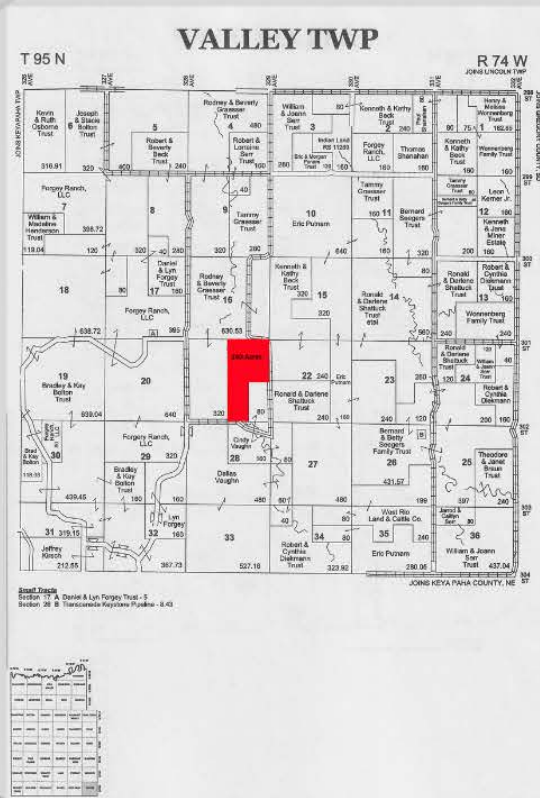


240 (+/-) acres of pasture land with 2 dams and 51 (+/- acres) planted to alfalfa grass with an average soil productivity of 36.24.



# 240 ACRES OF PASTURELAND

for sale:  
3500/acre

CONTACT US  
605-842-3212  
439 E 2ND STREET, WINNER, SD

shippyrealty.com

# SHIPPY REALTY

## & AUCTION

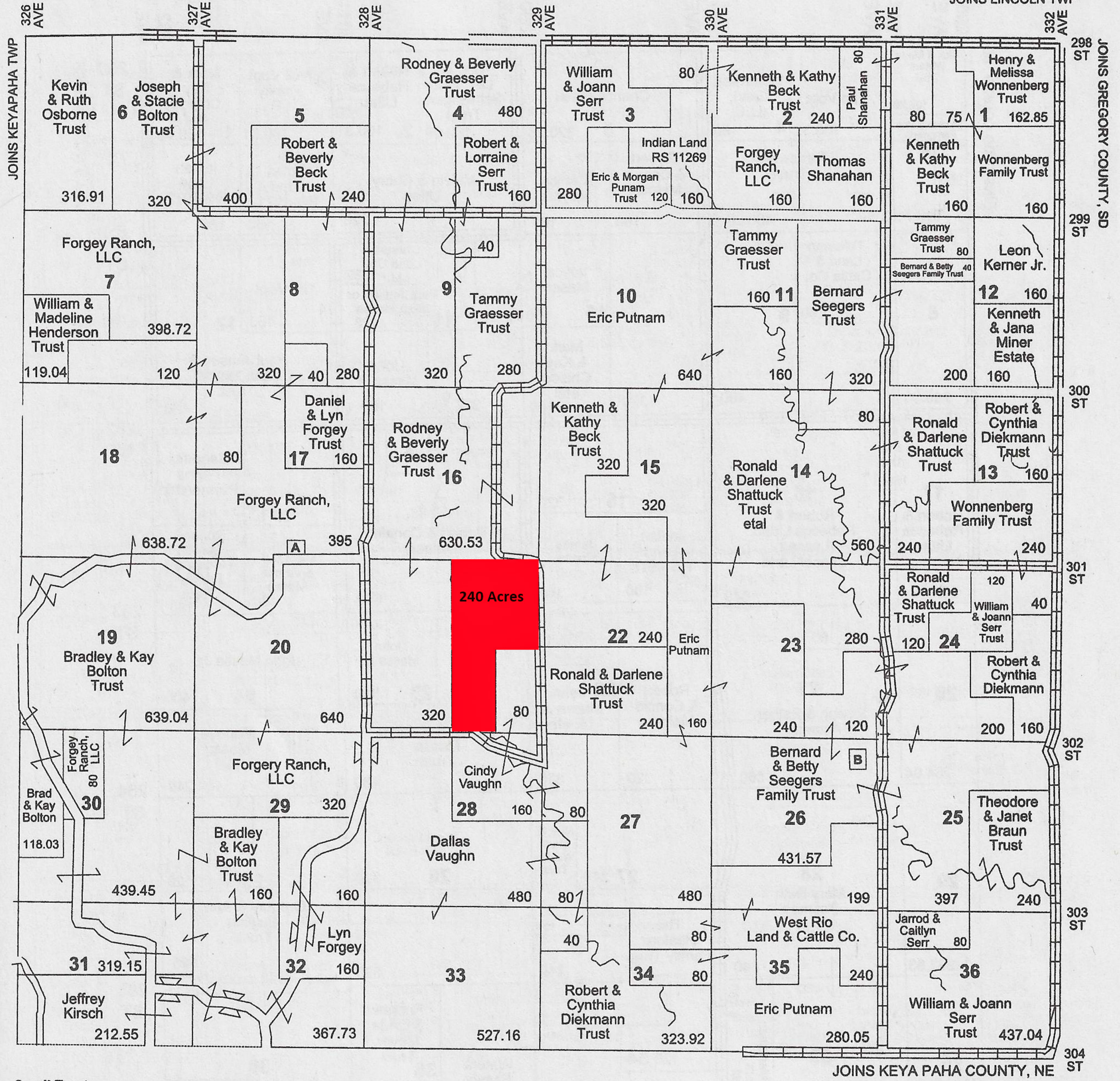
605-842-3212

# VALLEY TWP

T 95 N

R 74 W

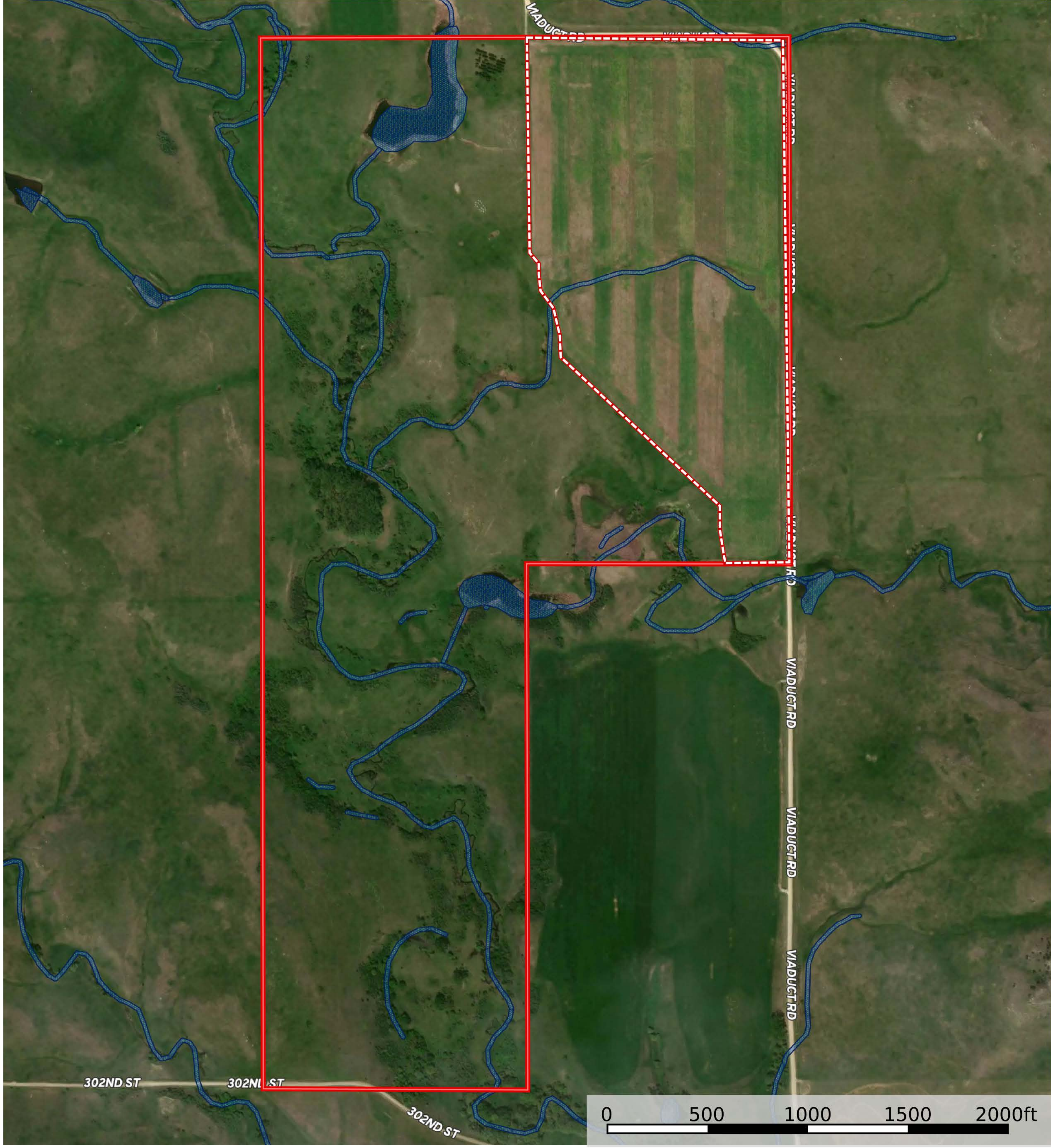
JOINS LINCOLN TWP



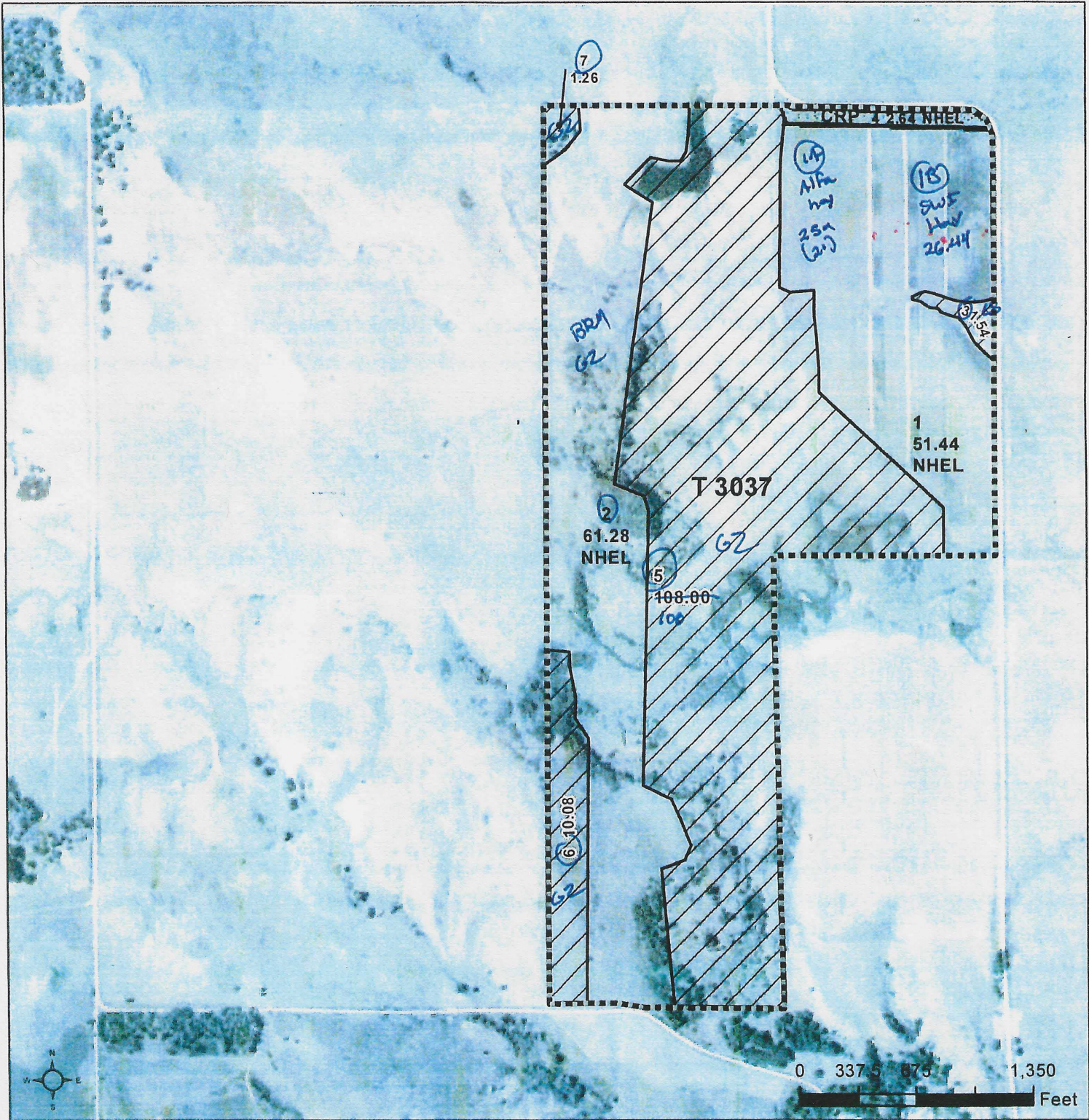
**Small Tracts**  
 Section 17 A Daniel & Lyn Forgey Trust - 5  
 Section 26 B Transcanada Keystone Pipeline - 8.43

R 74 W									
R 75 W									
R 76 W									
R 77 W									
R 78 W									
R 79 W									
PAHAPESTO	SUNSHINEWOOD	STAR VALLEY	LONG STAR	ROSELAND					
CUTLEY	LOHETREE	IDEAL	KING	CONDON					
PROGRESS	WITTEN	BANDER	BRUNSON	PLEASANT VALLEY	BULL CREEK				
CARTER	JORDAN	BLACK	LARRO	PLAINVIEW	SULLY				
TAYLOR	ROSEDALE	WEAVER	WILSON	COLORADO	IRWIN				
WRIGHT	STAR PRAIRIE	DOG EAR	MARBLE	PLEASANT VIEW	ELLISTON				
HOLECLIFF	WORTHMAN	WILLOW CREEK	LAKE	STEWART	LINCOLN				
BEAVER CREEK	HUGGINS	MILLBOND	DAMES	KEYA PAHA VALLEY					

240 acres  
Tripp County, South Dakota, 240 AC +/-



- Boundary
- Boundary
- Wetlands
- Riparian



**Common Land Unit**

- Non-Cropland
- Cropland

- CRP
- Tract Boundary
- 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 \_\_\_\_\_

100%  
Ren

2024 Program Year

Map Created March 27, 2024

Farm 1183

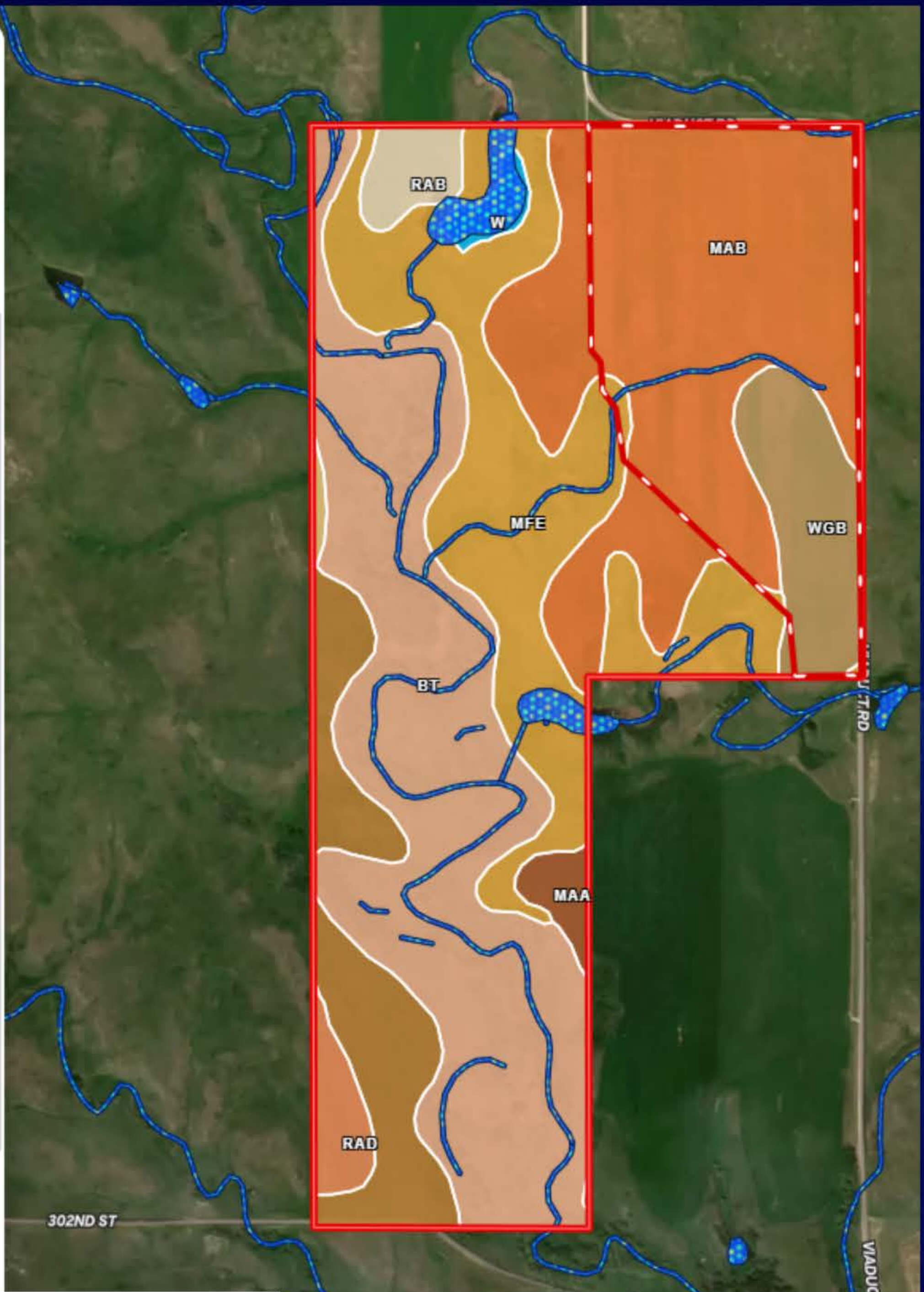
21-95N-74W-Tripp

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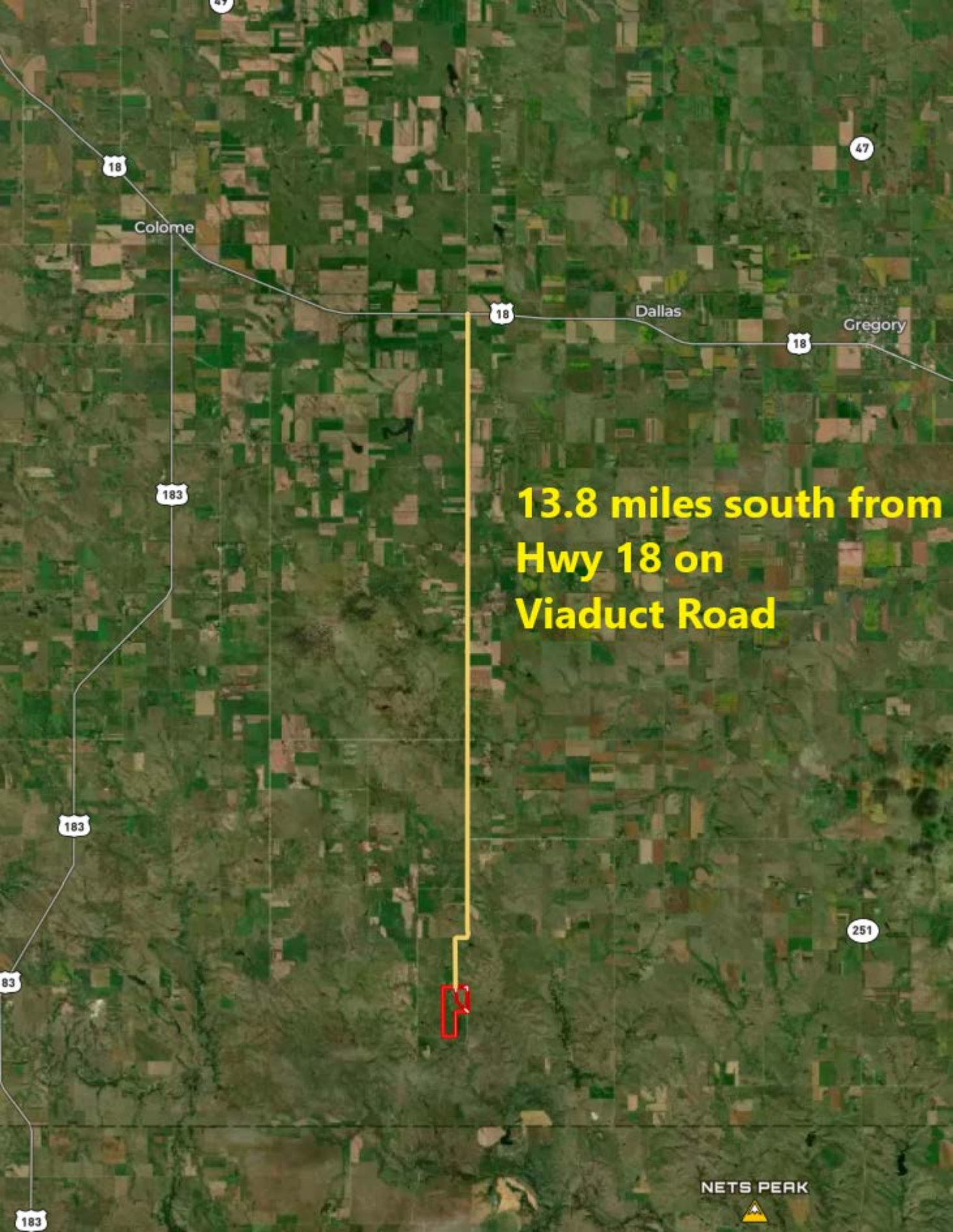
# Soil Report

Acres Capabilities WAPI

Code	Description	Acres	%	CPI	NCCPI	CAP	?
Bt	Bridgeport complex, channeled	74.26	31%	35	39	6w	?
MaB	Manter fine sandy loam, 3 to 9 percent slopes	67.1	28.02%	53	44	3e	?
MfE	Manter-Anselmo fine sandy loams, 15 to 30 percent slopes	49.5	20.67%	19	31	6e	?
BOD	Boyd-Okaton association, 9 to 25 percent slopes	20.24	8.45%	17	27	6e	?
WgB	Wewela fine sandy loam, 3 to 6 percent slopes	13.99	5.84%	39	36	4e	?
RaB	Ree loam, 3 to 6 percent slopes	4.4	1.84%	79	52	2e	?
RaD	Ree loam, 9 to 15 percent slopes	4.31	1.8%	41	55	4e	?
MaA	Manter fine sandy loam, 0 to 3 percent slopes	2.77	1.16%	59	44	3e	?
W	Water	2.21	0.92%	-	-	8	?
OAF	Okaton association, 25 to 40 percent slopes	0.71	0.3%	10	5	7e	?



Totals 239.51 ac ? 36.24 CPI Average 37.68 NCCPI Average 4.92 Cap. Average



**13.8 miles south from  
Hwy 18 on  
Viaduct Road**

