

Tract #1: 160 +/- acres of certified organic crop ground. Present use is 138 +/- tillable acres with 63.84 productivity currently in alfalfa/grass mix. The property has a dam, 2 hydrants in NW and SE corners and a tire tank. Well water DOES NOT come with property. A water study fee has been applied for through Tripp County Rural Water District and will be BUYER'S responsibility to obtain a new pit. Current owners/sellers have been in negotiations with CommNet Cellular Inc. d/b/a Verizon Wireless about potential tower site in NE corner of property.

Lots 3 4; S1/2 NW1/4 in 4-101N-74W Condon Twp, Tripp County, SD

Tract #2: 160 +/- acres of certified organic crop and pasture ground. Present use is 96.8 +/- tillable acres with a 76.58 productivity in alfalfa. The property has a dam, dugout, and tire tank. Well water DOES NOT come with property. A water study fee has been applied for through Tripp County Rural Water District and will be BUYER'S responsibility to obtain a new pit. Pasture is fenced.

SW1/4 in 28-102N-74W Roseland Twp, Tripp County, SD

Tract #3: 611 +/- acres of certified organic crop and pasture ground. Present use is 87.32 tillable acres currently in Manska Pubescent Wheatgrass and Travios Grazing Alfalfa. 8 tire tanks (6 fed by Tripp County Water Users District). 2 tire tanks will be inactive until added to rural water. This property has 2 dams, 2 dugouts and 8 paddocks. Prairie dogs were poisoned in November 2023.

SW1/4 LESS N1/2N1/2SW & LESS S 1,029' OF W 1,270' in 29-102N-74W

N1/2N1/2SW1/4 in 29-102N-74W

NW1/4 29-102N-74W

SE1/4 19-102N-74W

NE1/4SW1/4; NW1/4SE1/4; W1/2NE1/4; 1AC STRIP 2 RODS WIDE OFF THE WEST SIDE OF THE SE1/4-SW1/4 30-102N-74W

All in Roseland Twp, Tripp Co, SD