

Central South Dakota (Jones County, Murdo)

Land Auction

957 +/- Acres - Offered in 2 Tracts OR Entire Unit

Monday, February 12, 2024 at 1:00 P.M. CST

(REGISTRATION AT 12:00 NOON)

LIVE & ONLINE BIDDING AVAILABLE

Auction held at White River, SD

at Sweet Spot America Convention Center
along Hwy 83 (1125 Boardwalk)



SCAN TO
WEBSITE

Brad Gran
Auctioneer
605-208-5671
granauctions.com

shippyrealty.com

**SHIPPY
REALTY**
& AUCTION

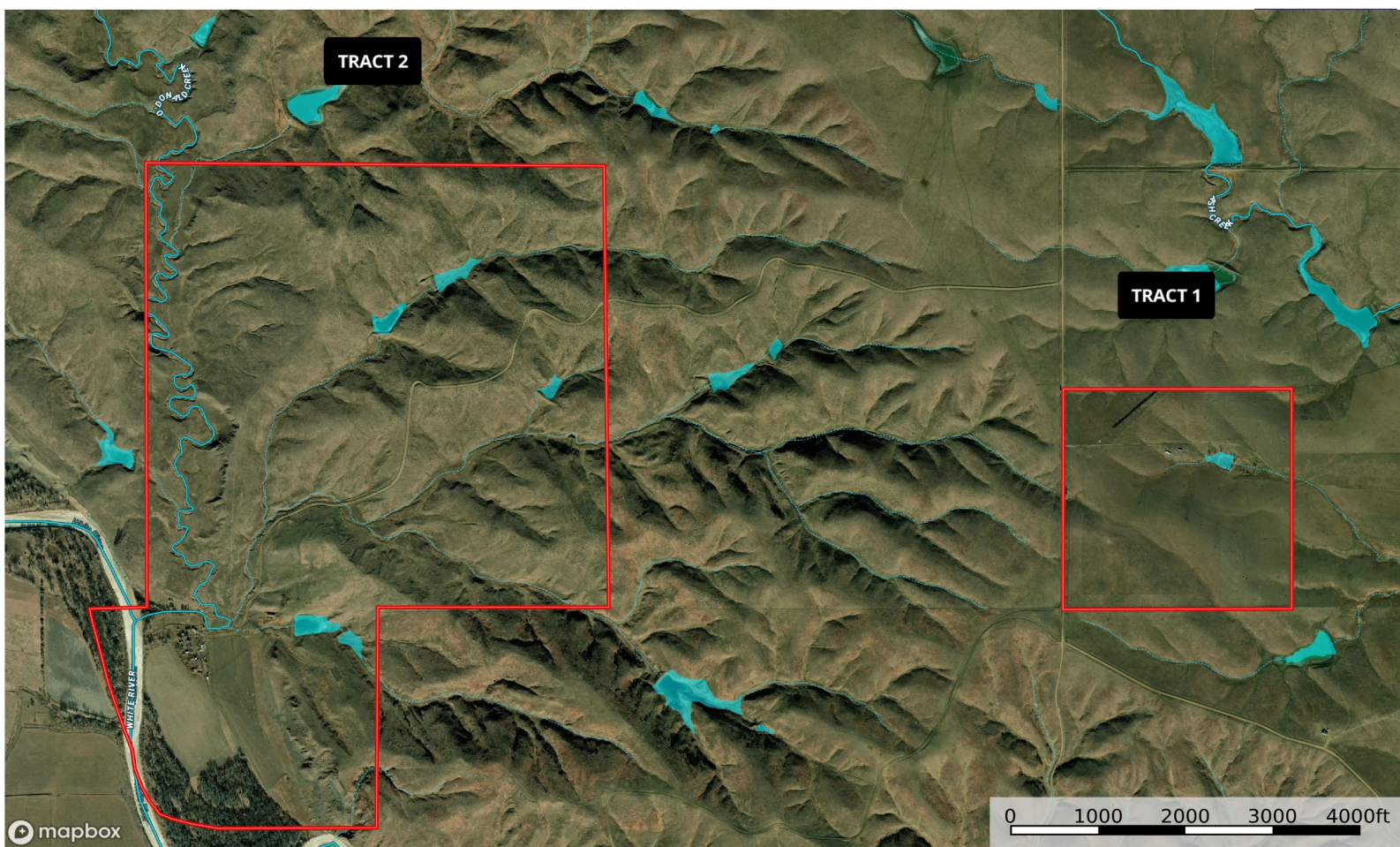
605-842-3212

Lin Shippy 605-351-4656
Rick Shippy 605-840-2735
Steve Steinke 605-999-5559



Charles & Shaw-Ree Lebeda





TRACT 1: Grassland/Pasture, (+/- 160 acres) 2800 ft. artesian well, also with Lyman-Jones rural water with a tire tank, dam, and shelterbelt. Electricity on site.

SW₁/₄ 22-3S-28E (160 +/- acres) Mullen Township, Jones County, SD.

TRACT 2: Pasture/Cropland/Building site, (+/- 797 acres, around 44 acres of cropland), pasture with dugouts with Lyman-Jones rural water and electricity on building site.

N₁/₂, N₁/₂SE₁/₄ 20-3S-28E (400 +/- acres) &

SW₁/₄, S₁/₂SE₁/₄ 20-3S-28E (240 +/- acres) &

E₁/₂NW₁/₄, & W₁/₂NW₁/₄NW₁/₄, SE₁/₄NW₁/₄NW₁/₄, & S₁/₂NE₁/₄NW₁/₄NW₁/₄, & NW₁/₄NE₁/₄NW₁/₄NW₁/₄ of 29-3S-28E (117 +/- acres)

LOT 1 29-3S-28E (32 +/- acres)

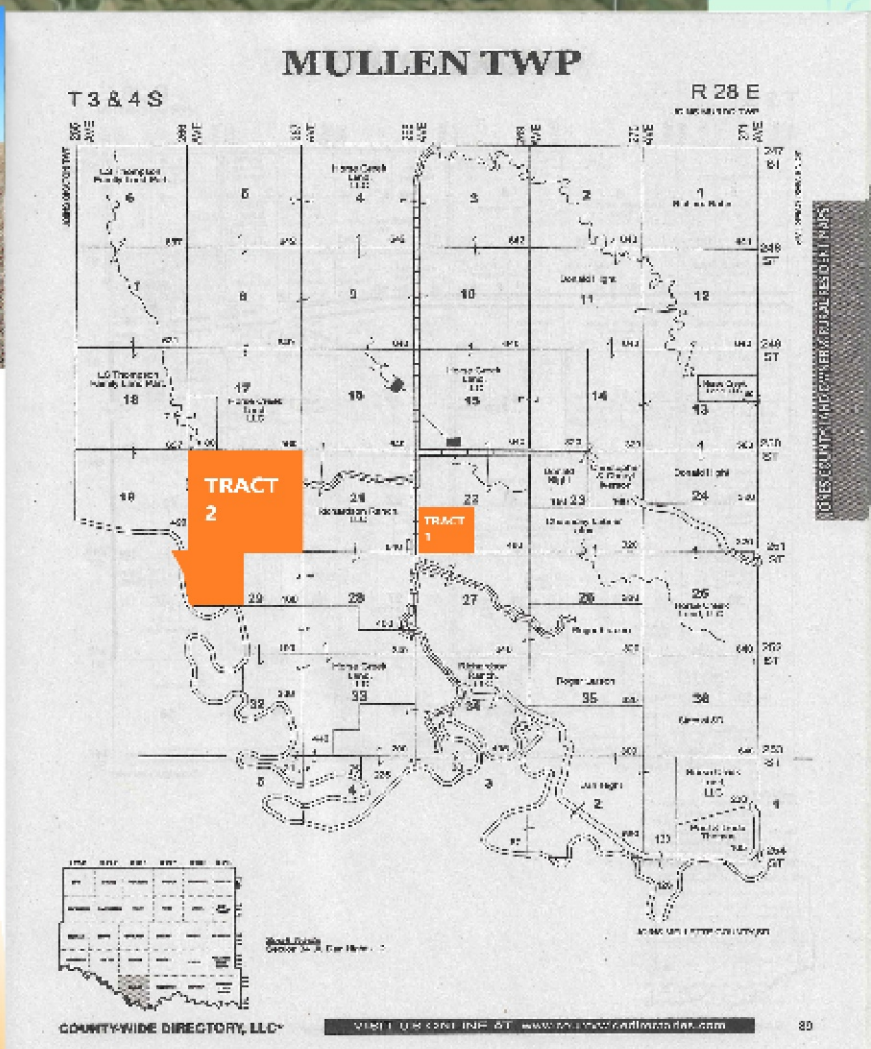
NE₁/₄NW₁/₄NW₁/₄NW₁/₄ 29-3S-28E (3 +/- acres)

30-3S-28E (5 +/- acres) All in Mullen Township, Jones County, SD.

Go onto SD-248 and turn south onto 268th Avenue.

Continue on 268th Avenue for 9.4 miles.

Then turn onto Lebeda Place Road for ½ mile.





LOCATION SWEET SPOT AMERICA CONVENTION CENTER

2024 FEBRUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		



AUCTION
1:00 PM
(REGISTRATION NOON)

Shippy Realty & Auction 605-842-3212
Brad Gran, Auctioneer 605-208-5671
439 East 2nd Street
Winner, SD 57580

Central South Dakota
(Jones County, Murdo)

LAND AUCTION

Monday

Feb 12,, 2024

1:00 PM CST

REGISTRATION AT 12:00 NOON

957 +/- Acres
Offered in 2 Tracts

Offered in 2 separate tracts
& as an entire unit
(Tract 1 plus Tract 2)

REAL ESTATE TAXES: Seller pays all the 2023 Real Estate Taxes, with 2024 taxes pro-rated to date of closing.

MINERAL RIGHTS: Seller will transfer all mineral rights that they presently have in this property to the new owner(s).

ACREAGES: Acreages determined by Jones Co. Assessors, FSA maps, Agri-Data maps, and BLM maps & sold by legal description only. These acreages determine the total price of each parcel, but there is no guarantee of exact number of acres in each parcel. No survey provided. If sold in tracts, interior corners are deemed reliable, however, neither Seller or Auctioneer/Broker are making any guarantees or warranties, actual or implied, as to number of acres in individual tracts, or in the entire unit. No guarantee on the placement of any of the existing fences.

TITLE INSURANCE & CLOSING: Titles of Dakota of Winner, SD 605-842-0034, will conduct the closing. Policy available for inspection prior to the auction. Owners Title Policy & Closing Agent Fee to be split between Buyer and Seller. Lenders Policy, if needed, is to be paid at Buyer's Expense.

1031 Exchange: Seller will cooperate to facilitate a 1031 Exchange, if needed by the buyer. Inspect property to extent deemed necessary and rely on your own judgment when bidding. Do your own research both onsite and offsite. Descriptions & information are from sources deemed reliable; however, neither Seller, Auctioneers, nor associated persons is making any guarantees or warranties, actual or implied. Property is sold "As-is, Where-is".

TERMS: All bidders must bring an "Absolute Letter of Credit" on Auction Day, to pre-qualify the bidder for maximum amount the bidder can pay for the property at the discretion of the Seller's Agent. Successful bidder will deposit 20% nonrefundable earnest money on Auction Day with the balance due in certified funds on, or before February 23, 2024. Property Sells without Buyer Contingency. Have financial arrangements secured prior to bidding. Marketable title transferred by Trustee's Deed, subject to any easements, restriction, or reservations of record. Possession: February 23, 2024.

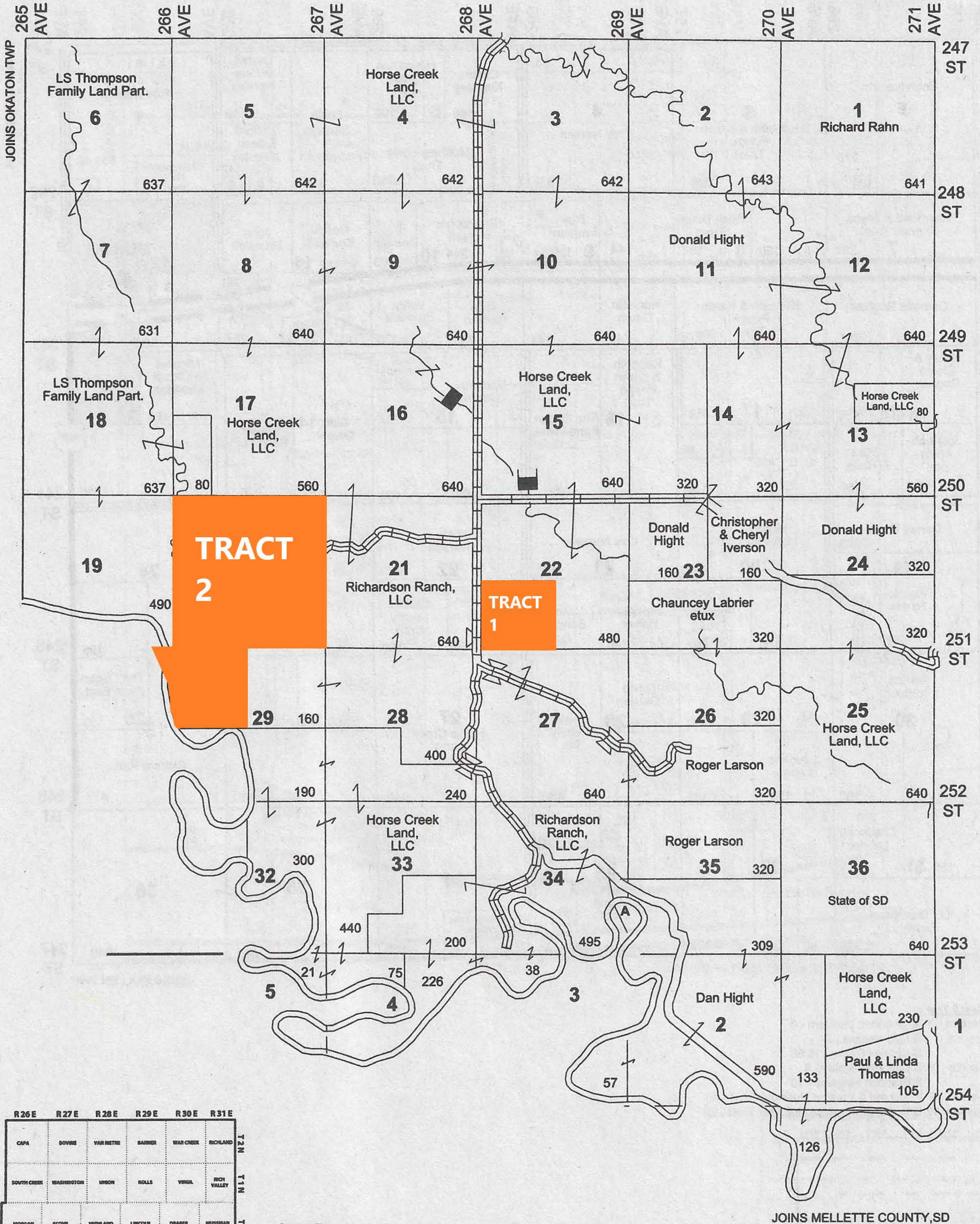
Announcements made at Auction take precedence over any Printed material or prior representations. Auctioneers represent Seller in transaction.

MULLEN TWP

T 3 & 4 S

R 28 E

JOINS MURDO TWP



JOINS WESTOVER TWP

JONES COUNTY LAND OWNER & RURAL RESIDENT MAPS

R 26 E	R 27 E	R 28 E	R 29 E	R 30 E	R 31 E
CAPA	BOVINE	VAH METRE	BANNER	WAR CREEK	RICHARD
SOUTH CREEK	WASHINGTON	UNION	ROLLS	VIRGIL	RICH VALLEY
MORGAN	SCOVIL	HIGHLAND	LINCOLN	DRAPER	MUSSEMAN
GRANDVIEW	OKATON	MURDO	BUFFALO	DANIEL	WILLIAMS CREEK NORTH
	REAR	WESTOVER	ZIMMERMAN	WILLIAMS CREEK SOUTH	

Small Tracts
Section 34 A Dan Hight - 12

JOINS MELLETTE COUNTY, SD