

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

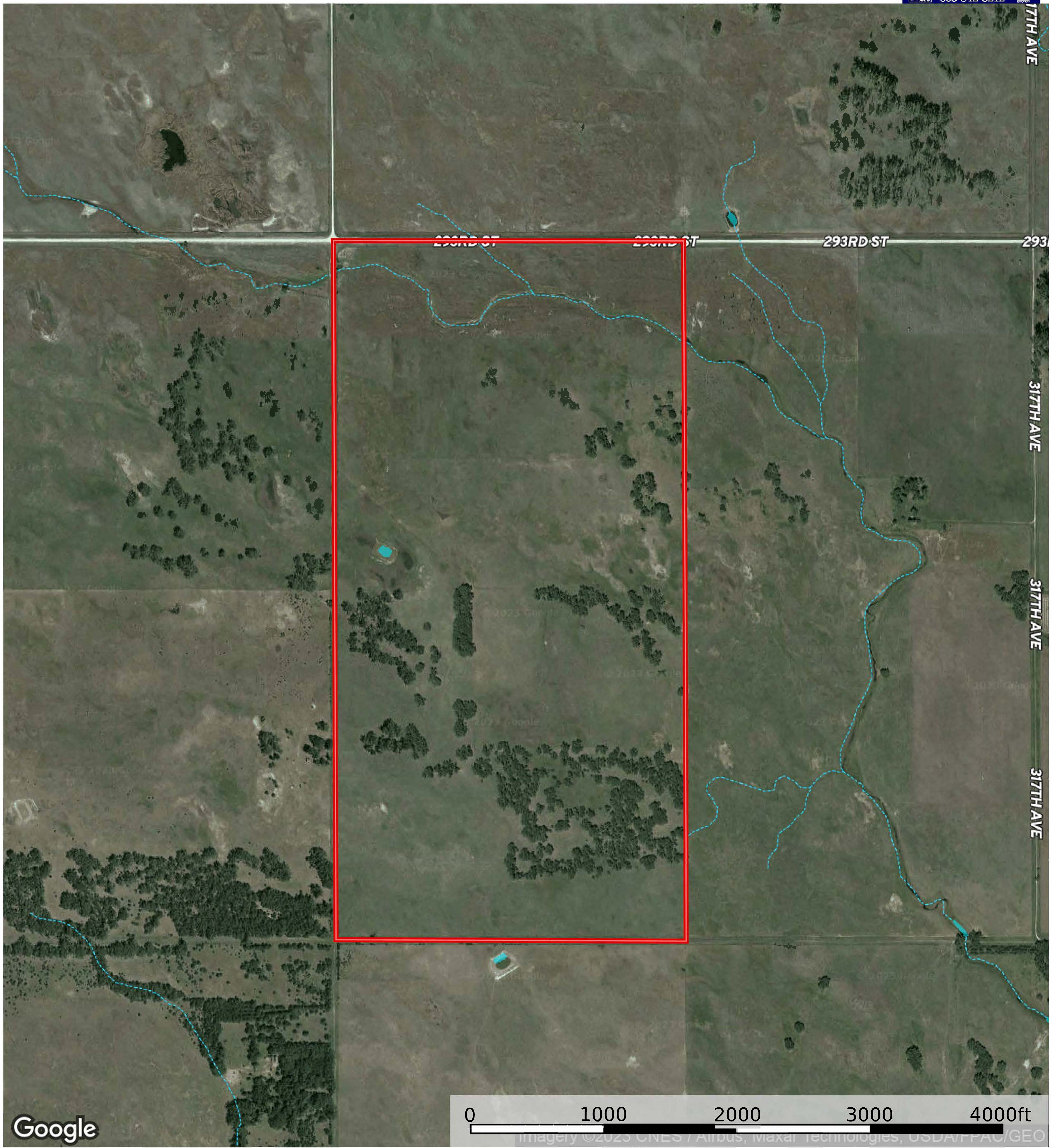


# TRACT 3 BOOK

Pasture land with a well and dugout

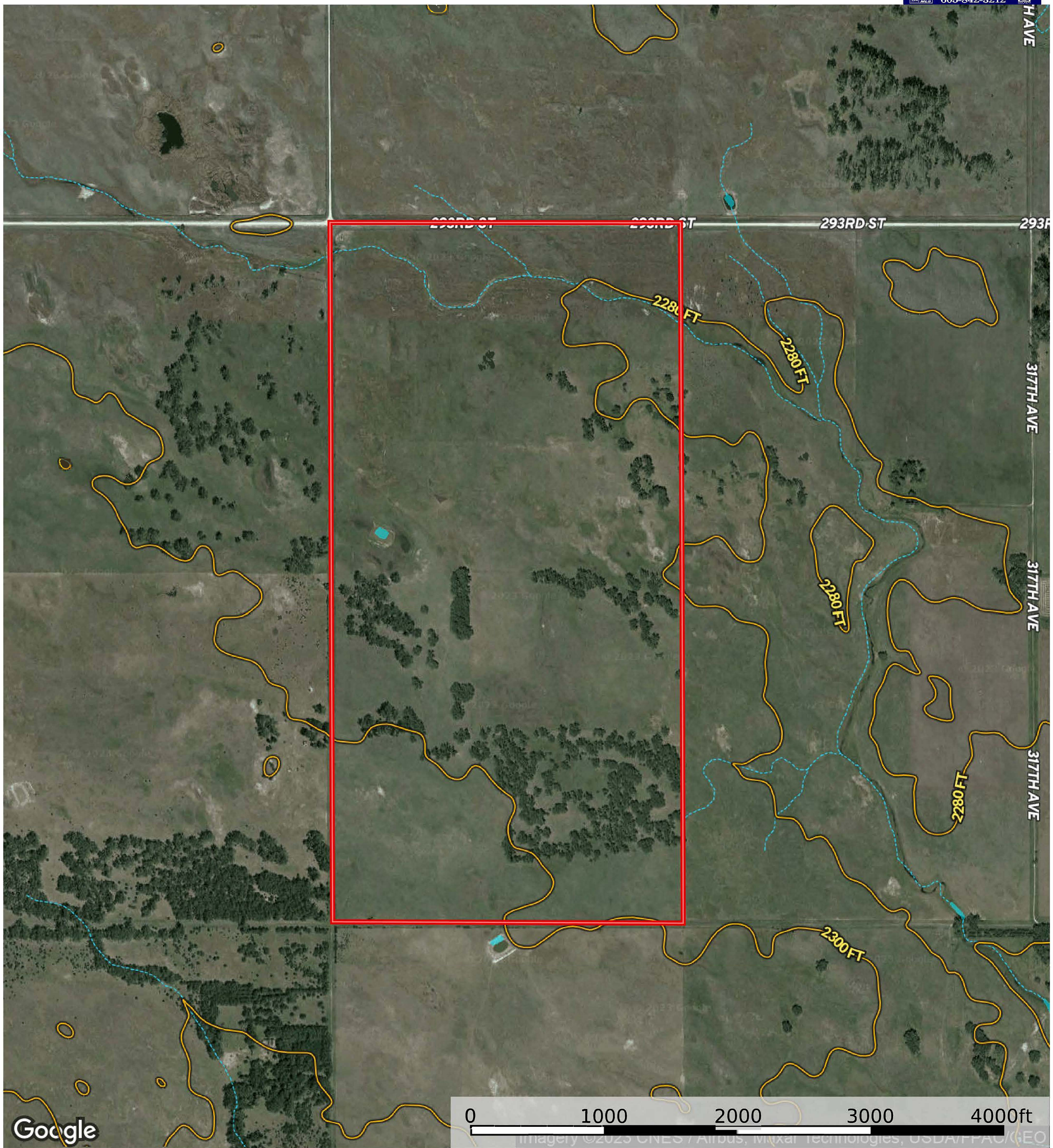


# South Dakota, AC +/- 320 Acres (Tract 3)



Boundary    Stream, Intermittent    River/Creek    Water Body    Townships

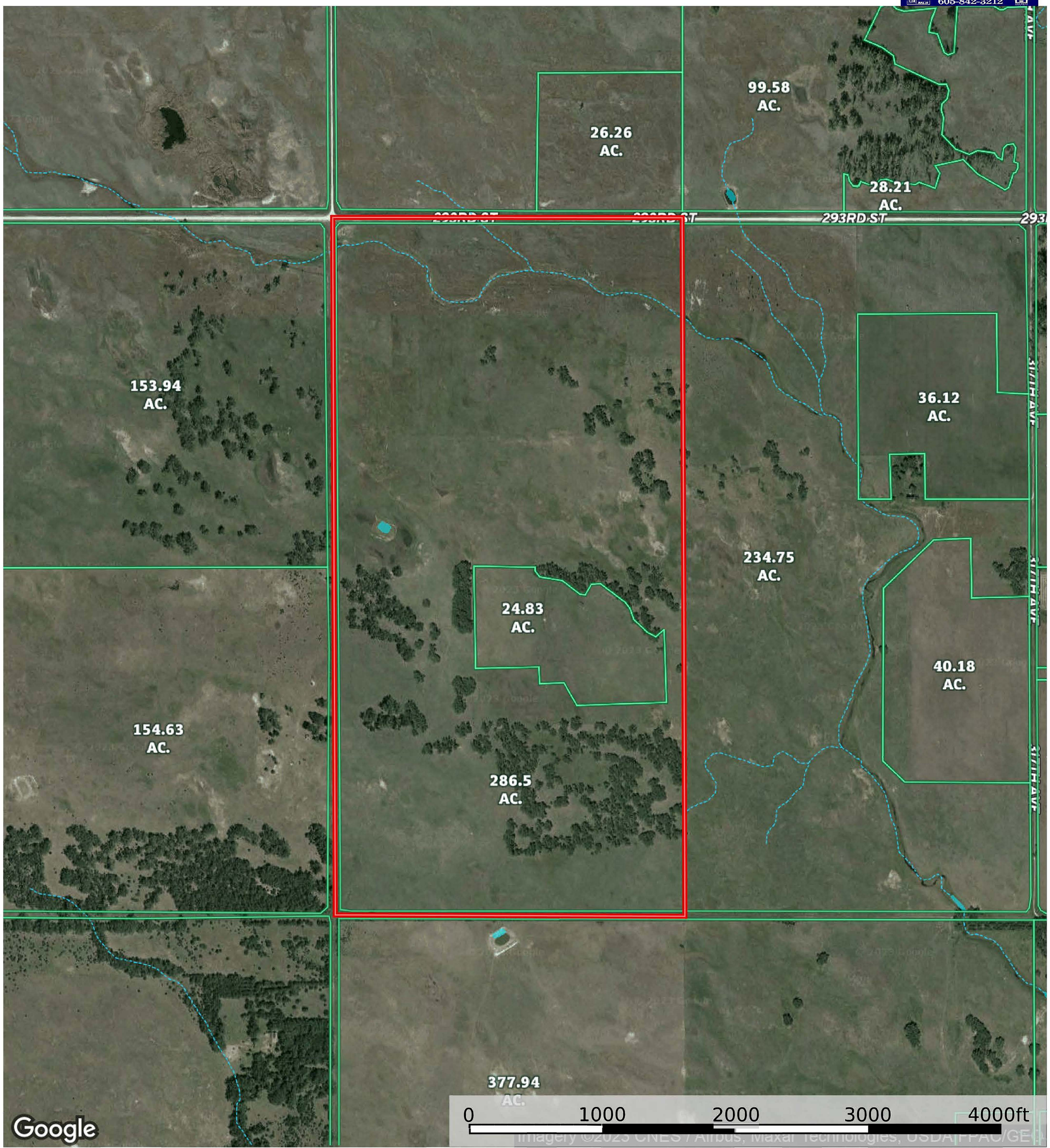




- Boundary
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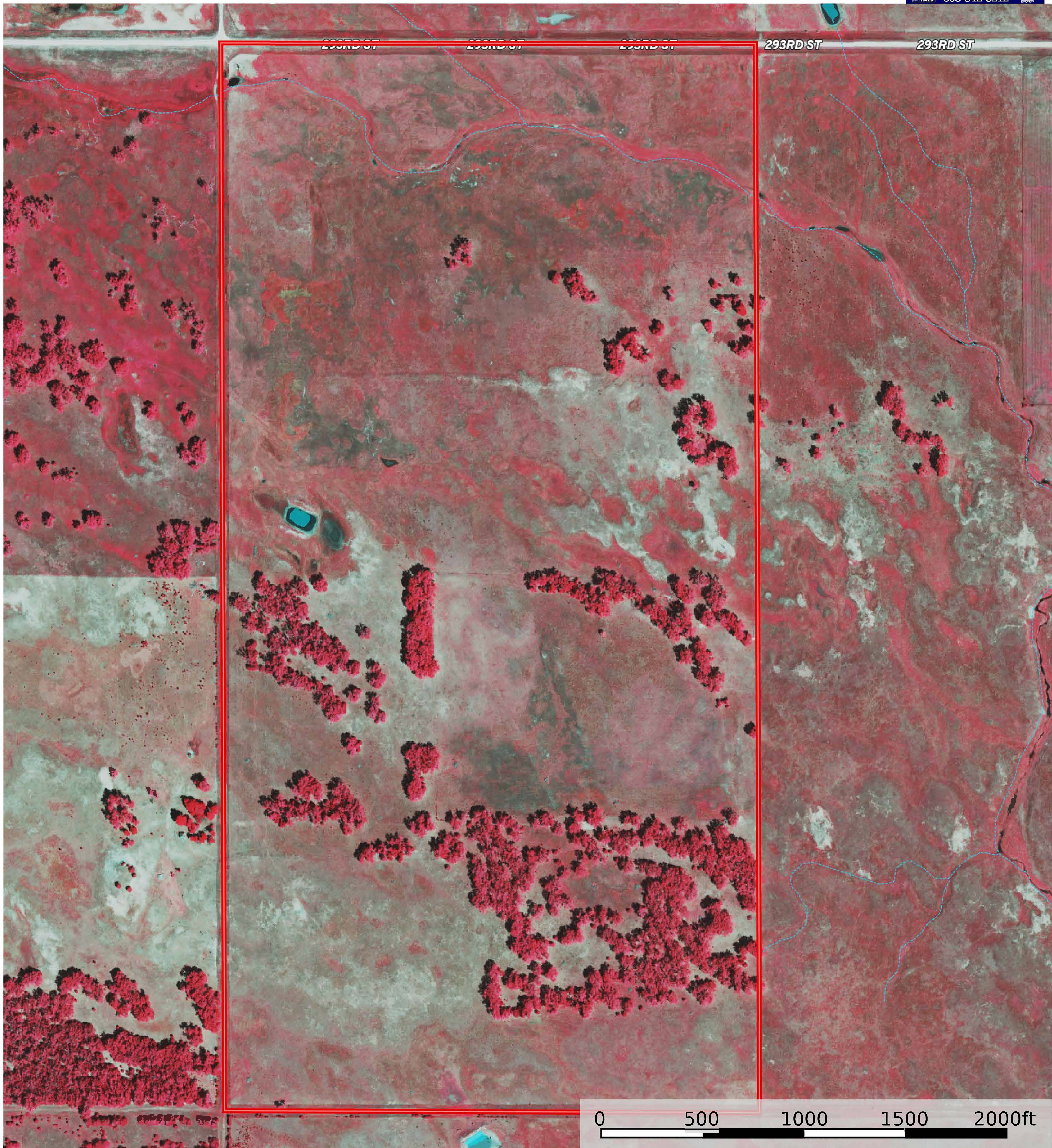
South Dakota, AC +/- 320 Acres (Tract 3)



Google

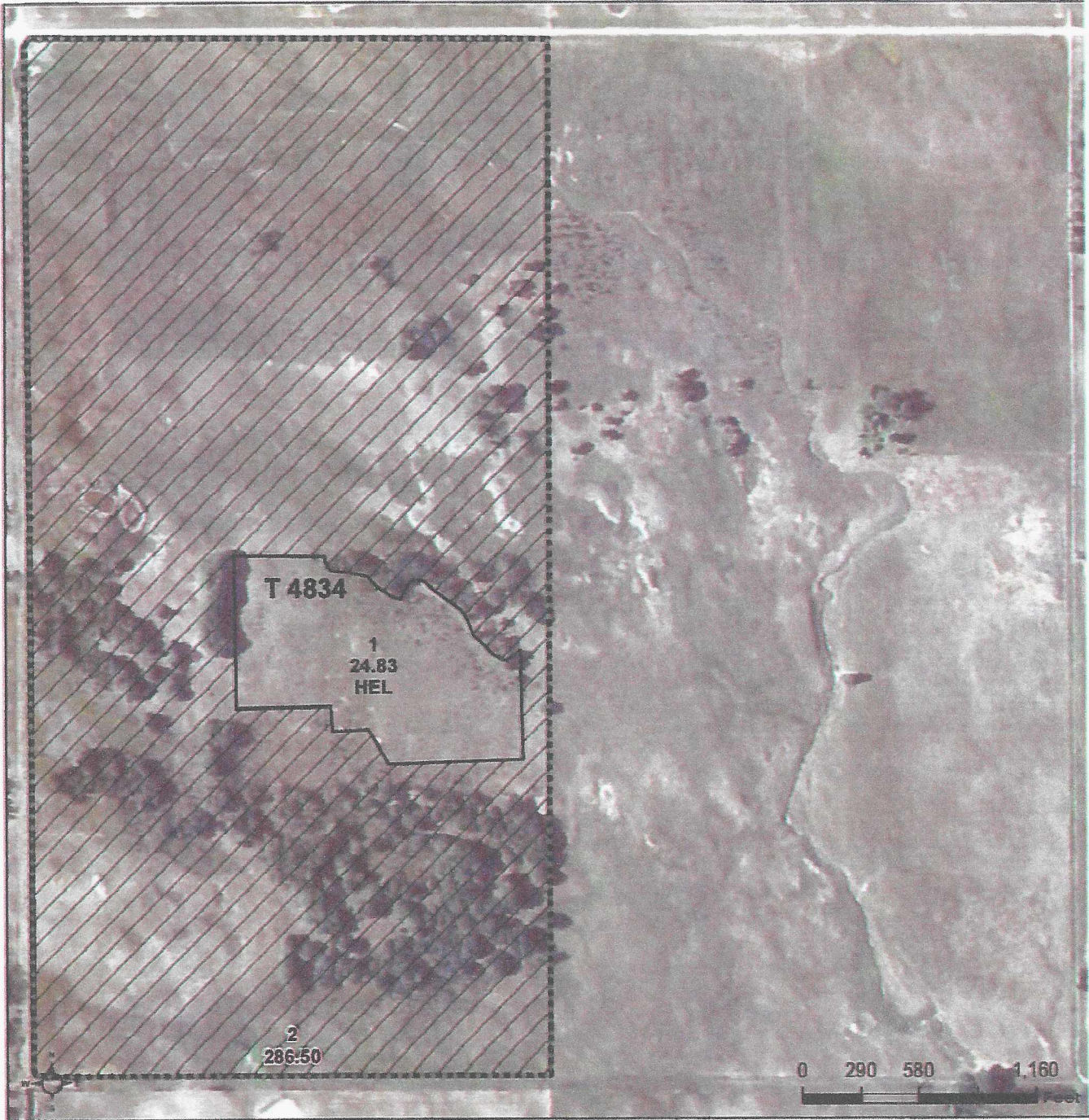
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**Common Land Unit** Tract Boundary  
 PLSS

- 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**

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# Soil Report

Acres

Capabilities

WAPI

Boundary: 319.06 ac

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

