



November 14, 2024 LAND AUCTION

632 Acres – Brown County, SD

10:00 AM Start

Owners: Ryman Sisters, LLC

Location: Community Center

11 Main St. West, Warner, SD

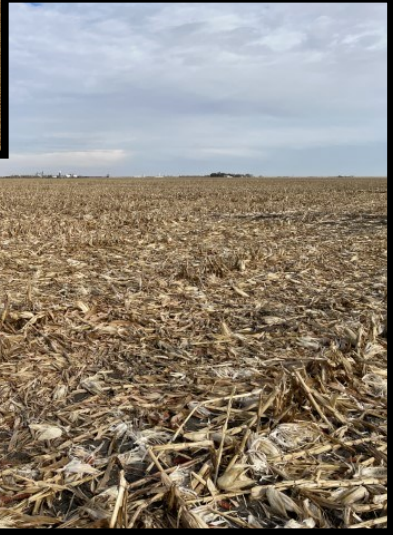
Jark/Worlie Auction, LLC

Val W. Jark. (605) 380-2244

Broker Assoc. #12404

Merlin T. Worlie (605) 715-9200

RE Auctioneer #114



We invite and welcome you to the Ryman Sisters, LLC live public land auction! This is an excellent opportunity to add contiguous Brown County Cropland to your portfolio.

FARMING - HUNTING - INVESTMENT OPPORTUNITIES

Legal Descriptions

Lot 1 – SW ¼ of 9-121-64

Warner 'S' Twp, Brown County, SD

Lot 2 – NW ¼ of 16-121-64 & W½ of NE ¼ of 16-121-64

Warner 'S' Twp, Brown County, SD

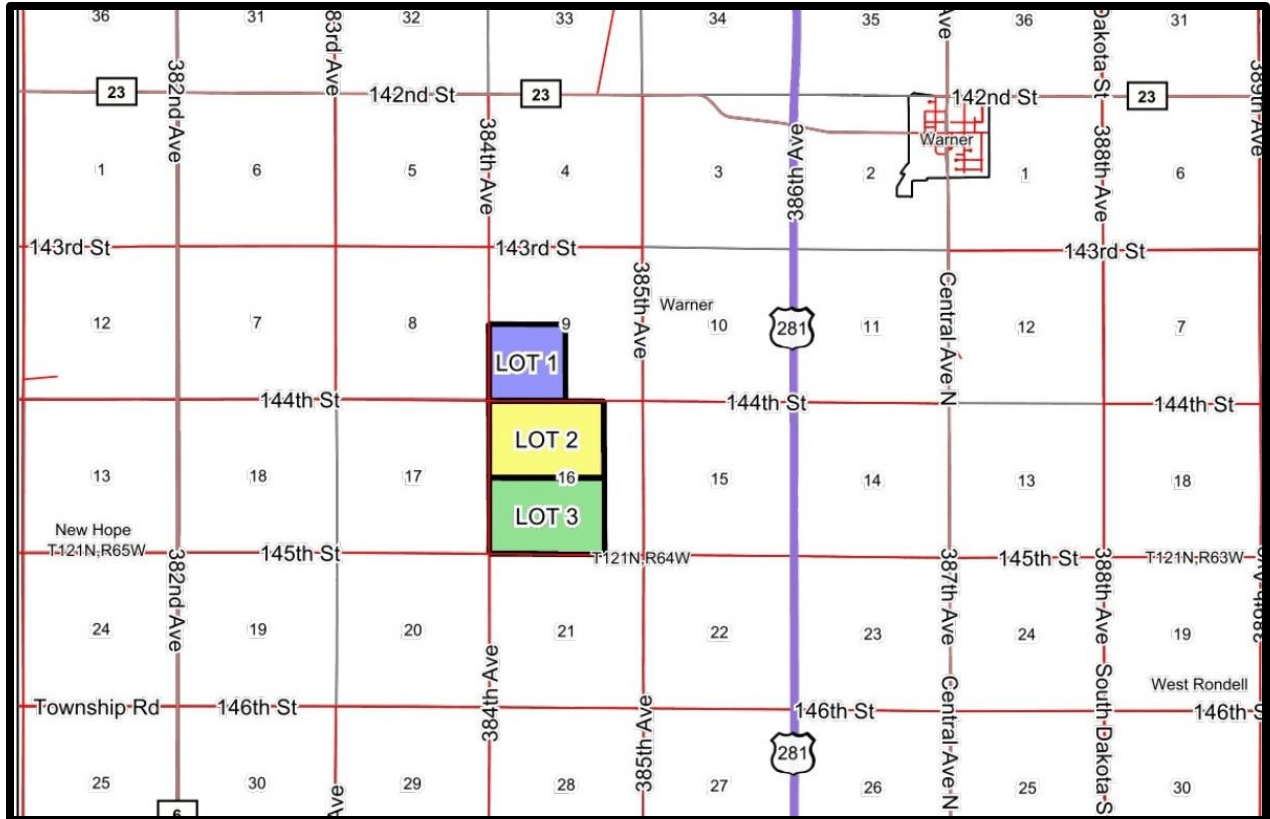
Lot 3 – SW ¼ of 16-121-64 & W½ of SE ¼ of 16-121-64

Warner 'S' Twp, Brown County, SD

Note: It is our intention to offer choice of Lots 1, 2 & 3. High bid may take Lot 1 (\$ x 158 acres), Lot 2 (\$ x 237 acres), Lot 3 (\$ x 237 acres) or any combination of the 3 tracts (\$ x total acres). In the event the high bidder does not take all 3 tracts, we will then offer any remaining tracts in order.

***** 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 within 45 days of date of sale (prior to Dec. 31, 2024). The cost of title insurance & 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 & 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 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 made on day of sale shall take precedence over written advertisements. These parcels are 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

Lot 1

**SW ¼ of 9-121-64
Warner 'S' Twp, Brown County, SD**

This tract is offered \$_____x 158 acres.

**The FSA reports approx. 156.75 farmland acres of which
149.74 acres are considered cropland. The balance is non-
crop acres & R.O.W.**

**BASE ACRES: 149.08
Corn 117.86 & Soybeans 31.22**

**COUNTY RATING:
.6139**

**SURETY PRODUCTIVITY INDEX:
61.4**

**2023 REAL ESTATE TAXES:
\$2,869.70**

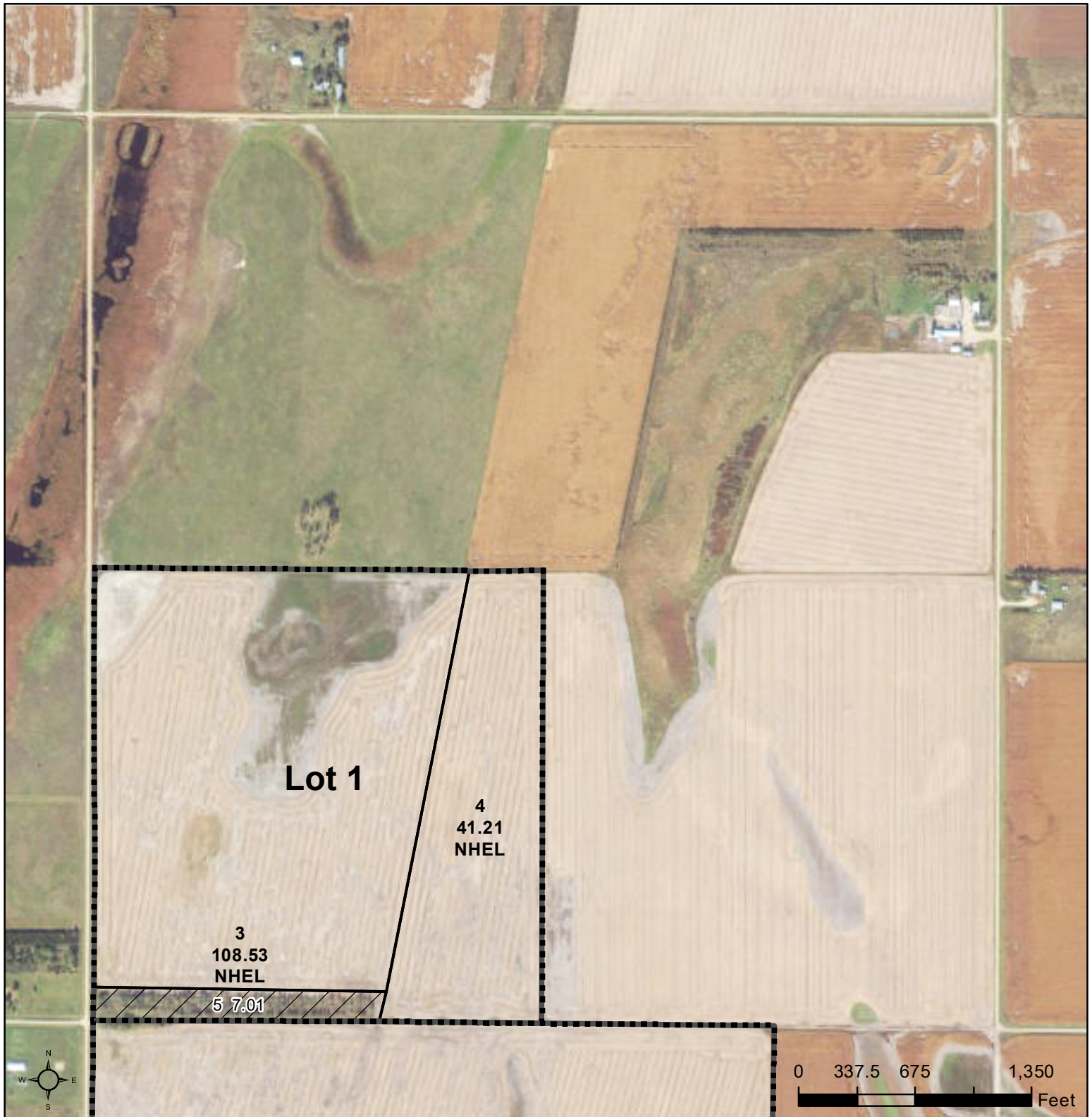
LOCATION

**From Warner, SD (Hwy 281 corner) - go 2 miles West on Hwy
23 (142nd St) & 1 ½ miles South (384 Ave.).**



United States
Department of
Agriculture

Brown County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination Identifiers

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

2025 Program Year
Map Created October 18, 2024

9-121N-64W-Brown

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).

SOUTH DAKOTA

BROWN

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Prepared : 10/18/24 11:47 AM CST

Crop Year : 2025

Abbreviated 156 Farm Record

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

Tract Number

Description : SW 9 121 64
FSA Physical Location : SOUTH DAKOTA/BROWN
ANSI Physical Location : SOUTH DAKOTA/BROWN
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 : RYMAN SISTERS LLC
Other Producers : None
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.75	149.74	149.74	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	149.74	0.00	0.00	0.00	0.00	0.00

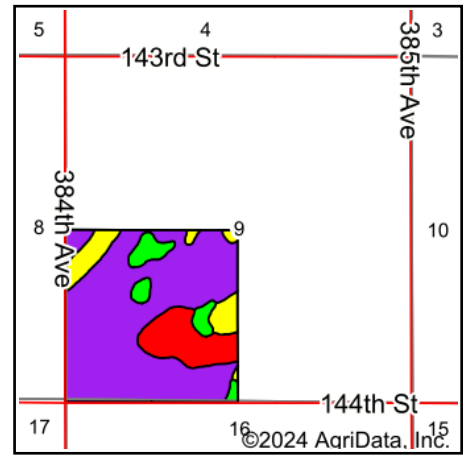
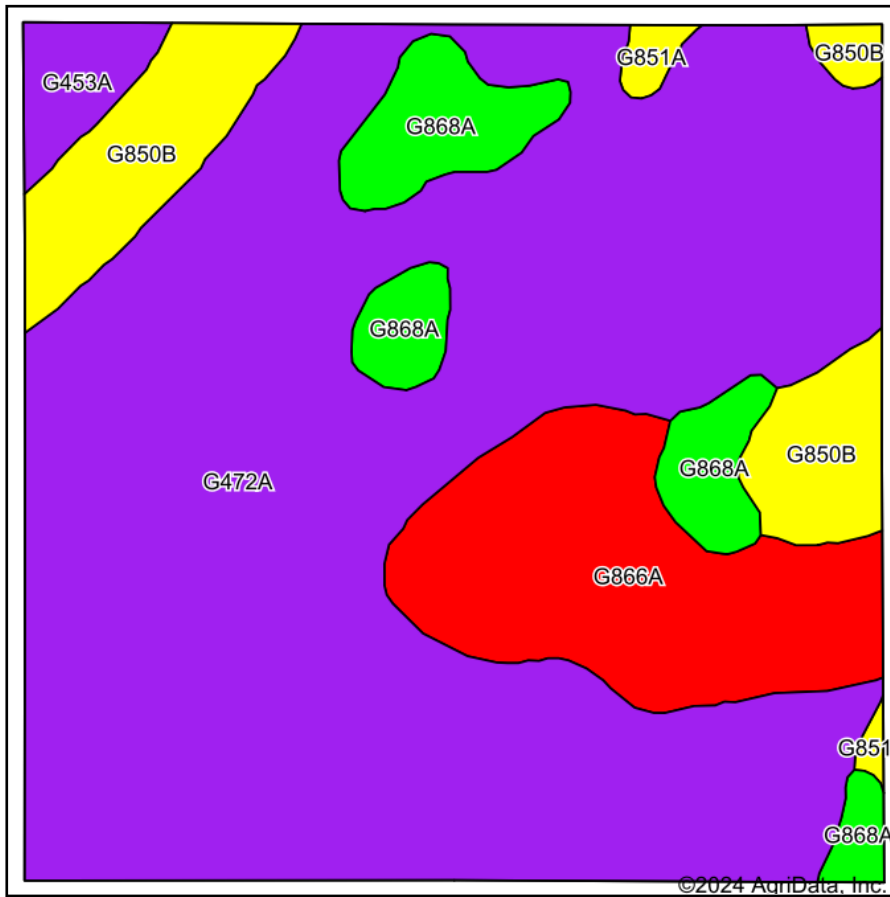
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	117.86	0.00	144
Soybeans	31.22	0.00	41
TOTAL	149.08	0.00	

NOTES

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Soils Map



State: **South Dakota**
 County: **Brown**
 Location: **9-121N-64W**
 Township: **Warner**
 Acres: **158**
 Date: **10/25/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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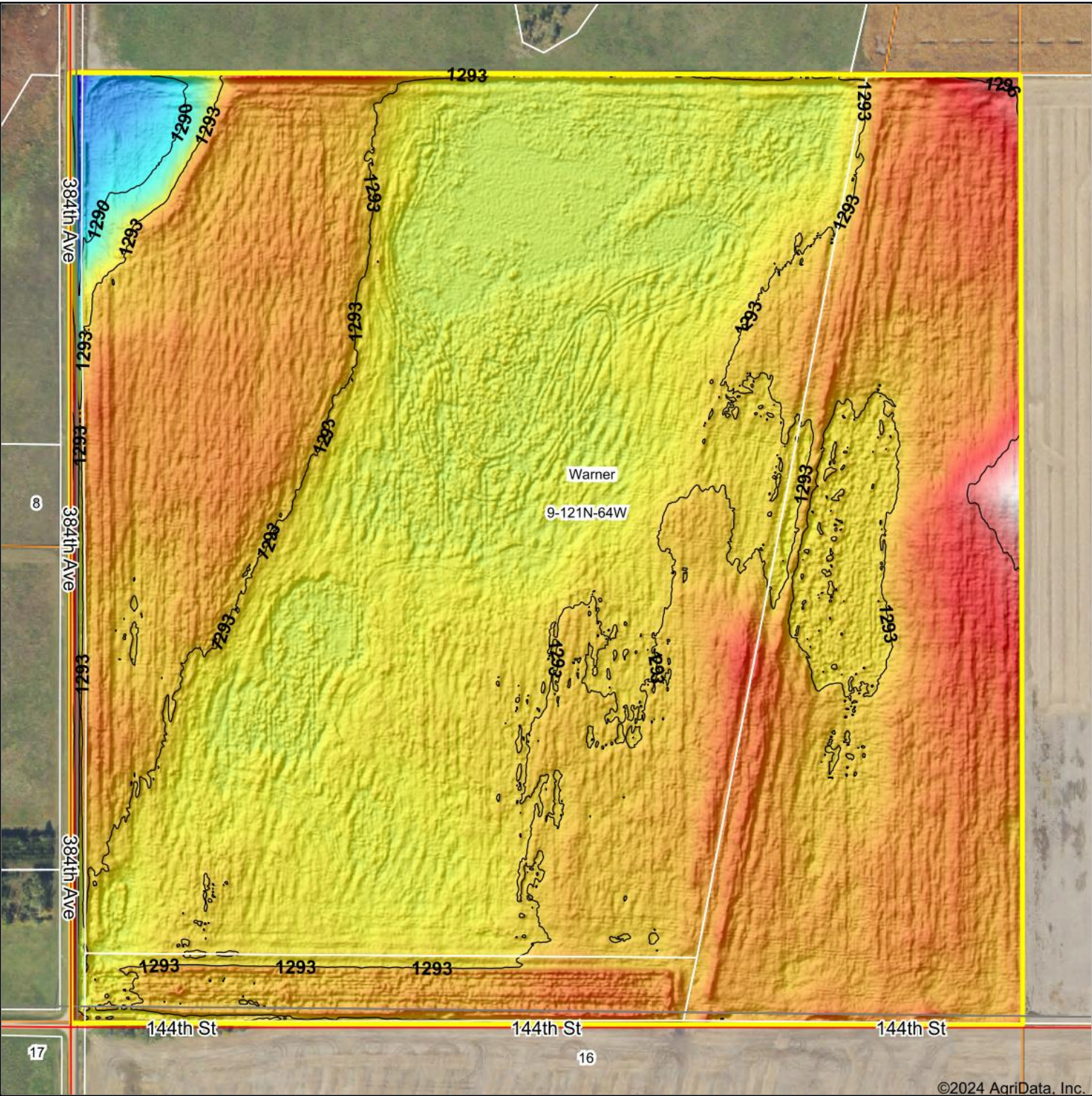


Area Symbol: SD013, Soil Area Version: 29

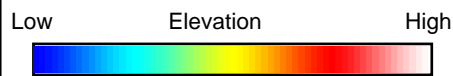
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	109.88	69.6%		III _s	2361	59
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	20.19	12.8%		II _s	2591	80
G850B	Exline-Putney silt loams, 1 to 6 percent slopes	12.97	8.2%		VI _s	2050	47
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	10.78	6.8%		II _{lw}	4454	71
G453A	Bearden silt loam, saline, 0 to 2 percent slopes	3.08	1.9%		III _s	3792	56
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	1.10	0.7%		IV _s	2099	46
Weighted Average					3.06	2533.7	61.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



©2024 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 3

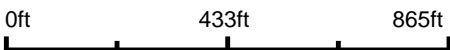
Min: 1,287.2

Max: 1,297.9

Range: 10.7

Average: 1,293.1

Standard Deviation: 0.95 ft



9/18/2024

9-121N-64W
Brown County
South Dakota

Boundary Center: 45° 18' 14.98, -98° 33' 6.14

Maps Provided By:



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www.AgriDataInc.com

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

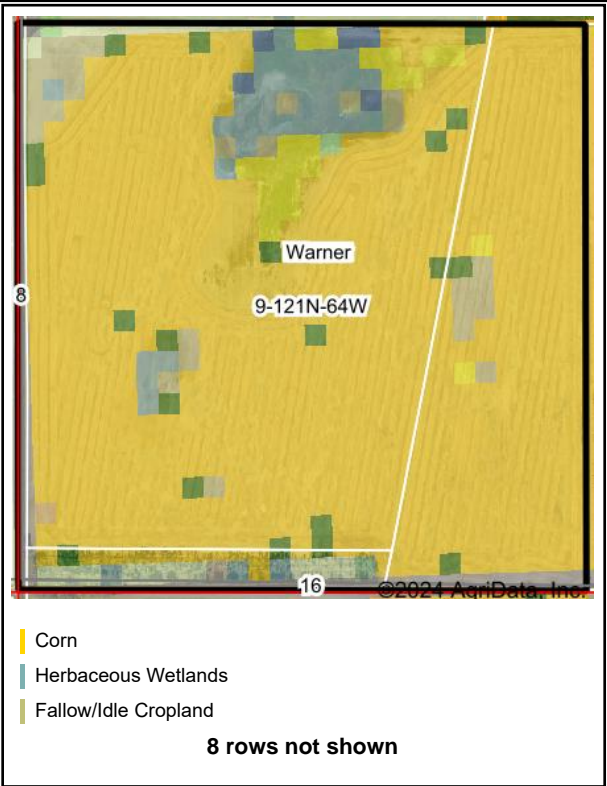
4 Year Crop History

Owner/Operator:
Address:
Address:
Phone:

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

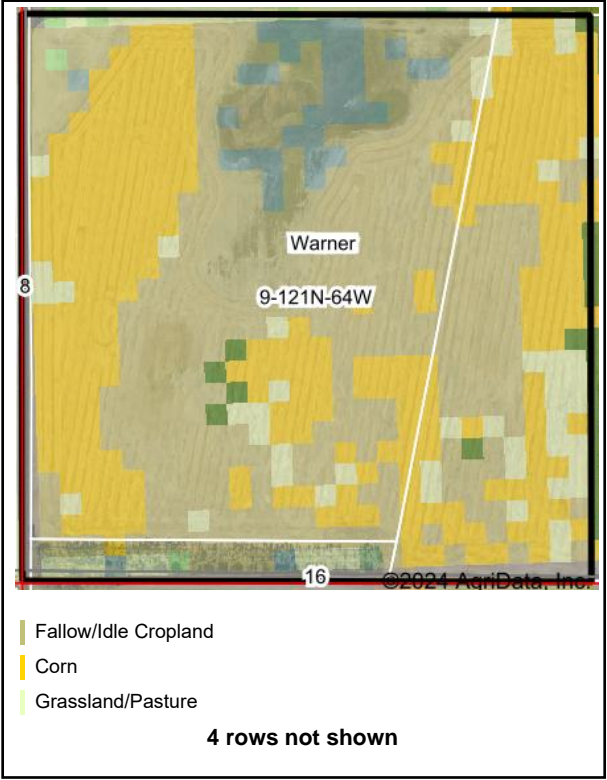
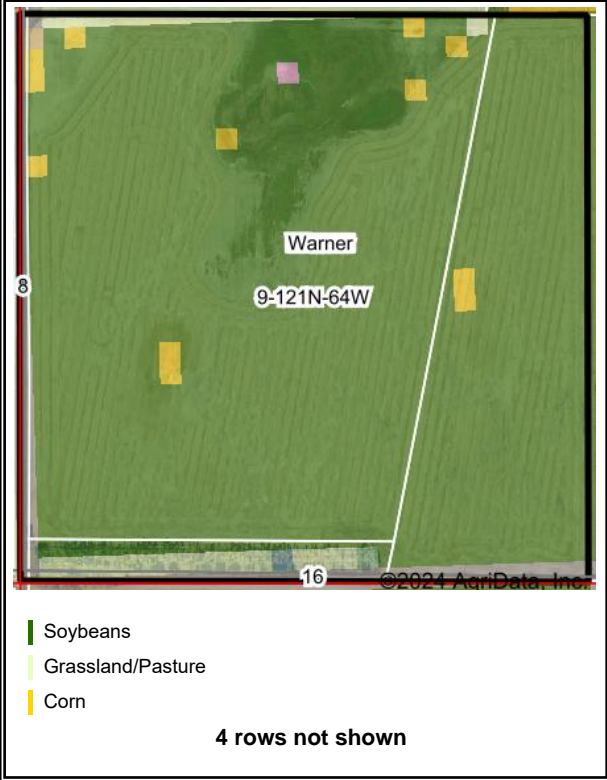
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Lot 2
NW ¼ of 16-121-64 also
W ½ of NE ¼ of 16-121-64
Warner 'S' Twp, Brown County, SD

These tracts are offered \$_____x 237 acres.

The FSA reports approx. 237.63 farmland acres - all of which are considered cropland. The balance is non-crop acres & R.O.W.

BASE ACRES: 236.57
Corn 187.03 & Soybeans 49.54

COUNTY RATING:
.5267 (NW ¼) & .5300 (W ½ of NE ¼)

SURETY PRODUCTIVITY INDEX:
52.6

COMBINED 2023 REAL ESTATE TAXES:
\$3,339.14

LOCATION
From **Warner, SD** (Hwy 281 corner) - go 2 miles West on Hwy 23 (142nd St) & 2 miles South (384 Ave.).







United States
Department of
Agriculture

Brown County, South Dakota



Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination Identifiers

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

2025 Program Year

Map Created October 18, 2024

16-121N-64W-Brown

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SOUTH DAKOTA
BROWN

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Prepared : 10/18/24 11:47 AM CST

Crop Year : 2025

Abbreviated 156 Farm Record

Tract Number

Description : NW, W5NE 16 121 64
FSA Physical Location : SOUTH DAKOTA/BROWN
ANSI Physical Location : SOUTH DAKOTA/BROWN
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 : RYMAN SISTERS LLC
Other Producers : None
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
237.63	237.63	237.63	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	237.63	0.00	0.00	0.00	0.00	0.00

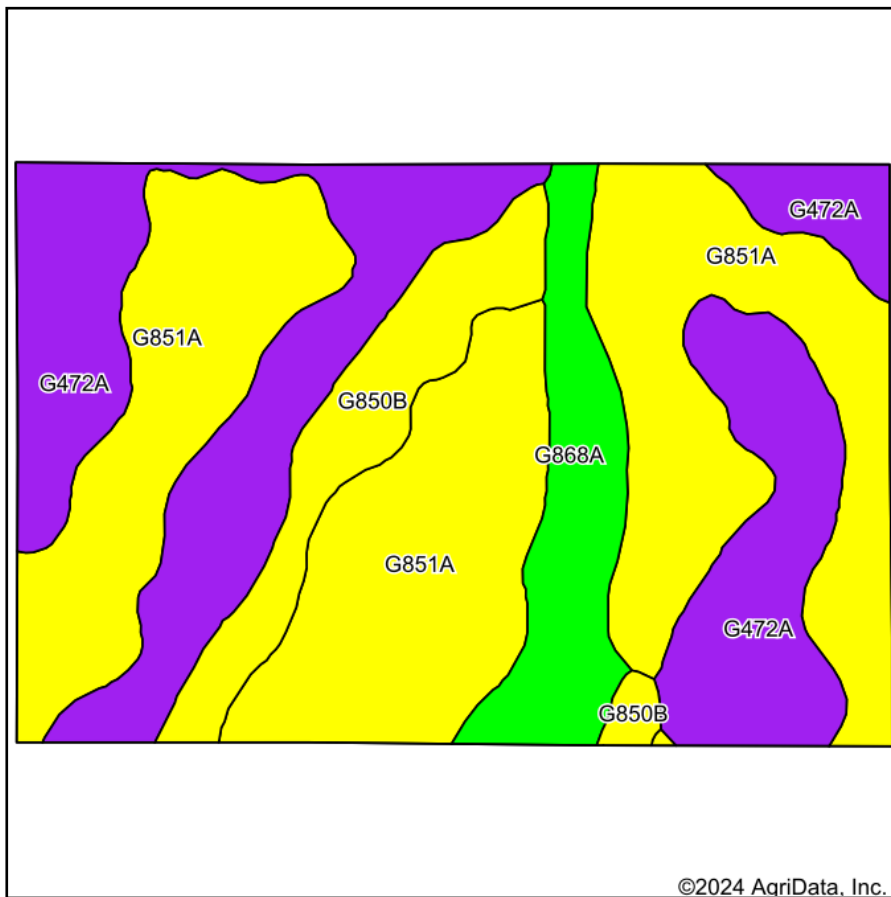
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	187.03	0.00	144
Soybeans	49.54	0.00	41
TOTAL	236.57	0.00	

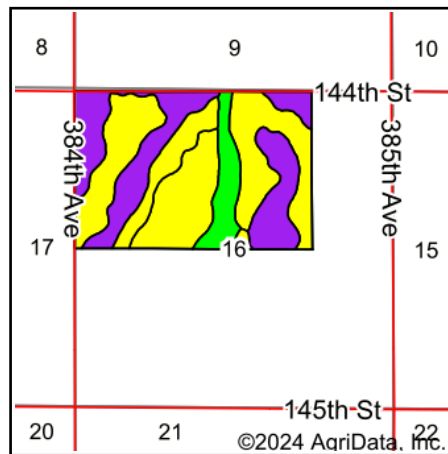
NOTES

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **16-121N-64W**
 Township: **Warner**
 Acres: **237**
 Date: **10/25/2024**

Maps Provided By:



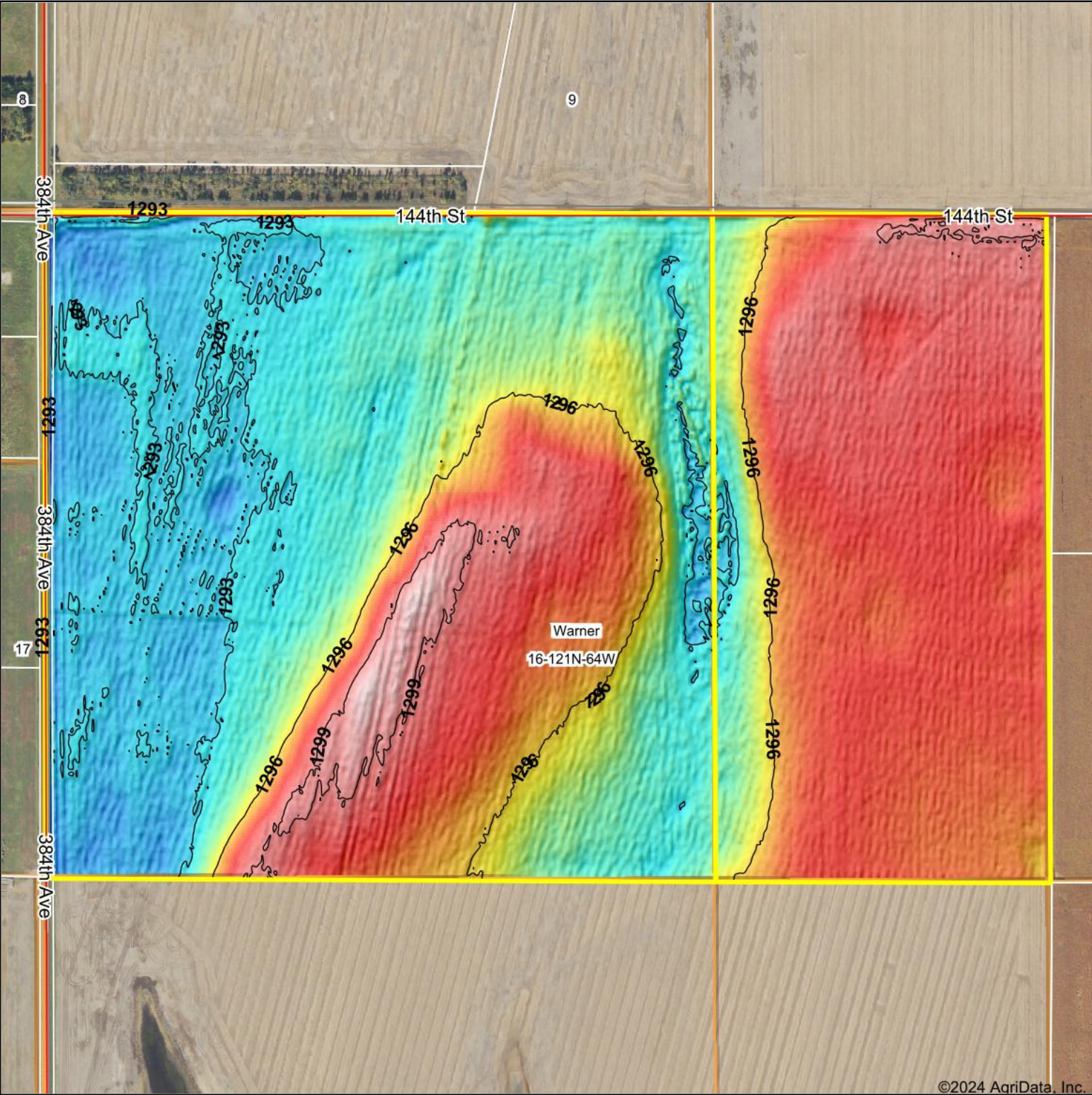
Area Symbol: SD013, Soil Area Version: 29

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	117.17	49.4%		IVs	2099	46
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	77.90	32.9%		IIIs	2361	59
G850B	Exline-Putney silt loams, 1 to 6 percent slopes	21.06	8.9%		VIIs	2050	47
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	20.87	8.8%		IIw	4454	71
Weighted Average					3.67	2388.1	52.6

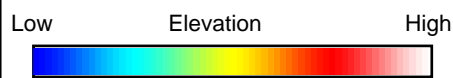
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

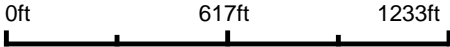
Topography Hillshade



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Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,291.6
Max: 1,300.2
Range: 8.6
Average: 1,295.6
Standard Deviation: 2.3 ft



16-121N-64W
Brown County
South Dakota

Boundary Center: 45° 17' 48.89, -98° 32' 57.03

Maps Provided By:



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

4 Year Crop History

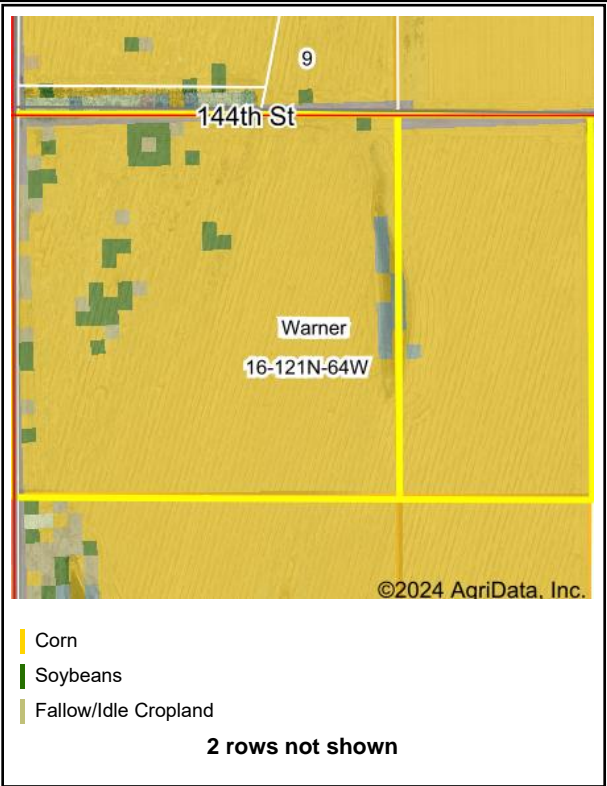
Owner/Operator:
Address:
Address:
Phone:

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

Crop Year:



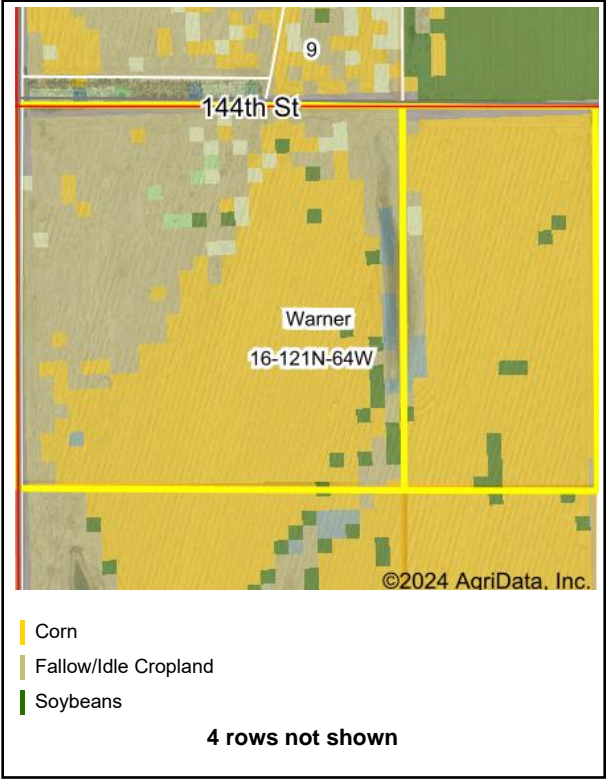
Crop Year:



Crop Year:



Crop Year:



Boundary Center: 45° 17' 48.89, -98° 32' 57.03

State: SD County: Brown

Legal: 16-121N-64W Twnshp: Warner

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:
surety
CUSTOMIZED ONLINE MAPPING
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Lot 3
SW ¼ of 16-121-64 also
W ½ of SE ¼ of 16-121-64
Warner 'S' Twp, Brown County, SD

These tracts are offered \$_____x 237 acres.

The FSA reports approx. 237.72 farmland acres - all of which are considered cropland. The balance is non-crop acres & R.O.W.

BASE ACRES: 236.65
Corn 187.10 & Soybeans 49.55

COUNTY RATING:
.5735 (SW ¼) & .4961 (W ½ of SE ¼)

SURETY PRODUCTIVITY INDEX:
54.5

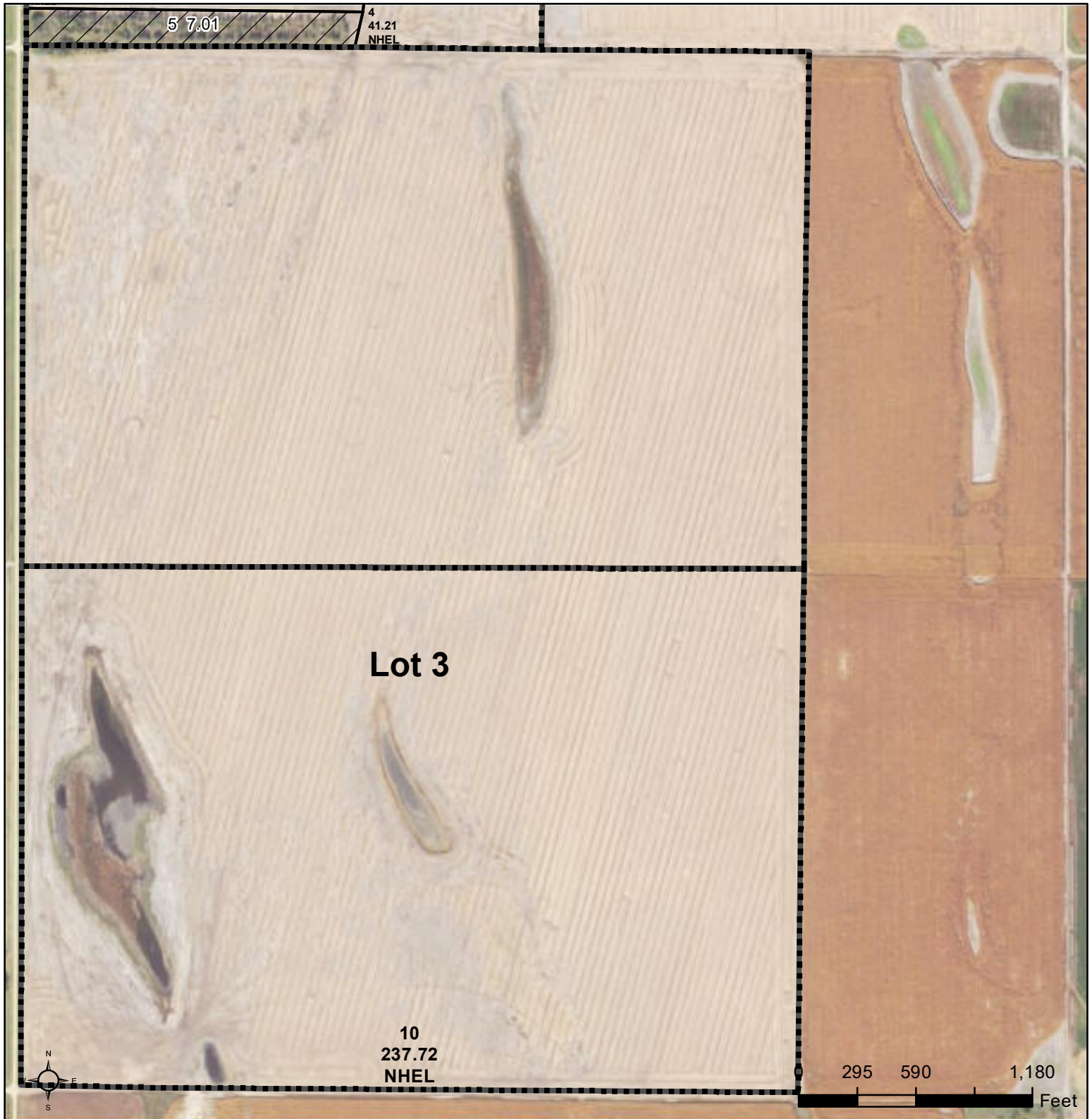
COMBINED 2023 REAL ESTATE TAXES:
\$3,378.63

LOCATION
From **Warner, SD** (Hwy 281 corner) - go 2 miles West on Hwy 23 (142nd St) & 2 ½ miles South (384 Ave.).







United States
Department of
Agriculture

Brown County, South Dakota



Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland

Wetland Determination Identifiers

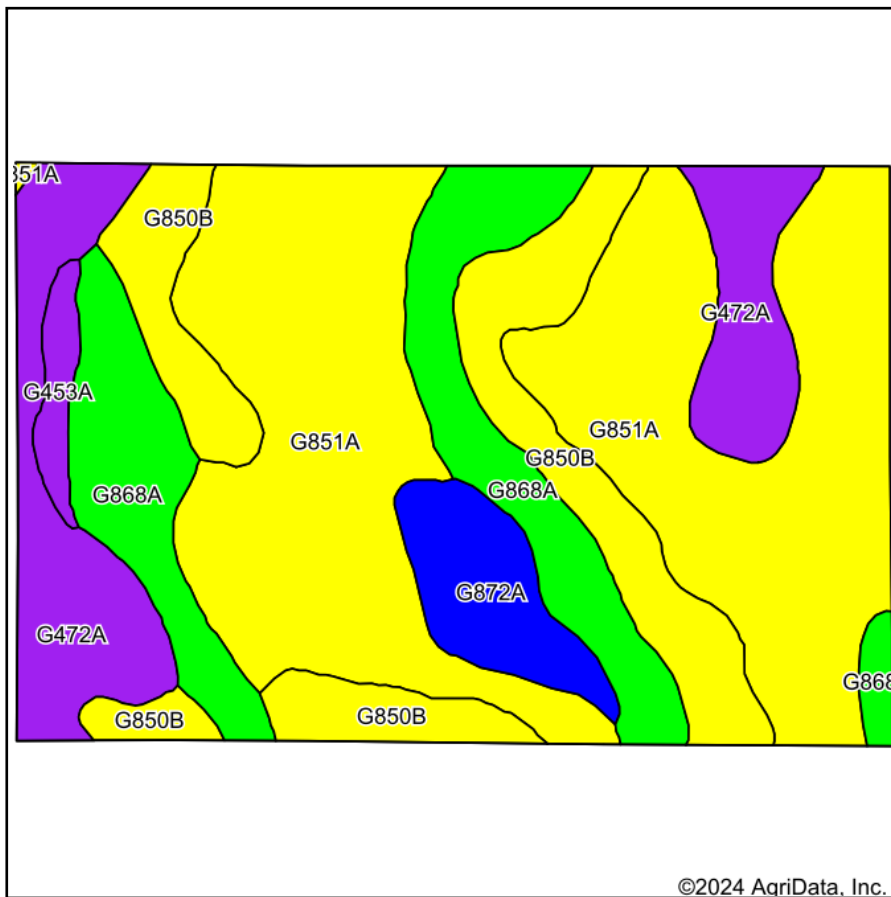
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

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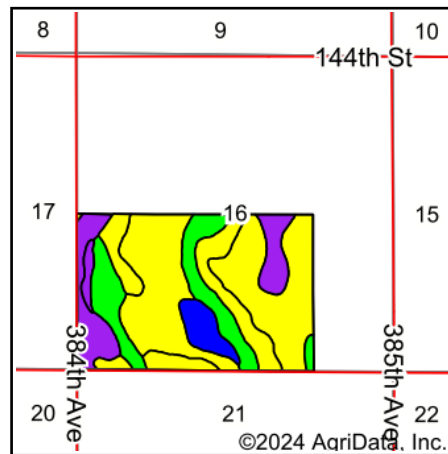
2025 Program Year
Map Created October 18, 2024

16-121N-64W-Brown

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **16-121N-64W**
 Township: **Warner**
 Acres: **237**
 Date: **10/25/2024**

Maps Provided By:



Area Symbol: SD013, Soil Area Version: 29

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	111.46	47.0%		IVs	2099	46
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	39.60	16.7%		IIw	4454	71
G850B	Exline-Putney silt loams, 1 to 6 percent slopes	38.76	16.4%		VIIs	2050	47
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	31.72	13.4%		IIIs	2361	59
G872A	Beotia-Rondell silt loams, 0 to 2 percent slopes	11.88	5.0%		IIc	3339	91
G453A	Bearden silt loam, saline, 0 to 2 percent slopes	3.58	1.5%		IIIs	3792	56
Weighted Average					3.74	2607.3	54.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOUTH DAKOTA
BROWN

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Prepared : 10/18/24 11:47 AM CST

Crop Year : 2025

Abbreviated 156 Farm Record

Tract Number

Description : SW, W5SE 16 121 64
FSA Physical Location : SOUTH DAKOTA/BROWN
ANSI Physical Location : SOUTH DAKOTA/BROWN
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 : RYMAN SISTERS LLC
Other Producers : None
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
237.72	237.72	237.72	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	237.72	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	187.10	0.00	144
Soybeans	49.55	0.00	41
TOTAL	236.65	0.00	

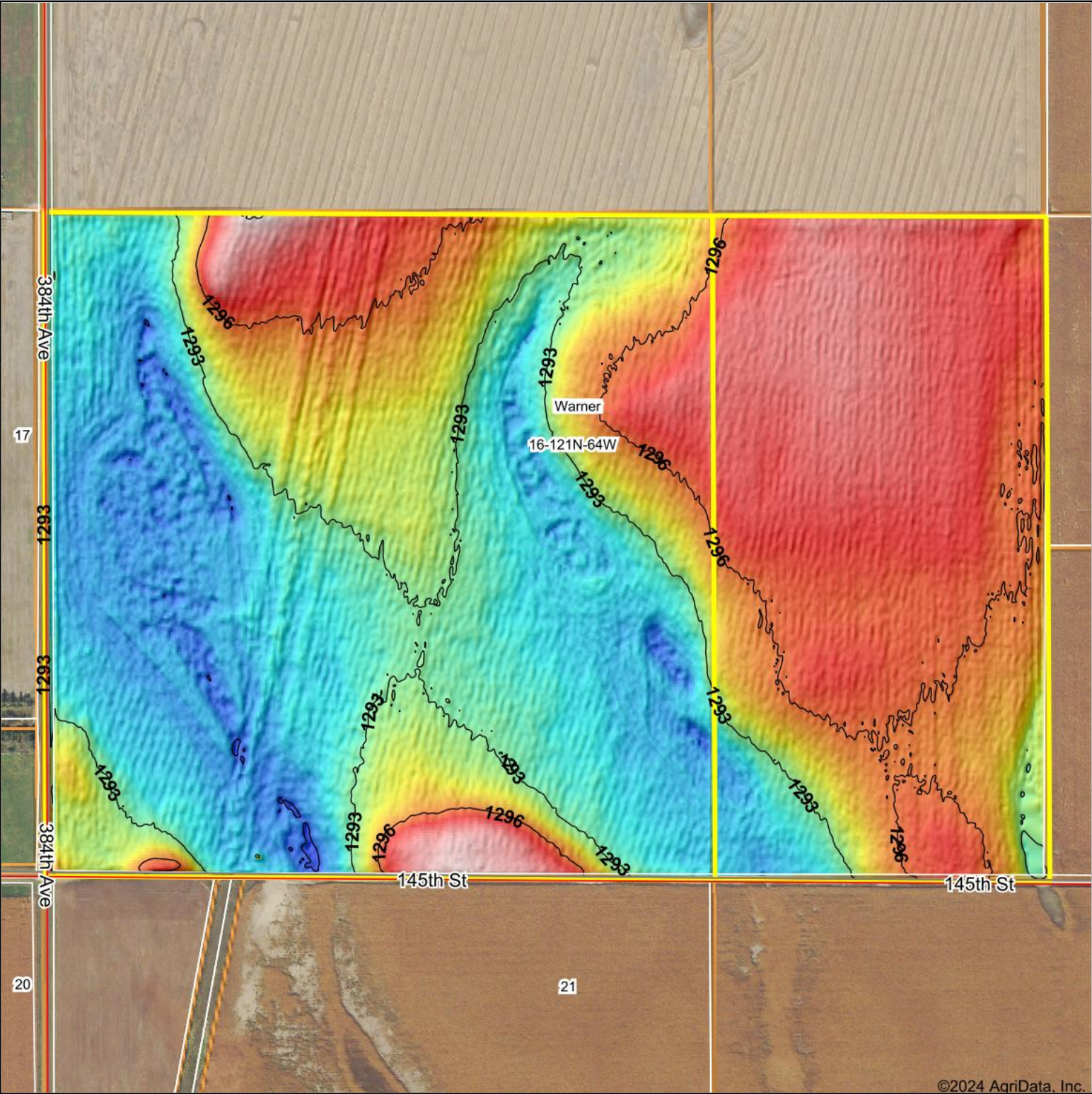
NOTES

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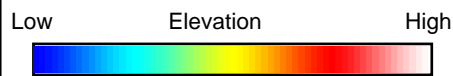
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Topography Hillshade



©2024 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3

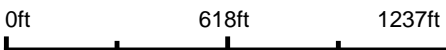
Min: 1,290.6

Max: 1,299.4

Range: 8.8

Average: 1,294.3

Standard Deviation: 2.3 ft



16-121N-64W
Brown County
South Dakota

Maps Provided By:



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

Boundary Center: 45° 17' 22.87, -98° 32' 57.1

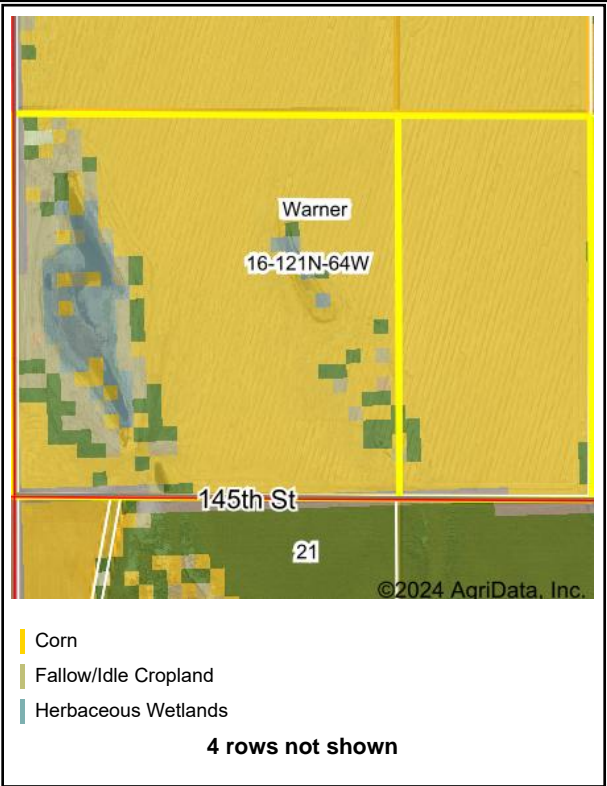
4 Year Crop History

Owner/Operator:
Address:
Address:
Phone:

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

Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 45° 17' 22.87, -98° 32' 57.1

State: SD County: Brown

Legal: 16-121N-64W Twnshp: Warner

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:

CUSTOMIZED ONLINE MAPPING
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