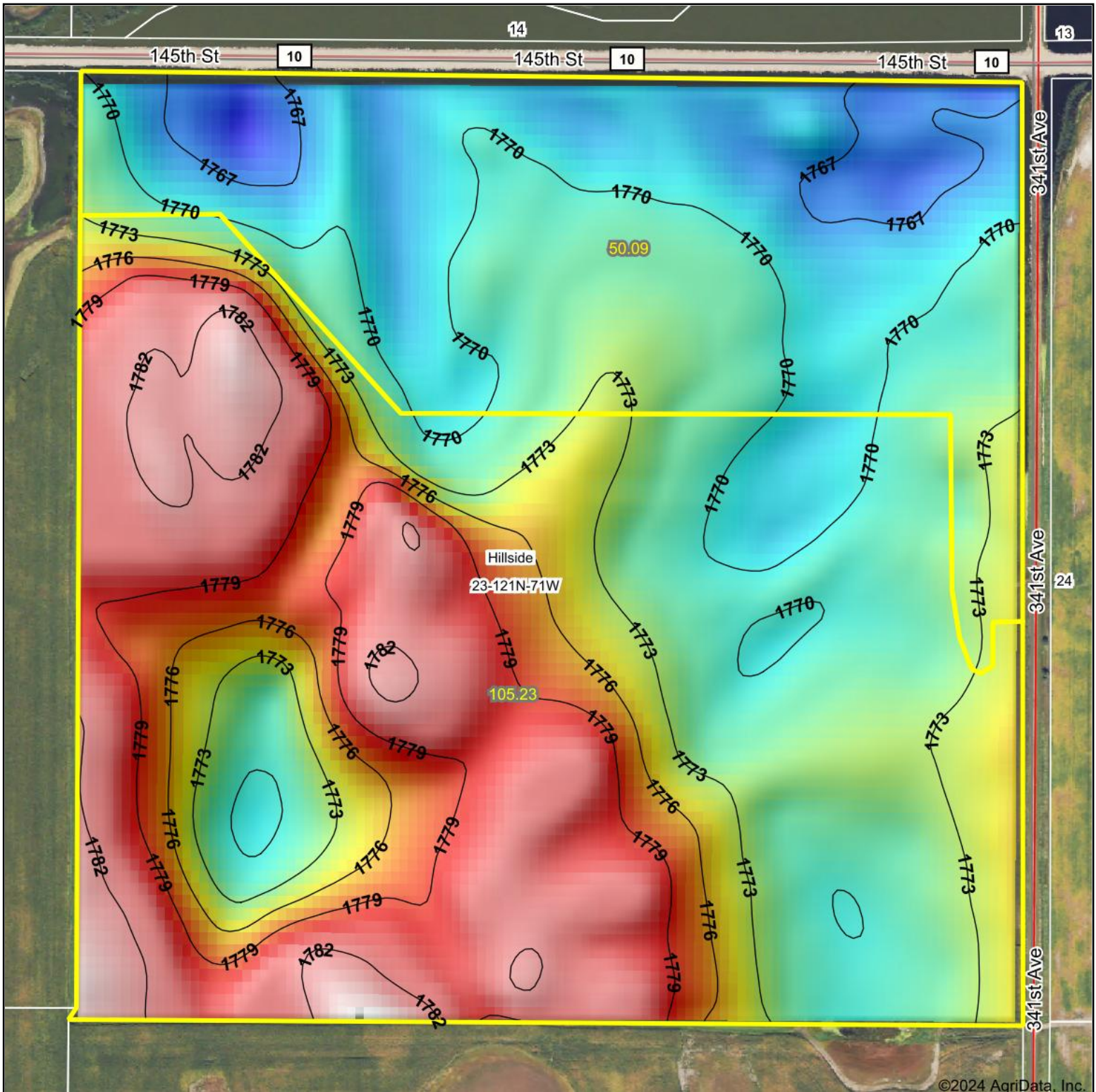
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
C742B	Temvik-Grassna silt loams, 2 to 6 percent slopes	31.65	51.0%		Ile	2540	85
C149B	Williams-Bowbells-Tonka complex, 0 to 6 percent slopes	28.69	46.3%		Ile	3197	79
C004A	Tonka silt loam, 0 to 1 percent slopes	1.19	1.9%		IVw	4379	45
C020A	Heil silt loam, 0 to 1 percent slopes	0.47	0.8%		VIIs	3552	20
Weighted Average					2.07	2887	81

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Topography Hillshade



Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,764.6

Max: 1,784.1

Range: 19.5

Average: 1,774.0

Standard Deviation: 4.86 ft



**23-121N-71W**  
**Edmunds County**  
**South Dakota**

Boundary Center: 45° 17' 5.84, -99° 21' 53.66

Maps Provided By:



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

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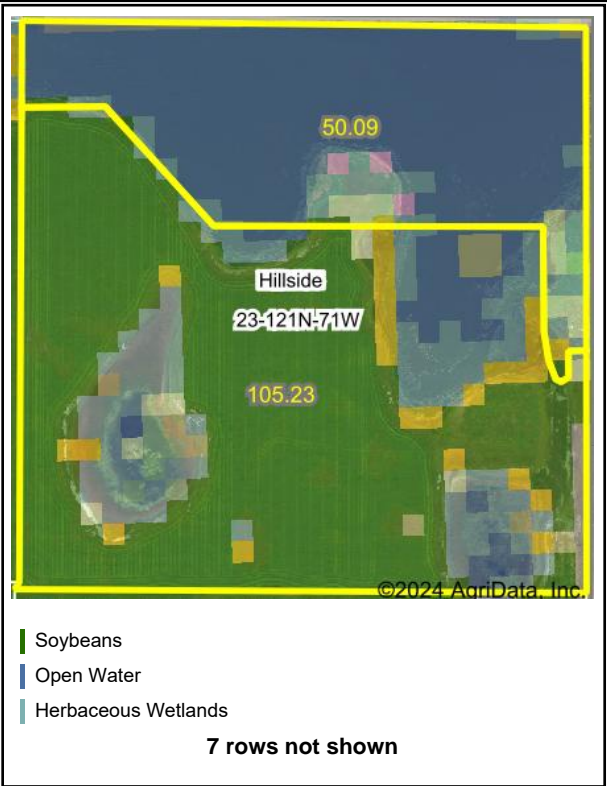
4 Year Crop History

Owner/Operator:  
Address:  
Address:  
Phone:

Date:  
Farm Name:  
Field ID:  
Acct. #:

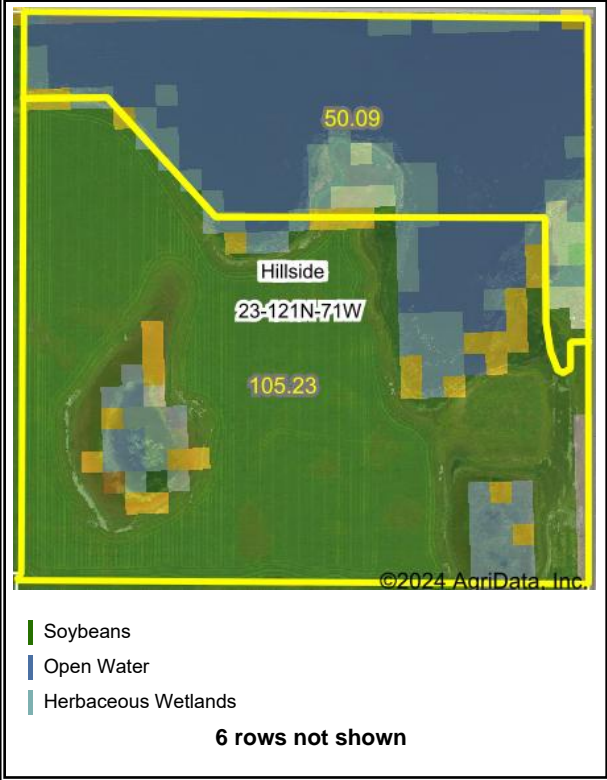
Crop Year:

Crop Year:



Crop Year:

Crop Year:





UNITED STATES DEPARTMENT OF THE INTERIOR

U. S. FISH AND WILDLIFE SERVICE

BUREAU OF SPORT FISHERIES AND WILDLIFE

CONVEYANCE OF EASEMENT FOR WATERFOWL MANAGEMENT RIGHTS

THIS INDENTURE, by and between **M. J. Jones (a/k/a Morris J. Jones) and Catherine L. Jones (a/k/a Catherine Jones) his wife,**  
**Residing at 1509 S. Main St., Aberdeen, South Dakota.**

parties of the first part, and the UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior or his authorized representative, party of the second part.

WITNESSETH:

WHEREAS, section 4 of the Migratory Bird Hunting Stamp Act of March 16, 1934, as amended by section 3 of the Act of August 1, 1958 (72 Stat. 486, 16 U.S.C., sec. 718d (c)), authorizes the Secretary of the Interior to acquire small wetland or pothole areas suitable for use as waterfowl production areas:

WHEREAS, the lands described below contain or include small wetland or pothole areas suitable for use as waterfowl production areas:

NOW, THEREFORE, for and in consideration of the sum of ~~seven hundred~~ **seventy five** Dollars (**\$75.00**), the parties of the first part hereby convey to the United States, commencing with the acceptance of this indenture by the Secretary of the Interior or his authorized representative which acceptance must be made within ~~six~~ months of the execution of this indenture by the parties of the first part, or any subsequent date as may be mutually agreed upon during the term of this option, an easement or right of use for the maintenance of the land described below as a waterfowl production area in perpetuity, including the right of access thereto by authorized representatives of the United States:

**SOUTH DAKOTA, EDMUNDS COUNTY,**

**T. 121 N., R. 71 W., 5th P.M.**

**sec. 23, NE 1/4**

**sec. 24, W 1/2**

**sec. 25, NE 1/2**

Subject, however, to all existing rights-of-way for highways, roads, railroads, pipelines, canals, laterals, electrical transmission lines, telegraph and telephone lines, and all outstanding mineral rights.

The parties of the first part, for themselves and for their heirs, successors and assigns, covenant and agree that they will cooperate in the maintenance of the aforesaid lands as a waterfowl production area by not draining or permitting the draining, through the transfer of appurtenant water rights or otherwise, of any surface water including lakes, ponds, marshes, sloughs, swales, swamps, or potholes, now existing or reoccurring due to natural causes on the above-described tract, by ditching or any other means; by not filling in with earth or any other material or leveling, any part or portion of the above-described tract on which surface water or marsh vegetation is now existing or hereafter reoccurs due to natural causes; and by not burning any areas covered with marsh vegetation. It is understood and agreed that this indenture imposes no other obligations or restrictions upon the parties of the first part and that neither they nor their successors, assigns, lessees, or any other person or party claiming under them shall in any way be restricted from carrying on farming practices such as grazing, hay cutting, plowing, working and cropping wetlands when the same are dry of natural causes, and that they may utilize all of the subject lands in the customary manner except for the draining, filling, leveling, and burning provisions mentioned above.

SPECIAL PROVISIONS

1. This indenture shall not be binding upon the UNITED STATES OF AMERICA until accepted on behalf of the United States by the Secretary of the Interior or his authorized representative, although this indenture is acknowledged by the parties of the first part to be presently binding upon the parties of the first part and to remain so until the expiration of said period for acceptance, as hereinabove described, by virtue of the payment to parties of the first part, by the UNITED STATES OF AMERICA, of the sum of One Dollar, the receipt of which is hereby expressly acknowledged by parties of the first part.

2. Notice of acceptance of this agreement shall be given the parties of the first part by certified mail addressed to **M. J. Jones** **1509 S. Main St., Aberdeen, South Dakota** and such notice shall be binding upon all the parties of the first part without sending a separate notice to each.

3. The parties of the first part warrant that no person or selling agency has been employed or retained to solicit or secure this contract upon agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the vendors for the purpose of securing business. For breach or violation of this warranty the United States shall have the right to annul this contract without liability or in its discretion to deduct from the contract price or consideration the full amount of such commission, percentage, brokerage, or contingent fee.

4. It is further mutually agreed that no Member of or Delegate to Congress, or Resident Commissioner, shall be admitted to any share or part of this contract, or to any benefit to arise thereupon. Nothing, however, herein contained shall be construed to extend to any incorporated company, where such contract is made for the general benefit of such incorporation or company.

5. Payment of the consideration will be made by Disbursing Officers check after acceptance of this indenture by the Secretary of the Interior or his authorized representative, and after the Attorney General or in appropriate cases, the Field Solicitor of the Department of the Interior shall have approved the easement interest thus vested in the United States.

IN WITNESS WHEREOF the parties of the first part have hereunto set their hands and seals this **10** day of **June**, 19**63**.

\_\_\_\_\_  
**M. J. Jones** (L.S.)

/s/ M. J. Jones (L.S.)  
**Catherine L. Jones**

/s/ Catherine L. Jones (L.S.)

\_\_\_\_\_  
(L.S.)

/s/ M. Lloyd Jones (L.S.)  
(Witness)

/s/ Mrs. Claudine Gilborne (L.S.)

ACKNOWLEDGEMENT

STATE South Dakota )  
COUNTY OF Brown ) ss

On this **12** day of **June**, in the year **1963**, before me personally appeared **M. J. Jones** and **Catherine L. Jones**, his wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged to me that they ~~she~~ executed the same as their ~~his~~ free act and deed.

/s/ Barry L. Peterson

(SEAL)

Seal Affixed

My commission expires

Notary Public  
(Official Title)

**My Commission Expires**  
**November 14, 1968**  
**Barry L. Peterson**

ACCEPTANCE

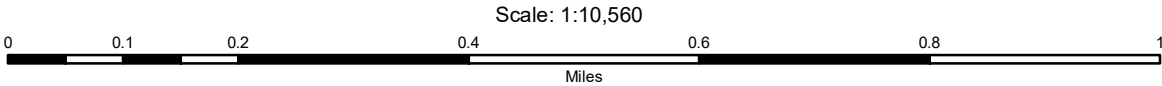
This indenture is accepted on behalf of the United States this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, under the authority contained in section 4 of the Migratory Bird Hunting Stamp Act, as amended, and pursuant to authority delegated by 210 DM 1.3, Commissioner of Fish and Wildlife Order No. 4, and 4 AM 4.5D(1).

THE UNITED STATES OF AMERICA

By /s/ R. W. Burwell

(Title) REGIONAL DIRECTOR  
Bureau of Sport Fisheries and Wildlife <sup>24180</sup>





The U.S. Fish & Wildlife Service (Service) has purchased and owns a perpetual easement which restricts the rights to drain, burn, fill or level any wetland areas depicted on this map. This map represents the Service's effort to depict the approximate sizes, shapes, and locations of all protected wetland areas and is not intended to depict water levels in wetland areas for any given year. Wetland area acre estimates are provided to demonstrate that mapped wetland areas are consistent with the acres for which the Service paid. Any other interpretation of the estimated wetland area acreages may lead to a mischaracterization of the easement conveyance. A permit is required from the Service before conducting activities that result in the draining, burning, filling or leveling of wetland areas identified on this map.

- Section Boundary
- Boundary of Easement Description
- Wetland Areas Covered by Provisions of the Easement