



April 1, 2025
LAND AUCTION

320.09 Acres

McPherson County, SD Land

10:00 AM Start

Seller: Sandra L. Crawford

Sale Location:

Roy Hickman Post 78 Legion Hall

738 Sherman St, Leola, SD

Jark/Worlie Auction, LLC

Val W. Jark

(605) 380-2244

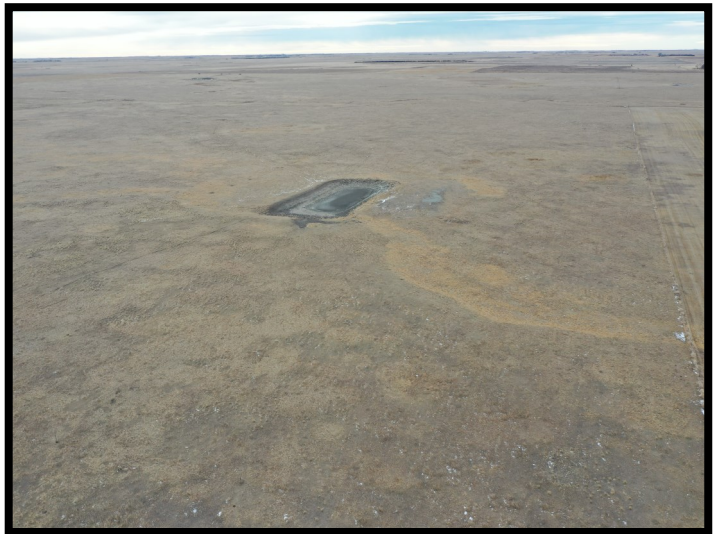
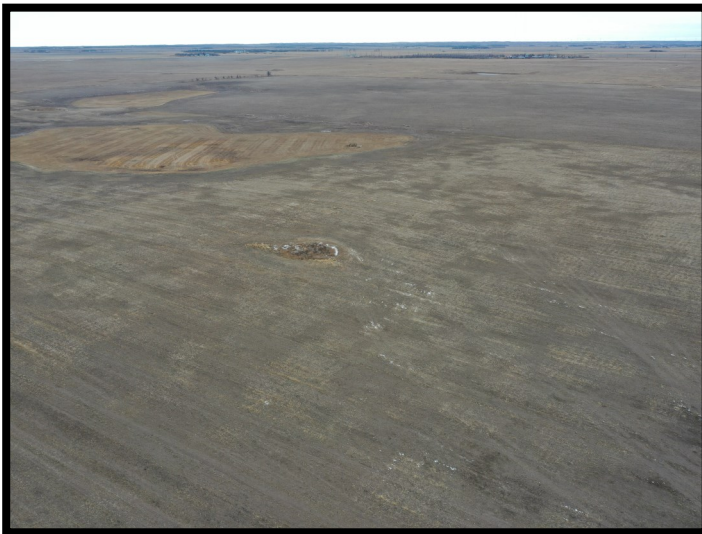
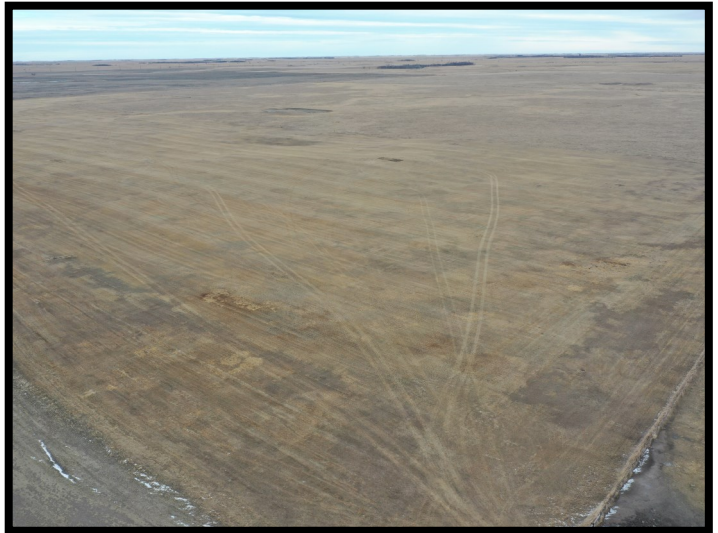
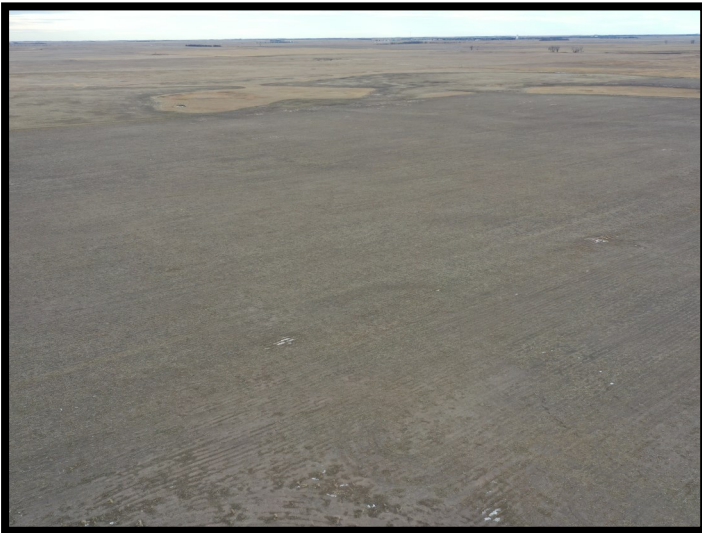
Broker Associate #12404

Merlin T. Worlie

(605) 715-9200

RE Auctioneer #114

Closing Agent – Rob Ronayne (605) 225-0100



Welcome

**We want to invite and welcome you to our public auction!
This is an excellent opportunity to add McPherson County
Crop & Pastureland to your portfolio.**

***FARMING – RANCHING - HUNTING - INVESTMENT
OPPORTUNITIES***

Legal Descriptions

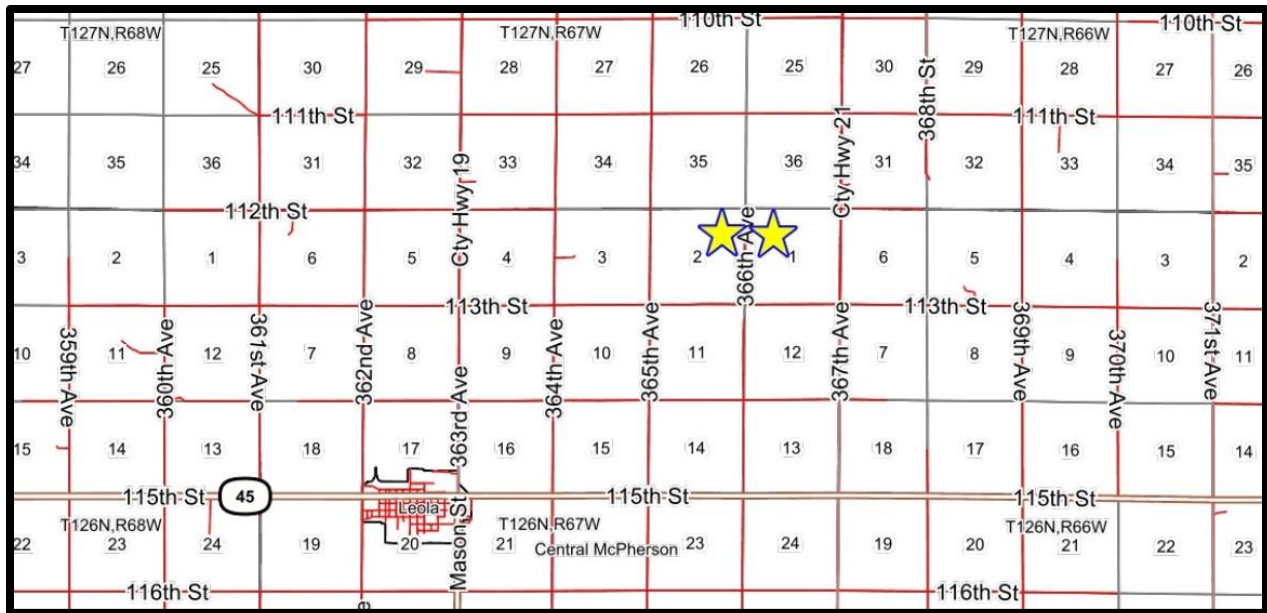
**Lot 1 - NE ¼ of 2-126-67
Leola Township, McPherson County, SD**

**Lot 2 - NW ¼ of 1-126-67
Leola Township, McPherson County, SD**

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

***** Buyer(s) will receive immediate possession *****

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 sellers. Possession will be given at closing. The 2024 real estate taxes 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. Any announcements made on the 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.

Lot 1

NE ¼ of 2-126-67

Leola Township, McPherson County, SD

A.K.A. – Gov't Lots One (1) and Two (2) and the South Half of the Northeast Quarter (S1/2NE1/4) also described as the Northeast Quarter (NE ¼) of Section Two (2) (excepting a piece of land described by metes and bounds as follows: Commencing at the SE corner of the NE ¼ of 2-126-67, thence West 36 rods, thence North 24 rods, thence East 16 rods, thence South 24 rods, intersecting the line of beginning 20 rods West of the SE corner of said NE ¼ of 2-126-67). * There are approx. 2.4 acres in the NE ¼ that the county has no record of ownership of since about 1946. Those acres are in the NE 1/4 but do not figure into the 158.67 acres that we can give title to.

This tract is offered \$_____x 158.67 acres.

The FSA reports approx. 159.27 farmland acres of which 154.41 acres are considered cropland. The balance is non-crop acres & R.O.W. This tract is cropland and has a USFW Wetland Easement.

BASE ACRES: 145.70

Oats 110.50, Barley 35.20

SURETY PRODUCTIVITY INDEX: 50.0

COUNTY RATING: .452

2024 REAL ESTATE TAXES: \$949.90

LOCATION

From Leola, SD—go 4 miles East on Hwy 10, 2 miles North on McPherson Co. 21 (367 Ave.), 1 mile West (113 St.) & 1/2 mile North (366 Ave.).



Abbreviated 156 Farm Record

Operator Name
CRP Contract Number(s)
Recon ID
Transferred From
ARCPLC G//F Eligibility

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.27	154.41	154.41	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	154.41	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, BARLY	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	110.50	0.00	35	
Barley	35.20	0.00	27	
TOTAL	145.70	0.00		

NOTES

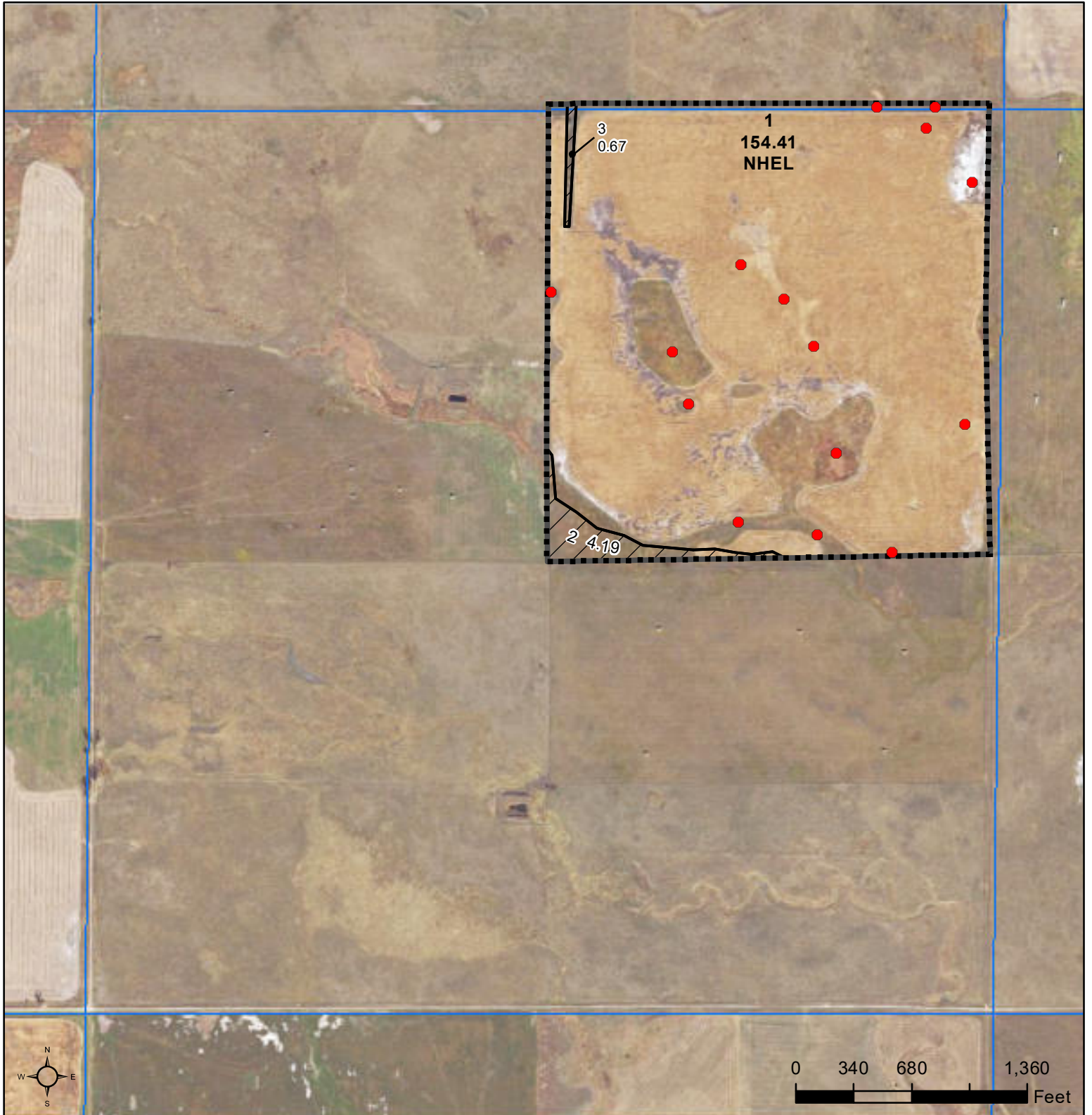
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Tract Number

Description : NE 2 126 67
FSA Physical Location : SOUTH DAKOTA/MCPHERSON
ANSI Physical Location : SOUTH DAKOTA/MCPHERSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : SANDRA L CRAWFORD
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.27	154.41	154.41	0.00	0.00	0.00	0.00	0.0



- 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

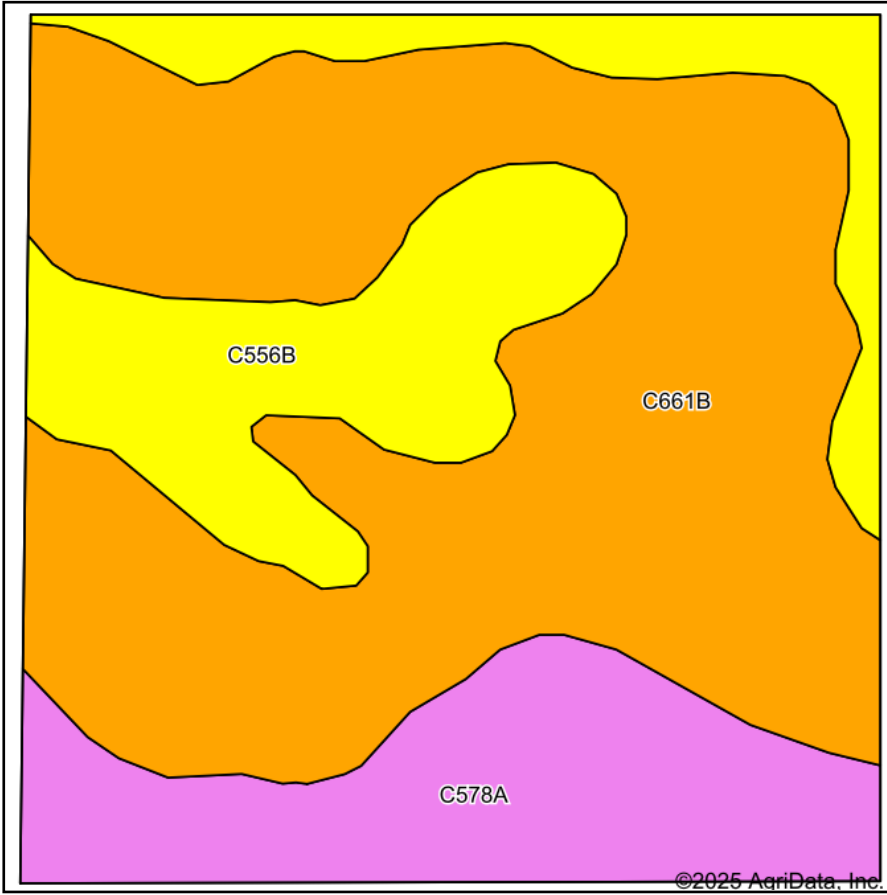
Producer initial _____
 Date _____

2025 Program Year
 Map Created January 14, 2025

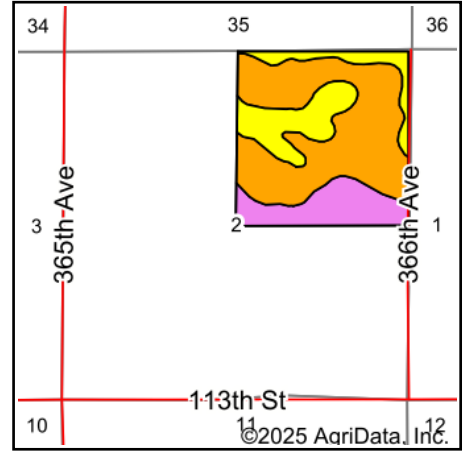
2-126N-67W-McPherson

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McPherson**
 Location: **2-126N-67W**
 Township: **Central McPherson**
 Acres: **159.27**
 Date: **1/29/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD089, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	91.88	57.7%		IIIe	2221	60
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	37.60	23.6%		IVs	1718	42
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	29.79	18.7%		VI s	3326	29
Weighted Average					3.80	2308.9	50

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



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Source: USGS 10 meter dem

0ft 462ft 923ft

Interval(ft): 3.0

Min: 1,533.4

Max: 1,551.5

Range: 18.1

Average: 1,540.0

Standard Deviation: 3.58 ft



1/29/2025

2-126N-67W
McPherson County
South Dakota

Boundary Center: 45° 45' 45.91, -98° 52' 23.35

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:

Date:

Address:

Farm Name:

Address:

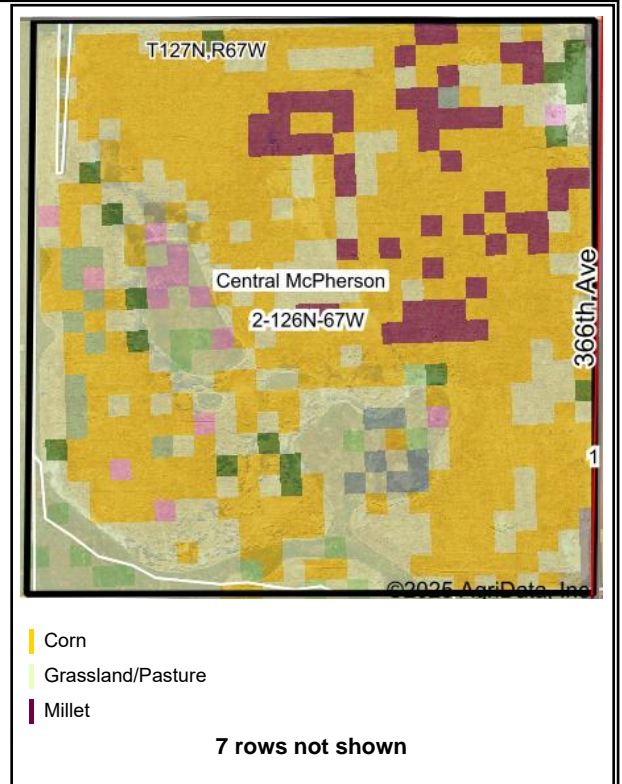
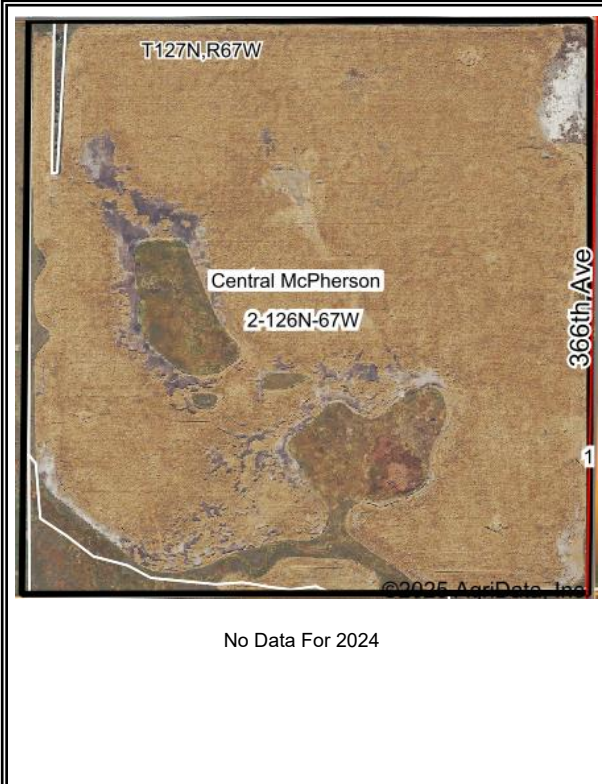
Field ID:

Phone:

Acct. #:

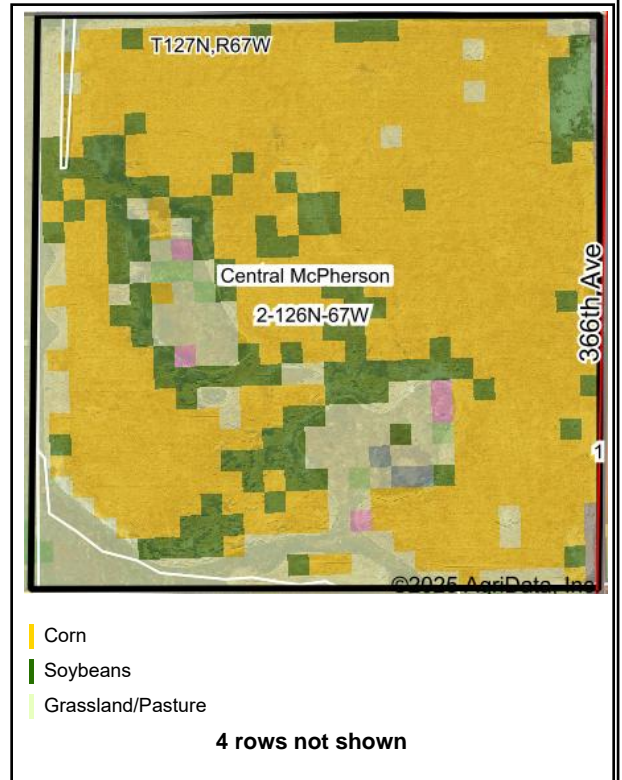
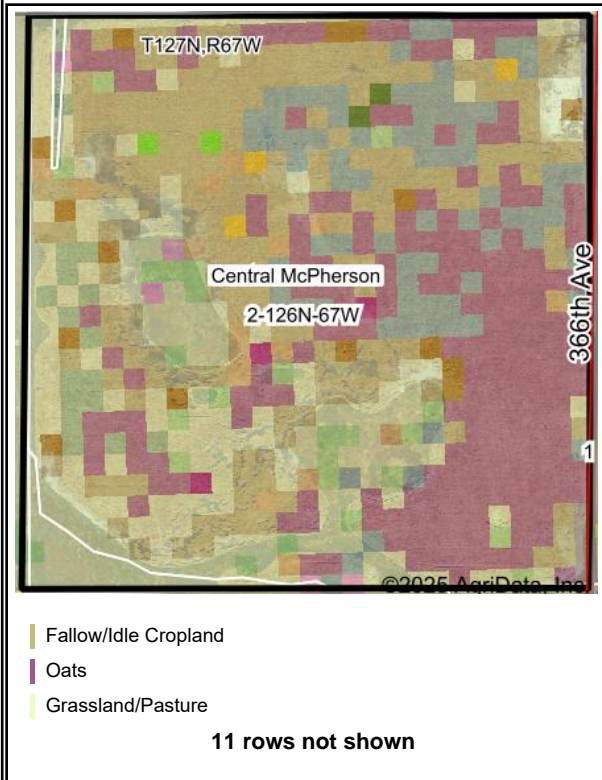
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 45° 45' 45.91, -98° 52' 23.35

State: SD

County: McPherson

Legal: 2-126N-67W

Twonshp: Central McPherson

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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Lot 2

NW ¼ of 1-126-67

Leola Township, McPherson County, SD

A.K.A. – Gov't Lots Three (3) and Four (4) and the South Half of the Northwest Quarter (S1/2NW1/4) also described as the Northwest Quarter (NW ¼) of Section One (1).

This tract is offered \$_____x 161.42 acres.

The FSA reports approx. 161.04 farmland acres of which 160.53 acres are considered cropland. The balance is non-crop acres & R.O.W. This tract is currently Grass / Hay / Pastureland (pasture is fenced with dugout). All but .51 acres have prior crop history.

BASE ACRES: 76.60

Oats 12.0 (W ½), Barley 64.6 (E ½)

SURETY PRODUCTIVITY INDEX: 45.4

SURETY RANGE PRODUCTION: 2176.9 lbs. / acre / yr.

COUNTY RATING: .431

2024 REAL ESTATE TAXES: \$865.70

LOCATION

From Leola, SD – go 4 miles East on Hwy 10, 2 miles North on McPherson Co. 21 (367 Ave.), 1 mile West (113 St.) & 1/2 mile North (366 Ave.).



Abbreviated 156 Farm Record

Operator Name
CRP Contract Number(s)
Recon ID
Transferred From
ARCPLC G//F Eligibility

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
161.04	160.53	160.53	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	160.53	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, BARLY	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	12.00	0.00	35	
Barley	64.60	0.00	27	
TOTAL	76.60	0.00		

NOTES

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Tract Number

Description : W2NW 1 126 67
FSA Physical Location : SOUTH DAKOTA/MCPHERSON
ANSI Physical Location : SOUTH DAKOTA/MCPHERSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.02	80.51	80.51	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	80.51	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	12.00	0.00	35
TOTAL	12.00	0.00	

NOTES

Tract Number

Description : E2NW 1 126 67
FSA Physical Location : SOUTH DAKOTA/MCPHERSON
ANSI Physical Location : SOUTH DAKOTA/MCPHERSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID

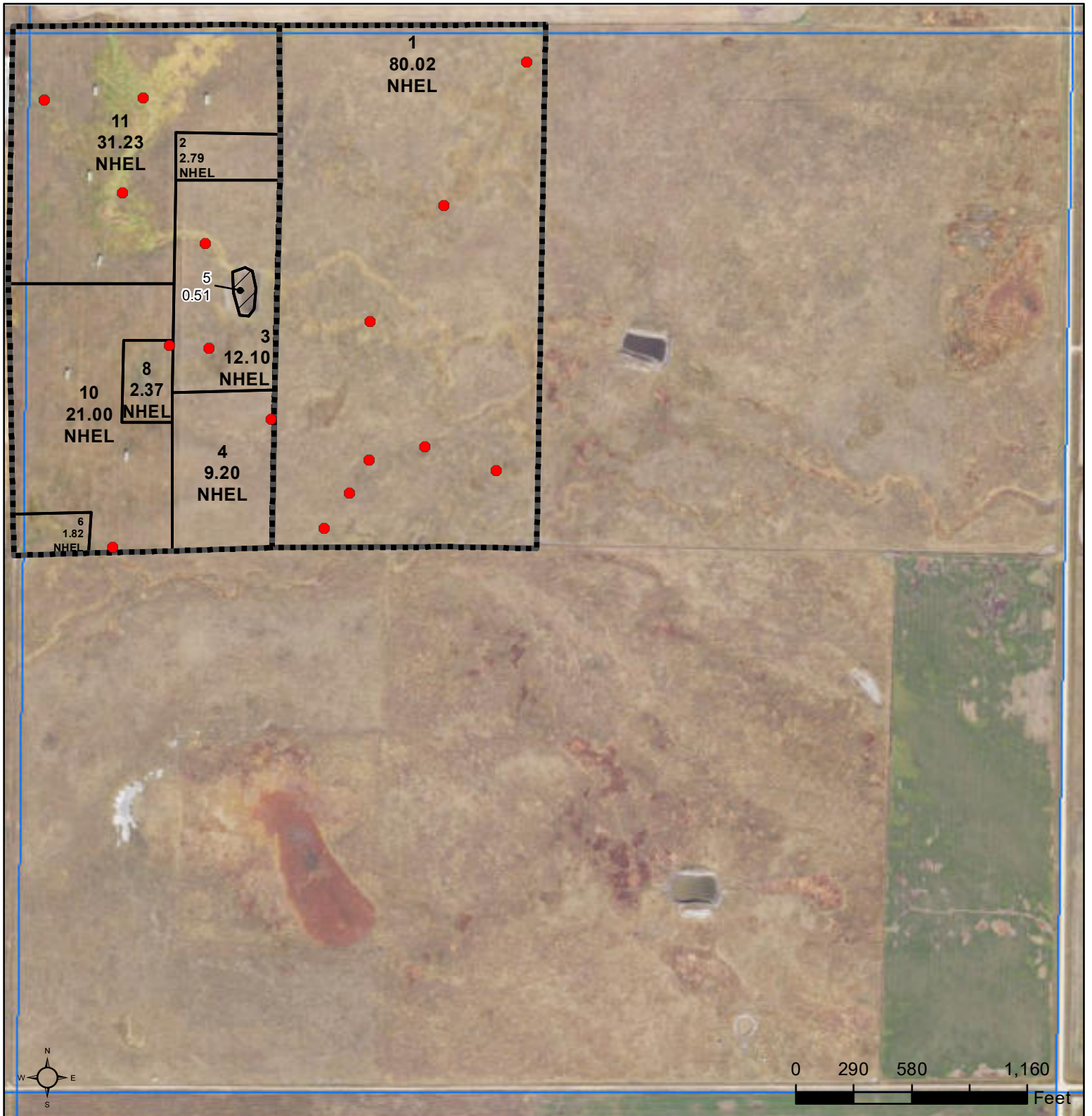
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.02	80.02	80.02	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	80.02	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Barley	64.60	0.00	27
TOTAL	64.60	0.00	

NOTES



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
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 Sunflowers = Oil or Non

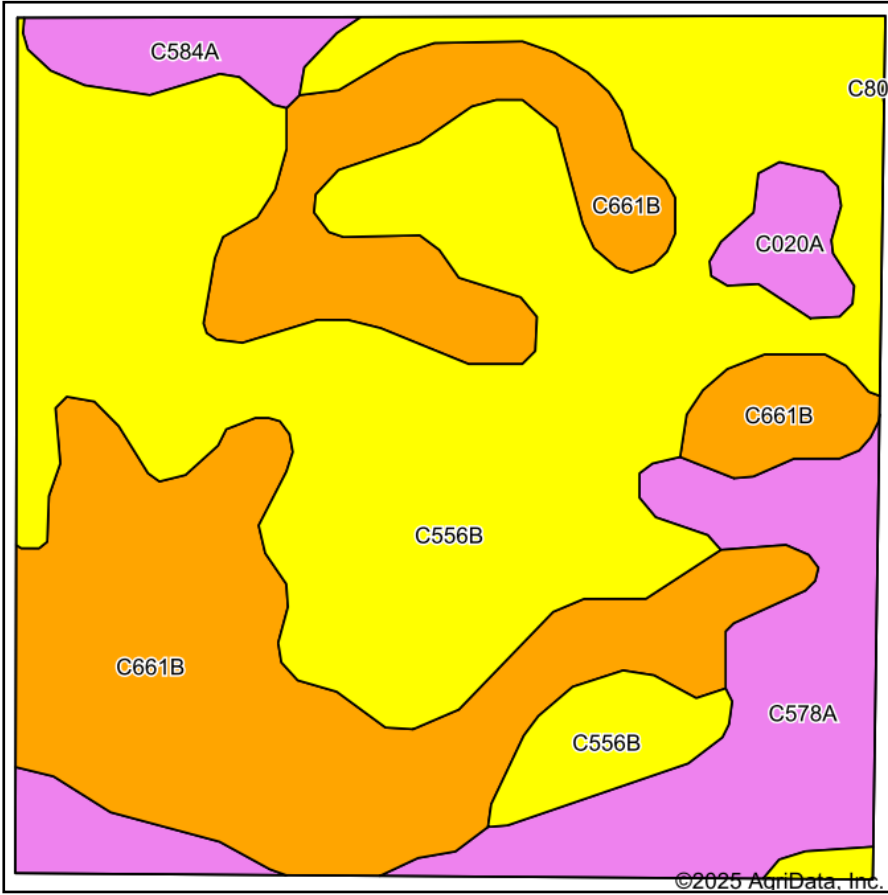
Producer initial _____
 Date _____

2025 Program Year
 Map Created January 14, 2025

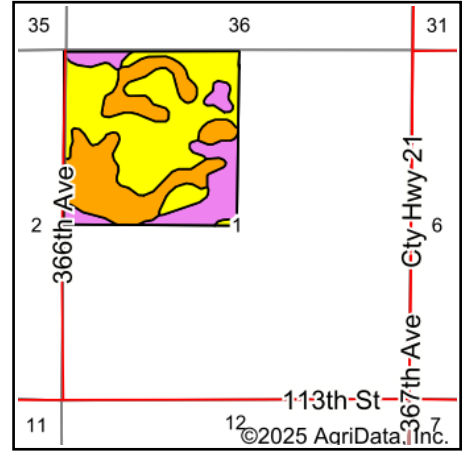
1-126N-67W-McPherson

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McPherson**
 Location: **1-126N-67W**
 Township: **Central McPherson**
 Acres: **161.04**
 Date: **1/29/2025**

Maps Provided By:

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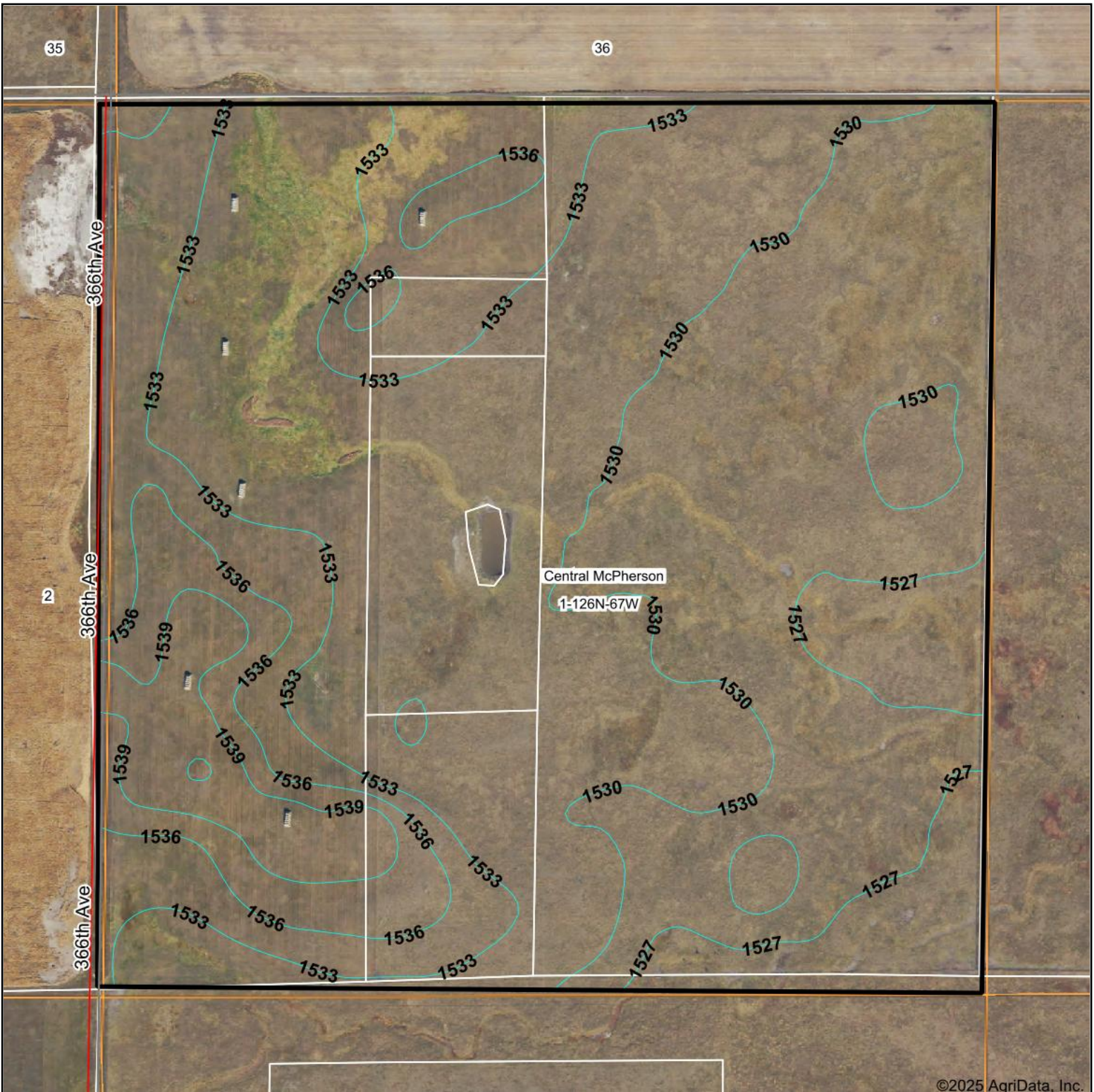
Area Symbol: SD089, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	79.09	49.1%		IVs	1718	42
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	53.31	33.1%		IIIe	2221	60
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	21.23	13.2%		VIIs	3326	29
C584A	Harriet loam, 0 to 2 percent slopes	4.36	2.7%		VIIs	3405	26
C020A	Heil silt loam, 0 to 1 percent slopes	3.05	1.9%		VIIs	3552	20
Weighted Average					4.02	2176.9	45.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Contours



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Source: USGS 10 meter dem

0ft 464ft 927ft

Interval(ft): 3.0

Min: 1,526.0

Max: 1,542.3

Range: 16.3

Average: 1,531.5

Standard Deviation: 3.31 ft



1/29/2025

1-126N-67W
McPherson County
South Dakota

Boundary Center: 45° 45' 45.94, -98° 51' 45.76

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:

Date:

Address:

Farm Name:

Address:

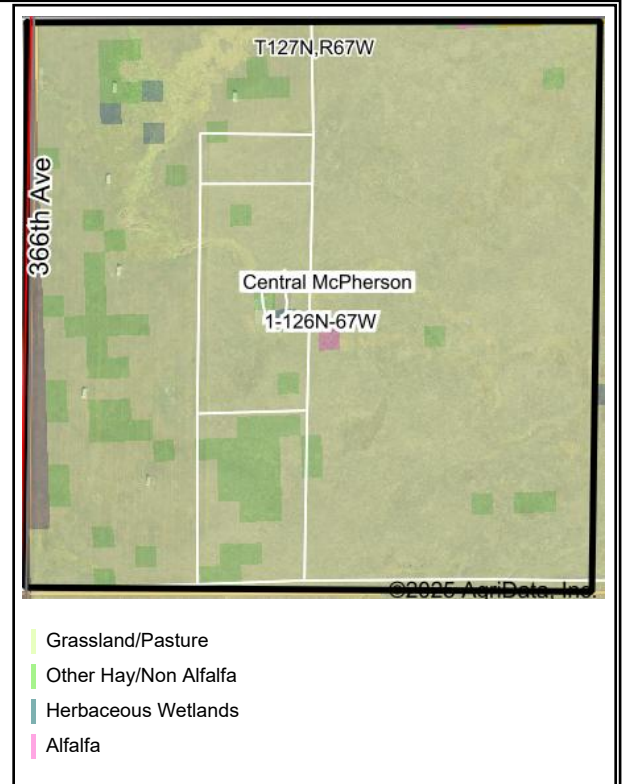
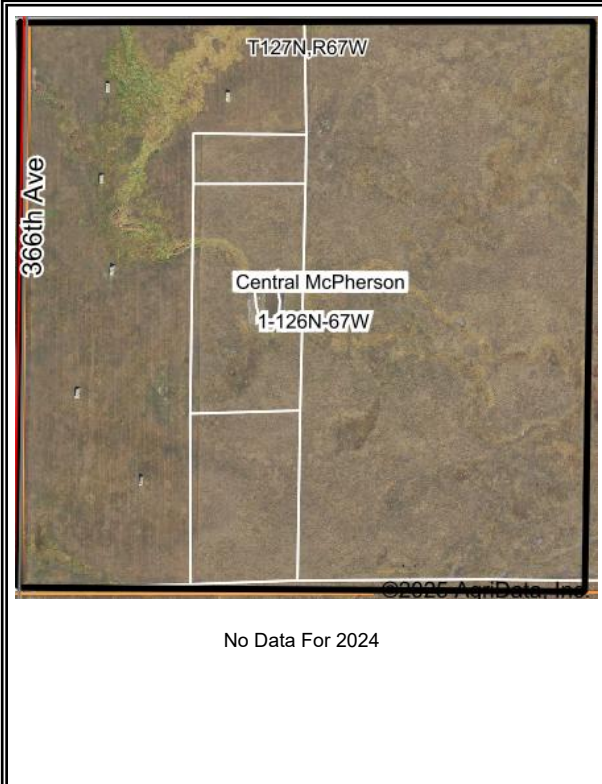
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Phone:

Acct. #:

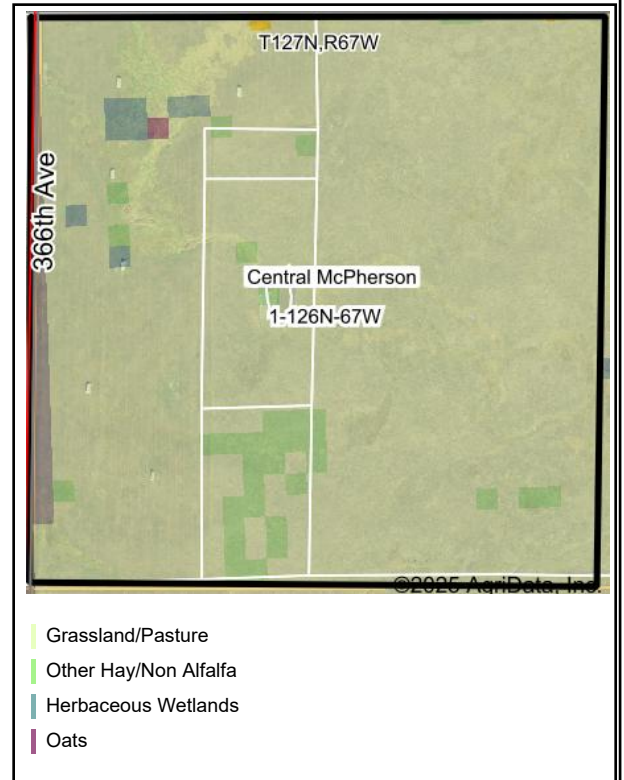
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 45° 45' 45.94, -98° 51' 45.76

State: SD

County: McPherson

Legal: 1-126N-67W

Twonshp: Central McPherson

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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