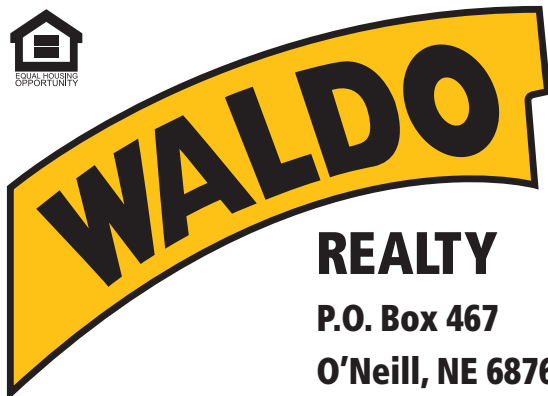


**381.44 +/- Acres – Tripp County, SD**  
**Offered in 1 Tract**

**AUCTION**

Live & Online Simulcast Bidding  
**August 22nd, 2025 – 1:30 P.M.**

Holiday Inn Express – Winner, SD



**REALTY**

P.O. Box 467

O'Neill, NE 68763

Contact Waldo Realty for further  
information on this property.

**402.336.4110**

**[www.waldorealty.net](http://www.waldorealty.net)**

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

**DEEDED ACRES:** 381.44 +/- acres being offered in 2 tracts

**SALE PROCEDURE:** The property will be offered in (1) tract and shall sell to the highest bidder in its entirety. Potential buyers will have a one-time opportunity to buy the property. The bidding process will stay open until the auctioneer announced the property is "Reserved".

**TERMS & CONDITIONS:** The successful bidder shall pay 10% of the total purchase price on the day of the auction and execute a real estate contract that states the entire balance is due and payable at closing **on or before October 30, 2025**. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. The cost of the survey, if required, and title insurance shall be split equally between buyer(s) and seller. All mineral rights owned by the seller shall be conveyed to the buyer(s) at closing. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds, even though due diligence was practiced by the seller and the seller's agent. Any additional survey costs, if any, shall be the responsibility of the buyer(s). Potential buyer(s) are hereby advised that Waldo Realty and all representatives thereof represent the seller throughout the sale process. Any announcements made on the day of the sale supersede any previously given information. Final sale is subject to seller approval. **Contact the listing agent Matt Stoltenberg for more information at 605-695-0202.**

**PROPERTY LOCATION:** From the intersection of Hwy 18 and Hwy 44, Winner, South Dakota, 4 miles east on Hwy 44, then south on 320th Ave for approximately 2 miles to the northwest corner of subject property.

**LEGAL DESCRIPTION:** Lots 1-2, E1/2NW1/4 less lot A; Lot A in NW1/4; Lots 3-4; E1/2SW1/4; W1/2SE1/4 Section 31 Township 99 Range 75 all in Tripp County, SD.

**PROPERTY DESCRIPTION:** This ranchland offering provides four well-maintained cool season grass pastures with a headquarters area. The headquarters area includes a 40x80' pole barn with a concrete floor, 60x30' livestock barn, corrals, two hydrants, one electric winter waterer, and a 2-ton grain bin. Rural water is provided at the headquarters area along with a fiber optic internet line. Livestock water is supplied to the south pastures through an above-ground pipeline system being fed from the rural water tap. The predominant soils are Millboro silty clay and Lakoma-Okaton silty clays.

Currently there are two grassland CRP contracts on the property. The Grassland CRP program allows managed grazing on the enrolled acres. One contract consists of 137.67 acres enrolled through 2036 with an annual contract payment of \$3,345. The second contract consists of 218.84 acres that are enrolled through 2037 with an annual contract payment of \$5,394.

There are 225.08 cropland acres according to FSA farm records. CRP buyout is an option for buyers wishing to farm the cropland acres.

This offering could provide an excellent addition to a ranching operation furnishing summer grass. The headquarters area could potentially be developed into a cattle backgrounding facility, calving area, or a housing site. There is a seasonal creek that flows through the east end of the property providing habitat for upland birds and whitetail deer. The rolling hills, shelter belts, livestock dams, and creek bottom provide excellent habitat for upland birds and whitetail deer. McLaughlin Dam State Game Production Area is adjacent to the property providing additional recreational opportunities. There are several prominent hilltops on the property providing beautiful vistas of the surrounding area that could potentially provide a site for a secluded home or cabin.

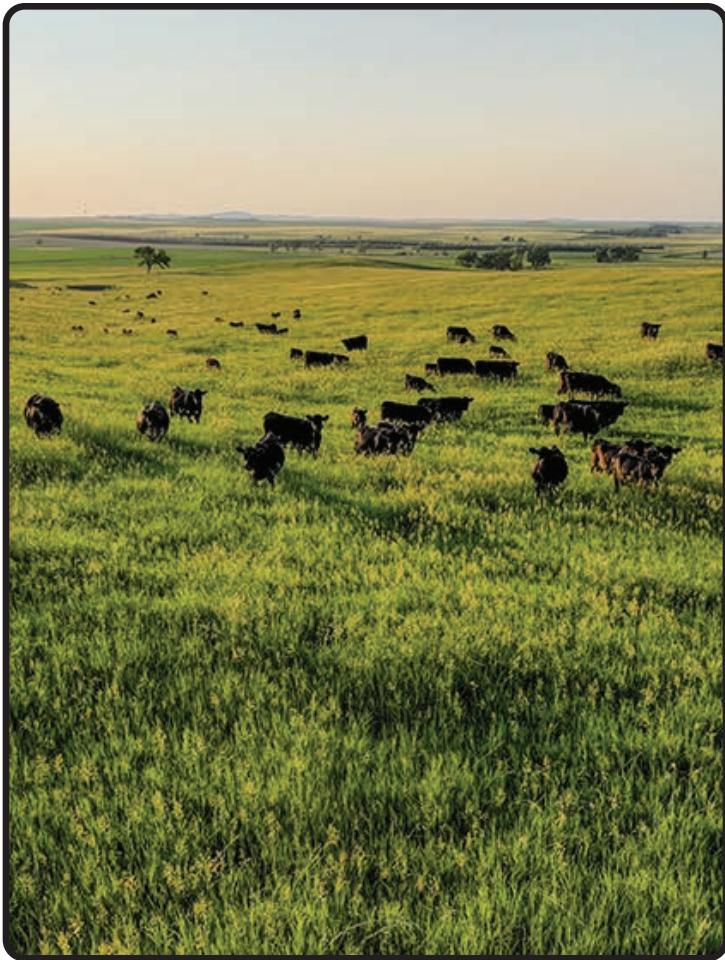
Don't miss out on the opportunity to purchase this productive Tripp County offering in the heart of pheasant country!

\*FSA and CRP contract info available upon request.

**REAL ESTATE TAXES:** \$1,434.88

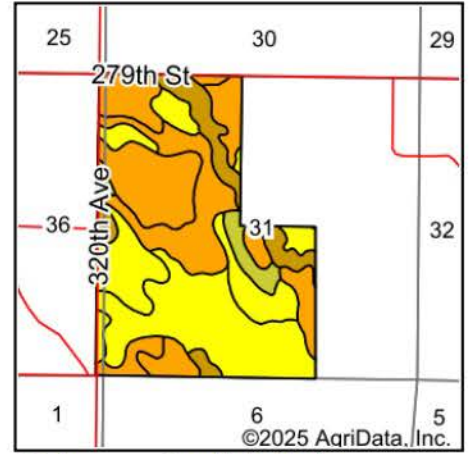
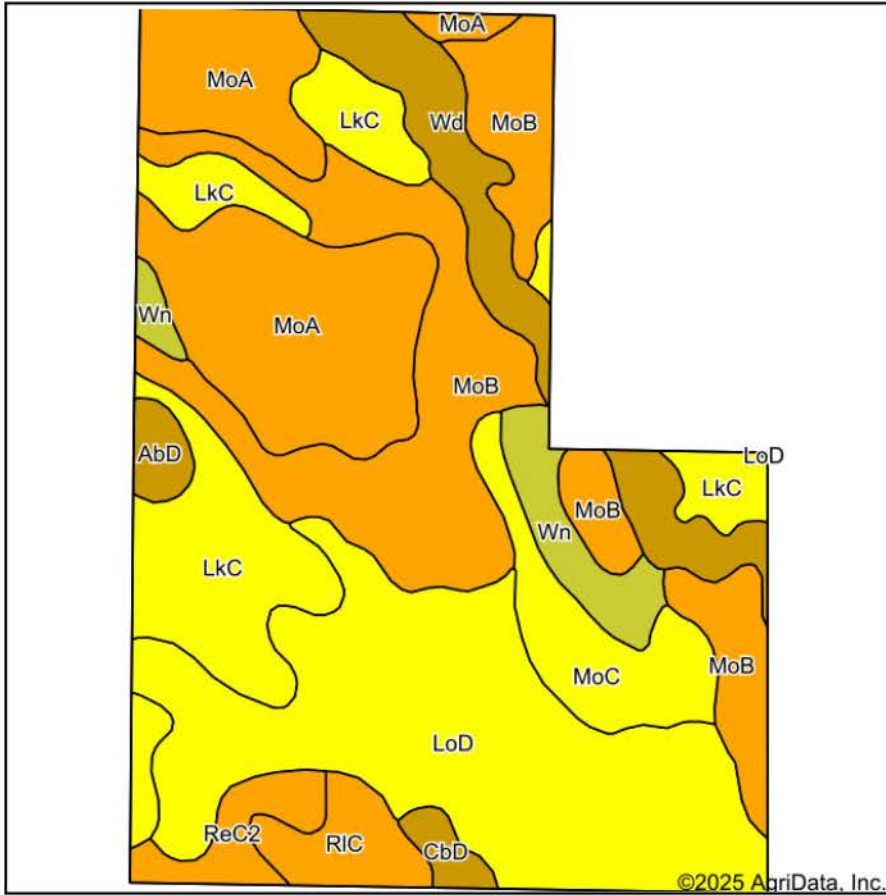








# Soils Map



State: **South Dakota**  
 County: **Tripp**  
 Location: **31-99N-75W**  
 Township: **Plainview**  
 Acres: **382.1**  
 Date: **8/4/2025**



Maps Provided By:



**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: SD123, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
LoD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	94.42	24.7%		IVe	IVe
MoB	Millboro silty clay, 3 to 6 percent slopes	81.76	21.4%		IIIe	IIIe
MoA	Millboro silty clay, 0 to 3 percent slopes	64.43	16.9%		IIIs	IIIs
LkC	Lakoma-Millboro silty clays, 6 to 9 percent slopes	53.07	13.9%		IVe	IVe
Wd	Wendte clay, channeled, occasionally flooded	27.73	7.3%		VIw	VIw
MoC	Millboro silty clay, 6 to 9 percent slopes	20.04	5.2%		IVe	IVe
Wn	Witten silty clay, 0 to 3 percent slopes	13.67	3.6%		IIs	IIs
RIC	Reliance silty clay loam, 6 to 9 percent slopes	10.42	2.7%		IIIe	IIIe
ReC2	Reliance silty clay loam, 6 to 9 percent slopes, eroded	8.89	2.3%		IIIe	
AbD	Anselmo fine sandy loam, 9 to 15 percent slopes	4.19	1.1%		VIe	
CbD	Canning-Murdo loams, 6 to 15 percent slopes	3.48	0.9%		VIe	VIe
<b>Weighted Average</b>					<b>3.68</b>	<b>*-</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.