

AUCTIONS

GARVEY FAMILY LAND AUCTION

194.81 +/- acres near Gayville, SD

To be sold in two parcels

Thursday, November 19, 2015 @ 10:00am

Auction held at Minerva's, Yankton, SD

The Garvey family will offer 194.81 +/- acres of prime farm land south of Gayville, SD. The land is located 1 ½ miles south of Hwy 50 on 450th Ave. This is some of the most productive land in the region. The property has good access and lays level to the eye. The tenant has been notified and this property is yours to farm next season.

The land is being sold by legal description in two separate parcels known as Parcel 1 (78 +/- acres) and Parcel 2 (116.81 +/- acres). The land has not been surveyed for this sale and the owners make no representations of boundaries or fence lines. Parcel 2 includes 4 grain bins as part of the purchase.

**A powerful producer with fantastic eye appeal
Come ready to buy!**

Legal Descriptions

Parcel 1: Southeast Quarter of the Southwest Quarter and Southwest Quarter of the Southeast Quarter (SE4 SW4 & SW4 SE4) Section 23, Township 94 North, Range 54 West, Yankton County, SD 78 +/- acres. 2014 Real Estate Taxes due in 2015: \$2,461.44

Parcel 2: North Half of the Southwest Quarter and Northwest Quarter of the Southeast Quarter Except Tract 1 of the Northwest Quarter of the Southwest Quarter (N2 SW4 & NW4 SE4 EXC TRACT 1 NW4 SW4) Section 23, Township 94 North, Range 54 West, Yankton County, SD, 116.81 +/- acres. 2014 Real Estate Taxes dues in 2015: \$3,612.70

TERMS:

- A 4% Buyers Premium and sales tax will apply.
- The following non-refundable down payments from the winning bidder(s) are due the day of the auction:
Parcel 1: \$125,000
Parcel 2: \$175,000
- The winning bidder(s) will be required to sign agreements to purchase the day of the sale.
- Real Estate Taxes are current. 2015 Real Estate taxes due in 2016 will be the responsibility of the Seller.
- An Owners Title Insurance Policy and closing fees will be split 50/50
- Closing will take place at Yankton Title Company.
Parcel 1 will close between January 4th, 2016 & January 11th, 2016.
Parcel 2 will close on or before December 30, 2015.
- Possession will be given at closing, subject to the rights of the current tenant.
- The Parcels will be sold separately and not combined.
- New Harvest Land Brokers, LLC are representing and working on behalf of the sellers.
- Information herein believed to be accurate but not warranted. All announcements made on the day of the sale take precedence over any printed material.
- This auction is open to the public.



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COWMAN LAND AUCTION

258.47 +/- acres near Gayville, SD

To be sold in FOUR parcels

Tuesday, November 10, 2015 @ 10:00am

Auction held at Minerva's, Yankton, SD

These beautiful pieces of land will be sold in four parcels, each located east of Gayville. Parcel 1 and Parcel 2 are located from SD Highway 50, two miles north on 452nd Ave and one mile east on 309th Street. Parcel 3 and Parcel 4 are located from SD Highway 50 approximately 1/5th mile north on 452nd Ave and approximately 1/2 mile southeast on 311th St. These parcels are great producers and each offer a nice flat topography for farming.

View the complete listing, legal description and terms at www.newharvestland.com

Don't miss the chance to add one or more of these parcels to your operation!

Legal Descriptions

Parcel 1: North Half of the Southwest Quarter (N2SW4), Section 32, Township 94 North, Range 53 West, Clay County, SD. 80.78 +/- acres.

Parcel 2: South Half of the Southwest Quarter (S2SW4), Section 32, Township 94 North, Range 53 West, Clay County SD. 80.79 +/- acres.

Parcel 3: Southwest Quarter of the Southeast Quarter (SW4SE4), Section 7, Township 93 North, Range 53 West, Clay County SD, 40.65 +/- acres.

Parcel 4: Northeast Quarter NRR (NE4NRR), Section 18, Township 93 North, Range 53 West, Clay County, SD. 56.25 +/- acres.

TERMS:

- A 4% Buyers Premium and sales tax will apply
- The following non-refundable down payments from the winning bidder(s) are due the day of the auction:
Parcel 1: \$100,000 Parcel 2: \$100,000
Parcel 3: \$50,000 Parcel 4: \$75,000
- The winning bidder(s) will be required to sign agreements to purchase the day of the sale.
- Real Estate Taxes are current. 2015 Real Estate taxes due in 2016 will be the responsibility of the Seller.
- An Owners Title Insurance Policy and closing fees will be split 50/50
- Closing will take place at Yankton Title Company in Yankton, SD on or before December 31, 2015
- Possession will be given at closing, subject to the rights of the current tenant.
- The Parcels will be sold separately and not combined
- New Harvest Land Brokers, LLC are representing and working on behalf of the sellers.
- Information herein believed to be accurate but not warranted. All announcements made on the day of the sale take precedence over any printed material.
- This auction is open to the public.



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CLAY COUNTY, SD LAND AUCTION

138.69 +/- ACRES PLEASANT VALLEY TOWNSHIP
Thursday Nov. 19th, 2015 • 10:30 AM

We will sell the following real estate at public auction at the land site located from the Wakonda exit #42 on I-29, 9 ½ miles west on 302nd St. and 1 mile south on 461st Ave. Or from Wakonda SD, 6 miles east on 302nd St. and 1 south on 461st Ave. Or from the intersection of SD Hwy 46 and SD Hwy 19 go 5 miles south on Hwy 19, 1 mile west on 302nd St. and 1 mile south on 461st Ave.

If you are looking to expand your current operation or considering land as an investment, here is an opportunity to purchase productive Clay County farmland located in southeast South Dakota's prime agricultural producing region.

The land is currently in a corn/soybean rotation and is available to the new owner for the 2016 crop year. Predominate soils include: Lex Clay loam 0-2% slopes and Baltic silty clay loams, 0 to 1 percent slopes. According to Surety / AgriData the productivity index rating is 65.6. According to the Clay County FSA there are 138.14 acres of cropland with a 76.7 acre corn base - 66.5 acres with a 152 bu. PLC yield and 10.2 acres with a 109 bu. PLC yield. A 59.46 acre soybean base - 52.16 acres with a 36 bu. PLC yield and 7.3 acres with a 33 bu. PLC yield. And a 1.85 acre Wheat base with a 89 bu. PLC yield. Taxes: \$3,053.72.

Abbreviated Legal Description: N ½ NW ¼ Lot 2; W ½ W ½ Lot 2 NE ¼; W ½ E ½ W ½ Lot 2 NE ¼; E ½ E ½ W ½ Lot 2 NE ¼; N ½ N ½ SW ¼ NE ¼; E ½ SE ¼ NW ¼ All located in 3-94-52 Clay County, SD.

TERMS: 15% nonrefundable down payment day of sale with the balance due at closing on or before January 6, 2016. Title insurance and closing costs split 50/50 between buyer and seller. 2015 taxes due in 2016 paid by the seller. The acres in this property are based on acres stated in the county tax records with acres to be understood to be "more or less". The sellers do not warranty or guarantee that the existing fences lie on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. The property is sold in as is condition and as a cash sale with no financing contingency. Sold subject to existing easements, restrictions, reservations, or highway of record, if any. Information is deemed to be correct but it is not guaranteed. All prospective buyers are encouraged to inspect the property and verify all data provided. Statements made the day of sale take precedence over all written advertising. Real Estate licensees are agents for the seller. Sold subject to confirmation of owners.

For additional information, maps and pictures visit:
www.westraatkins.com

**Mary E. White and Gene & Linda White
Family Trust, Owners**
Mike McGill, Closing Attorney

Joel R Westra, Broker
Beresford, SD 605-310-6941

Pete Atkins, Broker Associate
Tea, SD 605-351-9847

Joel A Westra, Broker Associate,
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