

# October 31, 2024 LAND AUCTION

**180.34 Acres – Day County, SD  
10:00 AM Start**

**Seller: RM Grode, LLC**

**Sale Location  
Community Center  
86 S. Main St. Bristol, SD**

**Jark/Worlie Auction, LLC**

Val W. Jark (605) 380-2244  
Broker Associate #12404

Merlin T. Worlie (605) 715-9200  
RE Auctioneer #114



## **Welcome**

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

***FARMING - HUNTING - INVESTMENT OPPORTUNITIES***

### **Legal Description**

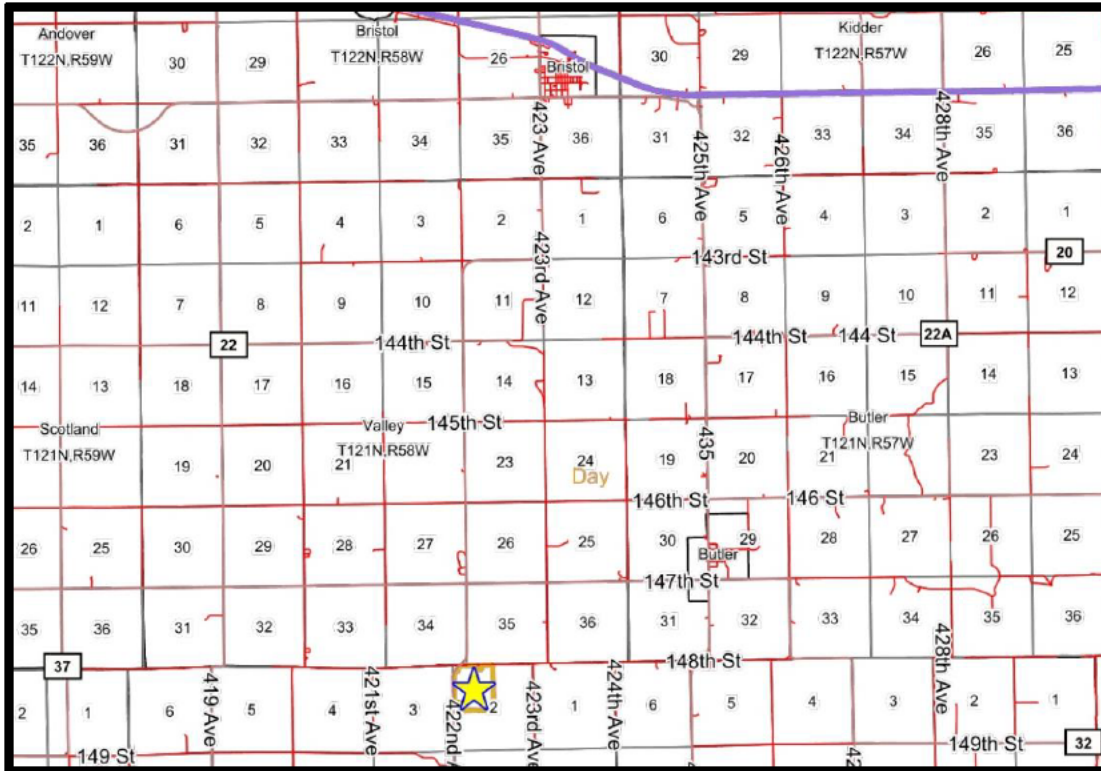
**NW ¼ of 2-120-58**

**(a.k.a. S ½ of NW & Lots 3&4 ex Rd)**

**Troy Township, Day County, SD**

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

***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 after January 1, 2025. 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 after January 1, 2025. The 2024 real estate taxes (paid in 2025) will be paid by the seller. The seller will convey to buyer(s) any gas, oil, mineral or hunting rights now owned. The seller reserves the right to accept or reject any or all bids. Announcements made on 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**

**NW ¼ of 2-120-58**  
**(a.k.a. S ½ of NW & Lt 3&4 ex Rd)**  
**Troy Township, Day County, SD**

This tract is offered \$\_\_\_\_\_x 180.34 acres.

The FSA reports approx. 172.39 farmland acres of which 160.57 acres are considered cropland. The balance is non-crop acres & R.O.W. *\*No USFWS Easements\* Has areas with EWP Permanent Easement \**

NOTE: Parcel was enrolled in CRP which expired on 9/30/24.  
*There are currently a couple of areas of water / habitat that may lend themselves to hunting opportunities.*

**BASE ACRES: 0**

**SURETY PRODUCTIVITY INDEX: 73.5**

**COUNTY RATING: .711**

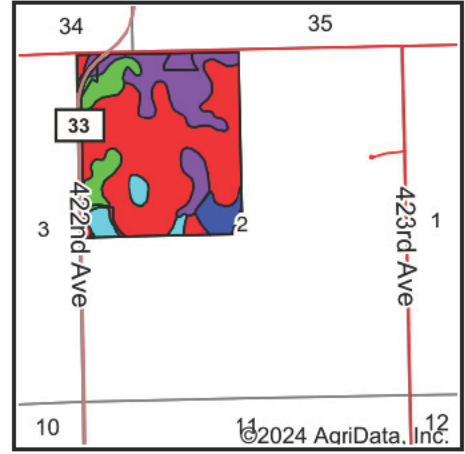
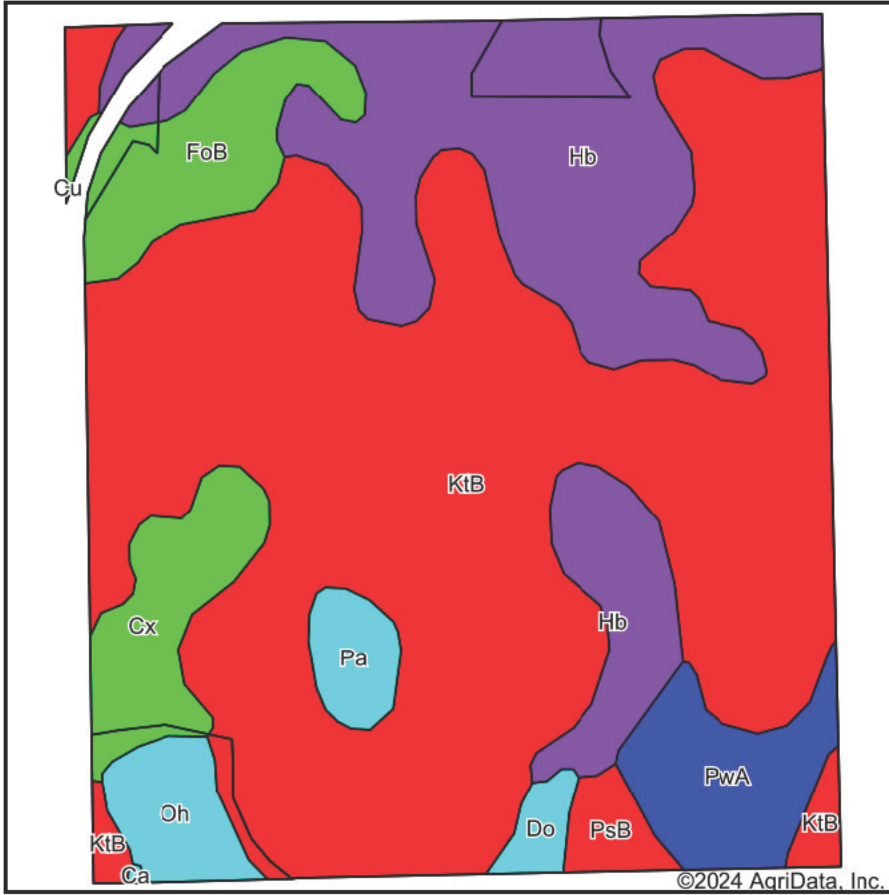
**2023 REAL ESTATE TAXES: \$2,350.26**

**LOCATION**

From **Butler, SD** – go 1 mile South on 425 Ave. & 2 ½ miles West on 148 St.

From **Bristol, SD** – go 2 miles South, 1 mile West & 5 South (all on Hwy 33).

# Soils Map



State: **South Dakota**  
 County: **Day**  
 Location: **2-120N-58W**  
 Township: **Troy**  
 Acres: **172.39**  
 Date: **7/18/2024**

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

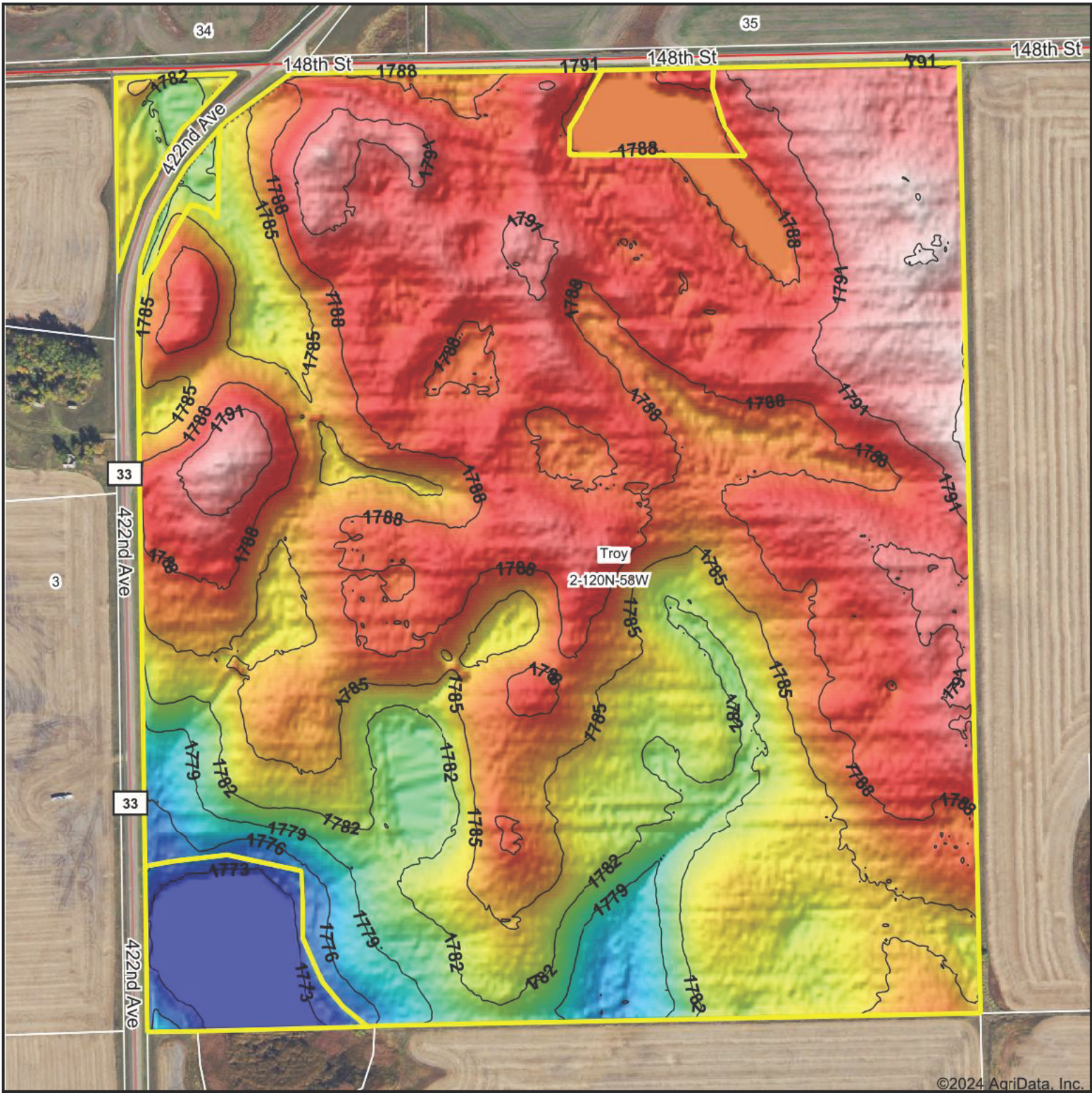
Area Symbol: SD037, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
KtB	Kranzburg-Forman complex, 2 to 6 percent slopes	100.49	58.4%		Ile	3501	83
Hb	Hamerly-Parnell complex	37.14	21.5%		IIs	5248	52
FoB	Forman-Buse-Aastad loams, 1 to 6 percent slopes	8.63	5.0%		Ile	3636	79
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	7.83	4.5%		Is	3908	93
Cx	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	7.54	4.4%		IIs	4564	71
Oh	Oldham silty clay loam	4.30	2.5%		Vw	6062	30
Pa	Parnell silty clay loam	2.76	1.6%		Vw	6420	34
PsB	Poinsett-Rusklyn-Waubay silty clay loams, 1 to 6 percent slopes	2.15	1.2%		Ile	3701	84
Do	Dovray silty clay	1.48	0.9%		Vw	5892	34
Ca	Cavour-Ferney loams	0.07	0.0%		IVs	2166	30
<b>Weighted Average</b>					<b>2.10</b>	<b>4082.2</b>	<b>73.5</b>

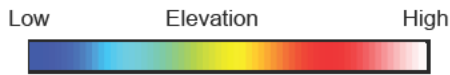
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Hillshade



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Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,772.8  
 Max: 1,794.7  
 Range: 21.9  
 Average: 1,786.2  
 Standard Deviation: 4.46 ft



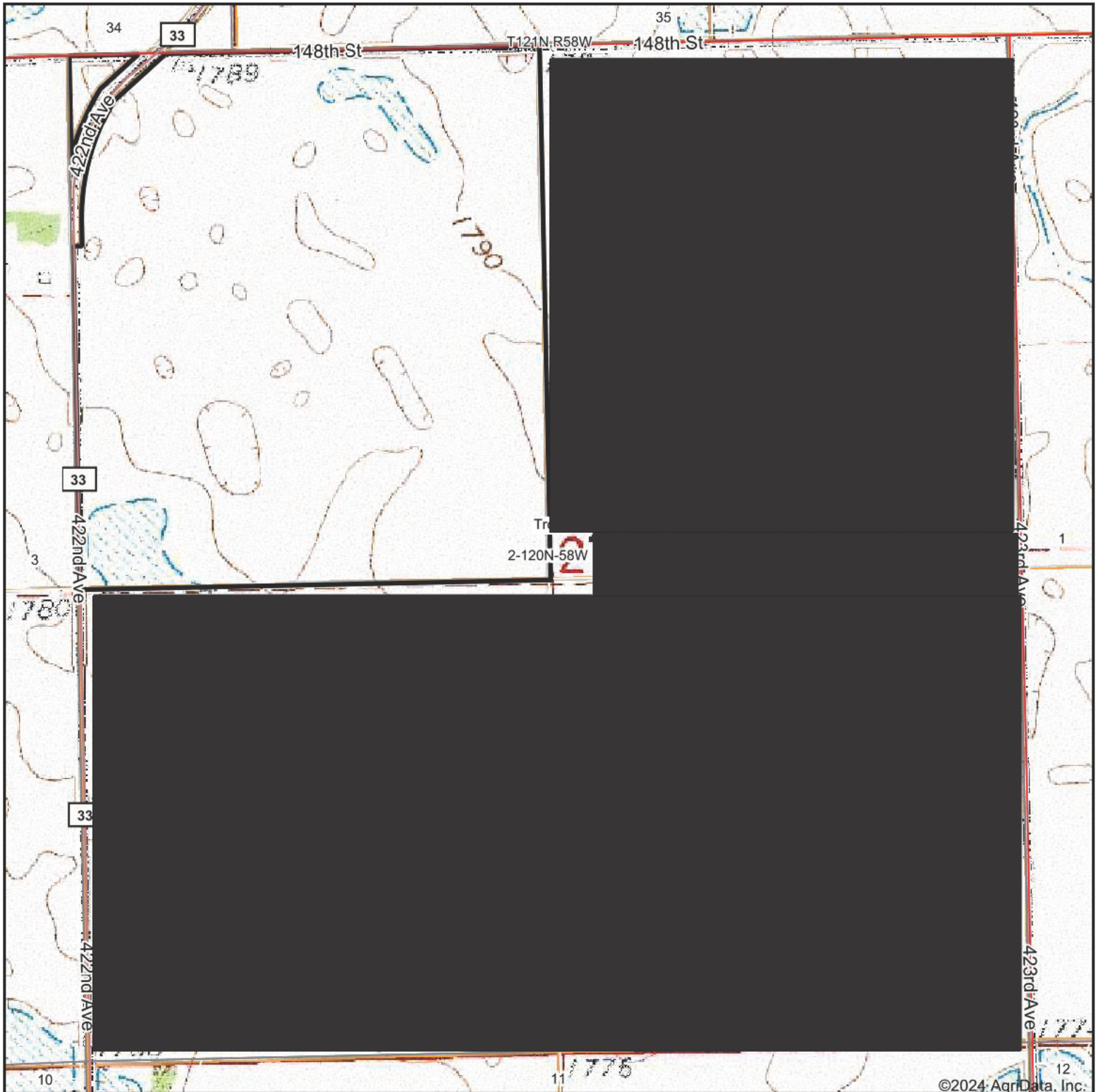
**2-120N-58W**  
**Day County**  
**South Dakota**

Boundary Center: 45° 14' 8.51, -97° 46' 29.53



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

# Topography Map



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Map Center: 45° 13' 55.79, -97° 46' 11.16



**2-120N-58W**  
**Day County**  
**South Dakota**



9/11/2024

Map Provided By  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.



EWP Permanent Easement

1.27 A

2.77 A

5.09 A

