

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



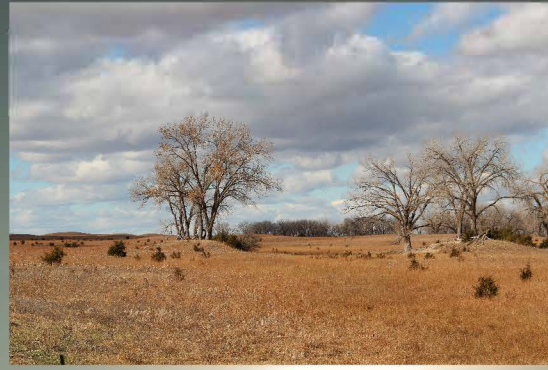
shippyrealty.com

**SHIPPY
REALTY
& AUCTION**

605-842-3212

IRENE WEIDNER RANCH

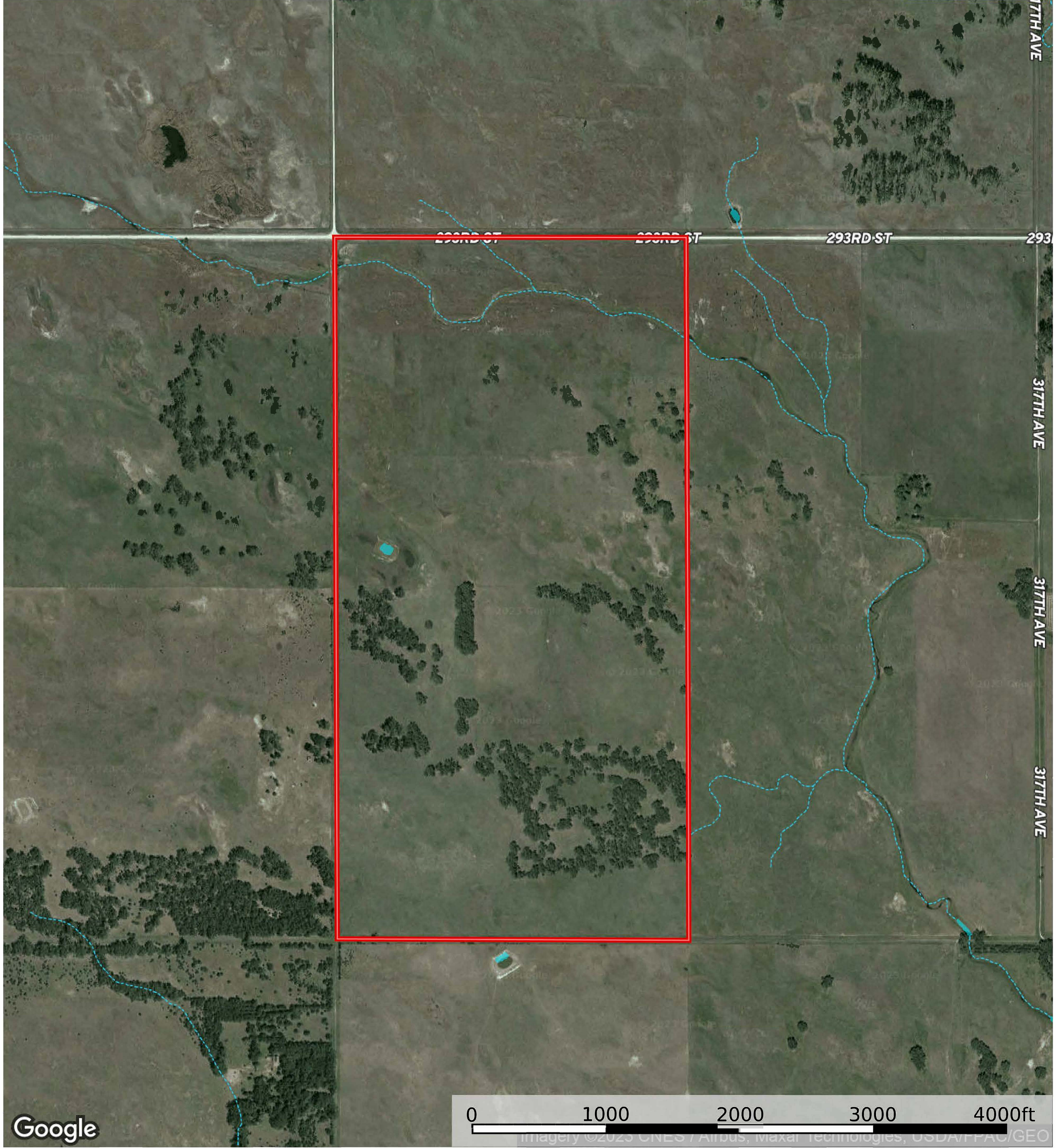
Lin Shippy 605-351-4656
Rick Shippy 605-840-2735
Steve Steinke 605-999-5559



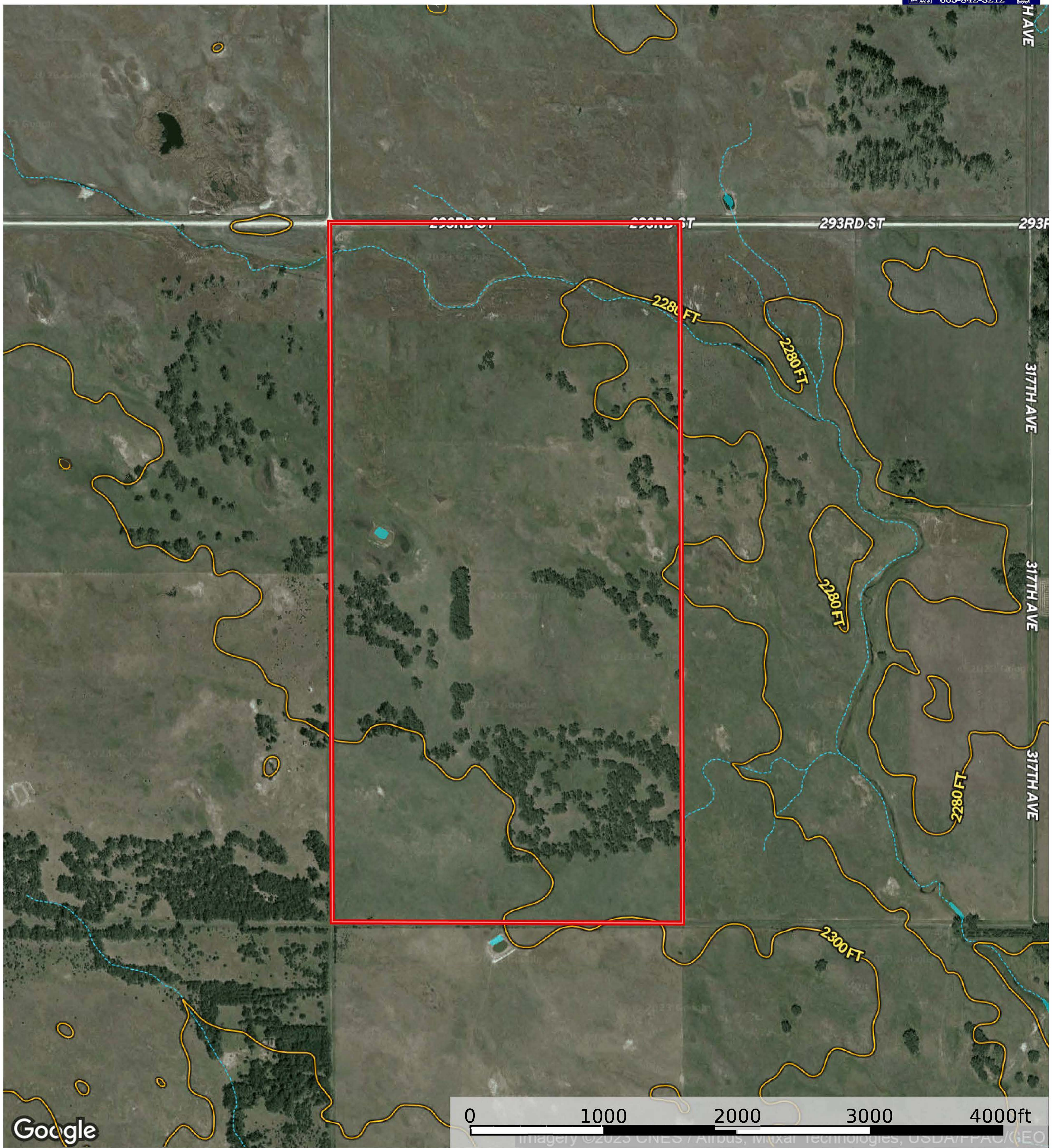
TRACT 3 BOOK

Pasture land with a well and dugout

South Dakota, AC +/- 320 Acres (Tract 3)

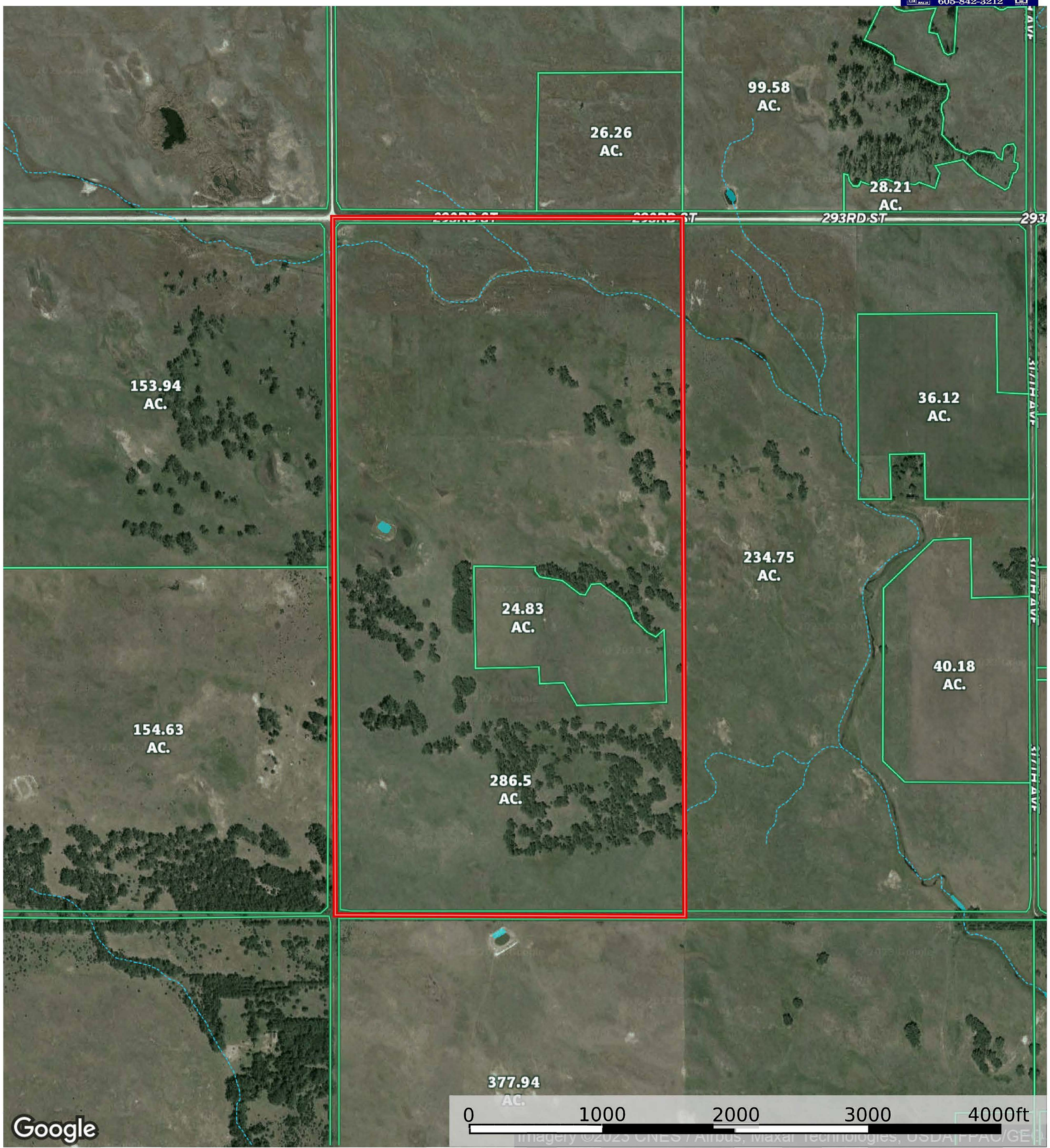


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- Townships

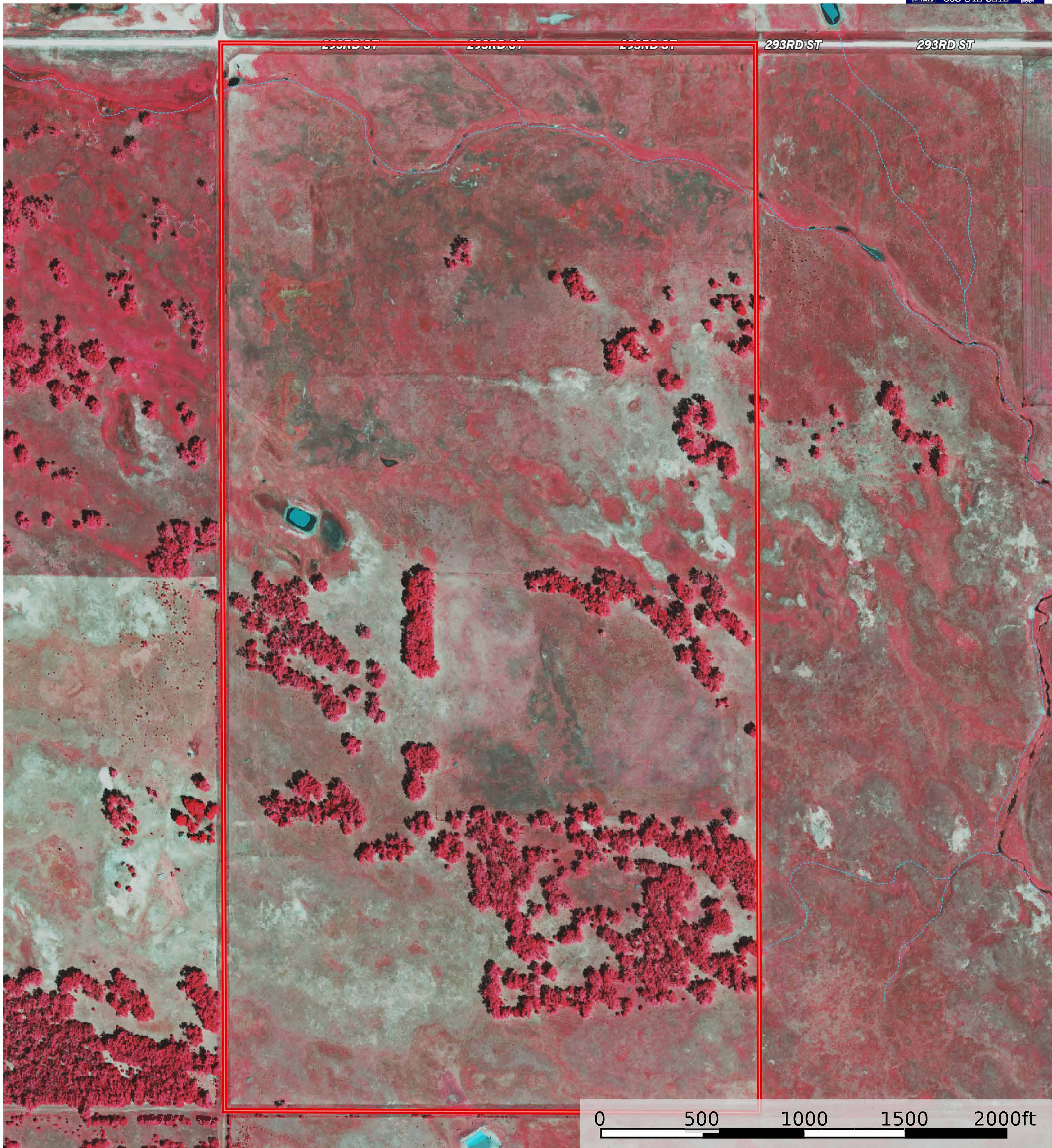


- Boundary
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- Townships

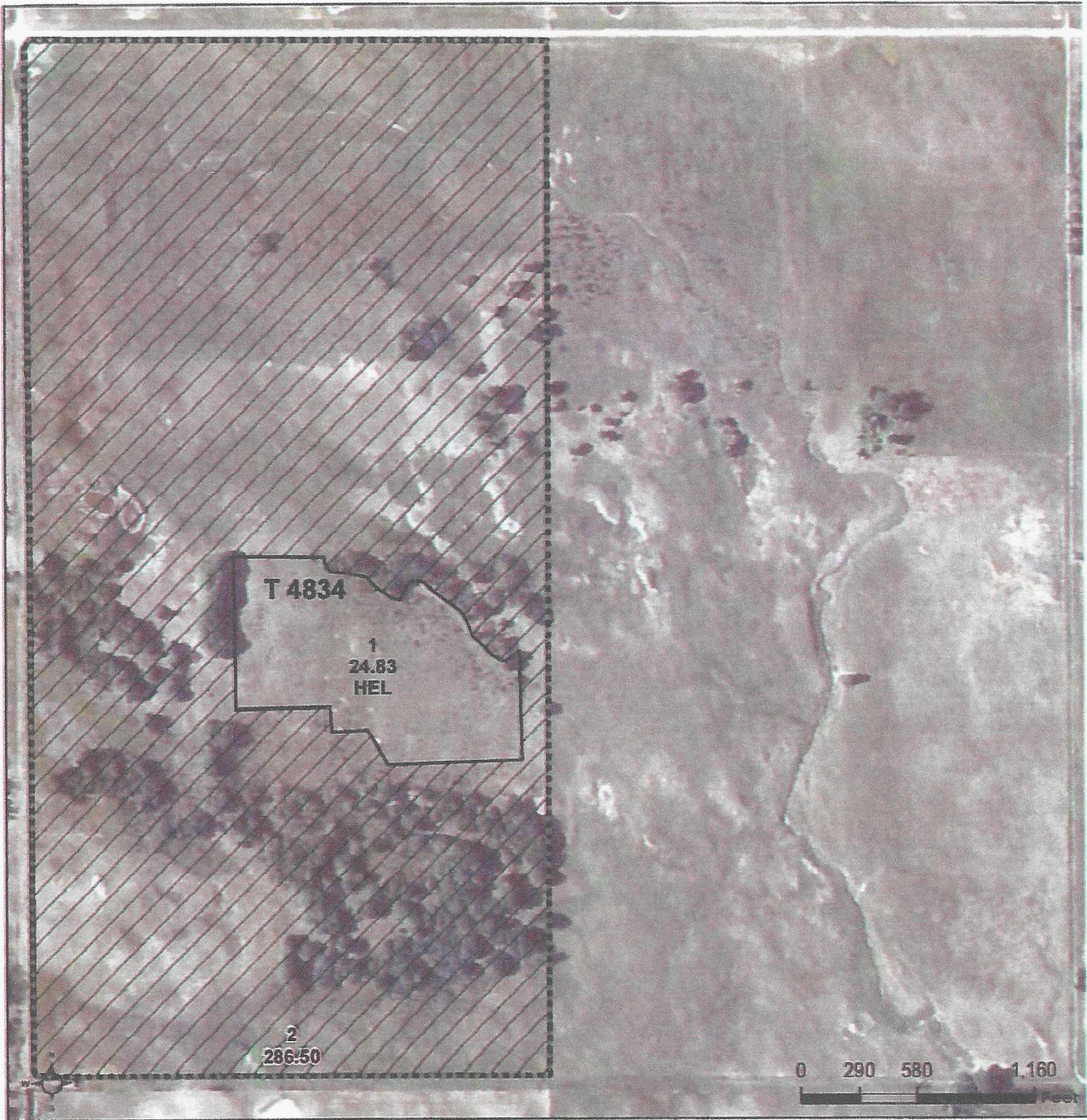
South Dakota, AC +/- 320 Acres (Tract 3)



- Boundary
- Stream, Intermittent
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- Boundary
- Stream, Intermittent
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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 _____

2024 Program Year

Map Created October 02, 2023

Farm 5143

9-96N-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: 319.06 ac

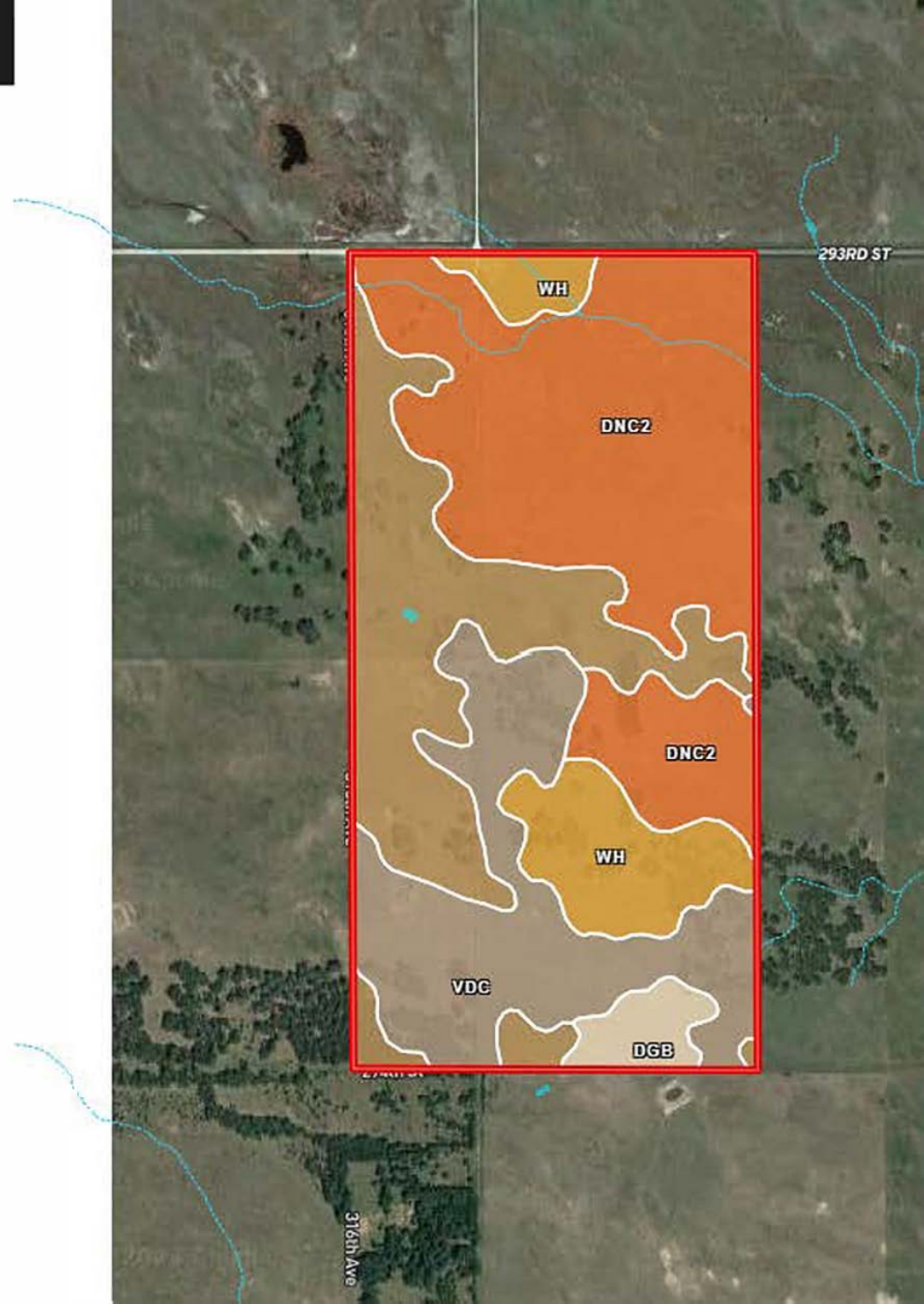
Code	Description	Acres	%	CPI	NCCPI	CAP	?
DnC2	Dunday loamy fine sand, 3 to 9 percent slopes, eroded	128.45	40.26%	35	21	6e	?
DmA	Doger-Elsmere complex, 0 to 3 percent slopes	78.1	24.48%	48	28	4e	?
VdC	Valentine-Dunday complex, 3 to 9 percent slopes	70.02	21.95%	34	19	6e	?
Wh	Whitelake fine sandy loam	33.23	10.42%	44	27	4e	?
DgB	Doger loamy fine sand, 0 to 6 percent slopes	9.17	2.87%	32	26	4e	?
	Valentine fine sand, 9 to 25 percent slopes	0.09	0.03%	14	15	6e	?

Totals
319.06 ac ?

38.81 CPI
Average

23.04 NCCPI
Average

5.24 Cap.
Average



Taxpayer Information

Deed Holder

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

Mailing Address

3641 PORTLAND AVE
MINNEAPOLIS MN55407

Property Address

Address

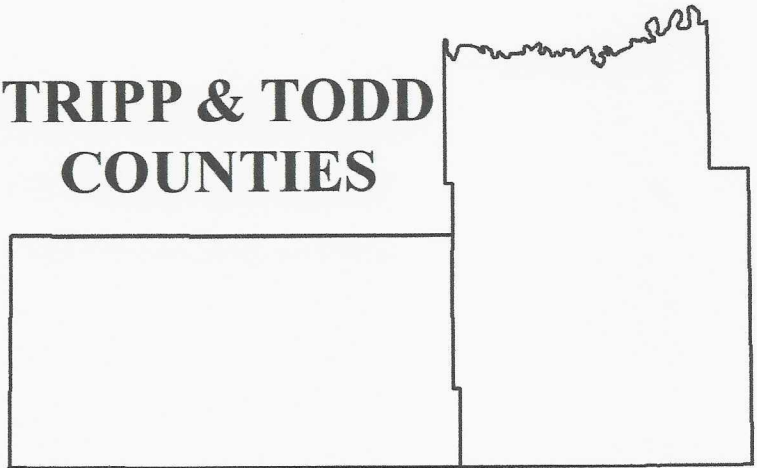
Section - Township - Range

9-96-76

20.09.2000

Tract 3 (A)North

**TRIPP & TODD
COUNTIES**



Parcel Information

Additional Owners

THORESON, TORI & SCHAEFER, TAYLOR

Legal Description

NW1/4 9-96-76

Deeded Acres

160

\$ Per Acre

\$647.19

Tax District

20592

Assessor Information

Year

2023

AGA

\$103,551

\$0

\$0

\$0

\$0

Total

\$103,551

Assessor History Information

Year	Total Values
2022	\$102,958
2021	\$96,201
2020	\$94,709
2019	\$92,838

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	\$310.20	\$0.00	\$310.20	04/21/2023	\$310.20	\$0.00	\$310.20	07/10/2023
2021	\$304.60	\$0.00	\$304.60	04/15/2022	\$304.60	\$0.00	\$304.60	10/17/2022
2020	\$304.46	\$0.00	\$304.46	04/09/2021	\$304.46	\$0.00	\$304.46	04/09/2021
2019	\$299.67	\$0.00	\$299.67	04/27/2020	\$299.67	\$0.00	\$299.67	04/27/2020

620.40

Sales History

Sale Date	Sequence	Seller	Buyer	Book	Page	Transfer Fee	Sale Amount	Rejected
12/07/2001	20010554	ESTATE OF HAROLD WEIDNER	WEIDNER, IRENE D.	83D	272	\$10	\$0	Y

North & South 1392,20

Taxpayer Information

Deed Holder

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

Mailing Address

3641 PORTLAND AVE
 MINNEAPOLIS MN55407

Property Address

Address

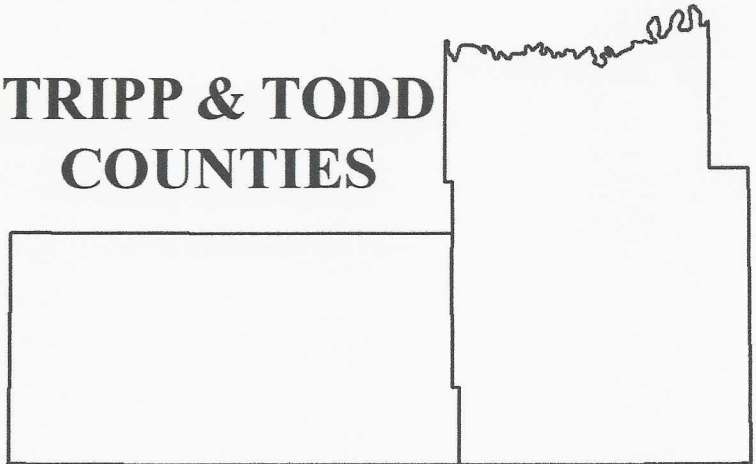
Section - Township - Range

9 96 76

20.09.3000

Tract 3 (South)

**TRIPP & TODD
 COUNTIES**



Parcel Information

Additional Owners

THORESON, TORI & SCHAEFER, TAYLOR

Legal Description

SW1/4 9-96-76

Deeded Acres

160

\$ Per Acre

\$802.74

Tax District

20592

Assessor Information

Year

2023

AGA

\$128,439

\$0

\$0

\$0

\$0

Total

\$128,439

Assessor History Information

Year	Total Values
2022	\$128,084
2021	\$119,625
2020	\$117,885
2019	\$115,578

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	\$385.90	\$0.00	\$385.90	04/21/2023	\$385.90	\$0.00	\$385.90	07/10/2023
2021	\$378.76	\$0.00	\$378.76	04/15/2022	\$378.76	\$0.00	\$378.76	10/17/2022
2020	\$378.97	\$0.00	\$378.97	04/09/2021	\$378.97	\$0.00	\$378.97	04/09/2021
2019	\$373.07	\$0.00	\$373.07	04/27/2020	\$373.07	\$0.00	\$373.07	04/27/2020

771.80

Sales History

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

North & South 1/4 = 1392.20