



October 3, 2024
LAND AUCTION

127.38 +/- Acres – Day County, SD
10:00 AM Start

Owner: Shirley Gollnick

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

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

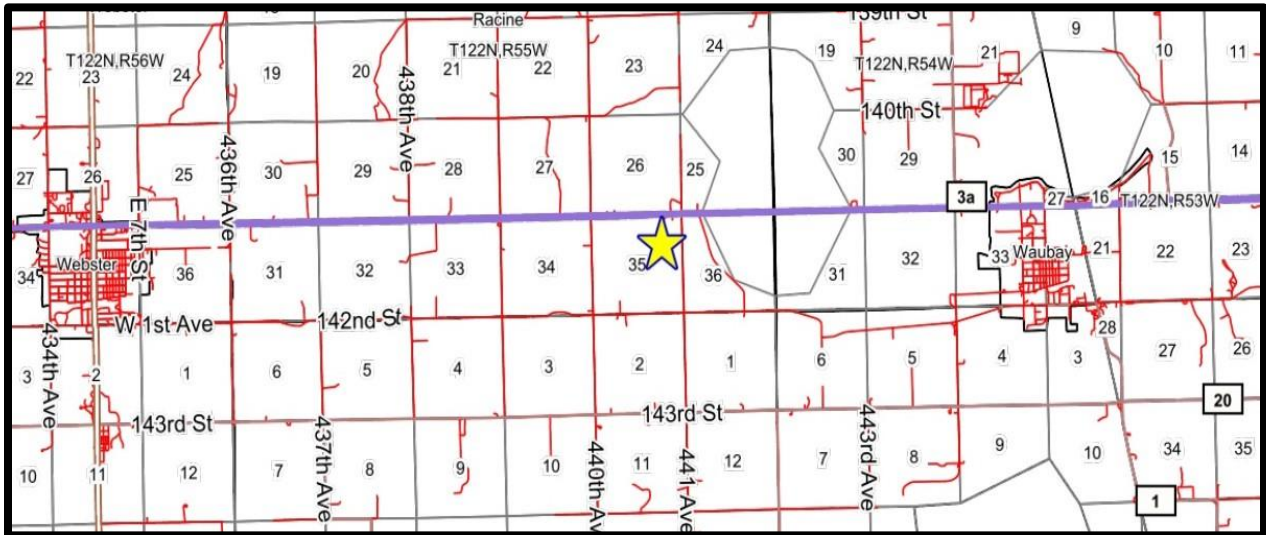
Note: *Shirley has decided to offer her land for sale at Live Public Auction!*

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**

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 Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

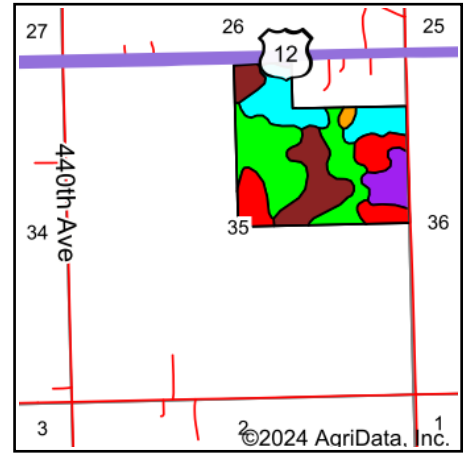
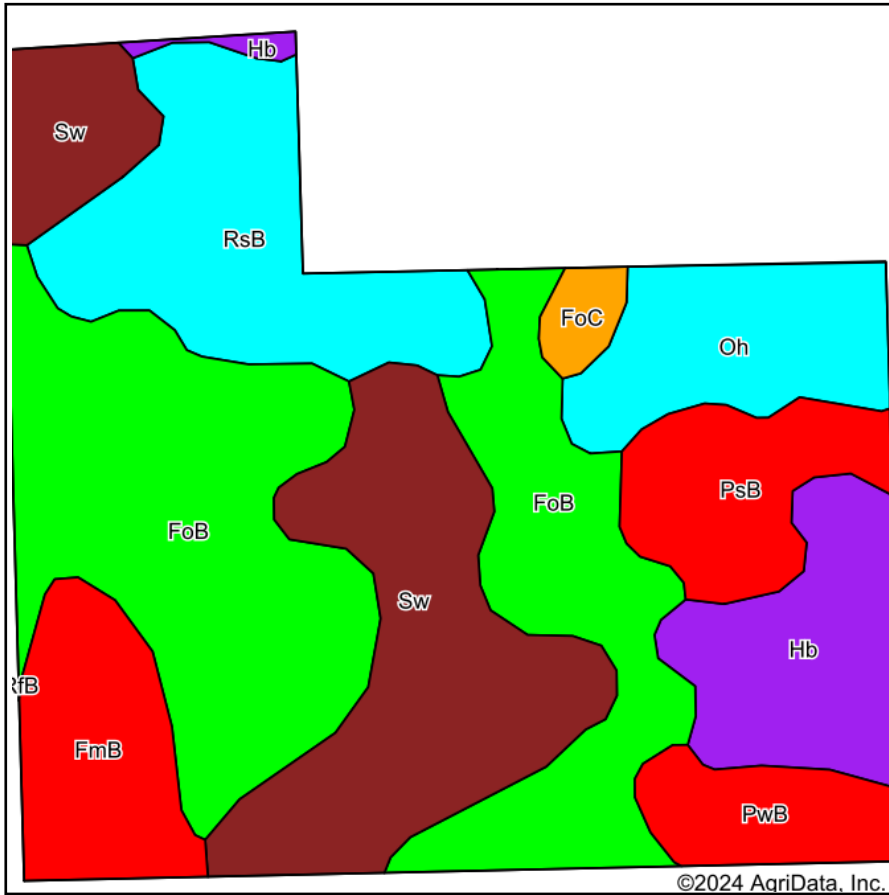
Producer initial _____
Date _____

2024 Program Year
Map Created June 12, 2024

35-122N-55W-Day

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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.

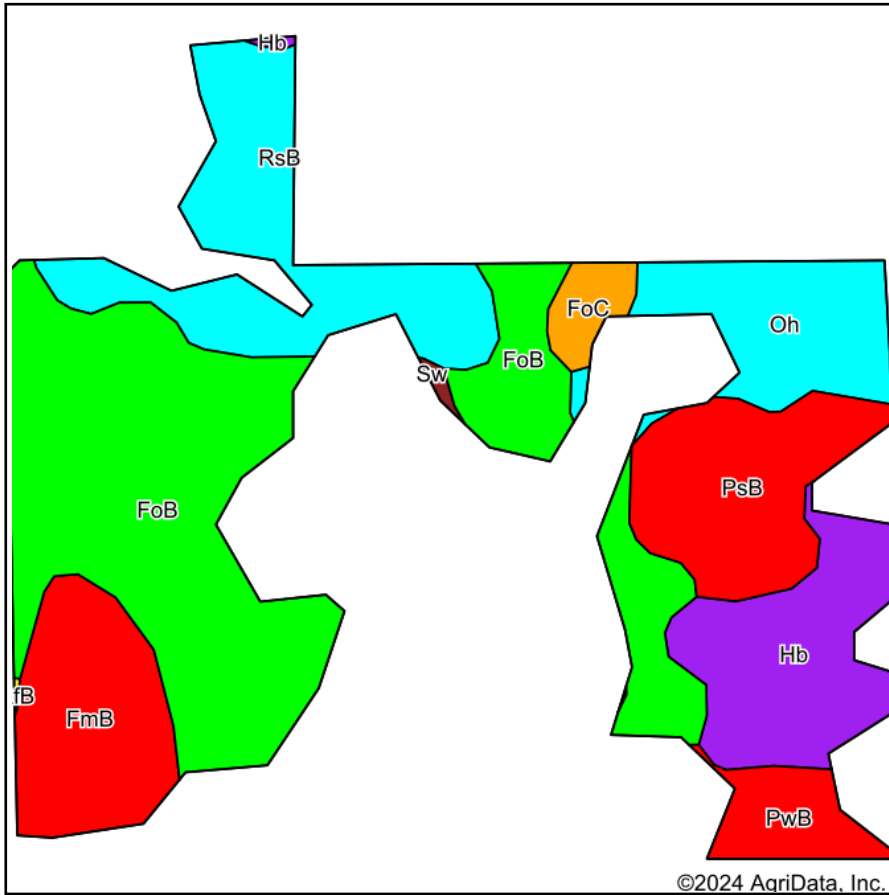
Area Symbol: SD037, Soil Area Version: 29

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
Weighted Average					3.66	4479.4	54.7

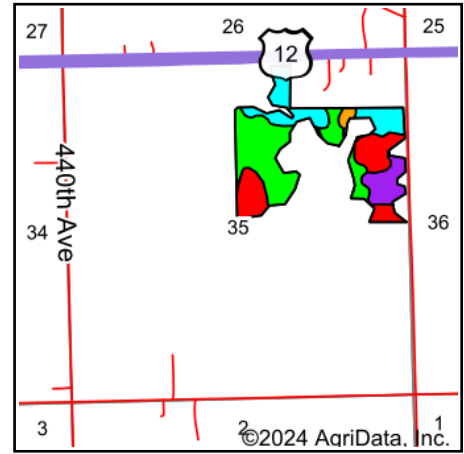
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.











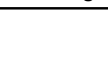
State: **South Dakota**
 County: **Day**
 Location: **35-122N-55W**
 Township: **Racine**
 Acres: **66.37**
 Date: **8/25/2024**

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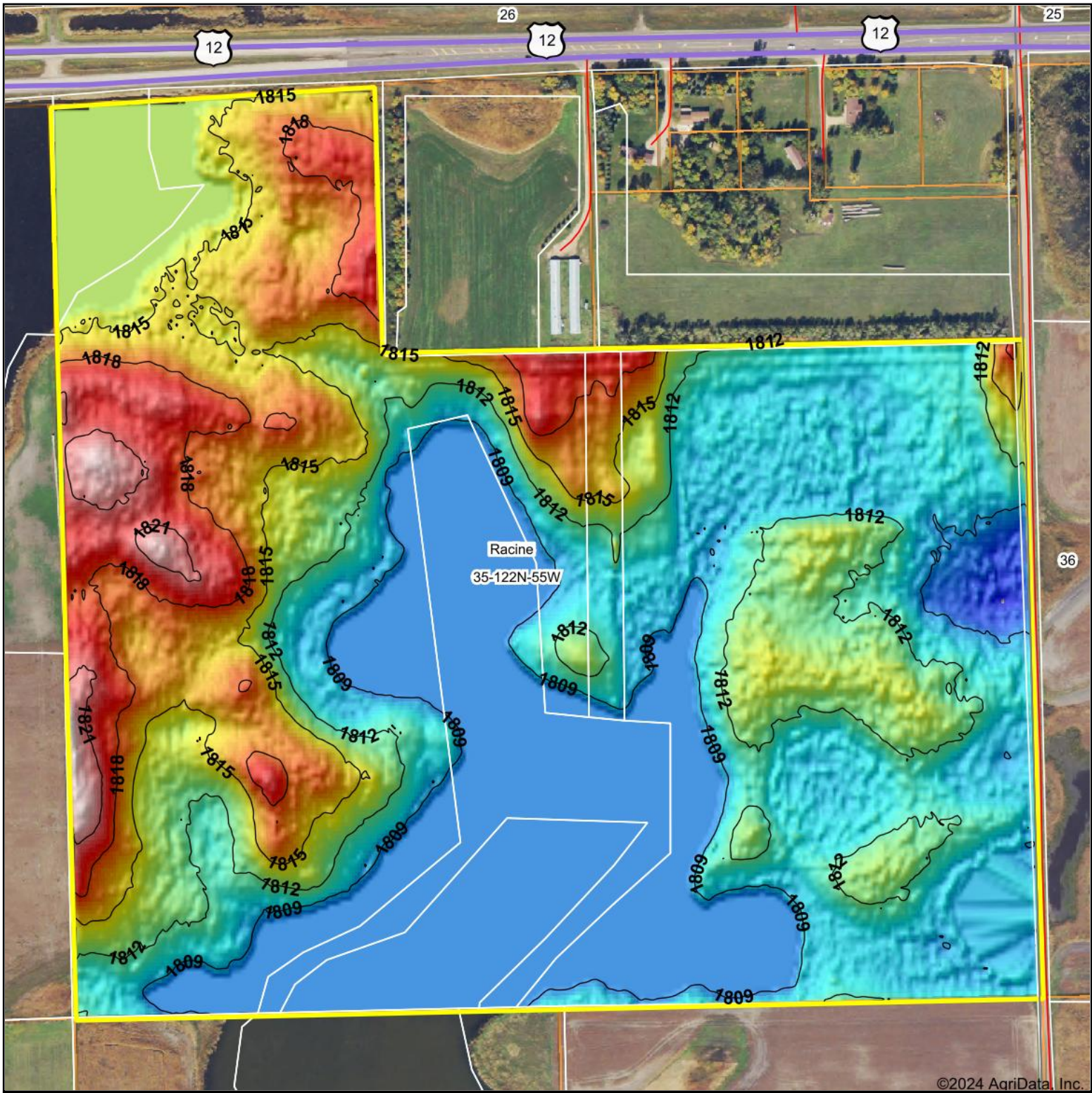
Area Symbol: SD037, Soil Area Version: 29

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
Weighted Average					2.59	3897.7	66

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

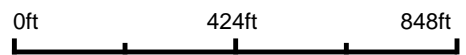
Topography Hillshade



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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



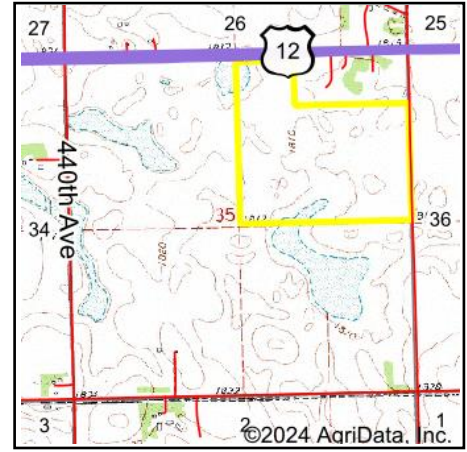
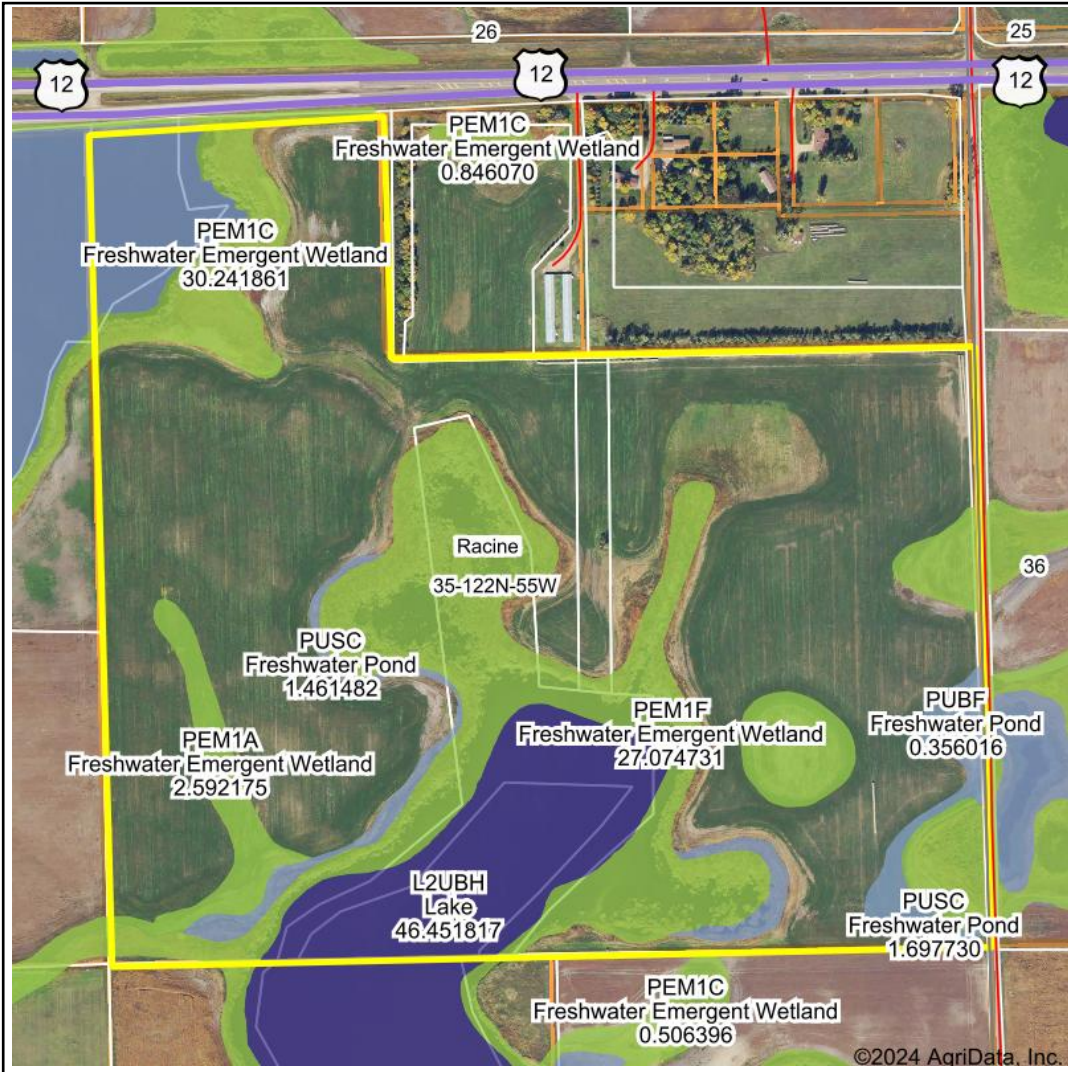
35-122N-55W
Day County
South Dakota

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



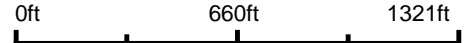
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 Field borders provided by Farm Service Agency as of 5/21/2008.

Wetlands Map



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

Maps Provided By:



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:

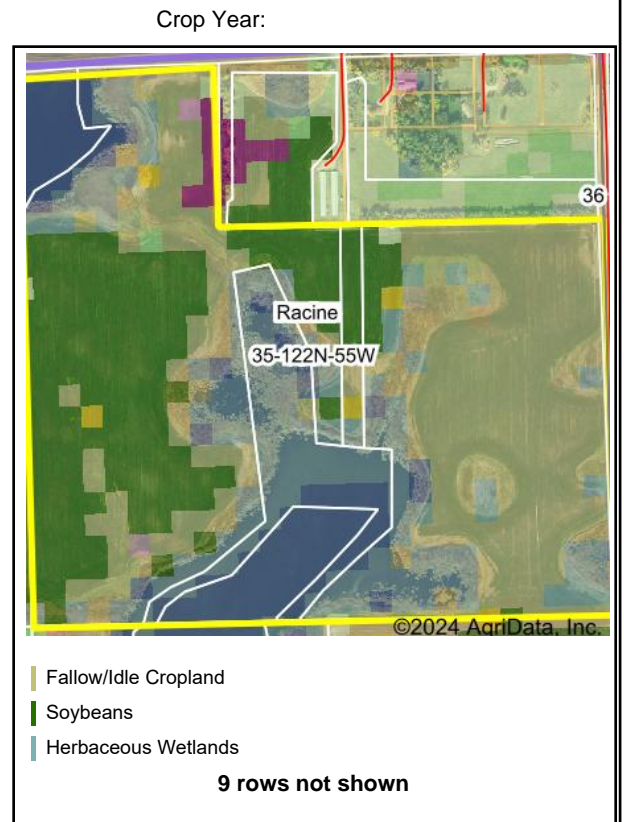
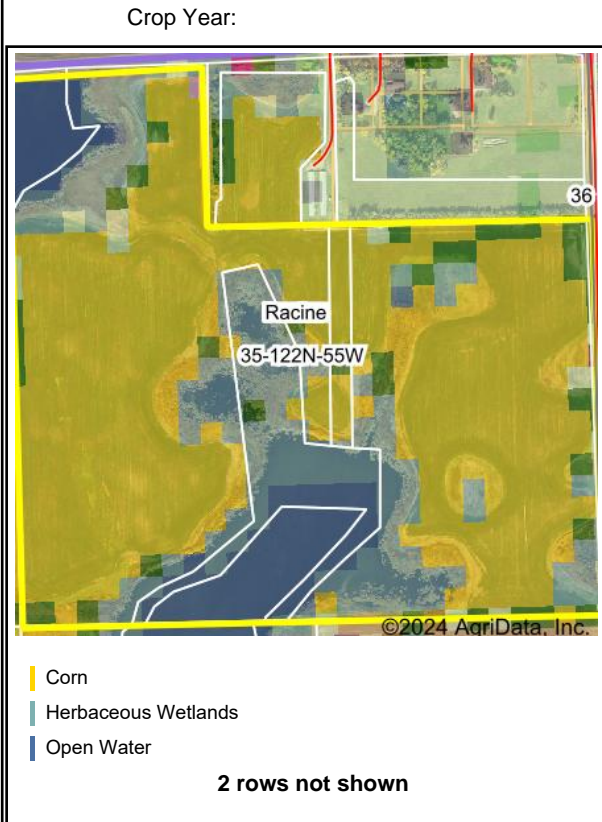
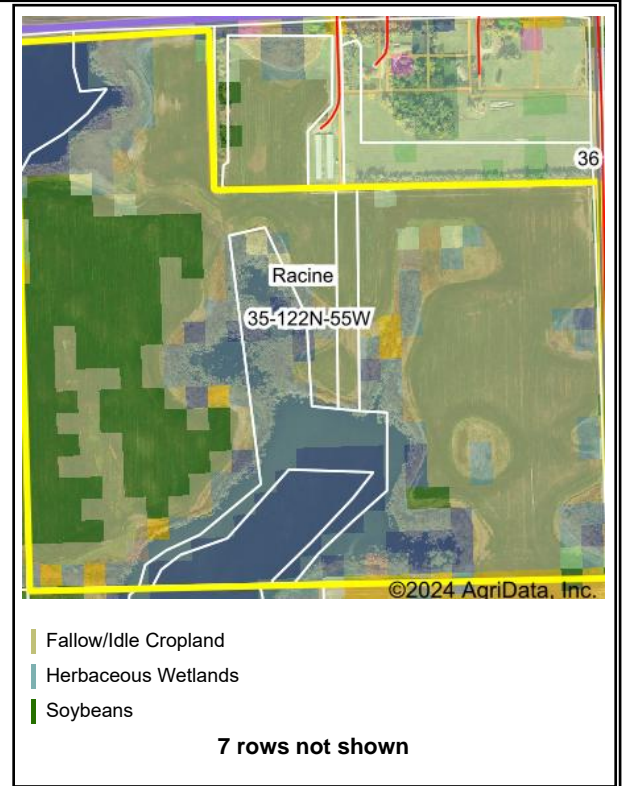
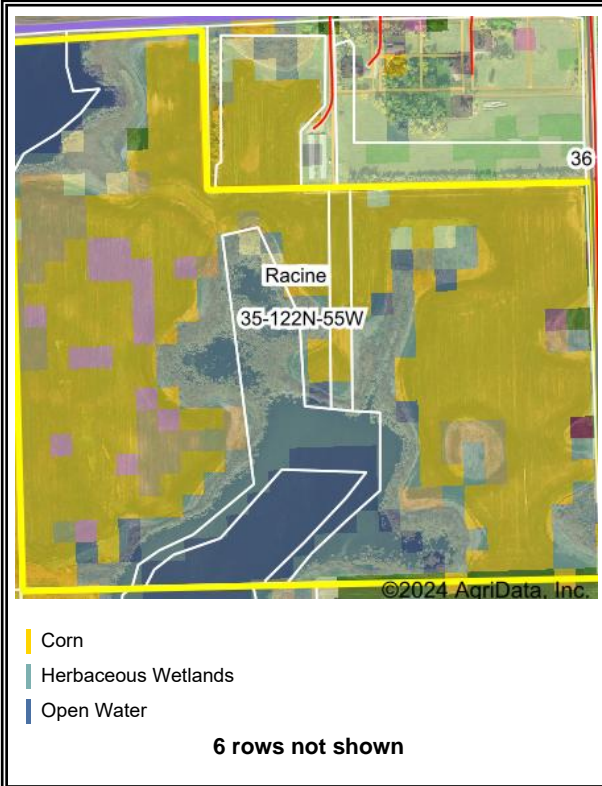
Field ID:

Phone:

Acct. #:

Crop Year:

Crop Year:



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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