

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

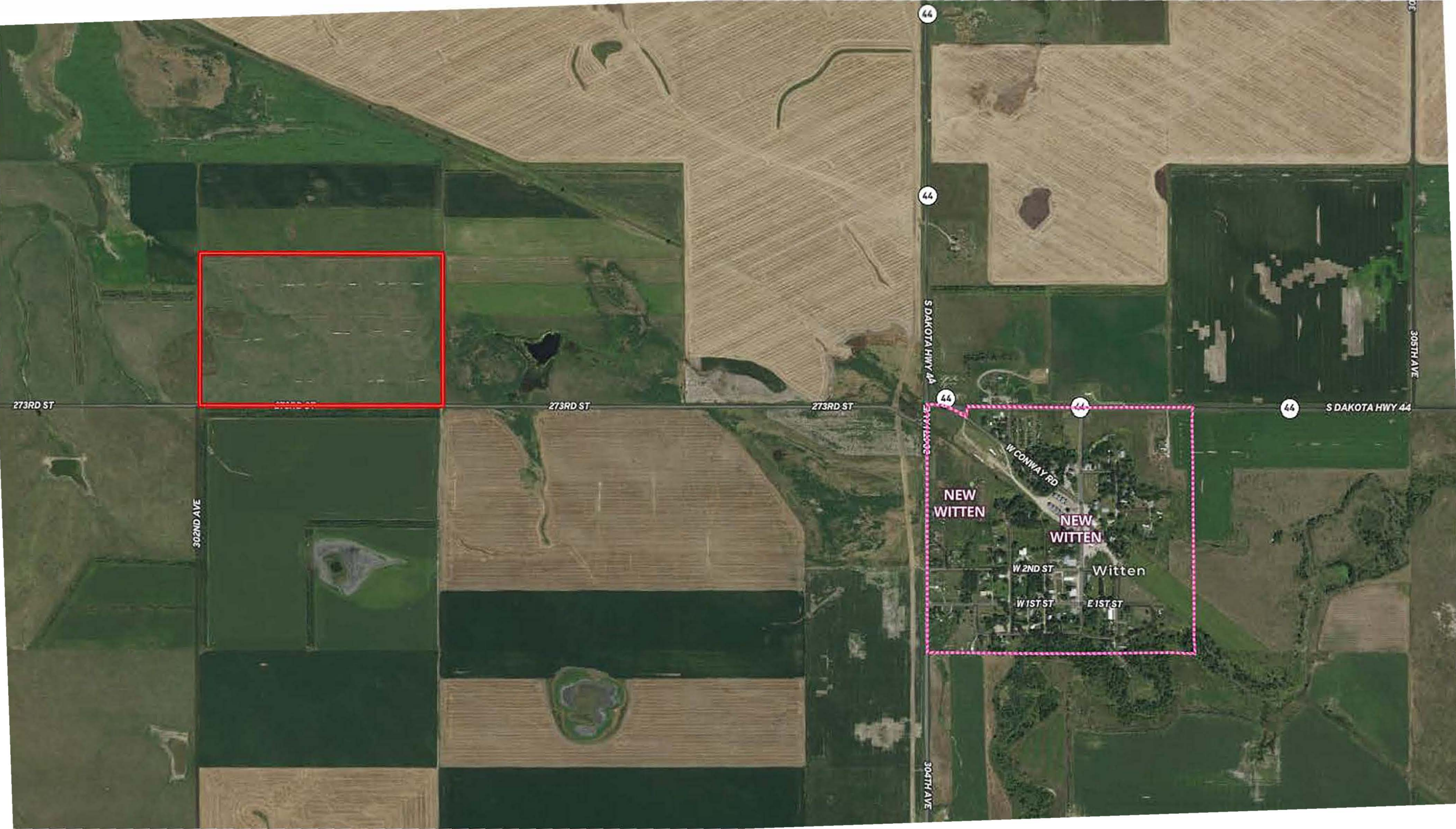
Rent is due and payable no later than Tuesday, May 16th at 5:00PM

Lease contracts allow no subleasing

Witten Township

Gran Auction Service
Shippy Realty & Auction





273RD ST

302ND AVE

273RD ST

273RD ST

273RD ST

S DAKOTA HWY 44

304TH AVE

305TH AVE

S DAKOTA HWY 44

NEW WITTEN

NEW WITTEN

WITTEN

W 2ND ST

W 1ST ST

E 1ST ST

W CONWAY RD

T100N R78W
SEC 30



T 1493

1
95.68
HED 295 590 1.18




Feet

Common Land Unit

PLSS

-  Cropland
-  Tract Boundary

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 _____

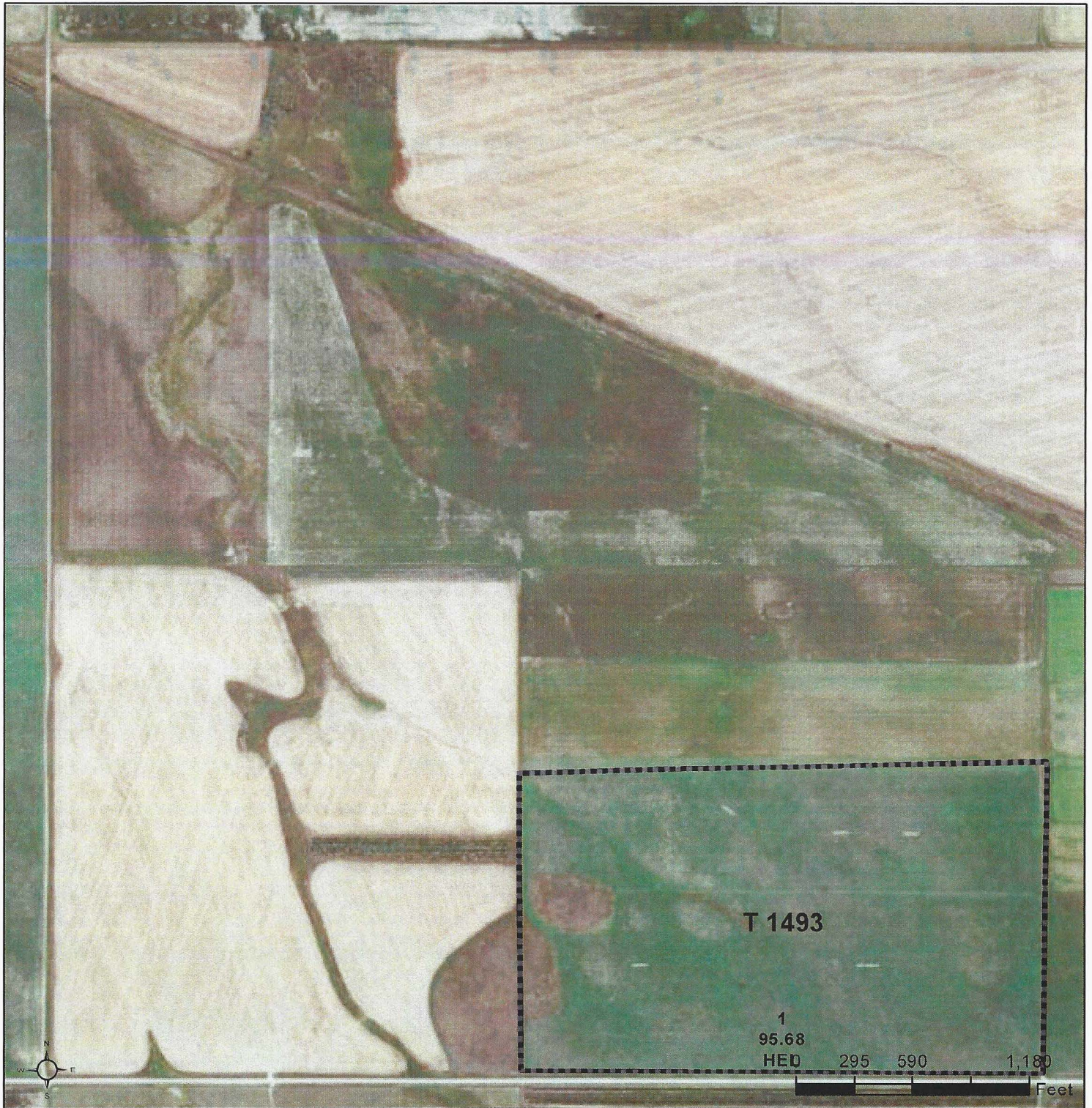
2023 Program Year

Map Created April 19, 2023



Farm 3464

30 -100N -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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Soil Report

Acres **Capabilities** **WAPI**

Boundary: 100.31 ac

| Code | Description | Acres | % | CPI | NCCPI | CAP |
|---------------|--|------------------|--------|--------------------------|----------------------------|--------------------------|
| MoA | Millboro silty clay, 0 to 3 percent slopes | 28.32 | 28.24% | 86 | 33 | 2s |
| MoB | Millboro silty clay, 3 to 6 percent slopes | 20.83 | 20.77% | 80 | 28 | 3e |
| BmC | Boro-Millboro silty clays, 6 to 9 percent slopes | 19.22 | 19.16% | 56 | 31 | 4e |
| CbD | Canning-Murdo loams, 6 to 15 percent slopes | 15.53 | 15.48% | 28 | 22 | 6e |
| LkC | Lakoma-Millboro silty clays, 6 to 9 percent slopes | 8.68 | 8.65% | 59 | 26 | 4e |
| LkD | Lakoma-Okaton silty clays, 6 to 15 percent slopes | 7.73 | 7.71% | 34 | 20 | 4e |
| Totals | | 100.31 ac | | 63.69 CPI Average | 28.27 NCCPI Average | 3.54 Cap. Average |

