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1101 Announcements -**Events** 

HOLDS! Do you have a product, service, or business that would be helped by reaching over 2.5 million households throughout lowa and the surrounding states? The Midwest Classified Network will allow you to reach these potential customers quickly and inexpensively. For more information concerning a creative classified ad call this publication or Midwest Free Community Papers at 800-248-4061 or get inonline at www.mcn-ads.com (MCN)

Steffen Family Anniversary Dance, Free! September 5 2010 7pm-10pm. Crofton Auditorium DJ music Celebrating: Sara and Nick Antrobus Susan and Jeff Hart Tom and Becky Steffen Louis and Sonja Steffen Lisa and Dusty Doyle Bill and Bonnie Steffen Melissa and Marty Fifer Brad and Kandi Lange Cars 1988 Pontiac Grand Prix SE 2.8L, V6, 2-door, 147K, 30+mpg., maroon, excellent

\$1150

# ATTENTION FARMERS - ACREAGE BUYERS - HORSE LOVERS **113.53 ACRES IN CENTRAL** TOWNSHIP, YANKTON COUNTY, SD **OFFERED IN TRACTS**

To be held on site located from Lesterville, SD, go 6 1/2 east on 300 St. (Oil Road); or from Yankton, SD (Jct. of Hwy 81 - 50) go 9 north on Hwy. 81 and 2 ½ west on 300 St. (Lesterville Oil); or from Hwy 81 and Lesterville Oil Jct. go 2 ½ west, the locatable address is 43706 - 300 St., Utica, SD

### THURSDAY, SEPTEMBER 9<sup>™</sup>, 10:30 AM

TRACT # 1 25.51 Acres with Building Site and Pasture (subject to survey) This tract has a 1 story – 3 or 4 Bedroom Modern Home (1400 sq ft) with breezeway and double garage, plus a useable barn, cattle pole shed, storage shed and a good 5î x 140' well. This acreage has a great setting with an assortment of trees and great location on an oil road. This home is vacant and needs updating! The land is all in pasture and layes level to gently rolling. To nspect the buildings, call the owners at 605-665-9235.

#### FRACT # 2 51.0 Acres -- All Tillable

This 51 Acres is located just to the east of Tract # 1 and is currently in soybeans. The tract has a 72.1 productivity rating and the predominate soil is Clarno-Bonilla Loams. This clean tract is gently rolling with useable fences and good production history. There is one Building eligibility on this tract!

#### TRACT # 3 76.51 Acre Unit (TRACT 1 AND 2 TOGETHER)

Legal: South 1/2 Southwest 1/4 except Lot S1 and except Lot R25 in 15-95-56, Central Twp, Yankton County, SD

This tract is in the Yankton School District and current taxes are \$1313.36

#### TRACT # 4 37.02 Acres

Legal: SE 1/4 SE 1/4 except Lot S1 in E 1/2 SE 1/4 and except Lot R21 in 16-95-56, Central Twp, Yankton County, SD

This tract is located just across the road to the west from Tract # 1. This tract has 29.61 acres of powerful tillable land and the balance in an outstanding shelterbelt (on the east side) and road right of way. Included in the shelterbelt (on west side) there is 3.5 acres in the CRP planted to trees that pays \$76.78

#### per acre (total of

\$ 269. yearly payment till 9-30-2013). The land is all in soybeans and layes level to gently rolling with excellent eye appeal and useable fences. There is a productivity rating of 73.1 with Bonilla-Cross Plain Complex and Blendon-Thurman Complex being the predominate soils. Also in the Yankton School District and on a good oil road and has one building eligibility, yearly taxes are \$436.66. This tract has a good supply of deer and pheasants - that call the shelterbelt home! Note: As Section 16 is known as a "School Section" all mineral rights are held by the State of South Dakota.

**NOTE:** For an auction information packet, call our office at 800-251-3111. We invite you to inspect these land tracts at anytime.

TERMS-CONDITIONS: Cash sale with 15% down payment (nonrefundable) on sale day and the balance on or before October 15, 2010 with possession of the buildings and possession of the land upon completion of harvest. Owners title insurance will be used (costs to be split equally to buyer-seller) and warranty title to be given. The sellers to pay the 2010 taxes due in 2011. Sold subject to any easements or restrictions of record and subject to the owners confirmation! Come prepared to buy.

## VERNON & MINNE A. SCHENKEL, OWNERS 605-665-9235

#### Wieman Land & Auction Co., Inc.

Garv and Rick Wieman. Brokers Kevin, Mike, Ryan & Derek Wieman, AB 800-251-3111 • Marion, SD www.wiemanauction.com

Dale Strasser **Closing Attorney** 605-952-7745 Freeman, SD