

Central South Dakota (Tripp County, Hamill)

Land

Auction

931 +/- Acres - Offered in 3 Tracts

Monday, March 18, 2024 at 1:00 P.M. CST

(REGISTRATION AT 12:00 NOON)

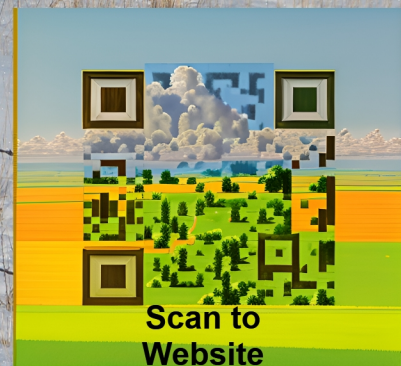
LIVE & ONLINE BIDDING AVAILABLE

Auction held on location

on the NE corner of Tract #1

1/2 mile south of Hamill on Hwy 49

then 1/2 mile west on 263rd Street



Scan to
Website

Brad Gran
Auctioneer
605-208-5671
granauctions.com

shippyrealty.com

**SHIPPY
REALTY**
& AUCTION



605-842-3212

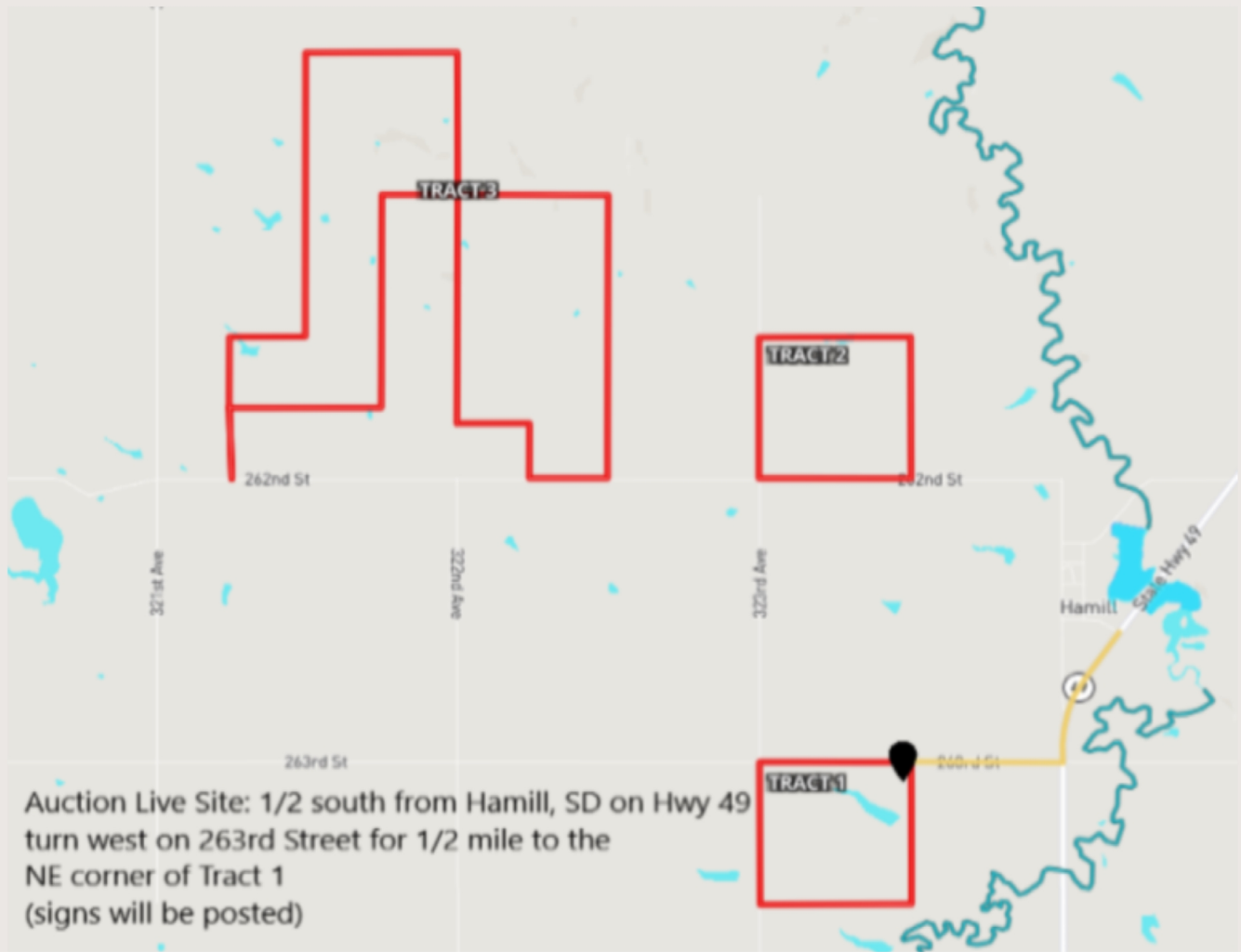


Lin Shippy 605-351-4656
Rick Shippy 605-840-2735
Steve Steinke 605-999-5559



Ekberg Ranch





March 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						

**AUCTION:
 1:00 PM
 (REGISTRATION AT NOON)**

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

Central South Dakota
(Tripp County, Hamill)

LAND

AUCTION

Monday
March 18, 2024
1:00 PM CST

931 +/- Acres
Offered in 3 Tracts

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 @ 605-775-2531 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".

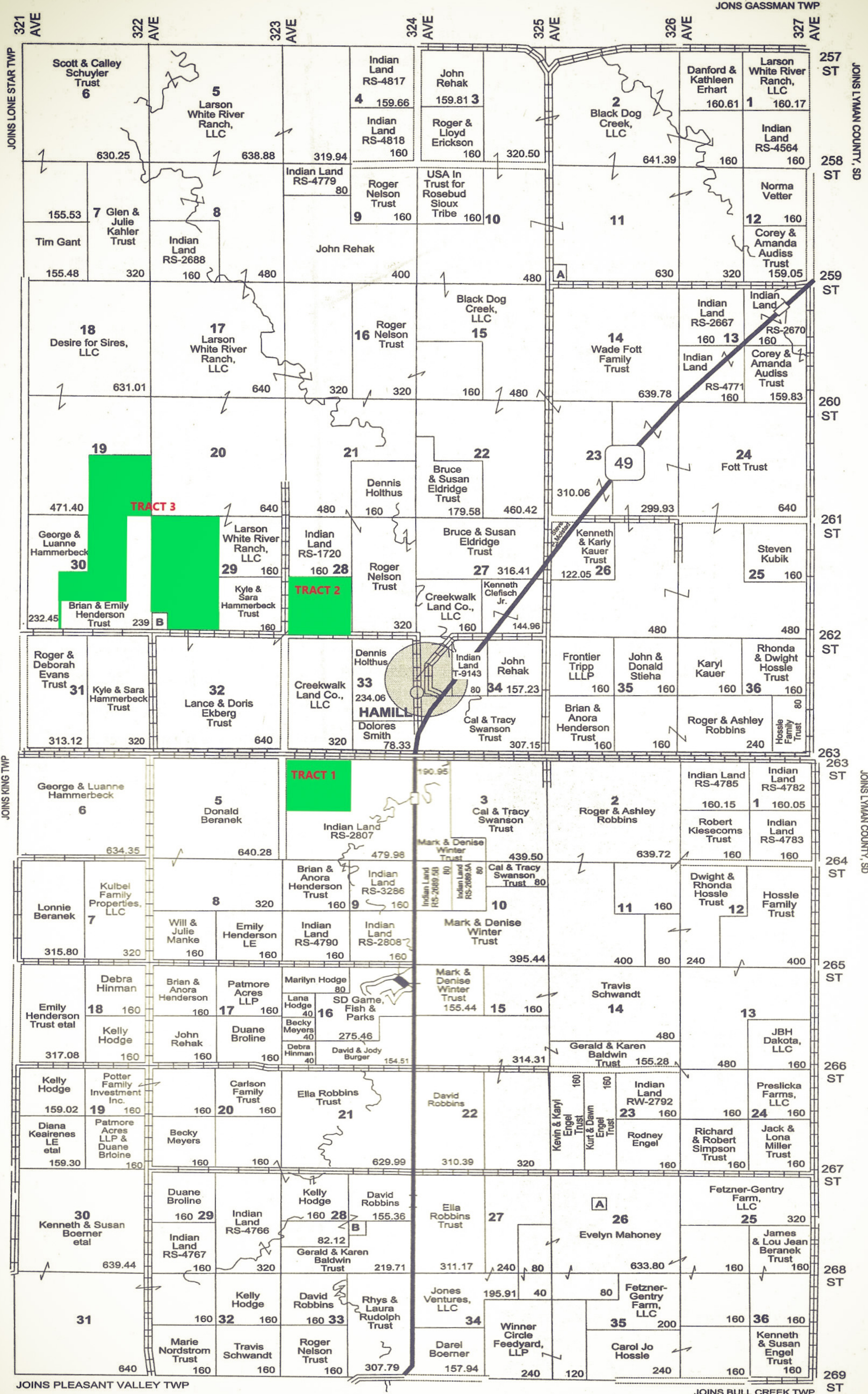
TERMS: **All bidders must provide a Bank Pre-Approval Letter to pre-qualify to Bid on Auction Day.** Successful bidder will deposit 20% nonrefundable earnest money on Auction Day with the balance due in certified funds on, or before April 15, 2024. Property Sells without Buyer Contingency. Have financial arrangements secured prior to bidding. Marketable title transferred by Trustee's Deed, subject to any easements, restriction, or reservations of record. Possession: April 15, 2024.

Announcements made at Auction take precedence over any Printed material or prior representations. Auctioneers represent Seller in transaction. Land owners are not responsible for Accidents.

ROSELAND TWP

R 74 W

T 102 N

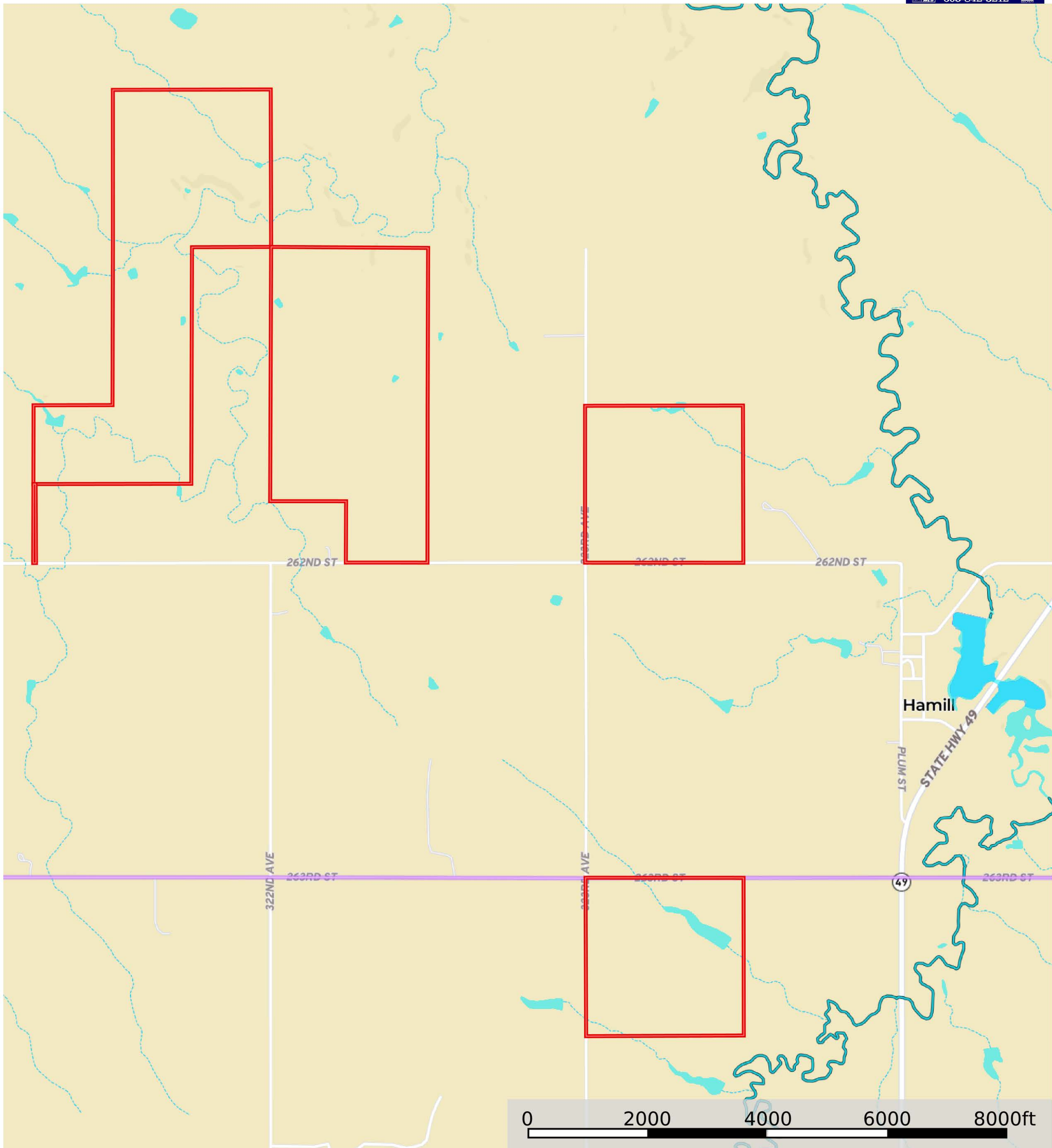


Small Tracts
 Section 26 A Mark Engel - 6.20
 Section 28 B Allen & Ellen Schwandt Trust - 13.50

OWNER	SECTION	ACRES	OWNER	SECTION	ACRES
SCOTT & CALLEY SCHUYLER TRUST	6	630.25	JOHN REHAK	3	159.81
LARSON WHITE RIVER RANCH, LLC	5	638.88	ROGER & LLOYD ERICKSON	3	160
INDIAN LAND RS-4817	4	159.66	DANFORD & KATHLEEN ERHART	1	160.61
INDIAN LAND RS-4818	4	160	LARSON WHITE RIVER RANCH, LLC	1	160.17
INDIAN LAND RS-4779	80	319.94	INDIAN LAND RS-4564	1	160
INDIAN LAND RS-2688	8	160	NORMA VETTER	12	160
INDIAN LAND RS-1720	28	160	COREY & AMANDA AUDISS TRUST	12	159.05
INDIAN LAND RS-2807	5	640.28	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-3296	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-4790	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2808	9	160	COREY & AMANDA AUDISS TRUST	13	159.83
INDIAN LAND RS-2809	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2810	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2811	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2812	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2813	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2814	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2815	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2816	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2817	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2818	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2819	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2820	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2821	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2822	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2823	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2824	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2825	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2826	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2827	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2828	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2829	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2830	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2831	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2832	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2833	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2834	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2835	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2836	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2837	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2838	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2839	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2840	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2841	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2842	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2843	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2844	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2845	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2846	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2847	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2848	9	160	INDIAN LAND RS-2670	13	160
INDIAN LAND RS-2849	9	160	INDIAN LAND RS-4771	13	160
INDIAN LAND RS-2850	9	160	INDIAN LAND RS-2670	13	160

Ekberg Ranch Auction

Tripp County, South Dakota, AC +/-



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

Tract 1

LOTS 3-4; S1/2NW1/4 4-101-74 Taxes: 1278.14

Tract 2

SW1/4 28-102-74 Taxes: 1478.22

Tract 3

**SW1/4 LESS N1/2N1/2SW & LESS S 1,029' OF W 1,270' OF 29-102-74
Taxes: 872.34**

N1/2N1/2SW1/4 29-102-74 Taxes: 214.00

NW1/4 29-102-74 Taxes: 522.38

SE1/4 19-102-74 Taxes: 913.44

**NE1/4SW1/4; NW1/4SE1/4; W1/2NE1/4; 1AC STRIP 2 RODS WIDE OFF
THE WEST SIDE OF THE SE1/4-SW1/4 30-102-74 Taxes: 871.06**

Total taxes for tract 3: 3393.22



TAXES: 2024