

1635 Commercial Rentals

Brand New Office Space for Rent at Prime Broadway Location
420 Broadway • Yankton
 Be one of the first to take advantage of Yankton's newest office building!
 Our building has 8 high quality, spacious office suites...only 1 left! Going fast!
 The final phase of our renovation consists of a complete exterior makeover.
 Don't wait...these offices will not last!
 For a private showing, call (605)661-4806.

1635 Commercial Rentals



Finished Office Space for Rent
 1,350 square feet. Front door parking. Located on a high traffic street, 1100 W. 9th Street. \$875 per month, 1 year rent agreement. Call (605)665-7841 ext. 2919 to view the space.

1635 Commercial Rentals



Rent starting as low at \$200 per month for quality office space. Call (605)665-3572 or (605)660-1629. See Marty Koch at Koch Insurance, 904 W 23rd St., Yankton.

1650 Houses For Sale



104 West 20th Tyndall. 2 bedroom, 2 bath, attached garage, large yard. Many updates. \$69,900. Dean, Century 21. (605)661-6905.

1650 Houses For Sale



119 Heritage • \$187,900
 4-bedroom 2-full bath home on 3.8+/- acres with fruit trees, large garden area, and a 600 sq.ft. outbuilding with attached lean to. Almost completely remodeled.
www.119Heritage.com
 Call Sally & Terry (605) 660-6679
 Lewis & Clark Realty

1700 square foot ranch walk-out lakeview, 3-bedroom, 3-car garage on 2-acres. (605)661-6193.

319 S. Alfalfa St., Menno. Built in 1981. 3-bedroom, 1-bath. 1,288 sq.ft. with full basement, attached garage. \$85,000/OBO. (605)925-7319 or (605)661-1514.

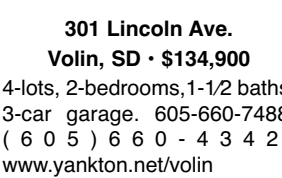
1650 Houses For Sale



2510 Mulligan Dr.
Price reduced \$159,900
 3-bedroom, 2-bathroom, new carpet throughout, new shingles and gutters, appliances included, on city park with view of Fox Run Golf Course out living room window!
 (4 0 2) - 3 5 8 - 0 4 6 1
www.yankton.net/2510mulligan



301 Lincoln Ave.
Volin, SD • \$134,900
 4-lots, 2-bedrooms, 1-1/2 baths. 3-car garage. 605-660-7488; (6 0 5) 6 6 0 - 4 3 4 2 .
www.yankton.net/volin



3306 Mulligan
Price Reduced \$217,900
 New home 3-bedroom, 2-bath, laundry on main floor, Star-mark cabinetry, porcelain tile, covered porches, 3 car garage. Lots: Golf Course will build to suit. Lake shore lots for sale. List Construction Call (605)661-8003 or (605)661-7643.

1650 Houses For Sale

Lake homes for sale in Nebraska and South Dakota.
 Call Jim Tramp. (605)661-2192.

To Be Moved: 2006 48'x28' Modular home in like new condition, 3-bedroom, 2-bath, \$49,900. Call Virginia Larson Anderson Realty LLC (605)661-0418.

1655 Mobile Homes For Sale
14x70 Schultz mobile home. Located at 2200 Douglas Ave. Lot 59. Call (605)390-8383, leave message. Must sell by May 20. Best offer.



ATTENTION!
 Thinking of purchasing a new home?
 We want your business and we're serious.
 Let's make 2012 your year! Our brand new double & singlewides are very nice & are built to the highest standards of quality, value & engineering. They're built for ALL climates & are very energy efficient with 2x6 walls. Our homes are priced at incredible rock bottom dollar prices.
SAVE, SAVE, SAVE!!
 Call Nationwide Mobile Homes- the #1 choice. You'll be mighty glad you did. (605)665-0822.

Call Classifieds 665-5884

14th Annual Antique Tractor & Collector Car Auction
Friday, June 29th & Saturday, June 30th • 9:30 a.m. both Days

Located: Girard Auction Facilities, Wakonda, SD
Consign Today!!!! Advertising Deadline June 1st
 This year's auction will feature 100+ Collector Cars, Trucks & Motorcycles; 100+ Antique, Collector, Muscle & Acreage Tractors plus Gas Engines, Signs, Farm Primitives, Horse Equipment, Implements, Car & Tractor Parts, Manuals and antiques of all kinds! Call or email your consignments & photos today!
 Toll Free: 1-866-531-6186 or (605) 267-2421. The sooner you consign, the more advertising your classic will receive! Fair commission with outstanding results. Buyer's from across the US and Europe will be in attendance! Live internet bidding too!

Marv, Ken & Mike Girard

Girard Auction & Land Brokers, Inc.

(605) 267-2421

Toll Free: 1-866-531-6186

www.GirardAuction.com

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BIG IRON

ONLINE AUCTIONS
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UNRESERVED AUCTION - ONLINE ONLY
Wednesday, May 23, 2012

First Lots Scheduled to Close at 10:00 AM Central Time
 NO BUYERS PREMIUM FEE & NO RESERVES!!

The following equipment is owned by various owners, visit www.bigiron.com for owner names, items locations & phone numbers.
TRACTORS: NH 9482 4X4 Tractor, 2438 Hrs; 99 Cat 45 Challenger Tractor, 11046 Hrs; Cat D2 Crawler Tractor; 40 IH T6 Crawler Tractor; 03 JD 5303 2 WD Utility Tractor w/512 Loader, 1016 Hrs; JD 4020 Tractor, 8866 Hrs; JD 4440 Tractor, 8577 Hrs; JD 4440 Tractor, 10293 Hrs; 29 JD GP Tractor; 39 JD Unstyle G Tractor; 50 JD Style G Tractor; 48 JD Style D Tractor; 48 JD Style D Tractor; 59 JD 830 Tractor; 62 Farmall 560 Tractor W/6222.2 Hrs; 49 JD G Collectable Tractor.
COMBINES: 05 Case IH 2388 Combine, 2876 Eng/2082 Sep Hrs; 00 Case IH 2388 Combine, 3600 Eng/2576 Sep Hrs; Case IH 2388 Combine, 5370 Eng/3943 Sep Hrs; Case IH 2388 Combine, 3642 Eng/2804 Sep Hrs; 90 CIH 1660 Combine, 4736 Hrs.
TRUCKS & VEHICLES: 88 White Expediter Haying Mantis; 86 Volvo White Conventional DS Straight Truck; 83 GMC C6500 Flatbed Truck; 77 Chevy C60 Grain Truck; 05 Chevy Silverado K1500 LT 4 Door Extended Cab 4X4 Pickup; 06 Chevy Impala LT Sedan.
TRAILERS: 98 Wilson PSDCL-302 Livestock Trailer; 03 W & W Fifth Wheel Gooseneck Trailer; 58 Martin Machine/Merritt Equipment Co F5T Lowboy Equipment Trailer; 00 CTC 25' Plus 5' 5th Wheel Flatbed Trailer.
TILLAGE EQUIPMENT: Hiniker 6000 Hydr Fold 8R36" Row Crop Cultivator; JD 885 8R30 High Residue Cultivator.
HAYING EQUIPMENT: 02 JD 567 Baler.
FERTILIZER & CHEMICAL EQUIPMENT: 06 Summers Ultimate Sprayer; 03 Summers Ultimate Sprayer.
ATV'S & RECREATION VEHICLES: 94 Jayco Camper; 08 Honda TRX 500FPE Fourtrax Foreman 4X4 ATV.
SCRAPERS: JD 840 Paddle Scraper.
SKIDSTEER & ATTACHMENTS: 98 NH LX865 Skid Steer.
336 ITEMS SELLING ON THIS AUCTION!
 Do you have equipment to sell?
 Call 1-800-937-3558 for your Local Representative
The next BIGIRON.com auction is June 13!
 BigIron.com is a division of Stock Auction Company, 1-800-937-3558

INVENTORY REDUCTION AUCTION REMINDER

Rosebud Planing Mill & Dakota Sports
Gregory, SD
Saturday, May 19, 2012 - 10:30 A.M.

Owner - Darold Frasch, Gregory, SD 605-830-0631
 For more information contact Joe or Veronica Frasch - 608-831-9922
 Location: Auction will be held in Gregory, SD Auction site is located from the Buche's grocery store located on Hwy 18, .3 miles south on Hwy 251
 Auction arrows will mark the route.

SELLING:
 TRACTOR - VEHICLE - MOWER - TRAILER - WOODWORKING & MISCELLANEOUS TOOLS - HARDWARE - APPLIANCES & EQUIPMENT - GUNS & AMMUNITION - MISCELLANEOUS - SHELIVING

Auction Being conducted by:
Dan Clark Auction Sales - Winner, SD
 Real Estate & Personal Property Auctioneer - Dan Clark (605) 842-1114 or (605) 842-6017
 Personal Property Auctioneer - Urad Gran (605) 897-2494 or (605) 208-5671
Full sale bill & pictures online at www.sdauctions.com

2 HOMES IN WAKONDA AT AUCTION

Monday, May 21st
6:00 & 6:30 pm

Open Houses: Tuesday, May 8 from 6-7pm

Nice 2 Story, 3 Bedroom, 2 Bath Home with 2 Stall Garage AT AUCTION 6:00 PM

Located: **104 Iowa St., Wakonda, SD**
 (Behind the American Legion Hall)

LEGAL: Lots 13 & 14, Block 3 Town of Wakonda, Clay County, SD. Taxes are \$1,126.04
 Floor plan of this 2-story 1,301 sq. ft. home consist of a main level with family room, dining room, large kitchen, 3/4 bath w/utility hook-ups, large game/storage room that could also be used as an extra bedroom. Upstairs has 3 bedrooms all with closets and a full bath with a large closet. Home uses hot water heat with a new electric boiler installed in 2009. Several updates have been made to this home in the past 5 years including new vinyl siding, gutters, doors, kitchen cabinets & countertops, flooring in bedrooms, living room & kitchen, windows, paint & more! Basement includes large water heater, electric boiler and updated electrical panel. This home sits on a large corner double lot located just behind the American Legion Hall. Home has a 19'x14' deck on the back with plenty of room for a garden plus a 2 stall, unattached 24'x24' garage. Appliances include a stove and a Kenmore Dishwasher less than 2-years old. This is a very well kept home and is ready to move into.

Mike & Kasandra Girard, Owners



2 Bedroom Home on Large Lot AT AUCTION 6:30 PM

Located: **306 Iowa St., Wakonda, SD**

LEGAL: Lots 3 & 4, Block 14 Town of Wakonda, Clay County, SD. Taxes are \$847.98
 This is a single story home consisting of 2 bedrooms, full bathroom, large kitchen with built in cabinets & utility hook-ups, dining room, living room, large entry with a large storage room that has the potential to be a 3rd bedroom. Dining room has a sliding glass door going out to a large concrete patio. Home sits on a double lot with plenty of room for a garden and also has a one-car unattached garage. Includes Central Air & LP heat. Home has wonderful woodwork throughout and had a new floor in the kitchen 2 yrs. ago. Includes a 500 gallon propane tank. Large unfinished basement includes Marathon Water Heater, furnace & electrical panel.

Neva Morgen, Owner



Girard Auction & Land Brokers, Inc.

(605) 267-242 • Toll Free: 1-866-531-6186

www.GirardAuction.com

Marv Girard, BA #12399; Ken Girard, CAI, AARE Broker #10183; Mike Girard BA #13549

Auctioneer's Note: If you are looking for a nice home or a rental property in a quite community close to Vermillion or Yankton, both of these homes will work for you. Make plans to attend the open house or call the auction company. Agent Owned.
TERMS ON EACH: \$5,000 nonrefundable down payment due day of auction with balance due on closing day of June 21, 2012. Possession on closing. Taxes prorated to day of closing. Title insurance and closing costs will be split 50/50 between buyer & seller. Clay County Abstract & Title Co is the closing agent. Auctioneers are acting as agents for the seller.

