

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

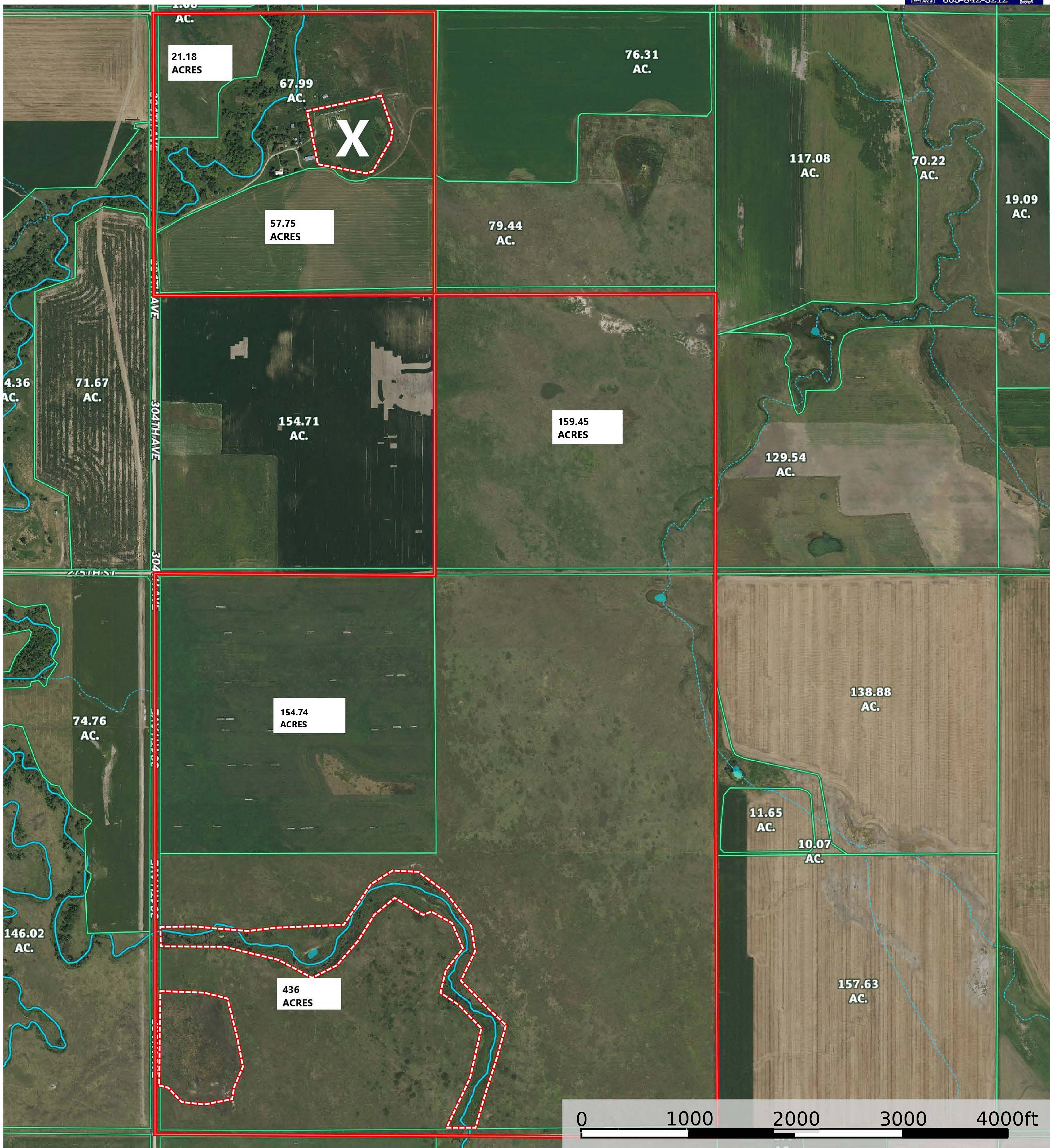
Rent is due and payable no later than Tuesday, May 16th at 5:00PM

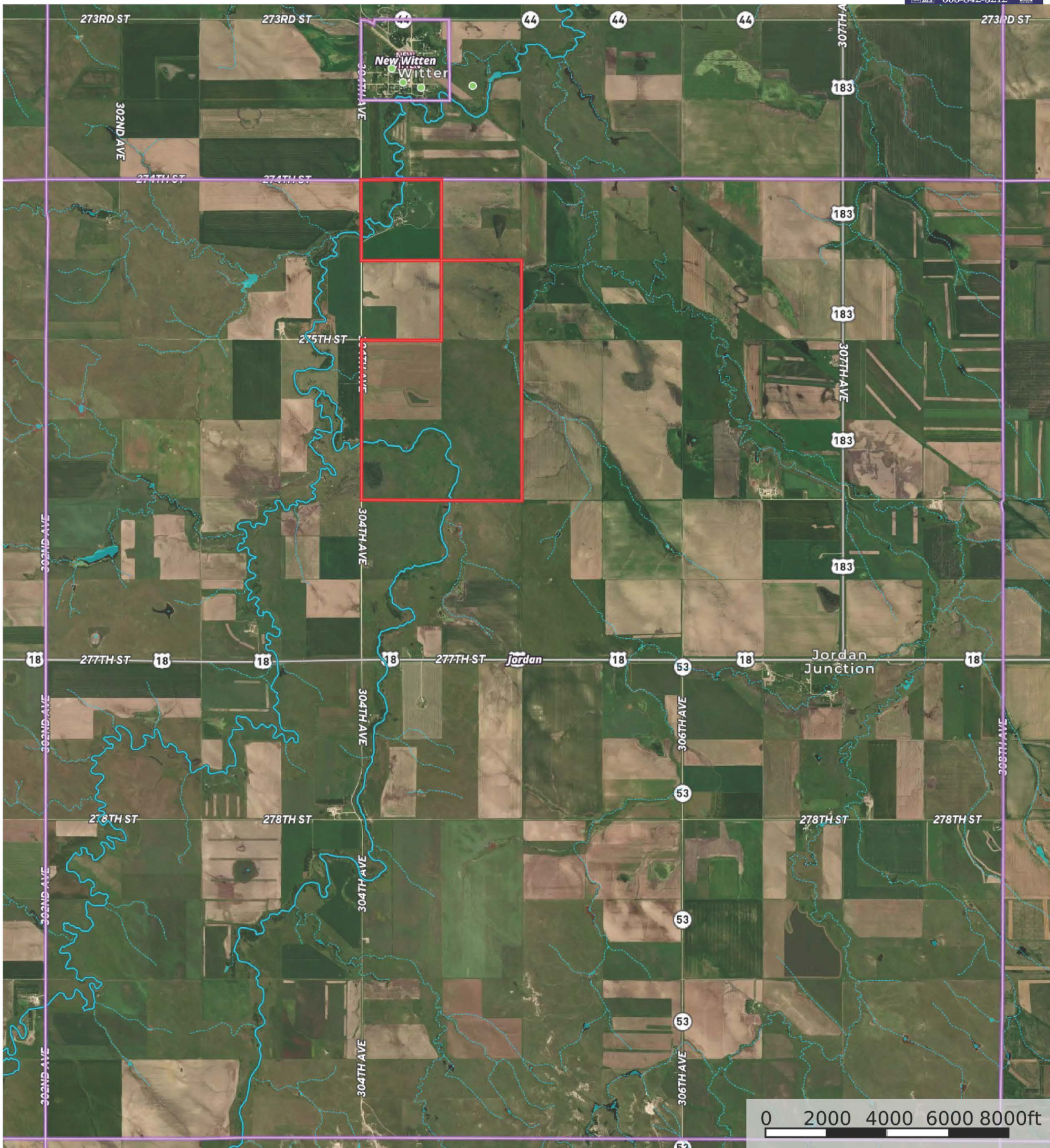
Lease contracts allow no subleasing

Jordan Twp.

Gran Auction Service
Shippy Realty & Auction



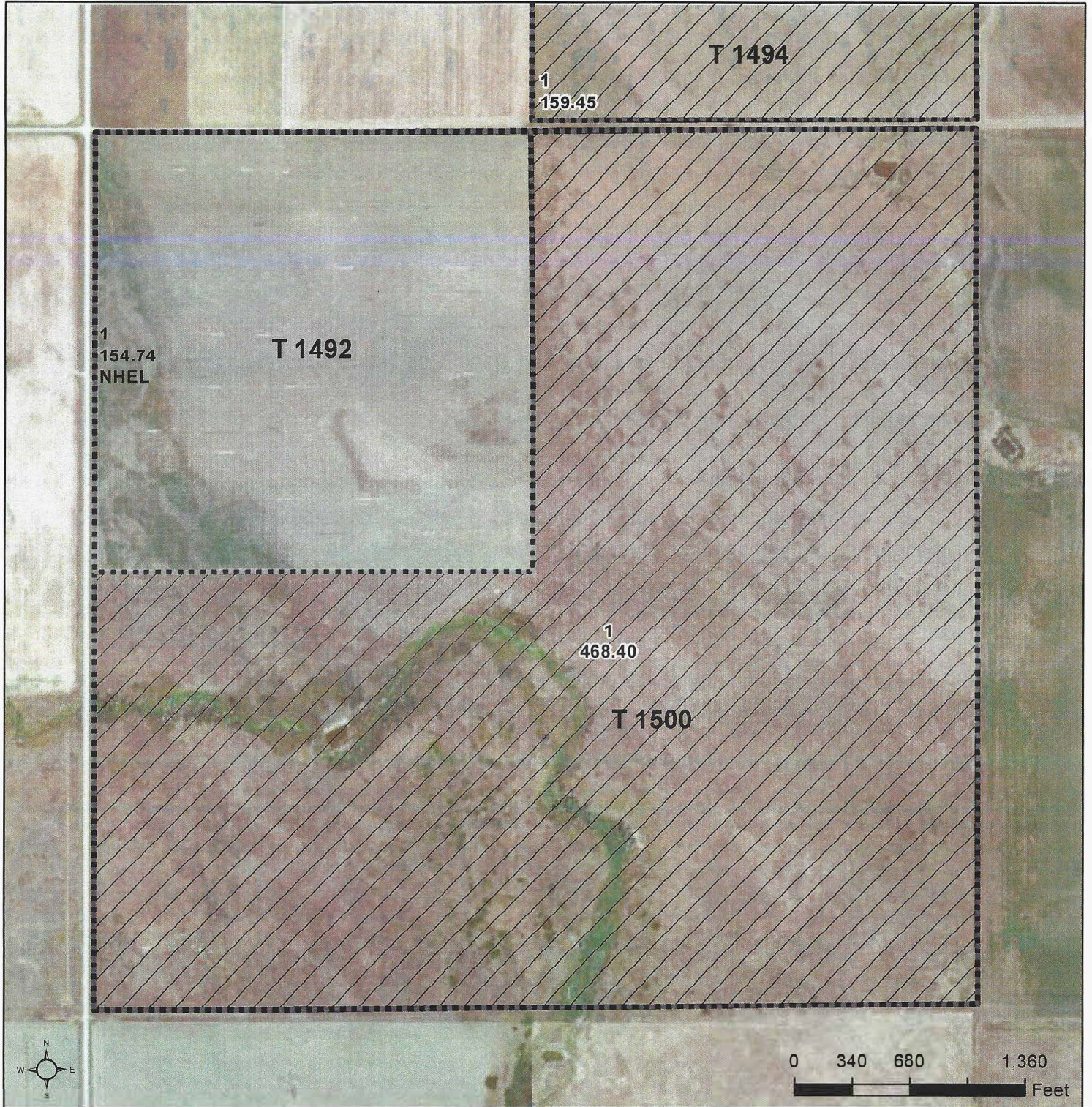






United States
Department of
Agriculture

Tripp 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 _____

2023 Program Year

Map Created April 19, 2023

Farm 3464

9 -99N -78W

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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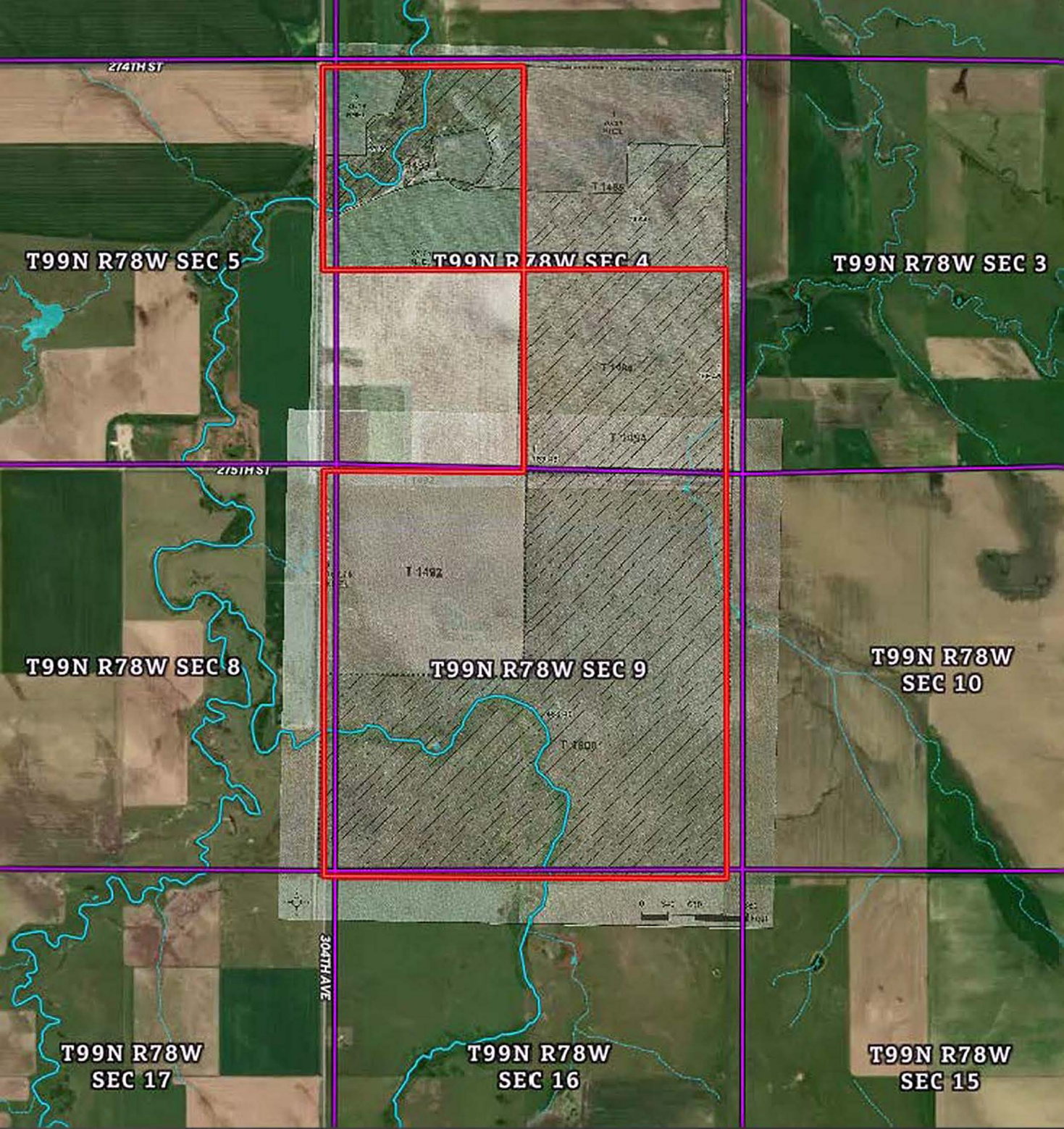
2023 Program Year

Map Created April 19, 2023

Farm 3464

4 -99N -78W

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214TH ST

T99N R78W SEC 5

T99N R78W SEC 4

T99N R78W SEC 3

215TH ST

T99N R78W SEC 8

T99N R78W SEC 9

T99N R78W
SEC 10

T99N R78W
SEC 17

T99N R78W
SEC 16

T99N R78W
SEC 15

300TH AVE

All Polygons: 956.21 ac

Code	Description	Acres	%	CPI	NCCPI	CAP
MoB	Milboro silty clay, 3 to 6 percent slopes	128.22	13.41%	80	28	3e
Cc	Carter silt loam, 0 to 3 percent slopes	118.54	12.4%	40	36	4s
Hr	Hurley silt loam	99.7	10.43%	17	19	6s
	Lakoma-Okaton silty clays, 6 to 15 percent slopes	85.07	8.9%	34	20	4e
LkC	Lakoma-Milboro silty clays, 6 to 9 percent slopes	75.23	7.87%	59	26	4e
MoA	Milboro silty clay, 0 to 3 percent slopes	65.88	6.89%	86	33	2s
Bp	Bridgeport complex	62.23	6.51%	78	65	2c
DgB	Doger loamy fine sand, 0 to 6 percent slopes	58.3	6.1%	32	29	4e
AvA	Anselmo-Vetal fine sandy loams, 0 to 3 percent slopes	57.46	6.01%	61	48	3e
WgB	Wewela fine sandy loam, 3 to 6 percent slopes	54.53	5.7%	39	28	4e
Wn	Witten silty clay, 0 to 3 percent slopes	53.11	5.55%	80	36	2s
Ic	Inavale complex, channeled	37.06	3.88%	34	17	6w
Wd	Wendle clay, channeled, occasionally flooded	27.33	2.86%	35	21	6w
WgA	Wewela fine sandy loam, 0 to 3 percent slopes	17.15	1.79%	43	29	3e
VdC	Valentine-Dunday complex, 3 to 9 percent slopes	6.31	0.66%	34	23	6e
RaB	Ree loam, 3 to 6 percent slopes	4.91	0.51%	79	53	2e
Mr	Mosher silt loam	3.01	0.31%	39	28	4s
BmC	Boro-Milboro silty clays, 6 to 9 percent slopes	2.17	0.23%	56	31	4e

Totals 956.21 ac 52.38 CPI Average 31.14 NCCPI Average 3.75 Cap. Average

