

Farmers—Cattlemen—Wildlife Enthusiasts—Investors

160 ACRES NORTH EASTERN CLARK COUNTY, MAYDELL TOWNSHIP LAND NW 1/4 20-118N-56W—Located North of Garden City, SD

FRIDAY, OCTOBER 25, 2024 At 10:30 AM

Auction Held at New Community Center-Fire Hall, Garden City, SD

Live Auction with Telephone Bidding by prior approval before 10/22/2024

This land will be offered as one unit with grassland and farmland combined. Land is located from NE corner, Garden City (electrical substation) North on 432nd Ave./County Hwy #5—4 miles. At corner of 163rd St. & 432nd Ave. (transmission tower), go— 1/2 mile west (NE corner of land).

Selling 160 Taxable Acres: 102.62 Farmland+ 55.42 Grassland/Pasture

Total = 158.04 Farmland/Pasture Acres + Road Right-of-Way (FSA 2024 Program Year)

Effective DCP Cropland 102.62 acres (FSA) - Farmland primarily Barnes-Buse-Svea loams with 1:6 slope—Total surety productive index of .679—Clark Co. Equalization Index of .678. (Farmland and pasture combined.) **(90 acres of this land has .778 rating)**

An excellent opportunity to own combination grassland and farmland acres in a highly productive/good rainfall area north of Garden City. Good road access to markets in Garden City or Hwy 20 is 5 miles to the north. Land has 1972 Waterfowl Management Easement. (Non burn, drain, fill) and as such is designated as a waterfowl production area.—Wildlife abounds in and around this productive land for miles around. - This land has had excellent soil, land stewardship and conservation practices.

All acres available to new owner 2025 crop year—leases expire and are terminated with current tenants having 2024 rights. **LAND SURVEY RECENTLY COMPLETED, and paid for by seller.** Farmland currently planted to soybeans. Pasture has four strand barb wire fence, good gate access and two water sources. (Well with electric pump and a dugout) Both pasture and farmland have good access via 163rd St.

TERMS: Successful and accepted bidder will be required to deposit 10% irrevocable down payment money and sign purchase agreement immediately after auction. Closing will occur on or before December 11, 2024. Closing may be completed earlier by mutual consent of seller/buyer. Balance due at closing. Closing costs and title insurance will be 50% buyer/50% seller. All 2024 taxes will be paid by seller, all future taxes responsibility of buyer. 2023 total taxes were \$1839.94. Preliminary title commitment is completed and available for inspection. **Seller reserves the right of confirmation regarding acceptance or rejection of any or all bids. Announcements sale day take precedence of any previous advertising. Real estate auctioneers & all associated with this auction represent seller only. Signs mark property.**

For further information or auction brochure, contact auctioneers or access online at www.sdauctions.com (scroll to auction & date) or [FSL Auctions FaceBook page](#).

Auctioneers:

Marlin Fjelland

RE#105

605-228-8822

Terry Schlagel

RE#16427

605-881-4054

Clark, South Dakota

Trust Attorney—Samp Law Office, Stacey Hennen, Sioux Falls, SD

Closing & Escrow Attorney—Chad G. Fjelland, Clark, SD



**Owner: Russell Poppen
Family Trust/Russell Poppen
www.sdauctions.com**

Terms & Conditions:

**160 +/- Acres—North Eastern Clark County Farm Land
Maydell Township—Clark County
Garden City, SD**

This is a cash sale. At the conclusion of the auction, October 25, 2024, the new buyer will be required to sign Purchase Agreement and deposit ten percent (10%) of the purchase price. This is a binding, non-refundable down payment and must be with good check or other acceptable negotiable funds the day of the auction. Payment will be made to Chad G. Fjelland Law Escrow Account, Chad G. Fjelland closing agent. The balance of the purchase price will be due on or before the date of closing, December 11, 2024. An earlier closing date may be arranged by mutual buyer/seller agreement. Possession occurs at closing and will provide the new owner possession and the right to farm for the 2025 crop year. The current written lease will expire with renter permitted to remove 2024 crops until December 30, 2024. Buyer will have farming and pasture possession for 2025.

At closing, merchantable title will be furnished by the owner. Title insurance will be utilized with cost 50% seller/50% buyer. Closing costs will be divided 50% seller/50% buyer. 2024 taxes due in 2025 will be paid by seller. All subsequent taxes are the responsibility of the new owner.

This Poppen Family land has been closely held by the family for 75+ years. Every attempt has been made by the owner, auctioneers, and all principals to represent land information as accurately as possible. These parties do not guarantee or warranty this information. Likewise, all Farm Service Agency and NRCS information including acreages, soil descriptions, soil maps, and acre information is presented as best possible, with no guarantees and subject to these agencies' guidelines, revisions, and interpretations. All South Dakota, Clark County, and Maydell Township ordinances and zoning requirements apply. This land sells subject to all easements, reservations, restrictions, and highways of record. Boundary lines and rights-of-way are based on South Dakota, Clark County and Maydell Township statutes. Current fence lines do not guarantee boundaries. A recently completed survey is available for inspection. The survey has been paid for by the seller.

All buyers are encouraged to utilize due diligence regarding personal inspection, documentation, map inspection, FSA and NRCS information with no guarantees provided by any principals associated with this auction. Clark Abstract and Title Company has prepared a preliminary commitment for title insurance and it is available for inspection. Auctioneers and all representing the Russell Poppen Family Trust are agents of the seller. Announcements sale day take precedence over any advertising or statements. The Owners reserve the right of confirmation of acceptance or rejection of any or all bids. **Auctioneers represent sellers only.**

Owner—Russell Poppen Family Trust, Russell Poppen
Real Estate Auctioneers

Marlin Fjelland
RE#105
605-228-8822

Terry Schlagel
RE#16427
605-881-4054

Clark, South Dakota

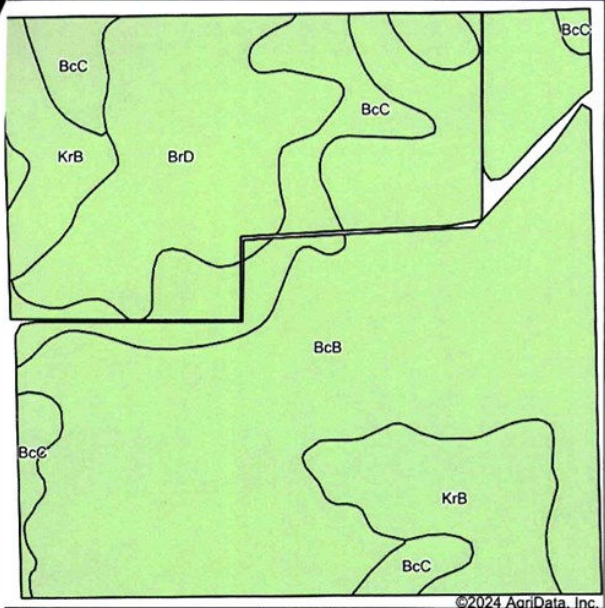
Website: www.sdauctions.com

Trust Attorney—Samp Law Office, Stacey Hennen, Sioux Falls, SD
Escrow and Closing Attorney: Chad G. Fjelland Law Office—Chad G. Fjelland, Clark, SD

Russell Poppen Family Trust

20-118N-56W Maydell Township, Clark County, SD

Soils Map



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Corn Bu	Corn silage Tons
3cB	Barnes-Buse-Svea loams, 1 to 6 percent slopes	85.15	55.6%	Ile	77						
3rD	Buse-Barnes loams, 9 to 20 percent slopes	25.84	16.9%	Vle	30	1.9	29	1.7	2	35	3.6
3cC	Barnes-Buse-Svea loams, 2 to 9 percent slopes	22.40	14.6%	IIle	64						
3rB	Kranzburg-Buse-Waubay complex, 1 to 6 percent slopes	19.73	12.9%	Ile	83	3	53	2.5	3	74	7.6
Weighted Average				2.82	67.9	0.7	11.7	0.6	0.7	15.4	1.6

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

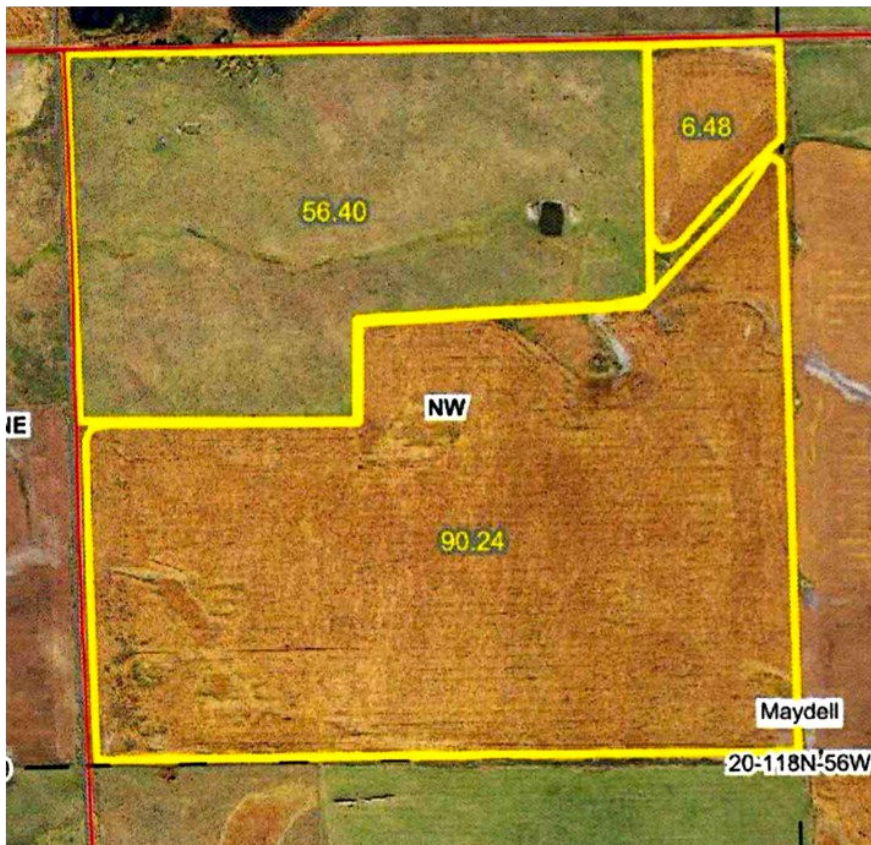
Soils data provided by USDA and NRCS.

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Area Symbol: SD025, Soil Area Version: 26

*Pa

erial Reproduction




Selling 160 Taxable Acres
2023 Taxes were \$1839.94
Sells with new owner 2025 possession on farming rights.

Russell Poppen Family Trust, Russell Poppen, Owner

Ag Land Detail Report –Clark County Equilization				*Partial Reproduction			
Land Basis	Acres	Exempt Acres	Taxable Acres	Averaged CSR Taxable	Averaged CSR Exempt	CSR Points	Net CSR Points
Land #1	160.00	0.00	160.00	0.678	0.000	108.557	108.069
Total	160.00	0.00	160.00			108.557	108.069
Average CSR per Acre						0.678	.0675

Detail Information							Avg CSR-Net
AL=Ag Lot	S=Soil	Acres	Soil Type	Description	Tbl Rate	CSR Type	CSR Pts/Units
AL1, S1		23.89	BCC	Barnes-Buse-SVEA 2-9	0.655	C	15.648
AL1, S2		19.77	KRB	Kranzburg-Buse-Waubay	0.832	C	16.449
AL1, S3		26.08	BRD	Buse-Barnes	0.240	C	6.259
AL1, S4		90.15	BCB	Barnes-Buse-SVEA 1-6	0.778	C	70.137
AL1, S5		0.11	HB	Hamerly-Tonka	0.583	C	0.064
Sub Total		160.00					108.557
							108.069
Total		160.000			0.678		108.069

SOUTH DAKOTA
CODINGTON
Form: FSA-156EZ

 **United States Department of Agriculture**
Farm Service Agency

FARM : 5812
Prepared: 7/3/24 3:22 PM CST
Crop Year: 2024

Abbreviated 156 Farm Record

Tract Number : 20624

Description : NW 20-118-56

FSA Physical Location : SOUTH DAKOTA/CLARK

ANSI Physical Location : SOUTH DAKOTA/CLARK

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : ~~_____~~ *Russell Poppen Family Trust*

Other Producers : ~~_____~~

Recon ID : None

**Partial Reproduction*

Tract Land Data

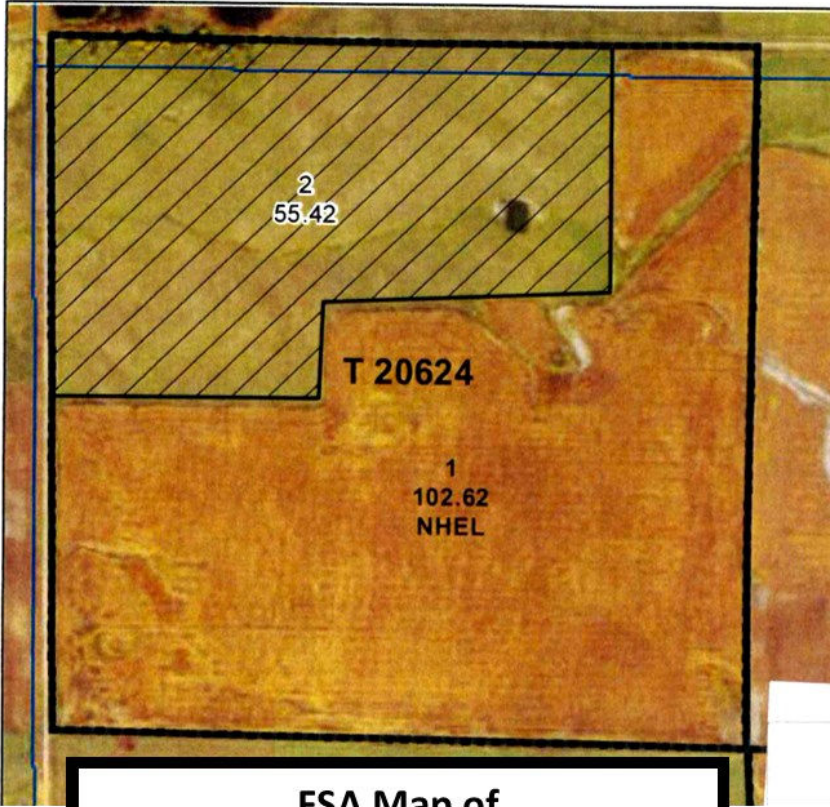
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.04	102.62	102.62	0.00	0.00	0.00	0.00	0.0

Tract 20624 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	102.62	0.00	0.00	0.00	0.00	0.00

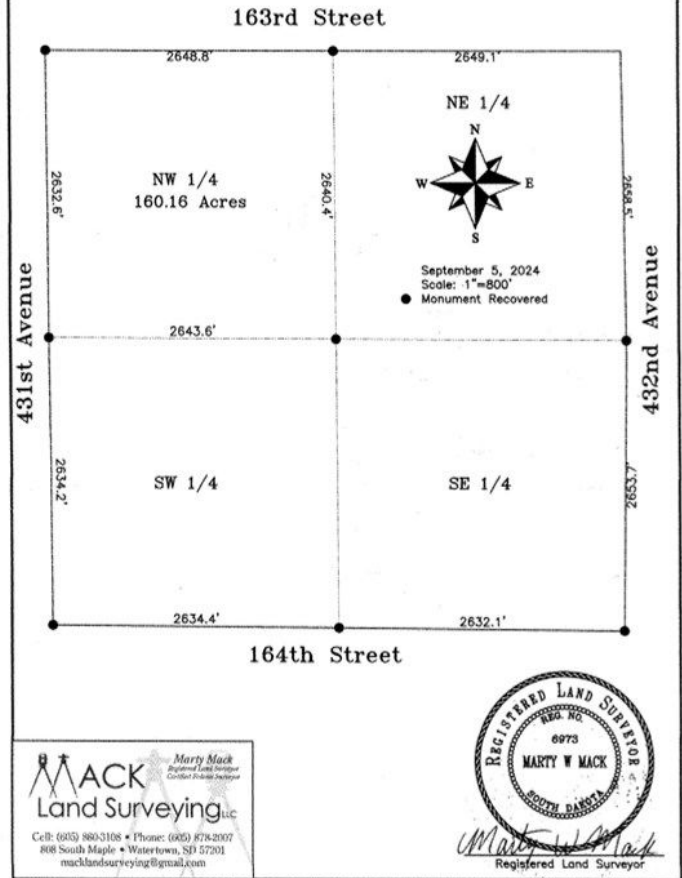
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	20.40	0.00	151
Soybeans	8.80	0.00	50
TOTAL	29.20	0.00	



FSA Map of Russell Poppen Family Trust Land
 *Maps indicate Codington County as renters reside in Codington County.
Selling 160 Acres

Survey of The Northwest Quarter of Section 22, Township 118 North, Range 56 West of the 5th P.M., Clark County, South Dakota.



Marlin Fjelland - Terry Schlagel



604 S. Smith St.
Clark, SD 57225



Real Estate Auction—Garden City, SD
Russell Poppen Family Trust
Russell Poppen, Owner

160 +/- Acres -Maydell Township
Clark County South Dakota Farm Land

Friday, October 25, 2024
At 10:30 AM at the New
Fire Hall/Community Room,
Garden City, SD.

TO: _____



We appreciate your interest in the Poppen Family Land.