



AUCTION

Check out these upcoming auctions:

- Agnes Krcil Auction, 11 a.m. Nov. 5, 303 Pine St., Avon, by Peterson Auctioneers.
- Charles Horacek Estate Auction, Noon Nov. 6, 304 W. 15th Ave., Tyndall, by Peterson Auctioneers.
- White Family Properties, 10:30 a.m. Nov. 7, See ad for location, by Wieman Land & Auction Co. Inc.
- Duane, Greg & Shawn Wittmeier, 10 a.m. Nov. 9, 4-H Grounds, Tyndall, by Peterson Auctioneers.
- Hutchinson County Farm Land, for sale by sealed bid, see ad for more information, by Glenn L. Roth Law Office.

For more information, see ads in this issue of the Missouri Valley Shopper.

1360 Income Opportunity

-NEWSPAPER DELIVERY-

Yankton City Route Available

Great Opportunity to **EARN EXTRA INCOME**

\$400+ Per Month

Enjoy short early morning hours! Monday-Saturday

\$50 Sign On Bonus

Must be over 18 with a valid driver's license, proof of insurance and reliable vehicle. Ability to work with little supervision and provide prompt, efficient service a must!

Circulation Department
(605)665-7811 ext. 142

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1410 Agriculture

4WD QUALITY OFF-ROAD MINI TRUCKS FOR SALE

40MPG automotive engine, HEATER, full FUNCTION Cabs & more, several models to choose from. www.ulmerfarmerservice.com (605)387-5660 or (605)661-5050, Menno, SD.

Sucker Rod & Pipe. All sizes for fencing and manufacturing. Menno, SD. (605)387-5660 (605)661-5050.

FOR SALE

35+/- acres, recreational/possible development property, Located west of Yankton, SD.

15 +/- acres of cropland/recreational, 1/4 mile from the Missouri River, Northern Cedar County, NE. Auction: 11/23/11

Call for details! Don Miller Land Co., Inc., Hartington, NE (800)992-1912.

1410 Agriculture

JIM RIVER FENCING
Volin, SD

Farm Ranch Feedlot and Commercial Fencing

Jim River Fencing is here for all your fencing needs. We specialize in building new fence, repair work, and tear out. Serving SD, NE and surrounding areas. We install barbwire, continuous fence, high tensile, game fence, tree plots, guardrail, sucker rod, chainlink, feed lots, corrals, privacy fence, decorative fence and much more! Call today for a Free estimate
Jim (253)228-1911
Elizabeth (307)620-2914.
Facebook: "Jim River Fencing."

1445 Childcare Providers

Family Daycare Provider has openings, ages 1-6, fenced yard, nutritious meals, pre-school activities, experienced, references, non-smoking, pet free, reasonable rates. (605)665-4164.

1455 Computer - Internet

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1460 Contractors

Freedom Seamless Raingutter

"Your Hometown Gutter Specialists" Free Estimates, Contact Michael at (605)941-4770 *We accept Visa/Mastercard*.

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Carpentry, flooring, roofing, siding, remodeling, No job too small. Work guaranteed. Licensed and Insured. Craig (605)661-1895

VERMILLION CONSTRUCTION CO. Poured Foundations, Flat Work; 40 Years Experience; Commercial & Residential; Free Estimates. (605)658-2345.

1475 Other Services

TONER CARTRIDGES RECHARGES for fax, copiers, and printers. **Yankton Office Equipment,** 314 W. 4th (605)665-2289.

Caregiver for elderly who need assistance. References available. Call after Nov. 1st (605)689-0151.

Horse boarding available. \$100/mo, plus pitch in for hay. Call (605)310-7974.

217.89 ACRES VOLIN TOWNSHIP, YANKTON COUNTY LAND SOLD IN 4-TRACTS AT AUCTION

As our family has decided to sell our land we will offer it for sale at public auction located at the junction of 448th Ave and 306th Street. Or from Mission Hill, 2-miles north and 1 1/4 miles east north side of the road or 3-miles west of Volin, SD on:

MONDAY, NOV. 7TH • 10:30 AM
LAND AUCTION HELD ON TRACT 1

It is our privilege to offer 217.89 acres of tightly held Volin Township, Yankton County Land. This auction allows for both farmers & investors to add additional acres to their operations. All tracts will be sold independently and not tied together or sold as one unit.

TRACT ONE: 64.39 ACRES
Legal: S 1/2 of the SE 1/4 except Tract 1 of White Farm Add. in Section 17, 94-54 Yankton County, SD.
Location: Junction of 448th Ave and 306th St.
• 64.52 acres highly productive tillable land, oil road borders to east.
• Annual Taxes are TBD as acreage was recently surveyed out.
• Production rating 81.4. Predominant soil Egan-Wentworth loams (91-rating)
• Buyer able to farm/operate or rent out for 2012 crop year.
• Looking for a powerful piece of ground with excellent soil ratings check this one out!

TRACT TWO: 76.7 ACRES
Legal: The E 1/2 of the NE 1/4 except Lot H-1 in Section 17, 94-54 Yankton County, SD.
Location: From Tract One 1/4 mile north located in the same section.
• 69.2 Acres tillable, 6.41 acres in building site and waterways.
• Annual Taxes \$1,503.38. Oil road borders to the north and east.
• Possible new home/acreage site with established trees.
• Production rating of 69.3. Predominant soil Luton silty loams.
• Buyer able to farm/operate or rent out for 2012 crop year.

TRACT THREE: 37.8 ACRES
Legal: The SW 1/4 of the SW 1/4 of Section 16,94-54 Yankton County, SD.
Location: Directly east of Tract One
• 38.4 Acres tillable balance in road right of ways.
• Oil road borders to the west, minimum maintenance road to the south
• Production rating 58.1. Predominant soil Luton Silty loam.
• Annual Taxes \$579.18.
• Buyer able to farm/operate for 2012 crop year.

TRACT FOUR: 39-ACRES
Legal: SE 1/4 of the SE 1/4 of Section 22, 94-54 Yankton County, SD.
Location: From Tract One go 1-mile south, 1 3/4 east north side of the road. Or junction of 307th St. and 450th Ave.
• 39.5 acres tillable gravel township road to south, dirt road to east
• Annual Taxes \$580.76
• Production rating of 34.2. Predominant soil Baltic silty clay loam.
• Buyer able to farm/operate for 2012 crop year.

TO INSPECT THE PROPERTY: We invite you to inspect these parcels at your convenience or visit www.wiemanauktion.com for pictures and buyers packet or call the auctioneers at 800-251-3111 and a packet can be mailed out.

TERMS: Cash sale with 15% down payment (non-refundable) auction day with the balance on or before December 15, 2011. Warranty deed to be granted with the cost of title insurance being split 50-50 between buyer and seller. Sellers to pay the 2011 taxes. Sold subject to owners approval and all easements, restrictions, and reservations of record. Come prepared to buy!!

WHITE FAMILY PROPERTIES, LLC
Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111 Johnson, Heidepriem LLP
Gary & Rich Wieman Brokers Sheila Woodward-attorney
Website: www.wiemanauktion.com 605-665-5009

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 <p>2012 Ford Edge Limited AWD Black, 5 passenger \$37,995 stk# 2F32</p>	 <p>2011 Ford Ranger XLT Red, Supercab, 4x4, automatic *Extra \$1,000 rebate with qualified trade-in* \$20,995 stk# 1T136</p>	 <p>36 MPG 2012 Ford Focus SE 4-door, white, hatch, manual \$20,495 stk# 2F29</p>

All prices include rebates
Extra \$1,000 trade-in-assistance rebate on F-150s with qualified trade-in

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For Sales: David Halverson • Donny Stewart • Tom Taggart

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