

# Colome (South-central South Dakota) Land Auction

1,463 +/- Prime Acres - Offered in 9 Tracts

Monday, September 14, 2020 at 1:00 P.M. CDT

(REGISTRATION AT 12:00 NOON)

Auction held at Northeast corner of Tract #1  
(where 285th Street & Hwy 18 intersect)

LIVE & ONLINE BIDDING AVAILABLE



Brad Gran  
Auctioneer  
(605) 208-5671  
granauctions.com

[www.shippyrealty.com](http://www.shippyrealty.com)

**SHIPPY  
REALTY**



WINNER, SD 605-842-3212



Lin Shippy 605 351-4656  
Rick Shippy 605 840-2735  
Steve Steinke 605 999-5559



**OWNER: Borland Estate**





# Auction

September 2020

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	<b>14</b>	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Monday, Sep 14th 2020

Auction  
Location



TRACT  
5

US HWY 18

TRACT  
4

TRACT  
3

TRACT  
1

285th St

TRACT  
2

Colome  
SD

286th St

322nd Ave

287th St

TRACT  
7

TRACT 9

TRACT  
8

TRACT  
6

US HWY 183



Descriptions of Tracts:

**TRACT 1:** **Cropland:** **(+/-149.2 acres)** - NW1/4, including Lot A and Railroad ROW lying N & E of U.S. Hwy 18 (less Cemetery and Highway ROW of 33-98N-75W, Tripp County, SD

**TRACT 2:** **Crop & Hayland:** **(+/- 160 acres)** - SE1/4 of 32-98N-75W, Tripp County, SD

**TRACT 3:** **Crop on South & Pasture on Northside with Dam & New Fence:** **(+/- 160 acres)** - NW1/4 of 32-98N-75W, Tripp County, SD

**TRACT 4:** **Crop & Hayland:** **(+/- 160 acres)** - SW1/4 of 29-98N-75W, Tripp County, SD

**TRACT 5:** **Crop & Hayland:** **(+/- 159.89 acres)** - W1/2 of the SE1/4 & E1/2 of the SW1/4 less U.S. Hwy 18 ROW of 19-98N-75W, Tripp County, SD

**TRACT 6:** **Cropland:** **(+/- 40 acres)** - NW1/4 of the NW1/4 of 16-97N-75W, Tripp County, SD

**TRACT 7:** **Cropland & Pasture, New Fence, Dugout, Well & REA Service, XL Pipeline will cross this Property:**  
**(+/-317.06 acres)** Lots 3 & 4 and E1/2 of the SW1/4 and SE1/4 of 7-97N-75W, Tripp County, SD

**TRACT 8:** **Pasture (New Fence), Dugout, XL Pipeline will cross this property:** **(+/- 157.46) acres** - Lots 1 & 2 and E1/2 of the NW1/4 of 18-97N-75W, Tripp County, SD

**TRACT 9:** **Pasture (New Fence), Dugout:** **(+/- 160 acres)** - N1/2 of the N1/2 of 13-97N-76W, Tripp County, SD





Shippy Realty 605 842-3212  
Brad Gran 605 208-5671  
102 East 2nd Street  
Winner, SD 57580

Colome (South-Central South Dakota)

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**Real Estate Taxes:** Seller pays all the 2019 Real Estate Taxes, with 2020 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:** Acreage determined by Tripp Co. Assessors, FSA maps, Agri-Data Surety 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/Brokers 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:** Tripp & Todd Title Company of Winner, SD, 605-842-0334, 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 personnel 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% irrevocable earnest money on Auction Day with a balance due in certified funds on, or before October 30, 2020 Property sells without Buyer contingency. Have financial arrangements secured prior to bidding. Marketable title transferred by Trustee's Deed, subject to any easements, restrictions, or reservations of record. Possession: December 31<sup>st</sup>, 2020.

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