



December 9, 2025 LAND AUCTION

332.0 Acres

Potter County, SD Land

Seller: A.H. Farm, Inc.

10:00 AM Start

Sale Location:

CC Bar

112 S. Exene Street, Gettysburg, SD

Jark/Worlie Auction, LLC

Val W. Jark (605) 380-2244

Broker Associate #12404

Merlin T. Worlie (605) 715-9200

RE Auctioneer #114

Sam McCloud (605) 769-0088

RE Auctioneer #16466



Welcome

We would like to invite and welcome you to our Live (In Person) Public Auction! This is an excellent opportunity to add productive Potter County Cropland to your portfolio.

FARMING - HUNTING - INVESTMENT OPPORTUNITIES

Legal Description

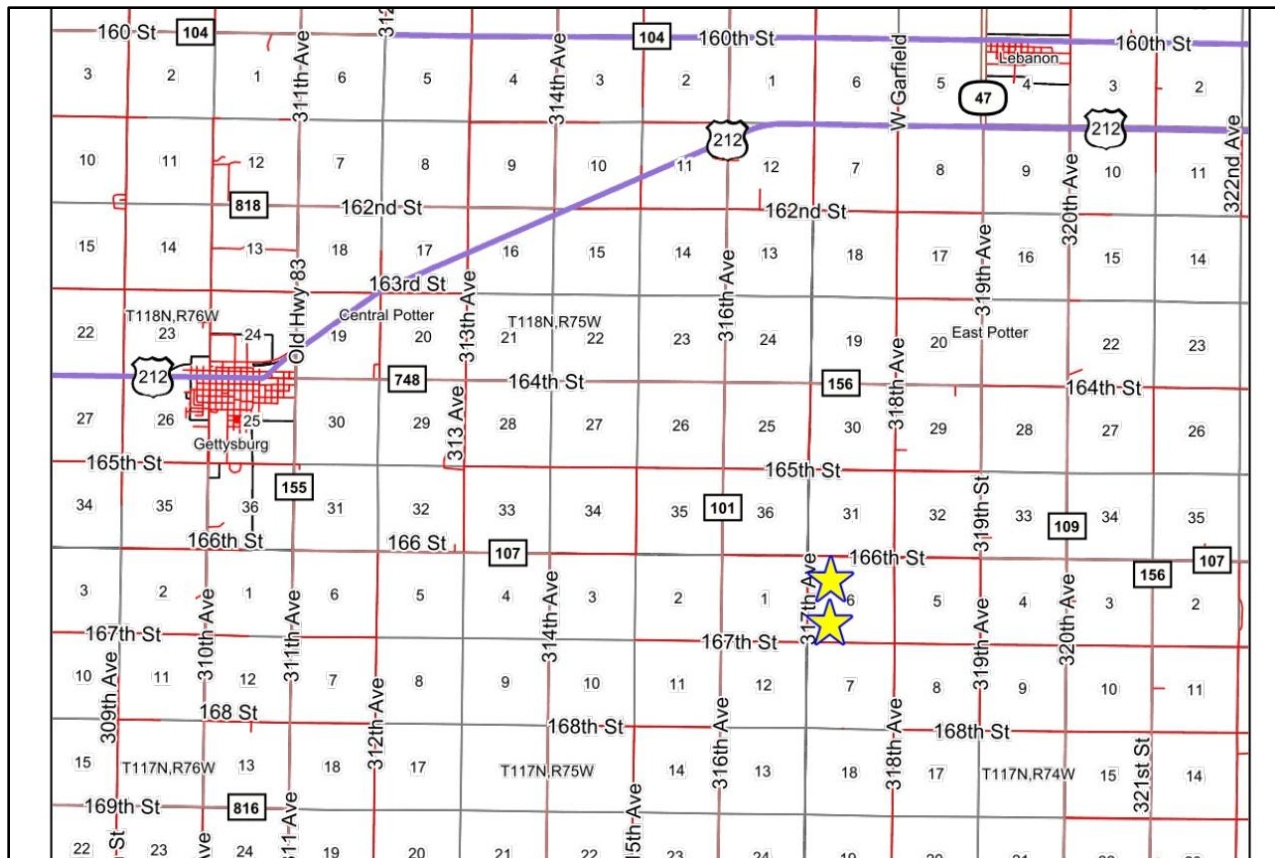
**W 1/2 of 6-117-74,
(both NW ¼ of 6-117-74 & SW ¼ of 6-117-74)
Avon Springs Twp, Potter County, SD**

**** No USFW Easements ****

**** No NRCS Easements ****

***** 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 Potter County Land & Abstract, Gettysburg, SD.

Jark/Worlie Auction, LLC is acting as agent for the seller.

Possession will be given Jan. 01, 2026. The 2025 real estate taxes (paid in 2026) are 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

**W 1/2 of 6-117-74,
(NW 1/4 of 6-117-74) & (SW 1/4 of 6-117-74)
Avon Springs Twp, Potter County, SD**

This tract is offered \$_____x 332.0 taxable acres.

The FSA reports 320.78 farmland acres of which 303.17 is considered cropland. The balance is old building site, non-crop acres & R.O.W. * No NRCS or USFW Easements *

BASE ACRES: 302.70

(NW 1/4 147.29 & SW 1/4 155.41)

Wheat 81.34, Corn 94.22, Sunflowers 74.65, Soybeans 52.49

(NW 1/4 – Wheat 39.58, Corn 45.85, Sunflowers 36.32, Soybeans 25.54)

(SW 1/4 – Wheat 41.76, Corn 48.37, Sunflowers 38.33, Soybeans 26.95)

SURETY PRODUCTIVITY INDEX: 73.8

COUNTY PARCEL RATINGS:

NW 1/4 (.725) & SW 1/4 (.633)

2024 COMBINED REAL ESTATE TAXES:

\$2,631.34

(NW 1/4 \$1,406.26 & SW 1/4 \$1,225.08)

LOCATION

From Gettysburg, SD (Corner of 164 St. & 311 Ave.) – go 5 miles East (164 St./Potter Co. 748), 3 miles South (316 Ave.) & 1 mile East (167 St.). From Lebanon, SD (Hwy 212 corner) – go 1 mile West (Hwy 212), 6 miles South (318 Ave.) & 1/2 mile West (167 St.).



United States
Department of
Agriculture

Potter 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 _____

Tract Cropland Total: 155.65 acres

2024 Program Year

Map Created August 18, 2025

6-117N-74W-Potter

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).



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Producer initial _____

Date _____

Tract Cropland Total: 147.52 acres

2024 Program Year

Map Created August 18, 2025

6-117N-74W-Potter

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Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
320.78	303.17	303.17	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	303.17		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	SNFLR

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	81.34	0.00	40	
Corn	94.22	0.00	79	0
Sunflowers	74.65	0.00	1622	
Soybeans	52.49	0.00	26	0
TOTAL	302.70	0.00		

NOTES

Tract Number

Description : NW 6 11774

FSA Physical Location : SOUTH DAKOTA/POTTER

ANSI Physical Location : SOUTH DAKOTA/POTTER

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 : A H FARMS INC

Other Producers : None

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
161.81	147.52	147.52	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	147.52	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	39.58	0.00	40
Corn	45.85	0.00	79
Sunflowers	36.32	0.00	1622
Soybeans	25.54	0.00	26
TOTAL	147.29	0.00	

NOTES

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Tract Number

Description : SW 6 11774
FSA Physical Location : SOUTH DAKOTA/POTTER
ANSI Physical Location : SOUTH DAKOTA/POTTER
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 : A H FARMS INC
Other Producers : None
Recon ID : None

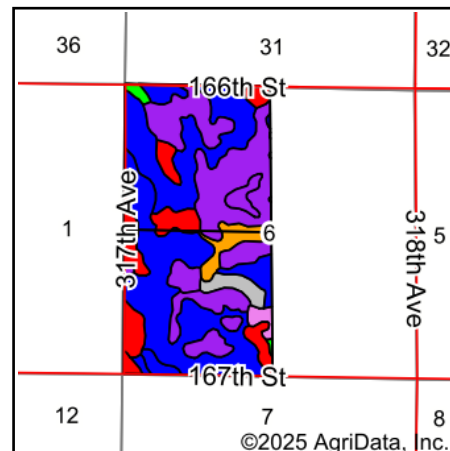
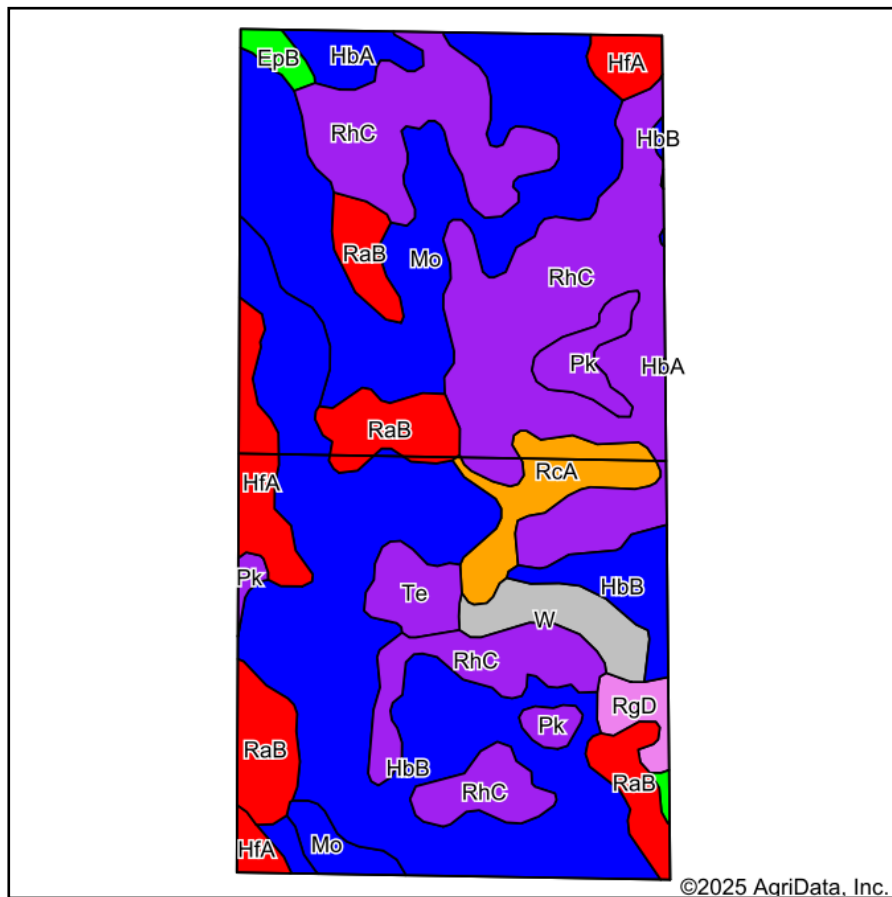
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.97	155.65	155.65	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	155.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	41.76	0.00	40
Corn	48.37	0.00	79
Sunflowers	38.33	0.00	1622
Soybeans	26.95	0.00	26
TOTAL	155.41	0.00	

Soils Map



State: **South Dakota**
 County: **Potter**
 Location: **6-117N-74W**
 Township: **East Potter**
 Acres: **327.81**
 Date: **11/14/2025**



Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD107, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
HbB	Highmore silt loam, 2 to 6 percent slopes	93.94	28.7%		Ile	2899	91
RhC	Raber-Peno loams, 6 to 9 percent slopes	91.51	27.9%		IIIe	2632	52
Mo	Mobridge silt loam, 0 to 2 percent slopes	58.27	17.8%		IIc	3506	94
RaB	Eakin-Raber complex, 2 to 6 percent slopes	25.19	7.7%		Ile	2705	80
HfA	Highmore-Mobridge silt loams, 0 to 2 percent slopes	13.91	4.2%		IIc	3010	87
RcA	Raber-Cavo loams, 0 to 2 percent slopes	11.05	3.4%		IIc	2408	60
W	Water	8.21	2.5%		VIII	0	0
Pk	Plankinton silt loam	7.97	2.4%		IVw	3650	51
Te	Tetonka silt loam, 0 to 1 percent slopes	6.10	1.9%		IVw	4479	56
HbA	Highmore silt loam, 0 to 2 percent slopes	5.02	1.5%		IIc	2900	92
RgD	Raber-Gettys complex, 9 to 25 percent slopes	4.00	1.2%		IVe	2435	26
EpB	Eakin-Peno complex, 2 to 6 percent slopes	2.64	0.8%		Ile	2760	78
Weighted Average					2.54	2873.9	73.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



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Maps Provided By:



Source: USGS 10 meter dem
Interval(ft): 4.0
Min: 2,009.2
Max: 2,063.7
Range: 54.5
Average: 2,036.4
Standard Deviation: 9.38 ft

0ft 839ft 1678ft



11/14/2025

6-117N-74W
Potter County
South Dakota

Boundary Center: 44° 58' 38.55, -99° 48' 44.71

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