

Central South Dakota (Jones County, Murdo)

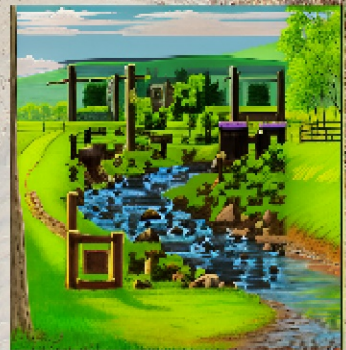
# Land Auction

957 +/- Acres - Offered in 2 Tracts

Monday, February 12, 2024 at 1:00 P.M. CST  
(REGISTRATION AT 12:00 NOON)

**LIVE & ONLINE BIDDING AVAILABLE**

Auction held at White River, SD  
at Sweet Spot America Convention Center  
along Hwy 83 (1125 Boardwalk)



SCAN TO  
WEBSITE

Brad Gran  
Auctioneer  
605-208-5671  
granauctions.com

shippyrealty.com

**SHIPPY  
REALTY  
& AUCTION**



605-842-3212



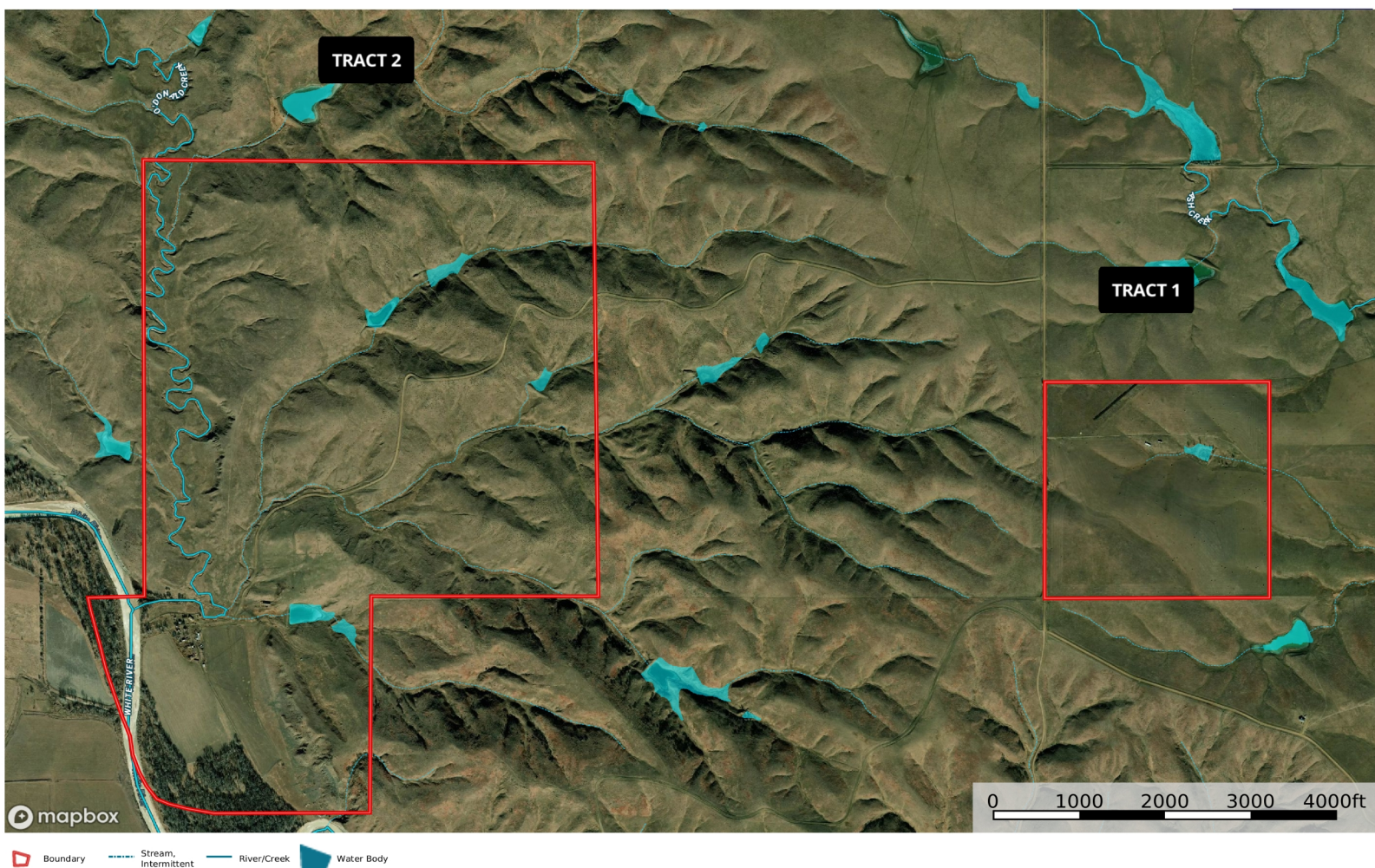
Lin Shippy 605-351-4656  
Rick Shippy 605-840-2735  
Steve Steinke 605-999-5559



Charles & Shaw-Ree Lebeda







**TRACT 1:** Grassland/Pasture, (+/- 160 acres) 2800 ft. artesian well, also with Lyman-Jones rural water with a dam and shelterbelt. Electricity to the tire tank.

SW<sub>1</sub>/<sub>4</sub> of 22-3S-28E Mullen Township, Jones County, SD.

**TRACT 2:** Pasture/Cropland/Building site, (+/- 797 acres, around 44 acres of cropland), pasture with dugouts with Lyman-Jones rural water and electricity on building site.

N<sub>1</sub>/<sub>2</sub>, N<sub>1</sub>/<sub>2</sub> of SE<sub>4</sub> 20-3S-28E (400 acres) &

SW<sub>1</sub>/<sub>4</sub>, S<sub>1</sub>/<sub>2</sub> of SE<sub>4</sub> 20-3S-28E (240 acres) &

E<sub>1</sub>/<sub>2</sub>NW<sub>1</sub>/<sub>4</sub>, & W<sub>1</sub>/<sub>2</sub>NW<sub>1</sub>/<sub>4</sub>NW<sub>1</sub>/<sub>4</sub>, SE<sub>1</sub>/<sub>4</sub>NW<sub>1</sub>/<sub>4</sub>NW<sub>1</sub>/<sub>4</sub>, & S<sub>1</sub>/<sub>2</sub>NE<sub>1</sub>/<sub>4</sub>NW<sub>1</sub>/<sub>4</sub>NW<sub>1</sub>/<sub>4</sub>, & NW<sub>1</sub>/<sub>4</sub>NE<sub>1</sub>/<sub>4</sub>NW<sub>1</sub>/<sub>4</sub>NW<sub>1</sub>/<sub>4</sub> of 29-3S-28E (117 acres)

LOT 1 29-3S-28E (32 acres)

NE<sub>1</sub>/<sub>4</sub>NW<sub>1</sub>/<sub>4</sub>NW<sub>1</sub>/<sub>4</sub>NW<sub>1</sub>/<sub>4</sub>, 29-3S-28E (3 acres)

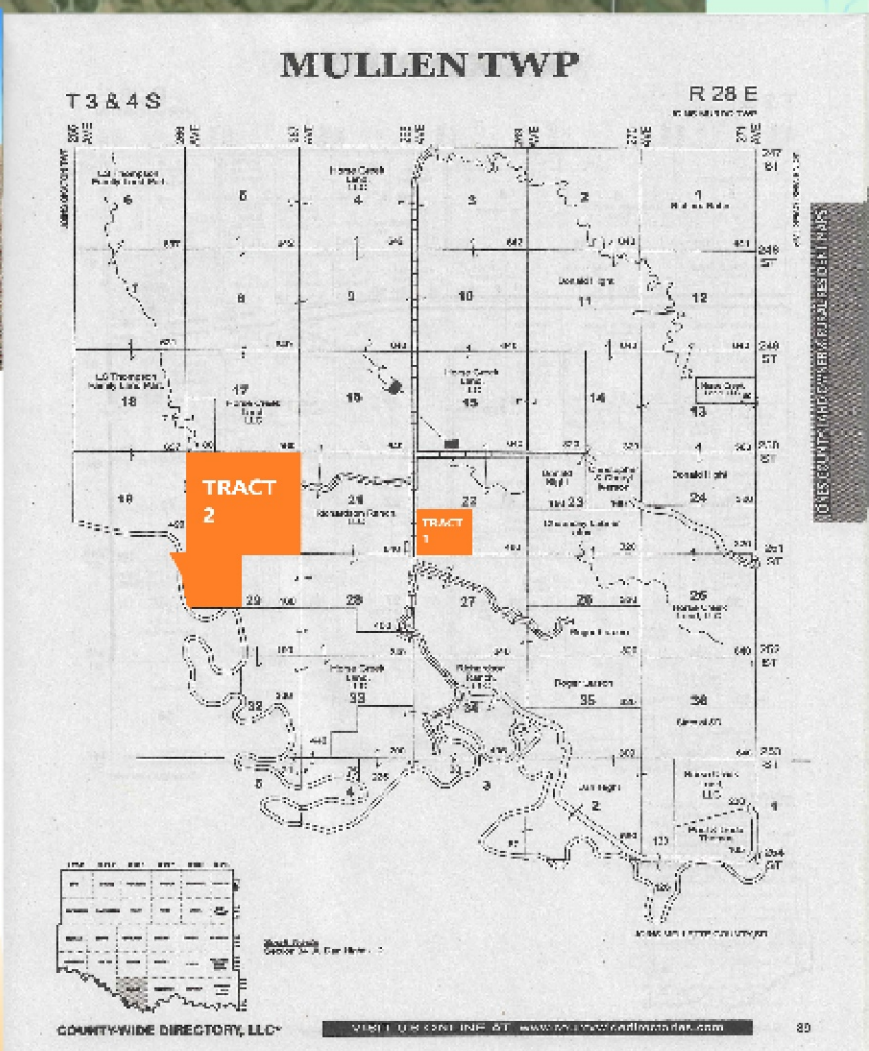
30-3S-28E (5 acres) All in Mullen Township, Jones County, SD.



Go onto SD-248 and turn south onto 268th Avenue.

Continue on 268th Avenue for 9.4 miles.

Then turn onto Lebeda Place Road for 1 mile.



IONES COUNTY CHECK FOR JUDICIAL RESOLUTIONS



# LOCATION SWEET SPOT AMERICA CONVENTION CENTER

**AUCTION LOCATION**



## 2024 FEBRUARY

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		



**AUCTION**

**1:00 PM**

**(REGISTRATION NOON)**



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

Central South Dakota  
(Jones County, Murdo)

# LAND AUCTION

Monday

Feb 12,, 2024

1:00 PM CST

REGISTRATION AT 12:00 NOON

957 +/- Acres  
Offered in 2 Tracts

Offered in 2 separate tracts  
& as an entire unit  
(Tract 1 plus Tract 2)

**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 Jones 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:** Titles of Dakota of Winner, SD 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 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 bring an "Absolute Letter of Credit" on Auction Day. Successful bidder will deposit 20% nonrefundable earnest money on Auction Day with the balance due in certified funds on, or before February 23, 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: February 23, 2024.

**Announcements made at Auction take precedence over any Printed material or prior representations. Auctioneers represent Seller in transaction.**

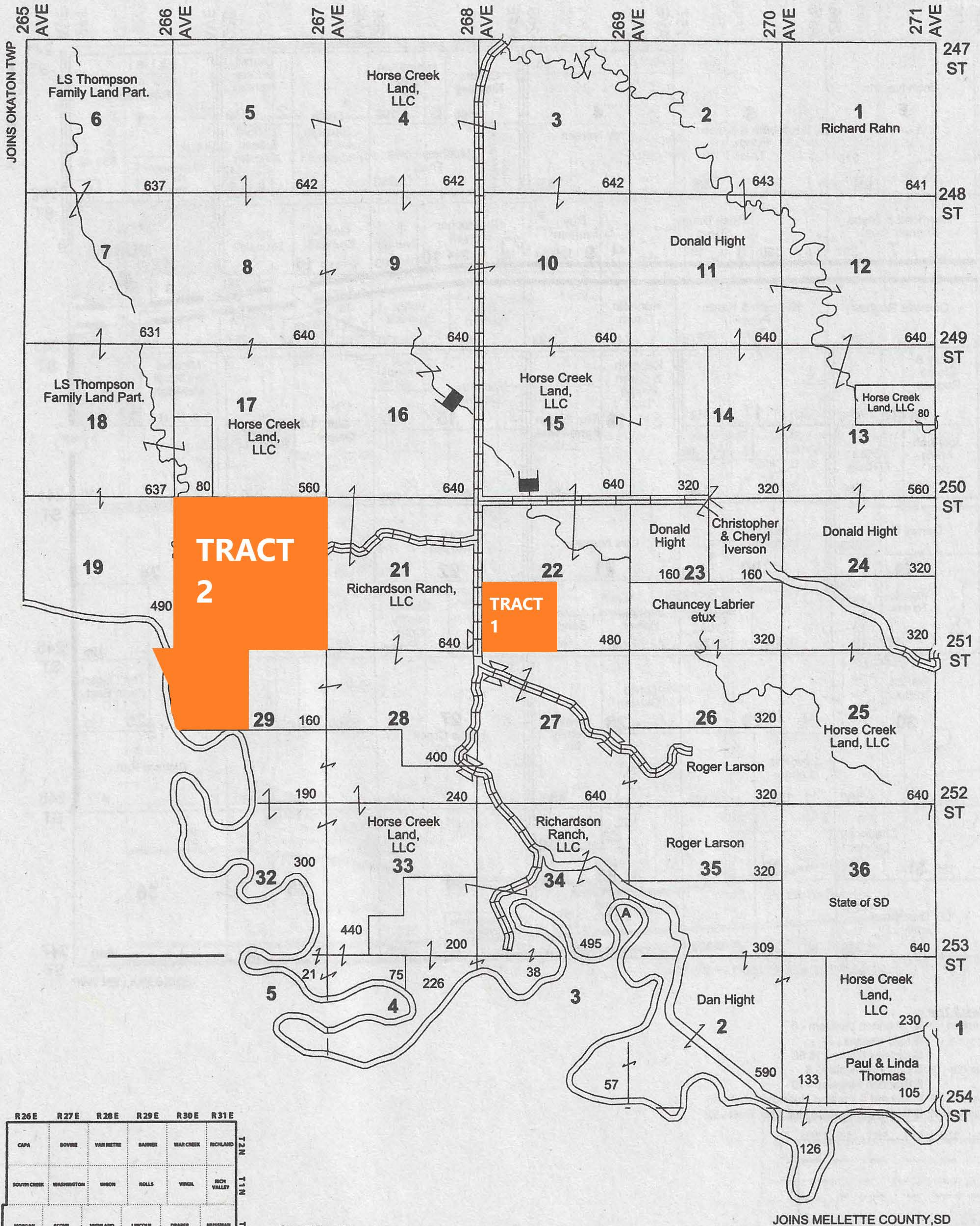


# MULLEN TWP

T 3 & 4 S

R 28 E

JOINS MURDO TWP



JONES COUNTY LAND OWNER & RURAL RESIDENT MAPS

R 26 E	R 27 E	R 28 E	R 29 E	R 30 E	R 31 E
CAPA	BOVINE	VAN METRE	BAIRNER	WAR CREEK	RICHARD
SOUTH CREEK	WASHINGTON	UNION	ROLLS	VIRGIL	RICH VALLEY
MORGAN	SCOVIL	HIGHLAND	LINCOLN	DRAPER	MUSSEMAN
GRANDVIEW	OKATON	MURDO	BUFFALO	DUNWEL	WILLIAMS CREEK NORTH
		WESTOVER	ZIMMERMAN	WILLIAMS CREEK SOUTH	

**Small Tracts**  
Section 34 A Dan Hight - 12



TRACT #	LEGAL	PARCEL	TAXES	YEAR
TRACT 1	SW1/4 OF 22-3S-28E	1266	\$ 629.80	2022
TRACT 2	N1/2,N1/2SE1/4 OF 20-3S-28E	1261	\$ 645.18	2022
	SW1/4,S1/2E1/4 OF 20-3S-28E	1262	\$ 386.08	2022
	E1/2NW1/4 & W1/2NW1/4NW1/4 & S1/2NE1/4NW1/4NW1/4 & NW1/4NE1/4NW1/4NW1/4 29-3S-28E LESS BUILDING SITE	1278	\$ 357.00	2022
	LOT 1 29-3S-28E	1280	\$ 188.58	2022
	NE1/4NW1/4NW1/4NW1/4 29-3S-28E	1279	\$ 242.28	2022
	30-3S-28E (5 ACRES)	1283	\$ 18.35	2022
	ALL IN MULLEN COUNTY		\$ 1,837.47	

