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NOTICE OF REAL PROPERTY SALE REQUEST FOR WRITTEN BIDS

Richard R. Rueb and Rochelle R. Schweizer will offer for sale the following real property in Bon Homme County, South Dakota, on December 14, 2012 at 10:00 o'clock a.m., at Wipf & Cotton Real Estate, LLC, 107 S. Main Ave., Wagner, SD. The real property offered for sale is described as follows:

The Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Ninety-five (95) North, Range Sixty-one West of the Fifth (5th) P.M., Bon Homme County, SD, consisting of 160 acres, more or less.

TERMS: Cash, 10% down day of sale, balance due at closing which shall occur on or before December 31, 2012. Property will be free of all encumbrances and will be available to buyer upon final payment of purchase price. Possession will go to buyer at closing, **SUBJECT TO**, a written lease on said property that expires on March 1, 2013.

The sellers will pay all 2012 and prior year real property taxes at closing. The sellers will retain the 2012 rent from the real property. The successful bidder will be responsible for 2013 and subsequent year real property taxes.

This real property is sold "as is" and the sellers make no warranties, either express or implied, as to the condition of said real property. Title insurance will be procured prior to closing and the sellers and the successful bidder will share equally in the cost of owner's title insurance. Lender's title insurance coverage shall be the sole cost of the buyer, if required.

PROCEDURE: Sealed bids with 10% of bid amount enclosed (personal checks accepted) will be received at Wipf & Cotton Real Estate, L.L.C., PO Box 370, Wagner, SD 57380, phone 605-384-5471, prior to or at the time of sale as set forth above. Please mark on the outside of the envelope in which a bid is submitted "Rueb/Schweizer Land Bid." The highest written bid will be announced at sale time. Anyone having submitted a written bid may increase the high written bid by five percent (5%); and, thereafter, the said real property will be auctioned and sold to the highest bidder, subject to the sellers' right to reject any and all bids. Bidders must have submitted a written bid in order to bid at the auction. Sellers reserve the right to accept or reject any and all bids. Announcements the day of sale take precedence over printed material.

Further information can be obtained from Kenneth W. Cotton or Steven R. Cotton, at Wipf & Cotton Real Estate, LLC, 107 S. Main Ave, Wagner, SD 57380, Phone: 605-384-5471. Email to ken@wipfandcotton.com or steve@wipfandcotton.com

1020 Food - Beverage

Wrap up your Holiday Shopping with 100 percent guaranteed, delivered-to-the-door Omaha Steaks! SAVE 68 percent PLUS 2 FREE GIFTS - 26 Gourmet Favorites ONLY \$49.99. ORDER Today 1-866-414-8037 use code 45102AMD or www.OmahaSteaks.com/hgc96 (MCN)

1101 Announcements - Events

Business Hours of The Missouri Valley Shopper are as follows: Monday through Friday, 8:00am-5:00pm. 319 Walnut St. (605)665-5884. Thank you for your continued business! Deadline is 12Noon on Fridays for the following Tuesdays MVS.

PLEASE NOTE: This publication does not knowingly accept fraudulent or deceptive advertising. Readers are cautioned to thoroughly investigate all ads, especially those asking for money in advance or ads that sound too good to be true.

WANT TO ADVERTISE TO THE MIDWEST? Place your classified ads in the Midwest Classified Network anytime online at www.midwestfreeclassifieds.com (MCN)

1101 Announcements - Events

THE MISSOURI VALLEY Shopper cannot verify the validity of any advertisements placed by anyone. Readers are advised to approach any advertisement with reasonable caution.

Fair Trade Gifts, Saturday, 12/8, 10am-2pm, United Methodist Church, 16 N. Dakota St., Vermillion. 10,000 Villages, SERRV, Equal Exchange, Christmas Cookie Corner.

Music Lessons for All Ages! Find a music teacher! Take-Lessons offers affordable, safe, guaranteed music lessons with teachers in your area. Our prescreened teachers specialize in singing, guitar, piano, drums, violin and more. Call 1-888-687-0049! (MCN)

1200 Cars

2001 Chrysler Concorde, 92,000 miles. Call (605)665-1139 after 4pm/leave message.

2009 Honda Accord EX 6-cyl, excellent condition, 132,000/miles, mostly hwy., well maintained, new tires. \$8,500. 2006 G6 Pontiac, 2-door, runs great/great shape, new tires. 55,000/miles. \$6,800. Call-(605)670-9434.

A-1 DONATE YOUR CAR! Breast Cancer Research Foundation! Most highly rated breast cancer charity in America! Tax Deductible/Fast Free Pick Up. 1-800-399-6506 www.carsforbreastcancer.org nani

AUTOS WANTED: CASH FOR CARS: All Cars/Trucks Wanted. Running or Not! Top Dollar Paid. We Come To You! Any Make/Model. Call For Instant Offer: 1-888-417-1382 (MCN)

1200 Cars

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CARS/TRUCKS WANTED! Top \$\$\$\$\$ PAID! Running or Not, All Years, Makes, Models. Free Towing! We're Local! 7 Days/Week. Call Toll Free: 1-888-416-2330 nani

DONATE YOUR CAR to CHILDREN'S CANCER FUND of AMERICA and help end CHILDHOOD CANCER. Tax Deductible. Next Day Towing. Receive Vacation Voucher. 7 Days 1-800-469-8593. nani

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. Free 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care Of. 888-757-6941 (MCN).

Junk Cars Wanted. Running or not, any condition. Pickups, vans, and classics. (402)992-1865.

MISC AUTOS: CASH FOR CARS: Any Make, Model or Year. We Pay MORE! Running or Not Sell your Car or Truck TODAY Free Towing! Instant Offer: 1-888-420-3805 (MCN).

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1210 Trucks

1988 Chevy Silverado 1-ton, 4x4, 454 auto, good running pickup, \$1800. (402)887-4316.

2008 Chevrolet Silverado LT1, one owner, certified, pre-owned warranty, good tires, 64,500 miles, \$21,988. (605)360-7227.

1250 Motorcycles

Buying ATV's and Side by Sides. Prefer projects. Will pick up. Call (402)-371-7002.

WANTED JAPANESE MOTORCYCLE KAWASAKI 1967-1980 Z1-900, KZ900, KZ1000, ZIR, KZ1000MKII, W1-650, H1-500, H2-750, S1-250, S2-350, S3-400 Suzuki GS400, GT380, CB750 CASH PAID. FREE NATIONAL PICKUP. 1-800-772-1142, 1-310-721-0726 usa@classicrunners.com nani

WANTED: All Motorcycles - Pre 1980. Any Condition, running or not. Cash Paid. 845-389-3239

1270 Utility Trailers

TRAILER SALE! "New" 6' x 10' x 72" Enclosed Cargo \$2095, "New" 6' x 12' x 72" Enclosed Cargo - ramp door \$2399, "New" 16' - 7000# Car Hauler, brakes, ramps, LED's, \$1999, "New" 18' - 7000# Heavy Duty tilt bed - brakes, LED's, treated floor \$2499. ZACK SHACK 6' x 10', 6-hole ice house \$4699. Road Dog & Alumina pull-behind Motorcycle Trailers. Aluminum Snowmobile Trailers 2-place, 3-place, & 4-place! 515-972-4554 www.forddodgetrailerworld.com (MCN)

1410 Agriculture

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1410 Agriculture

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1415 AC - Heating

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1435 Carpentry

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1450 Cleaning

Diana's Helping Hand House Cleaning, Light Meals, Laundry, Errands. Diana Siekmeier. (605)553-4838 Yankton, SD.

Mothers N Need Cleaning References available, call or text (605)421-0206. mothersnneed@yahoo.com.

1455 Computer - Internet

Ace Cell Phone & Tablet Repair, We buy/sell/trade used cell phones. Kopetsky's Ace Downtown, (605)665-2813.

IPAD 2, Wi-Fi, 16G Black, with Bluetooth Keyboard, \$400. (402)357-3321.

1460 Contractors

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2009 Chevy Silverado, Reg Cab, Longbox -	\$10,900
2008 Chevy Uplander Van, Short Style -	\$8,900
2008 Chevy HHR, LT, White -	\$8,600
2007 Chevy Silverado, Ext Cab, 4x4 -	\$14,900
2007 Ford Rangers, 4 cyl auto, AC -	\$6,500
1995 Dodge, Reg Cab, Longbox 4x4 -	\$3,900

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