



October 29, 2025 LAND AUCTION

314.99 Acres

**Clark County, SD Land
10:00 AM Start**

**Seller: Steven O. Altfillisch
Separate Property Trust**

**Sale Location
On Lot 1 Land Site**

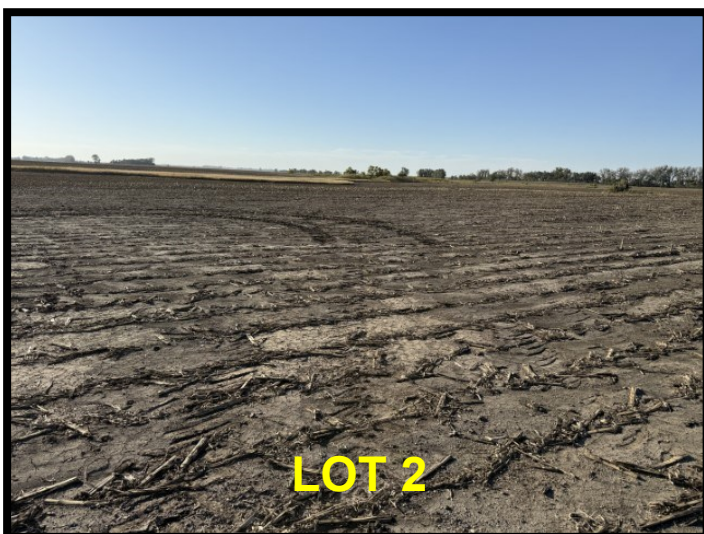
Jark/Worlie Auction, LLC

Val W. Jark (605) 380-2244

Broker Associate #12404

Merlin T. Worlie (605) 715-9200

RE Auctioneer #114



Welcome

We would like to invite and welcome you to our public auction! This is an excellent opportunity to add productive Clark County Cropland to your portfolio.

FARMING – HUNTING - INVESTMENT OPPORTUNITIES

Legal Descriptions

Lot 1 – SW ¼ of 3-113-56 (less 2.5 acres)
Washington Twp, Clark County, SD

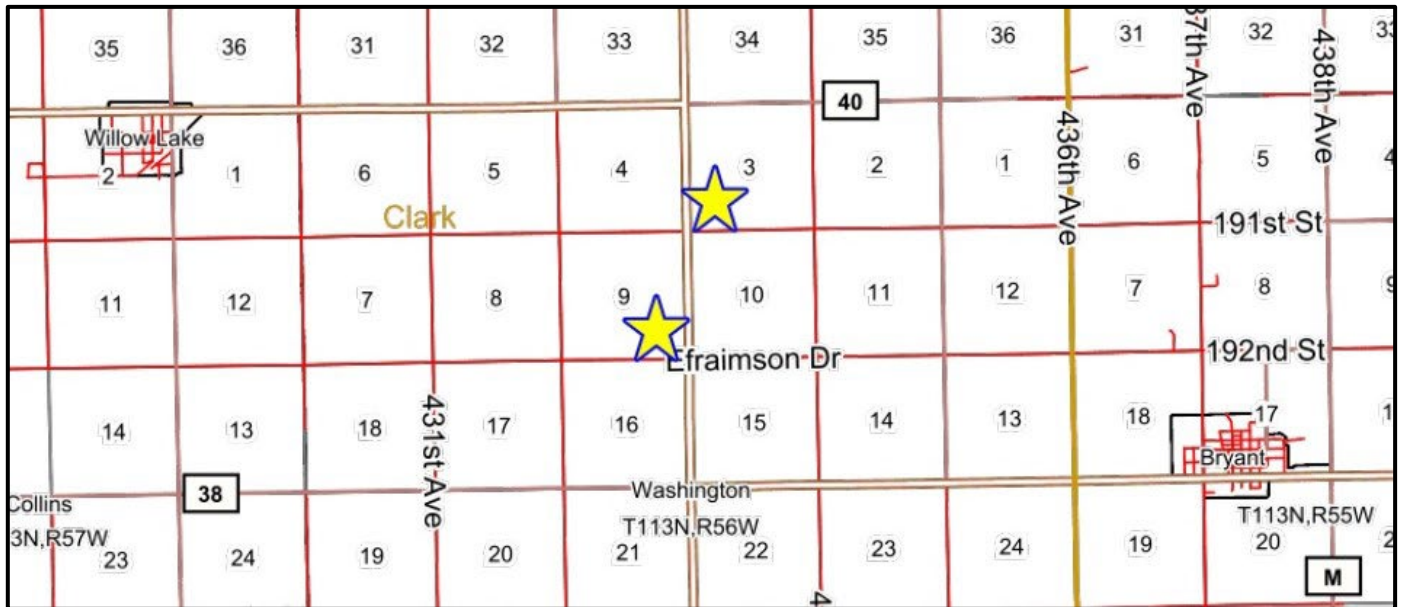
Lot 2 – SE ¼ of 9-113-56 (less 2.51 acres)
Washington Twp, Clark County, SD

Note: It is our intention to offer choice of Lots 1 & 2.

High bid may take Lot 1 (\$___x 157.5 acres), Lot 2 (\$___x 157.49 acres) or Lots 1 & 2 combined (\$___x 314.99 combined acres). In the event high bid only takes one tract, the other will be offered at that time.

***** Buyer(s) has the right to operate in 2026! *****

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 the seller. Possession will be given March 1, 2026. The 2025 real estate taxes (paid in 2026) is an expense of the seller. 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.

To be offered at Public Auction

Lot 1

SW ¼ of 3-113-56 (less 2.5 acres)
Washington Twp, Clark County, SD

This tract is offered \$_____x 157.5 acres.

The FSA reports approx. 153.12 farmland acres of which 129.0 is considered cropland. The balance is non-crop acres & R.O.W.

BASE ACRES: 125.98
Corn 55.22, Soybeans 70.76

SURETY PRODUCTIVITY INDEX: 76.2

2024 REAL ESTATE TAXES:
\$2,868.64

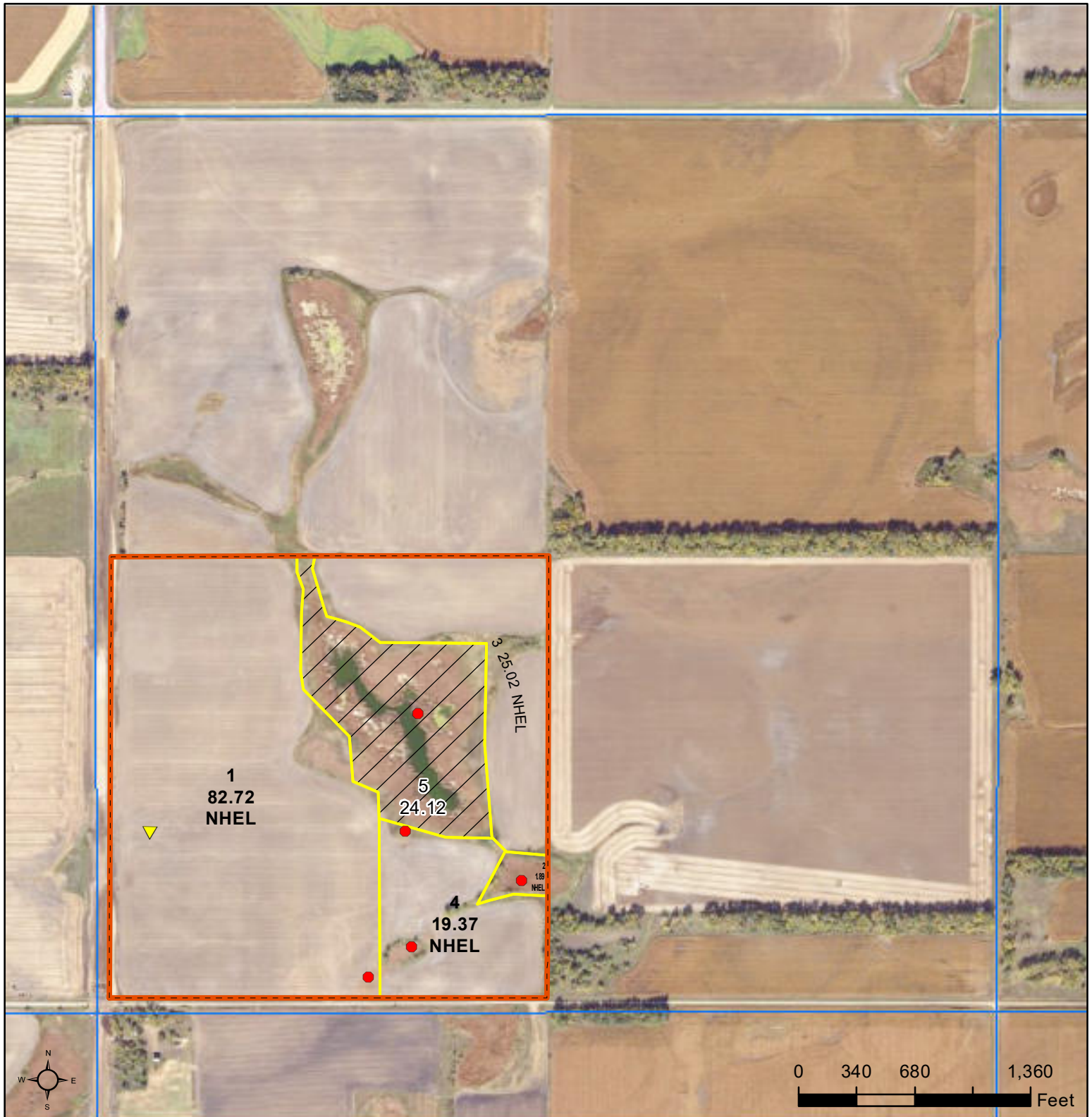
LOCATION

From **Willow Lake, SD** – go 4 miles East (Hwy 28 / 190 St.) & 1/2 mile South on Hwy 25. From **Bryant, SD** – go 4 miles West (Hwy 28 / 193 St.) & 2 miles North on Hwy 25.



United States
Department of
Agriculture

Clark County, South Dakota



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 February 20, 2025

3-113N-56W-Clark

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).

SOUTH DAKOTA
CLARK
Form: FSA-156EZ



Prepared : 9/24/25 11:28 AM CST
Crop Year : 2025

Abbreviated 156 Farm Record

Tract Number

Description : K19 SW 3 113 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 : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : STEVEN ALTFILLISCH
Other Producers : None
Recon ID : None

Tract Land Data

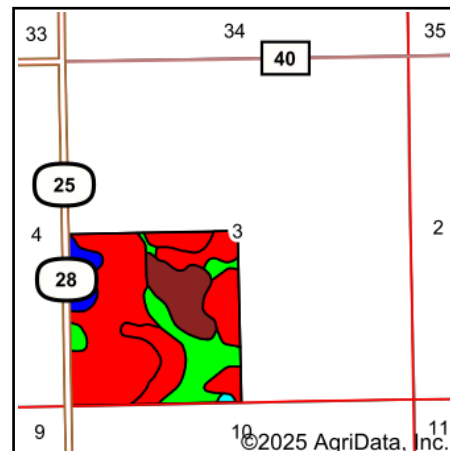
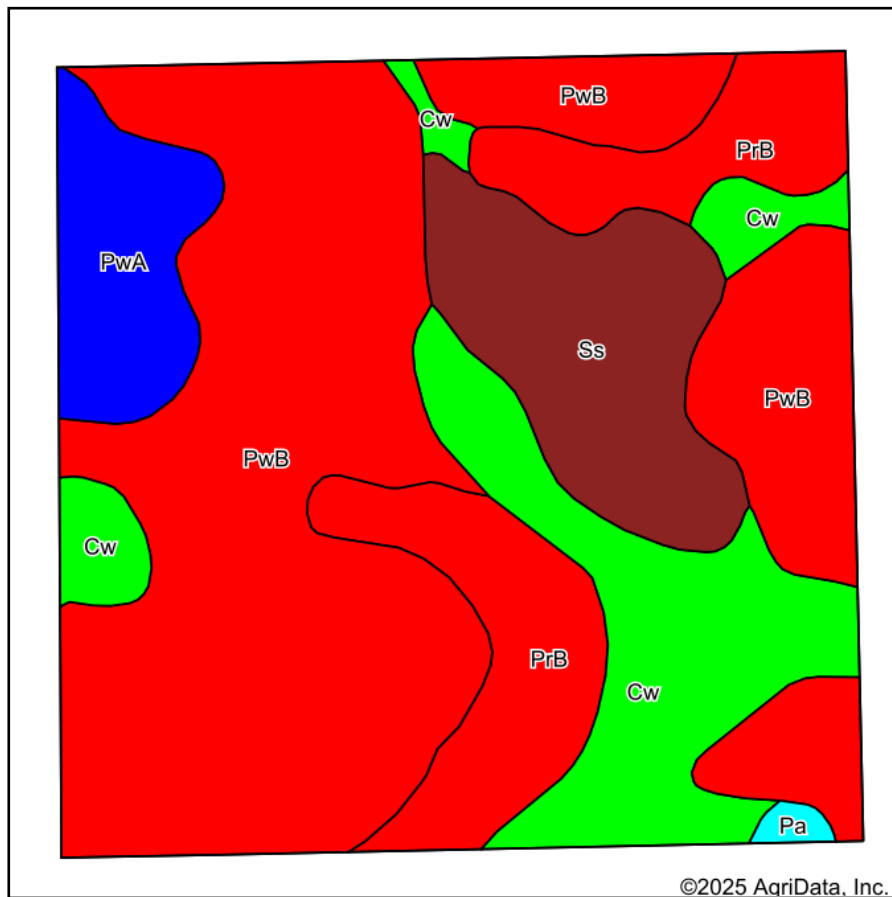
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.12	129.00	129.00	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	129.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	55.22	0.00	101
Soybeans	70.76	0.00	32
TOTAL	125.98	0.00	

NOTES

Soils Map



State: **South Dakota**
 County: **Clark**
 Location: **3-113N-56W**
 Township: **Washington**
 Acres: **157.26**
 Date: **9/26/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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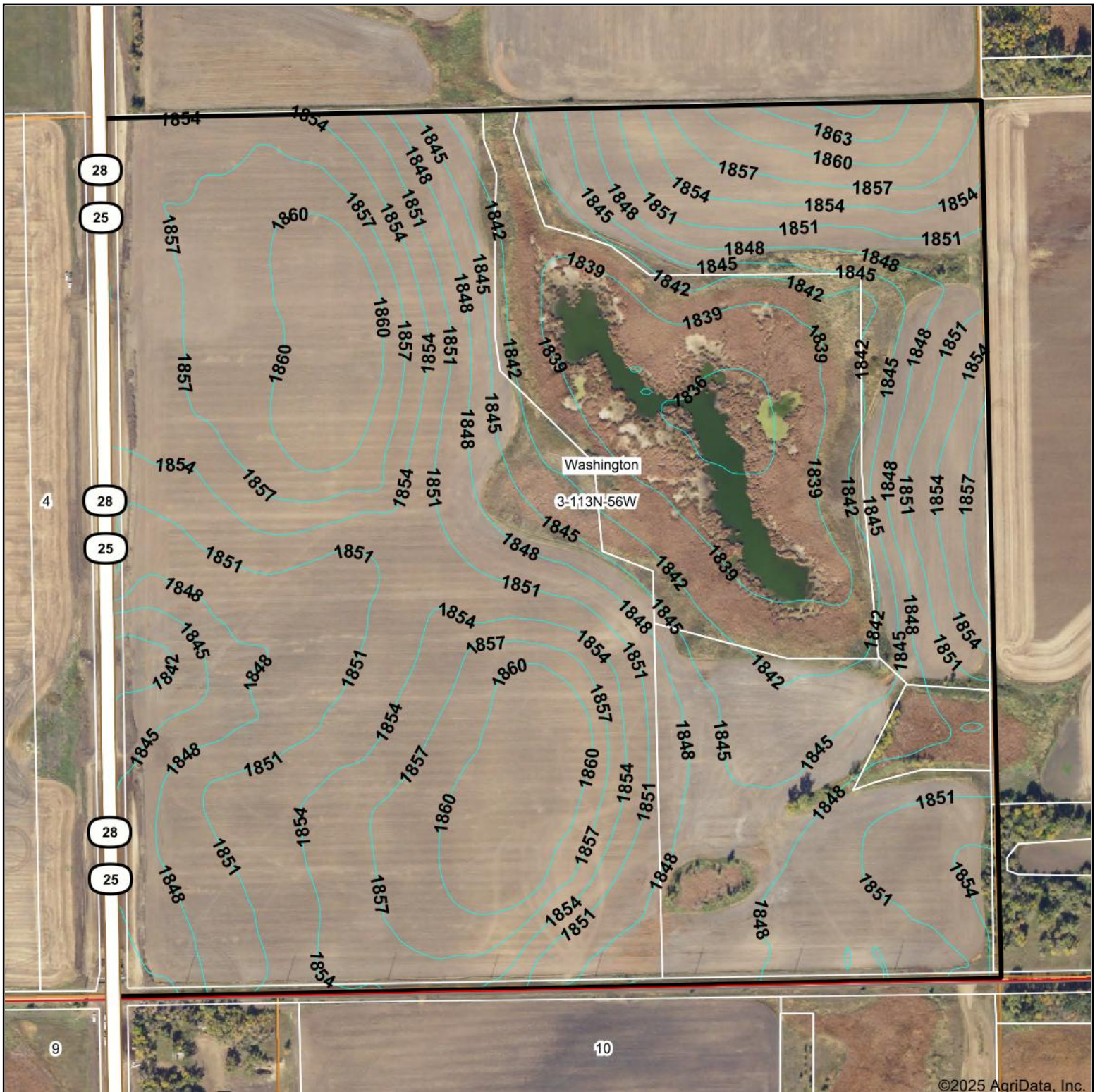


Area Symbol: SD025, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	80.35	51.1%		Ile	3789	89
Cw	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	25.88	16.5%		Ils	4564	71
PrB	Poinsett-Rusklyn-Waubay silty clay loams, 1 to 6 percent slopes	21.78	13.8%		Ile	3701	84
Ss	Southam silty clay loam, 0 to 1 percent slopes	18.34	11.7%		VIIIw	6972	10
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	10.26	6.5%		Is	3908	93
Pa	Parnell silty clay loam	0.65	0.4%		Vw	6712	31
Weighted Average					2.65	4295.4	76.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



©2025 AgriData, Inc.



Maps Provided By:



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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,835.2
 Max: 1,866.3
 Range: 31.1
 Average: 1,850.1
 Standard Deviation: 6.96 ft

0ft 462ft 924ft



9/26/2025

3-113N-56W
 Clark County
 South Dakota

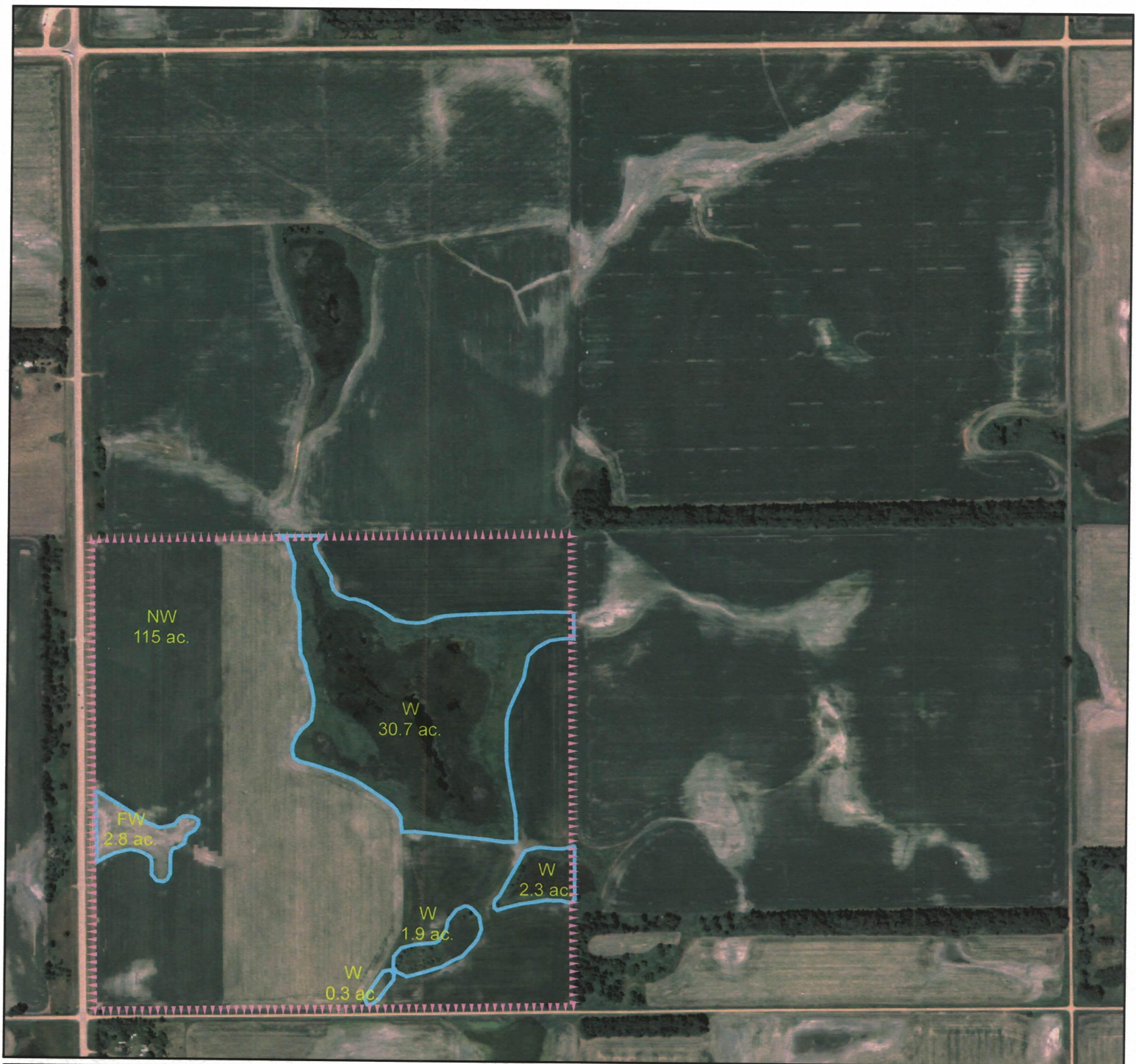
Boundary Center: 44° 37' 11.62, -97° 32' 52.46

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

Certified Wetland Determination

Field Office: Clark FO
Certified By: NRCS
Legal Desc: S 3, T 113N, R 56W

Agency: USDA-NRCS
Date: 12/28/15
Tract: 3094



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- Tile

0 325 650 1,300 1,950 2,600 3,250 Feet

W Wetland
FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
NI Not Inventoried Potential Waters of the US
See NRCS CPA-O26E for definitions and additional info.



Lot 2
SE ¼ of 9-113-56 (less 2.51 acres)
Washington Twp, Clark County, SD

This tract is offered \$____x 157.49 acres.

The FSA reports approx. 153.50 farmland acres of which 139.7 is considered cropland. The balance is non-crop acres & R.O.W.

BASE ACRES: 136.42
Corn 59.79, Soybeans 76.63

SURETY PRODUCTIVITY INDEX: 78.8

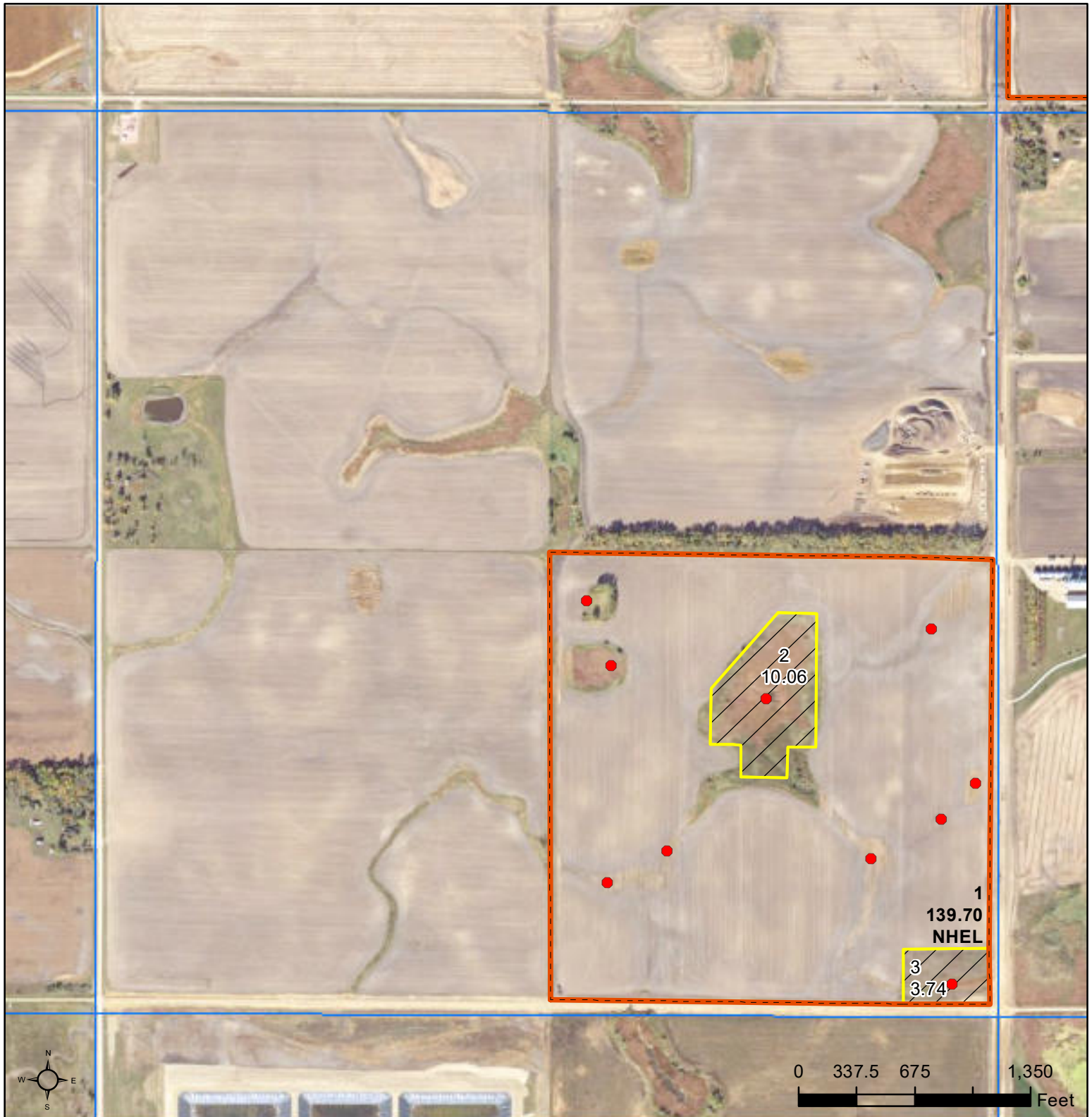
2024 REAL ESTATE TAXES:
\$2,897.36

LOCATION
From **Willow Lake, SD** – go 4 miles East (Hwy 28 / 190 St.) & 1 ½ miles South on Hwy 25. From **Bryant, SD** – go 4 miles West (Hwy 28 / 193 St.) & 1 mile North on Hwy 25.



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Clark County, South Dakota



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- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination Identifiers

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- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted,
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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 February 20, 2025

9-113N-56W-Clark

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SOUTH DAKOTA
CLARK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Prepared : 9/24/25 11:28 AM CST
Crop Year : 2025

Abbreviated 156 Farm Record

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Description : K19 SE 9 113 56
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ANSI Physical Location : SOUTH DAKOTA/CLARK
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 : STEVEN ALTFILLISCH
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.50	139.70	139.70	0.00	0.00	0.00	0.00	0.0

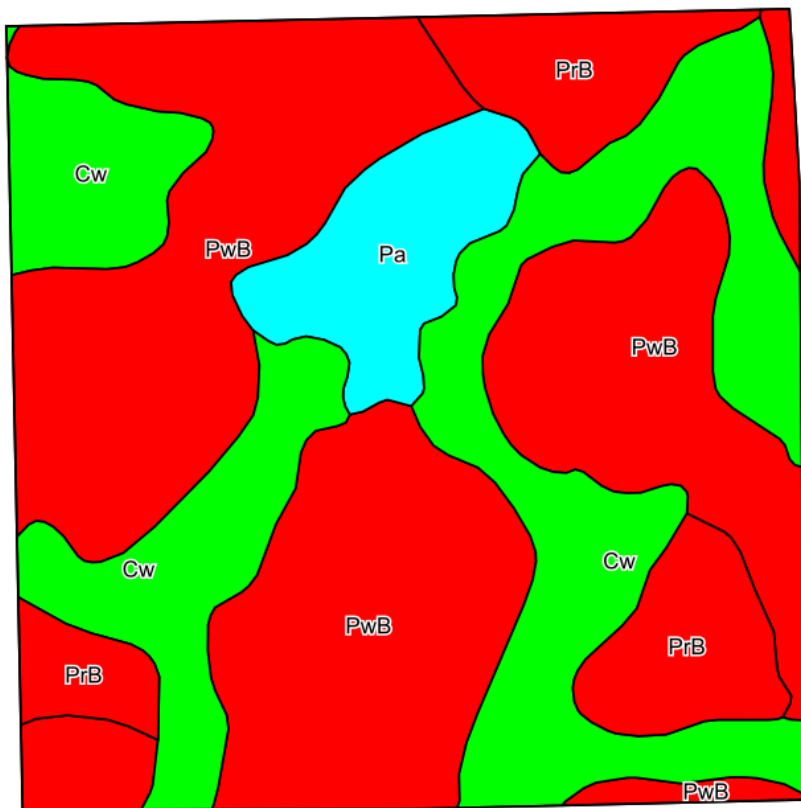
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	139.70	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	59.79	0.00	101
Soybeans	76.63	0.00	32
TOTAL	136.42	0.00	

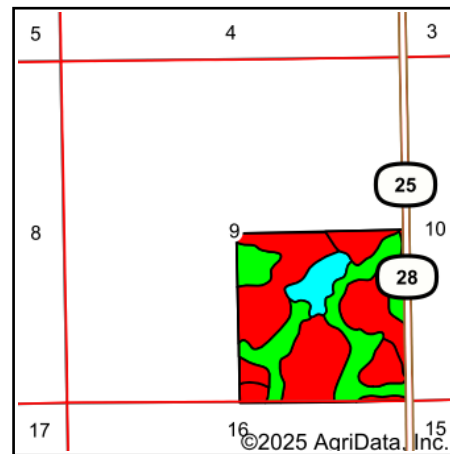
NOTES

Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



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State: **South Dakota**
 County: **Clark**
 Location: **9-113N-56W**
 Township: **Washington**
 Acres: **156.82**
 Date: **9/26/2025**



Maps Provided By:



Area Symbol: SD025, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	79.20	50.6%		Ile	3789	89
Cw	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	48.68	31.0%		Ils	4564	71
PrB	Poinsett-Rusklyn-Waubay silty clay loams, 1 to 6 percent slopes	17.93	11.4%		Ile	3701	84
Pa	Parnell silty clay loam	11.01	7.0%		Vw	6712	31
Weighted Average					2.21	4224.7	78.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Contours



Maps Provided By:



Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 1,820.7
Max: 1,843.9
Range: 23.2
Average: 1,830.7
Standard Deviation: 2.95 ft

0ft 464ft 928ft



9/26/2025

9-113N-56W
Clark County
South Dakota

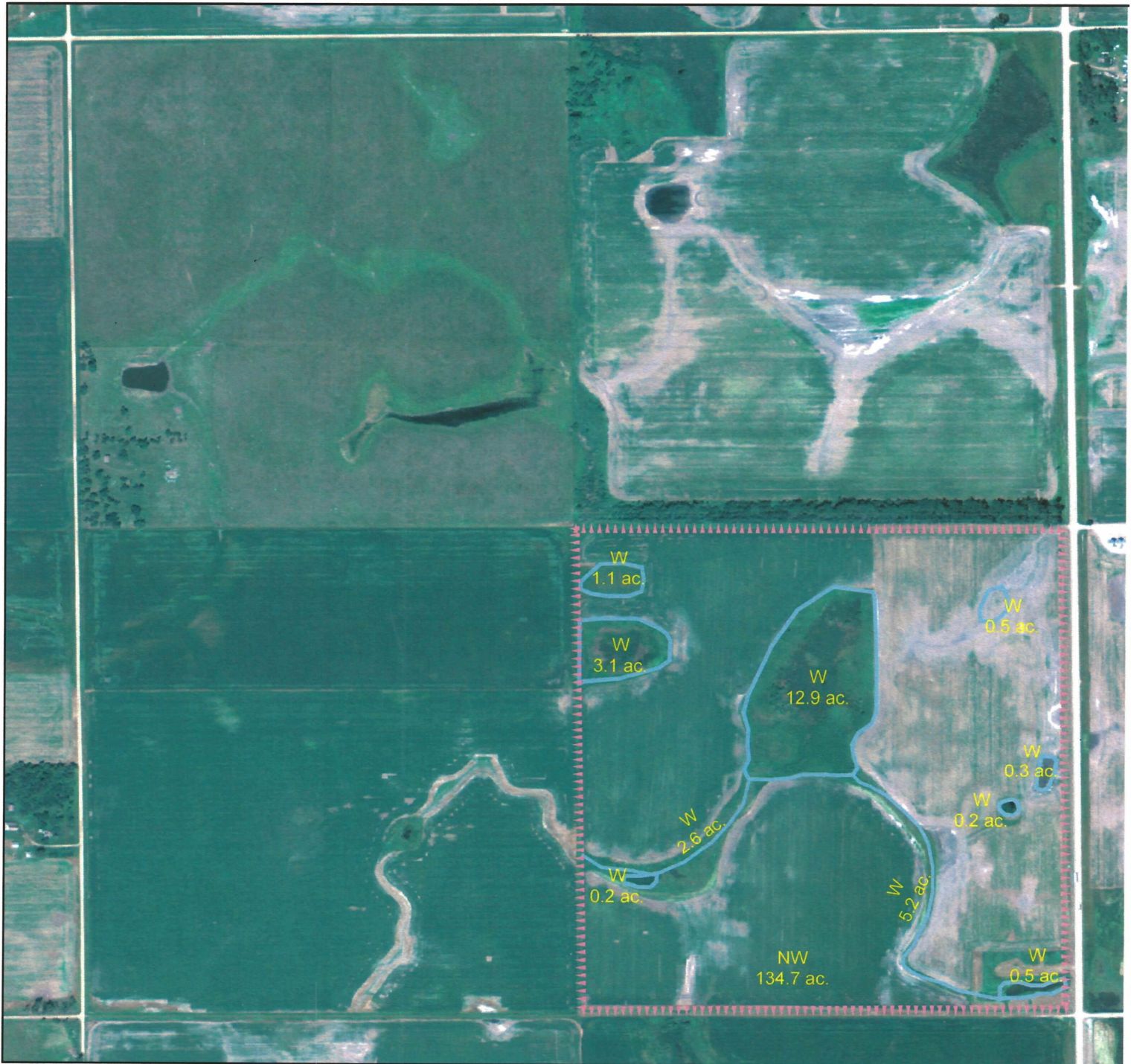
Boundary Center: 44° 36' 19.47, -97° 33' 28.54

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

Certified Wetland Determination

Field Office: Clark FO
 Certified By: Carrie Werkmeister-Karki
 Legal Desc: S 9, T 113N, R 56W

Agency: USDA-NRCS
 Date: 1-25-2016
 Tract: 3093



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- Tile

0 325 650 1,300 1,950 2,600 3,250 Feet

- W Wetland
 - FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
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 - NW Non Wetland
 - NI Not Inventoried Potential Waters of the US
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