

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)

CROP/HAY GROUND AUCTION

**MONDAY
AUGUST 25, 2025
1:00 PM CDT**

**320+/- Acres
Offered in 1 Tract**

REAL ESTATE TAXES: Seller pays all the 2024 Real Estate Taxes, with 2025 taxes prorated to the 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 the parcel, but there is no guarantee of the exact number of acres in each parcel. No survey provided. If sold in tracts, interior corners are deemed reliable; however, neither Seller nor Auctioneer/ Brokers are making any guarantees or warranties, actual or implied, as to the number of acres in the entire unit. No guarantee on the placement of any of the existing fences.

TITLE INSURANCE & CLOSING: Titles of Dakota, Winner, SD, at 605-842-0334 will conduct the closing. Policy available for inspection prior to the auction. Owners' Title Policy & Closing Agent Fee to be split between Buyer & Seller. Lenders' Policy, if needed, is to be paid at the Buyer's Expense.

1031 EXCHANGE: Seller will cooperate to facilitate a 1031 Exchange, if needed by the buyer. Inspect the 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 are making any guarantees or warranties, actual or implied. Property is sold "As-is, Where-is".

TERMS: All bidders must provide a Bank Approval Letter to pre-qualify to Bid on Auction Day. The successful bidder will deposit 20% nonrefundable earnest money on Auction Day, with the balance due in certified funds on or before October 3, 2025. Property Sells without a Buyer Contingency. Have financial arrangements secured prior to bidding. Marketable title transferred by Deed, subject to any easements, restrictions, or reservations of record. Possession: October 3, 2025.

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

Auctioneers represent Sellers in transactions. The seller is not responsible for Accidents.

Tripp County, South Central South Dakota

OWNER: Jodi Crandall

Land Auction

CROP/HUNTING GROUND

**MONDAY, AUGUST 25, 2025 at 1:00 PM (CDT)
REGISTRATION AT 12:00 NOON - 1:00 PM**

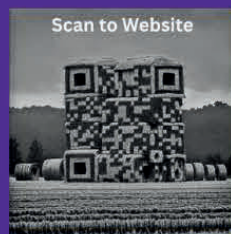
Auction held on location 4 miles west of Winner on Hwy 18/44, then south on 310 Avenue for 2 miles, then west for 1/2 mile on 279th Street (Signs will be posted)

320 ACRES IN 1 TRACT

N1/2 of section 32-99N-77W (320 acres in Black Twp, Tripp County, SD)

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

LIVE & ONLINE BIDDING AVAILABLE



Scan to Website



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