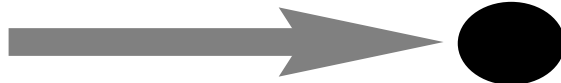


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## AUCTION

Saturday, Oct. 23 • 10am  
30627 US Hwy 81 North  
2 3/4 miles north of Walmart • Yankton, SD

**Owners: Mrs. Clara Vavra & others**

**Antiques & Collectables:** Painted oak washstand, oak dresser, corner cabinet, Singer sewing machine & cabinet, small kitchen cabinet, oak office chair, assorted crocks, Pepsi Cola metal cooler, railroad lamp, churn, spittoons, coffee grinder, Roseville bowl & candle holders, crock pitcher, collectable bowls, sausage stuffer, advertising specialties, depression glass, crackle glass, Fenton vase, Redwing vase, cookie jars, Griswold meat grinder, Hereford bank, fireplace clock, teapots, S&P.

**Furniture:** La-Z-Boy rocker recliner, chest of drawers, coffee table, night stands, plant stands, oak lamp table, chair w/ottoman, round wood table, chairs, book shelves, desk, dressers, metal wardrobe, magazine rack, lamps.

2 wheel skid loader or mower trailer.

Terms: Full settlement day of sale. No items to be removed until settled. ID required for bidding number. Not responsible for accidents or theft. Everything sold as is, where is. Statements made sale day take precedence over anything printed or implied.

**Auctioneer:**  
Greg Ryken 661-1451

**GREG'S AUCTION COMPANY**

**39-ACRES IMPROVED MARINDAHL TOWNSHIP YANKTON COUNTY LAND**

## AT AUCTION

The heirs of Orris Lee have decided to sell this improved land at public auction located at 29754 447th Ave., Irene, SD or from Irene, SD go 5 miles west on Hwy. 46 turn on 447th Ave. go 1/2 mile south on the east side of the road on:

**WEDNESDAY, NOVEMBER 3<sup>RD</sup>, 10:30 AM**

If you have been searching for an add-on tract of land to your operation or looking for a dream location for your new home check out this improved farm just 1/2 mile off Hwy. 46. Improvements include a modern 1 1/2 story 3-bedroom home that has a total of 1,248 sq. ft. of living area. Some recent updates include a new steel roof, gutters & downspouts in 2009 and a new FA LP Gas Furnace in 2006. Outbuildings include a 20 x 30 garage/shop building, and other buildings in need of repair. Property is hooked to B-Y rural water and has several mature trees to the north of the building site. At present there is 31.68 acres under cultivation seeded to alfalfa, 7.62 acres in the building site and grass and the balance in RROW. The property has a soil production index of 79.7 with the predominant soil Egan-Wentworth silty loam. Current Assessed Value \$69,565 and Annual Taxes are \$832.08. New buyer will be able to farm or lease out the land for the 2011 crop year.

**TO VIEW THE PROPERTY:** For pictures and additional information, please visit [www.wiemanauktion.com](http://www.wiemanauktion.com) or call the auctioneers at 800-251-3111 to schedule a time for showing.

**LEGAL:** NW 1/4 of the SW 1/4 of Section 5, 95-54 Yankton County, SD.

**TERMS:** Cash sale with 15% (non-refundable) down payment the day of the sale with the balance on or before December 3rd, 2010. Owners title insurance to be used with the cost split 50-50 between buyer and seller. Warranty deed and personal representative deed to be granted. Sellers to pay the 2010 taxes due in 2011. Property is being sold AS IS condition with no warranties, and sold subject to all easements, restrictions and reservations of record.

**HEIRS OF ORRIS LEE - OWNER**

**Wieman Land & Auction Co., Inc.**

Gary and Rick Wieman, Brokers  
Kevin, Mike, Ryan & Derek Wieman, BA  
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[www.wiemanauktion.com](http://www.wiemanauktion.com)

Gary Ward  
Closing Attorney  
Viborg, SD  
605-326-5282