

Southern Tripp County, SD

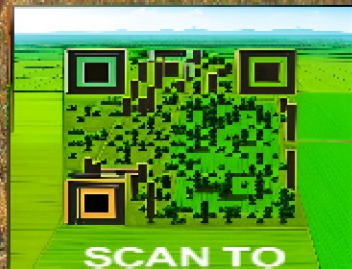
# Land Auction

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)



SCAN TO  
WEBSITE

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

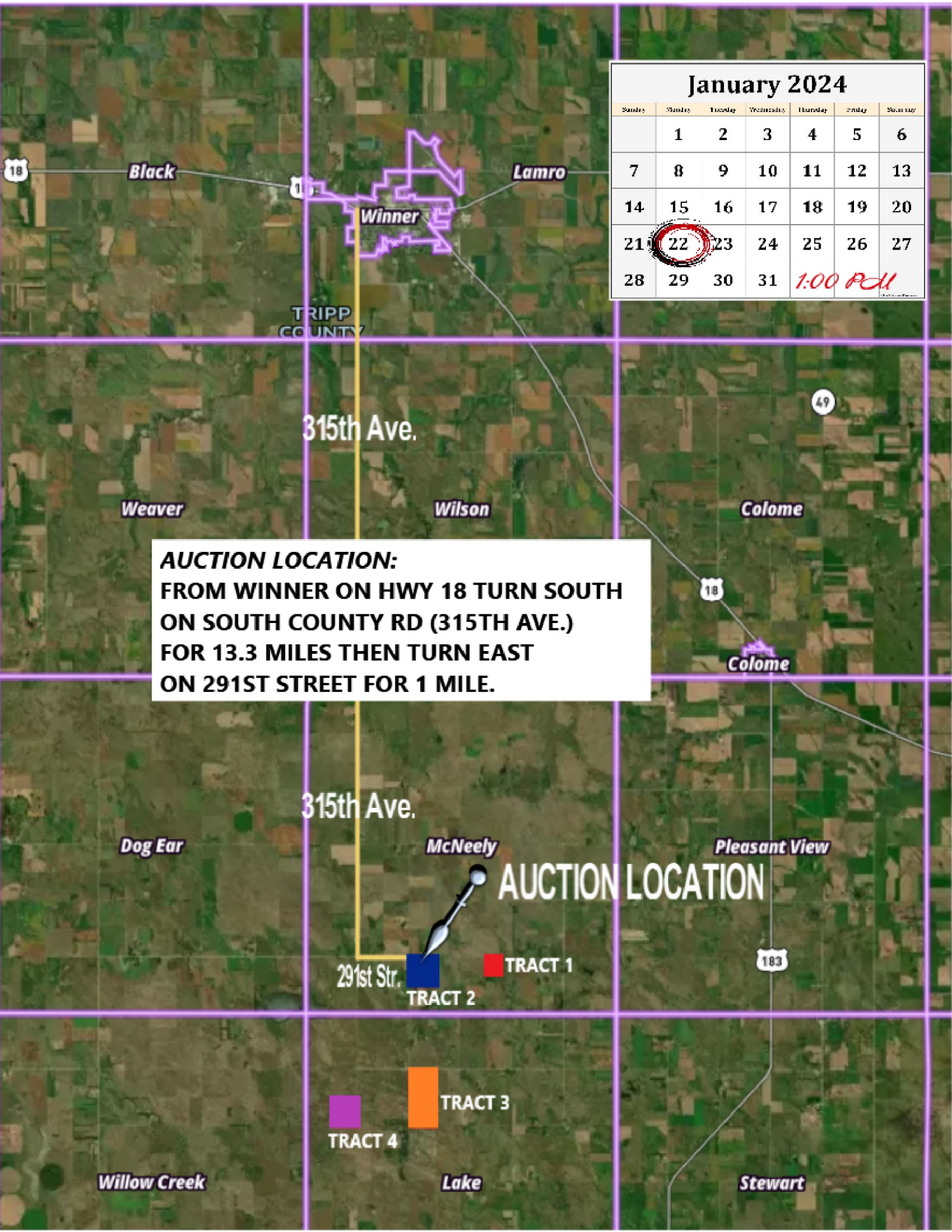


**IRENE WEIDNER RANCH**



# January 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1:00 PM		

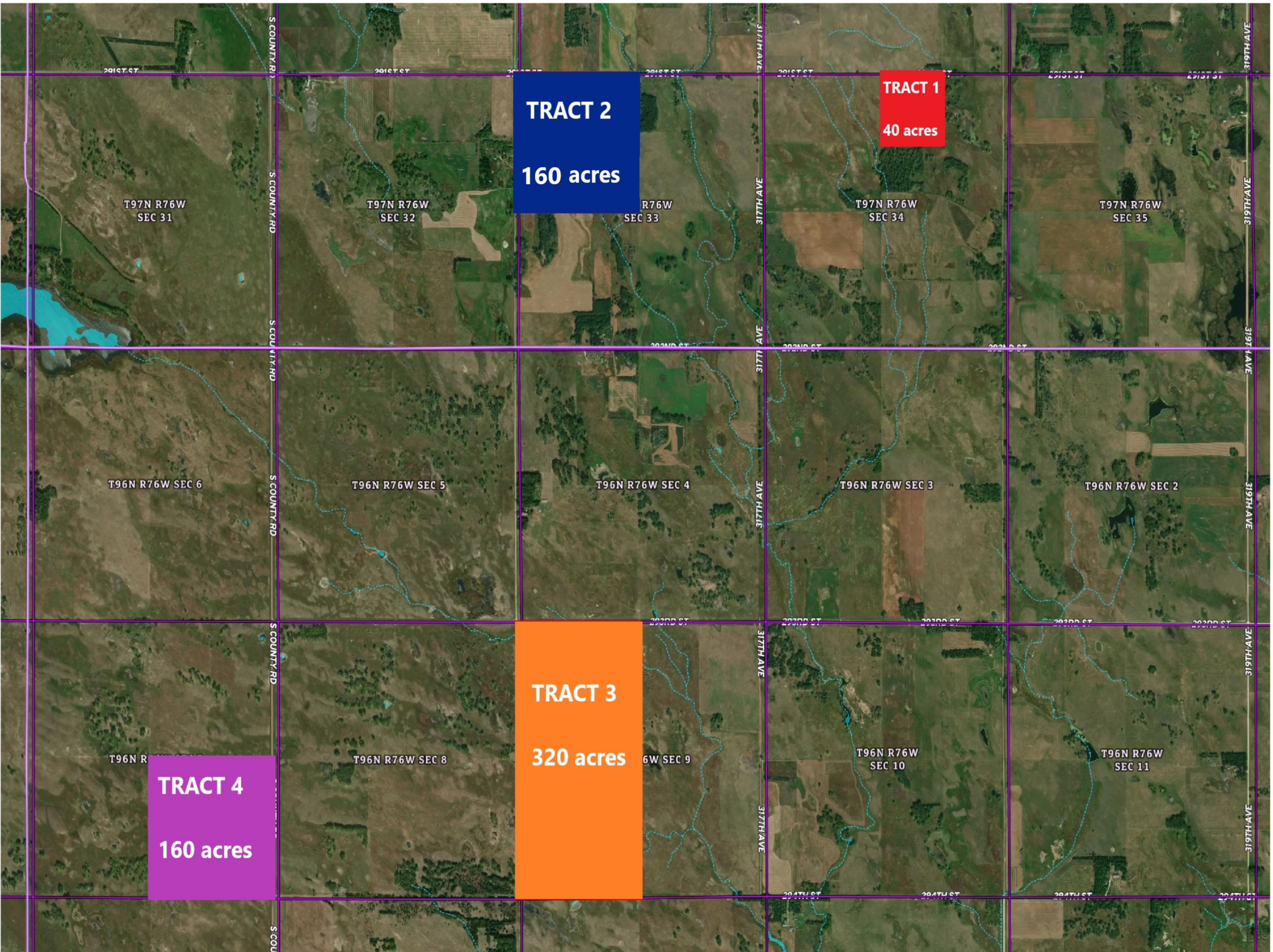


**AUCTION LOCATION:**  
 FROM WINNER ON HWY 18 TURN SOUTH  
 ON SOUTH COUNTY RD (315TH AVE.)  
 FOR 13.3 MILES THEN TURN EAST  
 ON 291ST STREET FOR 1 MILE.

**AUCTION LOCATION**

291st Str. ■ TRACT 2 ■ TRACT 1

■ TRACT 4 ■ TRACT 3



**TRACT 1:** Cropland, (+/- 40 acres, 26 acres in planted in winter wheat), NW1/4NE1/4 of 34-97N-76W in McNeely Twp.

**TRACT 2:** Cropland, (+/- 160 acres, 154 acres planted in winter wheat plus a well), NW1/4 of 33-97N-76W in McNeely Twp.

**TRACT 3:** Pasture, (+/- 320 acres, pasture with a well & dugout), NW1/4 & SW1/4 of 9-96N-76W in Lake Twp.

**TRACT 4:** Pasture, (+/-160 acres, with dugout), SE1/4 of 7-97N-76W in Lake Twp.



Shippy Realty & Auction 605-842-3212  
Brad Gran, Auctioneer 605-208-5671  
439 East 2nd Street  
Winner, SD 57580

Southern Tripp County, South Dakota

# LAND AUCTION

680 +/- Acres  
Offered in 4 Tracts

Monday  
Jan. 22, 2024  
1:00 PM CST

REGISTRATION AT 12:00 NOON

**REAL ESTATE TAXES:** Seller pays all the 2023 Real Estate Taxes, with 2024 taxes pro-rated to date of closing.

**MINERAL RIGHTS:** Seller will transfer all mineral rights that they presently have in this property to the new owner(s).

**ACREAGES:** Acreages determined by Tripp Co. Assessors, FSA maps, Agri-Data maps, and BLM maps & sold by legal description only. These acreages determine the total price of each parcel, but there is no guarantee of exact number of acres in each parcel. No survey provided. If sold in tracts, interior corners are deemed reliable, however, neither Seller or Auctioneer/Broker are making any guarantees or warranties, actual or implied, as to number of acres in individual tracts, or in the entire unit. No guarantee on the placement of any of the existing fences.

**TITLE INSURANCE & CLOSING:** Gregory County Title Company of Burke, SD 605-775-2943, will conduct the closing. Policy available for inspection prior to the auction. Owners Title Policy & Closing Agent Fee to be split between Buyer and Seller. Lenders Policy, if needed, is to be paid at Buyer's Expense.

**1031 Exchange:** Seller will cooperate to facilitate a 1031 Exchange, if needed by the buyer. Inspect property to extent deemed necessary and rely on your own judgment when bidding. Do your own research both onsite and offsite. Descriptions & information are from sources deemed reliable; however, neither Seller, Auctioneers, nor associated persons is making any guarantees or warranties, actual or implied. Property is sold "As-is, Where-is".

**TERMS:** All bidders must bring an "Absolute Letter of Credit" on Auction Day, to pre-qualify the bidder for maximum amount the bidder can pay for the property at the discretion of the Seller's Agent. Successful bidder will deposit 20% nonrefundable earnest money on Auction Day with the balance due in certified funds on, or before February 23, 2024. Property Sells without Buyer Contingency. Have financial arrangements secured prior to bidding. Marketable title transferred by Trustee's Deed, subject to any easements, restriction, or reservations of record. Possession: February 23, 2024.

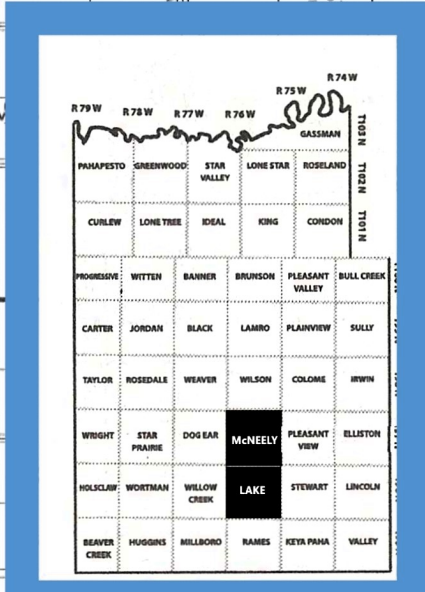
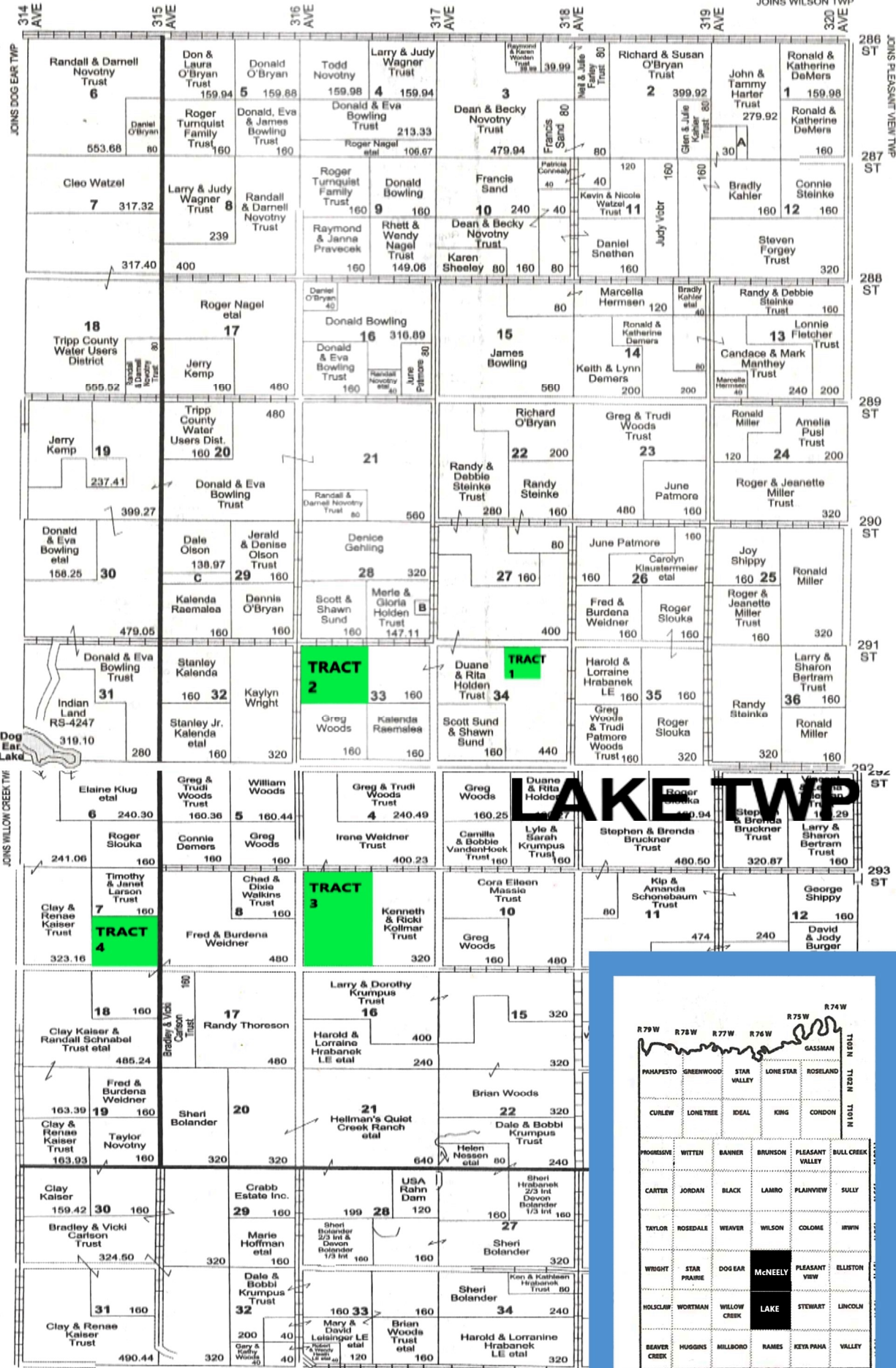
**Announcements made at Auction take precedence over any Printed material or prior representations. Auctioneers represent Seller in transaction.**

# McNEELY TWP

T 97 N

R 76 W

JOINS WILSON TWP



# 2022 TAX INFORMATION

TRACT #	LEGAL	PARCEL NUMBER	TAXES	YEAR
TRACT 1	NW1/4NE1/4 OF 34-97-76	25.34.1500	249.52	2022
TRACT 2	NW1/4 OF 33-97-76	25.33.2000	1213.34	2022
TRACT 3	NW1/4&SW1/4 OF 9-96-76	20.09.2000/3000	1392.2	2022
TRACT 4	SW1/4 OF 7-96-76	20.07.4000	899.14	2022