

**October 3, 2024**  
**LAND AUCTION**

**127.38 +/- Acres – Day County, SD**

**10:00 AM Start**

**Owner: Shirley Gollnick**

**Location: Webster VFW Building**  
**521 W. 1<sup>st</sup> St., Webster, SD**

**Jark/Worlie Auction, LLC**

**Val W. Jark. (605) 380-2244**

**Broker Assoc. #12404**

**Merlin T. Worlie (605) 715-9200**

**RE Auctioneer #114**



## **Welcome**

**We would like to invite and welcome you to our public auction! This is an excellent opportunity to add Day County Cropland to your portfolio.**

### **Legal Description**

**NE ¼ of 35-122-55**

**Racine Township, Day County, SD**

**(less 1.04 A to Day Co. & ex. Hy & Lot H3 & Gollnick Outlot A&B)**

***\*\* Buyer(s) have the right to operate in 2025! \*\****

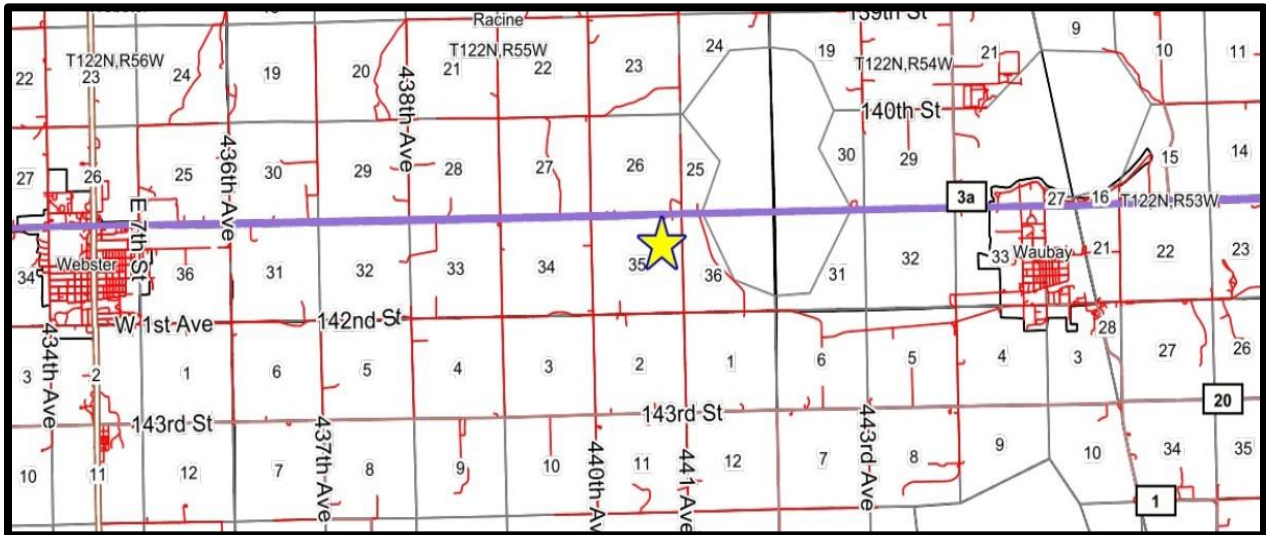
**Note: *Shirley has decided to offer her land for sale at Live Public Auction!***

***This tract is cropland with slough and is located 4 miles West of Waubay, SD and/or 6 ¼ miles East of Webster, SD. A portion of this tract has U.S. Hwy 12 frontage (will need an approach) with a good gravel road (441 Ave.) bordering the east side.***

***Hunters & Fishermen – The tract has a couple of sloughs and may lend itself to hunting opportunities. If it's fishing that you like, it is located just ½ mile from Rush Lake and is a short distance to Waubay, Bitter & Blue Dog Lakes!***

***FARMING - RECREATION - 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 Danny Smeins, Smeins Law Office, Webster, SD. Jark/Worlie Auction, LLC and Danny Smeins are acting as agents for sellers. Possession will be given Jan. 01, 2025. The 2024 real estate taxes (paid in 2025) will be paid by the 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.**

**To be offered at Public Auction**  
**NE ¼ of 35-122-55**  
**Racine Township, Day County, SD**

(less 1.04 A to Day Co. & ex. Hy & Lot H3 & Gollnick Outlot A&B)

**This tract is offered \$\_\_\_\_\_x 127.38 acres.**

**The FSA reports approx. 122.97 farmland acres of which 114.06 acres are considered cropland. The balance is non-crop acres & R.O.W. \* No USFWS Easements \* No NRCS Certified Wetlands \* *The tract is currently planted to Alfalfa.***

***\*\* There are a couple of areas of slough / habitat that may lend themselves to hunting opportunities. \*\****

**BASE ACRES: 43.80**  
**Wheat 17.60, Barley 26.20**

**SURETY PRODUCTIVITY INDEX:**  
**54.7**  
**(approximately 66.0 on cropland)**

**2023 REAL ESTATE TAXES:**  
**\$1,402.16**

**LOCATION**

**From **Waubay, SD** (Jct. of Hwy 12 & N. Main St.) – go 4 miles West on U.S. Hwy 12.**

**From **Webster, SD** (A&W Corner / Hwy 12 & N. Main St.) – go 6 1/4 miles East on U.S. Hwy 12.**



**Common Land Unit**

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

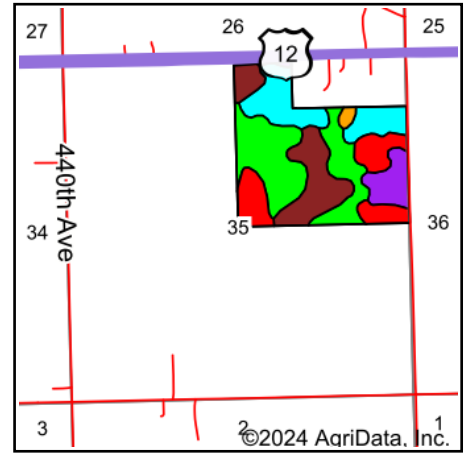
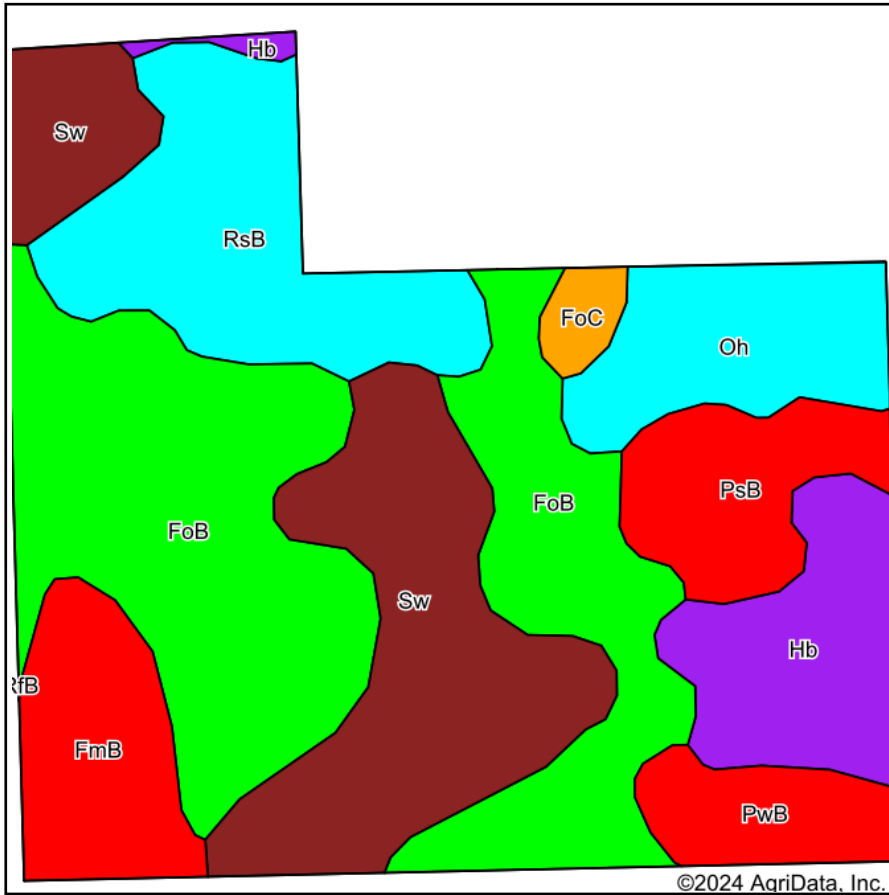
Unless otherwise noted, crops listed below are:  
**Non-irrigated**      Producer initial \_\_\_\_\_  
**Intended for Grain**      Date \_\_\_\_\_  
 Corn = Yellow  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non

2024 Program Year  
 Map Created June 12, 2024

**35-122N-55W-Day**

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








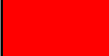



State: **South Dakota**  
 County: **Day**  
 Location: **35-122N-55W**  
 Township: **Racine**  
 Acres: **123.58**  
 Date: **8/25/2024**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

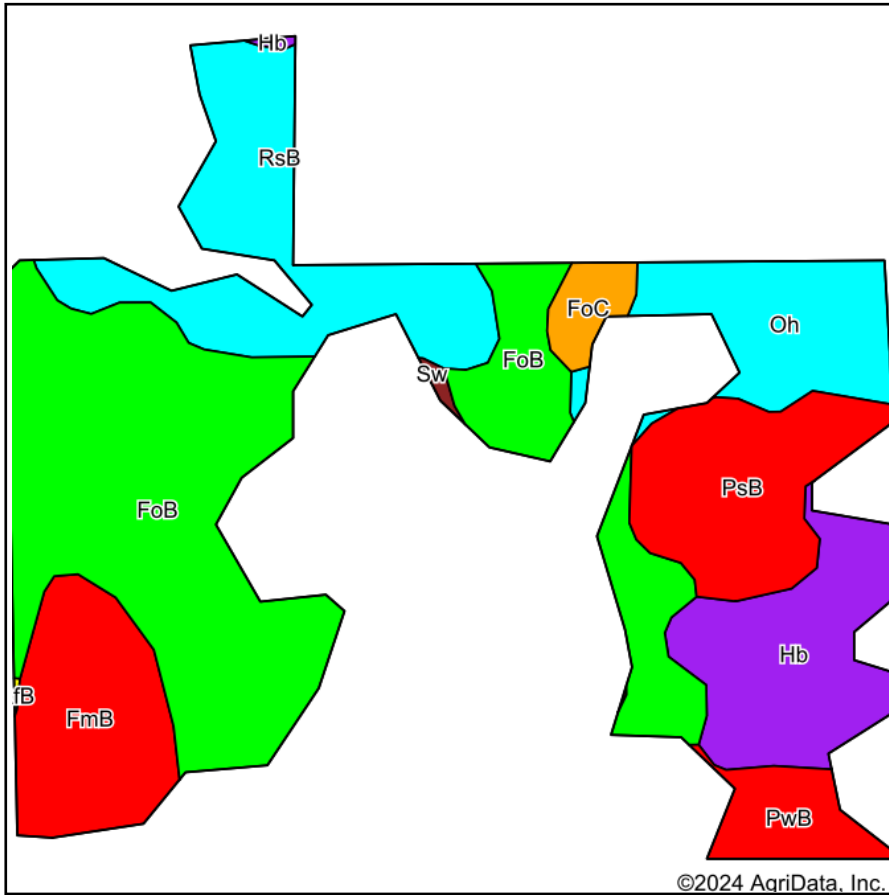
Area Symbol: SD037, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
FoB	Forman-Buse-Aastad loams, 1 to 6 percent slopes	40.96	33.2%		Ile	3636	79
Sw	Southam silty clay loam, 0 to 1 percent slopes	24.10	19.5%		VIIIw	6972	10
RsB	Renshaw-Sioux complex, coteau, 2 to 6 percent slopes	15.84	12.8%		IVs	2393	34
Hb	Hamerly-Parnell complex	10.68	8.6%		IIs	5248	52
Oh	Oldham silty clay loam	9.16	7.4%		Vw	6062	30
FmB	Forman-Aastad loams, 1 to 6 percent slopes	8.62	7.0%		Ile	3987	84
PsB	Poinsett-Rusklyn-Waubay silty clay loams, 1 to 6 percent slopes	7.64	6.2%		Ile	3701	84
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	5.09	4.1%		Ile	3789	89
FoC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	1.49	1.2%		IIle	3484	65
<b>Weighted Average</b>					<b>3.66</b>	<b>4479.4</b>	<b>54.7</b>

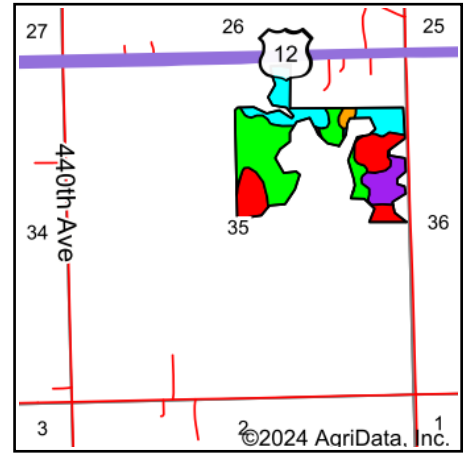
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Soils Map



Soils data provided by USDA and NRCS.






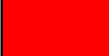





State: **South Dakota**  
 County: **Day**  
 Location: **35-122N-55W**  
 Township: **Racine**  
 Acres: **66.37**  
 Date: **8/25/2024**

Maps Provided By:  
  
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Area Symbol: SD037, Soil Area Version: 29

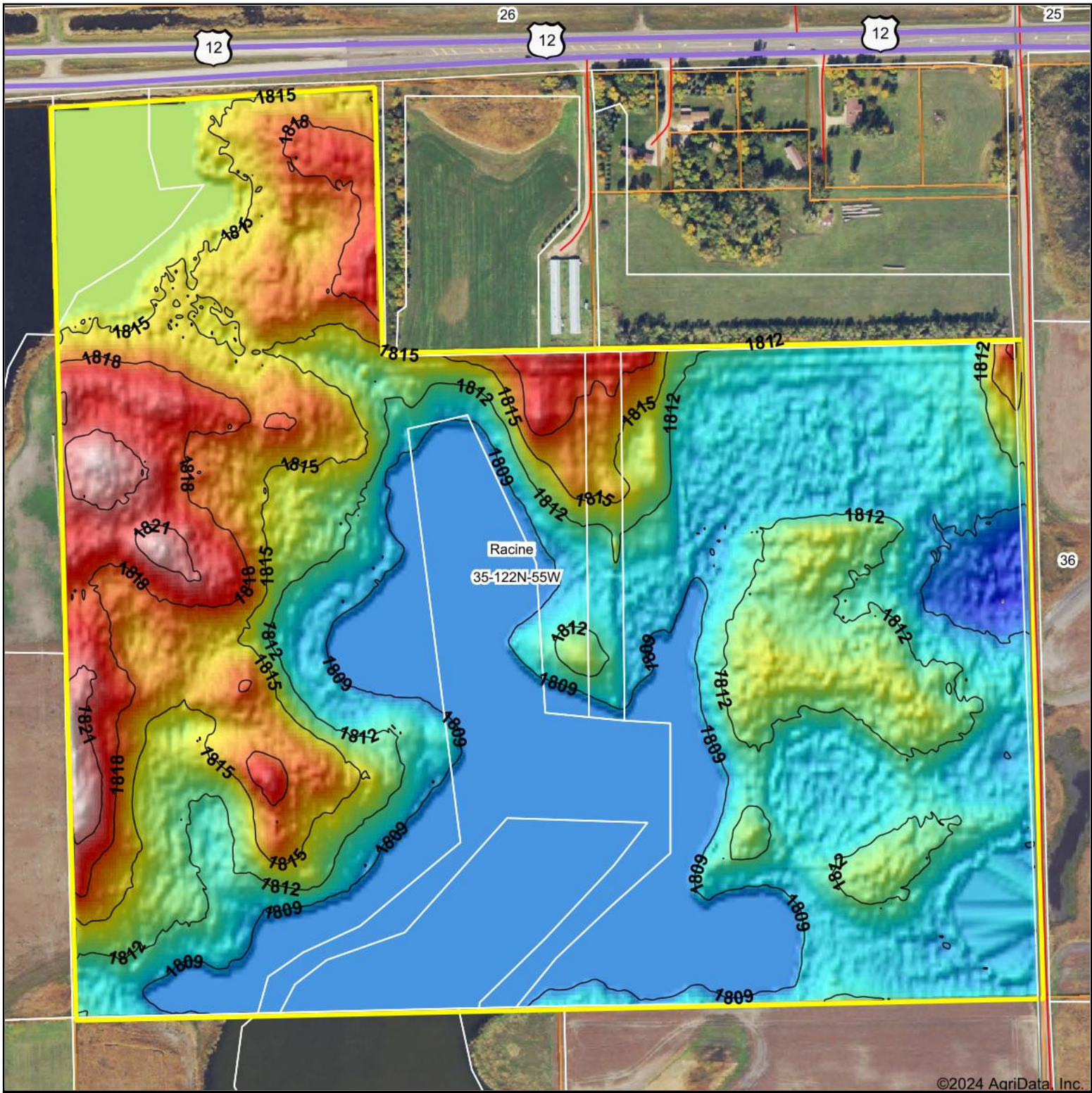
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
FoB	Forman-Buse-Aastad loams, 1 to 6 percent slopes	25.69	38.6%		Ile	3636	79
RsB	Renshaw-Sioux complex, coteau, 2 to 6 percent slopes	9.81	14.8%		IVs	2393	34
Hb	Hamerly-Parnell complex	7.55	11.4%		Ils	5248	52
PsB	Poinsett-Rusklyn-Waubay silty clay loams, 1 to 6 percent slopes	7.07	10.7%		Ile	3701	84
FmB	Forman-Aastad loams, 1 to 6 percent slopes	6.65	10.0%		Ile	3987	84
Oh	Oldham silty clay loam	5.71	8.6%		Vw	6062	30
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	2.45	3.7%		Ile	3789	89
FoC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	1.27	1.9%		IIle	3484	65
Sw	Southam silty clay loam, 0 to 1 percent slopes	0.17	0.3%		VIIIw	6972	10
<b>Weighted Average</b>					<b>2.59</b>	<b>3897.7</b>	<b>66</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

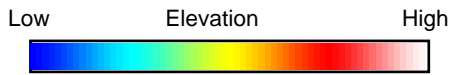
Soils data provided by USDA and NRCS.



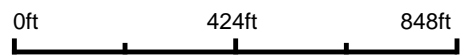
# Topography Hillshade



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Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,806.2  
 Max: 1,823.4  
 Range: 17.2  
 Average: 1,812.3  
 Standard Deviation: 3.61 ft



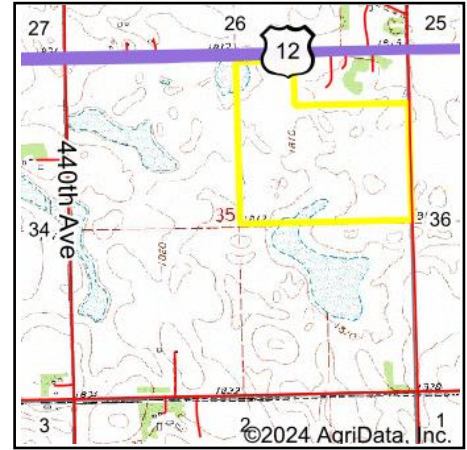
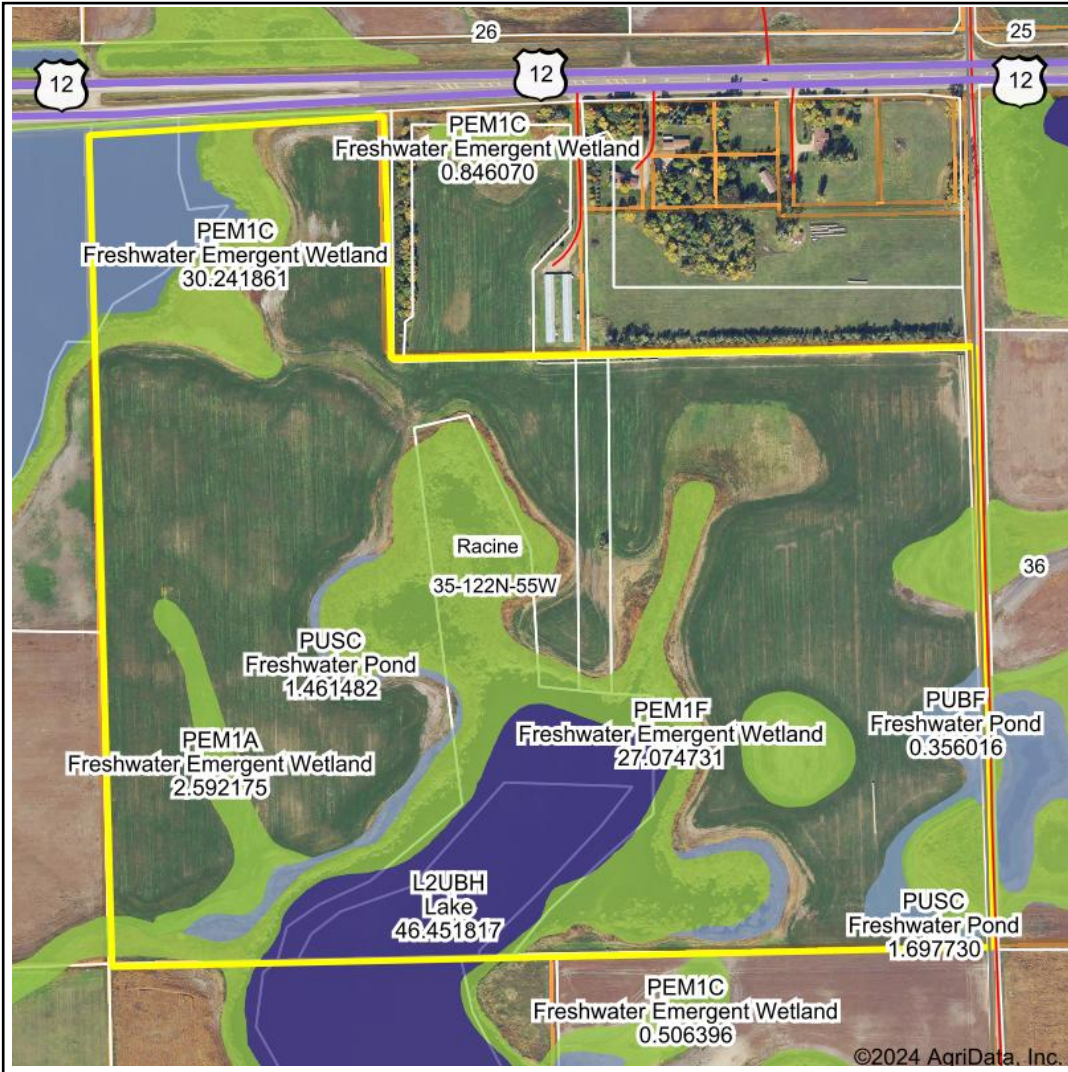
**35-122N-55W**  
**Day County**  
**South Dakota**

Boundary Center: 45° 20' 13.97, -97° 23' 31.53



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

# Wetlands Map



**State:** South Dakota  
**Location:** 35-122N-55W  
**County:** Day  
**Township:** Racine  
**Date:** 8/25/2024

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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0ft                      660ft                      1321ft

Classification Code	Type	Acres
PEM1F	Freshwater Emergent Wetland	20.39
L2UBH	Lake	10.30
PEM1C	Freshwater Emergent Wetland	6.74
PUBH	Freshwater Pond	4.03
PUSC	Freshwater Pond	3.94
PEM1A	Freshwater Emergent Wetland	3.13
PUBF	Freshwater Pond	0.36
Total Acres		48.89

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# 4 Year Crop History

Owner/Operator:

Date:

Address:

Farm Name:

Address:

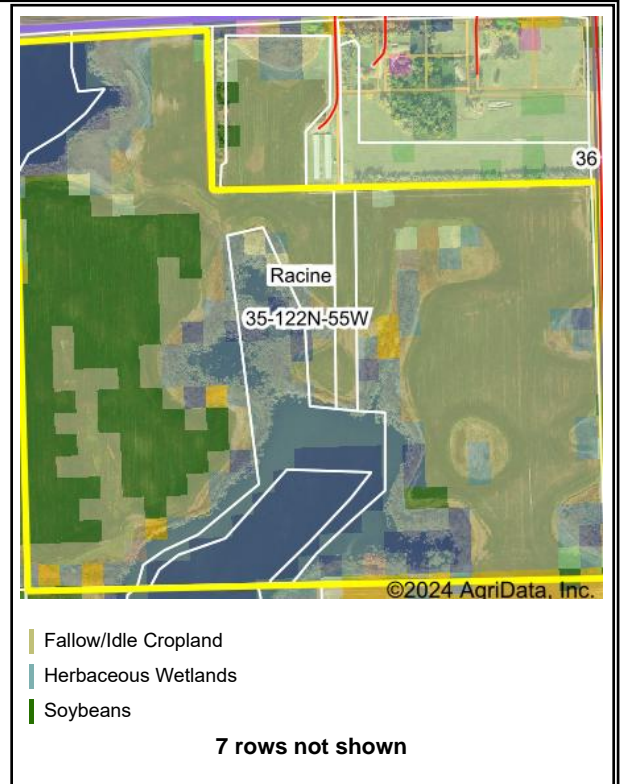
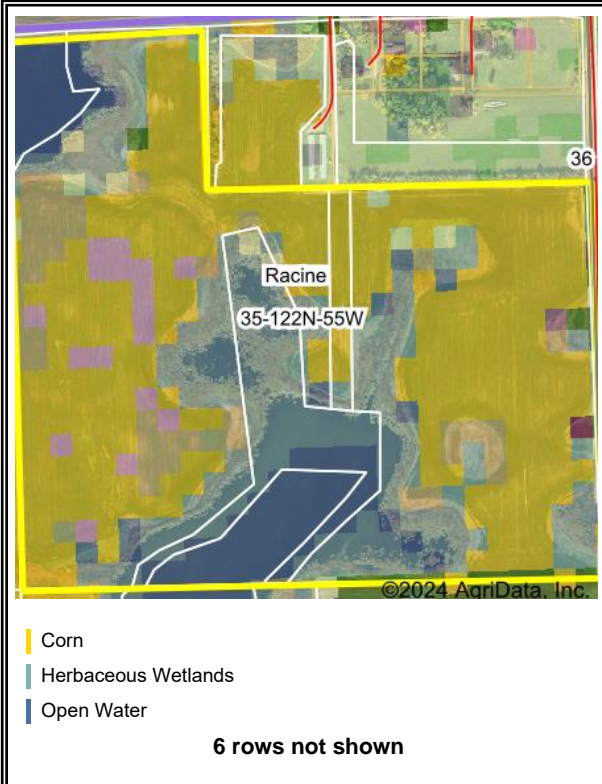
Field ID:

Phone:

Acct. #:

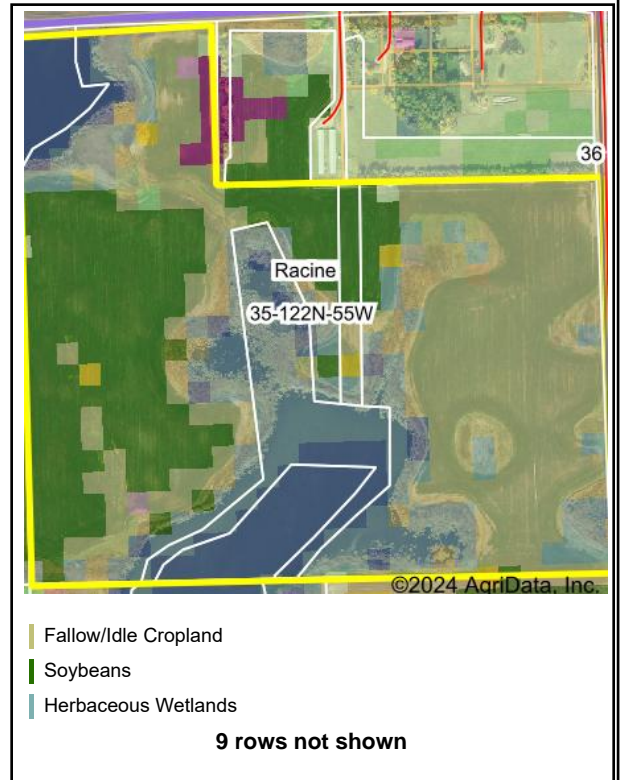
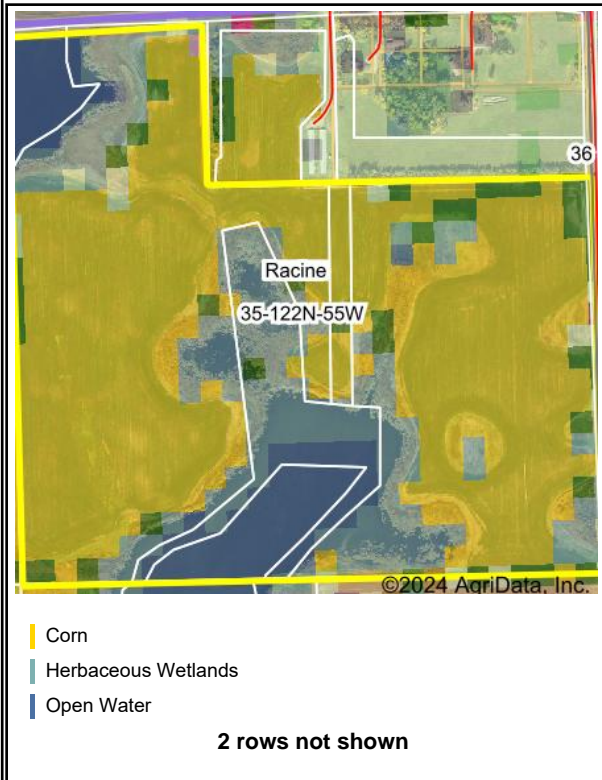
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 45° 20' 13.97, -97° 23' 31.53

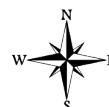
State: SD

County: Day

Legal: 35-122N-55W

Twnshp: Racine

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



Maps Provided By:



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