

**ANOTHER
JARK/WORLIE AUCTION
SPINK COUNTY
LAND SALE**

Thursday, December 10, 2020

Sale Time: 10:00 AM

Auction Location

City Lights Bar & Event Center
316 S. 2nd Street
Aberdeen, SD

JARK/WORLIE AUCTION, LLC

Val W. Jark

(605) 380-2244

Broker Associate #12404



Welcome

We would like to invite and welcome you to our public auction! This is a great opportunity to add Spink County Cropland to your portfolio. This land offers farming, hunting & investment opportunities!

Legal Description

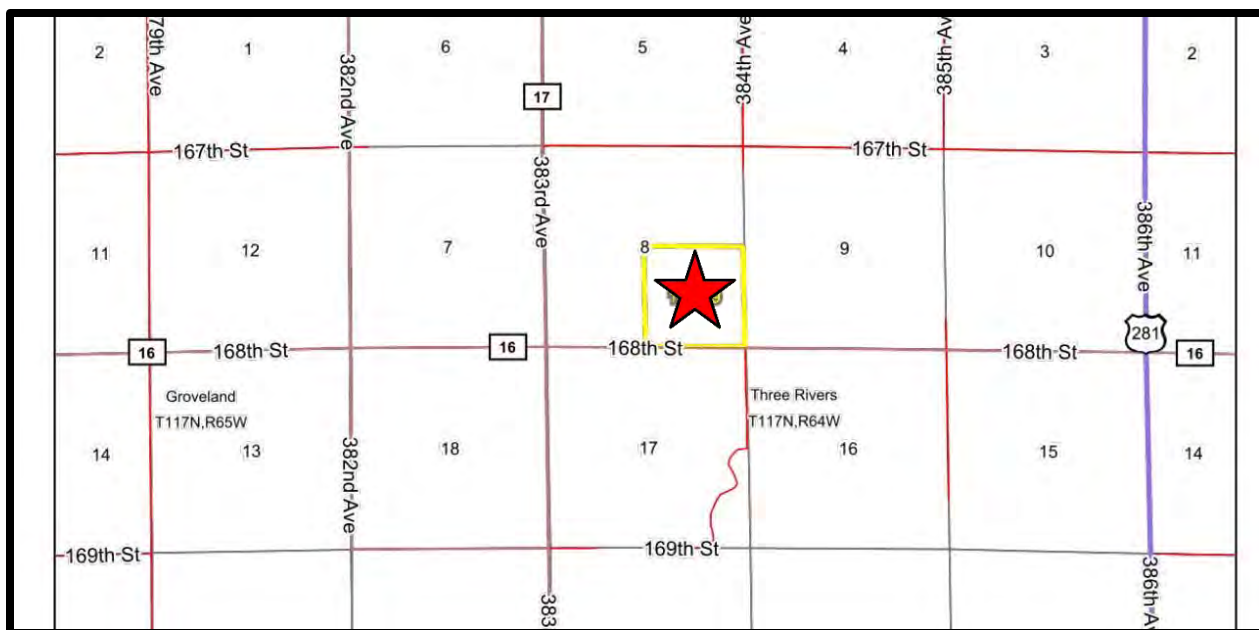
**SE ¼ of 8-117-64,
Three Rivers Township, Spink County, SD**

Owner: CHS Capital, LLC

► Buyer(s) will have the right to operate in 2021!

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 seller. Possession will be given February 01, 2021. The 2020 real estate taxes (due in 2021) will be paid by 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.

Lot

SE ¼ of 8-117-64

Three Rivers Township, Spink County, SD

**This tract is offered \$_____x 160 taxable acres.
This tract consists of 158.29 FSA Farmland Acres - all of
which they consider Cropland. The balance are non-crop
acres and R.O.W. * *The tract has no USFWS Wetland
Easements****

**** Buyers will have the right to operate in 2021! *****

COUNTY PARCEL RATING:

.491

SURETY PRODUCTIVITY INDEX:

45.5

Bases:

Wheat 14.3, Corn 19.1, Sunflowers 2.59, Soybeans 122.3

Total Base Acres: 158.29

2019 REAL ESTATE TAXES:

\$2,052.30

LOCATION

**From Redfield, SD – go 2 miles North on Hwy 281 & 2 West
(168th St). From Ashton, SD (Jct. of Hwy 281 & 165th St) - go
3 miles South on Hwy 281 & 2 West (168th Street).**



United States
Department of
Agriculture

Spink County, South Dakota



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

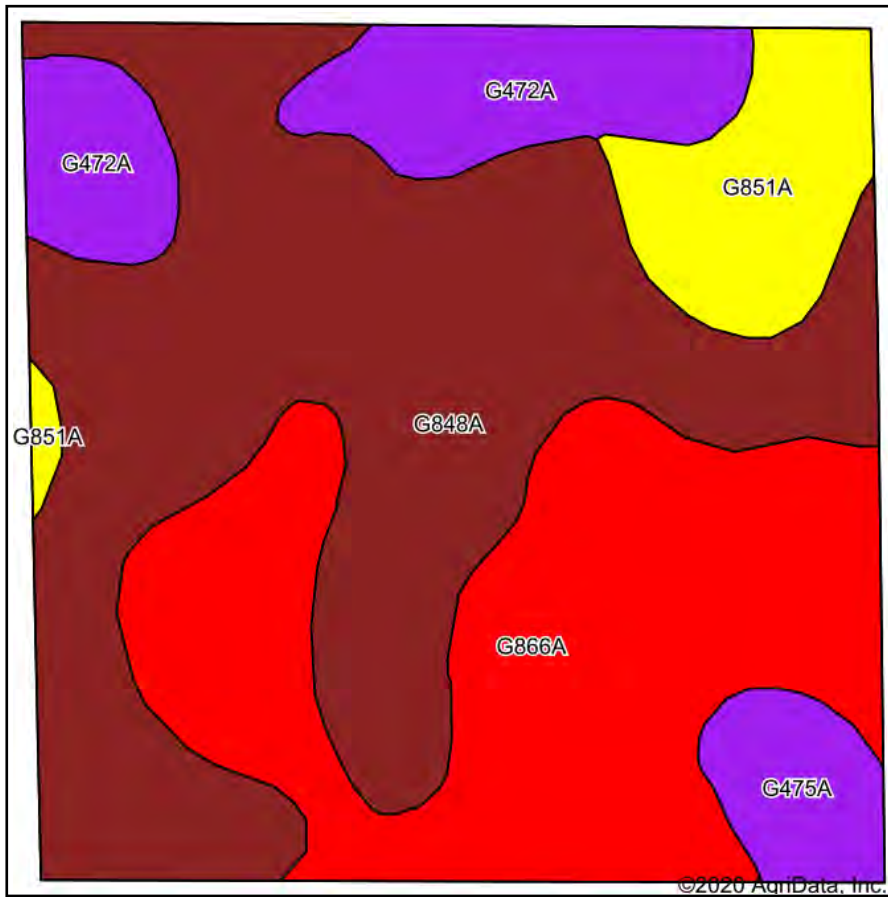
2021 Program Year

Map Created October 14, 2020

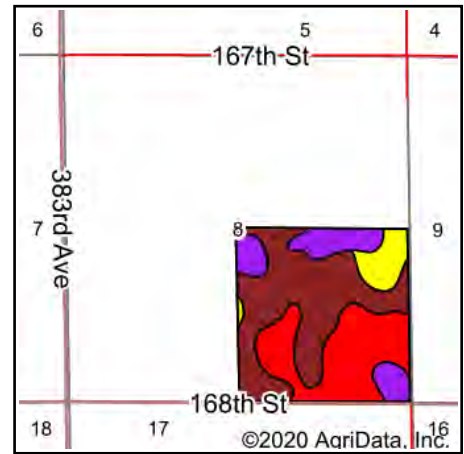
8 -117N -64W

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).

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Spink**
 Location: **8-117N-64W**
 Township: **Three Rivers**
 Acres: **158.29**
 Date: **11/11/2020**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD115. Soil Area Version: 21

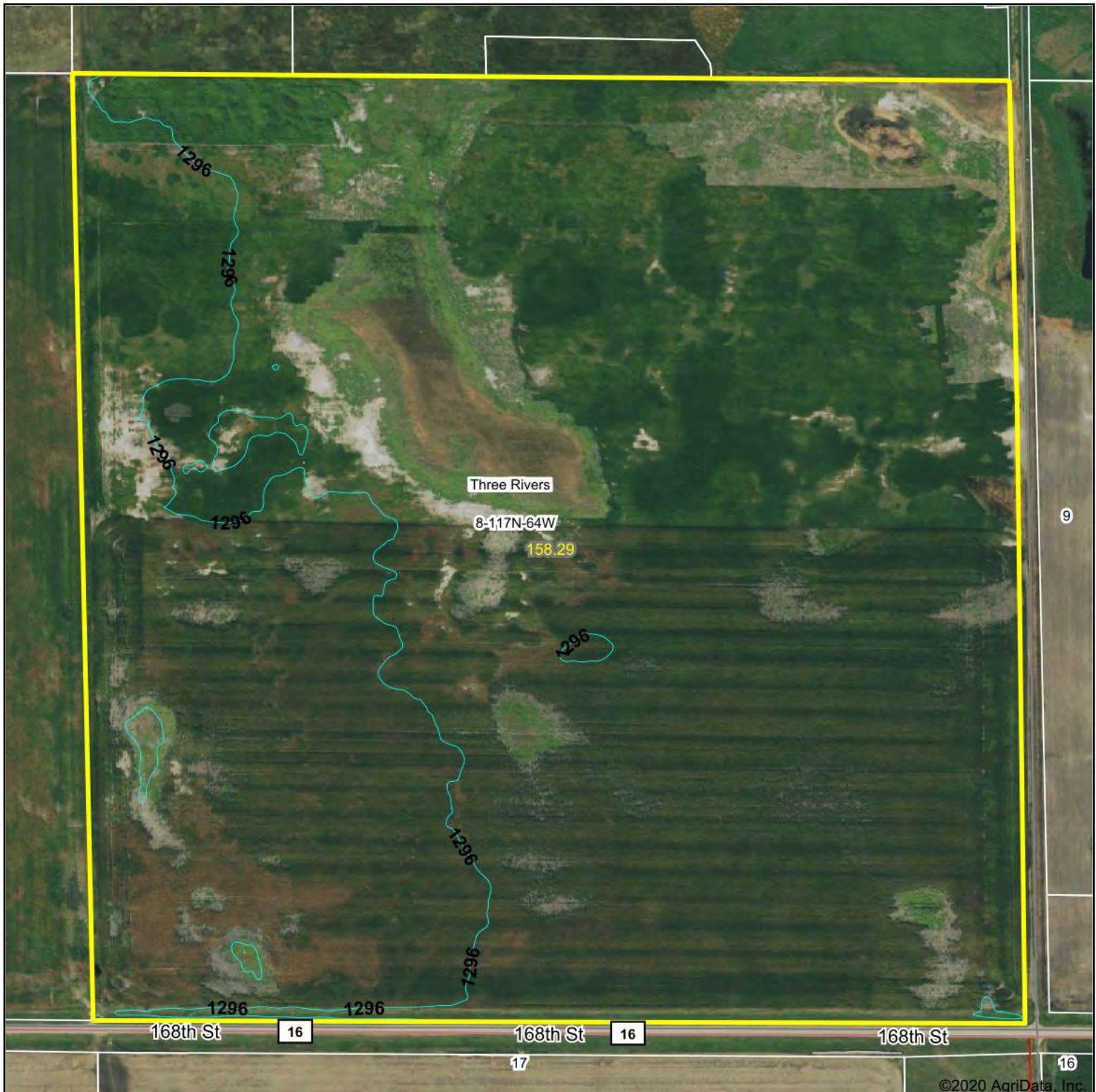
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
G848A	Exline-Heil silt loams, 0 to 2 percent slopes	72.31	45.7%		VIIs	2268	18	16
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	49.54	31.3%		IIIs	2591	80	53
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	17.65	11.2%		IIIs	2361	59	44
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	12.58	7.9%		IVs	2099	46	39
G475A	Aberdeen-Nahon-Heil silt loams, 0 to 2 percent slopes	6.21	3.9%		IIIs	2565	50	37
Weighted Average						2377.7	45.5	*n 33.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,292.8

Max: 1,299.0

Range: 6.2

Average: 1,295.5

Standard Deviation: 0.82 ft

0ft 434ft 869ft



11/11/2020

8-117N-64W
Spink County
South Dakota

Map Center: 44° 57' 47.51, -98° 33' 51.75

Maps Provided By:



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