

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 Stelnke 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

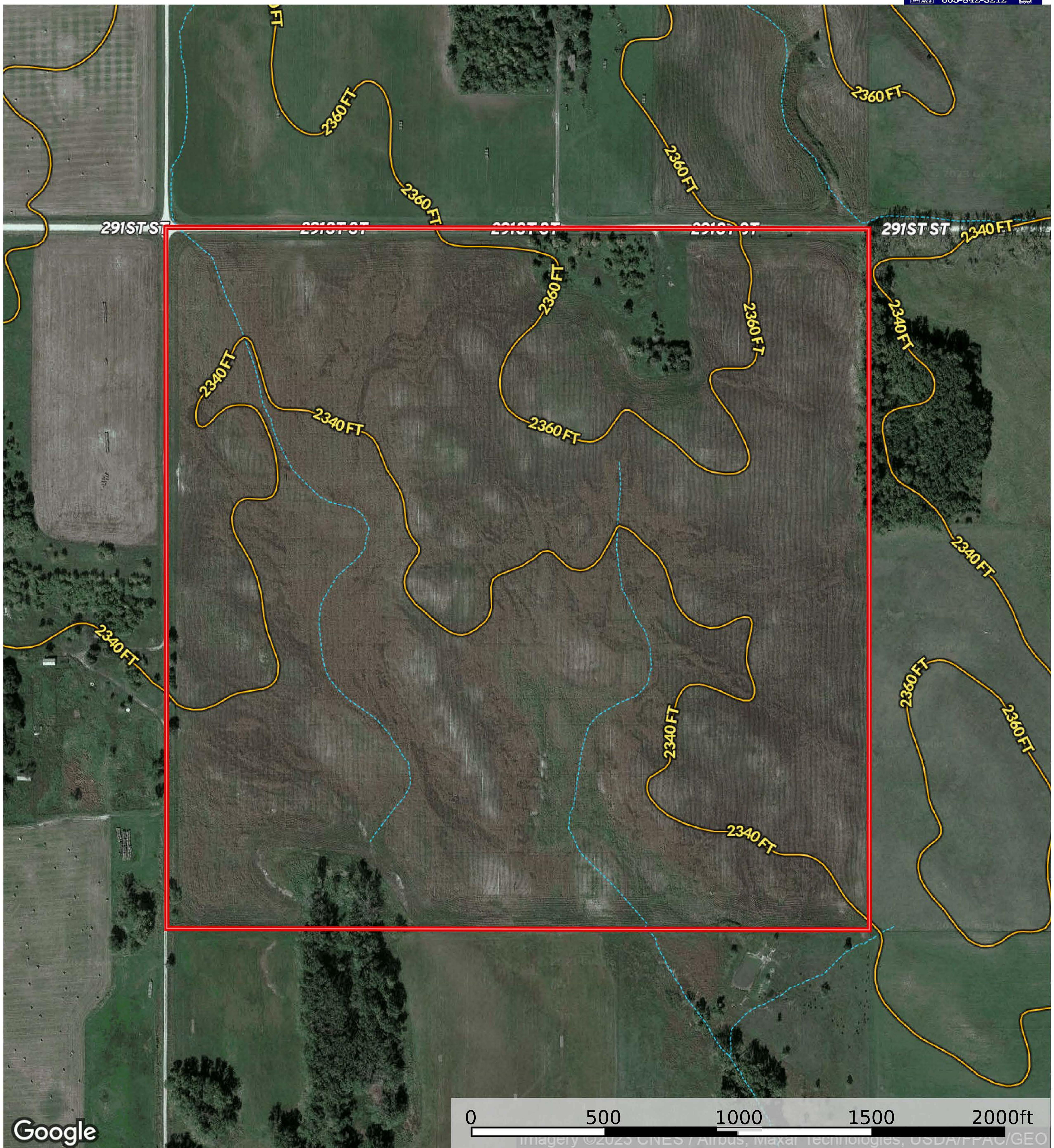


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- Townships

Weidner Auction

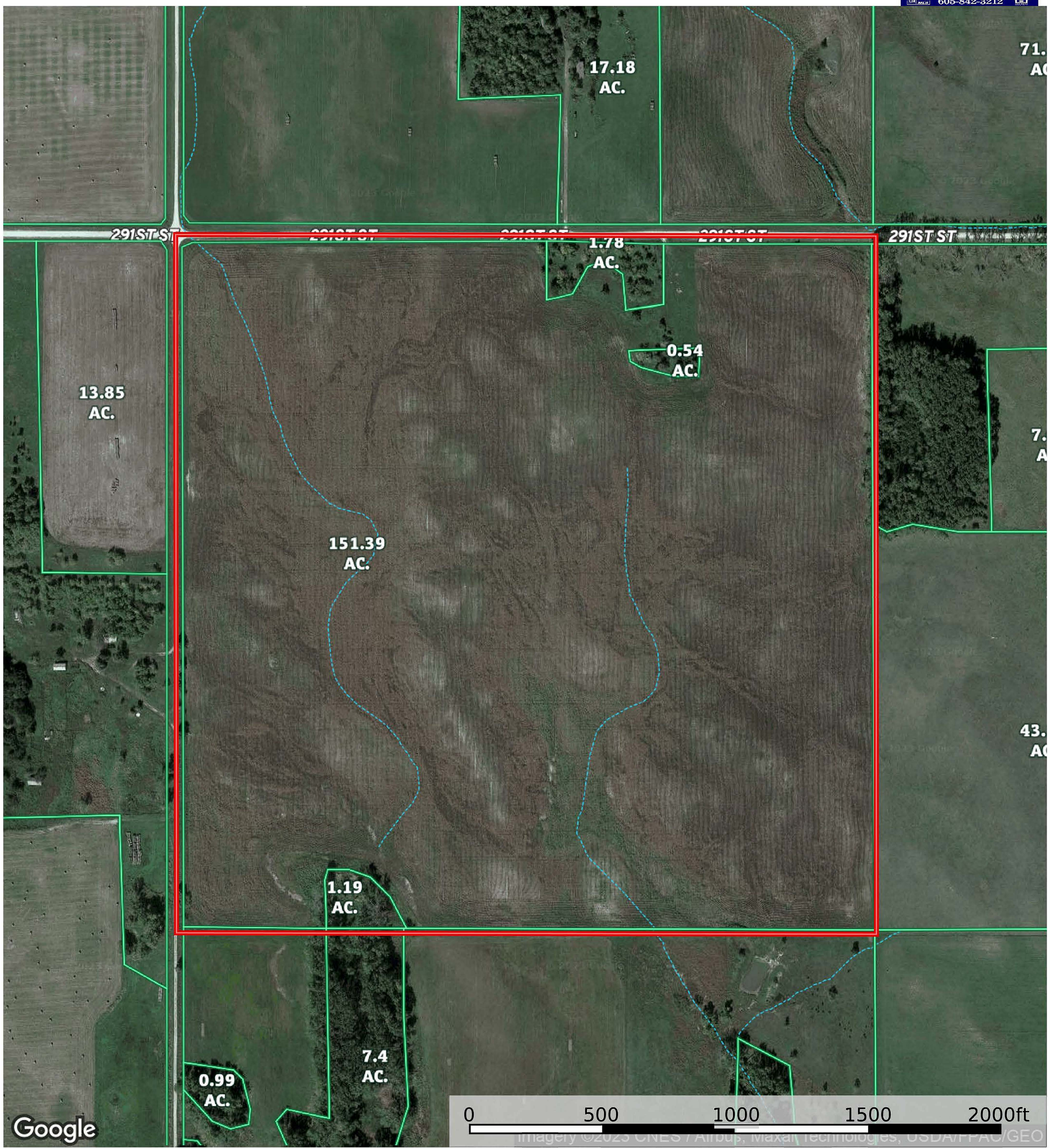
Tripp County, South Dakota,

AC +/- 160 Acres (Tract 2)



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

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



Google

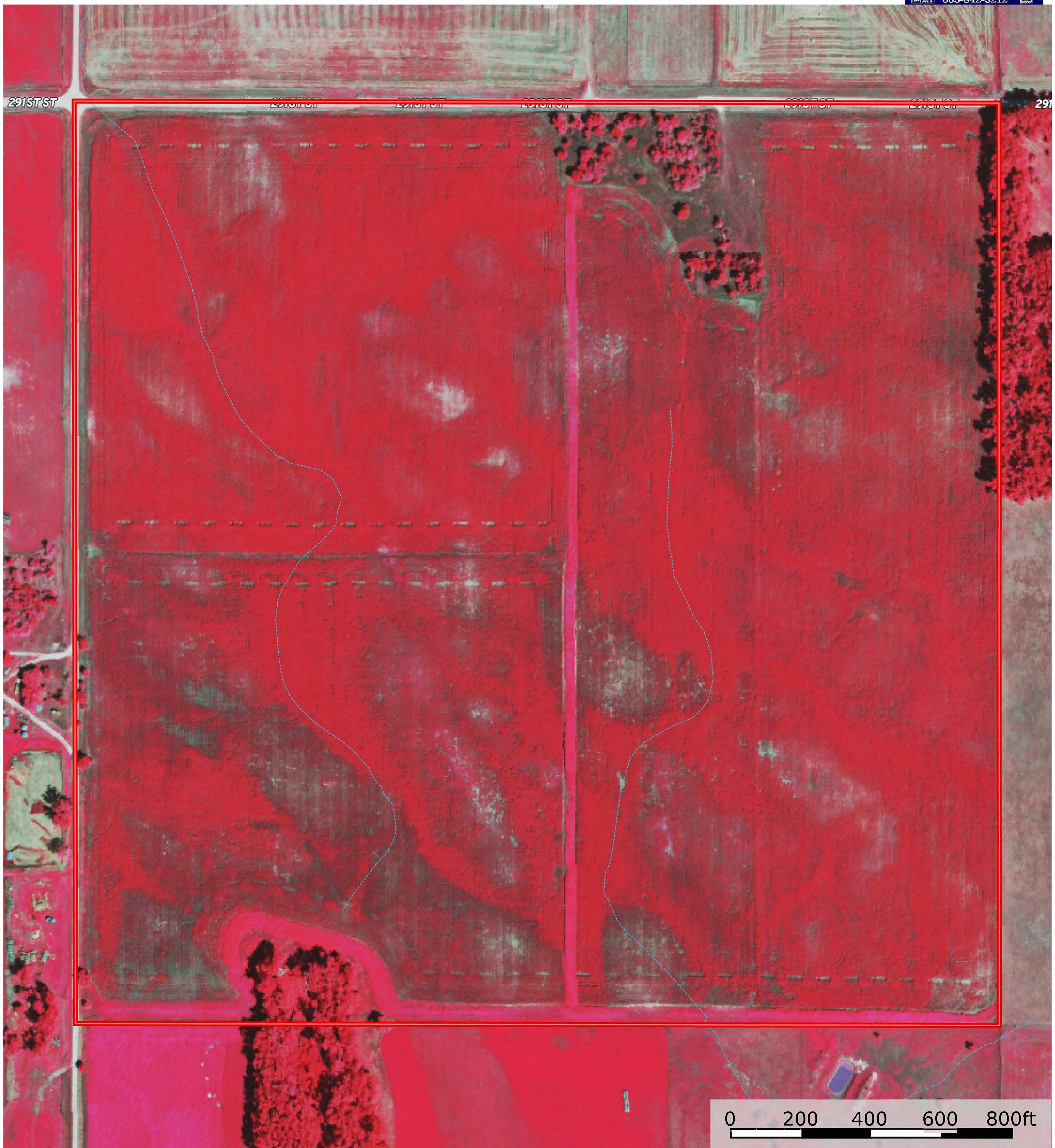
0 500 1000 1500 2000ft

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

Weidner Auction

Tripp County, South Dakota,

AC +/- 160 Acres (Tract 2)



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



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	Producer Initial _____
Corn = Yellow	Date _____
Soybeans = Common	
Wheat - HRS or HRW	
Sunflowers = Oil or Non	

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

