



**October 24, 2024  
LAND AUCTION**

**160 Acres – Spink County, SD  
10:00 AM Start**

**Seller: Thorson Real Estate  
Limited Partnership**



**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 Spink County Cropland to your portfolio.**

### **Legal Description**

**SE ¼ of 14-120-62  
La Prairie Twp, Brown County, SD**

### **Auction Location**

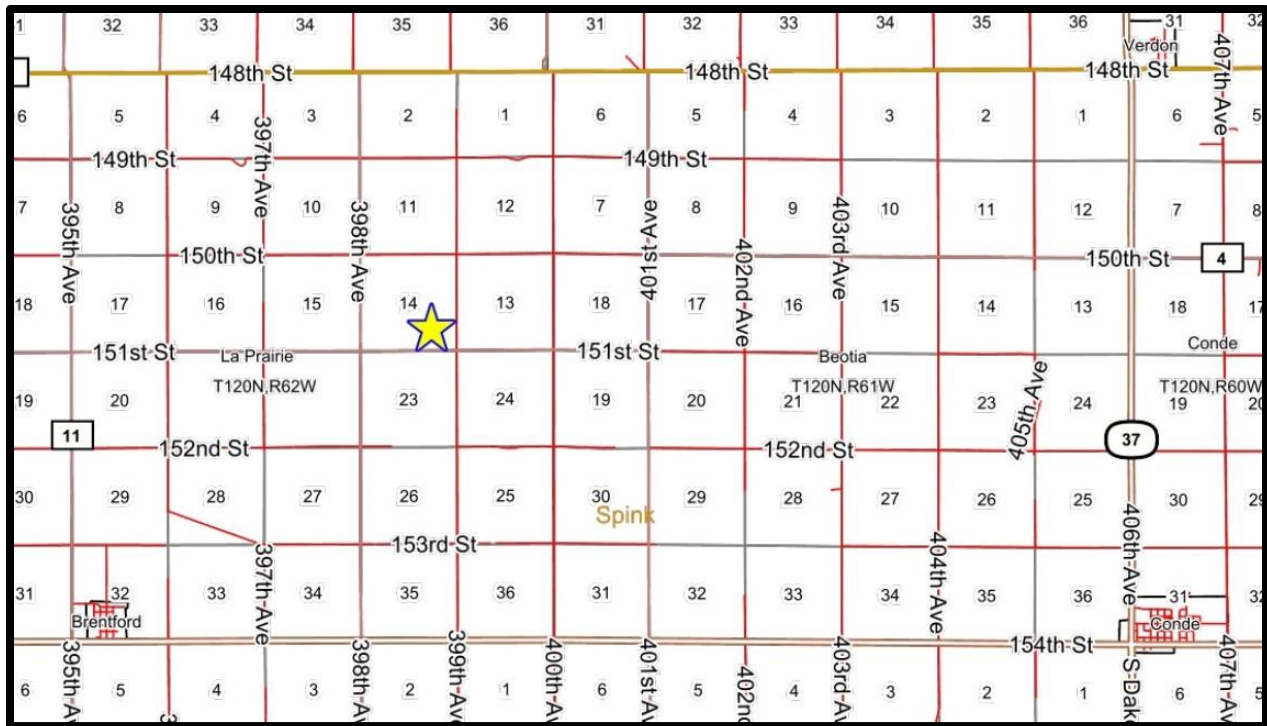
**Brentford Legion  
Main Street - Brentford, SD**

***FARMING & INVESTMENT OPPORTUNITIES!***

***\*\* Buyers have the right to operate in 2025! \*\****

***\*\* 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 Rob Ronayne, Ronayne Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC and Rob Ronayne are acting as agents for the seller. Possession will be given Jan. 1, 2025. The 2024 real estate taxes (due in 2025) will be paid by the seller. The seller will convey to the buyer any gas, oil, mineral or hunting rights now owned. The seller reserves the right to accept or reject any or all bids. Any announcements on 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 14-120-62  
La Prairie Twp, Spink County, SD**

**This tract is offered \$\_\_\_\_\_x 160 acres.**

**The FSA reports this tract as having approx. 159.22  
farmland acres - all considered cropland. The balance is  
non-crop acres & R.O.W. \* No USFWS or NRCS Easements \***

**\*\* Possession in 2025 \*\***

**COUNTY AVERAGE RATING:  
.477**

**BASE ACRES: 149.45 total  
Corn 77.28, Soybeans 72.17**

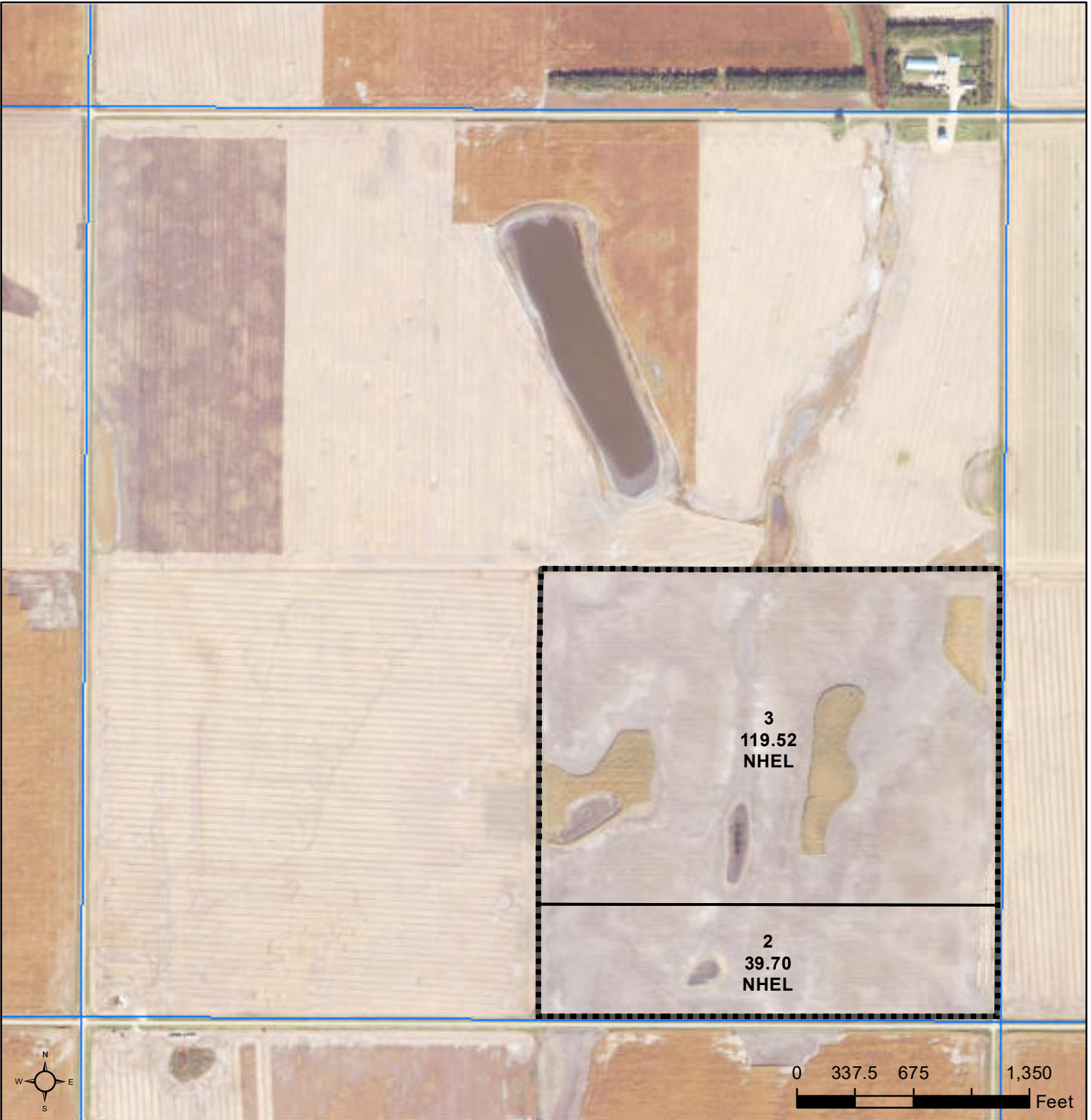
**SURETY PRODUCTIVITY INDEX:  
47.1**

**2024 REAL ESTATE TAXES:  
\$1,144.16**

**LOCATION**

**From Brentford, SD - go 3 miles North on Hwy 11 (395 Ave.)  
& 3 ½ miles East (151 St.).**

**From Conde, SD – go 8 miles West on Hwy 20, 3 miles North  
on Co. 9 (398 Ave) & ½ East (151 St.).**



**Common Land Unit**   PLSS

- Cropland
- Tract Boundary

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

Tract Cropland Total: 159.22 acres

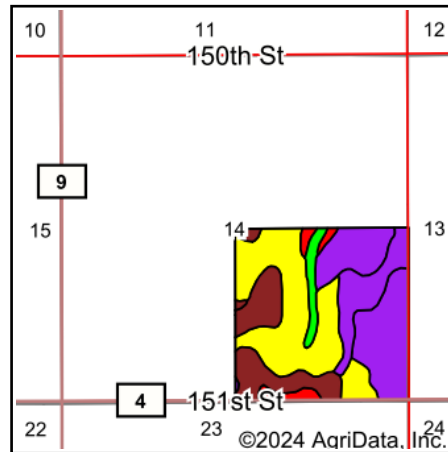
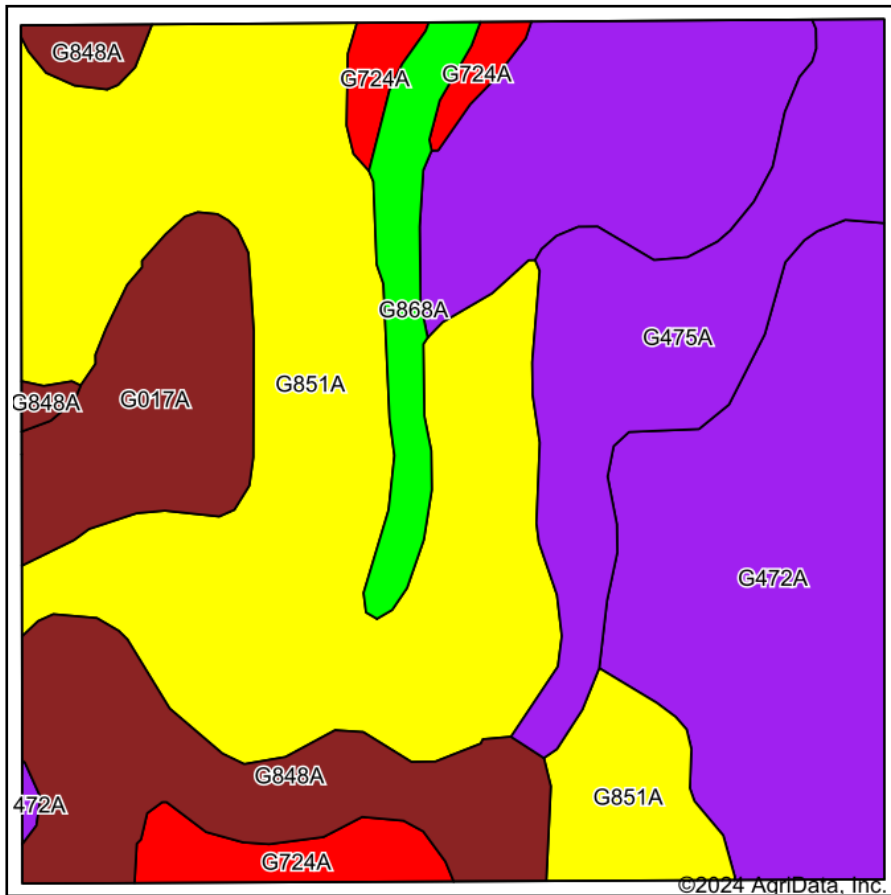
2024 Program Year

Map Created June 27, 2024

**14-120N-62W-Spink**

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: **Spink**  
 Location: **14-120N-62W**  
 Township: **La Prairie**  
 Acres: **160.04**  
 Date: **9/7/2024**

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

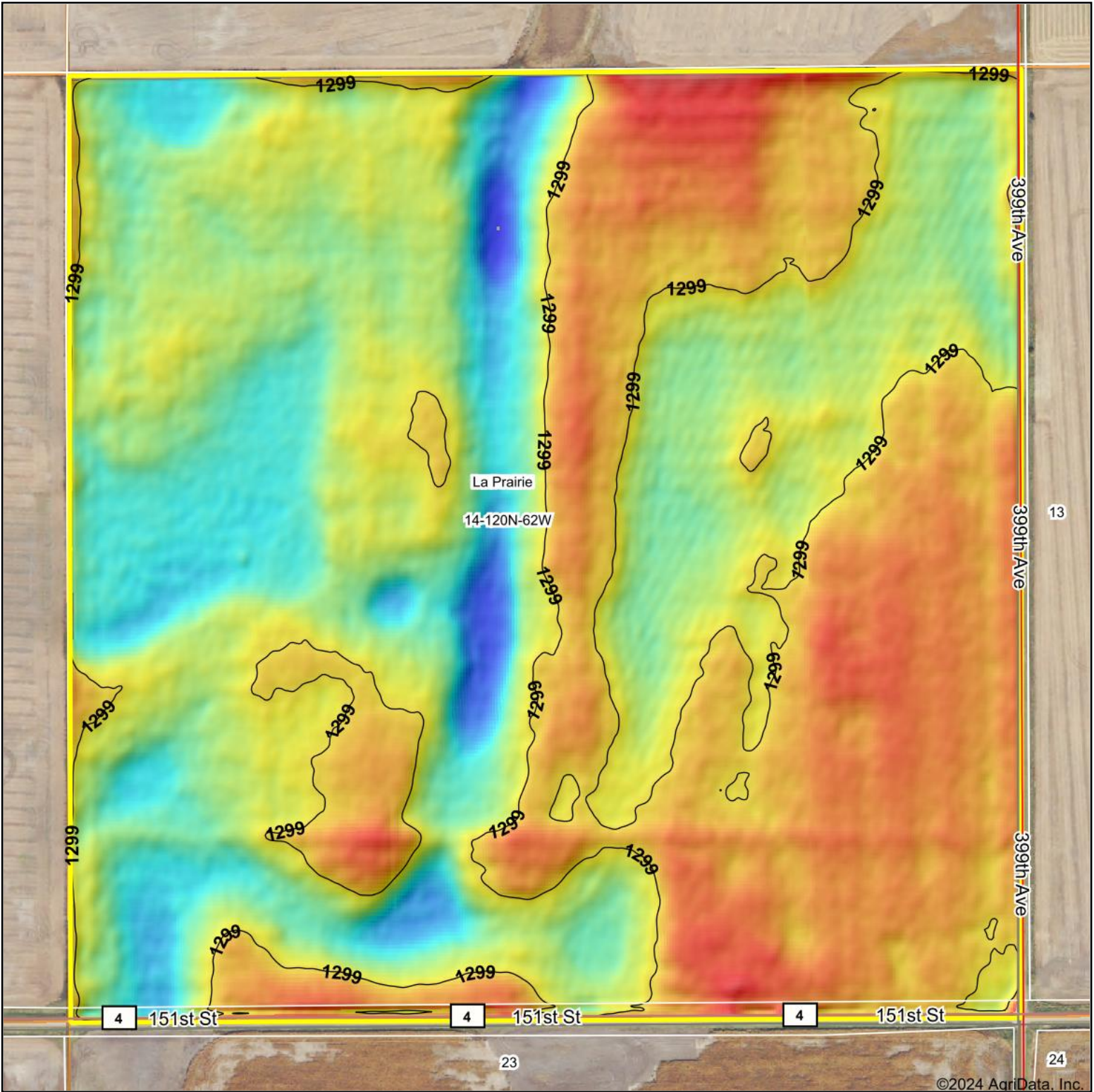
Area Symbol: SD115, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	57.30	35.8%		IVs	2099	46
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	45.34	28.3%		IIIs	2361	59
G475A	Aberdeen-Nahon-Heil silt loams, 0 to 2 percent slopes	17.86	11.2%		IIIs	2565	50
G848A	Exline-Heil silt loams, 0 to 2 percent slopes	16.99	10.6%		VIs	2268	18
G017A	Heil silt loam, till substratum, 0 to 1 percent slopes	11.08	6.9%		VIs	3555	11
G724A	Great Bend-Putney silt loams, 0 to 2 percent slopes	5.87	3.7%		IIc	2865	87
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	5.60	3.5%		IIw	4454	71
<b>Weighted Average</b>					<b>3.81</b>	<b>2454.5</b>	<b>47.1</b>

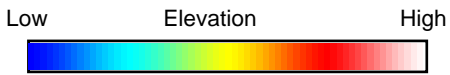
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

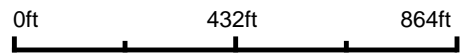
# Topography Hillshade



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Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,296.3  
 Max: 1,301.4  
 Range: 5.1  
 Average: 1,298.7  
 Standard Deviation: 0.72 ft



9/7/2024

**14-120N-62W**  
**Spink County**  
**South Dakota**

Boundary Center: 45° 12' 10.67, -98° 15' 9.43

Maps Provided By:

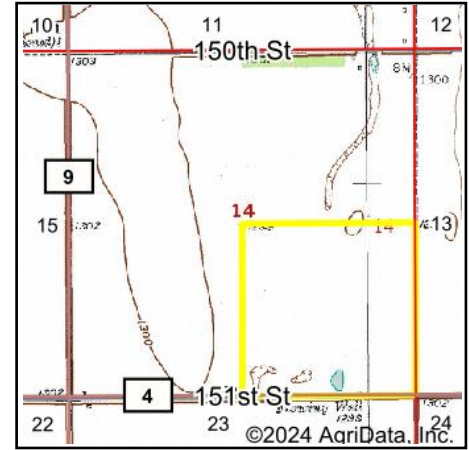
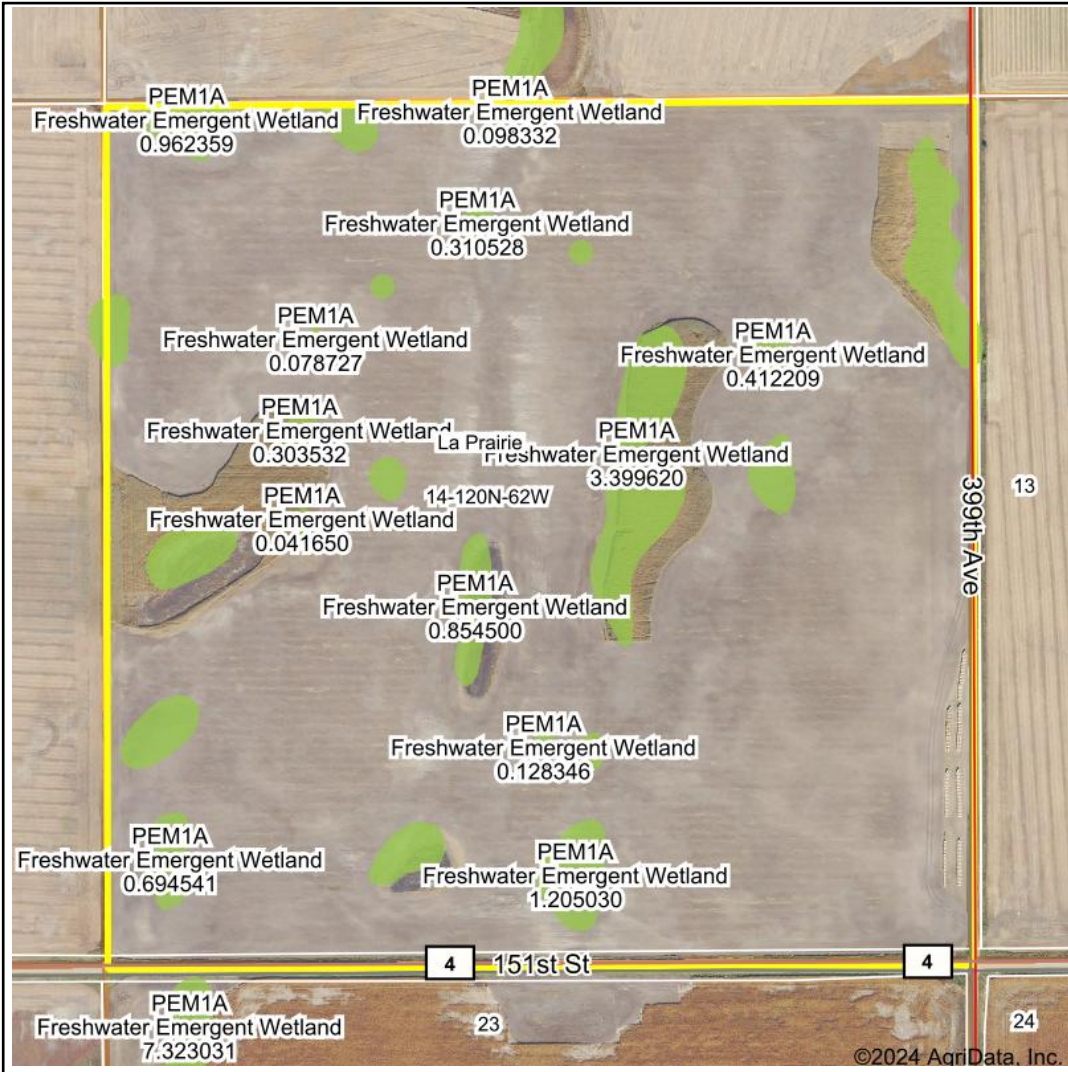


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Field borders provided by Farm Service Agency as of 5/21/2008.



# Wetlands Map



**State:** South Dakota  
**Location:** 14-120N-62W  
**County:** Spink  
**Township:** La Prairie  
**Date:** 9/7/2024

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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0ft      672ft      1345ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	14.39
Total Acres		14.39

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:

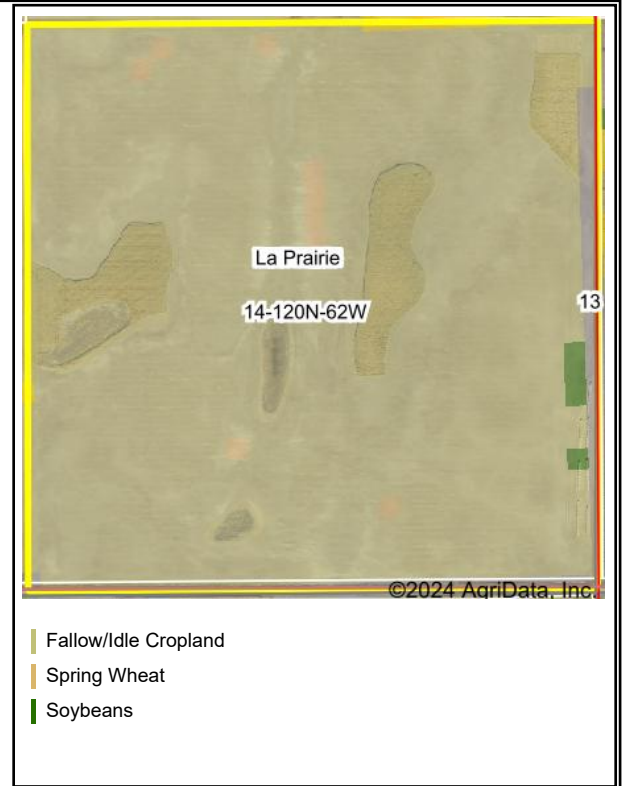
Field ID:

Phone:

Acct. #:

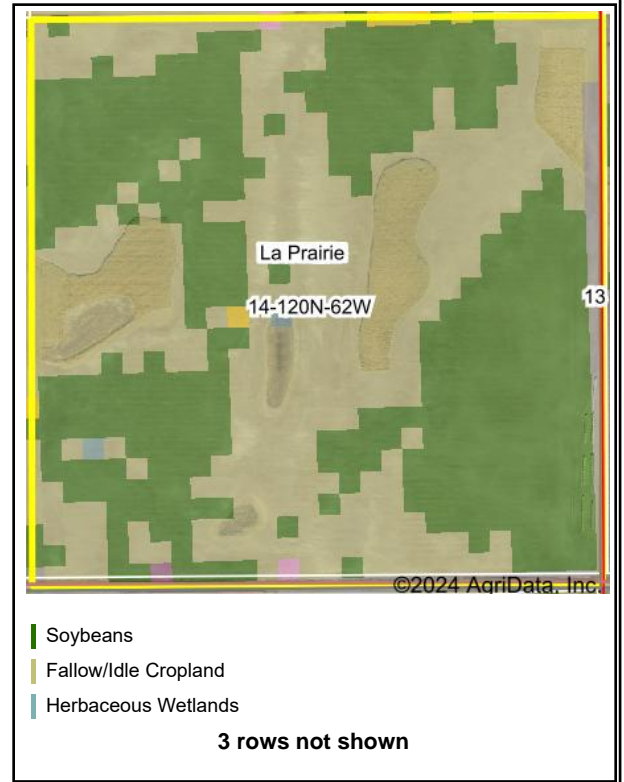
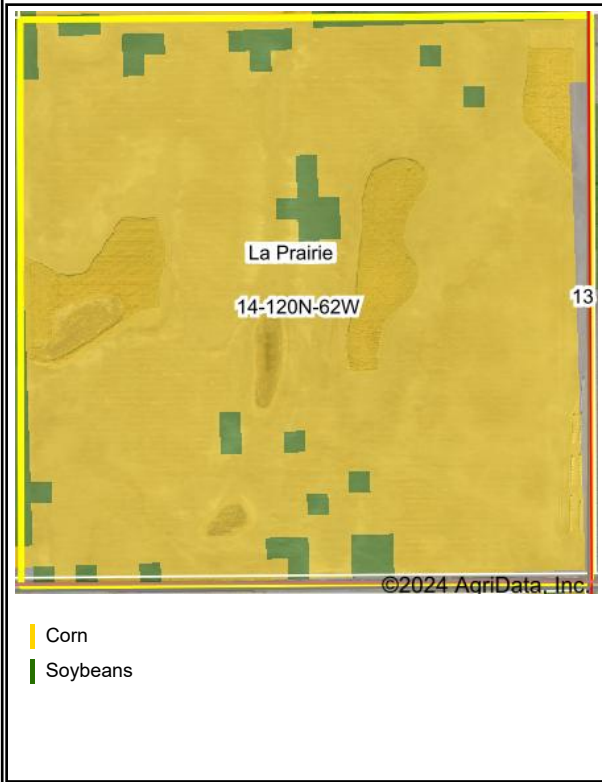
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 45° 12' 10.67, -98° 15' 9.43

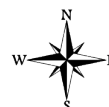
State: SD

County: Spink

Legal: 14-120N-62W

TwNShp: La Prairie

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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