

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



605-842-3212

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



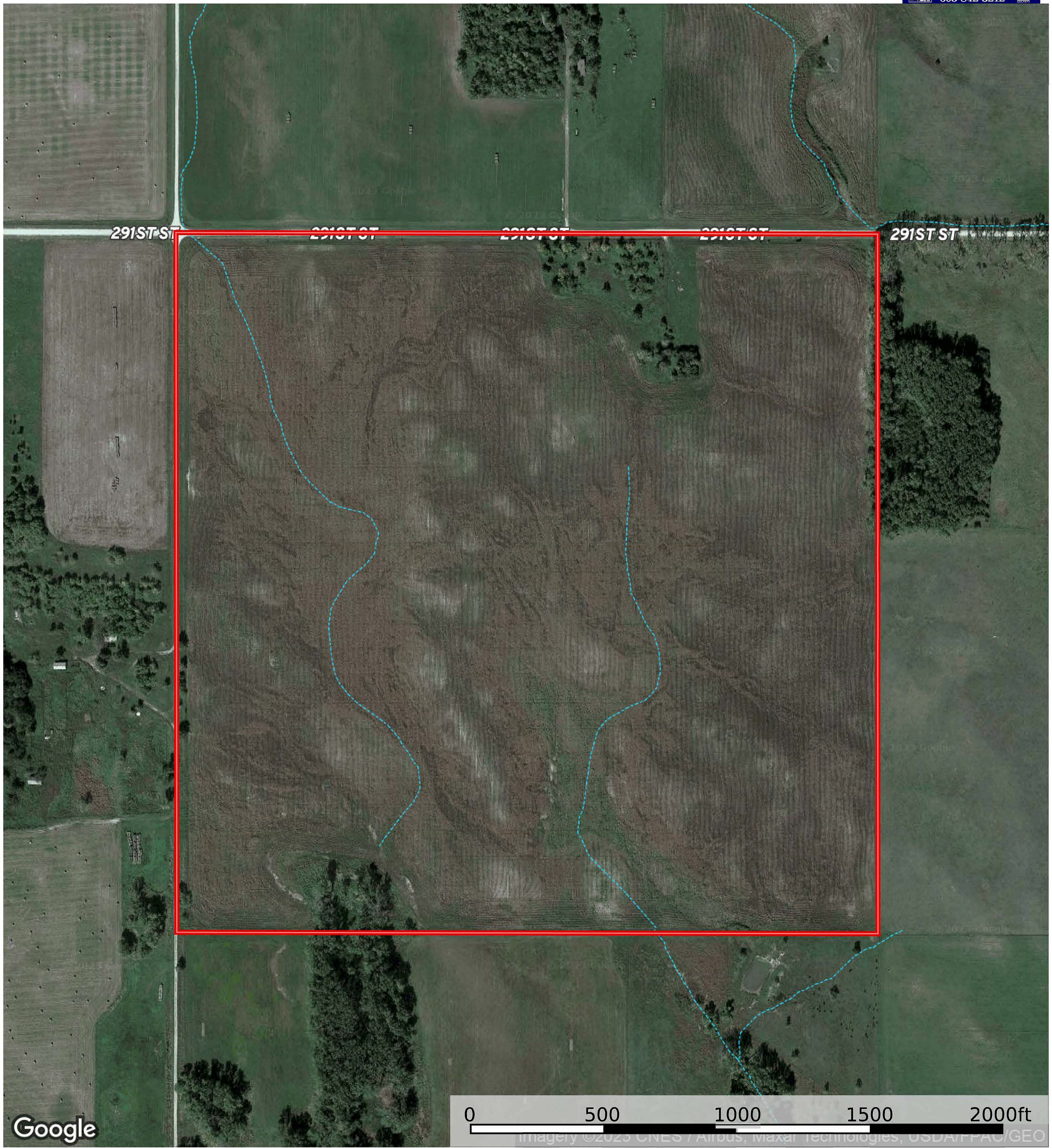
IRENE WEIDNER RANCH



# TRACT 2 BOOK

Mostly tillable farmland with 154 acres planted to winter wheat plus a well on the property

# South Dakota, AC +/- 160 Acres (Tract 2)



Google

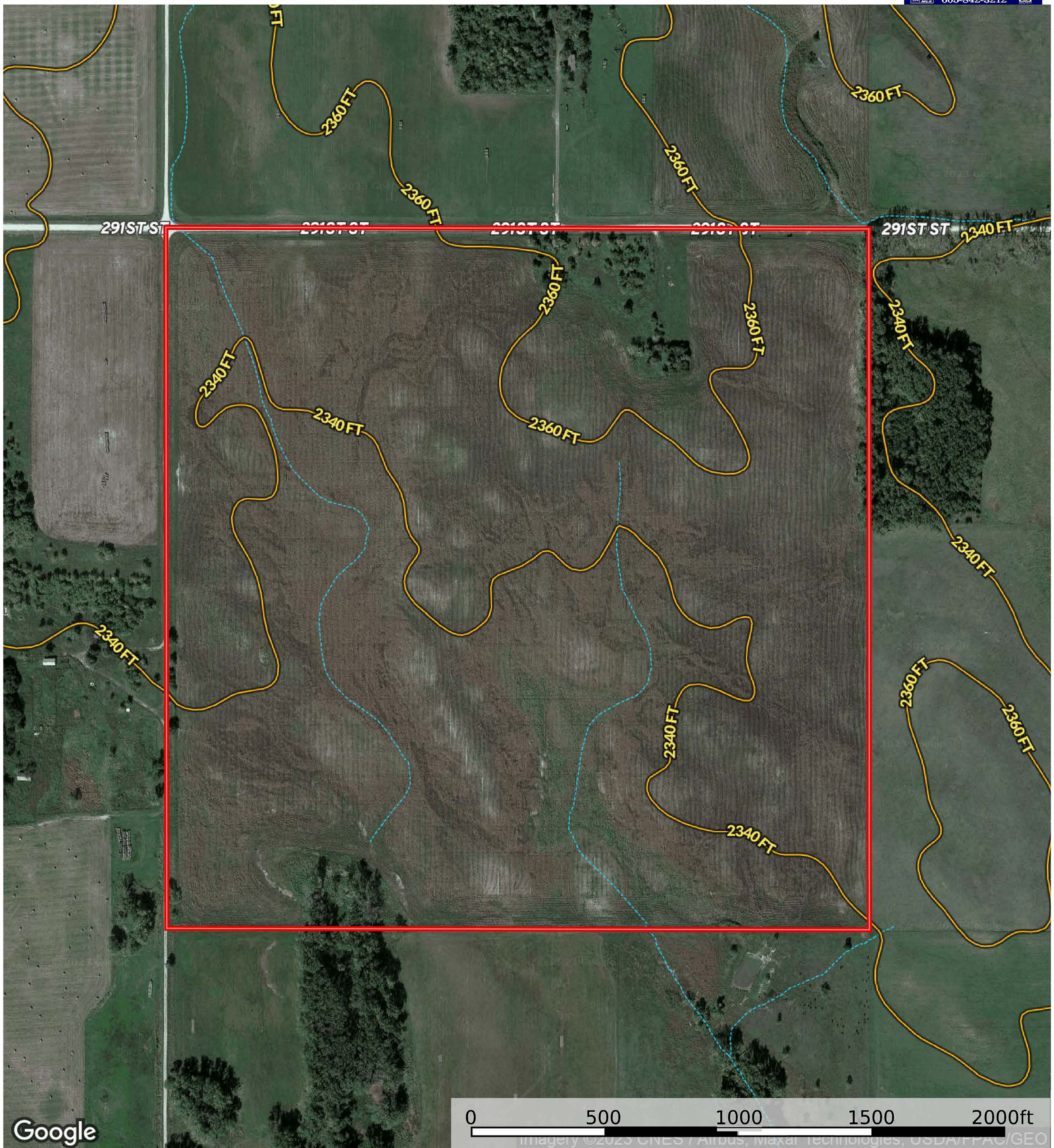


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- Townships

# Weidner Auction

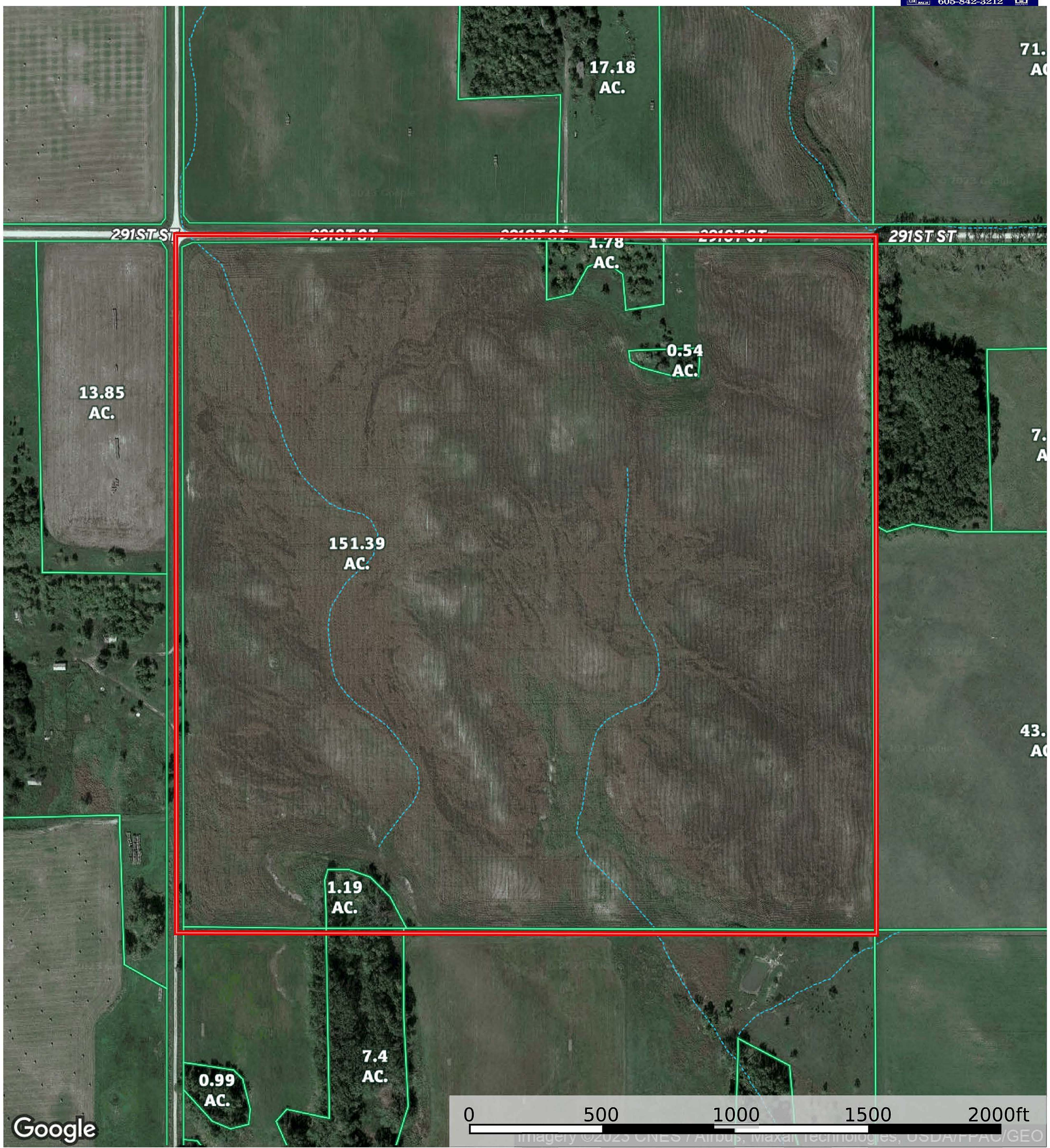
Tripp County, South Dakota,

AC +/- 160 Acres (Tract 2)



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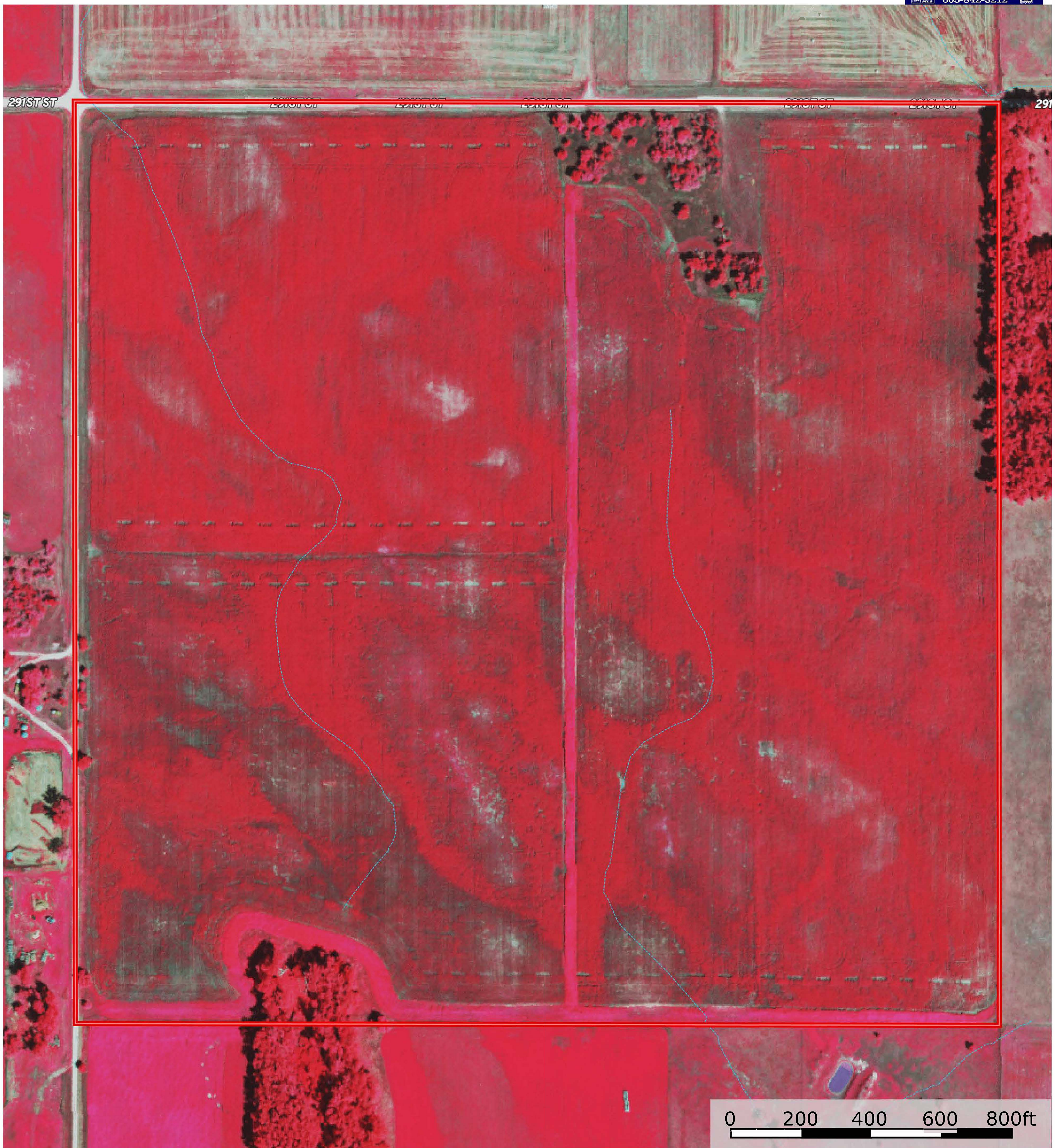


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# Weidner Auction

Tripp County, South Dakota,

AC +/- 160 Acres (Tract 2)



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United States  
Department of  
Agriculture

# Tripp County, South Dakota



**Common Land Unit**  Tract Boundary  
 Non-Cropland PLSS  
 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 \_\_\_\_\_

**2024 Program Year**

Map Created October 02, 2024

**Farm 6508**

**33-97N-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: 159.69 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
AhC	Anselmo-Holt fine sandy loams, 3 to 9 percent slopes	80.77	50.58%	50	39	3e	?
Vt	Vetal fine sandy loam	27.37	17.14%	63	50	3e	?
AbB	Anselmo fine sandy loam, 3 to 6 percent slopes	18.13	11.35%	54	36	3e	?
DgB	Doger loamy fine sand, 0 to 6 percent slopes	13.9	8.7%	32	26	4e	?
DnC2	Dunday loamy fine sand, 3 to 9 percent slopes, eroded	12.59	7.88%	35	21	6e	?
DmA	Doger-Elsmere complex, 0 to 3 percent slopes	3.52	2.2%	48	28	4e	?
RaB	Ree loam, 3 to 6 percent slopes	2.34	1.47%	79	52	2e	?
	Anselmo-Longpine fine sandy loams, 10 to 20 percent slopes	1.07	0.67%	28	34	6e	?

Totals  
159.69 ac ?

50.16 CPI  
Average

37.91 NCCPI  
Average

3.35 Cap.  
Average



### Taxpayer Information

Deed Holder

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

Mailing Address

3641 PORTLAND AVE  
MINNEAPOLIS MN55407

Property Address

Address

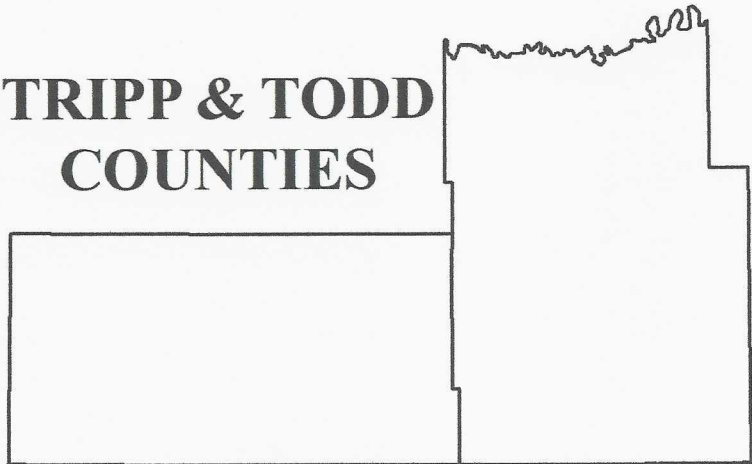
Section - Township - Range

33-97-76

25.33.2000

*Tract 2*

**TRIPP & TODD  
COUNTIES**



### Parcel Information

Additional Owners

THORESON, TORI & SCHAEFER, TAYLOR

Legal Description

NW1/4 33-97-76

Deeded Acres

160

\$ Per Acre

\$1,175.17

Tax District

25593

### Assessor Information

Year

2023

AGA

\$188,028

\$0

\$0

\$0

\$0

Total

\$188,028



### Assessor History Information

Year	Total Values
2022	\$193,031
2021	\$179,513
2020	\$178,575
2019	\$175,364

### 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	\$606.67	\$0.00	\$606.67	04/21/2023	\$606.67	\$0.00	\$606.67	07/10/2023
2021	\$593.41	\$0.00	\$593.41	04/15/2022	\$593.41	\$0.00	\$593.41	10/17/2022
2020	\$607.61	\$0.00	\$607.61	04/09/2021	\$607.61	\$0.00	\$607.61	04/09/2021
2019	\$634.92	\$0.00	\$634.92	04/27/2020	\$634.92	\$0.00	\$634.92	04/27/2020

1213.34

### Sales History

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