

# **Mark Ramsdell & Elaine Ramsdell Land Auction**

**Thursday, January 14, 2021**

**Sale Time: 10:00 AM**

Auction Location

LIVE VIRTUAL ONLINE AUCTION

**JARK/WORLIE AUCTION, LLC**

**Val W. Jark**

**(605) 380-2244**

**RE Auctioneer #327**



## Welcome

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

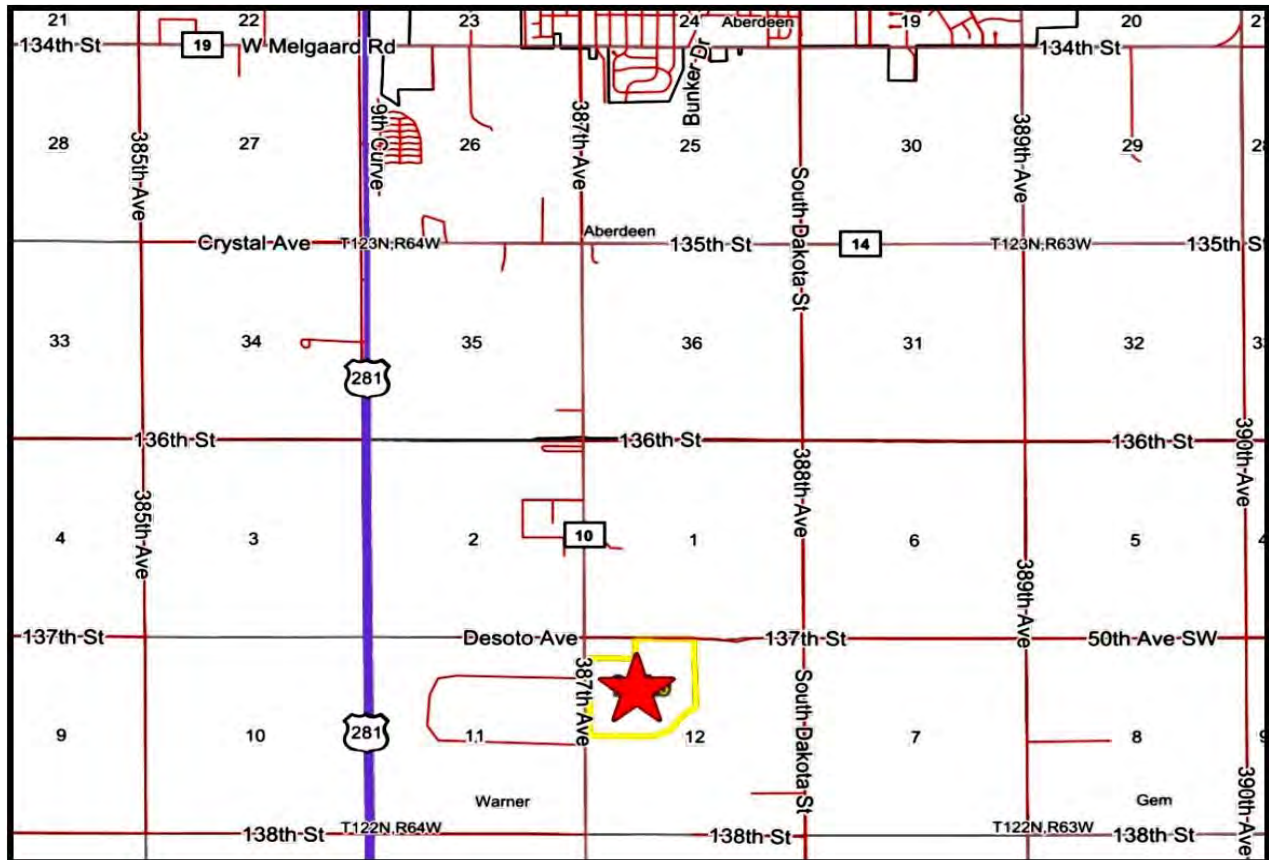
### Legal Description

**NW ¼ of 12-122-64,  
Warner 'N' Township, Brown County, SD**

**NOTE:** *This is a chance to own your very own farm and/or hunting land just minutes from Aberdeen!* 103 of the acres are Class II & III soils which farmers covet and it's established CRP along Moccasin Creek creates habitat that hunters love! Financial return and hunting in 2021 – then farm it, hunt it or do a combination of both!

**HIBID:** This is a live virtual auction with Online bidding (there is no auction site to come to – register early & bid on computer). Sale registration and pre-bidding on Hibid begins December 31<sup>st</sup> and will lead into the January 14, 2021 Live Virtual Auction at 10:00 AM CST. Go to [www.jarkworlie.com](http://www.jarkworlie.com) for Registration Link!

**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 30 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 Rod Tobin - Siegel, Barnett & Schutz Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC is acting as agent for sellers. Possession will be given at closing. 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.**

To be offered

**NW ¼ of 12-122-64  
(except land deeded)**

**Warner 'N' Township, Brown County, SD**

This tract is offered \$\_\_\_\_\_x 132.12 taxable acres.

The land is currently in final year of CRP & CREP programs  
(both expire 9/30/21 – prior to most hunting seasons).

*\* Tract has NO USFWS Easements.*

**CRP & CREP PROGRAMS (expire 9/30/21)**

CRP - \$93.32 per acre x 129.46 acres = \$12,081.00

CREP - \$31.11 per acre x 129.5 acres = \$ 4,028.74

SD WALK IN - \$3.00 for .45 acres = \$ 3.00

Total \$16,112.74

**COUNTY PARCEL RATING:**

.6256

**SURETY PRODUCTIVITY INDEX:**

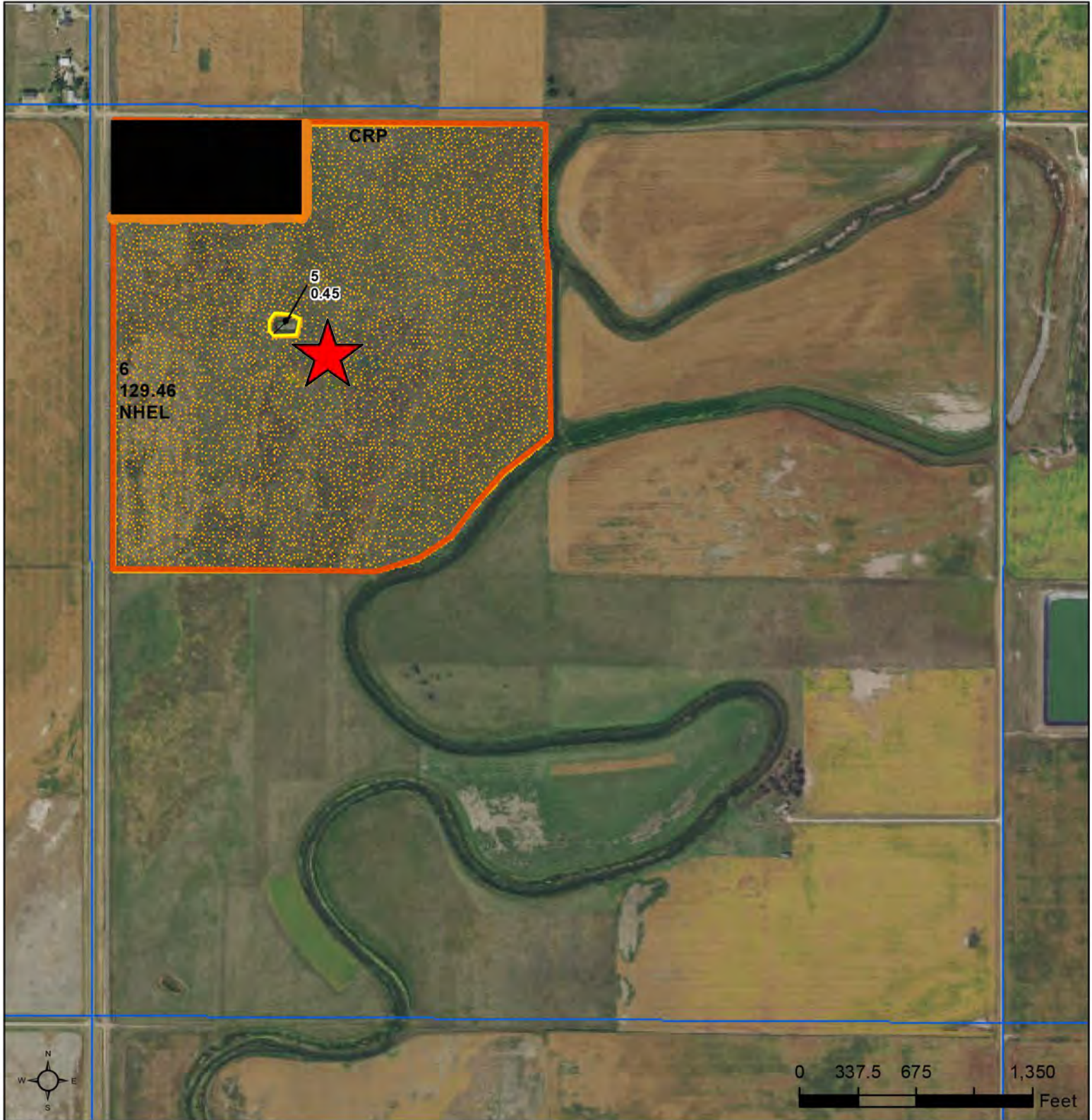
56.8

**2019 REAL ESTATE TAXES:**

\$2,349.98

**LOCATION**

From **Aberdeen, SD** (Hub City Livestock) - go 2 ½ miles  
South (County Hwy 10 / 387<sup>th</sup> Ave.). From **Warner, SD** – go  
4 ½ miles North (County Hwy 10 / 387<sup>th</sup> Ave.).



- Common Land Unit**
- Non-Cropland
  - Cropland
  - CRP
  - Tract Boundary
  - PLSS

**Wetland Determination Identifiers**

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

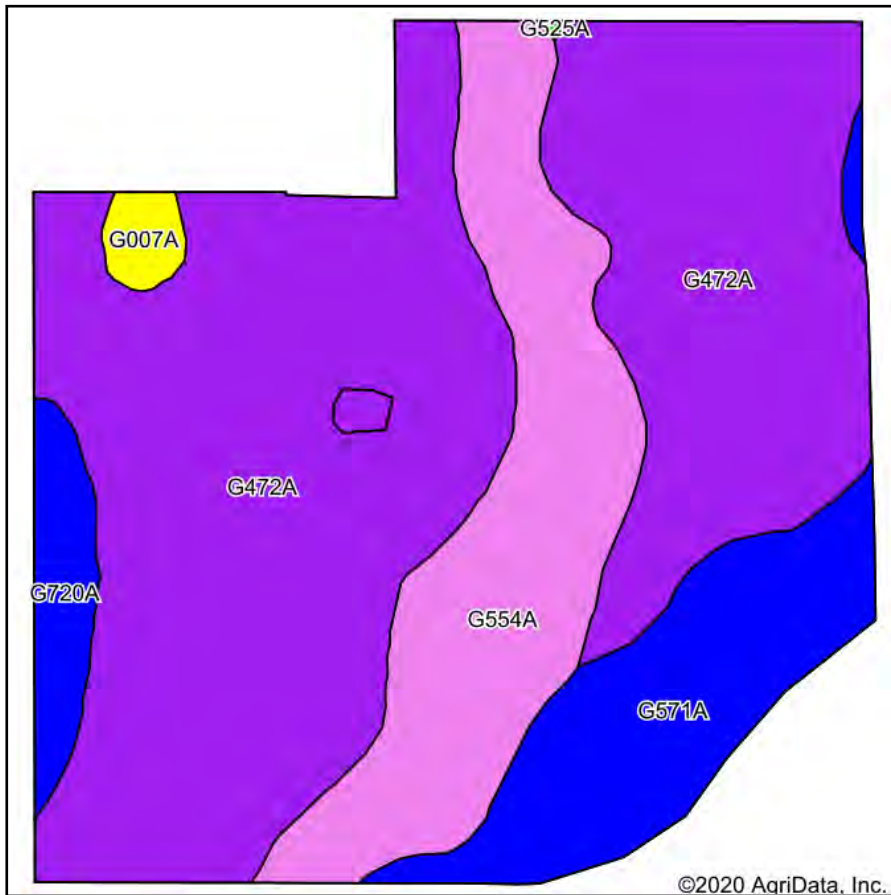
2020 Program Year

Map Created April 17, 2020

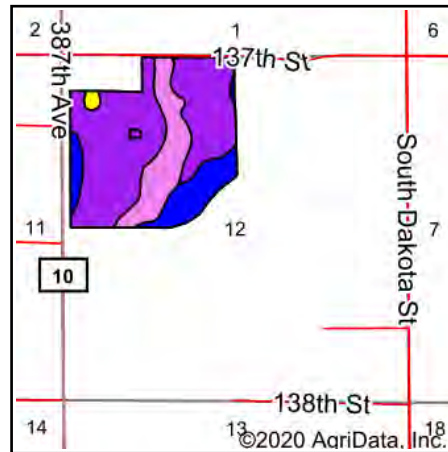
**12 -122N -64W**

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brown**  
 Location: **12-122N-64W**  
 Township: **Warner**  
 Acres: **129.91**  
 Date: **12/14/2020**

Maps Provided By:



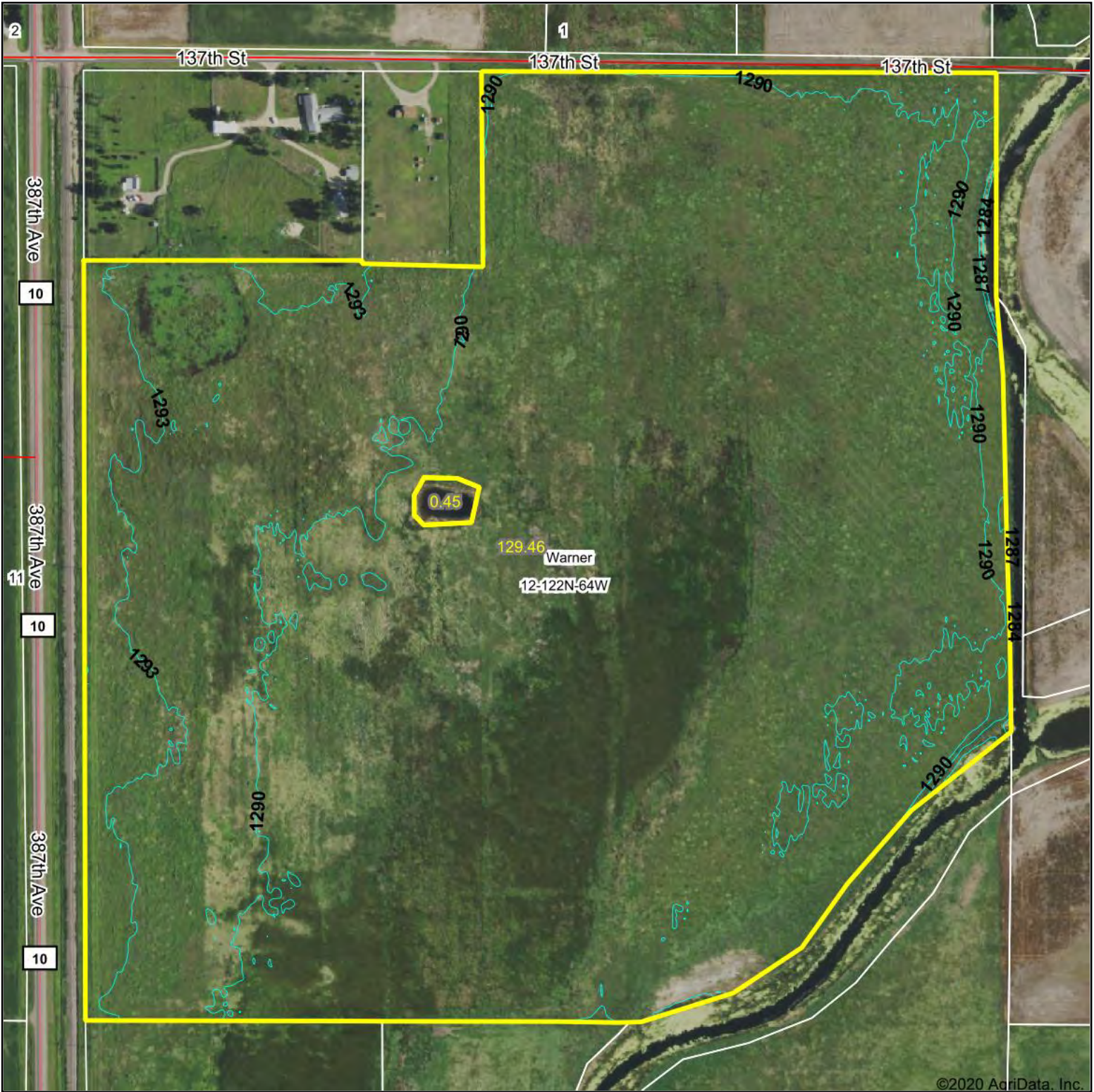
| Code                    | Soil Description   | Acres | Percent of field | PI Legend | Non-Irr Class *c | Range Production (lbs/acre/yr) | Productivity Index | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------------------|--------------------|-------------------|
| G472A                   | Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes         | 83.28 | 64.1%            |           | IIIs             | 2361                           | 59                 | 44                |
| G554A                   | Harriet loam, 0 to 1 percent slopes, occasionally flooded      | 24.83 | 19.1%            |           | VIs              | 3845                           | 21                 | 13                |
| G571A                   | LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded | 16.14 | 12.4%            |           | IIc              | 2785                           | 92                 | 62                |
| G720A                   | Great Bend-Beotia silt loams, 0 to 2 percent slopes            | 4.21  | 3.2%             |           | IIc              | 2888                           | 95                 | 62                |
| G007A                   | Tonka silt loam, silty substratum, 0 to 1 percent slopes       | 1.45  | 1.1%             |           | IVw              | 4508                           | 43                 | 32                |
| <b>Weighted Average</b> |  |       |                  |           |                  | <b>2738.4</b>                  | <b>56.8</b>        | <b>*n 40.8</b>    |

\*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



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,283.5

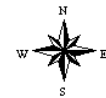
Max: 1,296.2

Range: 12.7

Average: 1,289.8

Standard Deviation: 1.48 ft

0ft 426ft 853ft



12/14/2020

12-122N-64W  
Brown County  
South Dakota

Map Center: 45° 23' 38.71, -98° 29' 6.23

Maps Provided By:



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