

# SEALED BID LAND AUCTION

1,743.71 +/- Acres of Sully County Land

**SELLERS: THE EVANS FAMILY LP**



## **Auctioneers Notes:**

All offers must be made on forms/bid sheet obtained from  
**Action Buyers Resource, LLC.**

**Offers made must be received by Wednesday, August 14<sup>th</sup>, 2024.**

Offers can be mailed to Action Buyers Resource, PO Box 505, Onida, SD 57564 with "Sealed Bid" clearly identified on the mailing envelope, or personally delivered to the office at 110 S. Main, Onida, no later than 1:00 pm August 14<sup>th</sup>, 2024. Seller reserves the right to reject any and all bids. Buyer's premium applies. The top bidders may, at the discretion of the Seller, be invited to a private auction to increase offers made.

**To obtain complete details, a personal showing or a bidder's packet, contact:**  
**Joe Sovell, Broker Associate, 605-280-7656**  
**Emily Sovell, Responsible Broker: 605-258-2828**  
**License #12502**

**ACTION BUYERS  
RESOURCE**



**P.O. Box 505  
Onida, SD 57564  
1-605-258-2828**

**Action Buyers Resource** [www.actionbuyersresource.com](http://www.actionbuyersresource.com)

**Toll Free: 1-866-867-7253**



# The Family Legacy

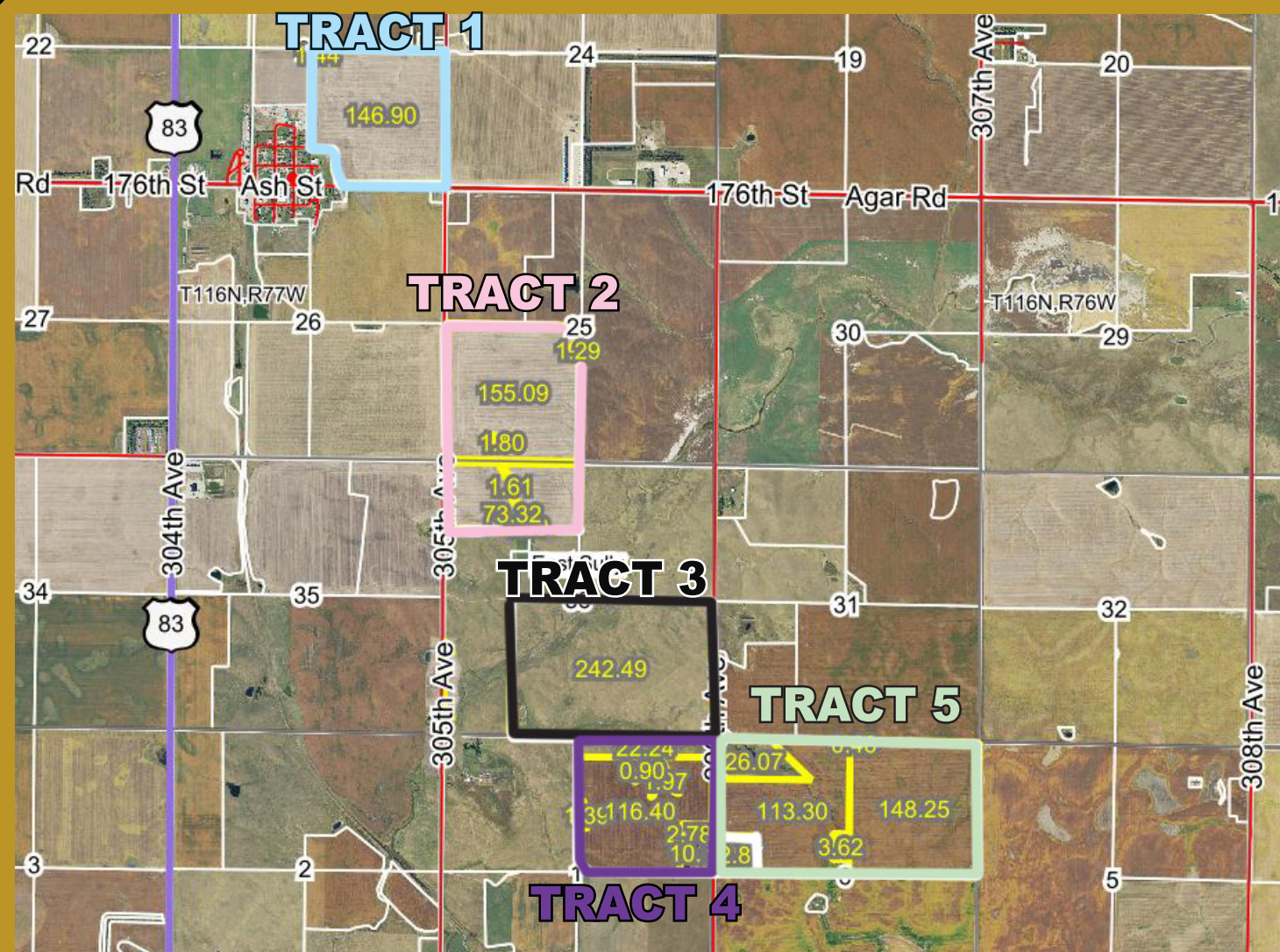


The Evans Family LP farmland is rooted in the heritage of Ronald D. and Edith (White) Evans. Ronald, one of three children born in Sully County to Ruth and John Evans, was a learned ag producer and family man. From valedictorian of his Agar High School Senior Class and Engineer, to World War II Veteran, Ronald left his mark in Sully County and across the Country. Edith, a beloved homemaker and educator, along with her husband, taught many Sully County ag producers as educators in the Agar and Onida schools. Although the couple ultimately retired in Washington State, Ron and Edith called the soils of Sully County home for many years and raised Randal, Monte, Thomas, Mark, Russel, and Meredith on their farm between Agar and Onida, South Dakota. With the next generation of the Evans family expanding and becoming further removed from these great soils, the Evans Family LP now offers a tremendous opportunity for buyers to acquire lands where their family history will forever remain. Do not miss the opportunity to acquire ground rich in crop history --- and rich in family history.

## Announcement / Instructions –Sealed BID (The Evans Family LP)

1. **TERMS:** This will be a cash sale, and 10% of the offered price must be submitted with your bid. If your offer is rejected, the 10% will be voided and returned. If your offer is accepted, the 10% will be deposited in ABR Trust Account as non-refundable earnest money, and bidder will be required to complete and sign a purchase agreement reflecting the terms of the sale as set forth herein, or otherwise announced. Seller reserves the right to reject any and all bids. The top bidders may be invited to increase their bid through private auction sale or personal contact at Seller's discretion.
2. A Buyer's Premium of 2% of the successful bid will be used to establish the final purchase price. The premium will be added to the successful bid amount, along with applicable state sales tax.
3. Possession will occur at closing subject to the existing lease. Closing to occur within 45 days of the conclusion of the sealed bid auction.
4. Marketable Title will be conveyed and an Owners Title Insurance Policy will be provided with the cost of the owner's policy and a title company closing fee, if any, to be divided 50-50 between Buyer(s) and Seller. Seller to pay transfer fees and Buyer(s) to pay recording fees.
5. This property is being sold based on the tax acres assessed by the Sully County Director of Equalization; this property is sold by legal description, subject to easements and restriction of record.
6. All of the 2023 real estate taxes payable in 2024 will be paid by the Seller at closing. The 2024 real estate taxes due 2025 shall be paid by the Seller as a credit to Buyer(s) at closing based upon the 2023 due 2024 taxes as provided by the Sully County Treasurer. Buyer(s) shall then be responsible for the 2024 real estate taxes when due in 2025 and all future real estate taxes.
7. The Seller does not provide warranty or guarantee that existing fences are located on the correct boundary. Location of field boundaries is the responsibility of the Buyer(s).
8. County data, Farm Service Agency reports, mapping, yields, bases, payments or data obtained for distribution is not guaranteed by Seller or Seller's agents. Information contained herein is deemed to be correct but is not guaranteed. The Sully County FSA will make final determination of all farm program crop bases and yields transferred to the Buyer(s).
9. Action Buyers Resource LLC acts as agents for the Seller, and property sales are subject to confirmation of the seller.
10. The Sealed Bid Form enclosed herewith must have all highlighted blanks completed by Bidder.
11. Please remove and return the sealed bid form only to: Action Buyer's Resource, LLC in order to submit your bid. "Sealed Bid" shall be clearly marked on the exterior of the envelope. Personal delivery can be made to the office at 110 S. Main, Onida, SD or mailed bids can be sent to Action Buyer's Resource LLC, PO Box 505 Onida, SD 57564. No submissions will be accepted after August 14th, 2024 at 1pm central time.





#### Auctioneer's Notes:

We are privileged to offer 1,743.71 acres of land from The Evans Family LP. This sealed bid land auction provides the opportunity to purchase productive farmland, as well as pasture land along Okobojo Creek. This land has been in the Evans family for generations, and is now being offered to the public; giving everyone a fair chance to purchase. The property will be parceled into seven tracts, providing prospective buyer opportunity to buy acres that fit their needs.



#### TRACT 1

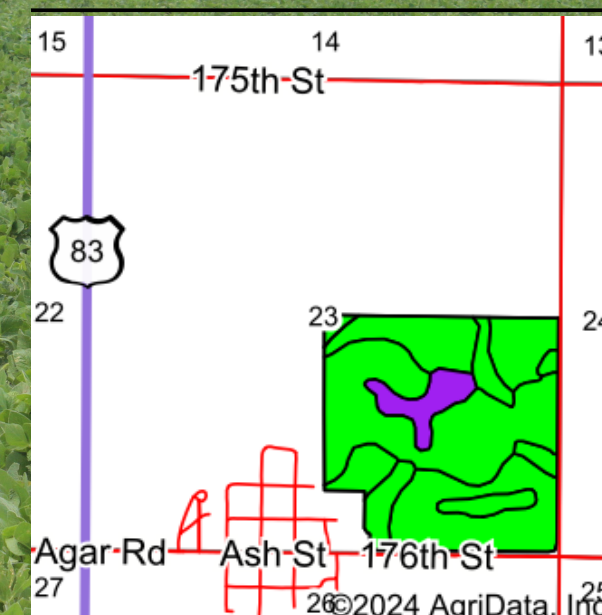
Legal Description: W ½ of the W ½ of the SE ¼ less outlots A & B in Section 23-116N-77W; and the SE ¼ less the W ½ of the W ½ of the SE ¼ of Section 23-116N-77W

Total Taxable Acres: 151.73

Estimated FSA Cropland Acres: 146.90

Surety Productivity Index: 89.8

Real Estate Tax Amount: \$1,358.62





## TRACT 2

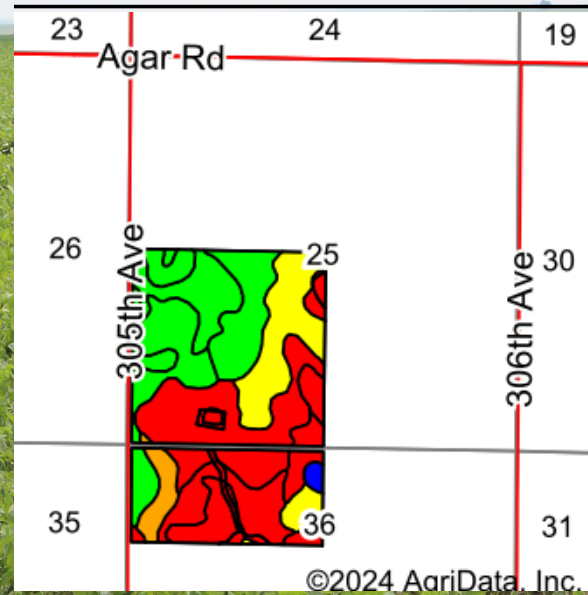
Legal Description: SW ¼ of Section 25-116N-77W and the N ½ of the NW ¼ of Section 36-116N-77W

Total Taxable Acres: 240.0

Estimated FSA Cropland Acres: 229.02

Surety Productivity Index: 51.5

Real Estate Tax Amount: \$1,428.60



## TRACT 4

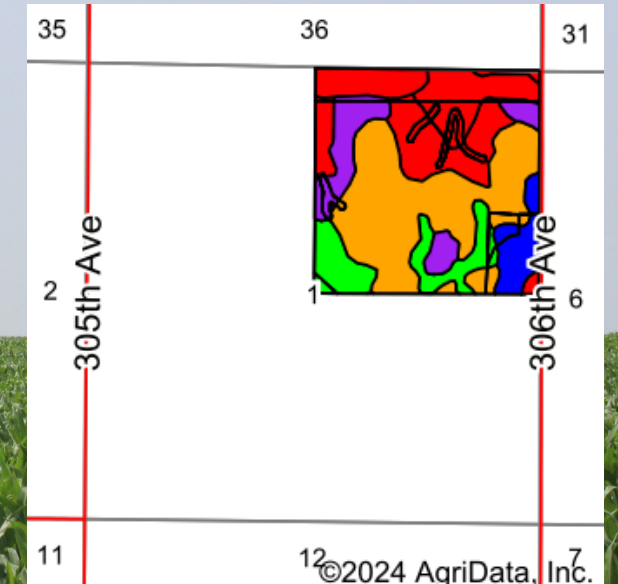
Legal Description: NE ¼ of Section 1-115N-77W

Total Taxable Acres: 160.24

Estimated FSA Cropland Acres: 117.43

Surety Productivity Index: 55.5

Real Estate Tax Amount: \$990.54



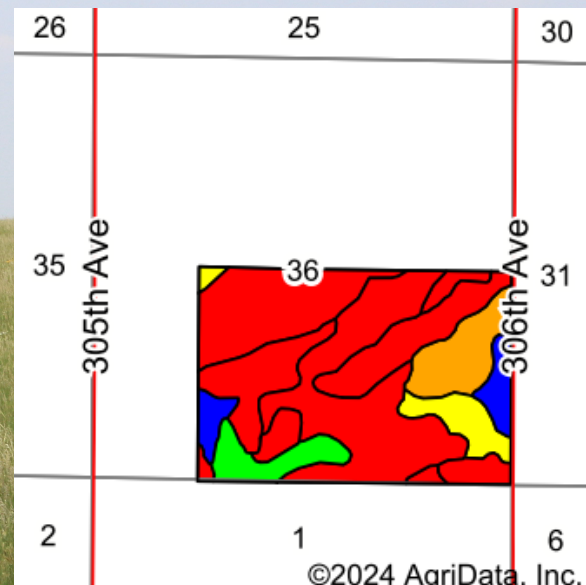
## TRACT 3

Legal Description: SE ¼ and the E ½ of the SW ¼ of Section 36-116N-77W

Total Taxable Acres: 240

Surety Productivity Index: 28.5

Real Estate Tax Amount: \$1,022.82



## TRACT 5

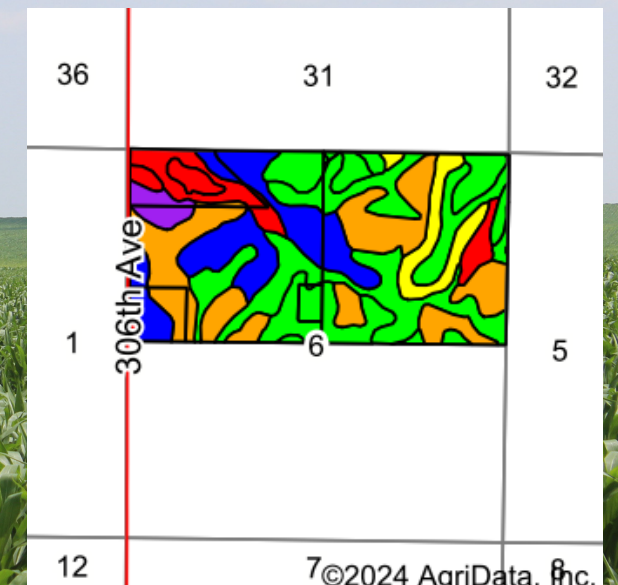
Legal Description: NE ¼ and the NW ¼ of Section 6-115N-76W

Total Taxable Acres: 313.64

Estimated FSA Cropland Acres: 261.55

Surety Productivity Index: 77.1

Real Estate Tax Amount: \$2,497.44





## TRACT 6

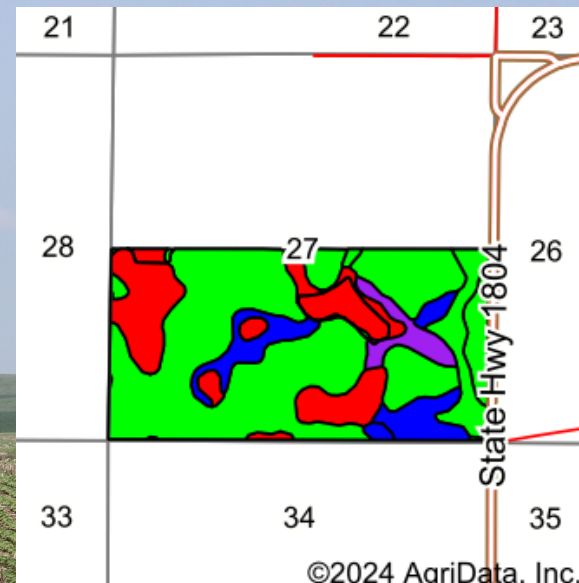
Legal Description: SE ¼ and the SW ¼ of Section 27-116N-79W

Total Taxable Acres: 318.10

Estimated FSA Cropland Acres: 296.80

Surety Productivity Index: 74.5

Real Estate Tax Amount: \$2,409.32



## TRACT 7

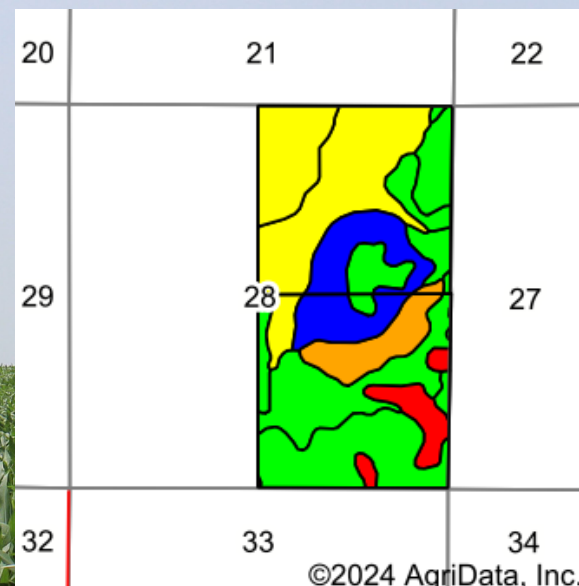
Legal Description: SE ¼ and the NE ¼ of Section 28-116N-79W

Total Taxable Acres: 320

Estimated FSA Cropland Acres: 319.05

Surety Productivity Index: 78.1

Real Estate Tax Amount: \$2,621.90



## SEALED BID FORM

(FILL IN ALL HIGHLIGHTED INFORMATION)

Bidder's Contact Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

I, \_\_\_\_\_ (Bidder), hereby make the following offer:

**SULLY COUNTY:**

**TRACT 1:** W ½ of the W ½ of the SE ¼ less outlots A & B in Section 23-116N-77W; and the SE ¼ less the W ½ of the W ½ of the SE ¼ of Section 23-116N-77W

Offer on Tract 1: Price per Acre: \$ \_\_\_\_\_ X 151.73  
acre=\$ \_\_\_\_\_ **total bid**

**TRACT 2:** SW ¼ of Section 25-116N-77W and the N ½ of the NW ¼ of Section 36-116N-77W

Offer on Tract 2: Price per Acre: \$ \_\_\_\_\_ X 240 acres  
=\$ \_\_\_\_\_ **total bid**



**TRACT 3:** SE ¼ and the E ½ of the SW ¼ of Section 36-116N-77W

**Offer on Tract 3: Price per Acre:** \$                      x 240 acres  
= \$                      total bid

---

**TRACT 4:** NE ¼ of Section 1-115N-77W

**Offer on Tract 4: Price per Acre:** \$                      x 160.24 acres =  
\$                      total bid

---

**TRACT 5:** NE ¼ and the NW ¼ of Section 6-115N-76W

**Offer on Tract 5: Price per Acre:** \$                      x 313.64 acres =  
\$                      total bid

---

**TRACT 6:** SE ¼ and the SW ¼ of Section 27-116N-79W

**Offer on Tract 6: Price per Acre:** \$                      x 318.10 acres =  
\$                      total bid

---

**TRACT 7:** SE ¼ and the NE ¼ of Section 28-116N-79W

**Offer on Tract 7: Price per Acre:** \$                      x 320 acres =  
\$                      total bid

---

**\*\*\*Per the terms of this agreement a 2% buyer’s premium plus sales tax will be added to the total bid in the purchase agreement.**

I, the above-stated bidder, make the foregoing offer. By making said offer, bidder agrees to accept the terms and conditions set forth in the Announcements and correspondence from ACTION BUYERS RESOURCE, LLC.

Date: \_\_\_\_\_

\_\_\_\_\_  
Bidder’s Signature

*(RETURN SEALED BID FORM WITH APPLICABLE EARNEST MONEY)*



## ACTION BUYERS RESOURCE

P.O. Box 505  
Onida, SD 57564  
1-605-258-2828  
Toll Free: 1-866-867-7253



First Class  
US Postage  
Paid #35  
Pierre, SD

# SEALED BID LAND AUCTION

**1,743.71 +/- Acres of Sully County Land**

**SELLERS: THE EVANS FAMILY LP**



## ADDITIONAL TRACT INFORMATION

**TRACT 1:** This Tract has 146.9 acres of soybeans planted for the 2024 growing season.

**TRACT 2:** This Tract has 229 acres of soybeans planted for the 2024 growing season.

**TRACT 3:** All 240 acres of this tract are currently being utilized as pasture land.

**TRACT 4:** Consists of 117.4 acres of corn, and 22.2 acres of pasture; the balance of this tract is a yard site and tree groves.

**TRACT 5:** This tract has 261.5 acres of corn, the balance of this tract is a combination of pasture land, and a yard site with tree groves.

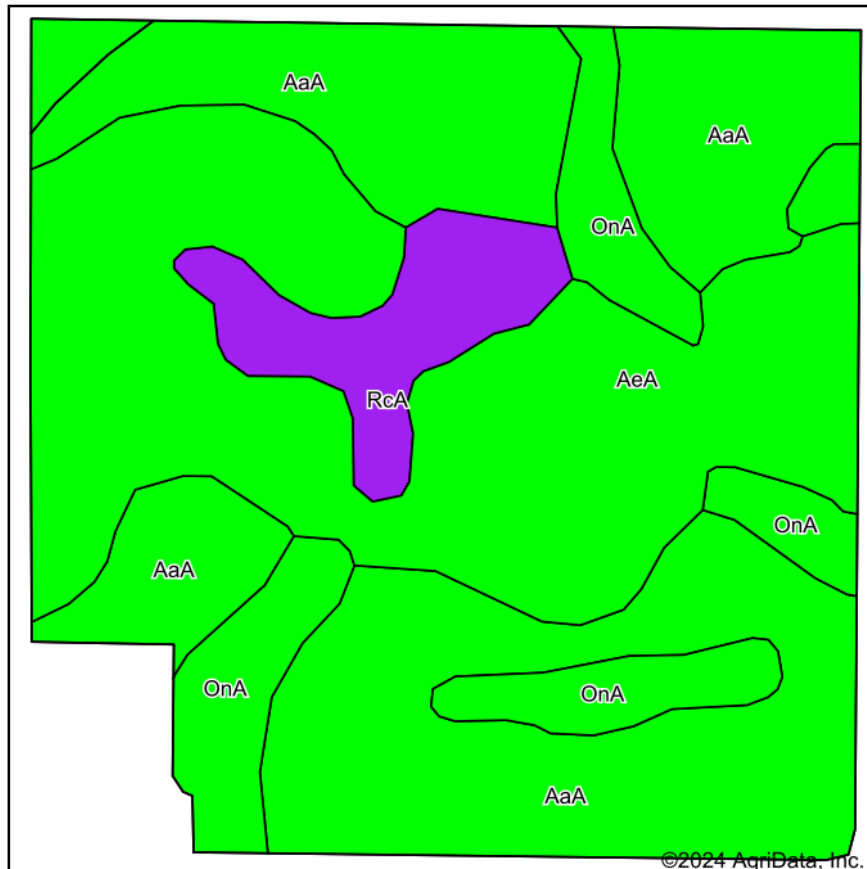
**TRACT 6:** Sunflowers are the growing crop on 296.8 acres of this tract.

**TRACT 7:** This tract has 319 acres of corn planted on it for the 2024 growing season.



# TRACT 1

## Soils Map



©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: SD119, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
AaA	Agar silt loam, 0 to 2 percent slopes	65.75	44.3%		IIc	92
AeA	Agar-Eakin silt loams, 0 to 2 percent slopes	53.94	36.4%		IIc	91
OnA	Mobridge silt loam, 0 to 2 percent slopes	18.75	12.6%		IIc	94
RcA	Raber-Cavo loams, 0 to 2 percent slopes	9.90	6.7%		IIc	60
Weighted Average					2.00	89.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Legal Description: W ½ of the W ½ of the SE ¼ less outlots A & B in Section 23-116N-77W; and the SE ¼ less the W ½ of the W ½ of the SE ¼ of Section 23-116N-77W

Total Taxable Acres: 151.73

Estimated FSA Cropland Acres: 146.90

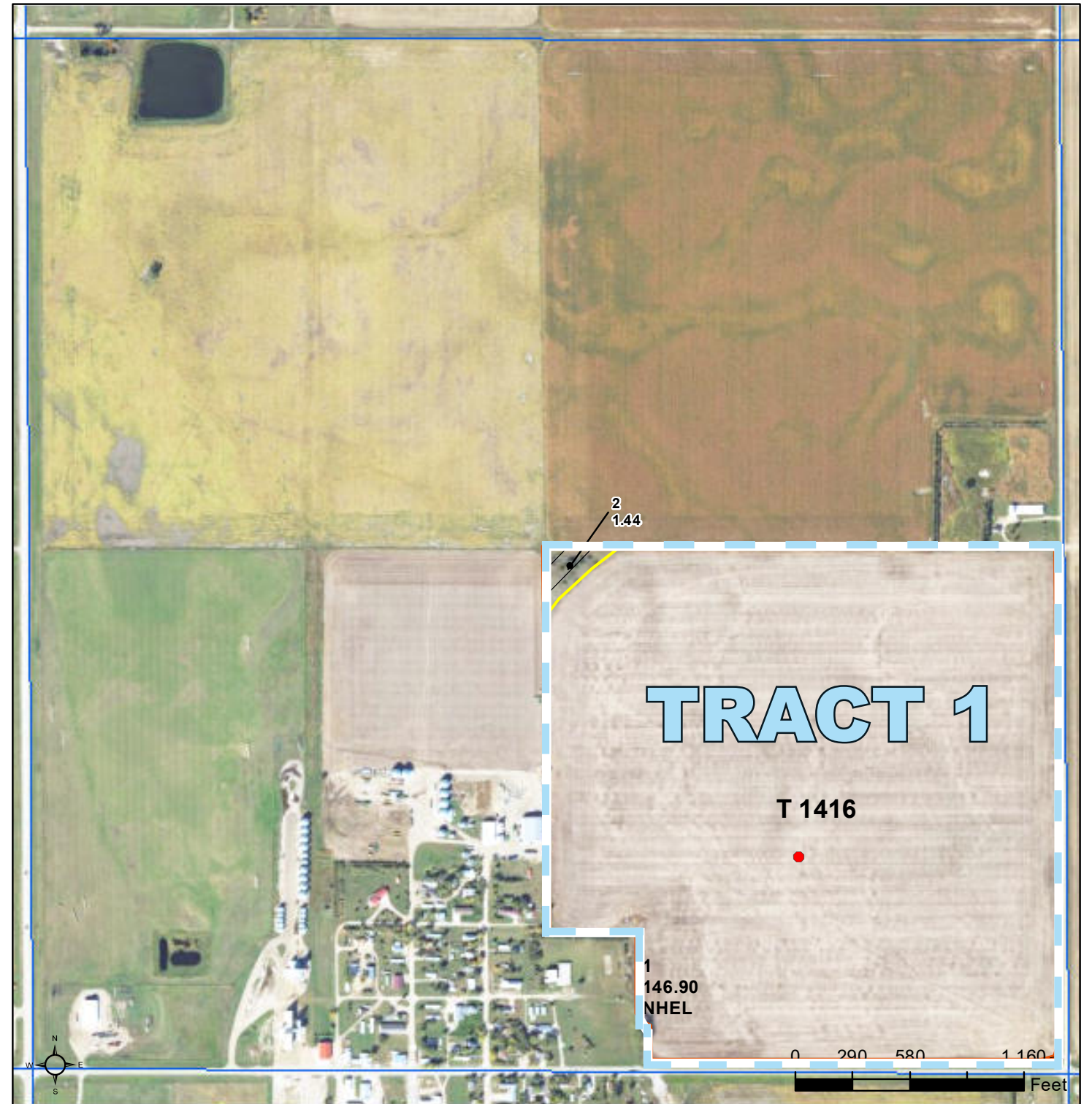
Surety Productivity Index: 89.8

Real Estate Tax Amount: \$1,358.62



United States  
Department of  
Agriculture

Sully 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 \_\_\_\_\_

2024 Program Year

Map Created April 29, 2024

Farm 287

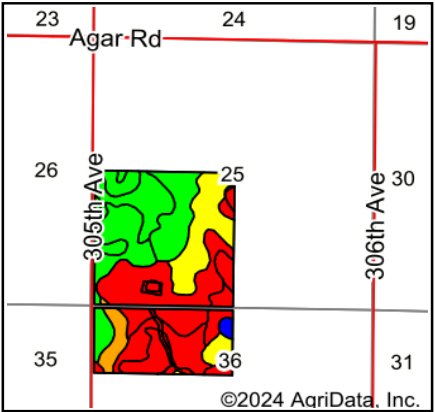
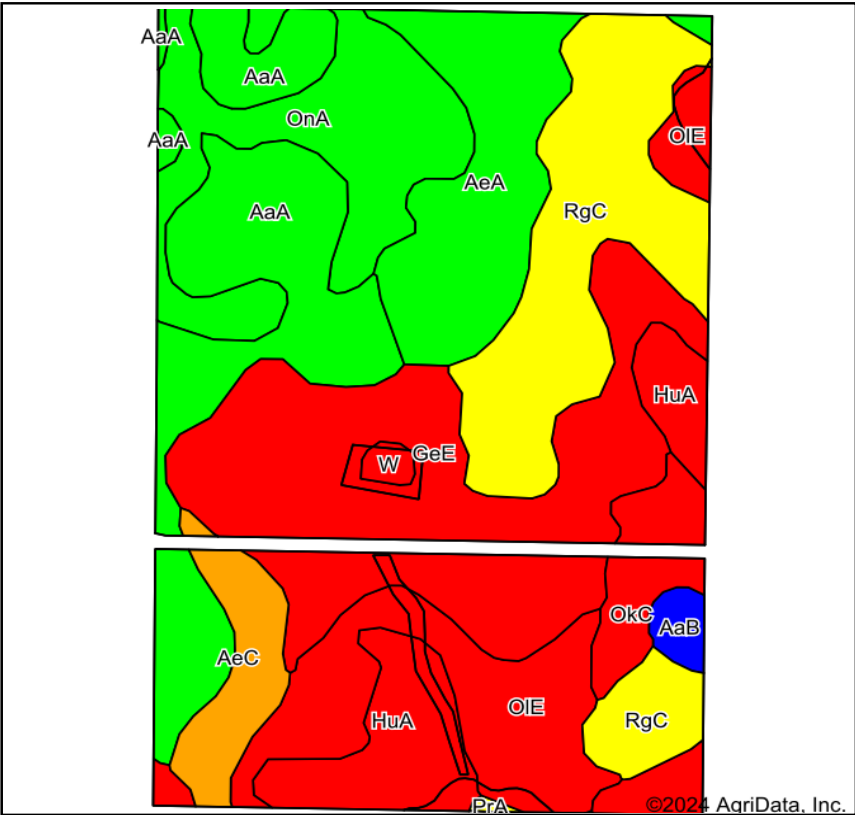
23-116N-77W-Sully

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).

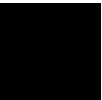


# TRACT 2

## Soils Map



State: **South Dakota**  
County: **Sully**  
Location: **25-116N-77W**  
Township: **East Sully**  
Acres: **234.6**  
Date: **7/9/2024**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: SD119, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
GeE	Gettys clay loam, 6 to 25 percent slopes	49.96	21.3%		Vle		13
RgC	Raber-Eakin complex, 6 to 9 percent slopes	37.02	15.8%		IIle		61
AaA	Agar silt loam, 0 to 2 percent slopes	36.09	15.4%		IIc		92
OIE	Oko stony clay loam, 6 to 25 percent slopes	24.99	10.7%		VIIs		3
OnA	Mobridge silt loam, 0 to 2 percent slopes	24.86	10.6%		IIc		94
AeA	Agar-Eakin silt loams, 0 to 2 percent slopes	23.56	10.0%		IIc		91
HuA	Hurley silt loam, 0 to 5 percent slopes	15.81	6.7%		VIIs		11
AeC	Agar-Eakin silt loams, 5 to 9 percent slopes	8.87	3.8%		IIle		74
OKC	Oko clay loam, 6 to 9 percent slopes	7.44	3.2%		IVe		37
Sa	Egas-Slickspots complex	2.67	1.1%		VIIs		4
AaB	Agar silt loam, 2 to 6 percent slopes	2.05	0.9%		IIe		85
W	Water	1.02	0.4%		VIII		0
PrA	Promise clay, 0 to 3 percent slopes	0.26	0.1%		IIIs	IIIs	68
Weighted Average					3.99	*-	51.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method

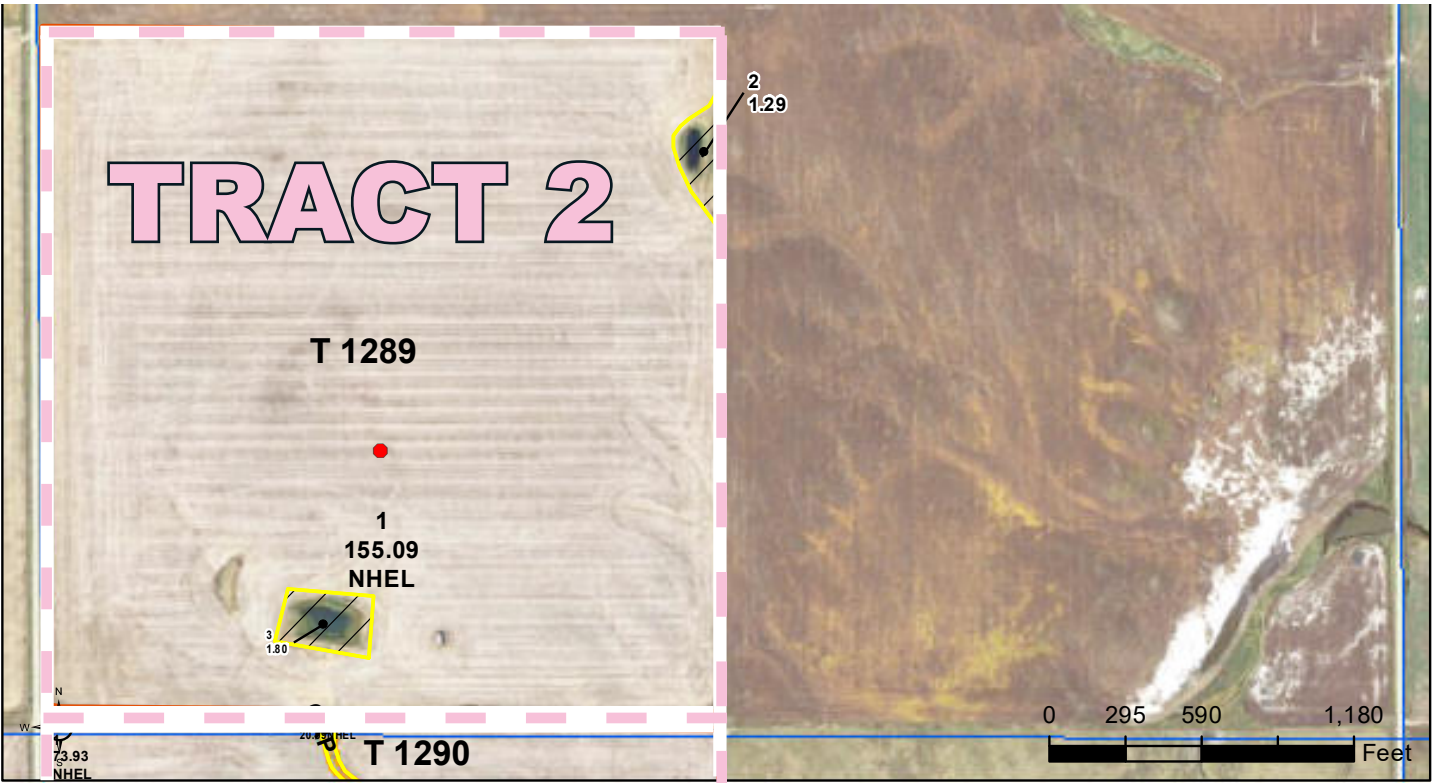
\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Legal Description: SW ¼ of Section 25-116N-77W  
and the N ½ of the NW ¼ of Section 36-116N-77W  
Total Taxable Acres: 240.0  
Estimated FSA Cropland Acres: 229.02  
Surety Productivity Index: 51.5  
Real Estate Tax Amount: \$1,428.60



United States  
Department of  
Agriculture

Sully County, South Dakota



Common Land Unit  
Non-Cropland  
Cropland  
CRP  
Tract Boundary  
PLSS

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 \_\_\_\_\_

2024 Program Year

Map Created April 29, 2024

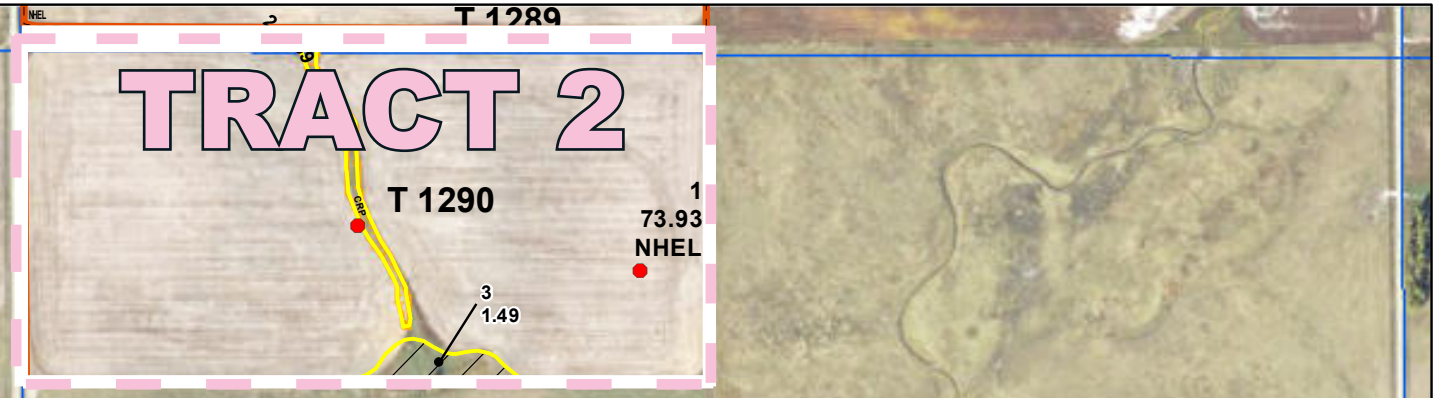
Farm 287

25-116N-77W-Sully



United States  
Department of  
Agriculture

Sully County, South Dakota



Common Land Unit  
Non-Cropland  
Cropland  
CRP  
Tract Boundary  
PLSS

Wetland Determination Identifiers

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Date \_\_\_\_\_

2024 Program Year

Map Created April 29, 2024

Farm 287

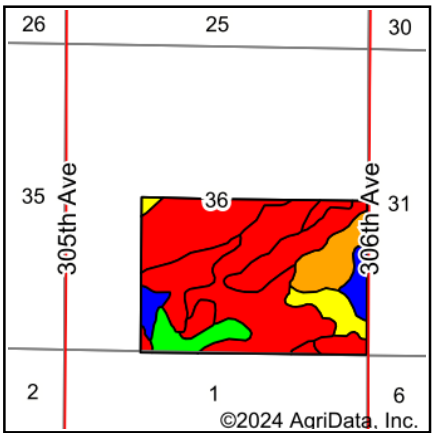
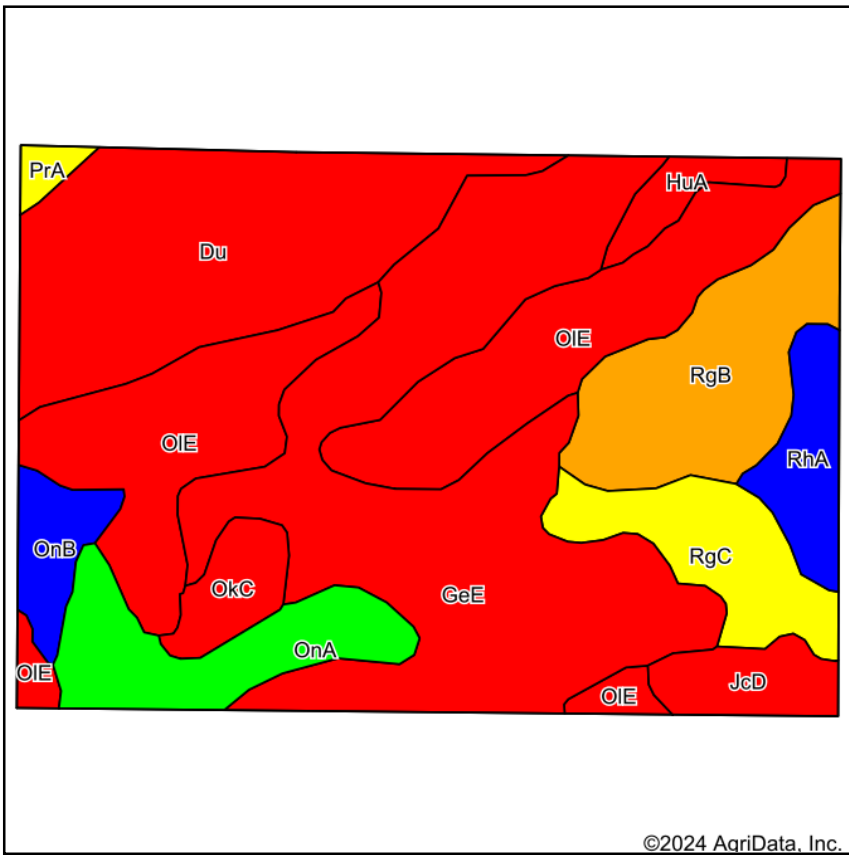
36-116N-77W-Sully

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# TRACT 3

## Soils Map



State: **South Dakota**  
County: **Sully**  
Location: **36-116N-77W**  
Township: **East Sully**  
Acres: **242.49**  
Date: **7/9/2024**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: SD119, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
GeE	Gettys clay loam, 6 to 25 percent slopes	68.30	28.1%		Vle		13
OIE	Oko stony clay loam, 6 to 25 percent slopes	50.36	20.8%		Vlls		3
Du	Durrstein and Egas soils	42.06	17.3%		Vls		7
RgB	Eakin-Raber complex, 2 to 6 percent slopes	22.28	9.2%		Ile		76
OnA	Mobridge silt loam, 0 to 2 percent slopes	14.77	6.1%		Ilc		94
RgC	Raber-Eakin complex, 6 to 9 percent slopes	13.47	5.6%		Illc		61
RhA	Eakin-Raber complex, 0 to 2 percent slopes	7.89	3.3%		Ilc		83
JcD	Java-Betts stony complex, 3 to 12 percent slopes	6.43	2.7%		Vlls		24
OnB	Onita silt loam, 2 to 5 percent slopes	5.83	2.4%		Ile	Ile	88
OkC	Oko clay loam, 6 to 9 percent slopes	5.66	2.3%		IVe		37
HuA	Hurley silt loam, 0 to 5 percent slopes	3.91	1.6%		Vls		11
PrA	Promise clay, 0 to 3 percent slopes	1.53	0.6%		Ills	Ills	68
Weighted Average					5.16	*-	28.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Legal Description: SE ¼ and the E ½ of the SW ¼ of  
Section 36-116N-77W

Total Taxable Acres: 240

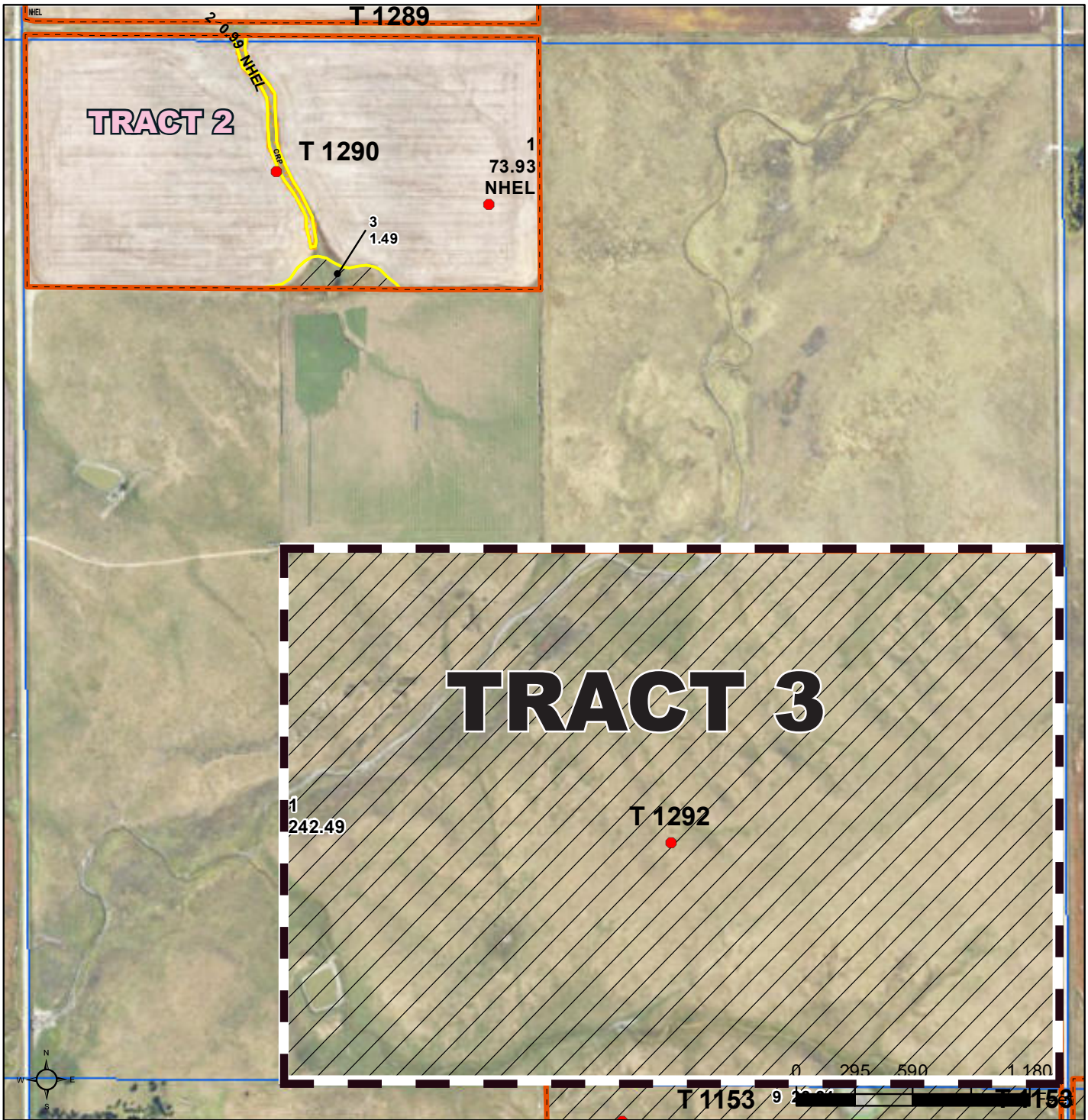
Surety Productivity Index: 28.5

Real Estate Tax Amount: \$1,022.82



United States  
Department of  
Agriculture

Sully County, South Dakota



Common Land Unit

Non-Cropland  
Cropland  
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Tract Boundary  
PLSS

Wetland Determination Identifiers

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Limited Restrictions  
Exempt from Conservation  
Compliance Provisions

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Sunflowers = Oil or Non  
Producer initial \_\_\_\_\_  
Date \_\_\_\_\_

2024 Program Year

Map Created April 29, 2024

Farm 287

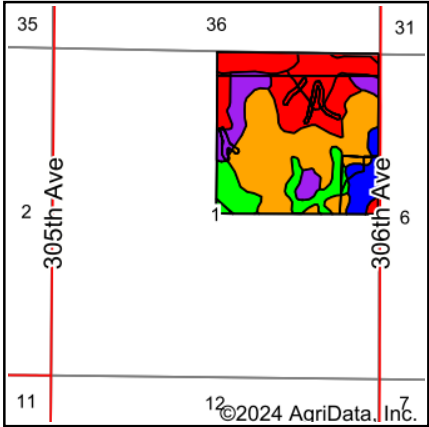
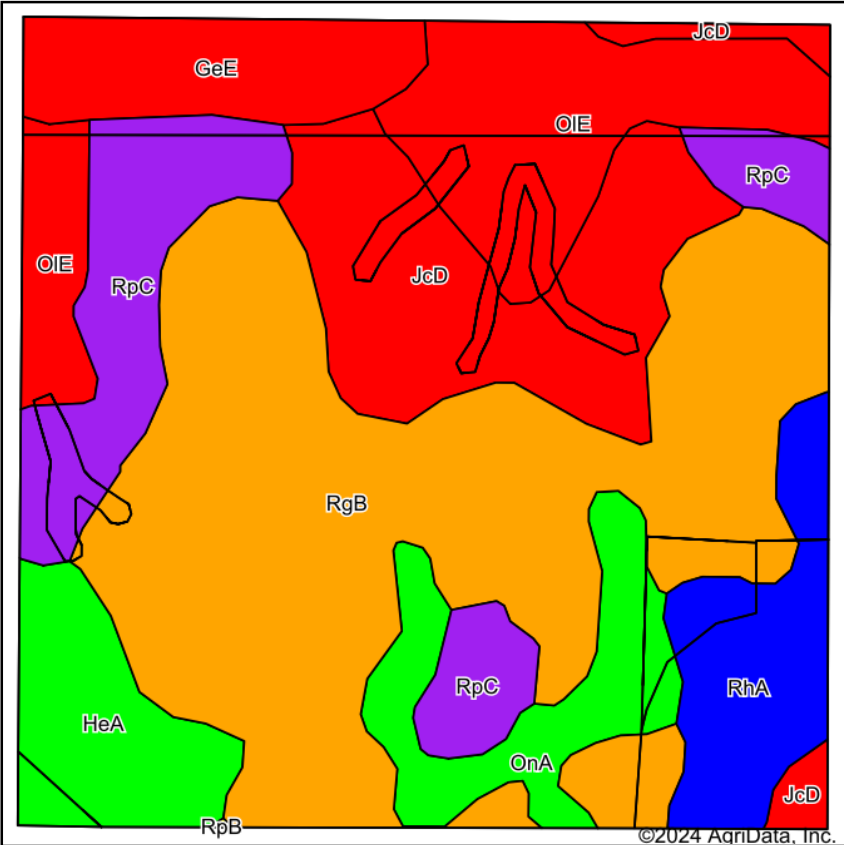
36-116N-77W-Sully

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TRACT 4

Soils Map



State: South Dakota  
County: Sully  
Location: 1-115N-77W  
Township: East Sully  
Acres: 156.52  
Date: 7/9/2024

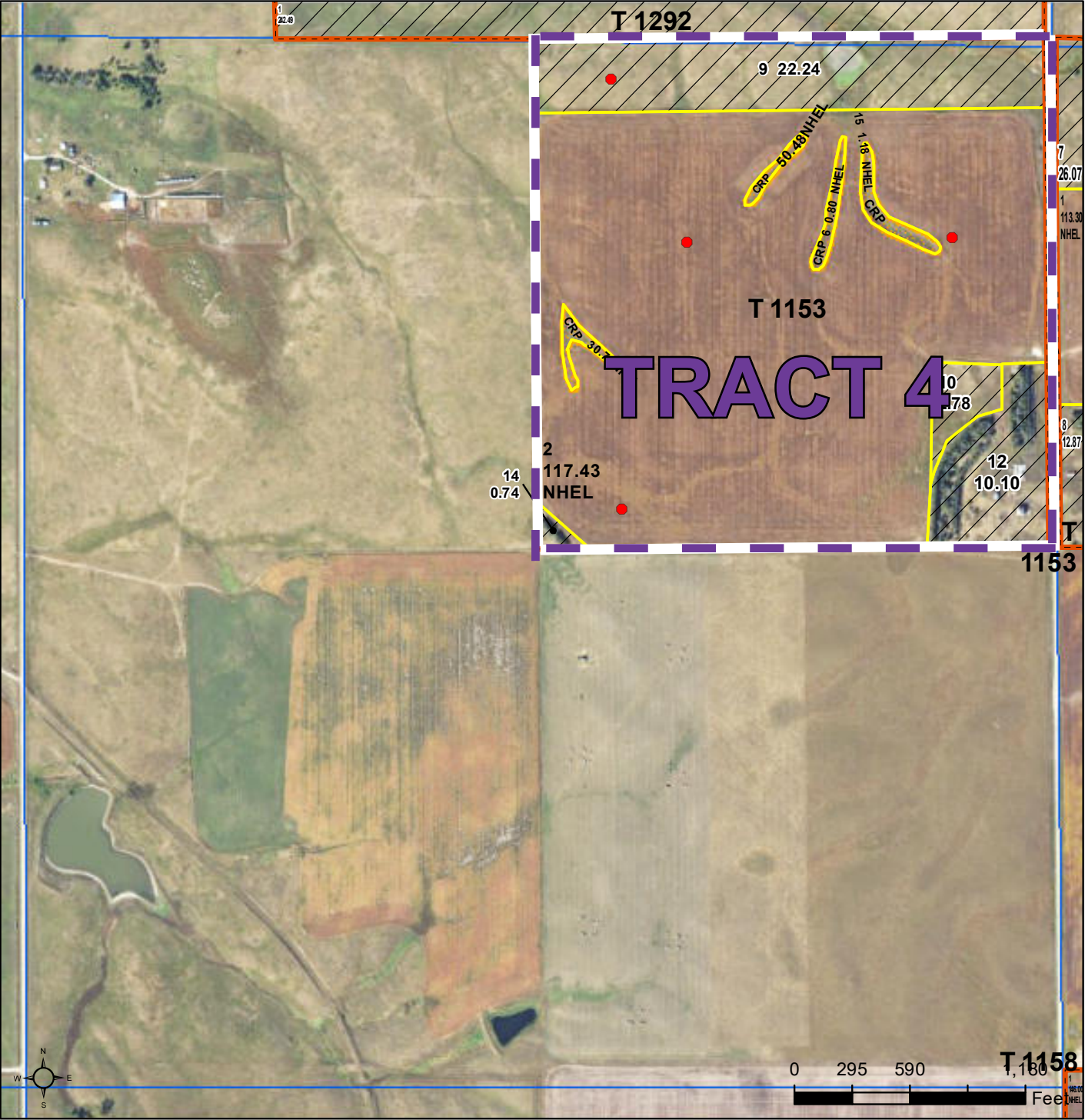


Soils data provided by USDA and NRCS.

Area Symbol: SD119, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
RgB	Eakin-Raber complex, 2 to 6 percent slopes	59.25	37.9%		Ile	76
JcD	Java-Betts stony complex, 3 to 12 percent slopes	21.54	13.8%		VIIIs	24
OIE	Oko stony clay loam, 6 to 25 percent slopes	19.88	12.7%		VIIIs	3
RpC	Raber-Peno loams, 6 to 9 percent slopes	17.24	11.0%		IIIle	52
RhA	Eakin-Raber complex, 0 to 2 percent slopes	10.08	6.4%		IIc	83
OnA	Mobridge silt loam, 0 to 2 percent slopes	9.89	6.3%		IIc	94
GeE	Gettys clay loam, 6 to 25 percent slopes	9.37	6.0%		VIle	13
HeA	Highmore silt loam, 0 to 2 percent slopes	9.27	5.9%		IIc	92
Weighted Average					3.67	55.7

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Legal Description: NE ¼ of Section  
1-115N-77W  
Total Taxable Acres: 160.24  
Estimated FSA Cropland Acres: 117.43  
Surety Productivity Index: 55.5  
Real Estate Tax Amount: \$990.54



Common Land Unit  
Non-Cropland  
Cropland  
CRP  
Tract Boundary  
PLSS

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 \_\_\_\_\_

2024 Program Year  
Map Created April 29, 2024  
Farm 287

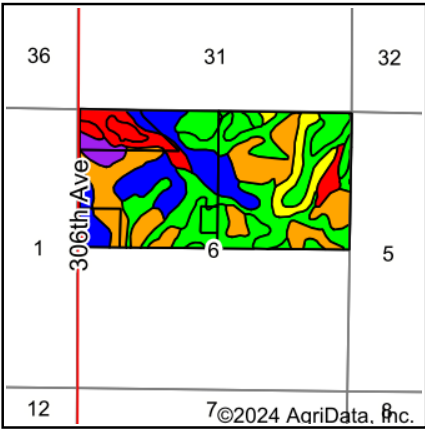
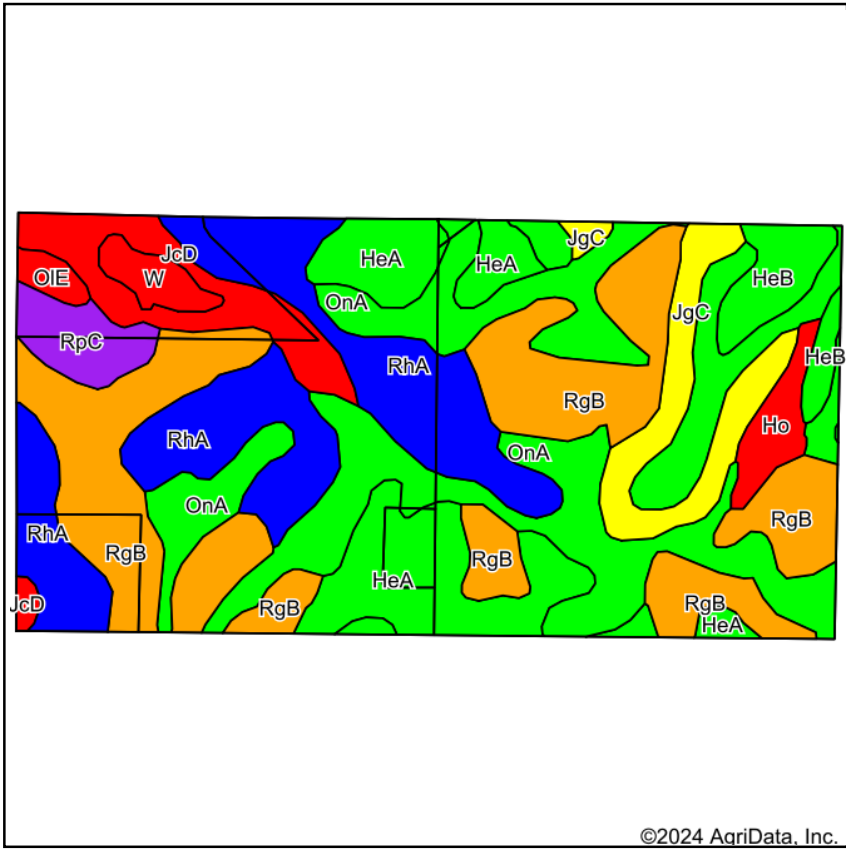
1-115N-77W-Sully

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TRACT 5

Soils Map



State: South Dakota  
County: Sully  
Location: 6-115N-76W  
Township: East Sully  
Acres: 304.57  
Date: 7/9/2024



Soils data provided by USDA and NRCS.

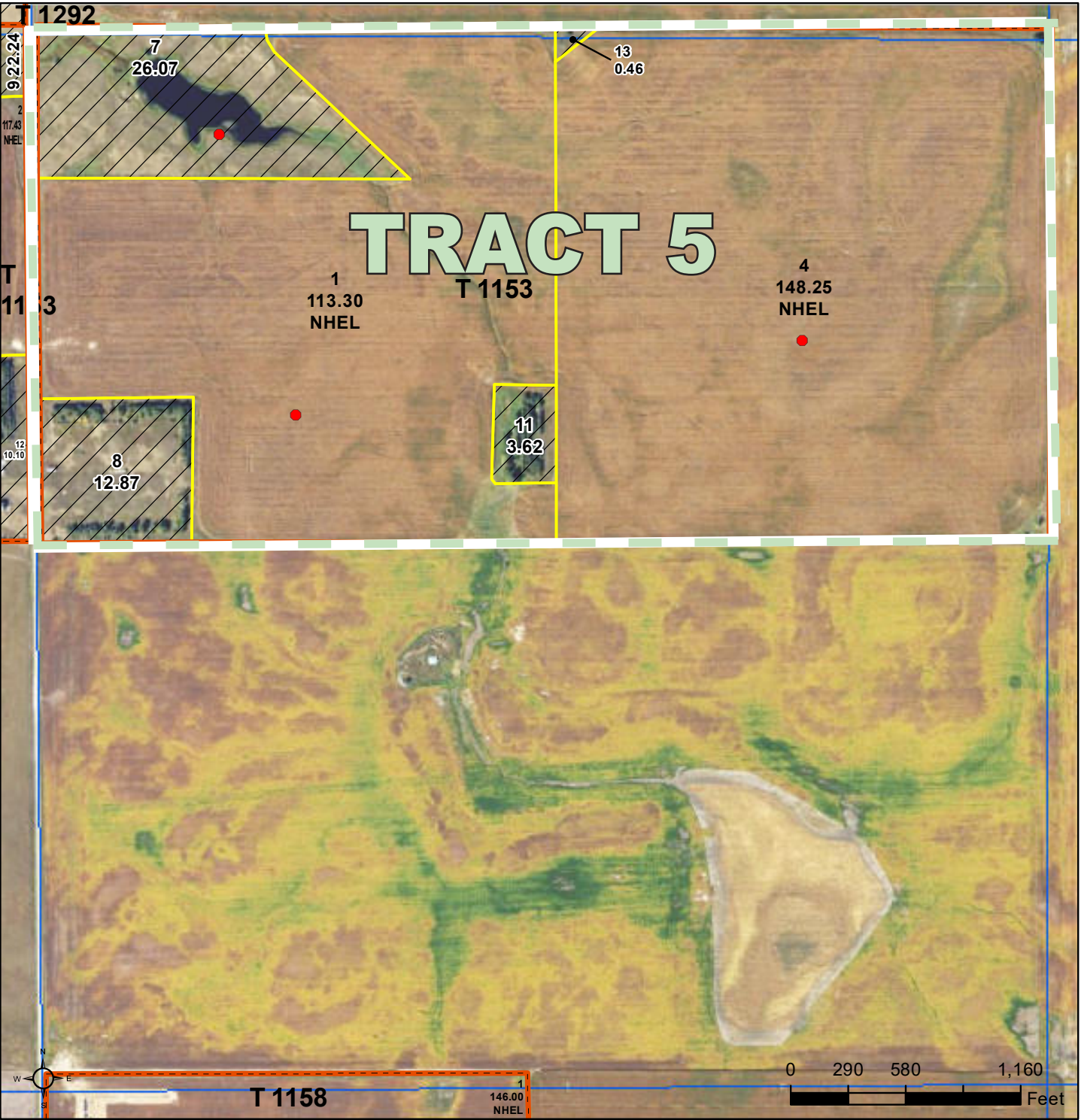
Area Symbol: SD119, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
RgB	Eakin-Raber complex, 2 to 6 percent slopes	74.81	24.6%		Ile	76
OnA	Mobridge silt loam, 0 to 2 percent slopes	74.59	24.5%		IIc	94
RhA	Eakin-Raber complex, 0 to 2 percent slopes	53.74	17.6%		IIc	83
HeA	Highmore silt loam, 0 to 2 percent slopes	35.40	11.6%		IIc	92
JgC	Java-Glenham loams, 3 to 9 percent slopes	17.46	5.7%		IVe	63
JcD	Java-Betts stony complex, 3 to 12 percent slopes	16.51	5.4%		VIIIs	24
HeB	Highmore silt loam, 2 to 6 percent slopes	11.73	3.9%		Ile	91
RpC	Raber-Peno loams, 6 to 9 percent slopes	7.90	2.6%		IIIe	52
Ho	Hoven silt loam, 0 to 1 percent slopes	5.83	1.9%		VIIs	15
W	Water	4.30	1.4%		VIII	0
OIE	Oko stony clay loam, 6 to 25 percent slopes	2.30	0.8%		VIIIs	3
Weighted Average					2.61	77.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method



Legal Description: NE ¼ and the NW ¼ of Section 6-115N-76W  
Total Taxable Acres: 313.64  
Estimated FSA Cropland Acres: 261.55  
Surety Productivity Index: 77.1  
Real Estate Tax Amount: \$2,497.44

Soils data provided by USDA and NRCS.



Common Land Unit  
Non-Cropland  
Cropland  
Tract Boundary  
PLSS

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 \_\_\_\_\_

2024 Program Year  
Map Created April 29, 2024  
Farm 287

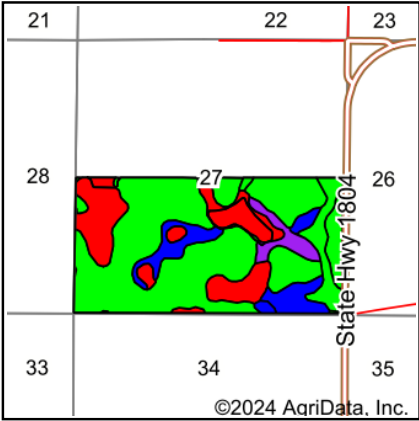
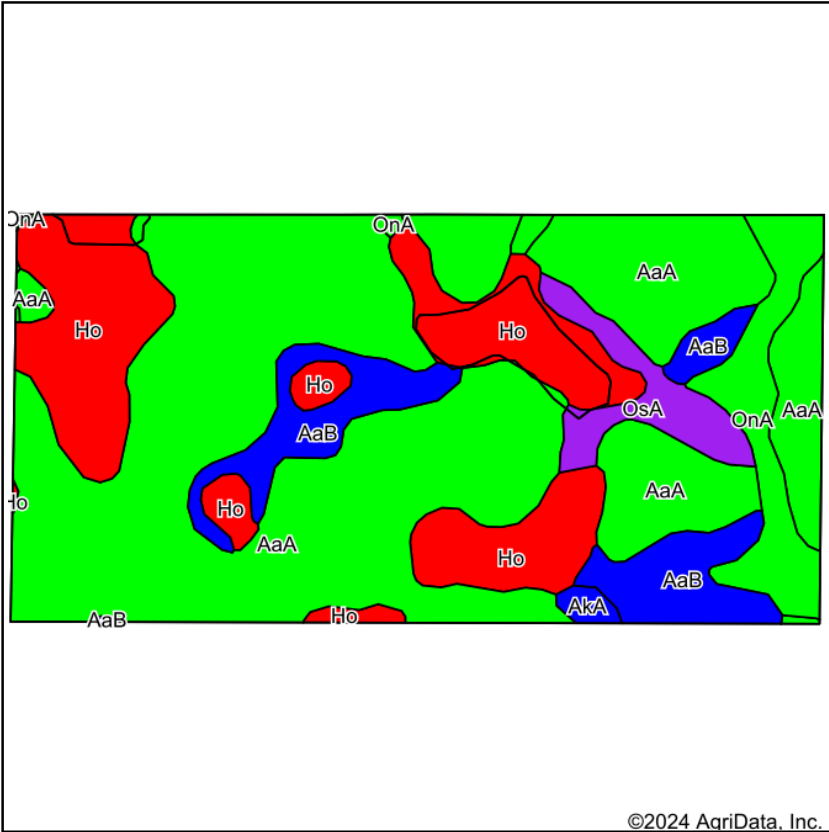
6-115N-76W-Sully

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TRACT 6

Soils Map



State: South Dakota  
County: Sully  
Location: 27-116N-79W  
Township: West Sully  
Acres: 310.06  
Date: 7/9/2024

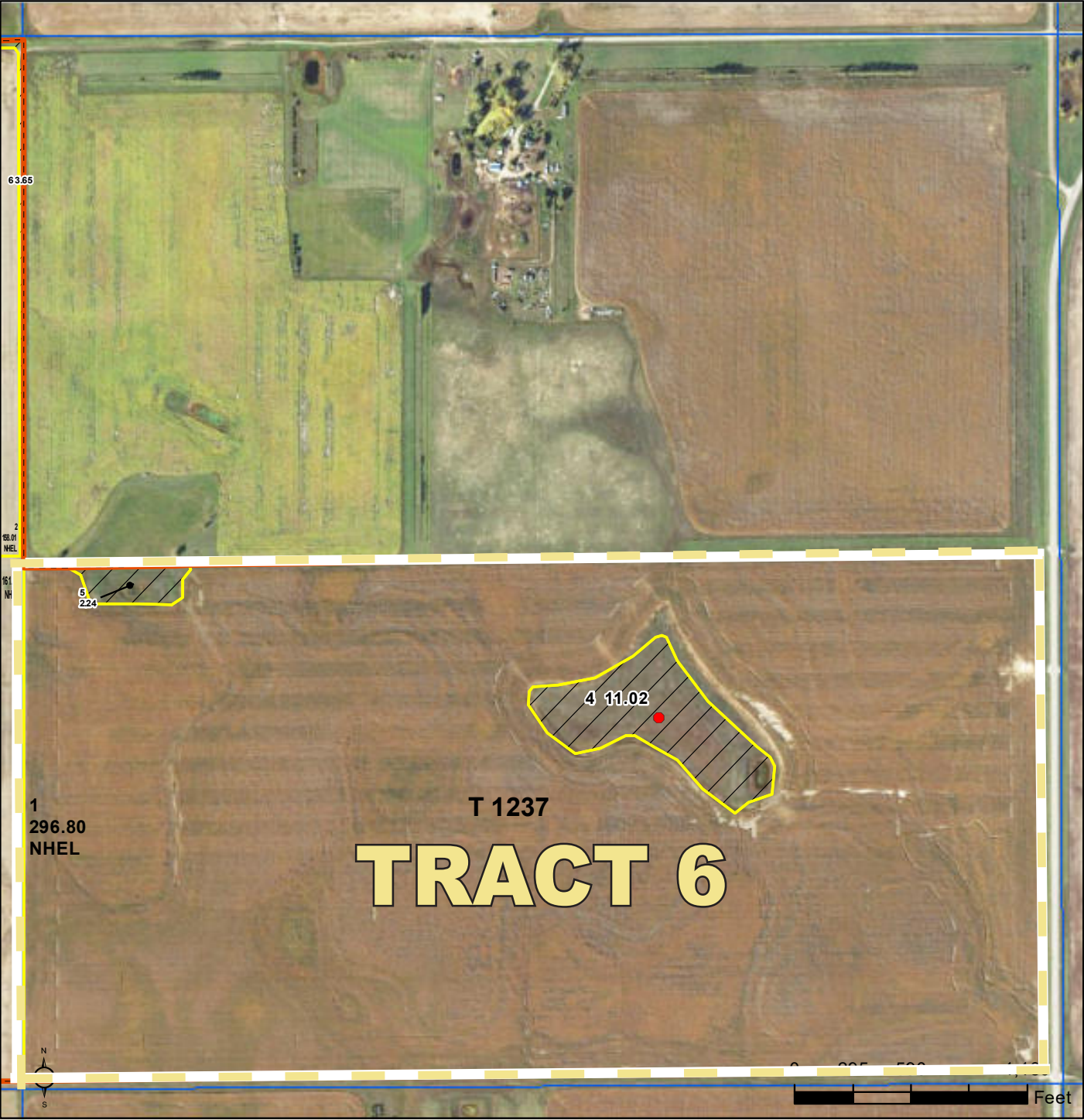


Soils data provided by USDA and NRCS.

Area Symbol: SD119, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
AaA	Agar silt loam, 0 to 2 percent slopes	184.99	59.7%		IIc	92
Ho	Hoven silt loam, 0 to 1 percent slopes	63.30	20.4%		VIIs	15
AaB	Agar silt loam, 2 to 6 percent slopes	29.00	9.4%		IIe	85
OnA	Mobridge silt loam, 0 to 2 percent slopes	19.66	6.3%		IIc	94
OsA	Onita-Hoven silt loams, 0 to 1 percent slopes	11.44	3.7%		IIc	59
AkA	Agar-Walke silt loams, 0 to 2 percent slopes	1.67	0.5%		IIc	85
Weighted Average					2.82	74.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Legal Description: SE ¼ and the SW ¼  
of Section 27-116N-79W  
Total Taxable Acres: 318.10  
Estimated FSA Cropland Acres: 296.80  
Surety Productivity Index: 74.5  
Real Estate Tax Amount: \$2,409.32



Common Land Unit  
Non-Cropland  
Cropland  
Tract Boundary  
PLSS

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 \_\_\_\_\_

2024 Program Year  
Map Created April 29, 2024  
Farm 531

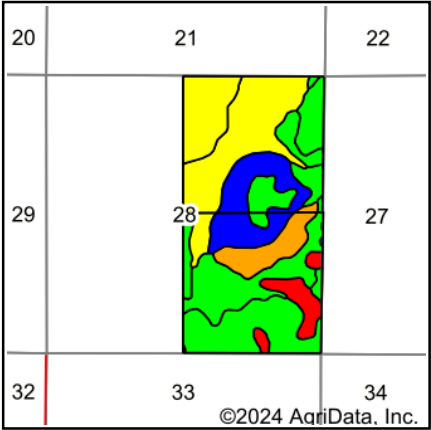
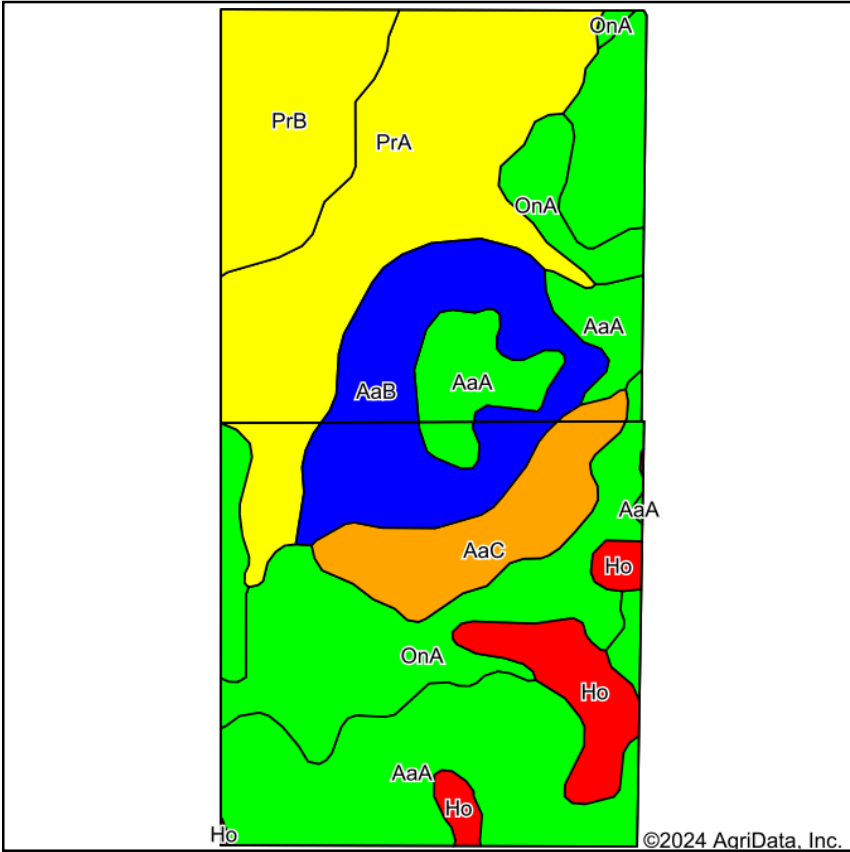
27-116N-79W-Sully

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# TRACT 7

## Soils Map



State: **South Dakota**  
County: **Sully**  
Location: **28-116N-79W**  
Township: **West Sully**  
Acres: **319.05**  
Date: **7/9/2024**



Soils data provided by USDA and NRCS.

Area Symbol: SD119, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
AaA	Agar silt loam, 0 to 2 percent slopes	85.72	26.7%		IIc		92
PrA	Promise clay, 0 to 3 percent slopes	69.85	21.9%		IIIs	IIIs	68
OnA	Mobridge silt loam, 0 to 2 percent slopes	51.24	16.1%		IIc		94
AaB	Agar silt loam, 2 to 6 percent slopes	42.60	13.4%		Ile		85
PrB	Promise clay, 3 to 6 percent slopes	30.18	9.5%		IIle	IIle	64
AaC	Agar silt loam, 6 to 9 percent slopes	22.54	7.1%		IIle		73
Ho	Hoven silt loam, 0 to 1 percent slopes	16.92	5.3%		VIIs		15
Weighted Average					2.60	*-	78.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Legal Description: SE ¼ and the  
NE ¼ of Section 28-116N-79W  
Total Taxable Acres: 320  
Estimated FSA Cropland Acres:  
319.05  
Surety Productivity Index: 78.1  
Real Estate Tax Amount:  
\$2,621.90



USDA United States  
Department of  
Agriculture Sully County, South Dakota



Common Land Unit Tract Boundary  
PLSS

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 \_\_\_\_\_

2024 Program Year

Map Created April 29, 2024

Farm 531

28-116N-79W-Sully

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Operator Name

:

CRP Contract Number(s)

:

11373, 11414

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
1,232.50	905.11	905.11	0.00	0.00	0.00	0.00	0.0	Active	6
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	900.90		0.00		4.21	0.00	0.00	0.00

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	449.80	0.00	48	
Corn	224.90	0.00	93	0
Sunflowers	224.90	0.00	1641	
TOTAL	899.60	0.00		

NOTES

Tract Number

:

1153

Description

:

N-6-115-76; NE-1-115-77

FSA Physical Location

:

SOUTH DAKOTA/SULLY

ANSI Physical Location

:

SOUTH DAKOTA/SULLY

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

:

EVANS FAMILY LIMITED PARTNERSHIP

Other Producers

:

Recon ID

:

None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
461.08	382.20	382.20	0.00	0.00	0.00	0.00	0.0

Tract 1153 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	378.98	0.00	3.22	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	189.14	0.00	48
Corn	94.57	0.00	93
Sunflowers	94.57	0.00	1641
TOTAL	378.28	0.00	

NOTES



Tract Number : 1289

Description : SW-25-116-77

FSA Physical Location : SOUTH DAKOTA/SULLY

ANSI Physical Location : SOUTH DAKOTA/SULLY

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 : EVANS FAMILY LIMITED PARTNERSHIP

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.18	155.09	155.09	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	155.09	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	77.46	0.00	48
Corn	38.73	0.00	93
Sunflowers	38.73	0.00	1641
TOTAL	154.92	0.00	

NOTES

Tract Number : 1290

Description : N/NW-36-116-77

FSA Physical Location : SOUTH DAKOTA/SULLY

ANSI Physical Location : SOUTH DAKOTA/SULLY

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 : EVANS FAMILY LIMITED PARTNERSHIP

Other Producers : None

Recon ID : None

Tract Land Data

Tract 1290 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.41	74.92	74.92	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	73.93	0.00	0.99	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	36.93	0.00	48
Corn	18.46	0.00	93
Sunflowers	18.46	0.00	1641
TOTAL	73.85	0.00	

NOTES

Tract Number : 1292

Description : E/SW & SE-36-116-77

FSA Physical Location : SOUTH DAKOTA/SULLY

ANSI Physical Location : SOUTH DAKOTA/SULLY

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : EVANS FAMILY LIMITED PARTNERSHIP

Other Producers : PAUL L BRANDT

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
242.49	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

NOTES



Tract Number : 1416

Description : 145A/SE-23-116-77

FSA Physical Location : SOUTH DAKOTA/SULLY

ANSI Physical Location : SOUTH DAKOTA/SULLY

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 : EVANS FAMILY LIMITED PARTNERSHIP

Other Producers : None

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
148.34	146.90	146.90	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	146.90	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	73.36	0.00	48
Corn	36.68	0.00	93
Sunflowers	36.68	0.00	1641
TOTAL	146.72	0.00	

NOTES

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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
632.76	615.85	615.85	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	615.85	0.00			0.00	0.00	0.00	0.00

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	245.00	0.00	46	
Corn	122.50	0.00	103	
Sunflowers	122.50	0.00	1769	
TOTAL	490.00	0.00		

NOTES

Tract Number : 1237

Description : S-27; E-28-116-79

FSA Physical Location : SOUTH DAKOTA/SULLY

ANSI Physical Location : SOUTH DAKOTA/SULLY

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 : EVANS FAMILY LIMITED PARTNERSHIP

Other Producers : None

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
632.76	615.85	615.85	0.00	0.00	0.00	0.00	0.0



SOUTH DAKOTA  
SULLY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 531  
Prepared : 6/26/24 3:24 PM CST  
Crop Year : 2024

Tract 1237 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	615.85	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	245.00	0.00	46
Corn	122.50	0.00	103
Sunflowers	122.50	0.00	1769

**TOTAL** 490.00 0.00

NOTES

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