

Southern Tripp County, SD

Land Auction

680 +/- Acres - Offered in 4 Tracts

Monday, January 22, 2024 at 1:00 P.M. CST

(REGISTRATION AT 12:00 NOON)

LIVE & ONLINE BIDDING AVAILABLE

Auction held on location: North end of Tract #2
on 291st Street (signs will be posted)



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 605-999-5659



IRENE WEIDNER RANCH



TRACT 1 BOOK

Mostly tillable farmland
with 26 acres planted to
winter wheat



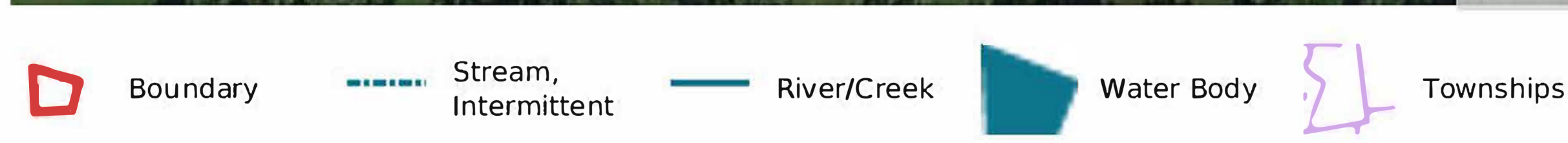
South Dakota, AC +/- 40 Acres (Tract 1)



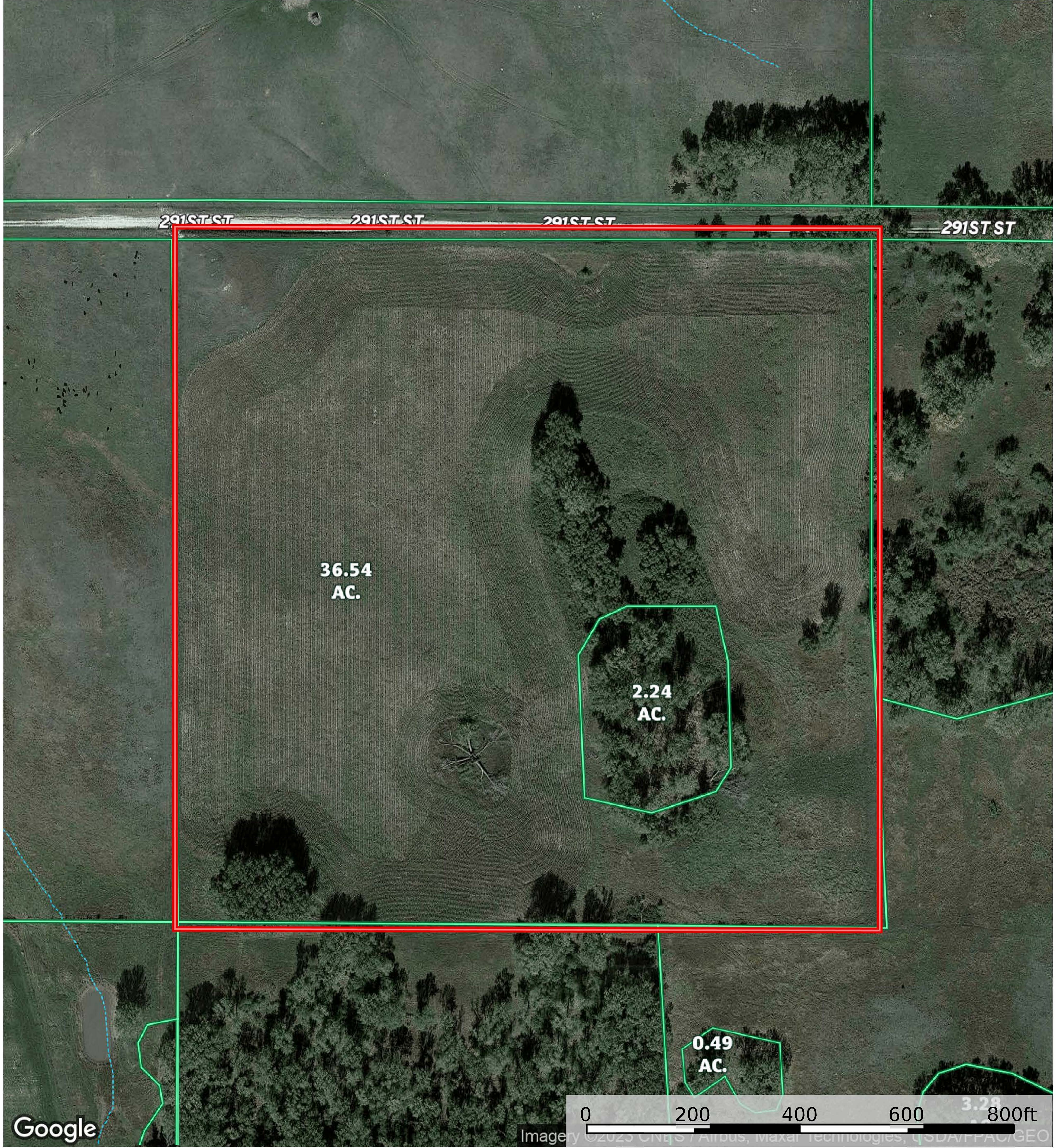
Google

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



South Dakota, AC +/- 40 Acres (Tract 1)

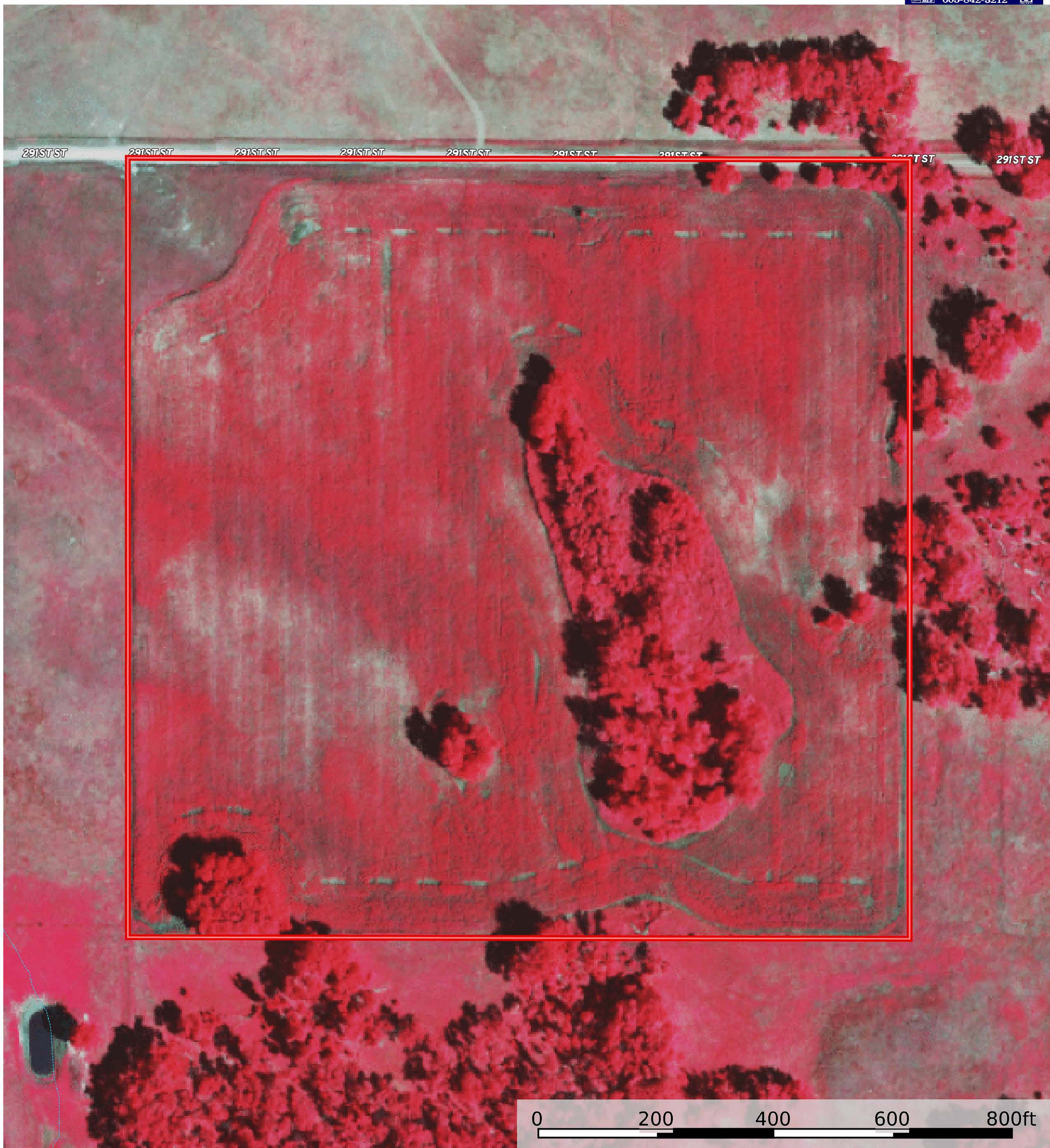


- Boundary
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Weidner Auction

Tripp County, South Dakota,

AC +/- 40 Acres (Tract 1)



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



United States Department of Agriculture

Tripp County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

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 _____

2024 Program Year
 Map Created October 02, 202

Farm 6508

34-97N-76W-Tripp

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).

Soil Report

Acres

Capabilities

WAPI

Boundary: 39.95 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
DgB	Doger loamy fine sand, 0 to 6 percent slopes	29.24	73.21%	32	26	4e	?
VaE	Valentine fine sand, 9 to 25 percent slopes	5.13	12.84%	14	15	6e	?
Ow	Orwet loam	3.02	7.56%	57	37	4w	?
TaE	Longpine fine sandy loam, 9 to 40 percent slopes	2.56	6.41%	8	4	7e	?
Totals		39.95 ac		30.05 CPI	24.02 NCCPI	4.45 Cap.	
				Average	Average	Average	



Taxpayer Information

Deed Holder

THORESON, TREASURE C ETAL
THORESON, TORI & SCHAEFER, TAYLOR

Mailing Address

3641 PORTLAND AVE
MINNEAPOLIS MN55407

Property Address

Address

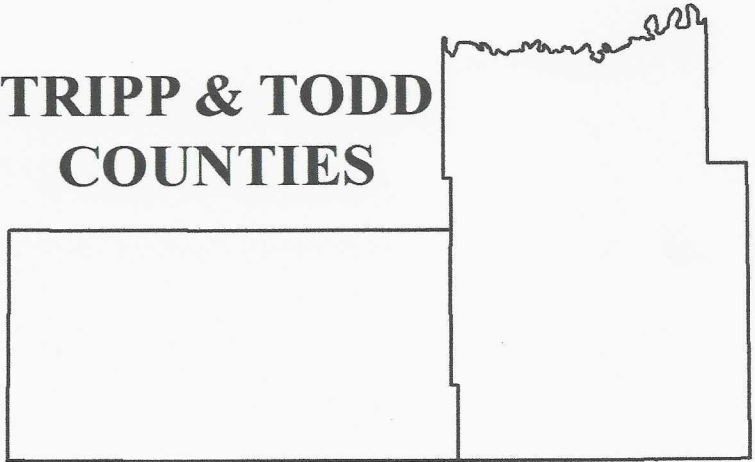
Section - Township - Range

34-97-76

25.34.1500

Tract 1

**TRIPP & TODD
COUNTIES**



Parcel Information

Additional Owners

THORESON, TORI & SCHAEFER, TAYLOR

Legal Description

NW1/4NE1/4 34-97-76

Deeded Acres

40

\$ Per Acre

\$979.05

Tax District

25593

Assessor Information

Year

2023

AGA

\$39,162

\$0

\$0

\$0

\$0

Total

\$39,162

Assessor History Information

Year	Total Values
2022	\$39,696
2021	\$36,985
2020	\$36,643
2019	\$35,958

Tax History Information

Year	1st 1/2 Amount Due	1st 1/2 Misc Amount Due	1st 1/2 Amount Paid	1st 1/2 Paid Date	2nd 1/2 Amount Due	2nd 1/2 Misc Amount Due	2nd 1/2 Amount Paid	2nd 1/2 Paid Date
2023	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	
2022	\$124.76	\$0.00	\$124.76	04/21/2023	\$124.76	\$0.00	\$124.76	07/10/2023
2021	\$122.26	\$0.00	\$122.26	04/15/2022	\$122.26	\$0.00	\$122.26	10/17/2022
2020	\$124.68	\$0.00	\$124.68	04/09/2021	\$124.68	\$0.00	\$124.68	04/09/2021
2019	\$130.19	\$0.00	\$130.19	04/27/2020	\$130.19	\$0.00	\$130.19	04/27/2020

248.52

Sales History

Sale Date	Sequence	Seller	Buyer	Book	Page	Transfer Fee	Sale Amount	Rejected