

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

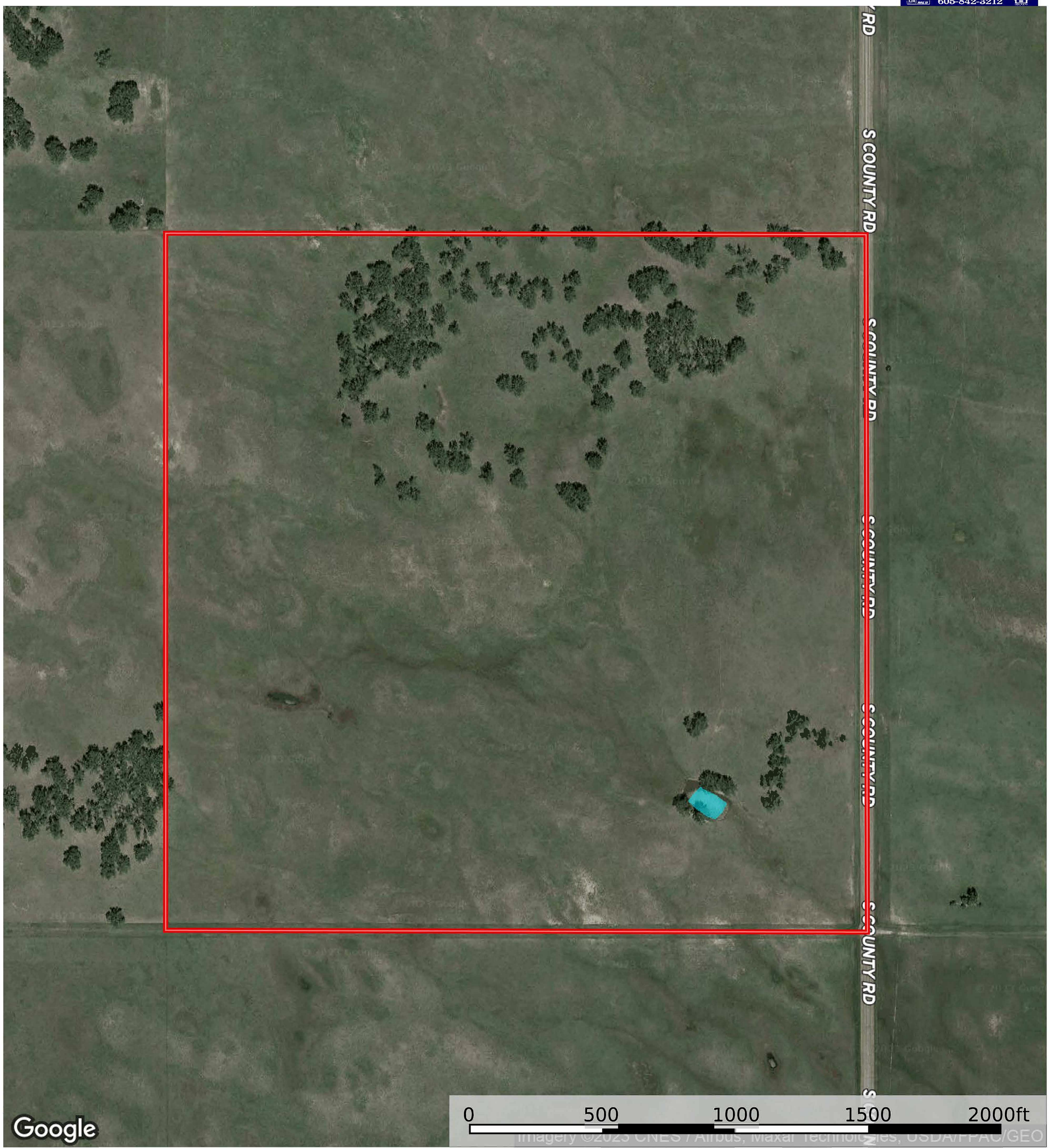
IRENE WEIDNER RANCH



TRACT 4 BOOK

Pasture land with a dugout

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

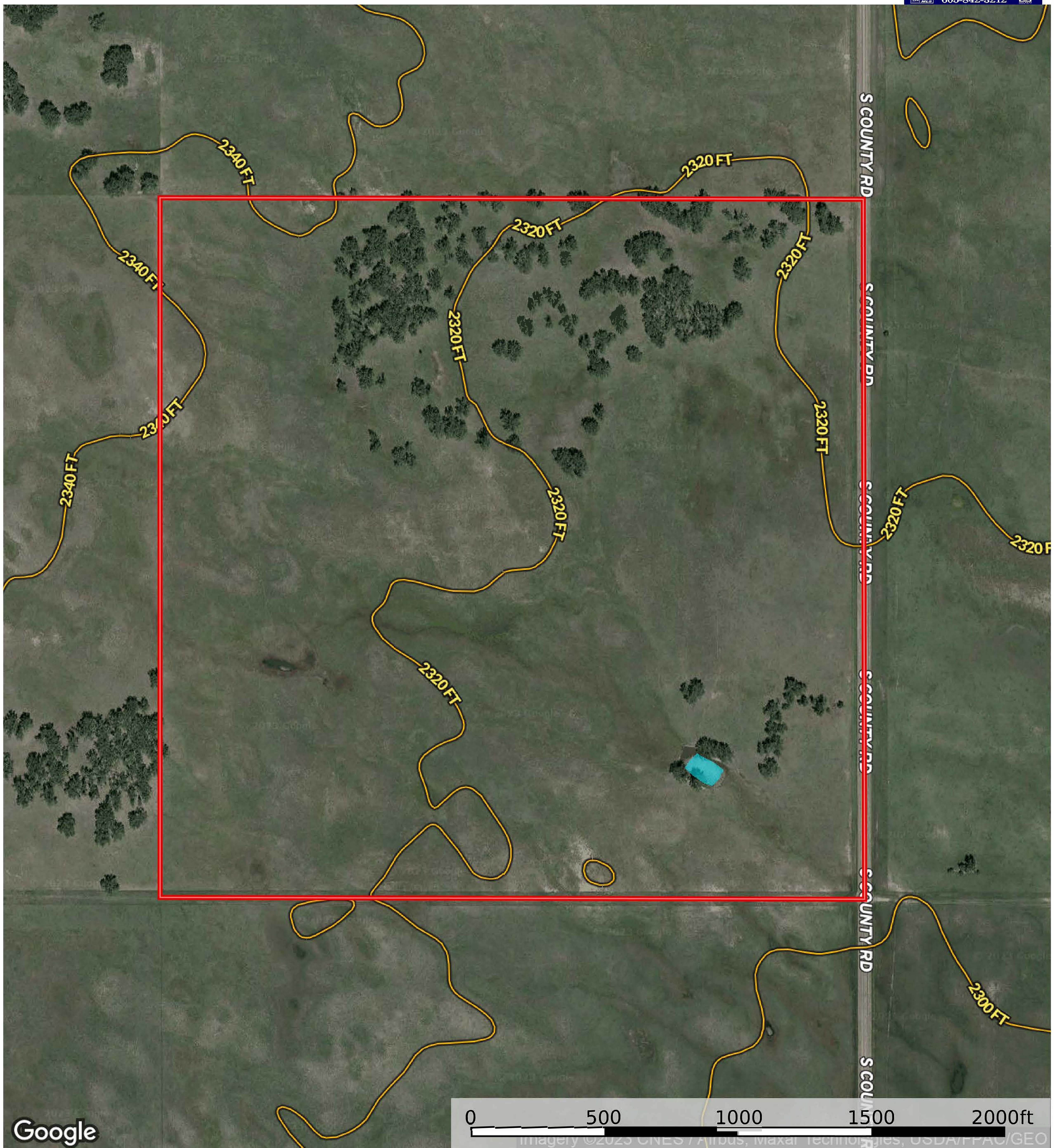


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- Townships

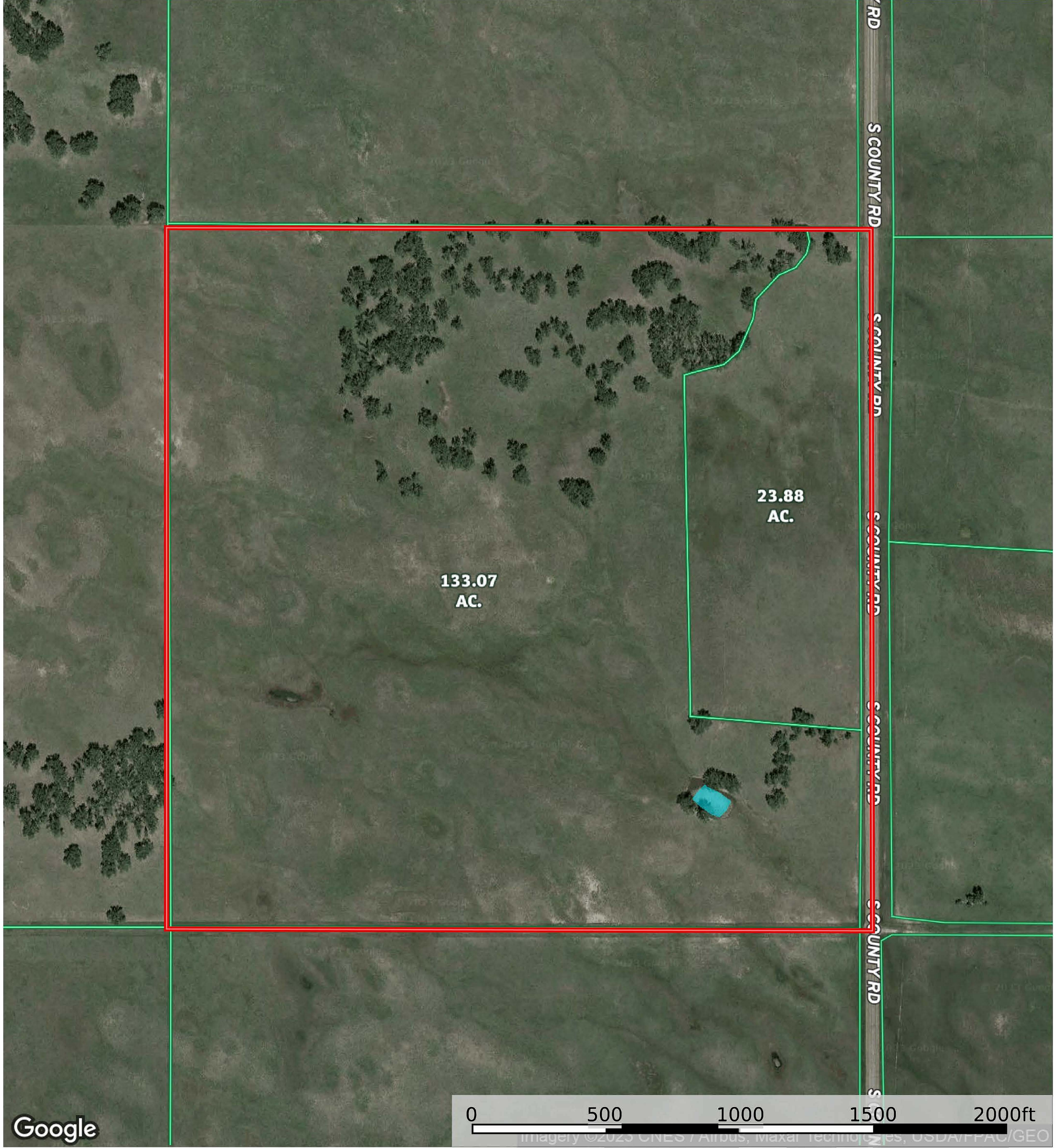
Weidner Auction

Tripp County, South Dakota,

AC +/- 160 Acres (Tract 4)



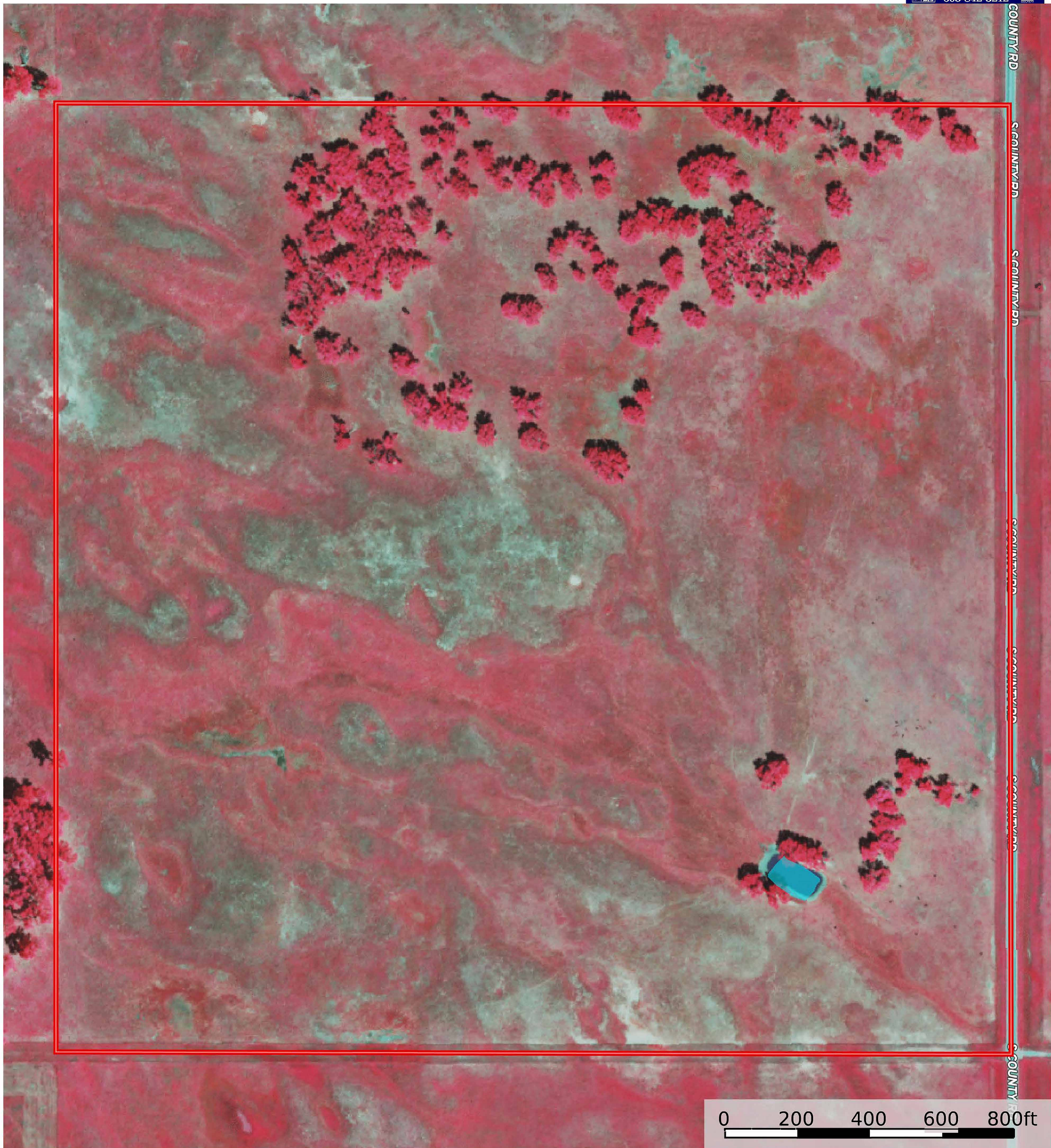
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Google



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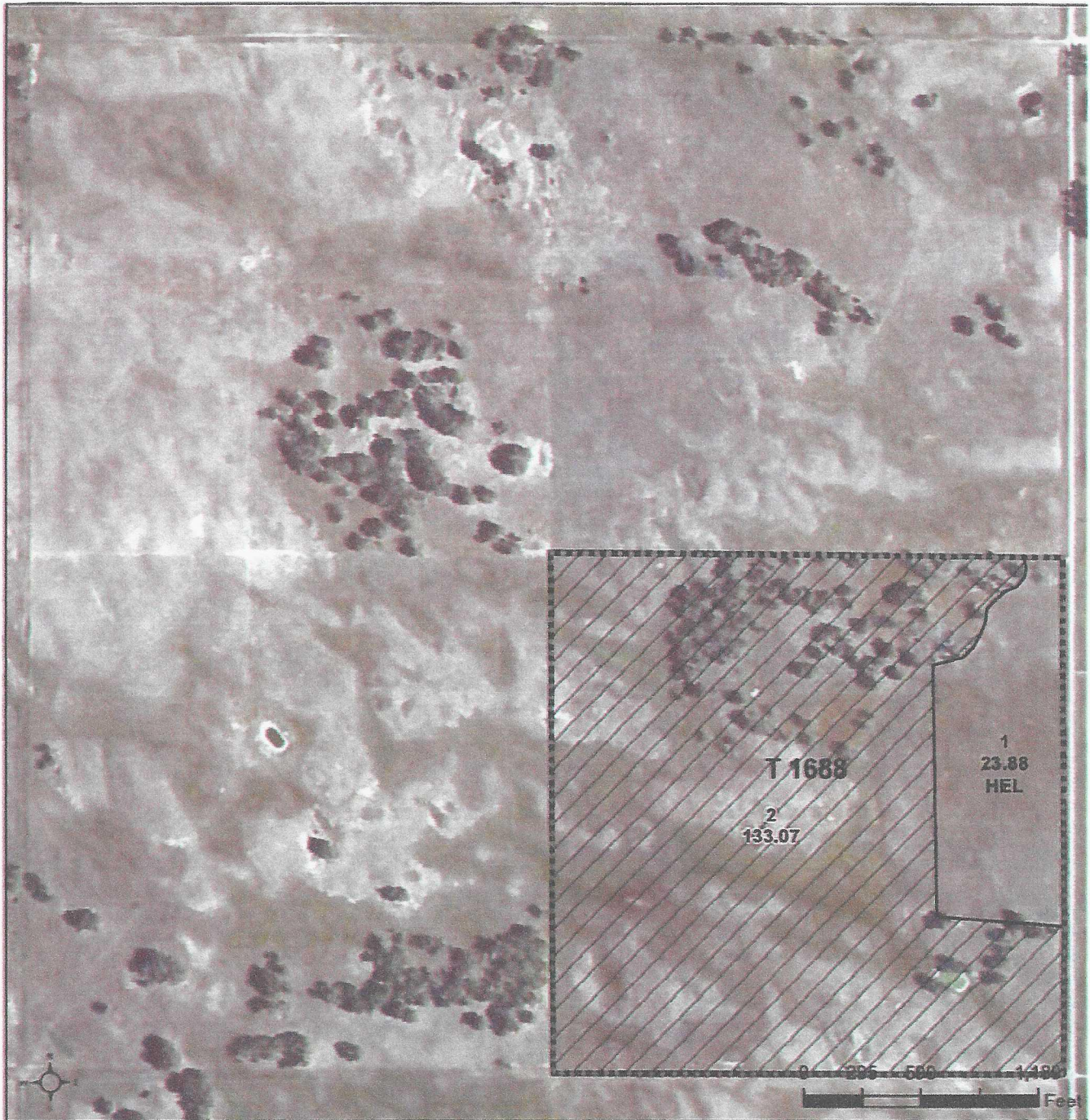


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United States
Department of
Agriculture

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

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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	?
Totals		159.89 ac		37.2 CPI Average	23.55 NCCPI Average	4.86 Cap. Average	

