Welcome

It is our privilege to offer this package of land for the Carol Dohman Estate, David Dohman - Personal Representative. This is an excellent opportunity to add Brown & Day County land to your portfolio.

Most of the tracts will offer a blend of cropland, grass / hay land, pasture, wetland habitat or a combination of the above. The presence of wetlands amongst the cropland and grassland creates perfect wildlife habitat. This is a chance for Wildlife Enthusiasts to secure your own private hunting - Financial return and hunting!

*** While there are wetlands present on several tracts, there are No USFWS or NRCS Easements on any of the tracts. ***

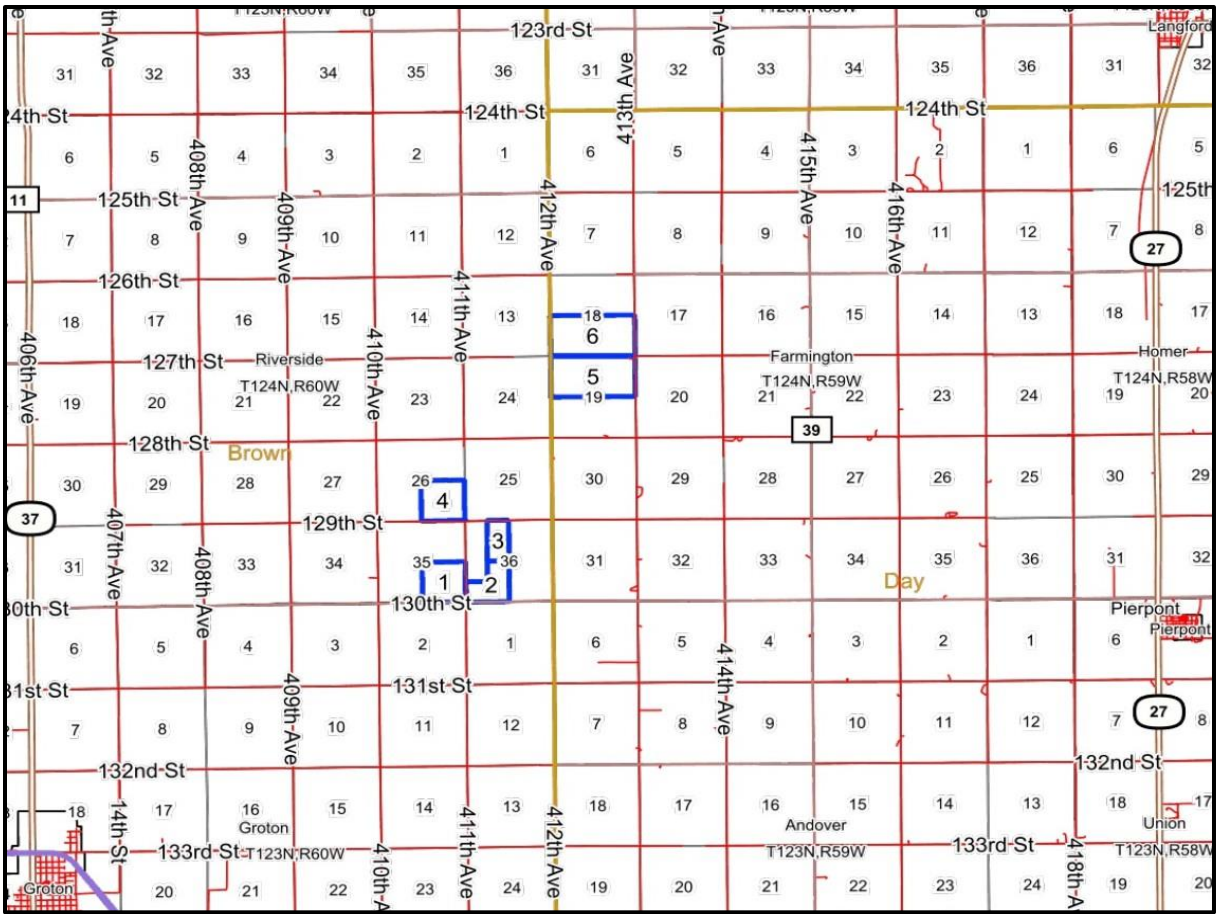
Legal Descriptions

SE ¼ of 35-124-60
S ½ of SW ¼ & NE ¼ of SW ¼ of 36-124-60
N ½ of 19-124-59 & S ½ of 18-124-59

**** Buyer(s) will take possession in 2027. ***

FARMING – RANCHING - HUNTING - 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. The balance will be due at closing which will be within 45 days of signed purchase agreement. The cost of title insurance and closing service fees will be divided equally between buyer and seller. The Closing Agent is Kari Bartling, Kolker Law Office, Groton, SD. Jark/Worlie Auction, LLC and Kari Bartling are acting as agents for the sellers. Possession will be given in 2027 subject to lease agreements. The 2027 real estate tax is an expense of the buyer. Seller will convey to buyer any gas, oil or mineral rights now owned. Seller reserves the right to accept or reject any or all bids. Announcements 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.

SE ¼ of 35-124-60
Riverside Twp, Brown County, SD

This tract is offered $ _____x 157 taxable acres.

The FSA reports 158.68 Farmland acres - all considered DCP Cropland acres w/balance being slough / habitat, non-crop acres & R.O.W.

BASE ACRES: 158.68
Wheat 31.40, Corn 87.60 & Soybeans 39.68

SURETY PRODUCTIVITY INDEX: 44.3

COUNTY PARCEL RATING: .4744

2025 REAL ESTATE TAXES: $1,732.00

LOCATION

From Groton, SD (Jct. of Hwy's 12 & 37) – go 3 miles North (Hwy 37) & 4 1/2 miles East (Hwy 13/130 St.) – North side of road. From Pierpont, SD (Hwy 27 corner) – go 8 miles West (Hwy 4/130 St.). North side of road.

Asking Price: $785,000 / $5000 per acre (+/-)

USDA United States Department of Agriculture

Brown County, South Dakota



Tract Boundary Cropland

Tract

2026 Program Year
Phy. County: Brown
2025 imagery

S35 T124N R060W

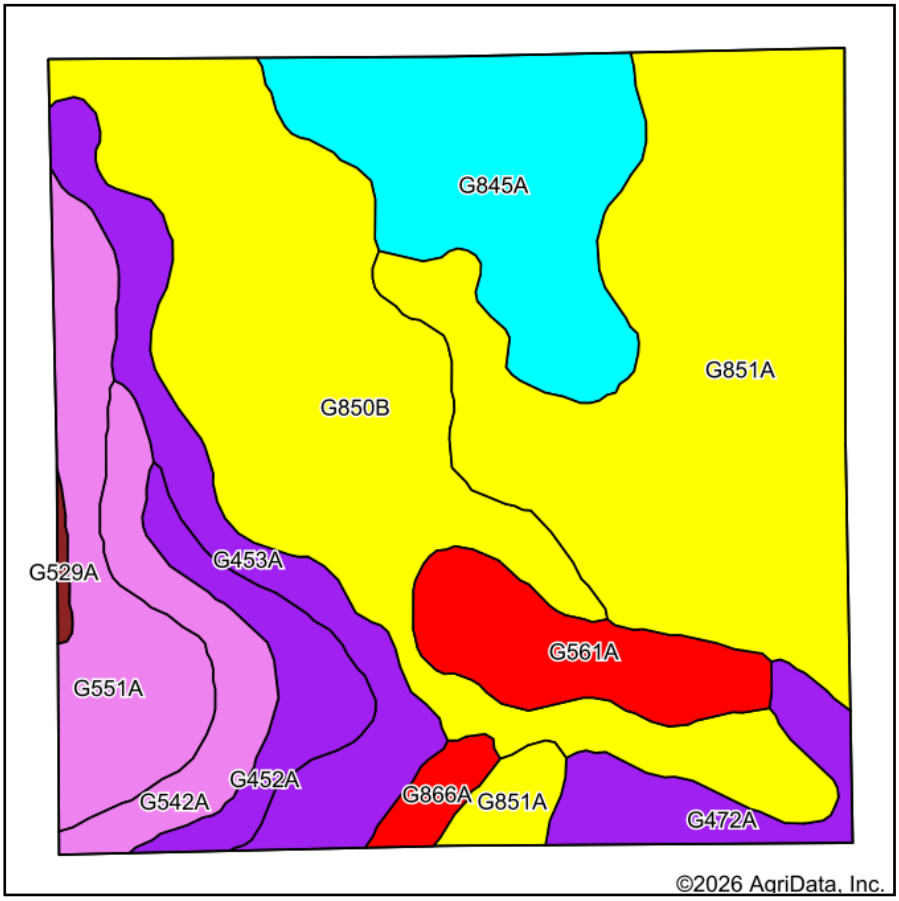
Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

0 340 680 Ft

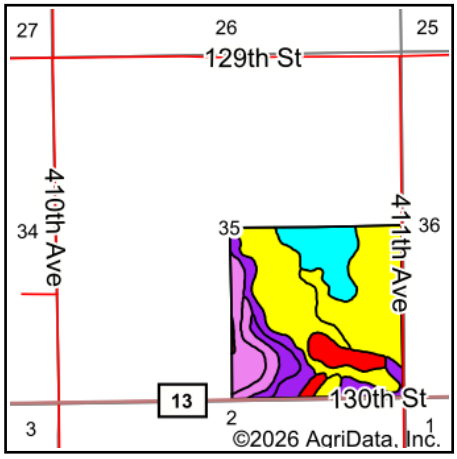
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Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

Map Created 09/02/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Brown**
Location: **35-124N-60W**
Township: **Riverside**
Acres: **157**
Date: **10/16/2026**

ANOTHER JARK/WORLIE AUCTION
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www.jarkworlie.com

Maps Provided By:
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N W E S

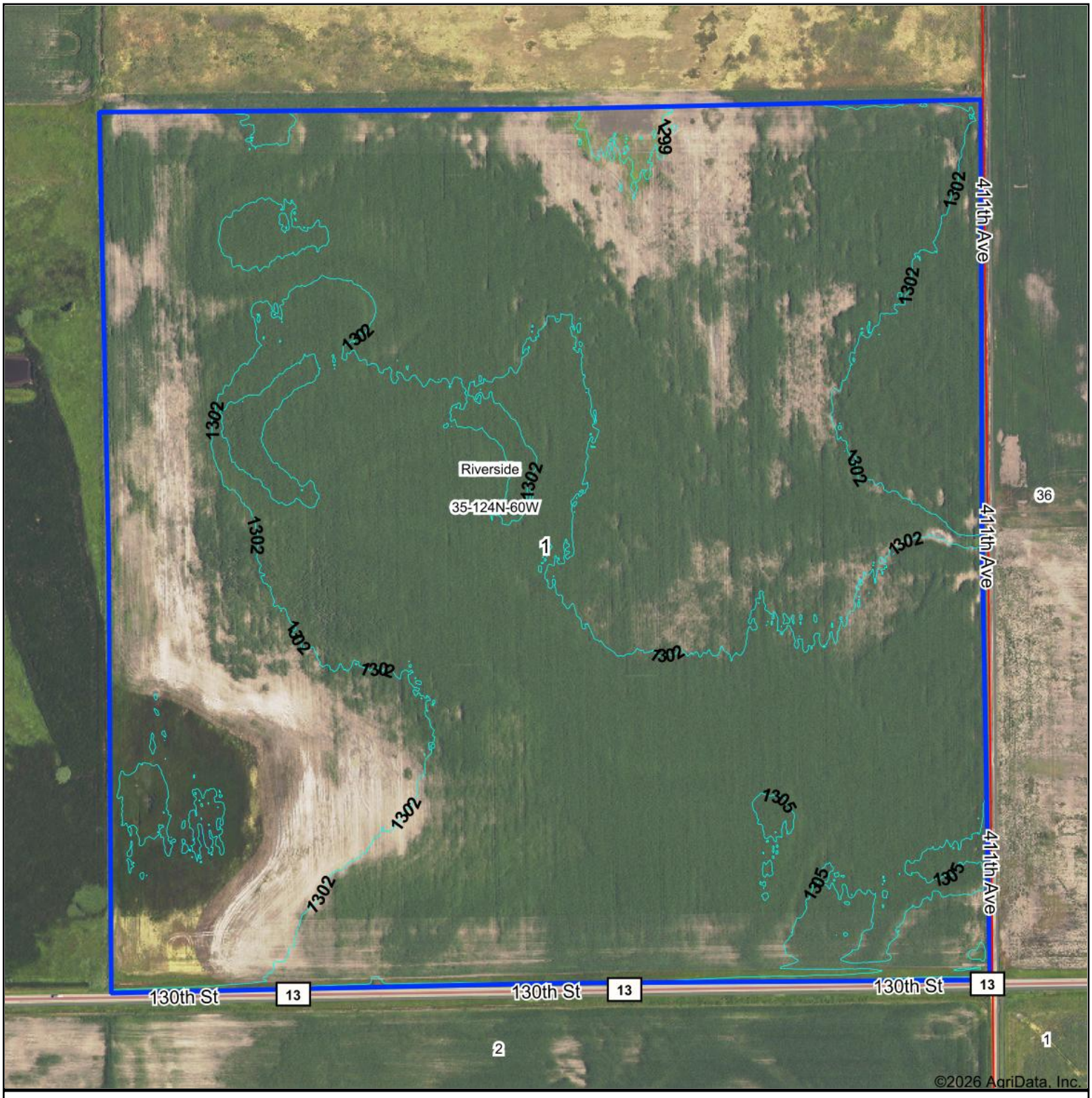
Area Symbol: SD013, Soil Area Version: 31

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	44.45	28.3%		IVs	2119	44
G850B	Exline-Putney silt loams, 1 to 6 percent slopes	39.44	25.1%		VIs	2050	42
G845A	Exline-Aberdeen-Nahon silt loams, 0 to 2 percent slopes	19.41	12.4%		VIs	1905	33
G551A	Ryan-Ludden, saline silty clays, 0 to 1 percent slopes, frequently flooded	12.10	7.7%		VIw	4031	28
G453A	Bearden silt loam, saline, 0 to 2 percent slopes	11.75	7.5%		IIIs	3912	56
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	8.51	5.4%		IIc	2860	83
G542A	Ludden silty clay, saline, 0 to 1 percent slopes, occasionally flooded	7.25	4.6%		VIw	3625	26
G452A	Colvin silty clay loam, saline, 0 to 1 percent slopes	6.10	3.9%		IVw	4435	53
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	5.73	3.6%		IIIs	2391	59
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	1.83	1.2%		IIs	2631	80
G529A	Ludden silty clay, ponded, 0 to 1 percent slopes, frequently flooded	0.43	0.3%		VIIIw	6265	13
			Weighted Average		**4.76**	**2583.7**	**44.3**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Contours



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Source:	USGS 1 meter dem
Interval(ft):	3.0
Min:	1,298.4
Max:	1,308.9
Range:	10.5
Average:	1,301.9
Standard Deviation:	1.57 ft

0ft 462ft 924ft

N W E S

10/16/2026

35-124N-60W
Brown County
South Dakota

Boundary Center: 45° 30' 18.03, -98° 0' 20.26

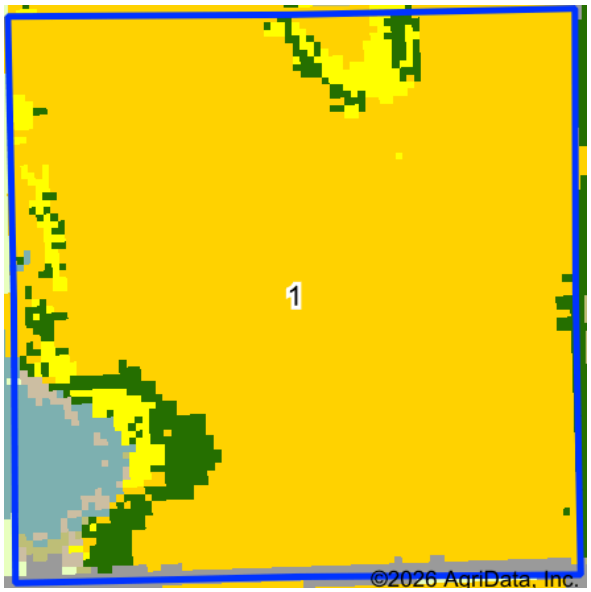
4 Year Crop History

ANOTHER JARK/WORLIE AUCTION
SALE AUCTION SALE
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www.jarkworlie.com

Owner/Operator: Les Dohman
Address:
Address: , SD
Phone:

Date: 10/16/2026
Farm Name:
Field ID: 1
Acct. #:

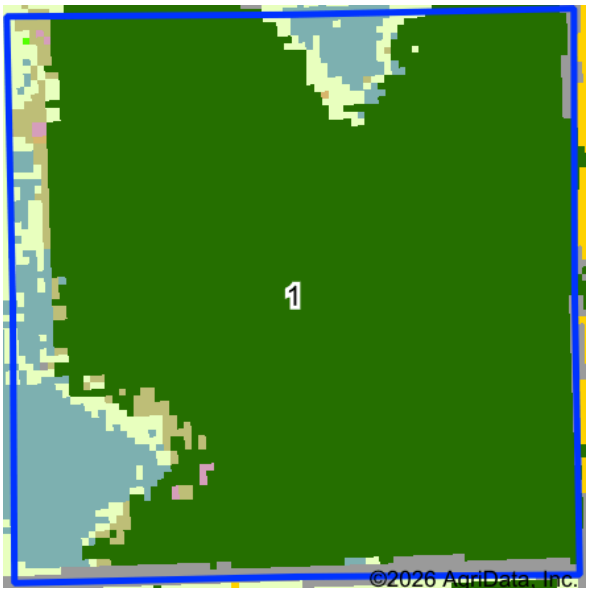
Crop Year: 2025



Corn	131.1a	83%
Soybeans	8a	5%
Herbaceous Wetlands	6.2a	4%

6 rows not shown

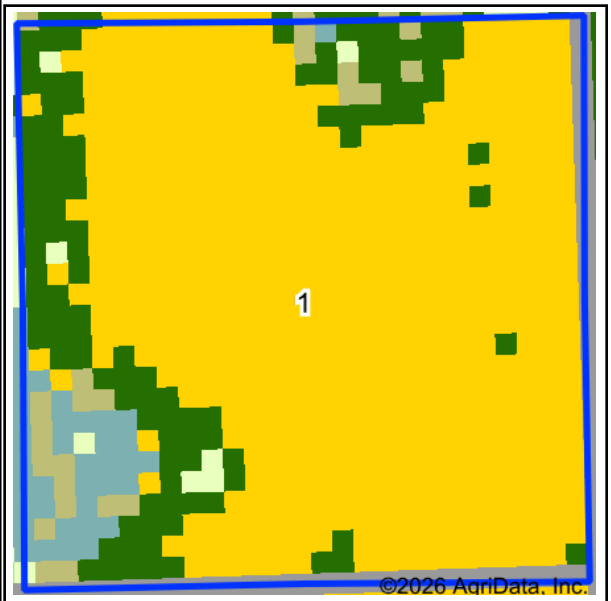
Crop Year: 2024



Soybeans	129.2a	83%
Herbaceous Wetlands	13.9a	9%
Grassland/Pasture	6.3a	4%

6 rows not shown

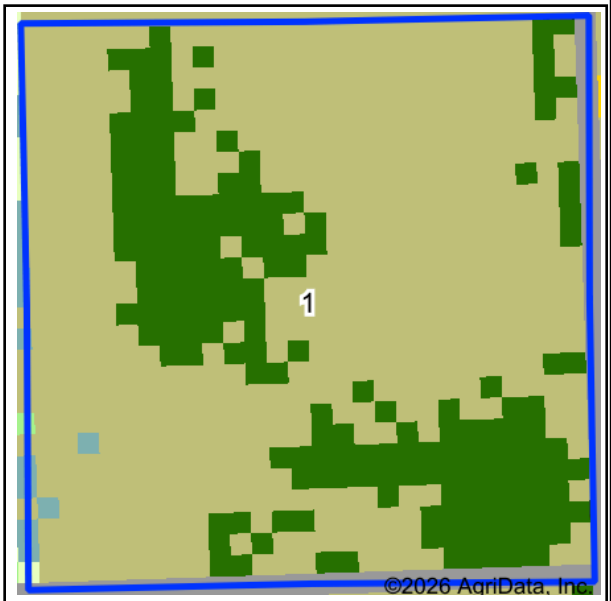
Crop Year: 2023



Corn	124.8a	79%
Soybeans	21.3a	14%
Herbaceous Wetlands	4.8a	3%

2 rows not shown

Crop Year: 2022



Fallow/Idle Cropland	112.3a	72%
Soybeans	44.4a	28%
Herbaceous Wetlands	0.2a	0%

Boundary Center: 45° 30' 18.03, -98° 0' 20.26

State: SD County: Brown

Legal: 35-124N-60W Twnshp: Riverside

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:
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S ½ of SW ¼ of 36-124-60
Riverside Twp, Brown County, SD

This tract is offered $ _____ x 78.0 taxable acres.

The FSA reports 80.78 Farmland acres - all of which are considered DCP Cropland acres.

BASE ACRES: 80.78
Wheat 16.0, Corn 44.58 & Soybeans 20.20

SURETY PRODUCTIVITY INDEX: 42.0

COUNTY PARCEL RATING: .4051

2025 REAL ESTATE TAXES: $770.00

LOCATION

From Groton, SD **(Jct. of Hwy's 12 & 37) - go 3 miles North (Hwy 37) & 5 miles East (Hwy 13/130 St.) - North side of road. From** ***Pierpont, SD*** **(Hwy 27 corner) - go 7 1/2 miles West (Hwy 4/130 St.). North side of road.**

Asking Price: $351,000 / $4500 per acre (+/-)

United States Department of Agriculture

Brown County, South Dakota



Tract Boundary Cropland

Tract

2026 Program Year

Phy. County: Brown

2025 imagery

S36 T124N R060W

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

0 340 680 Ft

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Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

Map Created 09/02/2026

NE ¼ of SW ¼ of 36-124-60
Riverside Twp, Brown County, SD

It is our intention to offer this tract along with the S ½ of SW ¼ of 36-124-60. There may be a chance it could be acquired separately.

This tract is offered $ _____ x 40.0 taxable acres.

The FSA reports 40.34 Farmland acres - all of which are grass.

SURETY PRODUCTIVITY INDEX: 41.0

COUNTY PARCEL RATING: ..3656

2025 REAL ESTATE TAXES: $ 323.00

LOCATION

From Groton, SD (Jct. of Hwy's 12 & 37) - go 3 miles North (Hwy 37), 5 1/2 miles East (Hwy 13/130 St.) & 1/8 mile North. From ***Pierpont, SD*** (Hwy 27 corner) - go 7 1/2 miles West (Hwy 4/130 St.) & 1/8 mile North.

Asking Price: $140,000 / $3500 per acre (+/-)

USDA United States Department of Agriculture

Brown County, South Dakota



Tract Boundary Noncropland

Tract

2026 Program Year
Phy. County: Brown
2025 imagery
S36 T124N R060W

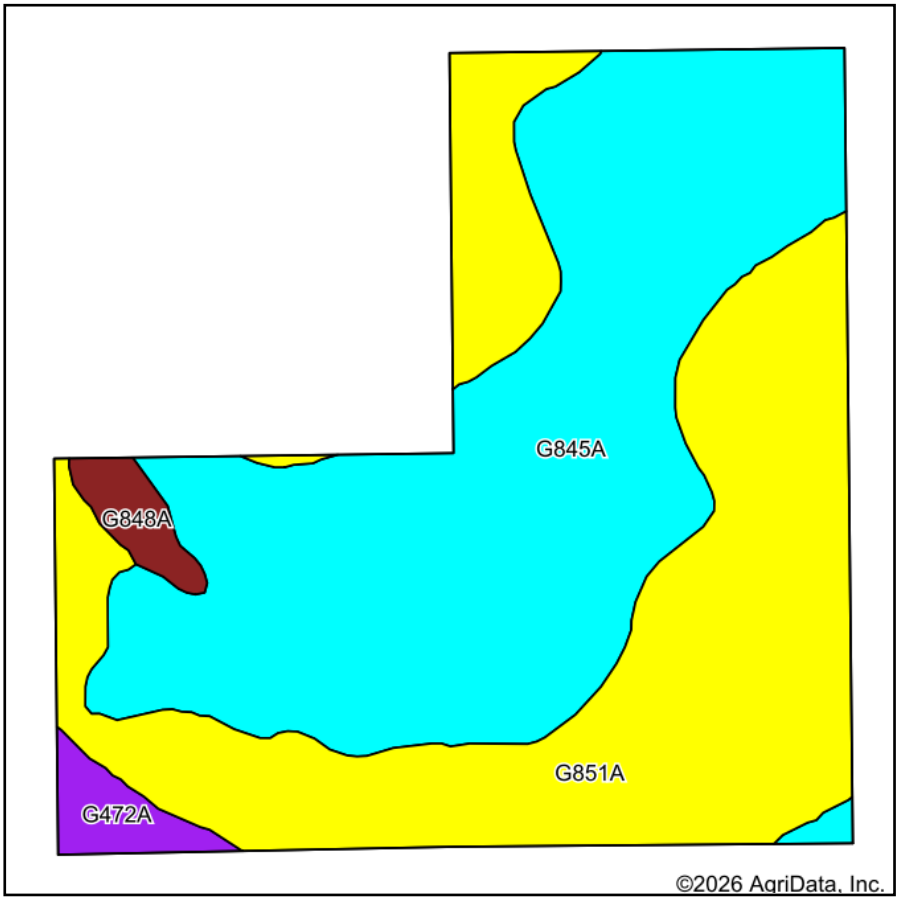
Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

0 340 680 Ft

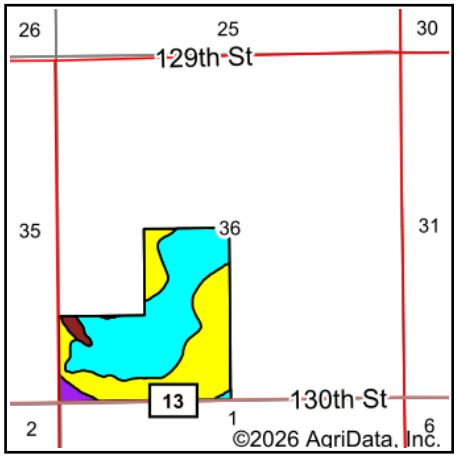
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Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

Map Created 09/02/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Brown**
Location: **36-124N-60W**
Township: **Riverside**
Acres: **118**
Date: **10/16/2026**

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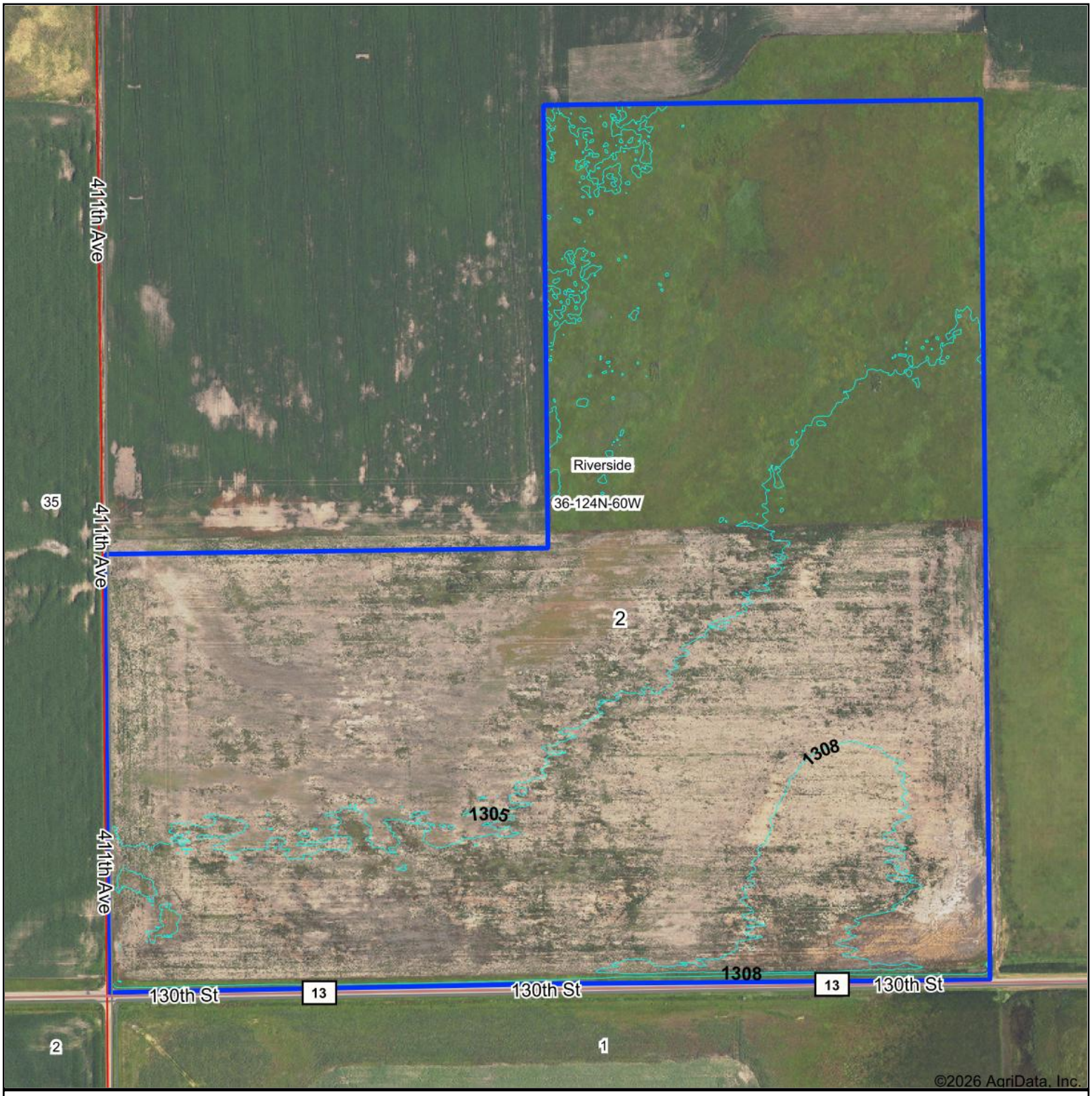
N W E S

Area Symbol: SD013, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G845A	Exline-Aberdeen-Nahon silt loams, 0 to 2 percent slopes	61.50	52.2%		VIs	1905	33
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	51.70	43.8%		IVs	2119	44
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	2.63	2.2%		IIIs	2391	59
G848A	Exline-Heil silt loams, 0 to 2 percent slopes	2.17	1.8%		VIs	2268	13
			Weighted Average		**5.06**	**2016.3**	**38**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Contours



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Source:	USGS 1 meter dem
Interval(ft):	3.0
Min:	1,302.2
Max:	1,311.0
Range:	8.8
Average:	1,305.4
Standard Deviation:	1.38 ft

0ft 462ft 924ft

N W E S

10/16/2026

36-124N-60W
Brown County
South Dakota

Boundary Center: 45° 30' 18.07, -97° 59' 43.17

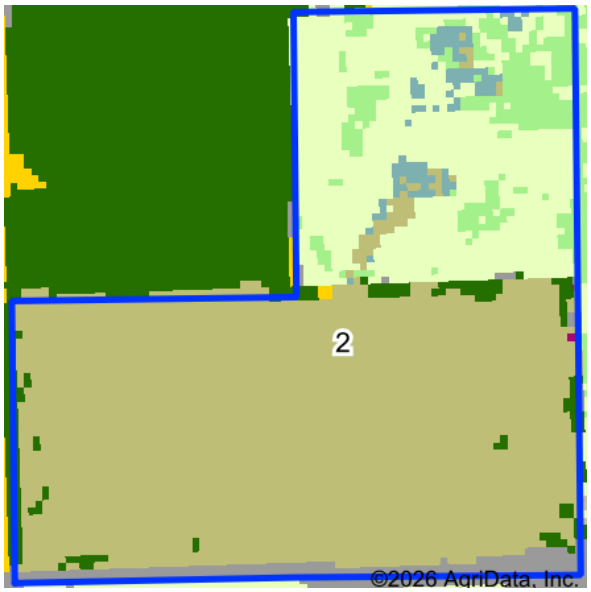
4 Year Crop History

ANOTHER JARK/WORLIE AUCTION
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(605) 225 - 1828
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Owner/Operator: Les Dohman
Address:
Address: , SD
Phone:

Date: 10/16/2026
Farm Name:
Field ID: 1
Acct. #:

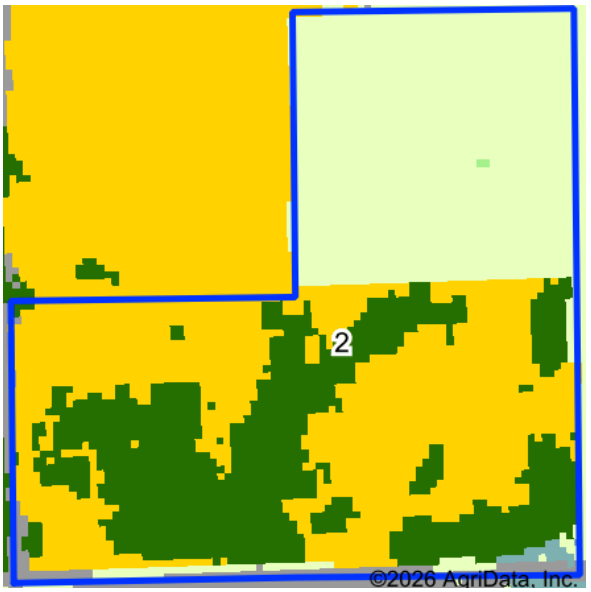
Crop Year: 2025



Fallow/Idle Cropland	76.3a	65%
Grassland/Pasture	26.2a	22%
Other Hay/Non Alfalfa	7.4a	6%

6 rows not shown

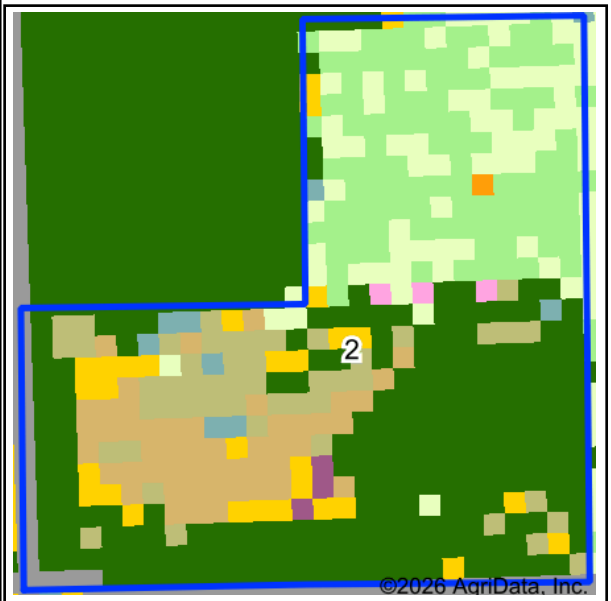
Crop Year: 2024



Corn	43.5a	38%
Grassland/Pasture	39.4a	33%
Soybeans	33.3a	28%

4 rows not shown

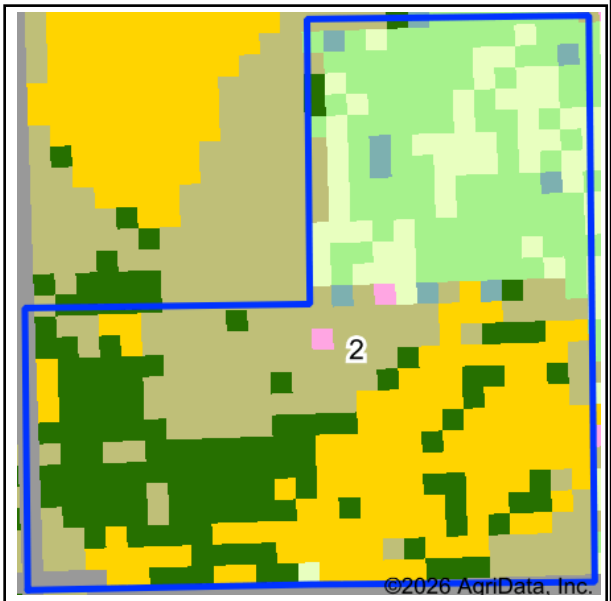
Crop Year: 2023



Soybeans	44.9a	38%
Other Hay/Non Alfalfa	24.1a	20%
Grassland/Pasture	13.7a	12%

6 rows not shown

Crop Year: 2022



Corn	28.1a	24%
Soybeans	26.6a	23%
Fallow/Idle Cropland	26.4a	22%

4 rows not shown

Boundary Center: 45° 30' 18.07, -97° 59' 43.17

State: SD County: Brown

Legal: 36-124N-60W Twnshp: Riverside

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

N W E S

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N ½ of 19-124-59 & S ½ of 18-124-59
Farmington Twp, Day County, SD

a.k.a. E 1/2 of NW 1/4 & Lots 1&2 of 19-124-59
also NE 1/4 of 19-124-59
& E 1/2 of SW 1/4 & Lots 3&4 of 18-124-59
also SE 1/4 of 18-124-59

This tract is offered $ _____x 617.23 taxable acres.
308.2 (Sect. 19 land) & 309.43 (Sect. 18 land) taxable acres.

Section 19 land - FSA reports a combined 307.44 Farmland acres of which 212.42 are considered DCP Cropland acres. The balance will be grass and wildlife habitat.

Section 18 land - FSA reports a combined 308.37 Farmland acres of which 70.0 are considered DCP Cropland acres. The balance will be grass / pasture, slough / wildlife habitat, old farm site, non-crop acres and R.O.W.

COMBINED BASE ACRES:
Sect. 19 Land: 212.41 (Wheat 37.92, Corn 63.65, Soybeans 110.84).
Sect. 18 Land: 70.0 (Wheat 12.49, Corn 20.98, Soybeans 36.3).

COMBINED SURETY PRODUCTIVITY INDEX:
40.8 (Sect. 19) & 43.8 (Sect. 18)

COUNTY PARCEL RATINGS:
.301 & .403 (Sect. 19) & .493 & .425 (Sect. 18)

COMBINED 2025 REAL ESTATE TAXES:
$2,258.10 (Sect. 19 land) & $3,087.50 (Sect. 18 land)

LOCATION

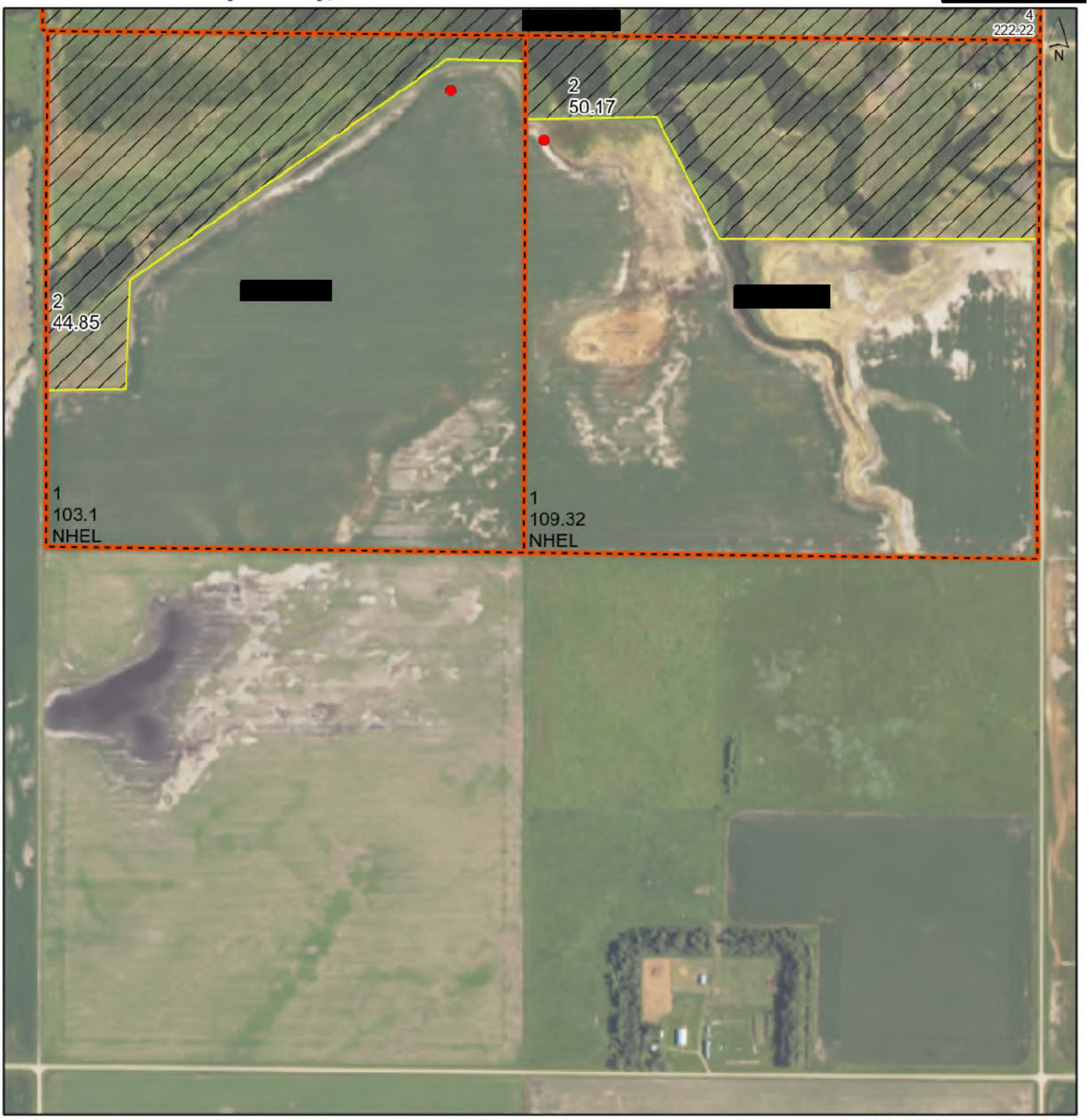
From Groton, SD – (Jct. of Hwy's 12 & 37) - go 3 miles North (Hwy 37), 7 miles East (Hwy 13/130 St.), 2 1/2 miles North (413 Ave.) – West side of Road. From Pierpont, SD (Hwy 27 corner) – go 6 miles West (Hwy 4/130 St.) & 2 1/2 miles North (413 Ave.). From Langford, SD – go 5 miles South (Hwy 27), 6 miles West (128 St.) & 1/2 mile North (413 Ave.).

Asking Price: $2,400,000

USDA United States Department of Agriculture

Day County, South Dakota

[redacted]



Tract Boundary Cropland
Noncropland

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

Producer Initial _____

Date _____

2026 Program Year
Phy. County: Day
2025 imagery

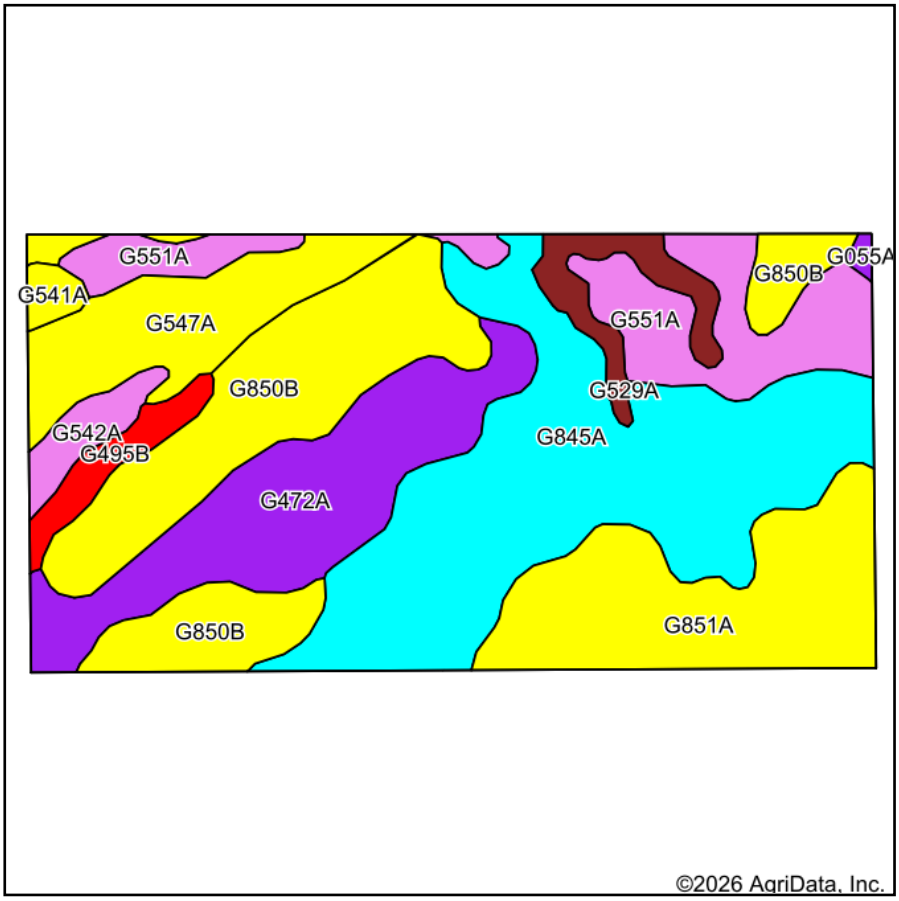
S19 T124N R059W

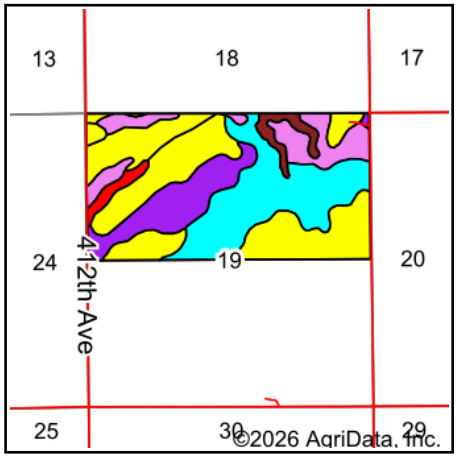
0 340 680 Ft

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Map Created 05/26/2026

Soils Map





State: **South Dakota**
County: **Day**
Location: **19-124N-59W**
Township: **Farmington**
Acres: **308.2**
Date: **10/16/2026**

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SALE AUCTION SALE
(605) 225 - 1828
www.jarkworlie.com

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N W E S

Soils data provided by USDA and NRCS.

Area Symbol: SD037, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G845A	Exline-Aberdeen-Nahon silt loams, 0 to 2 percent slopes	84.19	27.4%		VIs	1905	33
G850B	Exline-Putney silt loams, 1 to 6 percent slopes	57.39	18.6%		VIs	2050	42
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	42.03	13.6%		IIIs	2391	59
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	41.73	13.5%		IVs	2119	44
G551A	Ryan-Ludden, saline silty clays, 0 to 1 percent slopes, frequently flooded	31.61	10.3%		VIw	4031	28
G547A	Lamoure silty clay loam, saline, 0 to 1 percent slopes, frequently flooded	26.49	8.6%		IVw	4079	47
G529A	Ludden silty clay, ponded, 0 to 1 percent slopes, frequently flooded	9.15	3.0%		VIIIw	6265	13
G495B	Eckman-Zell very fine sandy loams, 2 to 6 percent slopes	6.54	2.1%		IIe	2747	81
G542A	Ludden silty clay, saline, 0 to 1 percent slopes, occasionally flooded	5.86	1.9%		VIw	3625	26
G541A	Ludden-Ludden, saline silty clays, 0 to 1 percent slopes, frequently flooded	2.49	0.8%		VIw	4900	40
G055A	Ludden silty clay, 0 to 1 percent slopes, frequently flooded	0.72	0.2%		VIw	4142	55
			Weighted Average		**5.12**	**2641.6**	**40.8**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Contours



ANOTHER JARK/WORLIE AUCTION
SALE AUCTION SALE
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www.jarkworlie.com

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Source:	USGS 3 meter dem
Interval(ft):	4.0
Min:	1,300.5
Max:	1,313.1
Range:	12.6
Average:	1,306.8
Standard Deviation:	2.56 ft

0ft 807ft 1614ft

N W E S

10/16/2026

19-124N-59W
Day County
South Dakota

Boundary Center: 45° 32' 28.43, -97° 58' 11.17

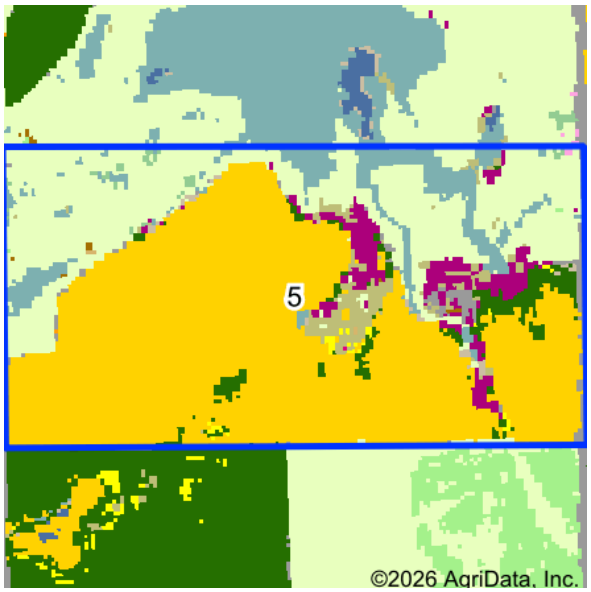
4 Year Crop History

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SALE AUCTION SALE
(605) 225 - 1828
www.jarkworlie.com

Owner/Operator: Les Dohman
Address:
Address: , SD
Phone:

Date: 10/16/2026
Farm Name:
Field ID: 1
Acct. #:

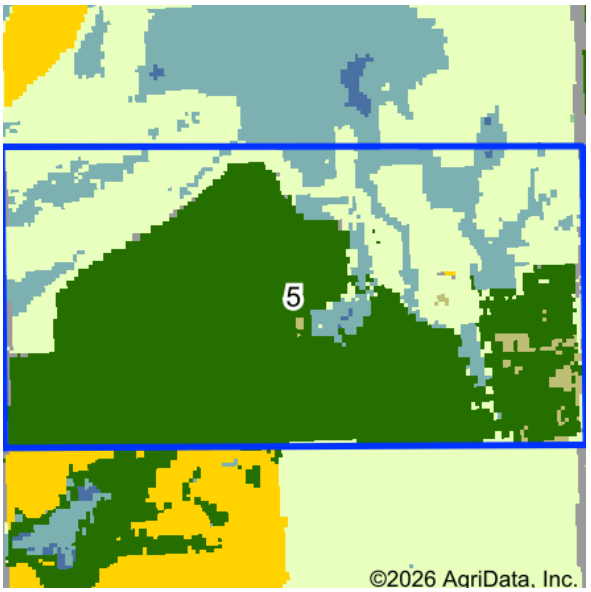
Crop Year: 2025



Corn	170.9a	57%
Grassland/Pasture	77.5a	26%
Herbaceous Wetlands	19.1a	6%

17 rows not shown

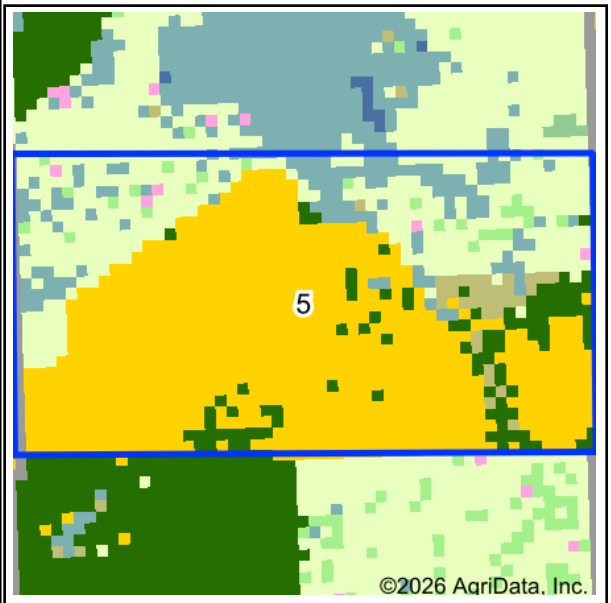
Crop Year: 2024



Soybeans	179.6a	58%
Grassland/Pasture	82.8a	27%
Herbaceous Wetlands	38.8a	13%

5 rows not shown

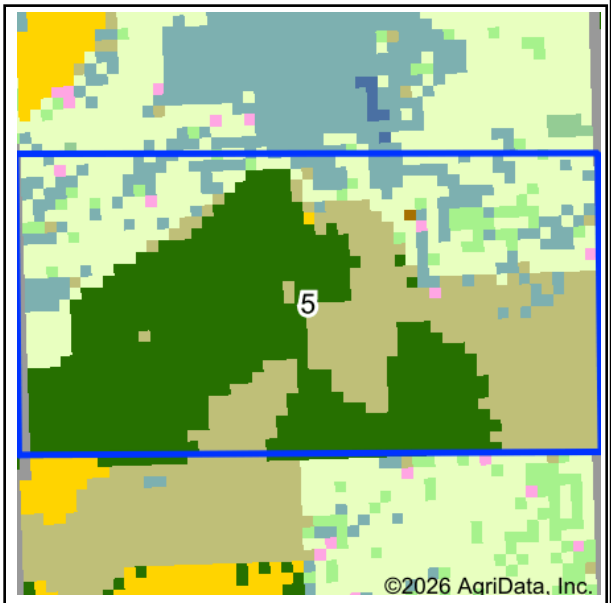
Crop Year: 2023



Corn	179.8a	58%
Grassland/Pasture	65.7a	21%
Herbaceous Wetlands	27.4a	9%

4 rows not shown

Crop Year: 2022



Soybeans	130.2a	43%
Fallow/Idle Cropland	81.5a	26%
Grassland/Pasture	57.7a	19%

5 rows not shown

Boundary Center: 45° 32' 28.43, -97° 58' 11.17

State: SD County: Day

Legal: 19-124N-59W Twnshp: Farmington

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:
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USDA United States Department of Agriculture

Day County, South Dakota

[redacted]



Tract Boundary Cropland
Noncropland

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

Producer Initial _____
Date _____

2026 Program Year
Phy. County: Day
2025 imagery

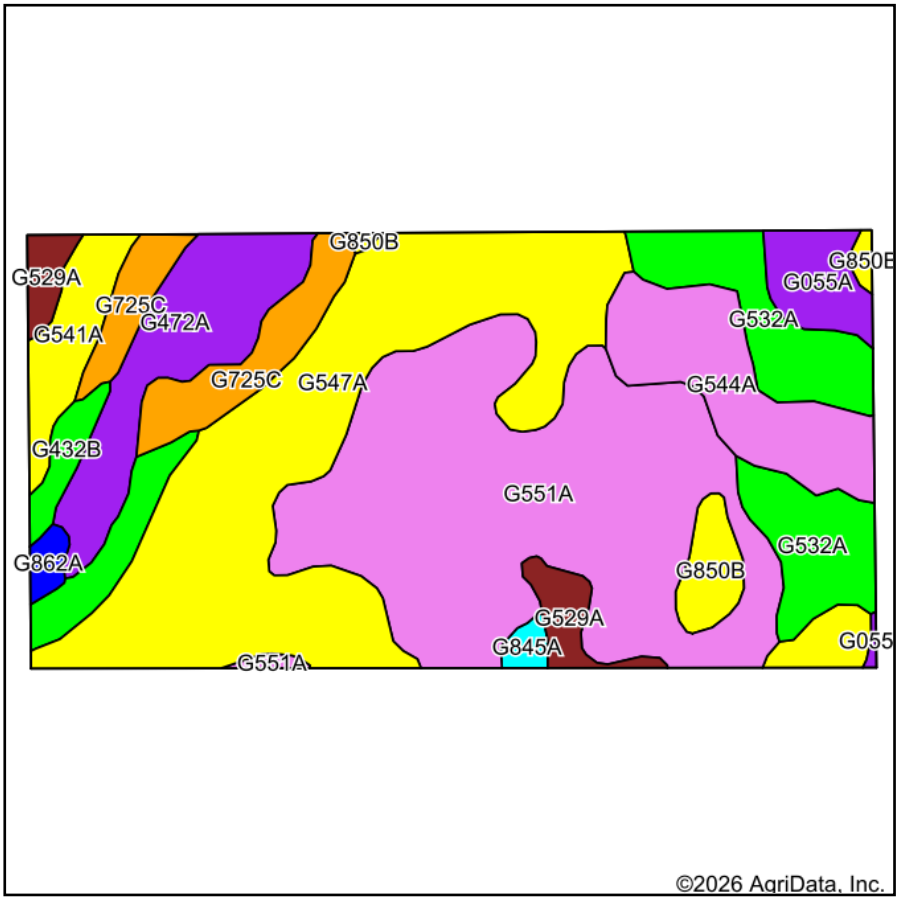
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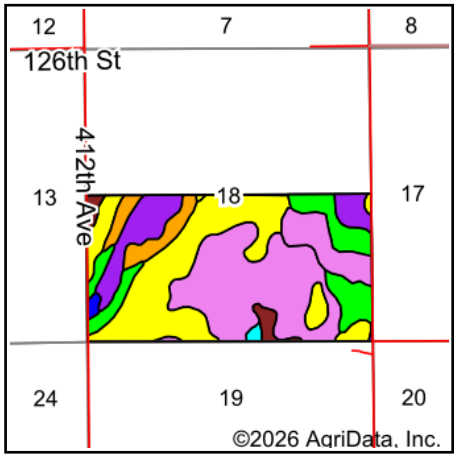
0 340 680 Ft

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Map Created 05/26/2026

Soils Map





State: **South Dakota**
County: **Day**
Location: **18-124N-59W**
Township: **Farmington**
Acres: **309.43**
Date: **10/16/2026**

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Soils data provided by USDA and NRCS.

Area Symbol: SD037, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G551A	Ryan-Ludden, saline silty clays, 0 to 1 percent slopes, frequently flooded	93.65	30.2%		VIw	4031	28
G547A	Lamoure silty clay loam, saline, 0 to 1 percent slopes, frequently flooded	76.72	24.8%		IVw	4079	47
G532A	Lamoure silty clay loam, somewhat poorly drained, 0 to 2 percent slopes, occasionally flooded	27.40	8.9%		IIw	4645	70
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	22.79	7.4%		IIIs	2391	59
G544A	Playmoor-Lamoure-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	22.19	7.2%		VIw	3890	24
G725C	Great Bend-Zell-Huffton silt loams, 6 to 9 percent slopes	16.43	5.3%		IVe	2639	69
G432B	Bearden-Huffton silt loams, 1 to 6 percent slopes	11.22	3.6%		IIe	3189	73
G850B	Exline-Putney silt loams, 1 to 6 percent slopes	10.52	3.4%		VIs	2050	42
G541A	Ludden-Ludden, saline silty clays, 0 to 1 percent slopes, frequently flooded	9.60	3.1%		VIw	4900	40
G055A	Ludden silty clay, 0 to 1 percent slopes, frequently flooded	8.12	2.6%		VIw	4142	55
G529A	Ludden silty clay, ponded, 0 to 1 percent slopes, frequently flooded	7.34	2.4%		VIIIw	6265	13
G862A	Harmony-Beotia silt loams, 0 to 2 percent slopes	1.84	0.6%		IIs	3091	92
G845A	Exline-Aberdeen-Nahon silt loams, 0 to 2 percent slopes	1.61	0.5%		VIs	1905	33
			Weighted Average		**4.70**	**3860.8**	**43.8**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Contours



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Source:	USGS 3 meter dem
Interval(ft):	4.0
Min:	1,300.1
Max:	1,314.0
Range:	13.9
Average:	1,305.3
Standard Deviation:	2.89 ft

0ft 809ft 1618ft

N W E S

10/16/2026

18-124N-59W
Day County
South Dakota

Boundary Center: 45° 32' 54.45, -97° 58' 11.09

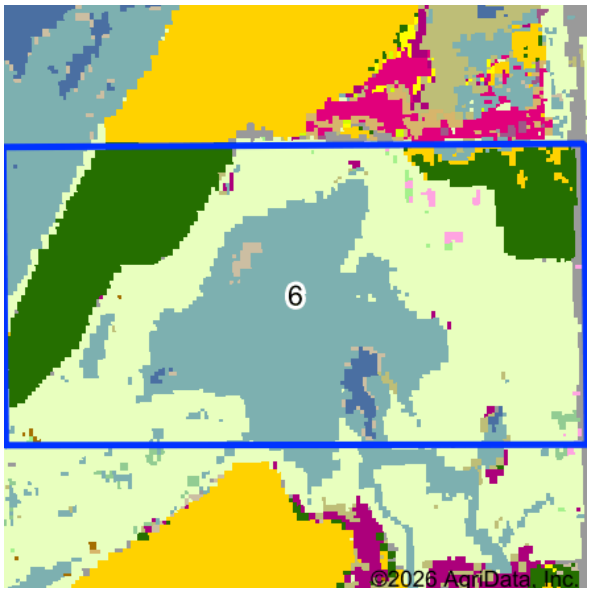
4 Year Crop History

ANOTHER JARK/WORLIE AUCTION
SALE AUCTION SALE
(605) 225 - 1828
www.jarkworlie.com

Owner/Operator: Les Dohman
Address:
Address: , SD
Phone:

Date: 10/16/2026
Farm Name:
Field ID: 1
Acct. #:

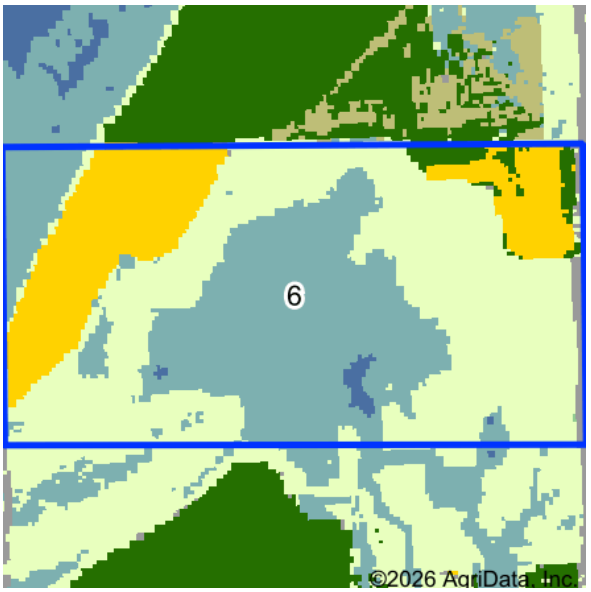
Crop Year: 2025



Grassland/Pasture	132.3a	44%
Herbaceous Wetlands	97.2a	32%
Soybeans	63.2a	20%

14 rows not shown

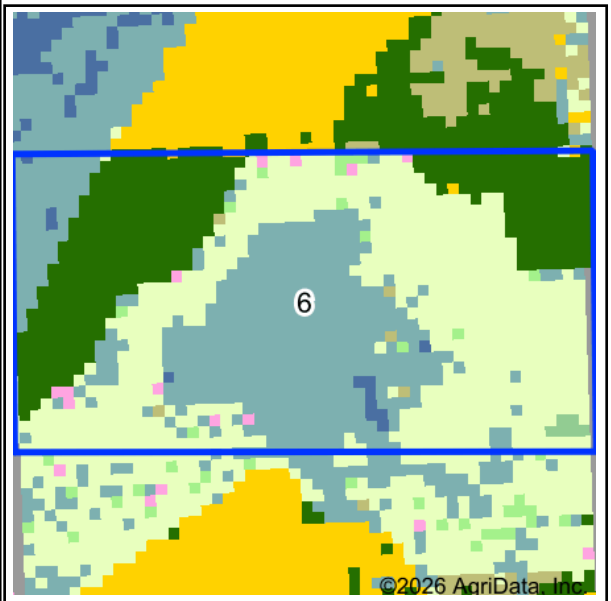
Crop Year: 2024



Grassland/Pasture	134.9a	43%
Herbaceous Wetlands	104.7a	34%
Corn	58.5a	19%

4 rows not shown

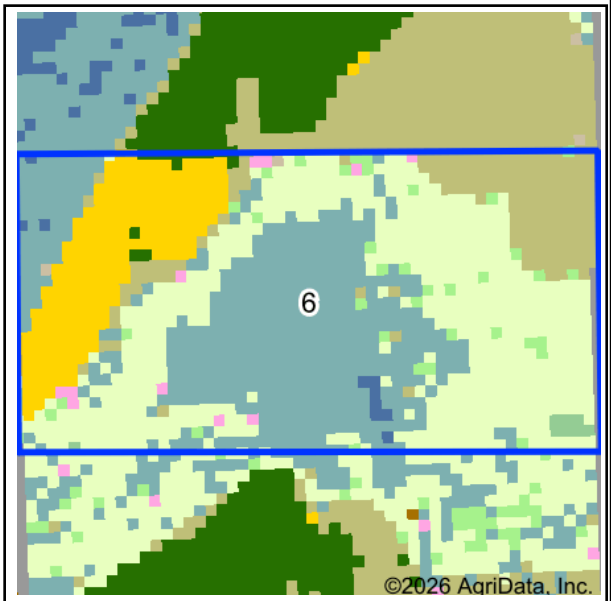
Crop Year: 2023



Grassland/Pasture	125.7a	42%
Herbaceous Wetlands	100.2a	32%
Soybeans	72a	23%

6 rows not shown

Crop Year: 2022



Grassland/Pasture	116.4a	37%
Herbaceous Wetlands	102.1a	33%
Corn	44.1a	14%

7 rows not shown

Boundary Center: 45° 32' 54.45, -97° 58' 11.09

State: SD County: Day

Legal: 18-124N-59W Twnshp: Farmington

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

N W E S

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