

Witten Farms LAND AUCTION

WINNER, SD | TRIPP & MELLETTES COUNTIES



Property Information Package

- Highly Productive Farmland with over 90% tillable acres
- Historically planted to Winter Wheat, Corn and Milo with above average APH
- Located in the Golden Triangle for World Class Pheasant Hunting
- Excellent Habitat for Wild Pheasant
- Hunting Income Potential

Wednesday, November 19th - 10am



HALL AND HALL®

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**Auction Location: St. Mary's Hall
305 W 3rd St. Winner, SD 57580
Online Bidding Available**

5,508 ± ACRES

OFFERED IN 20 TRACTS & COMBINATIONS

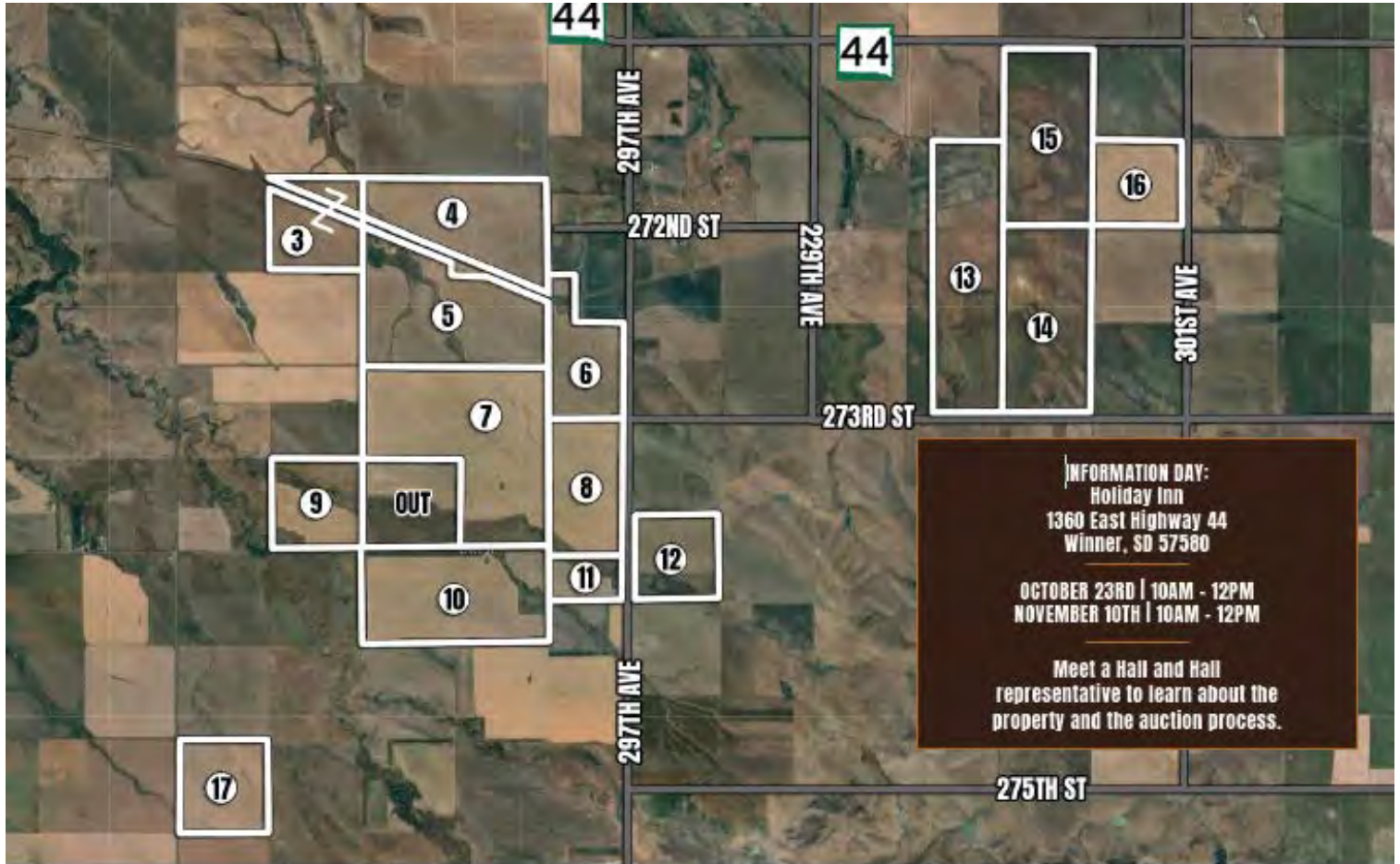
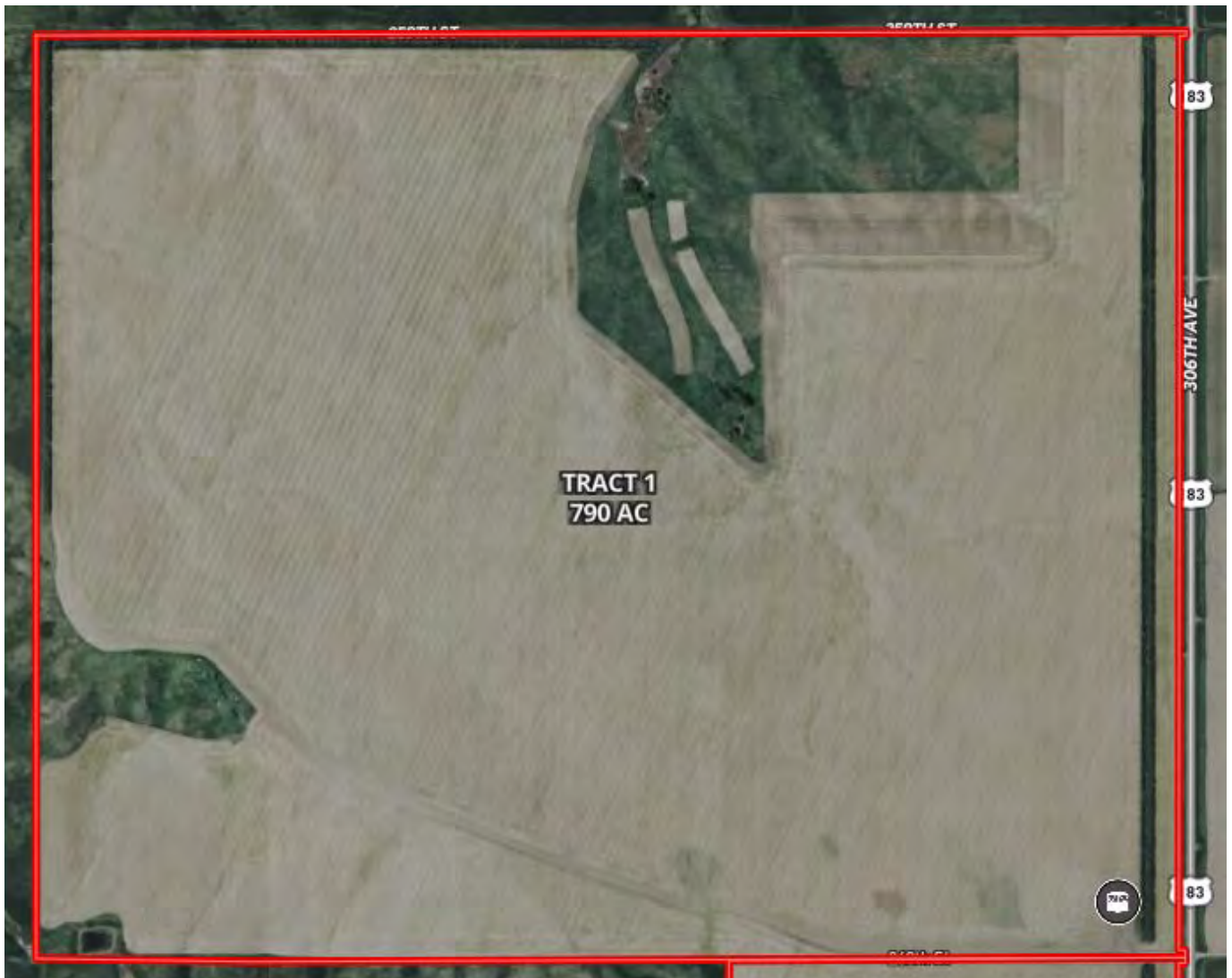




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AUCTION TRACT 1



AUCTION TRACT 1

DESCRIPTION: Tract 1 is 790+/- acres of dryland with a mile of highway frontage. The property has multiple shelter belts, some CRP, and a 60,000 BU. grain bin.

COUNTY: Tripp

LEGAL: T102N-R77W: Sec 16 & 17 E2E2 **2024 TAXES:** \$6,341.78

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 (6260)	161.69	144.85	Wheat	76.05	50	106.85
			Corn	25.34	54	
			Soybeans	5.46	0	
FSA 156 (6261)	638.23	638.23	Wheat	384.51	50	520.92
			Corn	124.08	54	
			Soybeans	12.33	0	

CRP CONTRACT			
Contract No.	Acres	Rate	Exp. Date
11566A	8.48	\$93.96	9/30/2037
11561A	16.21	\$97.90	9/30/2037

APH	
Corn	Wheat
86	59

SOILS	
Ree Loam	73%
Canning-Murdo Loams	11%
Other	17%

AUCTION TRACT 2



AUCTION TRACT 2

DESCRIPTION: Tract 2 is 311+/- acres of dryland with a mile of highway frontage. The property has multiple shelter belts and some CRP.

COUNTY: Tripp

LEGAL: T102N-R77W: Sec 21 E2

2024 TAXES: \$2,102.64

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 (6259)	309.72	309.72	Wheat	205.98	50	290.76
			Corn	72.64	54	
			Soybeans	12.14	0	

CRP CONTRACT			
Contract No.	Acres	Rate	Exp. Date
11562A	18.96	\$72.78	9/30/2037

APH	
Corn	Wheat
86	59

SOILS	
Ree Loam	47%
Canning-Murdo	21%
Millboro Silty Clay	10%
Other	22%

AUCTION TRACT 3



AUCTION TRACT 3

DESCRIPTION: Tract 3 is 155+/- acres of dryland.

COUNTY: Mellette

2024 TAXES: \$772.22

LEGAL: T40N-R25W: Sec 11 NE4, Less RR

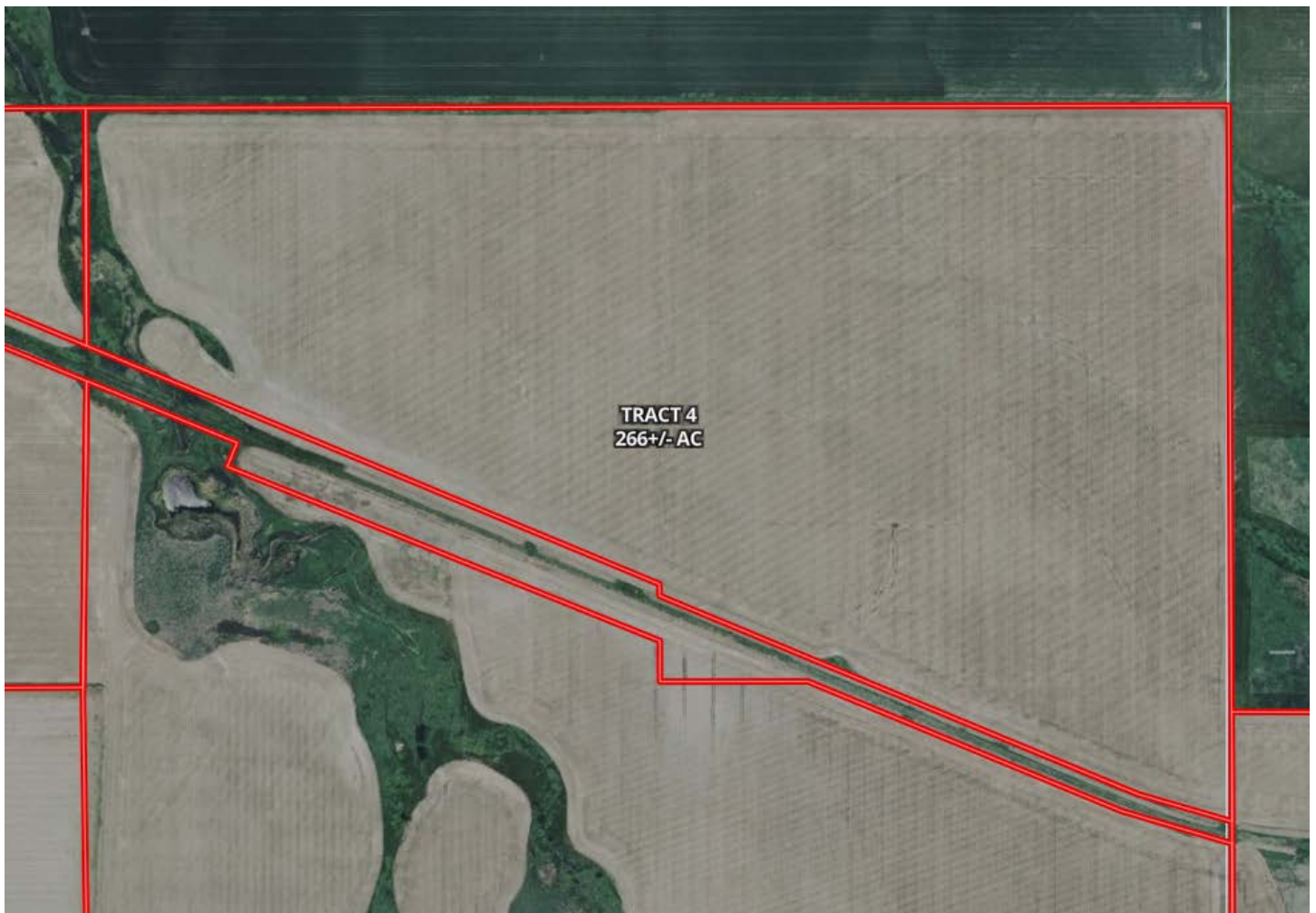
** FSA Tract 2589 includes Auction Tracts 3, 4, 5 & 7

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 **(2589)	1092.7	1003.18	Wheat	247.66	31	987.05
			Corn	488.22	54	
			Sorghum	161.89	43	
			Sunflowers	1.76	1056	
			Soybeans	87.52	20	

APH	
Corn	Wheat
87	66

SOILS	
Lakoma-Okaton Silty Clays	28%
Millboro Silty Clay	42%
Opal	22%
Other	8%

AUCTION TRACT 4



AUCTION TRACT 4

DESCRIPTION: Tract 4 is 266+/- acres of dryland.

COUNTY: Mellette

***2024 TAXES:** \$2,982.80

LEGAL: T40N-R25W: Sec 12 N of RR

* Taxes include Tract 5

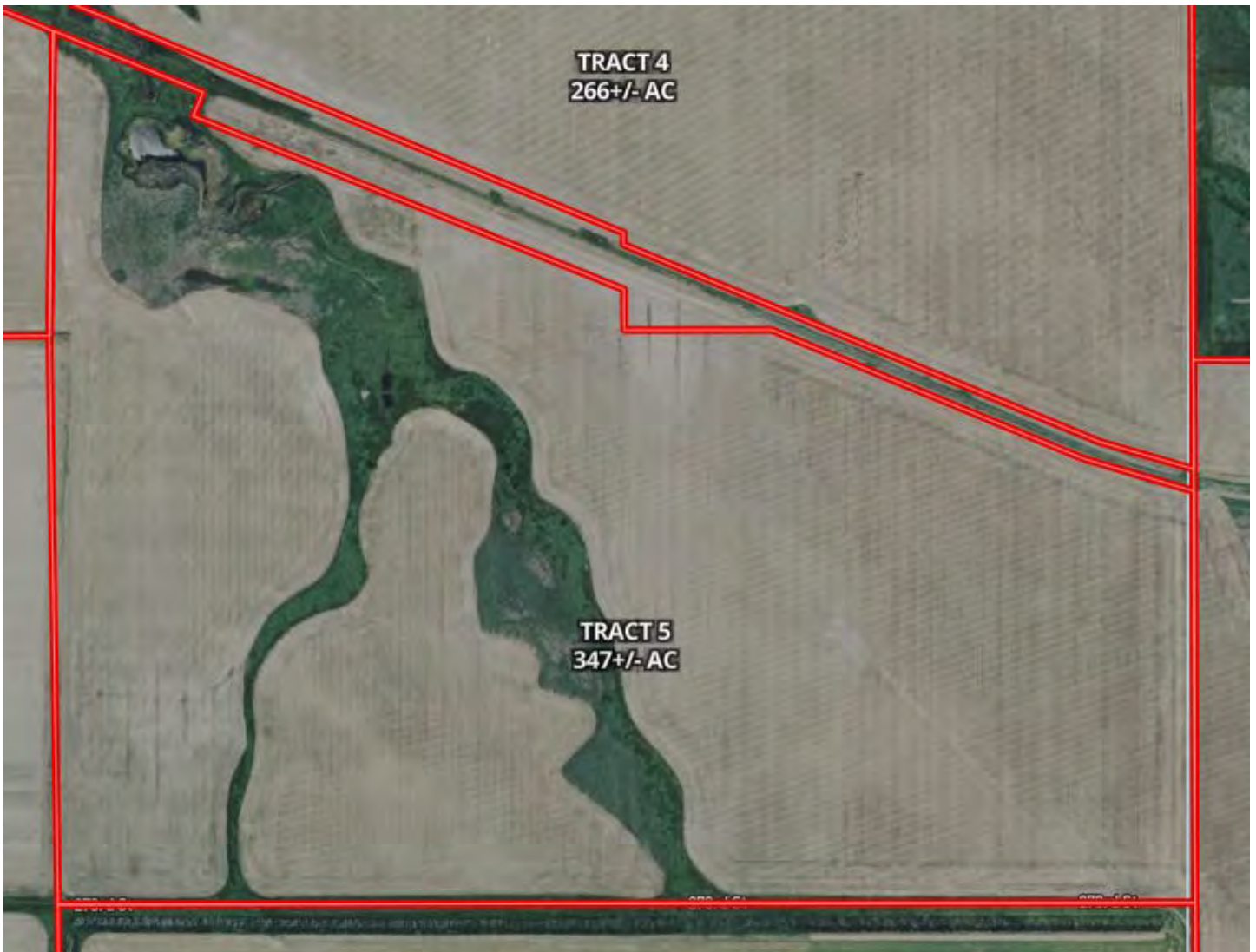
** FSA Tract 2589 includes Auction Tracts 3, 4, 5 & 7

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 **(2589)	1092.7	1003.18	Wheat	247.66	31	987.05
			Corn	488.22	54	
			Sorghum	161.89	43	
			Sunflowers	1.76	1056	
			Soybeans	87.52	20	

APH	
Corn	Wheat
87	66

SOILS	
Millboro-Reliance	70%
Promise Clay	18%
Opal Clay	8%
Other	4%

AUCTION TRACT 5



AUCTION TRACT 5

DESCRIPTION: Tract 5 is 347+/- acres of dryland with a food plot.

COUNTY: Mellette

***2024 TAXES:** \$2,982.80

LEGAL: T40N-R25W: Sec 12 S of RR

* Taxes include Tract 4

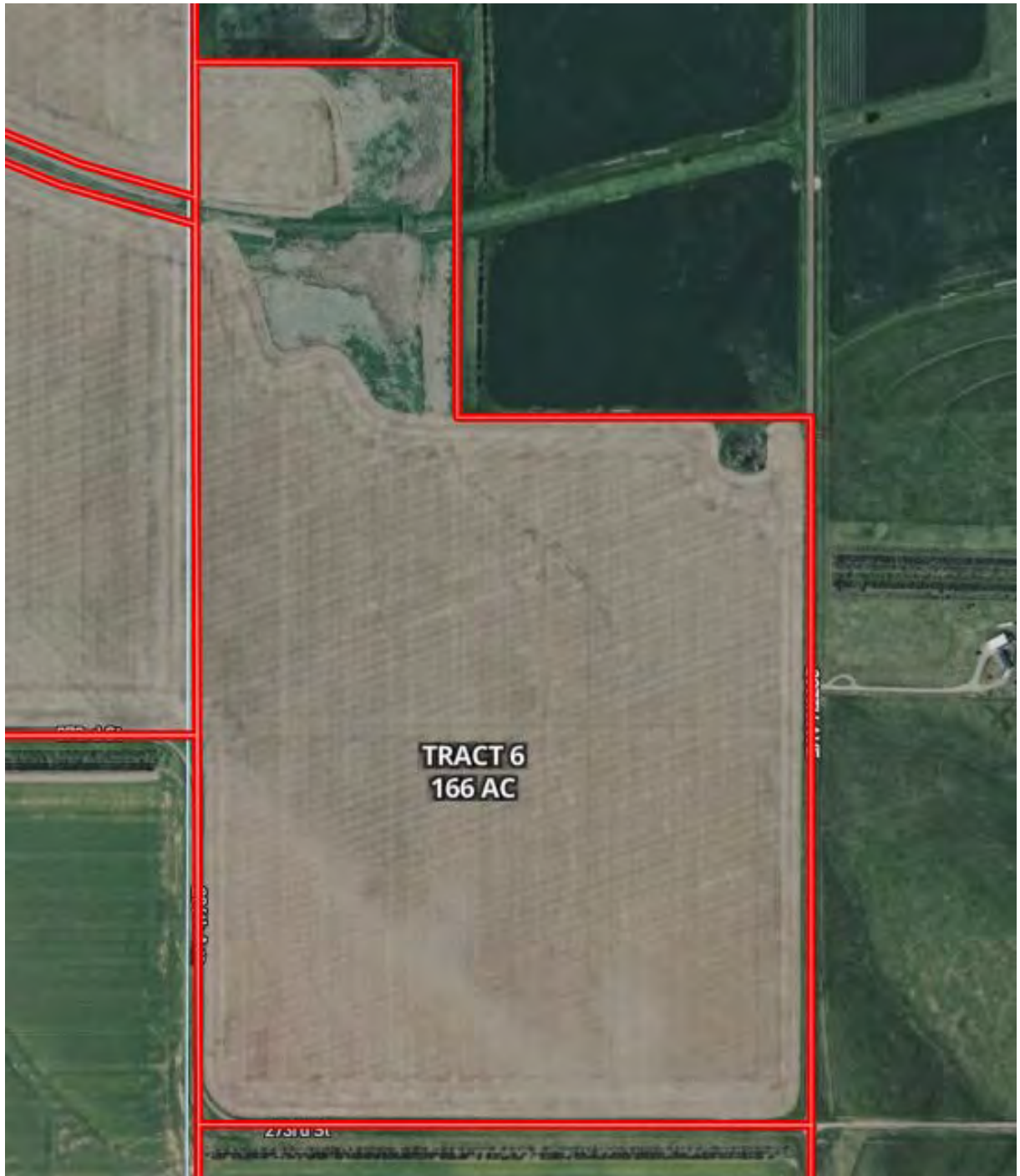
** FSA Tract 2589 includes Auction Tracts 3, 4, 5 & 7

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 **(2589)	1092.7	1003.18	Wheat	247.66	31	987.05
			Corn	488.22	54	
			Sorghum	161.89	43	
			Sunflowers	1.76	1056	
			Soybeans	87.52	20	

APH	
Corn	Wheat
87	66

SOILS	
Promise Clay	50%
Millboro Silty Clay	30%
Opal Clay	12%
Other	9%

AUCTION TRACT 6



AUCTION TRACT 6

DESCRIPTION: Tract 6 is 166+/- acres of dryland.

COUNTY: Tripp

2024 TAXES: \$1,794.10

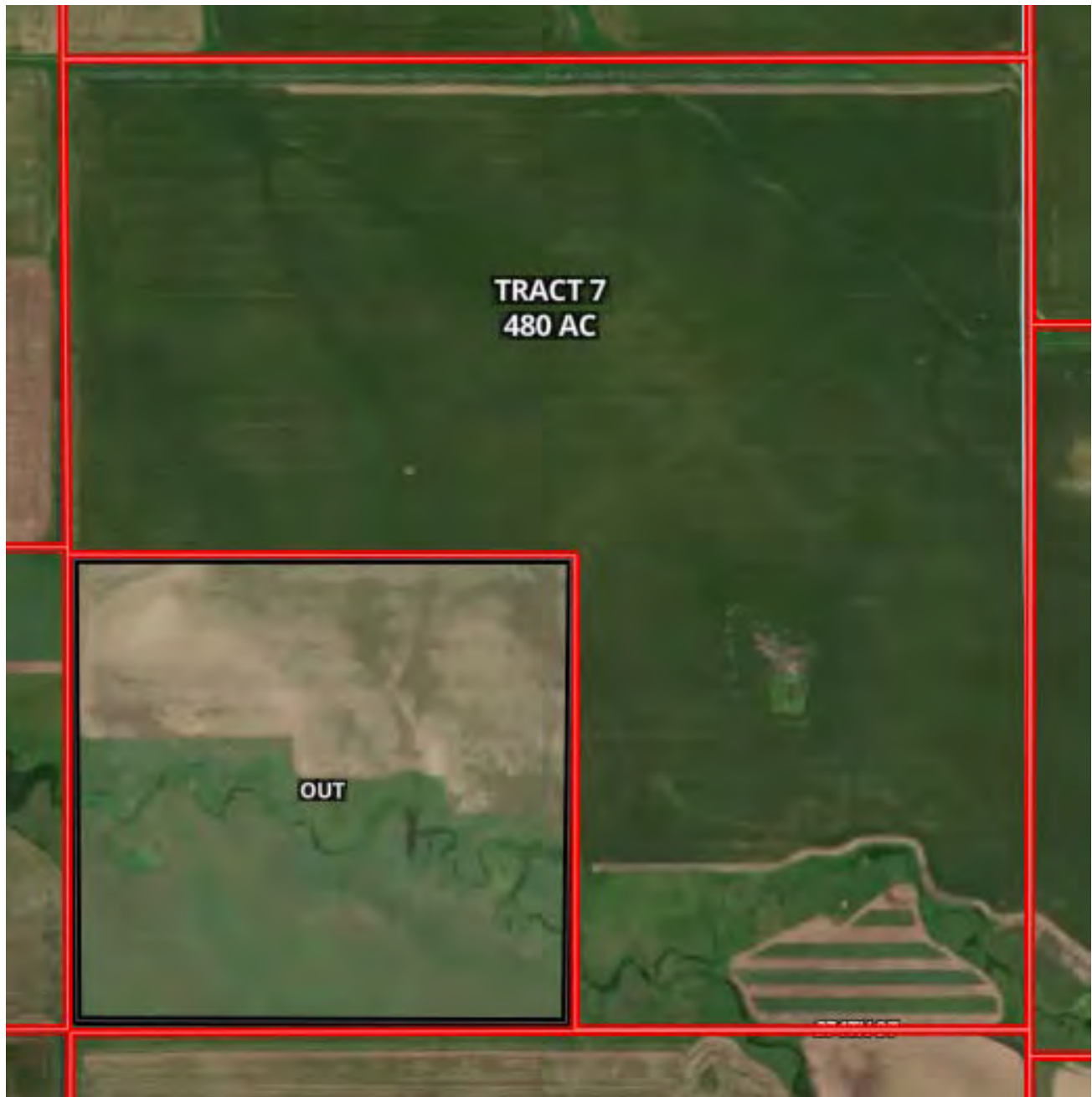
LEGAL: T100N-R79W: Part of Sec 29

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 (2587)	163.08	156.88	Wheat	107.08	41	156.88
			Corn	5.46	54	
			Sunflowers	35.39	1371	
			Soybeans	8.95	24	

APH	
Corn	Wheat
108	65

SOILS	
Millboro Silty Clay	75%
Lakoma-Millboro Silty Clays	25%
Other	0%

AUCTION TRACT 7



AUCTION TRACT 7

DESCRIPTION: Tract 7 is 480+/- acres of dryland with CRP, shelter belts and a food plot.

COUNTY: Mellette

2024 TAXES: \$2,913.80

LEGAL: T40N-R25W: Sec13 N2, SE4

** FSA Tract 2589 includes Auction Tracts 3, 4, 5 & 7

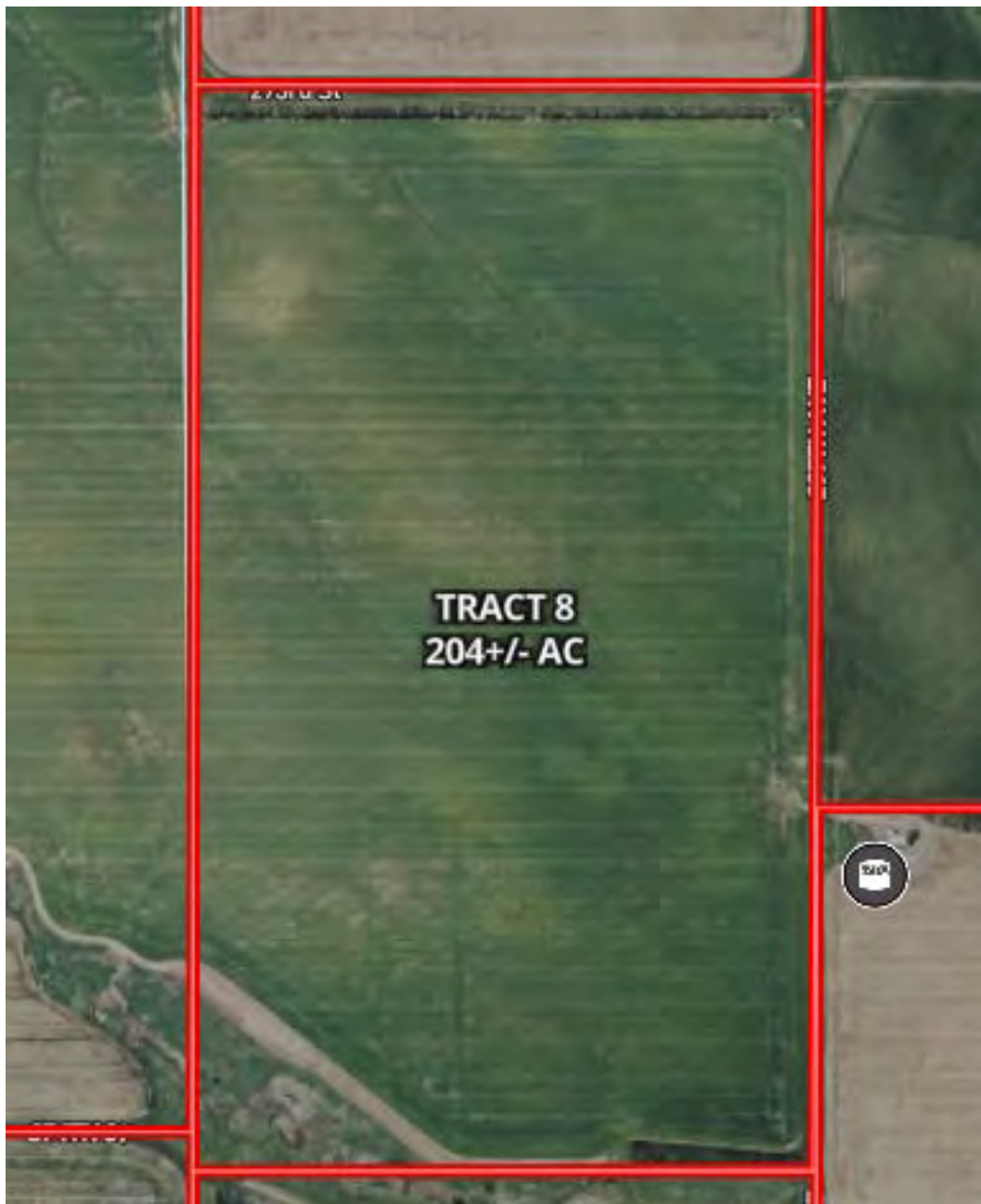
FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 **(2589)	1092.7	1003.18	Wheat	247.66	31	987.05
			Corn	488.22	54	
			Sorghum	161.89	43	
			Sunflowers	1.76	1056	
			Soybeans	87.52	20	

CRP CONTRACT			
Contract No.	Acres	Rate	Exp. Date
11565A	16.13	\$26.40	9/30/2037

APH	
Corn	Wheat
121	62

SOILS	
Millboro Silty Clay	36%
Promise Clay	32%
Opal Clay	13%
Other	19%

AUCTION TRACT 8



AUCTION TRACT 8

DESCRIPTION: Tract 8 is 204+/- acres of dryland with CRP and a shelter belt.

COUNTY: Tripp

***2024 TAXES:** \$3,753.90

LEGAL: T100N-R79W: Sec 32 N2, N2S2

* Taxes include Tract 11

** FSA Tract 6245 includes Auction Tract 11

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 **(6245)	269.96	235.17	Wheat	57.3	31	227.3
			Corn	112.83	54	
			Sorghum	37.41	43	
			Sunflowers	0.41	1056	
			Soybeans	19.35	20	

*** CRP contract includes Tract 11

CRP CONTRACT			
Contract No.	Acres	Rate	Exp. Date
***1156A	3.1+/-	\$66.72	9/30/2037

APH	
Corn	Wheat
150	63

SOILS	
Millboro Silty Clay	30%
Reliance Silty Clay Loam	28%
Boro-Millboro Silty Clays	13%
Other	30%

AUCTION TRACT 9



AUCTION TRACT 9

DESCRIPTION: Tract 9 is 160+/- acres of dryland with a food plot.

COUNTY: Mellette

2024 TAXES: \$875.88

LEGAL: T40N-R25W: Sec 14 SE4

** FSA Tract 2590 includes Auction Tract 10

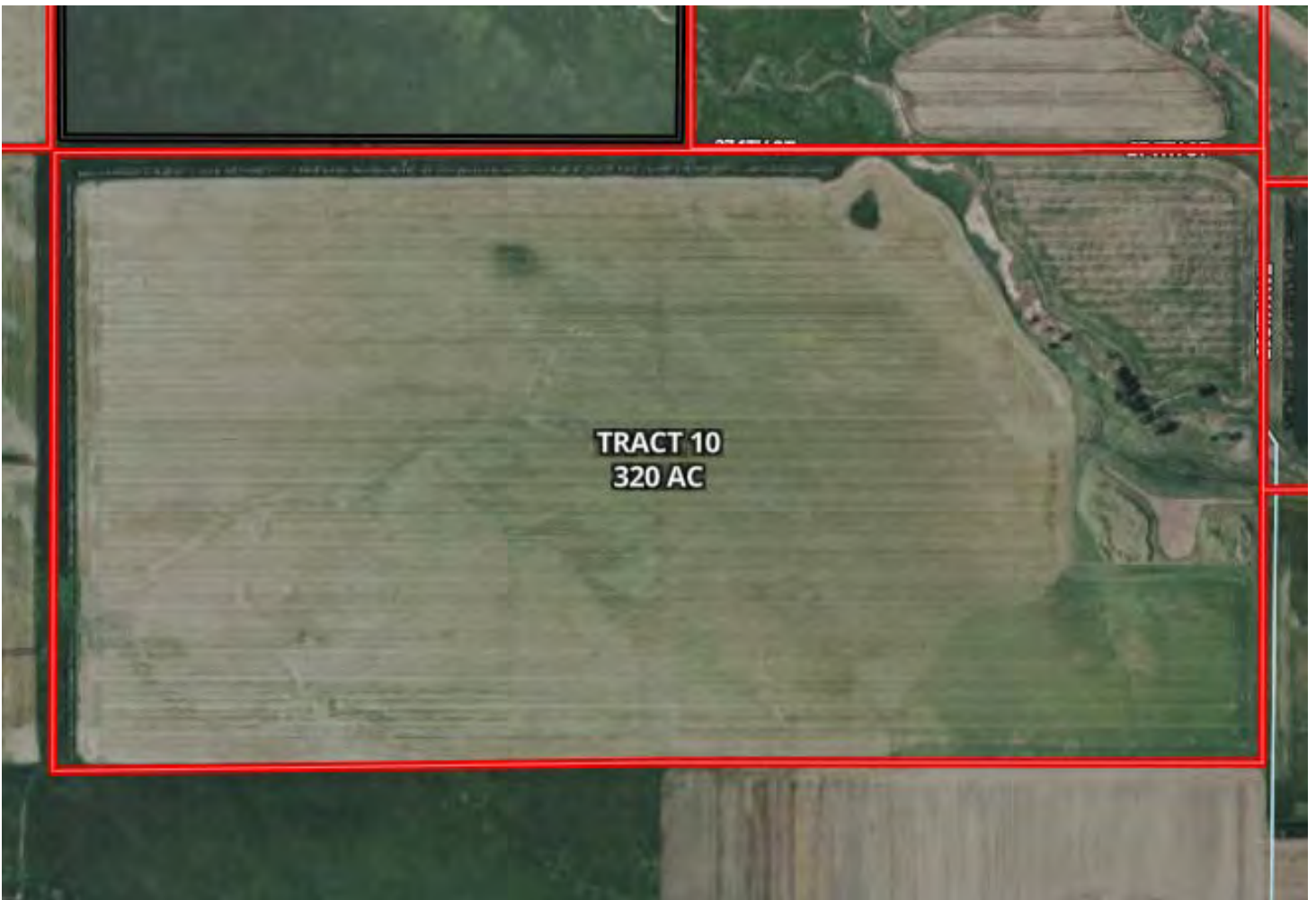
FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 **(2590)	481.79	409.29	Wheat	97.61	31	371.36
			Corn	194.78	54	
			Sorghum	45.06	43	
			Sunflowers	0	0	
			Soybeans	33.91	20	

CRP CONTRACT			
Contract No.	Acres	Rate	Exp. Date
11075B	21.24	\$42.44	9/30/2030

APH	
Corn	Wheat
111	69

SOILS	
Millboro-Reliance	44%
Promise Clay	15%
Wendte Silty Clay Loam	15%
Other	27%

AUCTION TRACT 10



AUCTION TRACT 10

DESCRIPTION: Tract 10 is 320+/- acres of dryland with a shelter belt and a food plot.

COUNTY: Mellette

2024 TAXES: \$1,880.28

LEGAL: T40N-R25W: Sec 24 N2

** FSA Tract 2590 includes Auction Tract 9

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 **(2590)	481.79	409.29	Wheat	97.61	31	371.36
			Corn	194.78	54	
			Sorghum	45.06	43	
			Sunflowers	0	0	
			Soybeans	33.91	20	

CRP CONTRACT			
Contract No.	Acres	Rate	Exp. Date
11563A	8.99	\$26.40	9/30/2037

APH	
Corn	Wheat
145	64

SOILS	
Promise Clay	35%
Millboro Silty Clay	25%
Opal Clay	11%
Other	29%

AUCTION TRACT 11



AUCTION TRACT 11

DESCRIPTION: Tract 11 is 73+/- acres of dryland with some CRP, a home, concrete floor sheds, and a food plot.

COUNTY: Tripp

***2024 TAXES:** \$3,753.90

LEGAL: T100N-R79W-Sec 32: Part

* Taxes include Tract 8

** FSA Tract 6245 includes Auction Tract 8

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 **(6245)	269.96	235.17	Wheat	57.3	31	227.3
			Corn	112.83	54	
			Sorghum	37.41	43	
			Sunflowers	0.41	1056	
			Soybeans	19.35	20	

*** CRP contract includes Tract 8

CRP CONTRACT			
Contract No.	Acres	Rate	Exp. Date
***1156A	0.8+/-	\$66.72	9/30/2037

WHEAT PLANTED	
Acres	
42+/-	

APH	
Corn	Wheat
150	63

SOILS	
Millboro Silty Clay	44%
Wendte Clay	13%
Ree Loam	12%
Lakoma-Okaton Silty Clay	12%
Reliance Silty Clay Loam	11%
Other	9%

AUCTION TRACT 12



AUCTION TRACT 12

DESCRIPTION: Tract 12 is 160+/- acres of dryland with CRP, a shelter belt, food plot, a 60,000 Bu. Grain Bin, a 20,000 Bu. Grain Bin (empty), and a concrete floor shed.

COUNTY: Tripp

2024 TAXES: \$1,747.46

LEGAL: T100N-R79W-Sec 33: SW4

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 (6244)	155.01	127.23	Wheat	75.77	41	118.43
			Corn	3.88	54	
			Sunflowers	25.04	1371	
			Soybeans	13.74	24	

CRP CONTRACT			
Contract No.	Acres	Rate	Exp. Date
11567A	2.77	\$95.07	9/30/2037

APH	
Corn	Wheat
92	60

SOILS	
Reliance Silty Clay Loam	35%
Boro-Millboro Silty Clay	19%
Millboro Silty Clay	16%
Other	30%

AUCTION TRACT 13



AUCTION TRACT 13

DESCRIPTION: Tract 13 is 480+/- acres of dryland with CRP and a food plot.

COUNTY: Tripp

2024 TAXES: \$5,013.18

LEGAL: T100N-R79W: Sec 22 SE4 & 27 E2

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 (5927)	157.47	147.75	Wheat	64.07	41	127.73
			Corn	31.6	54	
			Soybeans	32.06	20	
FSA 156 (5928)	310.79	305.15	Wheat	146.73	41	202.16
			Corn	6.8	54	
			Sunflowers	32.75	1371	
			Soybeans	15.88	24	

CRP CONTRACT			
Contract No.	Acres	Rate	Exp. Date
11017B	20.02	\$51.55	9/30/2029
11019B	76.03	\$51.20	9/30/2029

WHEAT PLANTED
Acres
300+/-

APH	
Corn	Wheat
102	570

SOILS	
Millboro Silty Clay	60%
Carter Silt Loam	19%
Promise Clay	12%
Other	10%

AUCTION TRACT 14



AUCTION TRACT 14

DESCRIPTION: Tract 14 is 320+/- acres of dryland with a 60,000 Bu. Grain Bin and wired for additional bins.

COUNTY: Tripp

2024 TAXES: \$3,993.88

LEGAL: T100N-R79W: Sec 26 W2

** FSA Tract 5929 includes Auction Tract 15

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 **(5929)	630.91	628.54	Wheat	409.36	41	628.42
			Corn	20.74	54	
			Sunflowers	135.3	1371	
			Soybeans	36.12	24	
			Barley	26.9	37	

APH	
Corn	Wheat
122	64

SOILS	
Millboro Silty Clay	70%
Witten Silty Clay	11%
Carter Silt Loam	11%
Other	8%

AUCTION TRACT 15



AUCTION TRACT 15

DESCRIPTION: Tract 15 is 320+/- acres of dryland.

COUNTY: Tripp

2024 TAXES: \$3,646.10

LEGAL: T100N-R79W: Sec 23 W2

** FSA Tract 5929 includes Auction Tract 14

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 **(5929)	630.91	628.54	Wheat	409.36	41	628.42
			Corn	20.74	54	
			Sunflowers	135.3	1371	
			Soybeans	36.12	24	
			Barley	26.9	37	

APH	
Corn	Wheat
122	64

SOILS	
Millboro Silty Clay	54%
Witten Silty Clay	19%
Boro-Millboro Silty Clays	15%
Other	12%

AUCTION TRACT 16



AUCTION TRACT 16

DESCRIPTION: Tract 16 is 160+/- acres of dryland; strip tilled with 50#'s 11-52-0

COUNTY: Tripp

2024 TAXES: \$1,883.74

LEGAL: T100N-R79W: Sec 23 SE4

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 (715)	157.17	157.17	Wheat	107.25	41	157.17
			Corn	5.5	54	
			Sunflowers	35.45	1371	
			Soybeans	8.97	24	

APH	
Corn	Wheat
122	64

SOILS	
Millboro Silty Clay	66%
Witten Silty Clay	25%
Boro-Millboro Silty Clays	9%
Other	0%

AUCTION TRACT 17



AUCTION TRACT 17

DESCRIPTION: Tract 17 is 160+/- acres of dryland.

COUNTY: Mellette

2024 TAXES: \$928.16

LEGAL: T40N-R25W: Sec 26 NW4

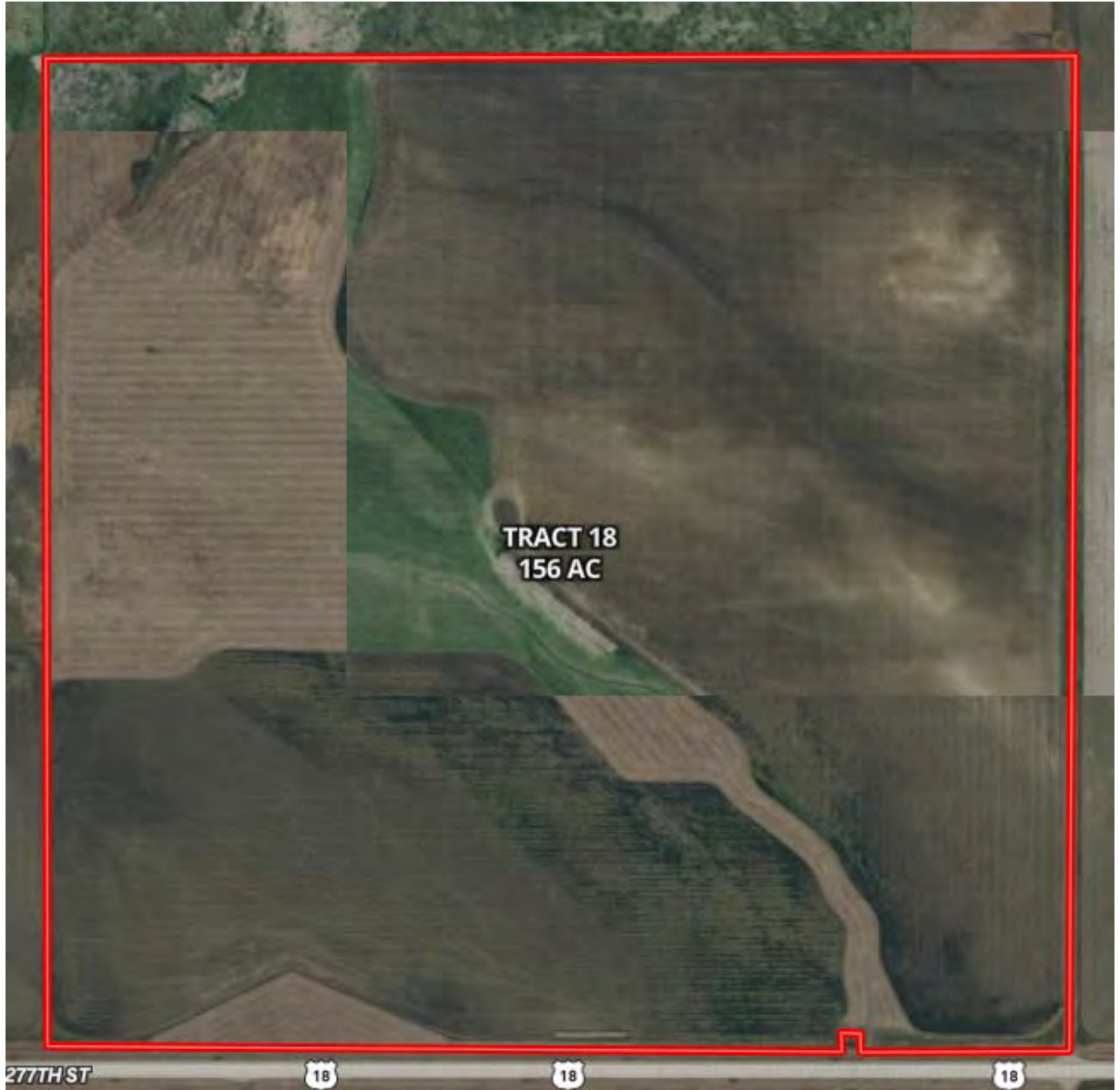
FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 (5032)	160.71	160.71	Wheat	40.47	31	159.22
			Corn	78.81	54	
			Sorghum	26.13	43	
			Sunflowers	0.29	1056	
			Soybeans	13.52	20	

APH	
Corn	Wheat
112	62

WHEAT PLANTED
Acres
160+/-

SOILS	
Opal Clay	36%
Millboro Silty Clay	33%
Promise Clay	12%
Other	19%

AUCTION TRACT 18



AUCTION TRACT 18

DESCRIPTION: Tract 18 is 156+/- acres of dryland with Highway 18 frontage and 35+/- acres of tall wheat grass.

COUNTY: Tripp

2024 TAXES: \$1,343.42

LEGAL: T99N-R78W: Sec 16 SE4

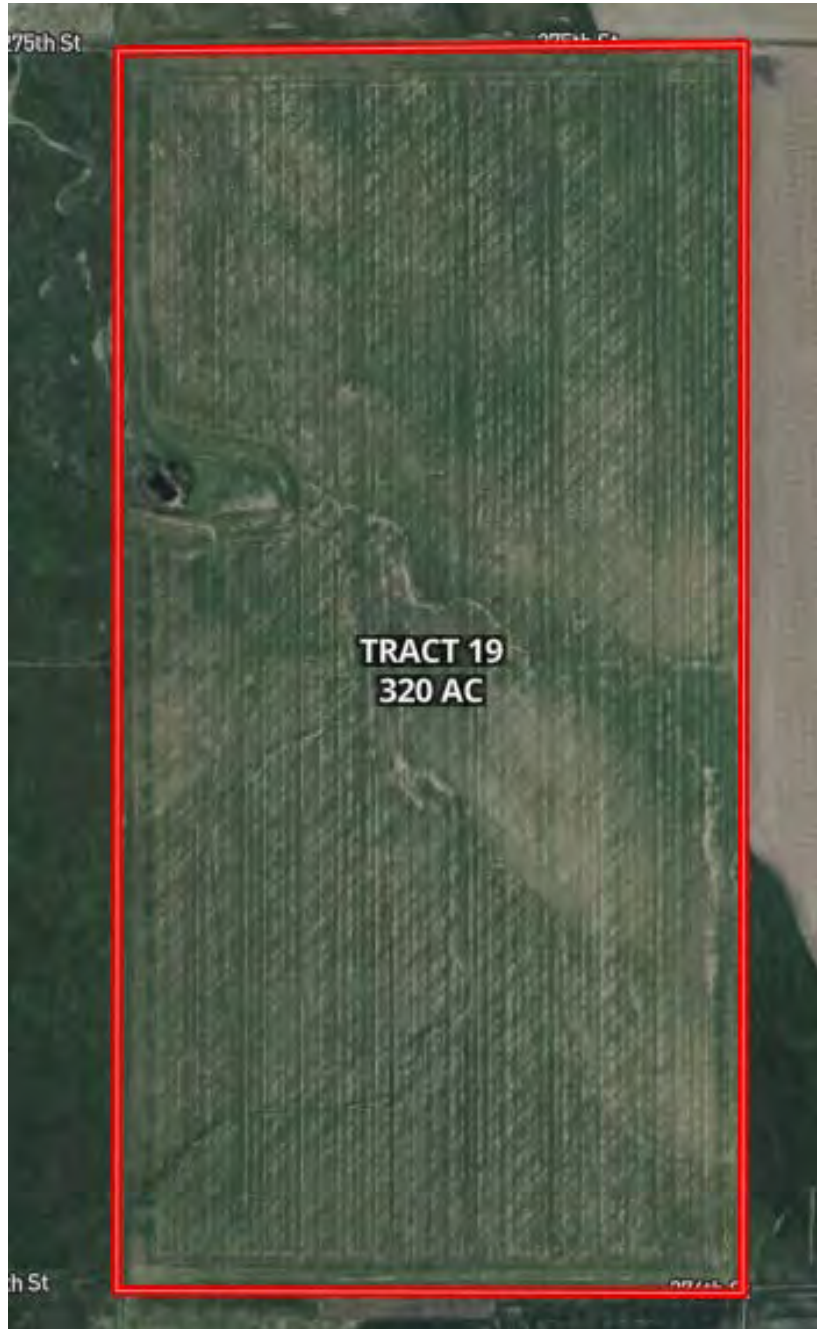
FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 (5793)	153.54	148.77	Wheat	67.8	33	135.61
			Corn	42.92	54	
			Soybeans	24.89	20	

APH	
Corn	Wheat
114	48

WHEAT PLANTED
Acres
112+/-

SOILS	
Lakoma-Millboro Silty Clays	30%
Millboro Silty Clay	37%
Witten Silty Clay	18%
Other	16%

AUCTION TRACT 19



AUCTION TRACT 19

DESCRIPTION: Tract 19 is 320+/- acres of dryland.

COUNTY: Tripp

2024 TAXES: \$3,172.64

LEGAL: T99N-R78W: Sec 10 W2

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 (4058)	160.6	150.53	Wheat	68.61	33	137.22
			Corn	43.43	54	
			Soybeans	25.18	20	
FSA 156 (4120)	157.63	157.63	Wheat	71.87	33	143.73
			Corn	45.49	54	
			Soybeans	26.37	20	

APH	
Corn	Wheat
97	79

WHEAT PLANTED
Acres
300+/-

SOILS	
Millboro Silty Clay	65%
Witten Silty Clay	19%
Carter Silt Loam	12%
Other	3%

AUCTION TRACT 20



AUCTION TRACT 20

DESCRIPTION: Tract 20 is 160+/- acres of dryland.

COUNTY: Tripp

2024 TAXES: \$1,549.14

LEGAL: T100N-R78W: Sec 24 SE4

FSA DETAILS						
Source	Total	Cropland	Base Crop		Yield	Base Acres
FSA 156 (3986)	156.85	153	Wheat	69.72	33	139.44
			Corn	44.13	54	
			Soybeans	25.59	20	

APH	
Corn	Wheat
125	72

SOILS	
Millboro Silty Clay	43%
Lokoma-Millboro Silty Clays	33%
Reliance Silty Clay Loam	10%
Other	13%