

# PUBLIC AUCTION

## HAY & PASTURE LAND LEASES

**Auction Date: May 16 (Tuesday), 2023**

**Auction Time: 1:00 CDT**

**Auction Location: Shippy Realty & Auction  
on the Parking Lot at 439 E 2nd Street, Winner, SD**

### **3 UNITS:**

**Greenwood Twp: Acres:766.73 (+/-)**

Description: Pastureland

Legal: W1/2E1/2 & W1/2 of 17-102N-77W

NE1/4SW1/4; E1/2NE1/4 & SE1/4 of 18-102N-77W

**Jordan Twp: Acres: 830 (+/-)**

Description: Hay land (including 222.5 Acres alfalfa mix)

Legal: NW1/4 of 4-99N-78W (78.92 acres) less buildings and non-farmland

SE1/4 of 4-99N-78W (159.45 acres)

All of 9-99N-78W (590.7 acres)

**Witten Twp: Acres:95.68 (+/-)**

Description: Hay land

Legal: S1/2SE1/4; S1/2S1/2N1/2SE1/4 of 30-100N-78W

Lease runs May 16th, 2023 until December 31st, 2023

No ground to be broken (hayland & alfalfa)

There are no hunting rights with any of these properties

All leases must be approved by the seller no later than 5:00PM, May 16th, 2023

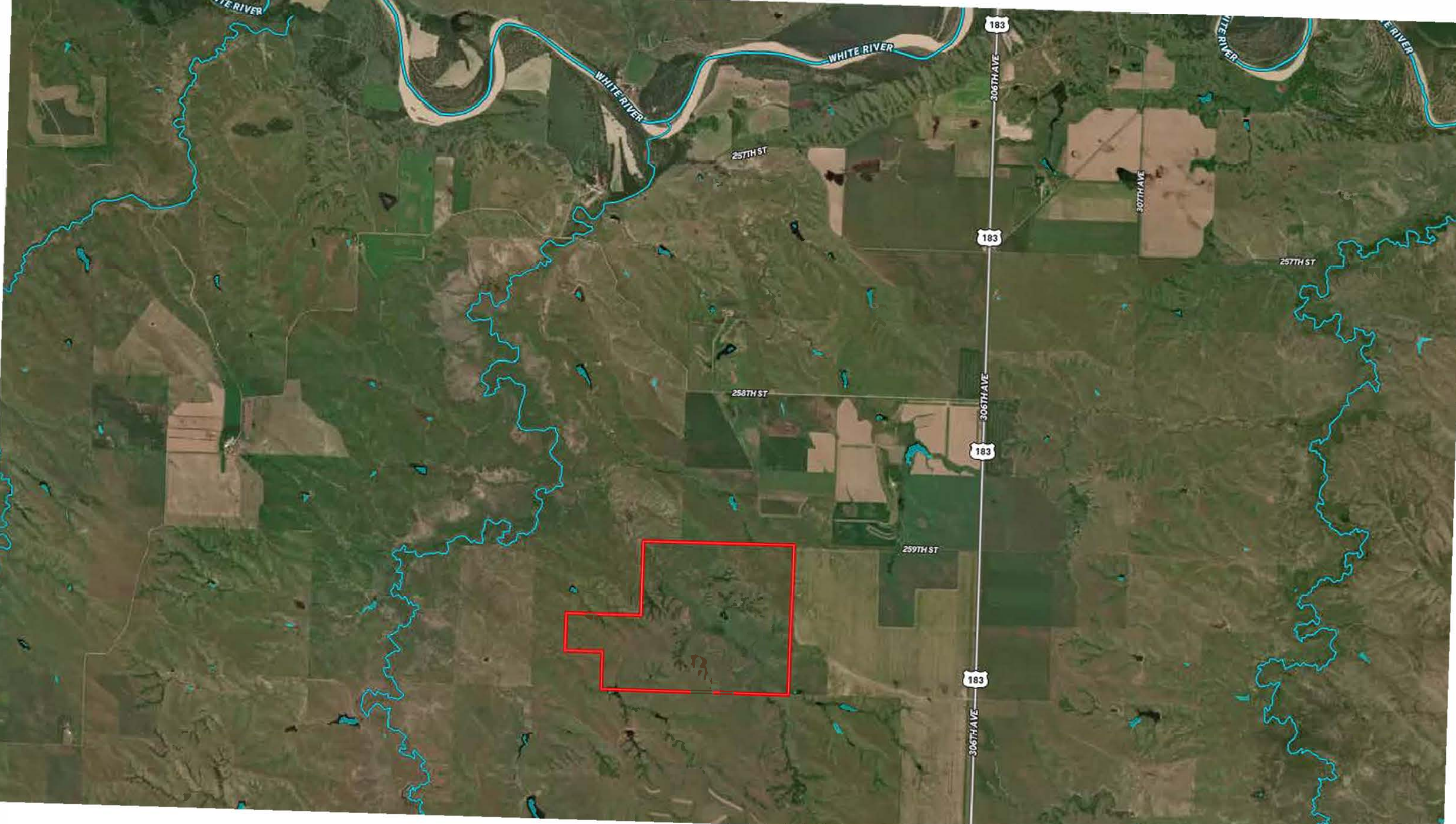
Rent is due and payable no later than Tuesday, May 16th at 5:00PM

Lease contracts allow no subleasing

**Greenwood Twp.**

**Gran Auction Service**  
**Shippy Realty & Auction**





WHITE RIVER

WHITE RIVER

WHITE RIVER

WHITE RIVER

WHITE RIVER

257TH ST

307TH AVE

257TH ST

258TH ST

306TH AVE

259TH ST

306TH AVE

183

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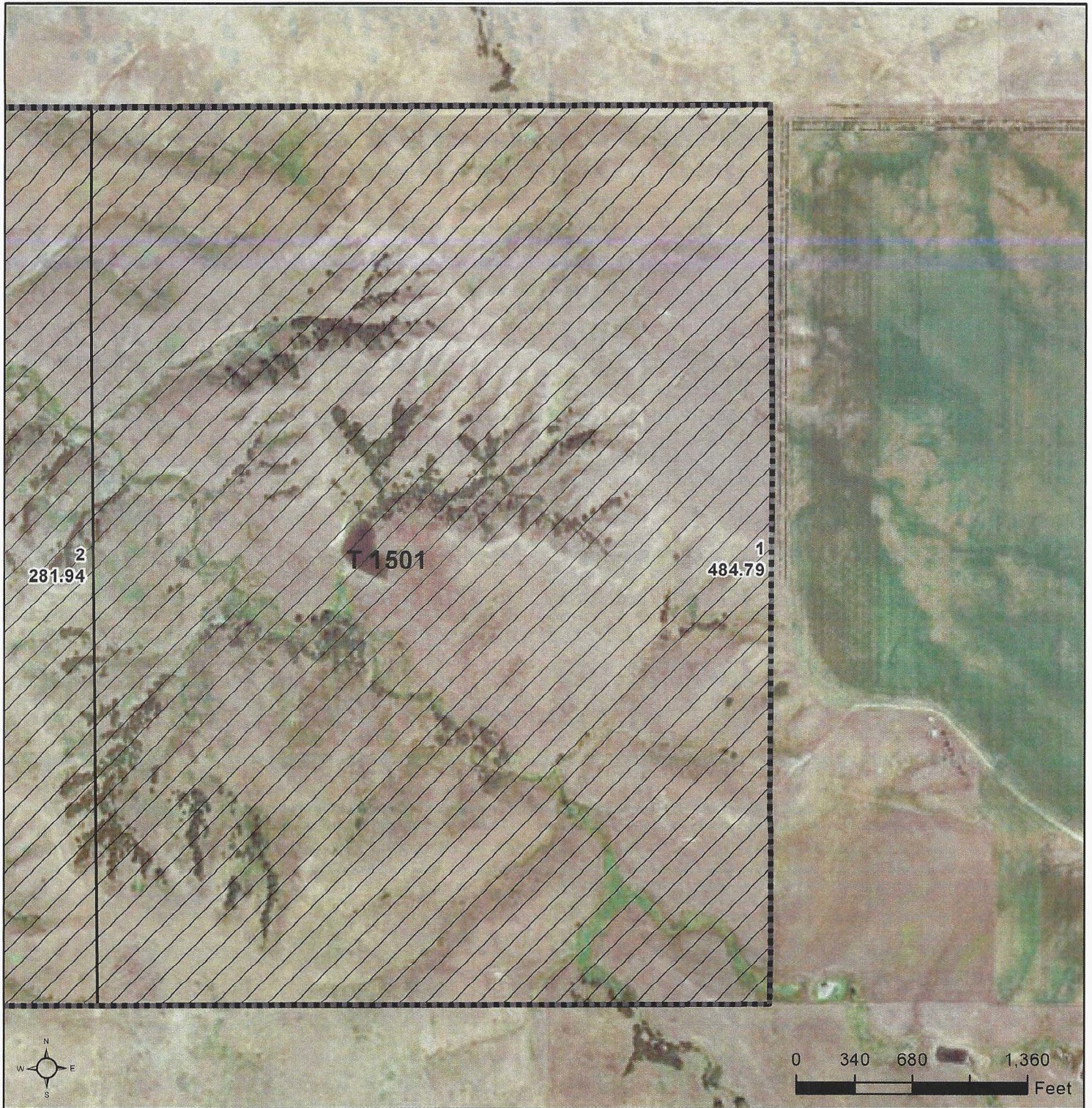
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United States  
Department of  
Agriculture

# Tripp County, South Dakota



### Common Land Unit

PLSS

- Non-Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Unless otherwise noted,  
crops listed below are:

Non-irrigated	Producer initial _____
Intended for Grain	Date _____
Corn = Yellow	
Soybeans = Common	
Wheat - HRS or HRW	
Sunflowers = Oil or Non	

2023 Program Year

Map Created April 19, 2023

**Farm 3464**

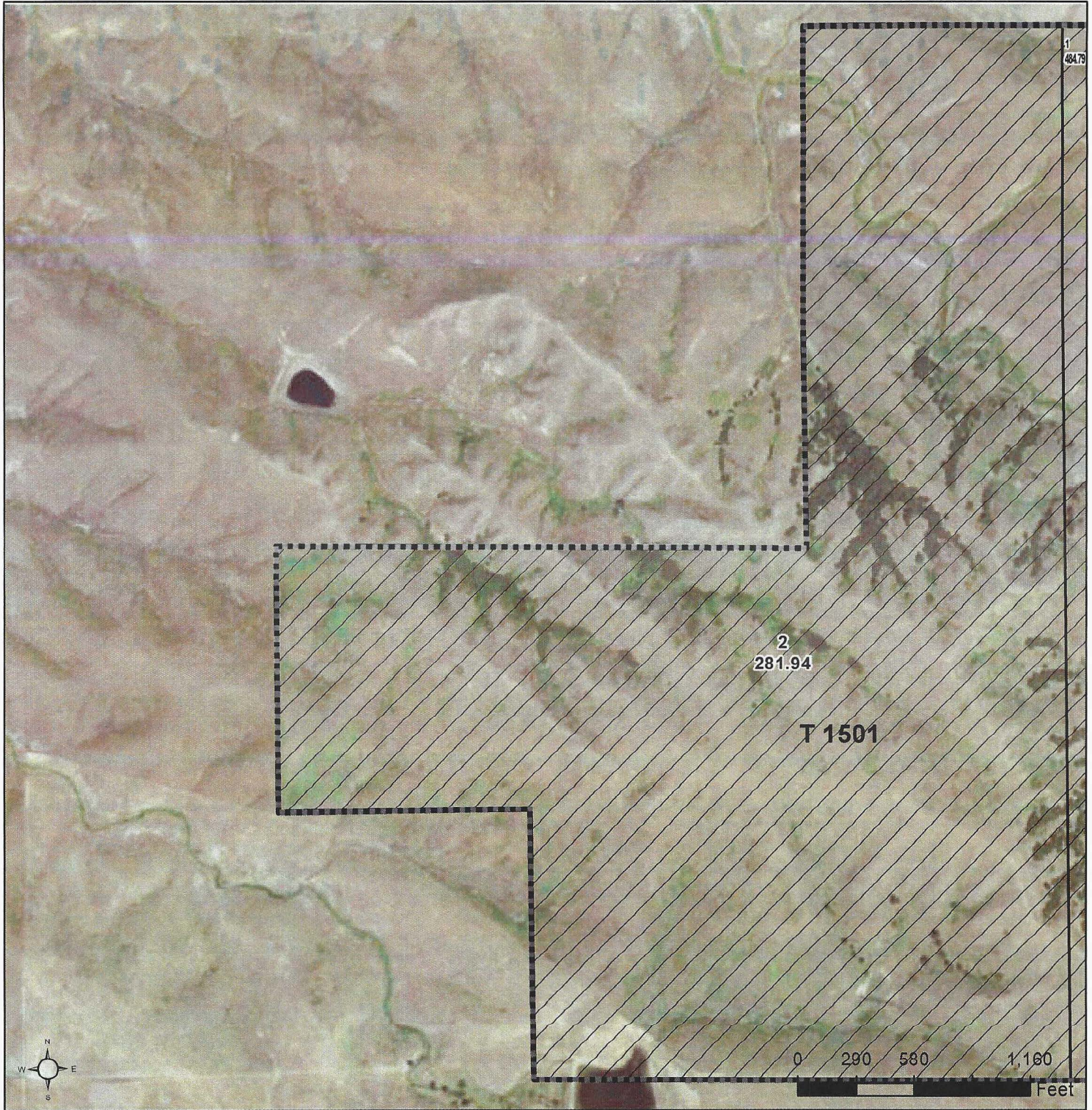
**17 -102N -77W**

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United States Department of Agriculture

# Tripp County, South Dakota



**Common Land Unit** PLSS

- Non-Cropland
- Tract Boundary

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted, crops listed below are:

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Intended for Grain	Date _____
Corn = Yellow	
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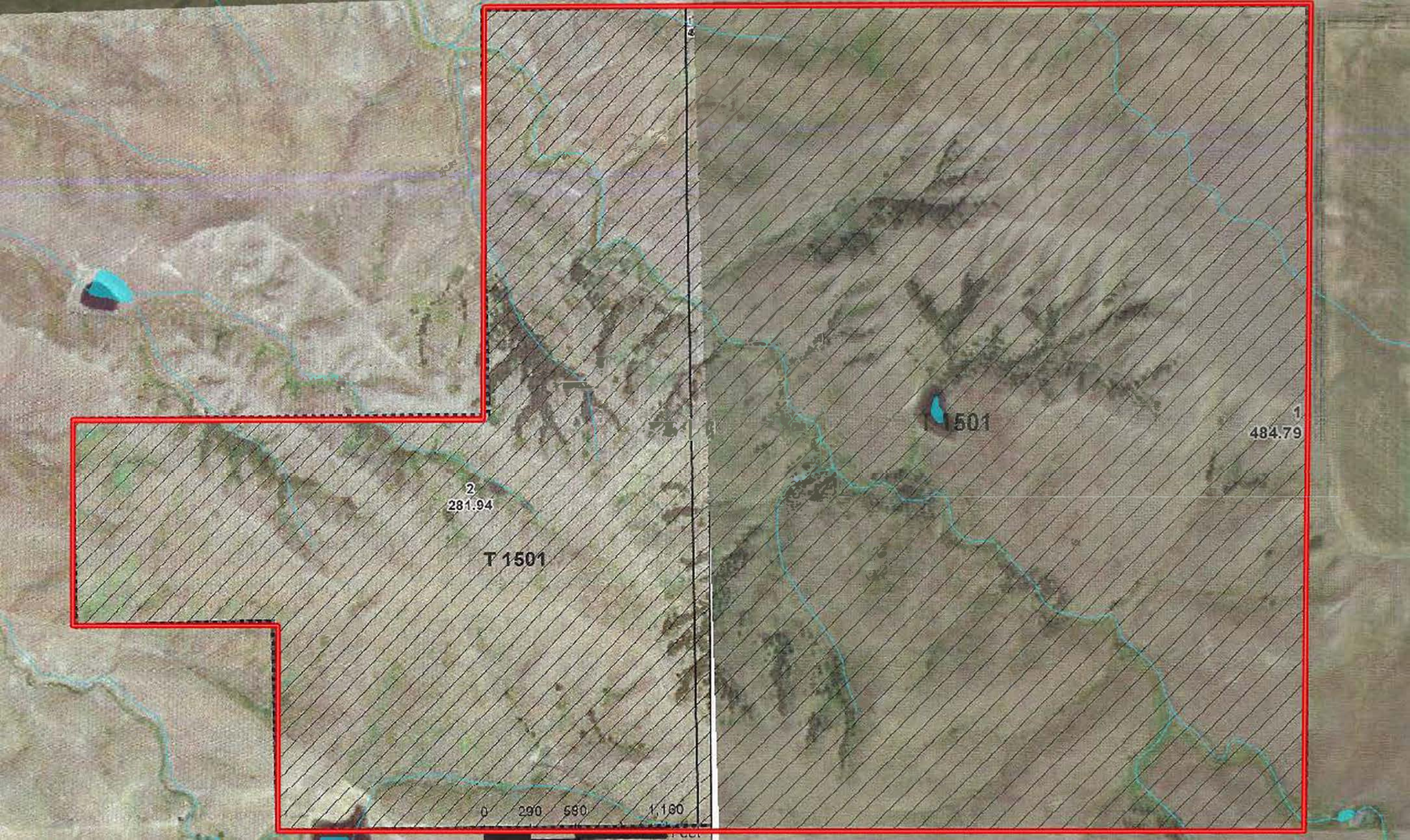
**2023 Program Year**

Map Created April 19, 2023

**Farm 3464**

**18 -102N -77W**

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Tools >

# Soil Report

Acres		Capabilities		WAPI		
Code	Description	Acres	%	CPI	NCCPI	CAP ?
	Okaton-Lakoma silty clays, 15 to 40 percent slopes	307.67	40.35%	14	9	7e ?
	Schamber-Murdo complex, 15 to 40 percent slopes	222.9	29.23%	7	7	7e ?
	Sansarc-Opal clays, 9 to 25 percent slopes	84.68	11.1%	22	13	7e ?
	Ree loam, 6 to 9 percent slopes	69.24	9.08%	73	52	3e ?
	Canning-Murdo loams, 6 to 15 percent slopes	53.24	6.98%	28	22	6e ?
	Westover loam, 9 to 25 percent slopes	10.05	1.32%	20	32	6e ?
	Lakoma-Okaton silty clays, 6 to 15 percent slopes	9.37	1.23%	34	20	4e ?
	Ree loam, 3 to 6 percent slopes	4.08	0.54%	79	53	2e ?
	Water	1.34	0.18%	-	-	8 ?
<b>Totals</b>		<b>762.57 ac ?</b>	<b>19.82 CPI Average</b>	<b>14.33 NCCPI Average</b>	<b>6.49 Cap. Average</b>	

