1705 Items \$100 or Less

Woven chicken fencing +/-50' x 24", 15 steel 48" posts, \$20 for all. (605)661-6390.

1710 **Antiques** -**Collectibles**

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1715 **Arts - Crafts** ATTENTION SCRAPBOOK-ERS AND CARDMAKERS. Have you heard about "Inspiration Station" by Betsy Flot? This title and quote book has over 13,700 ideas for your scrapping projects. Only \$23.99 at www.betsyflot.com (MCN)

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Miscellaneous 1815

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1815 Miscellaneous

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Location: 31356-474th Avenue Elk Point, SD. 3 1/2 miles East of I-29 (Akron Exit #31) on SD HWY 48 or 1 1/4 miles East of Spink, SD, then 1/2 mile south on 474th Avenue. Watch for signs. MORE PICTURES & DETAILS AT:



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This land offers some of the best white tailed deer hunting you will experience in southeast South Dakota. The natural contour of the lan The abundance of water, and cover draws wild life to this parcel like nature's highway. There has been a record Boon-Crocket harvest and also Pope and Young for the bow hunter. White Tail is only one of the many animals that can be found in this wildlife utopia. Besides deer, game cameras have shown bobcat, turkey, pheasants, quail and an extensive list of critters that call this vista home.

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Owners: Dave & Mary Swanson



rms & Conditions: All bidders are expected to have secured financing or have available cash before bidding. The successful bidder will be required to undable deposit of 10% of the gross sales amount and sign a real estate purchase agreement the day of sale. Closing & possession shall occur on or about rearder. The cost of survey, if any, would be the sole responsibility of the buyer. Closing and title insurance fees will be split 50% buyer and 50% selfer cted by Union County Abstract & Title in Elk Point, South Dakota. Seller will pay transfer tax and real estate taxes due and pro-rated to date of settlerne best estimates on 2011 tax assessments and mill levy rate. Current real estate tax based on 70 acres is estimated at \$1,000.00 annually. Rural water is a toc to the northeast corner of the property. Presently, 33 acres are in CRP. The CRP contract will expire 12019. 2011 CRP payment will be split 50% by seller. Current tenant grazing lease terminates on Sept. 30, 2011. Seller reserves the right of acceptance or denial of final bid. Property sold subject to terments and restrictions of record. Auctioneers are agents for the sellers only.

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