

INVESTMENT PROPERTY 1300 Whiting St., Yankton 2 -bedroom, 1-bath \$52,000 Carla Schlingman, Century 21 (605) 661-8643

Two high quality nearly completed homes and nu merous oversized lots. Great neighborhood, must see! Call Kirby 605-660-1422.

1655 Mobile Homes For Sale



Imagine 2015 mobile home set up in court in Yankton. Vermillion or Beresford. Contract for deed at wholesale price. \$6,000 down, we'll finance, roughly \$400/month plus lot rent. Why rent? Start owning now. Stop making your landlord rich. This is a no brainer, call now, Nationwide Homes 605-665-0822.

1660 Acreage – Lots For Sale



For Sale: Lots of lots! Call Jim Tramp, 605-661-2192.



1705

Oval.

Sale

Acreage – Lots For

Jolene Green Century 21

605-464-9634

Commercial Site includes

4,400 shop with office space.

3-Large bays 40' deep, off-

street parking, and 2nd building

with more than 3,000 sq.ft. All

in city limits. Dan Specht, Vi-

6 Upholstered dining room

chairs, \$50 for all 605-665-

Birdcage, large enough for

cockatiel, parakeet or pair of

lovebirds, comes with toys and

miscellaneous, 22"x15", \$50.

Burgundy Rocker recliner,

nice, \$30. Call 605-665-7389

Davenport \$45. Upholstered

La-Z-Boy rocker/recliner \$20.

Upholstered La-Z-Boy swivel

rocker \$20. Floor lamp \$5.

1962 Arickara yearbook \$5.

6ft W x 8ft L x 4ft H, \$90. Call

Flower patterned couch in

good condition, \$65. 605-665-

Golf Clubs for Sale. Left-

handed: 7 irons, 1 pitching

wedge, 3 woods; Right-hand-

ed: 2 drivers- \$20 for all. Left-

handed putter and right-hand-

ed putter \$5/each. 605-664-

Large Scott's lawn spreader,

Lawnmower, self propelled,

bag, mulch side, new oil filter,

plug, \$79. Battery charger 6

Amp 6-12v, works great. \$16.

\$25.

whirly, good condition.

Call 605-760-0365.

605-665-4372.

BOONE COUNTY

HEALTH CENTER

Real Estate, 605-661-

Items \$100 or Less

Commercial Real

Estate

1690

sion

0283

1705

5674

605-665-2579.

leave a message.

605-665-5924.

605-664-3747.

4226.

2001

665-9796 1775 Home Furnishings

Items \$100 or Less

cream colored bath-

3-piece Queen bedroom set. Older in excellent condition. \$350 firm. 605-665-4226.

1780	Items Wanted
Our Toshiba	a 32" TV died. We

would like to buy the same TV again, even used. 605-260-3799

WANTED: Tree logs, no branches. Willing to take any tree logs. Can drop off or we can pick up. Please call 605-624-3200.

Wanted: Used gas stove for summer kitchen. Call 605-760-1514

1815 Miscellaneous

\$14.99 SATELLITE TV. Includes free installation. High speed internet for less than \$.50 a day. Low cost guarantee. Ask about our FREE IPAD with Dish Network. Call today 1-855-331-6646 (Not available in NE) (MCN)

19.99/mo. for DIRECTV - HD Channels + Genie HD DVR + 3 months FREE HBO. SHOW. MAX & STARZ + FREE NFL Sunday Ticket! Call Now 1-888-552-7314 (MCN)

ADT Security protects your home & family from "what if" scenarios. Fire, flood, burglary or carbon monoxide. ADT provides 24/7 security. Dont wait! Call Now! 1-888-607-9294 (MCN)

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AUTO INSURANCE START-ING at \$25/Month! Call 877-929-4394 (MCN)

CALL NOW to secure a super low rate on your Mortgage. Don't wait for Rates to increase. Act Now! Call 1-888-788-8005 (MCN)



(MĆN)

DIRECTV Starting at \$19.99/mo. FREE Installation. FREE 3 months of HBO CINEMAX. SHOWTIME STARZ. FREE HD/DVR Upgrade! 2015 NEL Sunday Ticket Included (Select Packages) New Customers Only. CALL 1-800-269-4217 (MCN)

Miscellaneous

1815

Machinery

vertising.

Miscellaneous

Consignment

No Small Items,

Sale, Mon., AUG. 3, 2015 at

9:00 A.M. Consign early by

July 17, 2015 for complete ad-

Tires or Pallet Items Accepted

After Friday, July 24. Next Ma-

chinery Consignment Sale is

Sept. 14, 2015, Gilberts Sale

Yard, LLC, 641-398-2218. 2

Mi. N. of Floyd, IA on Hwy.

218. Tractor House Internet

Bidding Available. www.gilbert-

Safe Step Walk-In Tub Alert

for Seniors. Bathroom falls can

be fatal. Approved by Arthritis

Foundation. Therapeutic Jets.

Less Than 4 Inch Step-In.

Wide Door. Anti-Slip Floors.

American Made. Installation In-

cluded. Call 800-980-6076 for

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5050 or 605-387-5660. Ulmer

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bers, veterans and their fami-

lies in their time of need. For

more information visit the Fish-

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And Other Oil/Gas Interests.

Send Details To: PO Box

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\$500 off your auto insurance. It

only takes a few minutes. Save

10% by adding property to

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YOUNG READERS Find the

Free: Old Antique door w/3

vertical glass windows with

door frame. Many old window

screens and window storms.

605-660-9226 leave a mes-

Found: Chainsaw. in the

Yankton area. To claim call

Found: Electrician's work

belt with tools. Call 605-664-

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er House website at

www.fisherhouse.org

9946 (MCN)

sage.

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712-389-5849.

9512 to identify

CULVERTS

saleyard.com (MCN)

\$750 Off. nani

STEEL

1850

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1870

FOR

1815

DISH NETWORK- \$19 Special. includes FREE Premium Movie Channels (HBO, Showtime, Cinemax, and Starz) and Blockbuster at home for 3 months. Free installation and equipment. Call NOW! 1-866-820-4030 (MCN)

Dish Network. Starting \$19.99/month (for 12 months.) PLUS Bundle & SAVE (Fast Internet for \$15 more/month.) CALL 1-800-240-0859

DISH TV Starting at \$19.99/month (for 12 mos.) SAVE! Regular Price \$34.99 Call Today and Ask About FREE SAME DAY Installation! CALL Now! 866-488-2971 (MCN)

Donate Your Car to Veterans Today! Help and Support our Veterans. Fast - FREE pick up. 100% tax deductible. Call 1-

FIND THE RIGHT CARPET, Flooring & Window Treat-

For Sale: Heavy Duty reconditioned snow plow on a Bronco, \$3,800. Call 605-760-1705.

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LIVING WITH KNEE PAIN? Medicare recipients that suffer with knee pain may qualify for a low or no cost knee brace. Free Shipping. Call now! 855-948-5623 (MČN)

OXYGEN CONCENTRATOR -May Be Covered By Medicare! InogenOne Regain Independence & Enjoy Greater Mobili-ty. NO more Tanks! 100% Portable Long-Lasting Battery. Try It RISK-FREE! For Cash Buyers Call 1-800-370-2186

www.missourivalleyshopper.com For Sale: 6" aluminum mainline, 8" aluminum mainline, 10"

aluminum mainline, 6" & 8" x 20" gated aluminum and plastic, 308-946-4853 or 308-946-5496.

For Sale: Chopped wheat silage. Will deliver. 402-369-2534

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shop online at www.missourivalleyshopper.com Agriculture

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Alfalfa - Hay

Wanted: I need 200 round bales grass Hay and 150 round bales alfalfa. 605-957-4752.

Ag Equipment

2 used Firestone tractor-tires 18.4 38 480/80 R38. Also, used car tires 225-60 R16. 605-665-5300.

For Sale: John Deere 329 and 414 irrigation engines and 2 460 Ford irrigation engines. Call 402-923-1395 or 402-923-0706

JD MFWD 7230 Premium, only 3,000 hours, 2008 model, really nice, PRICE REDUCED. 402-640-1306

www.HobbyFarmTractors.com

1875 Livestock - Poultry

Fick Red Angus has 2-year old virgin bulls for sale. Calm & moderate, Inman, NE. Doug 402-340-9910, Ed 402-394-5489.

Polled Hereford bulls for sale. Two-vear-olds and vearling's. Bulls are ready to go to work in vour pasture! Good selection available. Mettler Polled Herefors, Brian and Ron Mettler, Menno, SD. 605-951-3007 or 605-387-2841

Yearling Charolais Polled bulls. Bloodlines of Milestone, fore front. asset. No creep feed, good-disposition reasonably priced. All Sires are 4+ lb gainers. 605-387-5366 or 605-951-4728.

Purebred Angus Bulls, Yearling and 2 year old, bred for calving ease and carcass quality. O'Brien Angus, Tilden, NE. 402-368-2195 or 402-649-1327

Produce

Place your peach and pear orders now. Hebda Produce, 605-857-0139 or 605-665-2806

1880

2000

Notices

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

More information about these positions can be found on our website. We offer an excellent total compensation package. Please apply online at www.boonecohealth.org

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ments. Ask about our 50% off specials & our Low Price Guarantee. Offer Expires Soon. Call now 888-899-5481(MCN)

magic of farm life in this wonderful children's book. Check out Richard the Donkey and His LOUD, LOUD Voice at www.RichardTheDonkey.com

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Several crews of bean walkers - any type of farm work, including cutting cedar trees, pick up rocks and sticks. For more information call 712-943-2084

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



MONDAY JULY 27, 2015 • SALE TIME 10:00 AM **158.98 Acres of Well Located Salem Township, Turner County, SD Land** With a High Percentage Tillable and a Significant Tile Drainage System Enhanced by the

LAND AUCTION

Installation of Approx. 11,250' of Added Drain Tile in 2012

We will offer at public auction the following real property at auction at the land located from the Turkey Ridge Store - 3 miles west on US Hwy 18; from Marion, SD - 12 miles south and 4 miles west on US Hwy, #18; or from Freeman, SD - 7 miles south on US Hwy. #81 and 4 miles east on US Hwy. #18, to the NW corner of the land at the Jct. of 286th St. & 443rd Ave.

We will offer this +/- 158.98 acre farm as a unit. This is a very well located tract of land which has approx. 95% of Class 2 soil, that being some of the highest producing cropland in the county. This property is situated in southwestern Turner County, SD, in an area that has numerous successful row crop and crop livestock operations. This property has an excellent location bordered on two sides by hard surfaced roads. According to the FSA 156EZ on this property, this farm has approx. 144.55 acres of cropland with an FSA 68.7 acre corn base with a 122 bu./ac. PLC Yield and a 67.85 acre soybean base with a 31 bu./ac. PLC Yield. The nontillable acres are comprised primarily of a tree grove that surrounds the old building site which still has two small steel grain bins, plus roads and some waterway. This land has a documented large diameter main tile system that had approx. 11,250 feet of various sized lateral and main drainage lines added to the system in 2012. The Certified Wetland Determination Map shows only 7.8 acres of Farmed Wetland, with no other areas identified with any known wetland restrictions. According to info. obtained from Surety Agri-Data Inc., this land has an overall weighted productivity index of 77.4. The general topography of this land is gently rolling to undulating. The RE taxes payable in 2015 are \$3,644.48. If you are in the market for a productive parcel of land that is available to farm in 2016 as an addition to a row crop farming operation or as an investment, then make plans to inspect this property and plan to be in attendance at this auction.

Legal Desc.: The NW ¼ of Sec. 10, T. 97N., R. 55W., (Salem Twp.), Turner County, SD.

TERMS: CASH - A 15% nonrefundable earnest money payment is due on the day of the sale and the balance due on or before November 17, 2015 with landlord's possession, sold subject to the current farm lease that expires December 31, 2015, with the seller to retain 100% of the 2015 crop income. Marketable Title will be conveyed and owner's title insurance provided with the cost of the owner's policy and closing agent's fees to be divided 50-50 between the buyer and seller. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland acres, yields, bases, payments and other information is estimated and not guaranteed. All of the 2014 RE Taxes payable in 2015, as well as all of the 2015 RE taxes payable in 2016 will be paid by the sellers. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Turner Co. Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. The sellers may desire to utilize this property in connection with a 1031 tax free exchange, and if so, the buyer will agree to cooperate in facilitating said exchange, with any related expenses to be paid by the sellers. The RE licensees in this transaction stipulate that they are acting as agents for the owner. Sold subject to confirmation of the owners. We invite you to inspect this property at any time. For additional information contact the listing brokers or auctioneers.

STEPHEN HERR LIVING TRUST, Owner STEPHEN HERR TRUSTEE

DUNLAP AGRI MGM T., INC. - James R. Dunlap Listing Broker, Sioux Falls, SD ph. 605-332-3146 & Vince Hanson - Broker Assoc. 605-366-7618 CHUCK SUTTON Auctioneer & Land Broker - Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777 & TOM SOUVIGNIER – Auctioneer & RE Broker Assoc. – Canton, SD – ph. 605-987-2404