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312 Acres of Clay County Land
AT AUCTION
Tuesday, June 7th • 9:30 a.m.

LOCATED: From Wakonda, SD: 2 miles South, 1 1/2miles West OR from Volin, SD: 1 mile East, 2 miles North, 1 mile East. Sale Site: Corner of 304th Street and 453rd Avenue

LEGAL: The SW1/4 and the NW1/4, Sec 5-94-53, Clay County, South Dakota . 312.37 taxable acres. Taxes are \$4,353.76.

Clay County FSA Office shows 208.7 acres tillable with balance into pasture. The water supply to the pasture is a creek that runs 12 months of the year. Corn base is 64.3 acres with a direct yield of 76bu and soybean base of 120.1 acres with a direct yield of 25bu. Predominant soil types on thetillable land is EgB and EAA with a productively rating of 80% to 84%. This is a very diversified farm that has more acres that could be farmed.

TERMS: 10% non refundable down payment due day of auction with balance due at closing on July 7, 2011. Clay County Abstract & Title Co is the closing agent. Title insurance and closing costs will be split 50/50 between buyer & seller. Seller will pay the 2010 taxes due in 2011. Property is being sold subject to the 2011 lease. Buyer to receive credit of \$5,150 at closing with balance of cash rent, \$12,150 from the renter, Ron Rederick, this fall. Full possession of the land will be March 1, 2012. Auctioneers are acting as agents for the seller. For brochure and maps, please contact Girard Auction & Land Brokers, Inc at 605-267-2421.

HARLOWE & LYNNE HATLE, Owners

GIRARD
AUCTION & LAND BROKERS, INC.

Girard Auction & Land Brokers, Inc.
Wakonda, SD 57073 • www.GirardAuction.com
(605) 267-2421 • Toll Free: 1-866-531-6186
Marv Girard, BA# 12399; Ken Girard, CAI, AARE, Broker# 10183; Mike Girard, CAI, BA#13549

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MISSOURI VALLEY
SHOPPER

*Some restrictions apply. No commercial/business ads and no pet ads. All items must include selling price and total \$100 or less. Ads limited to 25 words or less. Ads run 1 week in the Broadcaster, Plain Talk and Missouri Valley Shopper. Limit of 2 free ads per month. All ads subject to policy and approval by the Missouri Valley Shopper.

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with

CLASSIFIED ADS

Ad deadline is Friday Noon for Tuesday's publication.
Payment must accompany ad.
Use this convenient form to submit your ad to us for publication.
(One word per blank.)

Select Publications:
(Per Week Charge)

Missouri Valley Shopper/Broadcaster/Plain Talk (12.90/15 words; 45¢/word after 15)	.	
Combination reaches 35,000 homes		
Combo into the Norfolk Area Shopper (\$4.95/15 words; 15¢/word after)	+	
Combination reaches 68,000 homes		
Ultimate 8 - 8 papers (\$43.70/15 words; \$1.50/word after 15)	+	
Broadcaster Press/Missouri Valley Shopper/Norfolk/Albion/Columbus/ Freemont/Penny Press/Plain Talk		
Bold Face Type (\$3.00): _____ Photo (\$5.00): _____	+	
Number of Weeks to Run Ad: x _____	+	
TOTAL COST:		_____

Name: _____

Address: _____

City/State/Zip: _____

Phone Number: _____

Check _____ Visa _____ MasterCard _____ Exp. Date: _____

Credit Card Number: _____

Signature: _____