

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 605-999-5559

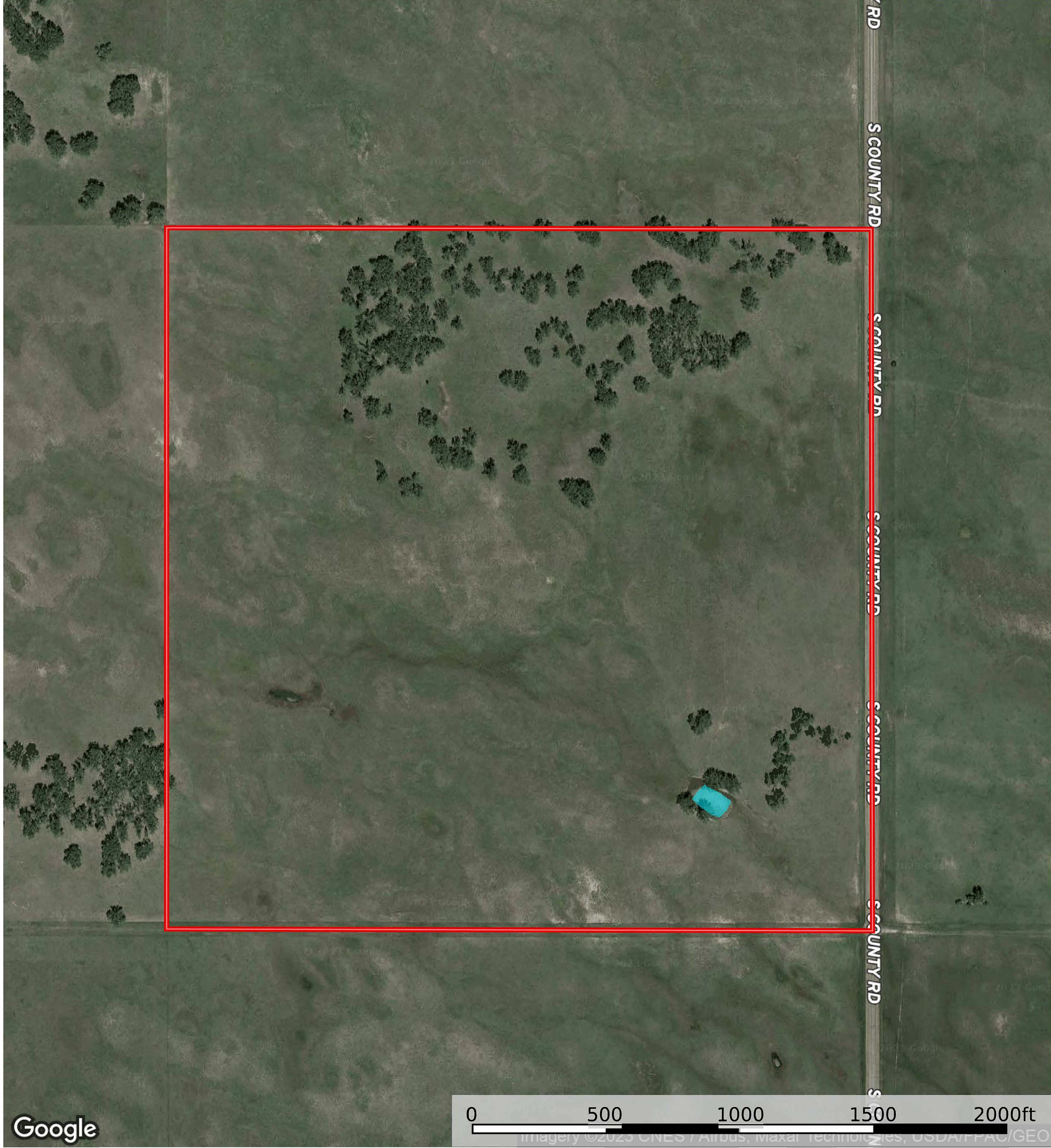
IRENE WEIDNER RANCH



# TRACT 4 BOOK

Pasture land with a dugout





Google



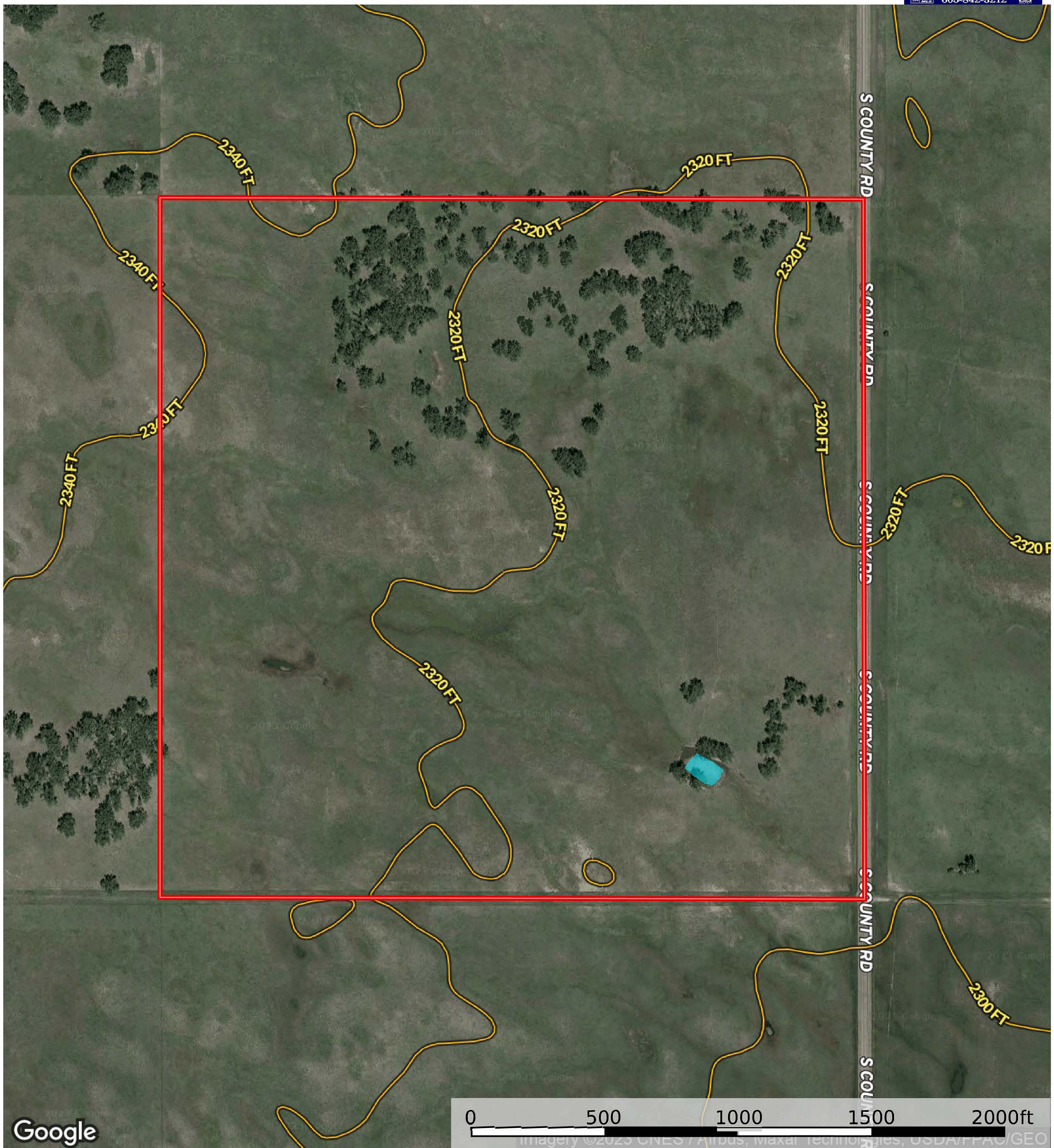
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- Townships



# Weidner Auction

Tripp County, South Dakota,

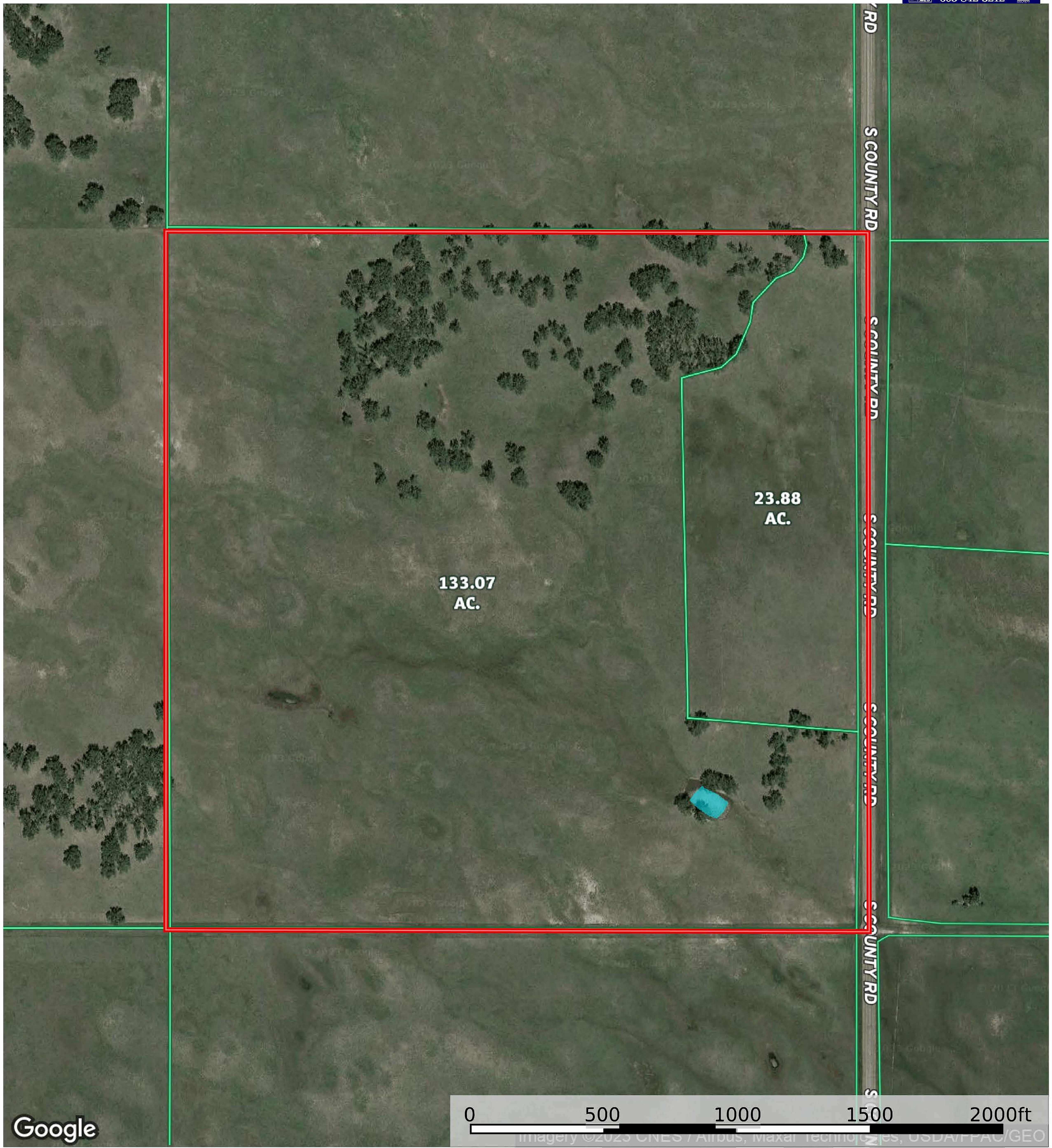
AC +/- 160 Acres (Tract 4)



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



# South Dakota, AC +/- 160 Acres (Tract 4)

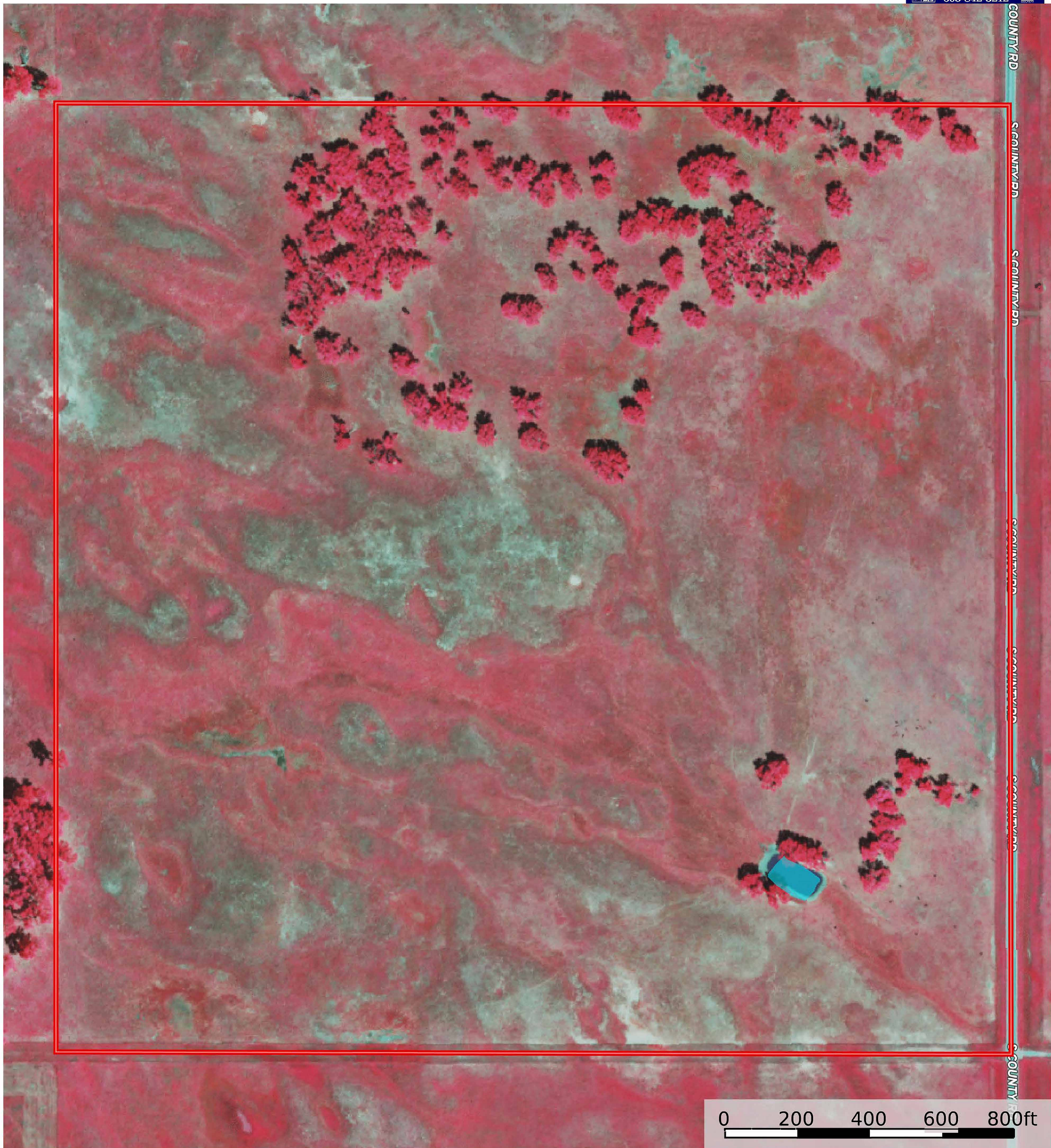


Google

Imagery ©2023 CNES / Airbus, Maxar Technologies, USDA/FRC/GEO

- Boundary
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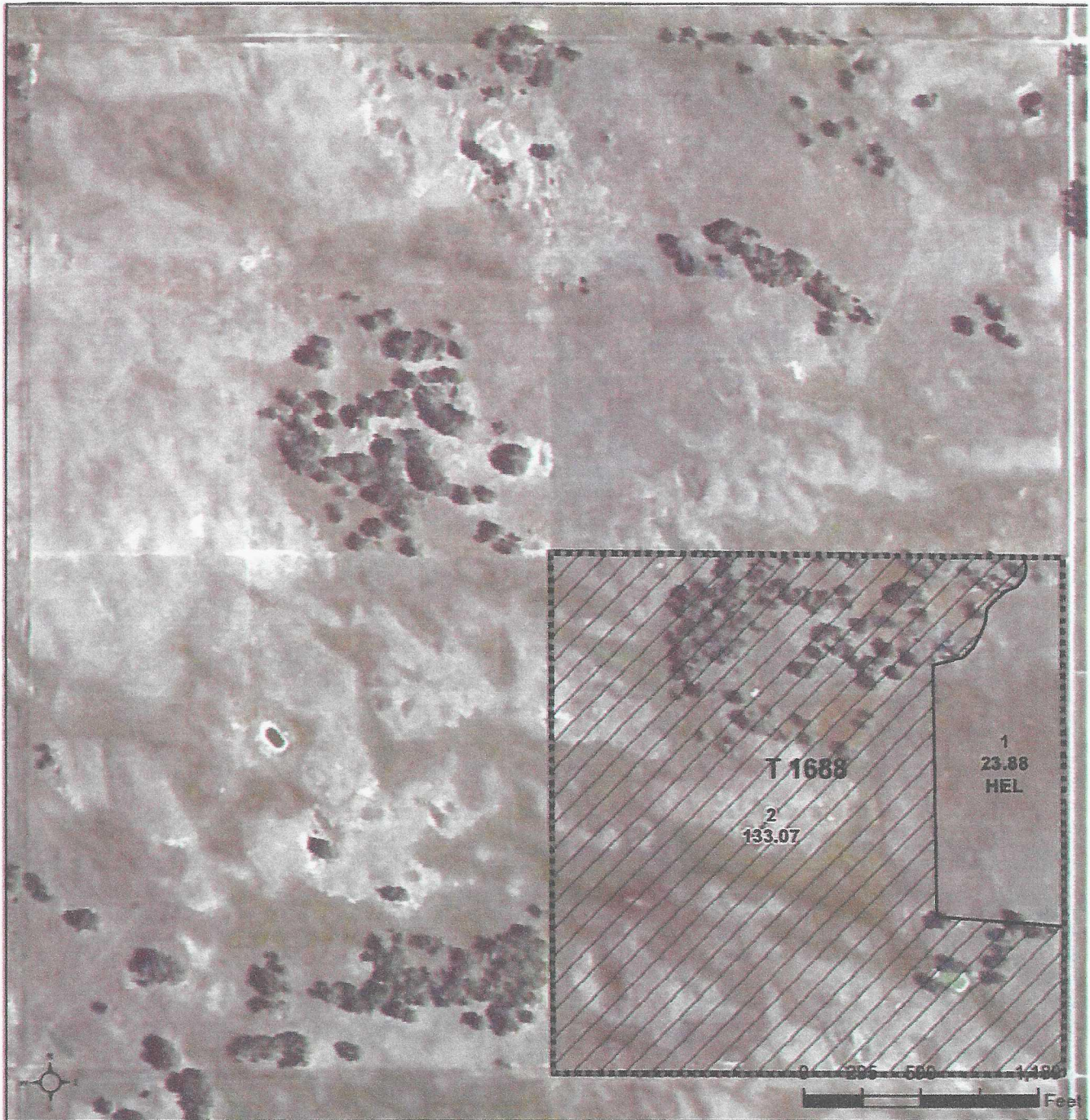
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United States  
Department of  
Agriculture

# Tripp County, South Dakota



**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, 202

**Farm 6508**

**7-96N-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

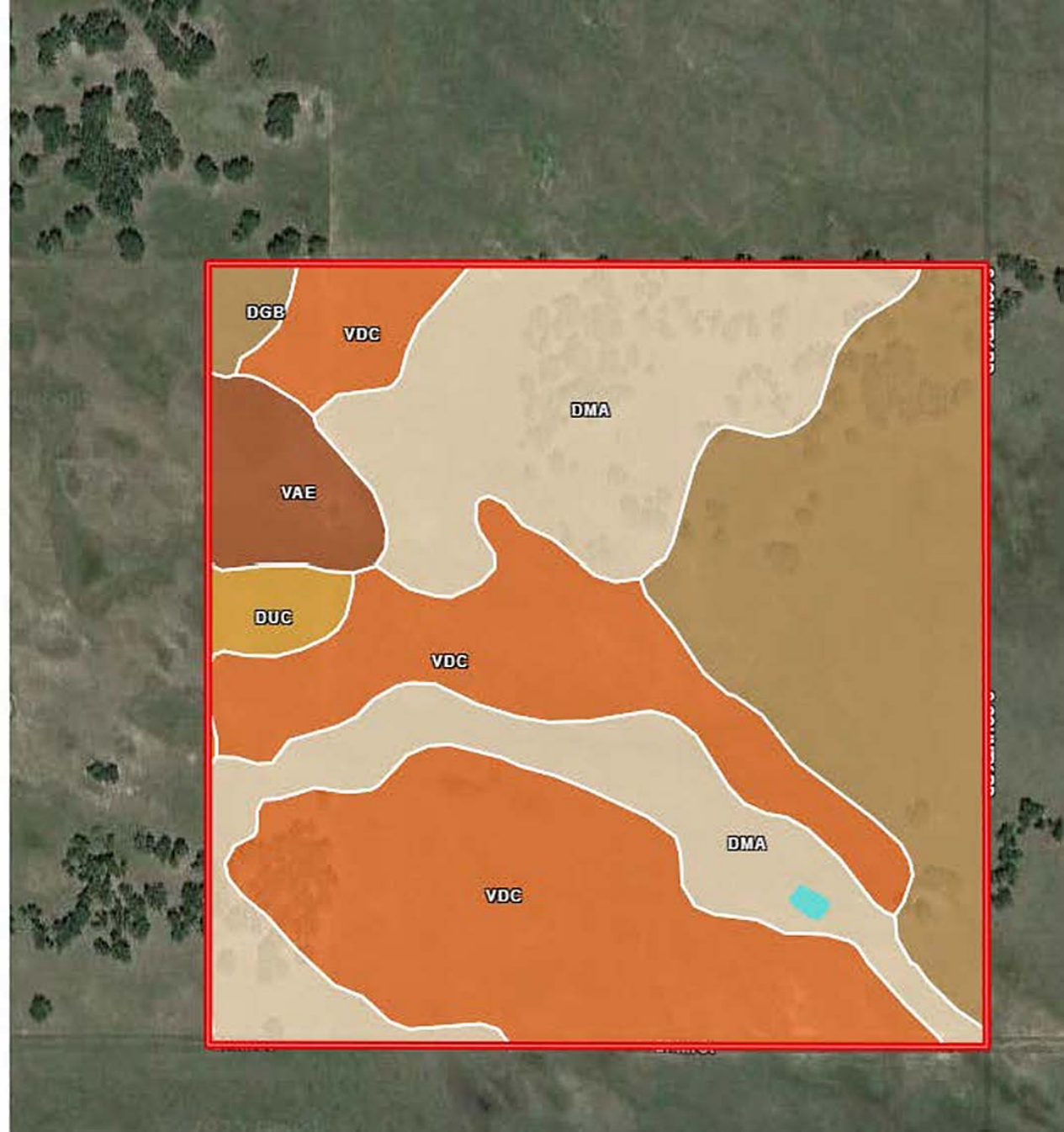
Acres

Capabilities

WAPI

Boundary: 159.89 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
VdC	Valentine-Dunday complex, 3 to 9 percent slopes	59	36.9%	34	19	6e	?
DmA	Doger-Elsmere complex, 0 to 3 percent slopes	52.03	32.54%	48	28	4e	?
DgB	Doger loamy fine sand, 0 to 6 percent slopes	38.84	24.29%	32	26	4e	?
	Valentine fine sand, 9 to 25 percent slopes	6.93	4.33%	14	15	6e	?
DuC	Dunday-Doger loamy fine sands, 3 to 9 percent slopes	3.09	1.93%	34	24	6e	?
<b>Totals</b>		<b>159.89 ac</b>		<b>37.2 CPI Average</b>	<b>23.55 NCCPI Average</b>	<b>4.86 Cap. Average</b>	



### Taxpayer Information

**Deed Holder**

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

**Mailing Address**

3641 PORTLAND AVE  
 MINNEAPOLIS MN55407

**Property Address**

Address

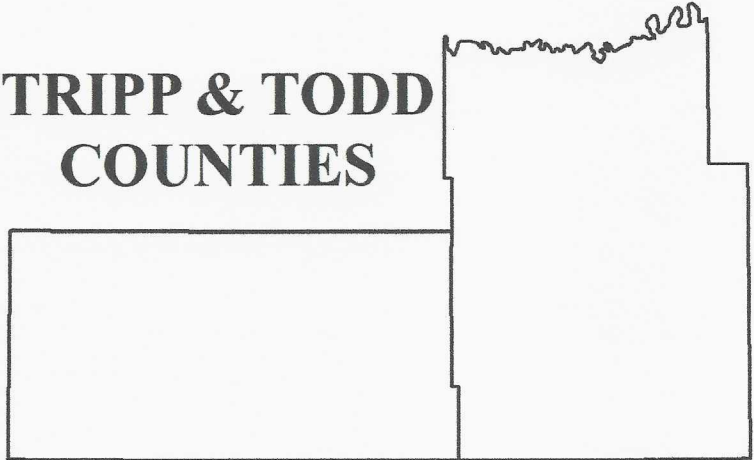
**Section - Township - Range**

7-96-76

20.07.4000

*Traet 4*

## TRIPP & TODD COUNTIES



### Parcel Information

**Additional Owners**

THORESON, TORI & SCHAEFER, TAYLOR

**Legal Description**

SE1/4 7-96-76

**Deeded Acres**

160

**\$ Per Acre**

\$927.31

**Tax District**

20592

### Assessor Information

**Year**

2023

AGA

\$148,369

\$0

\$0

\$0

\$0

Total

\$148,369



## Assessor History Information

Year	Total Values
2022	\$149,217
2021	\$139,188
2020	\$137,544
2019	\$134,914

## 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	\$449.57	\$0.00	\$449.57	04/21/2023	\$449.57	\$0.00	\$449.57	07/10/2023
2021	\$440.71	\$0.00	\$440.71	04/15/2022	\$440.71	\$0.00	\$440.71	10/17/2022
2020	\$442.16	\$0.00	\$442.16	04/09/2021	\$442.16	\$0.00	\$442.16	04/09/2021
2019	\$435.49	\$0.00	\$435.49	04/27/2020	\$435.49	\$0.00	\$435.49	04/27/2020

899.14

## Sales History

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