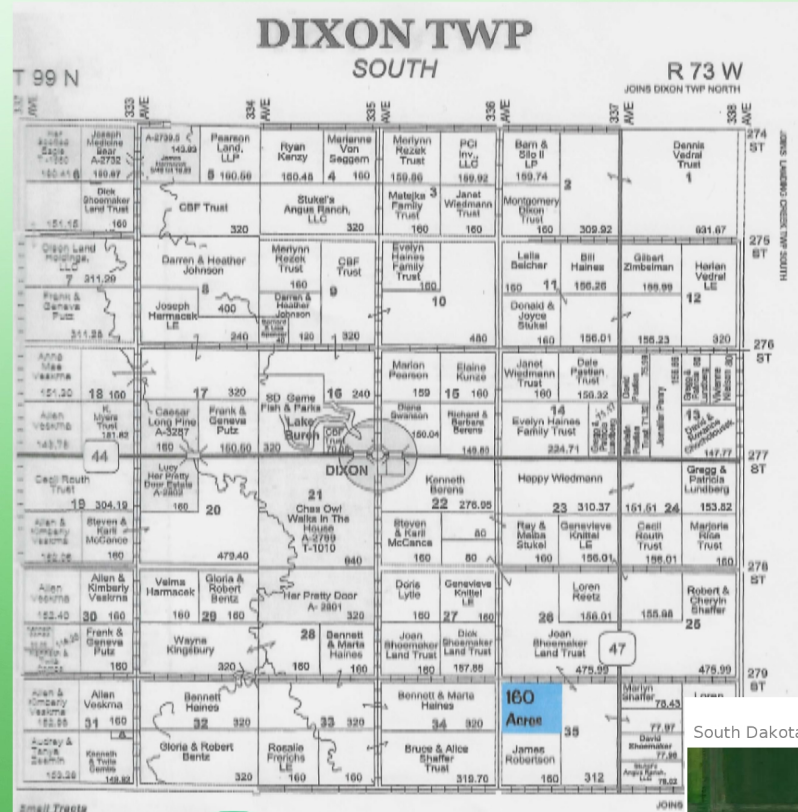


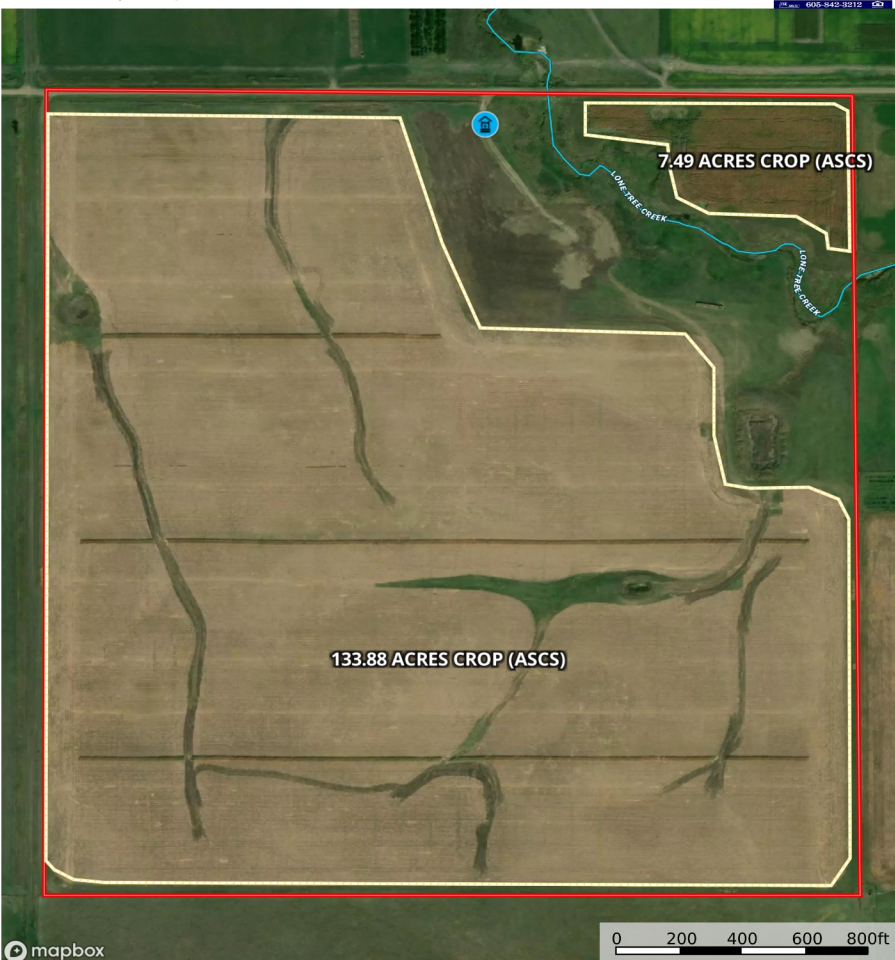
160 Acres in Dixon Twp, Gregory Co, SD

160 (+/-) acres mostly cropland with rural water and dugout. Excellent pheasant hunting ground. Lone Tree Creek flows through the corner of the quarter. (Taxes \$1161.04)

Price: 2750/acre



South Dakota, AC +/- 160 Acres



mapbox

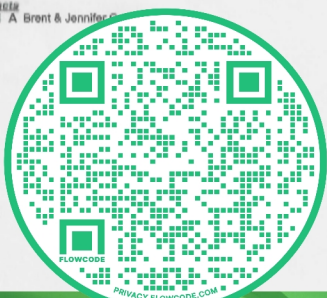
Rural Water Crop Land Boundary Boundary Stream Intermittent River/Creek Water Body

Shippy Realty
P: 605-842-3212

shippyrealty.com

439 E 2nd Winner, SD 57580

The information contained herein was obtained from sources deemed to be reliable. Maplight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



SCAN TO
WEBSITE

shippyrealty.com

**SHIPPY
REALTY
& AUCTION**



605-842-3212

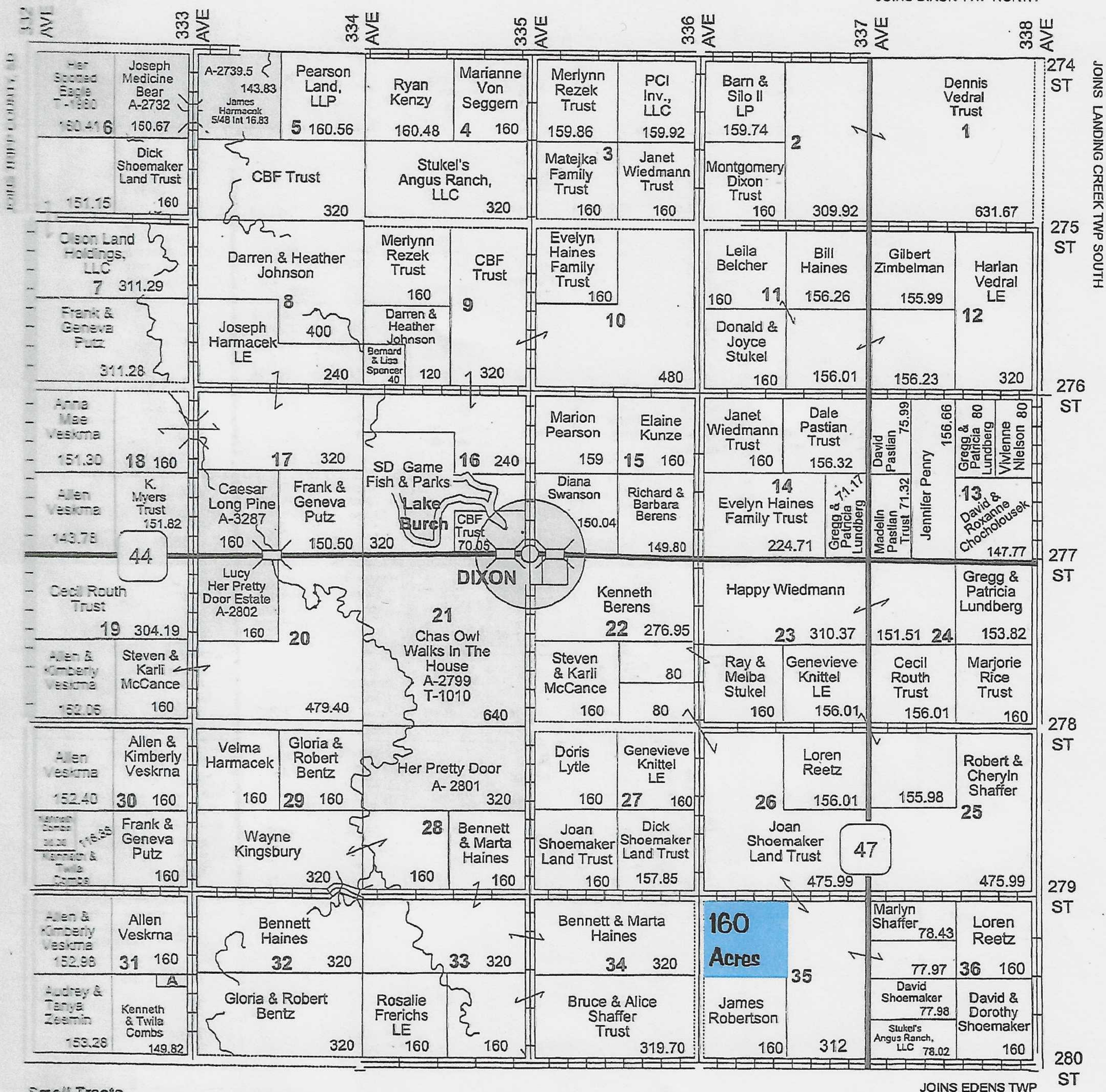


MULTIPLE LISTING SERVICE
MLS

R 73 W

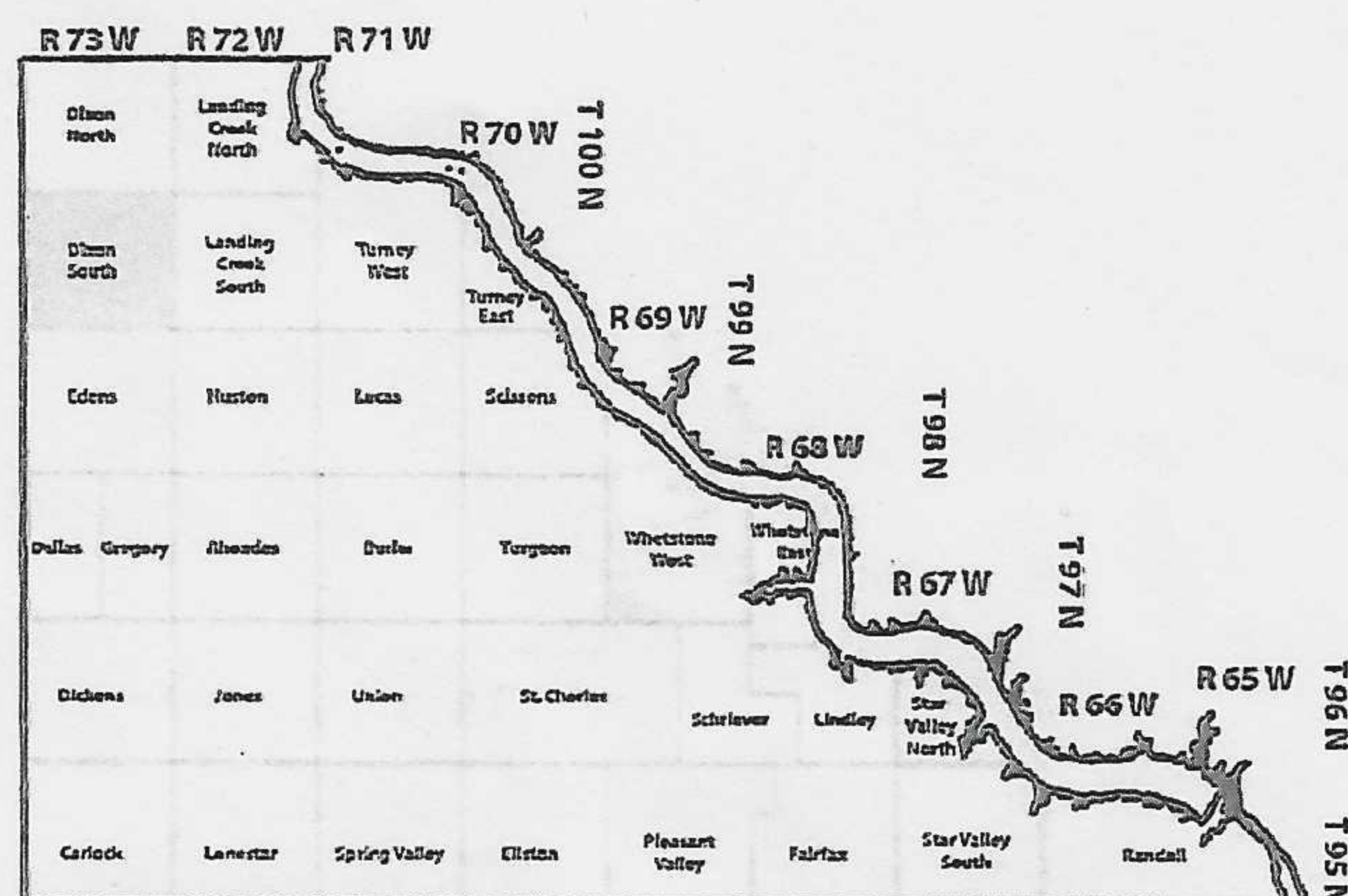
JOINS DIXON TWP NORTH

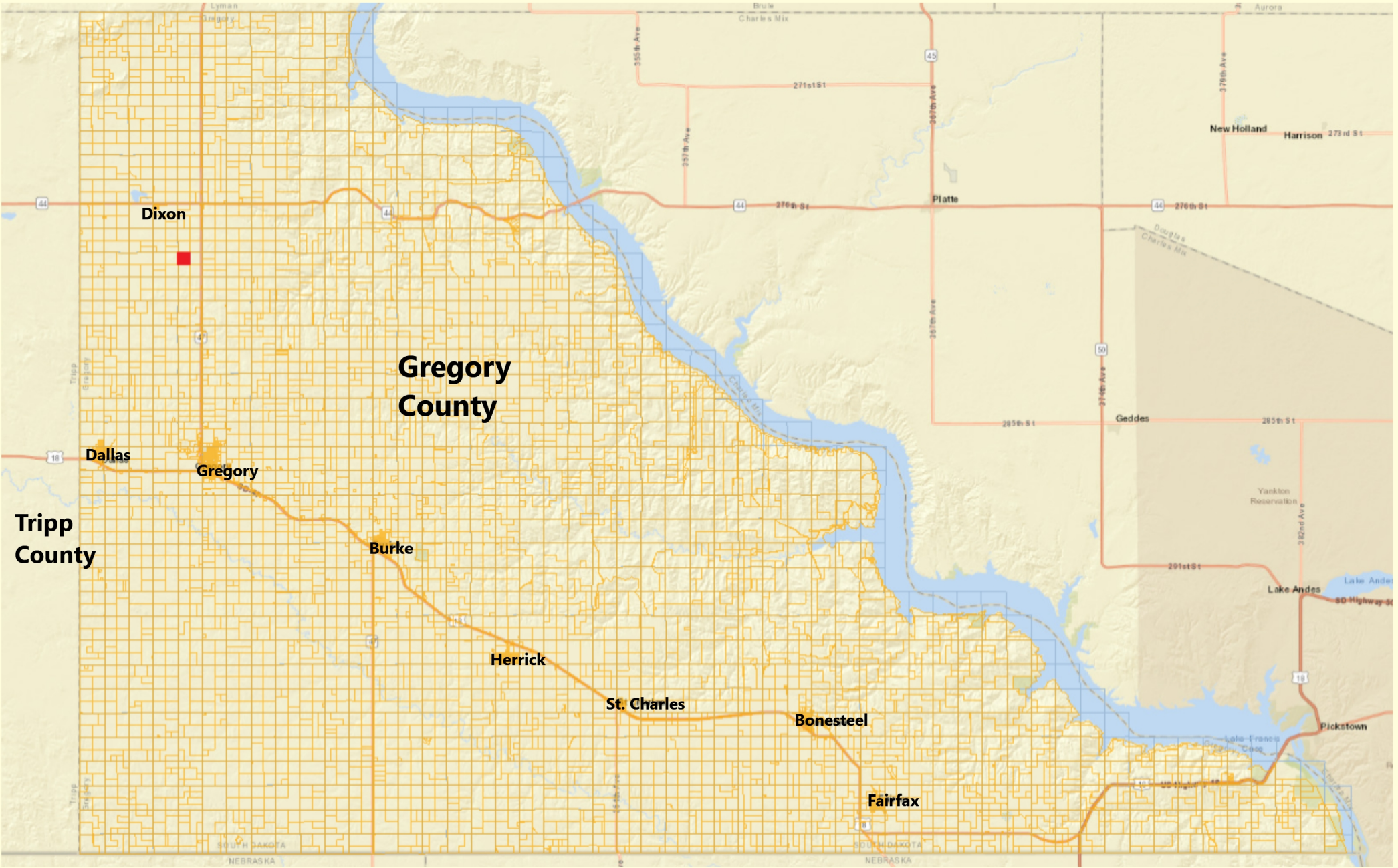
199N

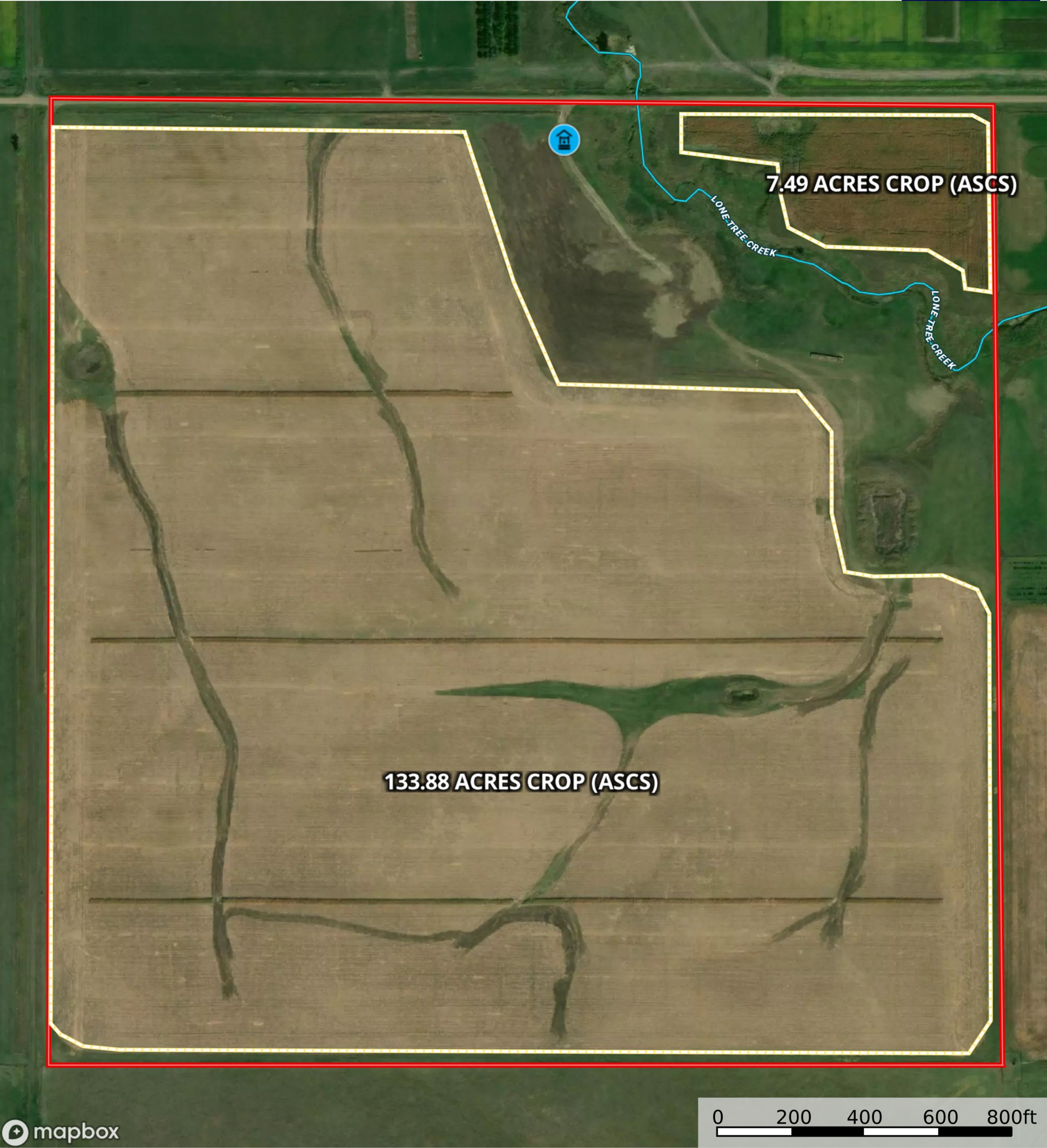


Small Tracts

Section 31 A Brent & Jennifer Combs - 6



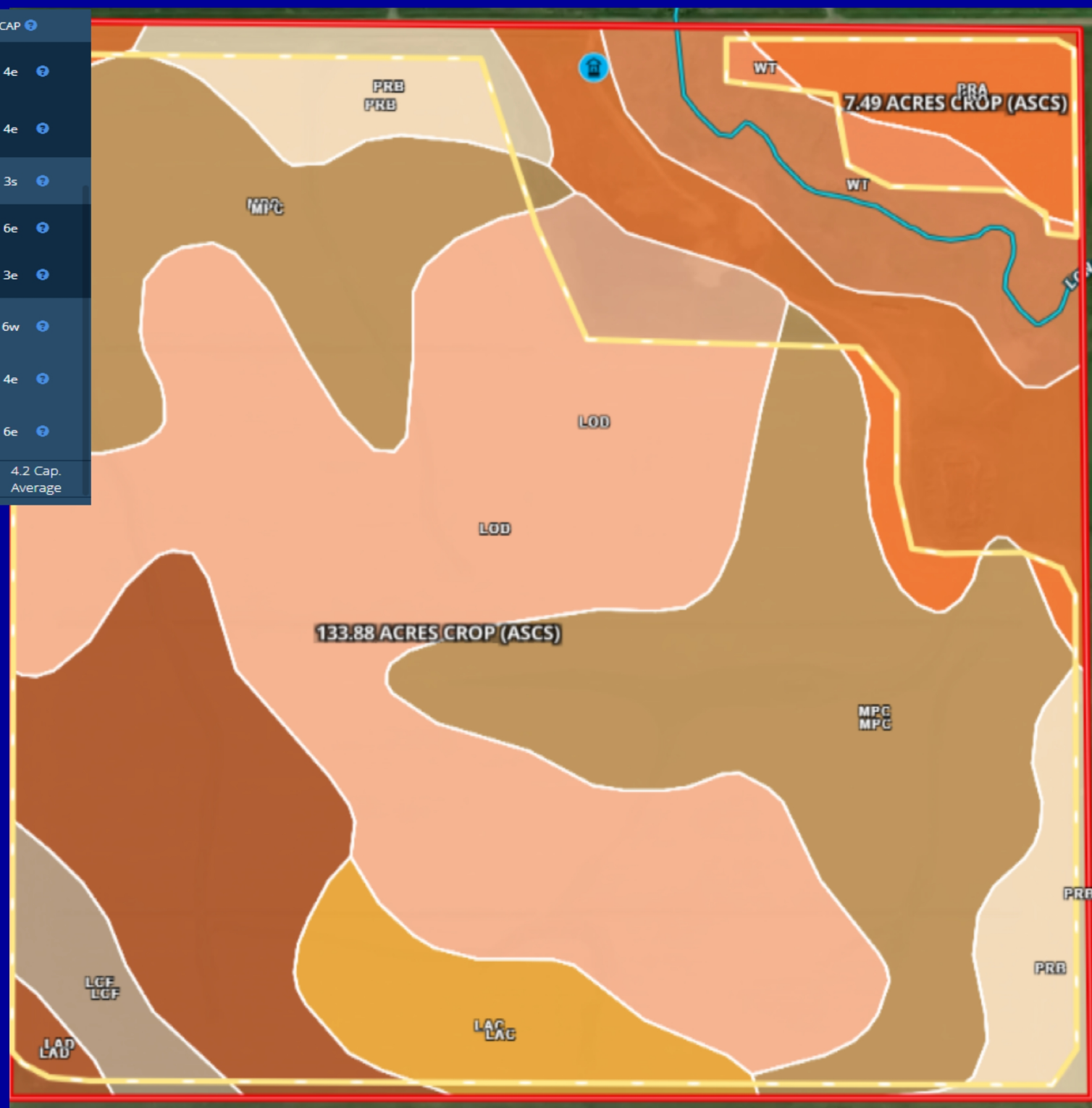




- Rural Water
- Crop Land Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP ⓘ
LoD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	48.27	31.1%	34	20	4e ⓘ
MpC	Lakoma-Millboro silty clays, 6 to 9 percent slopes	41.32	26.62%	59	26	4e ⓘ
PrA	Promise clay, 0 to 3 percent slopes	18.54	11.95%	69	20	3s ⓘ
LaD	Labu clay, 9 to 15 percent slopes	16.28	10.49%	36	22	6e ⓘ
PrB	Promise clay, 3 to 6 percent slopes	10.19	6.57%	64	20	3e ⓘ
Wt	Wendte silty clay, channeled, occasionally flooded	10.03	6.46%	33	24	6w ⓘ
LaC	Labu clay, 6 to 9 percent slopes	7.18	4.63%	43	24	4e ⓘ
LcF	Labu-Sansarc silty clays, 9 to 35 percent slopes	3.4	2.19%	33	20	6e ⓘ
Totals		47.35	CPI	22.25	NCCPI	4.2 Cap.
155.2 ac ⓘ		Average		Average		Average



155.2 ac

Wildlife / Forestry
Limited Grazing
Moderate Grazing
Intense Grazing
Limited Farming
Moderate Farming
Intense Farming
Very Intense Farming







United States
Department of
Agriculture

Gregory County, South Dakota



Common Land Unit

	Tract Boundary
	Non-Cropland
	Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

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).

2021 Program Year

Map Created February 03, 2021

Farm 4591

35 -99N -73W



Abbreviated 156 Farm Record

Operator Name : SCOTT AARON SHOEMAKER

Farms Associated with Operator : 46-053-4591, 46-053-5036

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.01	146.86	146.86	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	146.86	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS	WHEAT, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	34.80	0.00	23	
Oats	7.30	0.00	46	
Grain Sorghum	69.00	0.00	44	
TOTAL	111.10	0.00		

NOTES

Tract Number : 4753

Description : NW35-99-73

FSA Physical Location : SOUTH DAKOTA/GREGORY

ANSI Physical Location : SOUTH DAKOTA/GREGORY

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : GROSSENBURG IMP INC

Other Producers : DANIEL ALLEN SHOEMAKER

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.01	146.86	146.86	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	146.86	0.00	0.00	0.00	0.00	0.00

SOUTH DAKOTA
GREGORY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 4591
Prepared : 2/26/21 2:50 PM
Crop Year : 2021

DCP Crop Data

Tract 4753 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	34.80	0.00	23
Oats	7.30	0.00	46
Grain Sorghum	69.00	0.00	44
TOTAL	111.10	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.