

# Absolute Auction

## 399-ACRES OF ZISKOV & UTICA TWP. YANKTON COUNTY LAND 6-JD TRACTORS - 7720 COMBINE - 71-GTO - EQUIPMENT - GUNS - TOOLS - HAY - VEHICLES

In order to settle the estate of Ronald Fuks, we will offer the land and all personal property for sale at ABSOLUTE auction on the Farm Bldg. Site located from Utica, SD go 3-miles west, 304 St. 1-mile south on 432 Ave., 1/2 west on 305 St., south side of the road on:

## TUESDAY, DECEMBER 14<sup>TH</sup> 10:30 AM Land Sale

### TRACT ONE: 40-ACRES IMPROVED

**LEGAL:** The NE 1/4 of the NW 1/4 of Section 15, 94-57 Yankton County, South Dakota.

- 1952 Ranch Style 3-bedroom home, full finished basement total of 1700 sq ft on main and basement level, attached 2-stall garage, 10x18 front deck
- Home is in need of some updates/repairs being sold in AS IS Condition
- 50' x 120' Slant wall steel span building cement floor, bi-fold door built in 1976
- 30' x 64' storage/hog barn cement floor, 40 x 64 livestock barn w/ auger feeder
- 3300 bushel storage bin, older grainery & stave silo
- 17.12 acres in large tree grove, and building site, 19.62 acres in grass. Excellent set-up for horses or cattle.
- Property has a recently installed 1000' well with reservoir/pressure system.
- At closing buyer will receive full possession. No lease exists on this tract.

### TRACT TWO: 120-ACRES ALL TILLABLE

**LEGAL:** The W 1/2 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 15, 94-57 Yankton County, South Dakota.

- At present 118.65 acres under cultivation balance in RROW.
- Soil production rating of 78.6. Predominant soil Clarno-Bonilla Loams.
- Land is rented for 2011 crop year. Buyer to receive \$100/acre paid 1/2 spring 1/2 fall.
- Bordered by gravel township road on 2-sides close to major grain markets.

### TRACT THREE: 160-ACRES COMBINATION OF TRACTS 1 & 2

**LEGAL:** NW 1/4 of Section 15, 94-57 Yankton County, South Dakota.

- Annual taxes of \$2,554.80.
- Tillable land rented for 2011 crop year.

### TRACT FOUR: 160-ACRES UNIMPROVED LAND

**LEGAL:** SW 1/4 of Section 10, 94-57 Yankton County, South Dakota.

- 144.12 acres under cultivation with 10.07 acres in trees, old building site, balance in RROW.
- Soil Production rating of 76. Predominant soil includes Clarno-Bonilla Loams.

- Water has been piped over from Tract One. Water line will be responsibility of new buyers.
- Property is located directly north of Tracts 1-3. Gravel road to the south, minimum maintenance road to the west.
- Land is rented for the 2011 crop year @ \$100/acre or \$14,400 annually. 10.07 acres in trees, bldgs & grass is not under lease or contract.
- Annual Taxes are \$1,995.08.

### TRACT FIVE: 79-ACRES PASTURE GROUND

**LEGAL:** N 1/2 of SE 1/4 of Section 4, 94-56 Yankton County, SD.

**LOCATION:** From Utica, SD go 2-miles east 1/4 mile north west side of road.

- 76.55 acres in native grass with flowing creek & dam for water supply.
- Useable fences, limited weed pressure, Bordered by the east by gravel township road 437th Ave.
- Annual Taxes \$584.20.
- Land is rented for 2011 grazing season for \$2500 annually paid 1/2 spring 1/2 fall. Tenant repairs all fences and pays for weed control.

**\*\*\*\* All tracts will be sold individually and not offered as a package. All tracts will be sold from Tract One location.**

**TO INSPECT THE PROPERTY:** To set-up your personal showing of the improvements contact the auctioneers at 800-251-3111 or you may view the property online at [www.wiemanauktion.com](http://www.wiemanauktion.com) or inspect the tillable ground at your convenience. Buyers packets are available online or by calling the auctioneers.

**TERMS:** Cash sale with 10% (non-refundable) down payment the day of the sale with the balance on or before January 15th, 2011. Owners title insurance to be used with the cost split 50-50 between buyer and seller. Sellers to pay the 2010 taxes due in 2011. Personal representatives deed to be granted. Sold subject to all easements, restrictions and reservations or record. Sold subject to all existing rental contracts. Property is being sold ABSOLUTE to the high bidder.

## RONALD FUKS ESTATE • CHARLENE BLAND - PERSONAL REP. • LILA OLSON - PERSONAL REP.

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
Gary & Rich Wieman Brokers

Blackburn & Stevens Law Office  
Closing Attorney, Yankton, SD  
605-665-5550

## DAY TWO WEDNESDAY, DECEMBER 15<sup>TH</sup> 10:30 AM RIDGE KITCHEN LUNCH WAGON

The personal property auction will be held on the farm located from Utica, SD go 3-miles west, 1-mile south, 1/2 mile west, south side of the road.

### TRACTORS - COMBINE - HEADS - VEHICLES

1984 JD 8650 4 X 4 tractor, 5582-hrs, bareback, 2-hyds, 20.8 X 38 tires at 80%, 16-spd trans, new batteries; 1976 JD 4430 Quad Tractor, 5081-total 1-owner hours, 2-hyds, rear wts, 18.4 X 38 tires, very original; Clamp on duals sold separate; 1970 JD 4520 tractor, 2-hyds, syncro trans, 24.5 X 32 rear tires, fenders, shows 6400 hrs, PTO no 3pt sold w/FH loader with QT bucket; grapple/manure bucket sold separate; 1966 JD 3020 D. tractor, syncro trans, shows 5913-hrs fenders, 15.5 X 38 tires very nice; JD 4010 Diesel tractor complete not running; JD 720 gas tractor NF disassembled most parts found; IHC H tractor complete not running; 1981 JD 7720 combine 3388-hrs, HH, Chopper, Vitetoe spreader stored inside not running; JD 444 HT corn head; JD 222 flex head; 1998 Chevy 1500 X-cab shortbox, 4 X 4 maroon 238K miles; 1997 Lincoln Mark 8 black, leather, 2dr 150K miles; 1971 GTO complete, Ram Air hood, 400 V-8 console auto, AC, needs restoration; 1978 Ford F-150 4 X 4 pickup; 1994 Eagle Vision 4-dr car not running; 1962 Chevy C-60 truck with box not running; 1948 Willys jeep complete; 1991 GMC S-10 2wd; 1974 Winnebago not running; 1986 F-150 2wd pickup

### PLANTING - TILLAGE - MISC. EQUIP.

JD 7000 8RW planter wing fold; IHC 400 4RW planter; JD 230 tandem disk with harrow 23'9" JD 230 19'11" tandem disk; J&M gravity box & gear 400 bu. Red; Dakon 213 Gravity box on electric gear; JD 2500 5 X 16 plow; 2-JD 112 chuckwagons on JD gears; Shaver 3pt. post auger extra bits; JD 224 square baler with FH accumulator and hawk sold complete; Feterl 10" X 66' pto auger; Dayton 10 KW pto generator and cart; 2-JD 640 side rakes; JD 3800 silage cutter w/2RW corn head & hay head, stored inside; JD #37 PT sickle mower 9'bar, JD 717 3pt. rotary mower; JD 3pt. Danish tine field cultivator; HD tandem axle truck frame flatbed; IHC 133 4RW cult.; JD 350 pto elevator; 200-gal 3pt. sprayer 40'boom; Kewanee 1020 FF disk parts missing; Dakon 8 RW cultivator; Dual loader bucket; JD 237 mounted corn picker complete; NI 324 PT corn picker; M&M 1210 corn sheller; JD AW tandem disk;

### TRACTOR PARTS - ANTIQUES - MISC. - SALVAGE IRON - HAY - FEED BUNKS

3-Sets of JD flattop fenders; 2-quick hitches; Large assortment of JD 10 and 20 series tractor parts including 4-cyl. Gas engine; Large assortment of JD 2-cyl. Tractor parts; JD rear wts; JD loader valve ext.; FH pto pumps; JD 110 riding mower with deck; Assorted Harley Davidson Parts old motorcycle frame, fenders, & gas tanks; Cistern pump with cups; IHC cream separator complete & nice; Maytag ringer washer; 625 Gal. poly water tank; 350 gal.

pickup water tank; Homemade Tractor splitting stands; Clarke Rolling tool bench; Lavin 2-ton cherry picker; Lavin Transmission jack; Engine Stand; Speedair 2-cyl. Air compressor; Lincoln AC/DC welder like new; Oxy/Aceteylene Torch; typical farm hand tools and supplies; Stihl Gas weedeater; Delta 12" portable wood planer; Remington Leaf Blower; Large pile of salvage iron; 60 Bales Grass Hay, plastic twine; 180' of cement fence line feed bunk;

### PISTOLS - RIFLES - HOUSEHOLD

#### Pistols: (Guns sell at 12:30)

Black Powder 44; 2-Storm & Ruger 44 ivory handles; Upper Missouri Trading Co. 44-mag. 12" barrel; Deeringer 38 Special; Storm & Ruger 30-cal.; Lawman MK 3 357 Mag.; Army issue Colt 38 special; Storm & Ruger 357 Ruger; Colt 22 Auto; Colt Mark 6 45-cal. Auto Gold Cup National Match; Detective 38-Special; 5-Holsters

#### Long Guns:

Winchester 1892 Octagon Barrel 25-20 lever action; Winchester 25-20 lever action; Winchester Model 12 shotgun 16-ga & 12-ga; Winchester 9422 Lever Action 22-mag; 16-ga. Long Tom shotgun; Winchester #42 Pump 410 Shotgun; Remington #11 Automatic 12-ga.; Browning & Remington 22-pump rifles; Thompson 45-cal. Semi-automatic model 1927A1 parts missing; Browning 308 lever action; Remington 700 222 Bolt Action; 375 Mag Hi-power Bolt action w/scope; Browning 300 Mag. Auto w/4 X 12 scope; Browning 264 Cal. w/scope; Weatherbee 300 Mag. w/scope Bolt action; Belgium Bolt Action 2506; Noble Mfg. 410 shotgun sideXside bored to 3" large selection of gun cleaning kits, reloading supplies; gun cases;

#### HOUSEHOLD:

GE chest freezer white; 16" fancy western saddle and 14" Kennedy western saddle; 27" and 32" color TV's; glass display case; depression glass; office desk, cedar chest; mantle clocks; 3-pc. Bedroom set full size mattress; 2-dorm sized refrigerators; Action sectional gray-blue in color; VCR and DVD's; Matching sofa table & coffee table; bar stools; shot glass collection and other typical household items

**Auctioneer Note:** Sale will begin with tools, shop equipment, parts-repair & misc. 12:30 all guns will be sold followed by Machinery, Equipment, Tractors & Vehicles, then balance of misc. and salvage sold last. 4% sales tax will be charged, titled vehicles are exempt. Everything sells to the high bidder don't miss this one!! Porta Pottys on site.

## RONALD FUKS ESTATE - OWNER • LAUREN FUKS 605-364-7381

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