

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

South Central South Dakota
(Tripp County)

LAND AUCTION

**MONDAY
JUNE 30, 2025
1:00 PM CDT**

**360 +/- Acres
Offered in 3 Tracts**

REAL ESTATE TAXES: Seller pays all the 2024 Real Estate Taxes, with 2025 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/ 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: Titles of Dakota Winner, SD at 605-225-4903 will conduct the closing. Policy available for inspection prior to the auction. Owners Title Policy & Closing Agent Fee to be split between Buyer & 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 the 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 July 30, 2025. Property Sells without Buyer Contingency. Have financial arrangements secured prior to bidding. Marketable title transferred by Deed, subject to any easements, restriction, or reservations of record. Possession: July 30, 2025.

Announcements made at Auction take precedence over any printed material or prior representations.

Auctioneers represent Sellers in transaction. Seller is not responsible for Accidents.

Tripp County, South Central South Dakota

OWNERS: PFP Holdings Co. LLC & A&I Holdings LLC

& I&A Holdings LLC

Land Auction

CROP/HUNTING GROUND

MONDAY, JUNE 30, 2025 at 1:00 PM (CDT)

REGISTRATION AT 12:00 NOON - 1:00 PM

Auction held on location on Tract 2: 5 miles east of Winner on Hwy 44, then north on 322 Avenue for ½ mile (signs will be posted)

360 ACRES OFFERED IN 3 TRACTS

Tract 1: NW1/4 of section 36-100N-79W 160 acres (Progressive Twp.)

Tract 2: NE1/4 of section 17-99N-75W 160 acres (Plainview Twp.)

Tract 3: NW1/4NW1/4 section 16-99N-75W 40 acres (Plainview Twp.)

LIVE & ONLINE BIDDING AVAILABLE

To go online to bid: <https://bid.granauctions.com>



Tract 1



Tract 2



Tract 3



Brad Gran
Auctioneer
605-208-5671
granauctions.com

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



TRACT 1



Tract 1 — a well-rounded 160-acre parcel

Offering both strong agricultural value and exceptional recreational appeal. With 102 tillable acres and a crop productivity index of 67, this ground is well-suited for reliable row crop production.

The remaining acres provide rich habitat with mature shelter belts, natural waterways, and established nesting grounds, making this property a haven for wildlife and a prime hunting destination. Whitetail deer, upland birds, and other game are frequently spotted across the diverse landscape.

Whether you're an ag producer seeking quality ground, an investor interested in income potential and land appreciation, or a sportsman looking for your next hunting retreat.

