

CENTRAL SOUTH DAKOTA (GREGORY COUNTY, BURKE)

EPPERSON FAMILY LAND AUCTION

LAND AUCTION

160 +/- ACRES - OFFERED IN 1 TRACT

**MONDAY, OCTOBER 12, 2026
AT 1:00 PM CDT**

REGISTRATION AT 12:00 NOON

**AUCTION WILL BE HELD ON THE WEST SIDE OF
THE PROPERTY ON THE HOMESTEAD SITE AT
34054 296TH STREET, BURKE, SD**



**Brad Gran
Auctioneer
605-208-5671**



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



**LEGAL:
SE1/4 OF SEC 21-96N-72W**



JONES TWP

T 96 N

R 72 W

JOINS RHOADES TWP

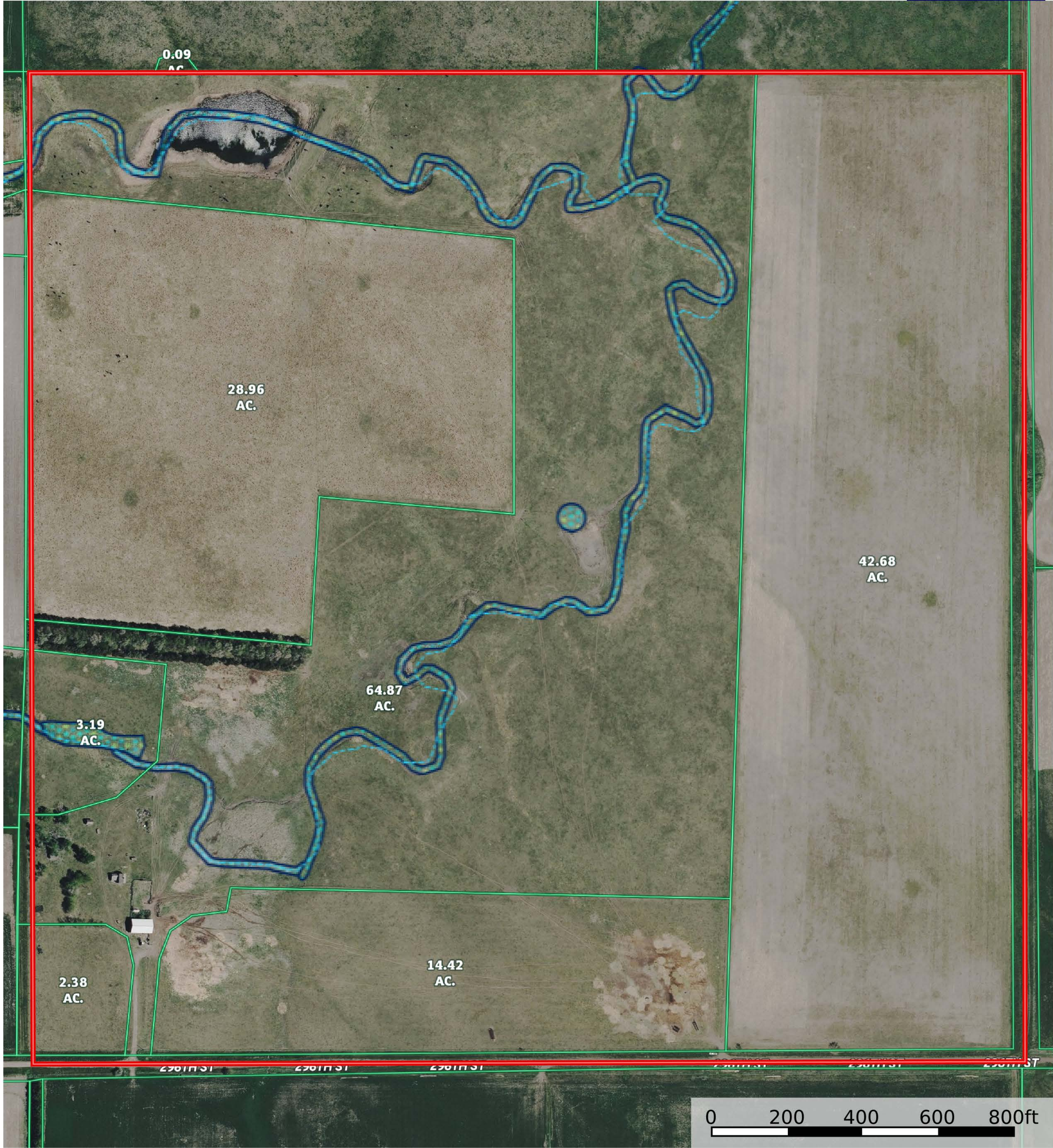


JOINS LONESTAR TWP

LAND OWNER MAPS







Land Auction

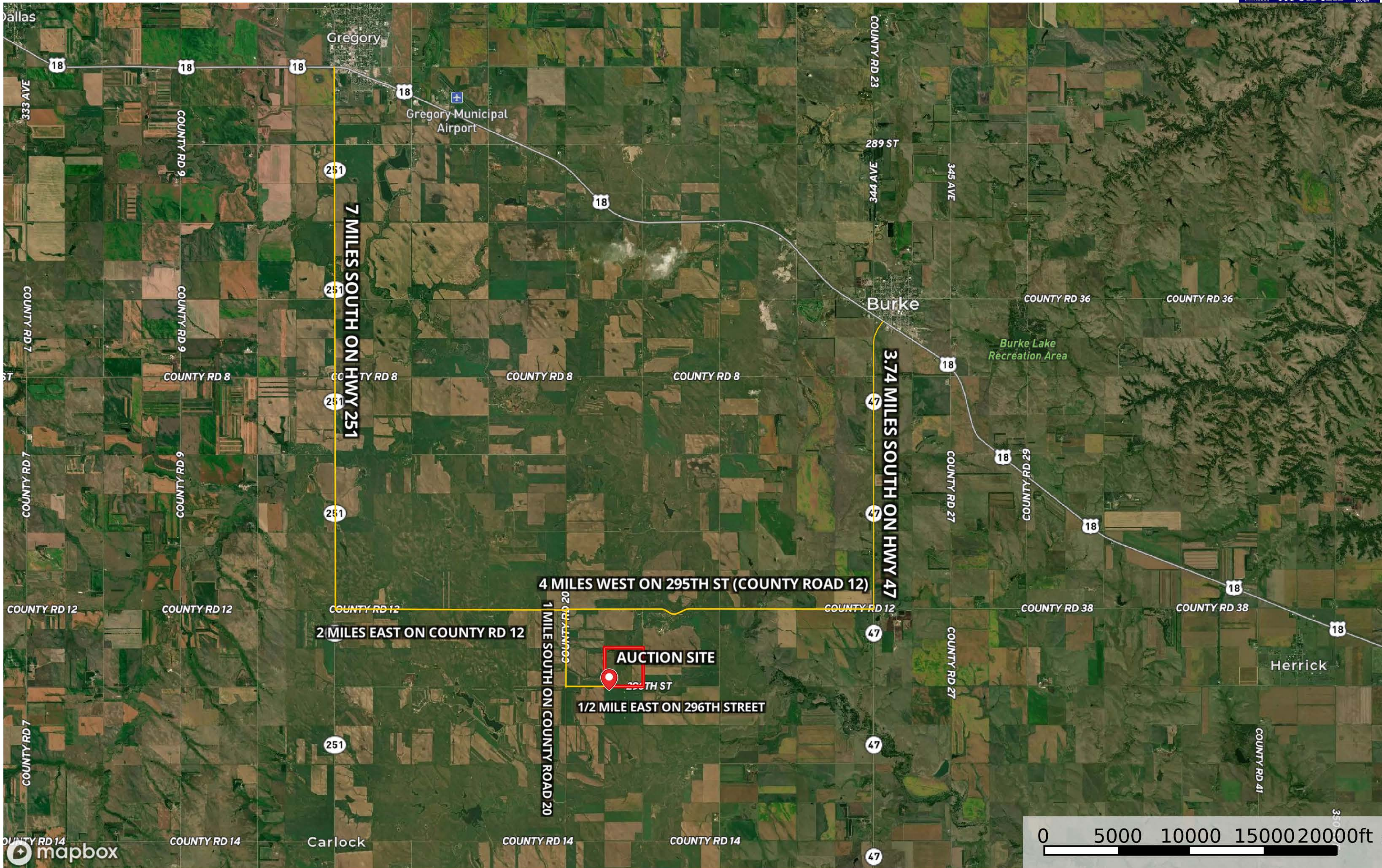
Gregory County, South Dakota, 160 AC +/-

Shippy Realty & Auction
Call 605-842-3212



Acres		Capabilities		WAPI		
Code	Description	Acres	%	CPI	NCCPI	CAP ?
RIB	Reliance silty clay loam, 3 to 6 percent slopes	49.08	30.94%	90	53	2e ?
MpC	Lakoma-Millboro silty clays, 6 to 9 percent slopes	39.66	25%	63	32	4e ?
RIC	Reliance silty clay loam, 6 to 9 percent slopes	15.12	9.53%	76	52	3e ?
BID	Boro-Lakoma silty clays, 9 to 15 percent slopes	13.99	8.82%	48	32	6e ?
Bc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	13.17	8.3%	35	36	6w ?
HoC	Holt fine sandy loam, 6 to 9 percent slopes	11.22	7.07%	58	40	4e ?
Mo	Mosher silt loam, 0 to 3 percent slopes	10.04	6.33%	35	42	4s ?
RaB	Ree loam, 3 to 6 percent slopes	6.37	4.02%	80	52	2e ?
Totals 158.64 ac ?		67.51 CPI Average	42.74 NCCPI Average	3.55 Cap. Average		





Marker 1
 Direction
 Distance
 Primary Road
 Boundary