

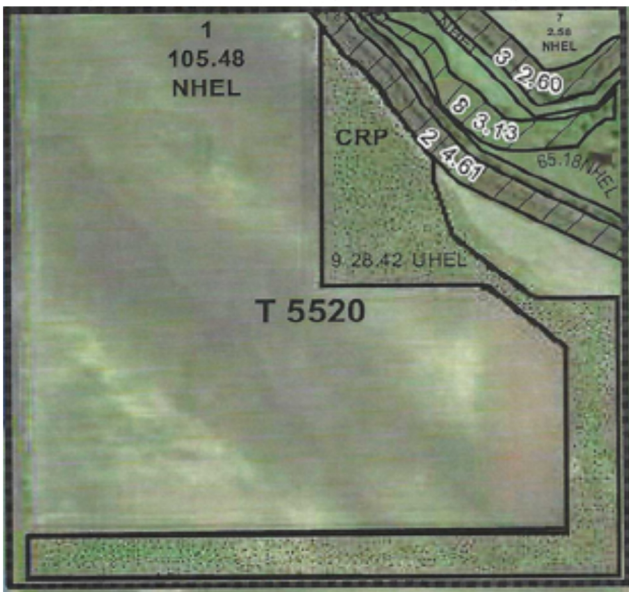
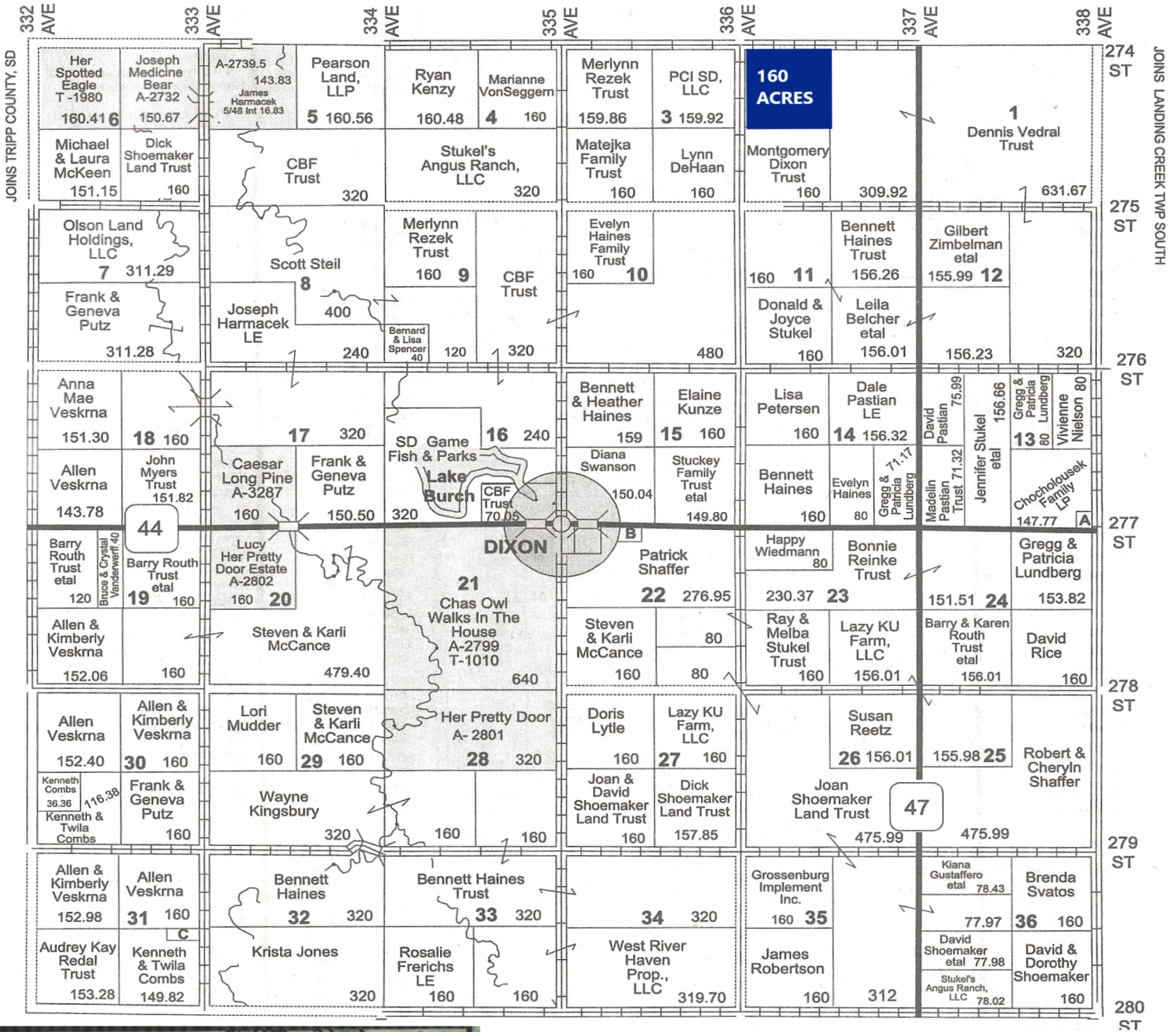
DIXON TWP

SOUTH

R 73 W

T 99 N

JOINS DIXON TWP NORTH



160 (+/-) acres in Dixon Township (South), Gregory County, South Dakota of crop/grazing land (145+ acres farmable). Present uses are small grain and sorghum. Excellent pheasant hunting. The soil productivity average is 70.

CRP Acres: 28

FOR SALE: 4400/acre

shippyrealty.com

SHIPPY REALTY & AUCTION

605-842-3212

REALTOR  **MLS**

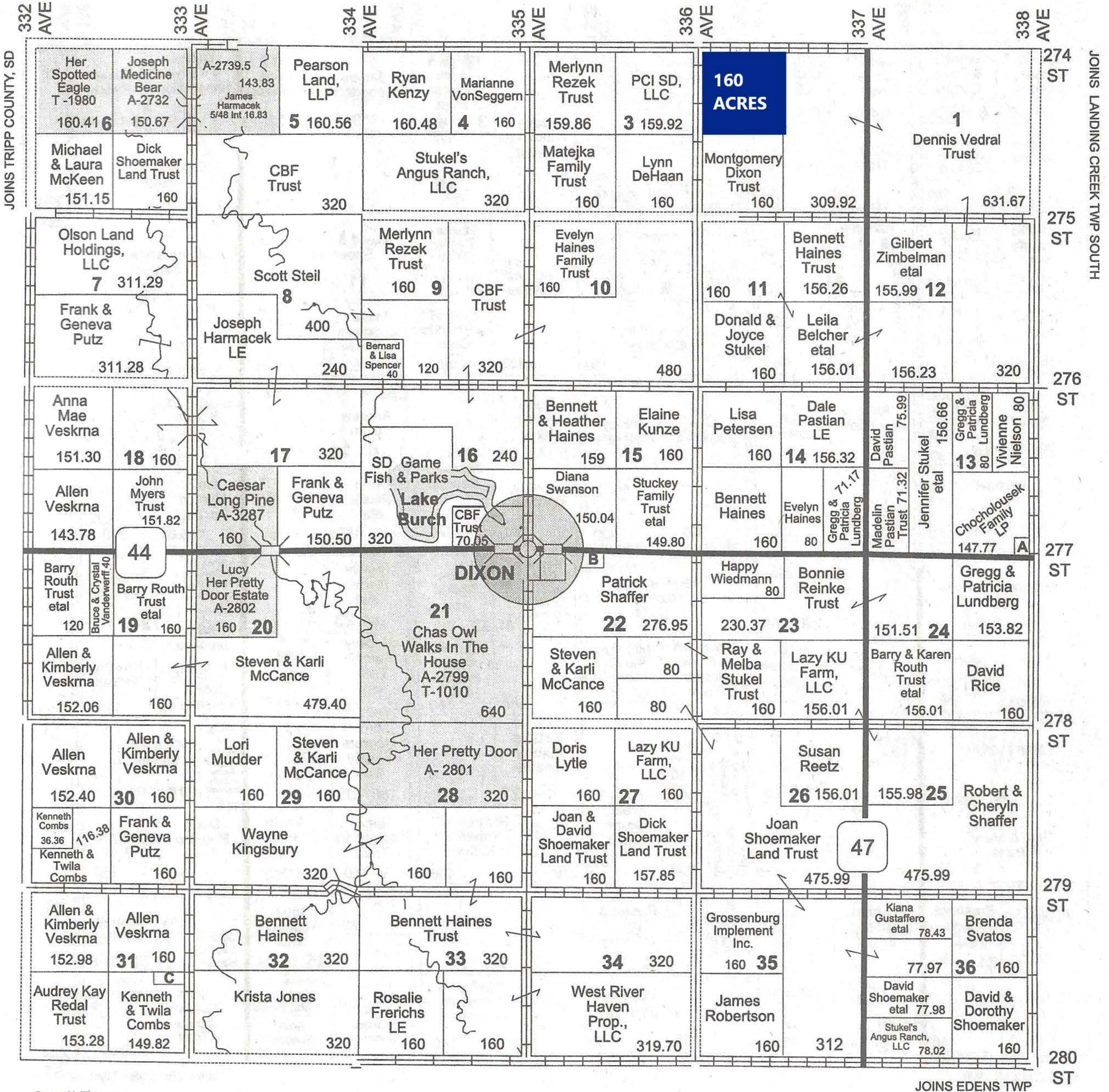
DIXON TWP

SOUTH

R 73 W

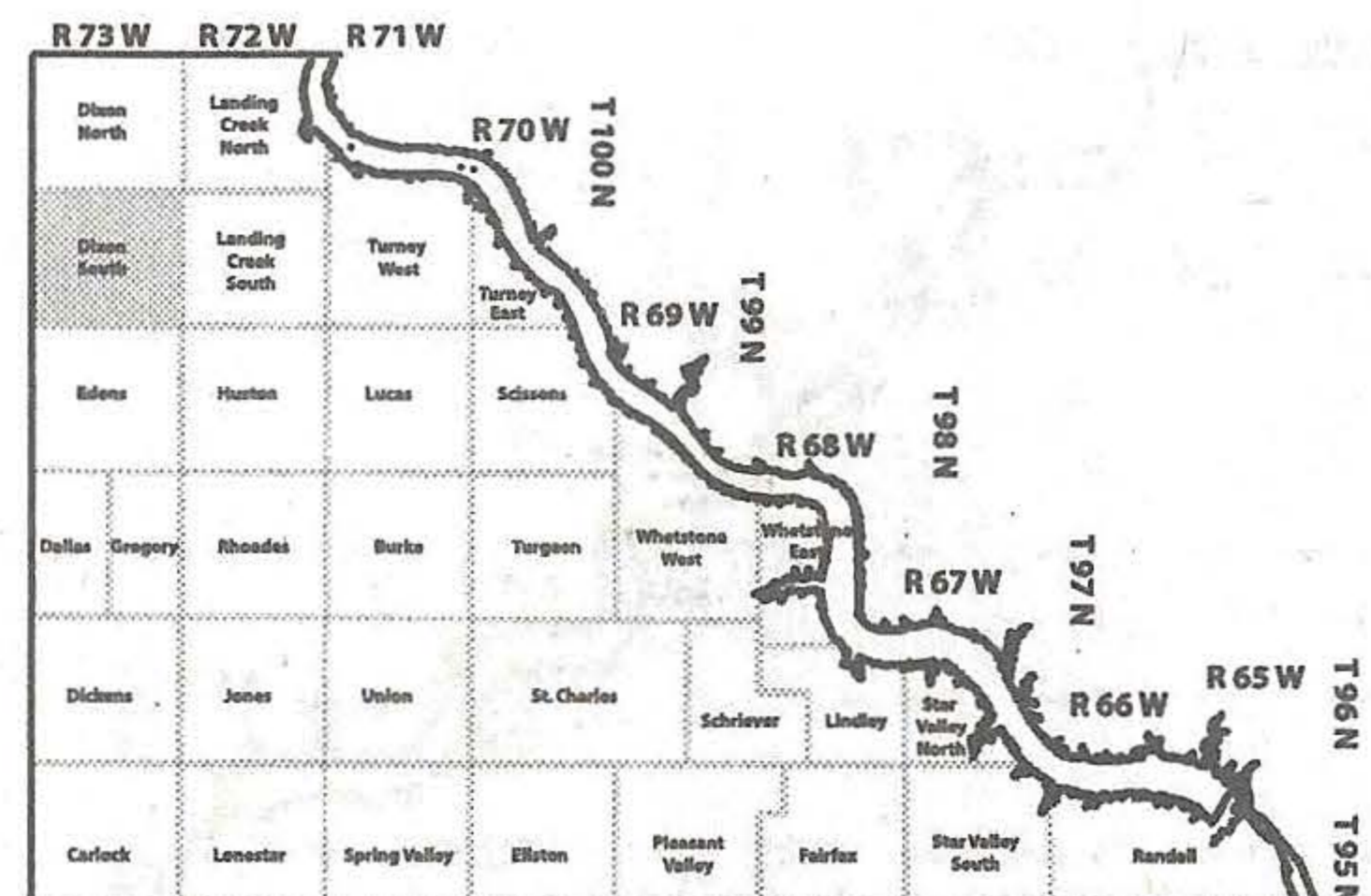
T 99 N

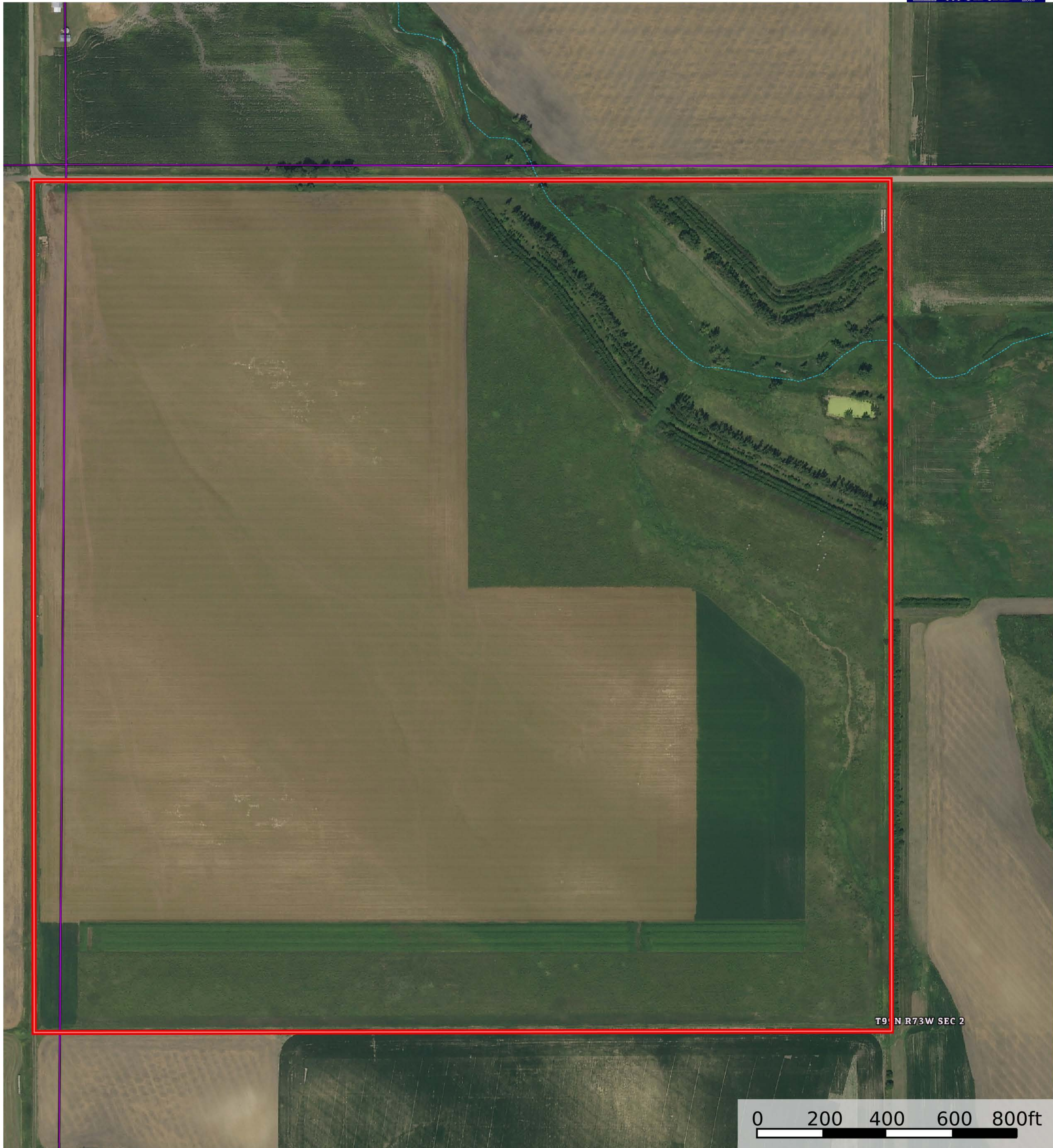
JOINS DIXON TWP NORTH



Small Tracts

- Section 13 **A** Vivian Telephone Co. - 6
- Section 22 **B** Lawrence & Doris Behrens Trust - 12.26
- Section 31 **C** Brent & Jennifer Combs - 6























T9 N R73W SEC 2

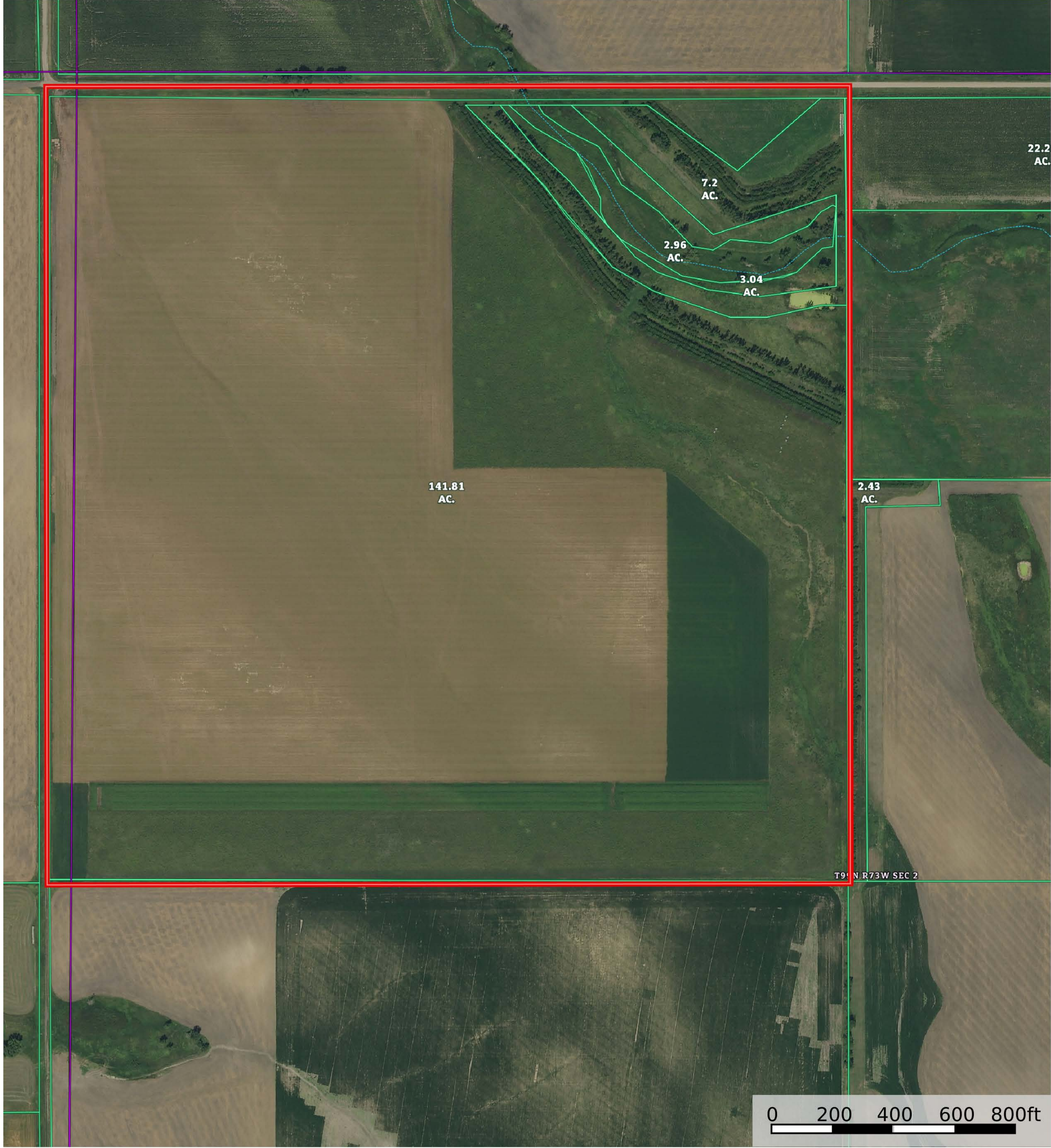
0 200 400 600 800ft

 Boundary  Stream, Intermittent  River/Creek  Water Body

All Polygons  136.03 ac

CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP 
 MpC	Lakoma-Millboro silty clays, 6 to 9 percent slopes	41.33	30.39%	59	26	4e 
 MoB	Millboro silty clay, 3 to 6 percent slopes	34.88	25.64%	80	28	3e 
 BmB	Boro-Millboro silty clays, 3 to 6 percent slopes	30.49	22.42%	68	32	3e 
 MpB	Millboro-Lakoma silty clays, 2 to 6 percent slopes	15.52	11.41%	75	29	3e 
 PrA	Promise clay, 0 to 3 percent slopes	9.59	7.05%	69	20	3s 
 Wn	Witten silty clay, 0 to 3 percent slopes	2.58	1.9%	80	36	2s 
 PrB	Promise clay, 3 to 6 percent slopes	1.64	1.21%	64	20	3e 
 Ot	Onita silt loam, moist	0	0%	95	57	2c 
Totals		69.4	CPI	27.9	NCCPI	3.28
136.03 ac 		Average		Average		Average



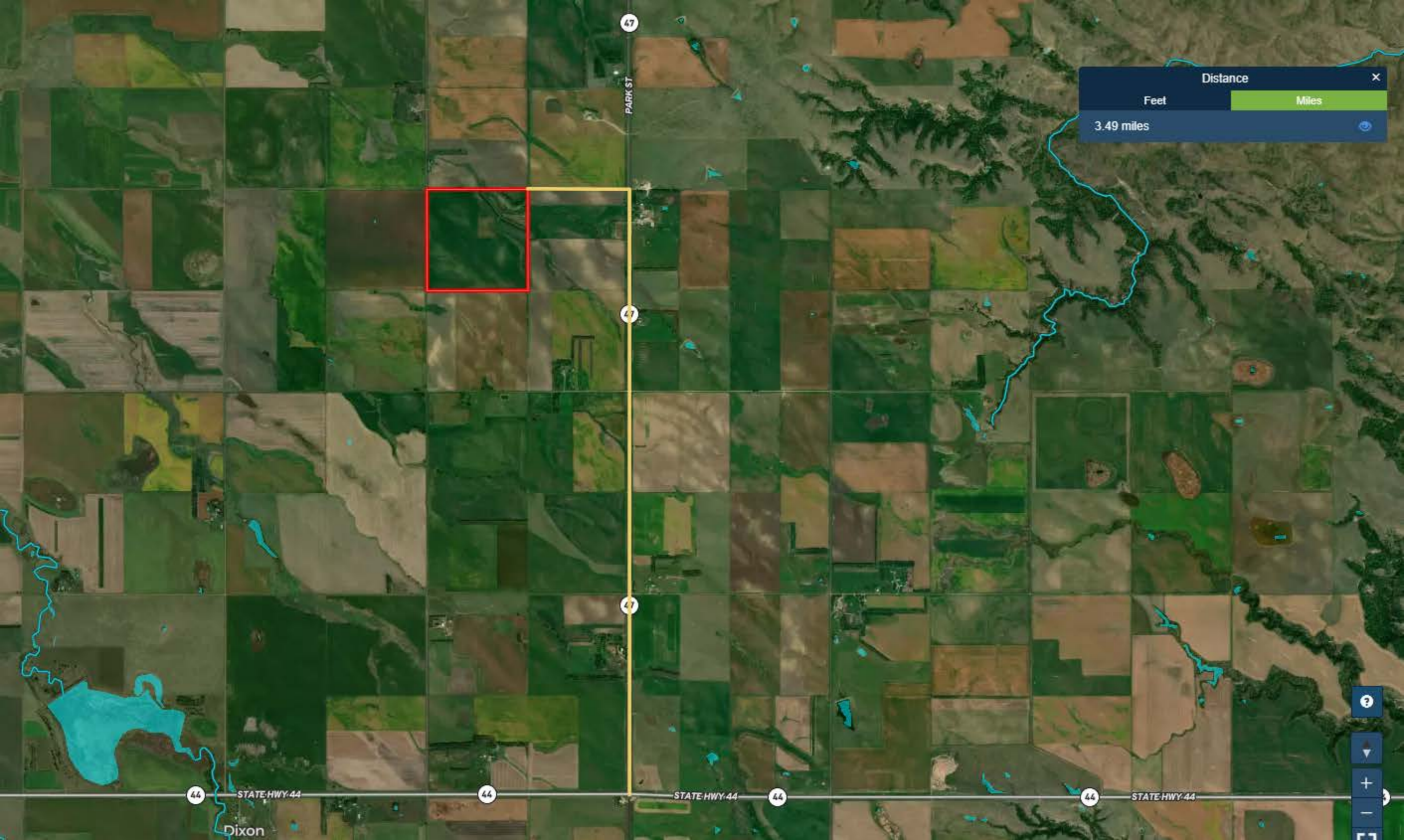




T9 N R73W SEC 2

0 200 400 600 800ft

- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



Distance ✕

Feet ▬ Miles ▬

3.49 miles 🌐

47

47

47

44

STATE HWY 44

44

STATE HWY 44

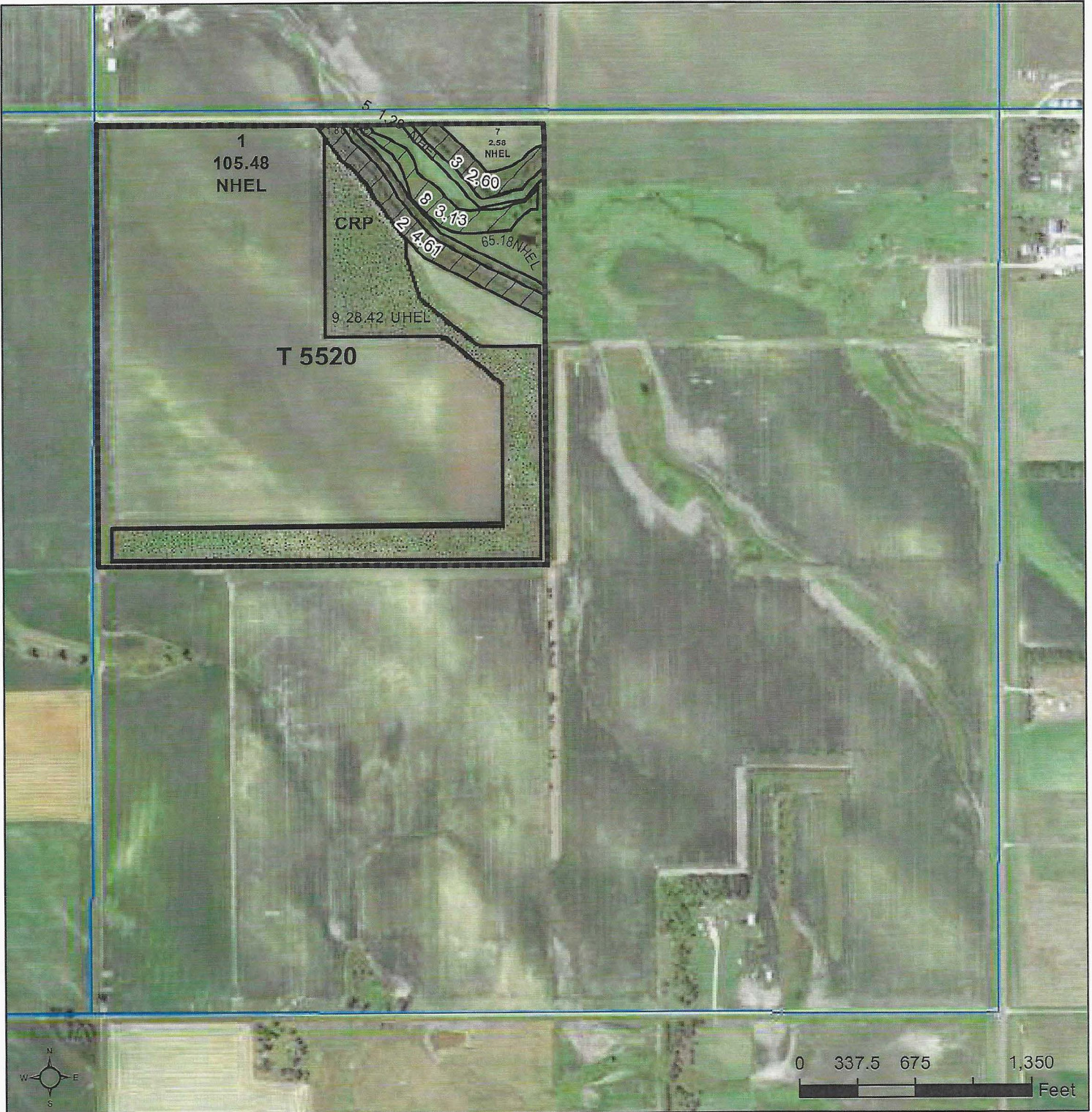
44

44

STATE HWY 44

Dixon

PARK ST



Common Land Unit

CRP	Tract Boundary
Non-Cropland	PLSS
Cropland	

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

2023 Program Year

Map Created March 10, 2023

Farm 4927

2-99N-73W-Gregory

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Abbreviated 156 Farm Record

Operator Name : BULL CREEK CATTLE LLC
 CRP Contract Number(s) : 11206A
 Recon ID : None
 Transferred From : 2018-46-053-0004589
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.00	144.66	151.86	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	123.44	0.00		28.42	0.00	7.20	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN	WHEAT, SNFLR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	35.80	0.00	26	
Oats	26.90	0.00	54	
Corn	30.20	0.00	46	0
Sunflowers	8.50	0.00	864	
TOTAL	101.40	0.00		

NOTES

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Tract Number : 5520
 Description : C4, NW 2-99-73
 FSA Physical Location : SOUTH DAKOTA/GREGORY
 ANSI Physical Location : SOUTH DAKOTA/GREGORY
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : MICHAEL G SCHULTZ
 Other Producers : BARN & SILO II LP
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.00	144.66	151.86	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 5520 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	123.44	0.00	28.42	0.00	7.20	0.00

DCP Crop Data

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

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