

1625      **Mobile Homes For Rent**

**2 and 3-bedroom** mobile homes in Westgate. Large yards and decks. All units have C/A, washer/dryer, Most have dishwasher and sheds. \$ 5 0 0 - \$ 7 0 0 / m o n t h . (605)624-3625

**Country Acres Mobile Home Park,** Extremely nice/clean 3-bedroom, 2-bath. Central air. Lease/deposit/references. No pets/smoking. \$630/month includes lot rent. May consider contract for deed. (605)660-2740.

1630      **Mobile Home Lots**

**Spaces available for** all size mobile homes. Ask about our \$1,000 moving allowance. Airport Acres Mobile Home Court. 2800 Broadway, Yankton. (605)665-8443.

Call Classifieds  
**665-5884**

1650      **Houses For Sale**

**\*Shopping For A Home?**  
Lewis & Clark  
Board of Realtors  
Multiple Listing Service.  
[www.yanktonrealtors.com](http://www.yanktonrealtors.com)



**1104 Maple • \$169,500**  
Spacious family home, 4-bedroom, 3-bath, available now. (605)660-7165, (605)660-7166 [www.yankton.net/1104maple](http://www.yankton.net/1104maple)



**1904 Burleigh \$128,900**  
2-bedroom, 1.75 bath, 1000 sq. ft. Garage, Not a drive by. Joe, Americas Best Realty. (605)661-7264.

1650      **Houses For Sale**



**1207 Picotte \* \$109,900**  
Completely remodeled 3+ bedroom (just add egress to make it 4). 2-full bath, Over 1600 square feet. Finished, and close to Beadle School. Price includes new satin stainless steel appliances Lisa, Anderson Realty, LLC (605)-661-0054.



**1403 Oakwood Drive #4 \$84,500**  
Awesome 3-bedroom, 3-bath townhome with newer furnace, flooring, shingles, carpets just cleaned. Association fee includes exterior maintenance, water, snow removal, lawn care, garbage, sewer. Call Lisa Noecker, Anderson Realty, (605)661-0054

Please Recycle When  
Done Reading!

**Park 50 & River Heights Apartments**

- 1, 2, 3 BR Units
- Heat/Cable Paid
- Super Location
- Off Street Parking
- Laundry
- On Site Manager

For your private showing – 665-1243

*Sorry – No Pets*

**113 Acres of High Quality,  
Union County Farmland  
AT AUCTION**

**Monday, November 7th  
10:00 a.m.**

**Located:** 2-miles Southeast of Elk Point on County Road 18, across the road from Southeast Farmers Elevator Co-op.

**Tract 1 Legal:** West 1/2 Lot 2 of NE 1/4 and Lot 2 NW 1/4 NE of the RR less Brusseau Tract 1 Sec 3-90-49, Union County, SD. 97.00 Taxable acres. Union County FSA office shows 91.67 acres tillable with a corn base of 49.9 acres with a CC yield of 132bu and a bean base of 45.4 acres w/ a CC yield of 33bu. Predominate soil types are La with 97% productivity rating and Fc with a 67% productivity rating. This is a very nice and level tract of land with excellent access on a hard surface road and less than a 1/4 of a mile to one of Southeastern South Dakota's major grain markets. The building site is not included with the sale of this property.

**Tract 2.** Located 1-mile east of Tract 1 on the corner of 327th Street and 480th Ave. Legal: 16 Acres in SE Corner of SE 1/4 Sec 34-91-49, Union County, SD. 16.00 taxable acres. Union County FSA office shows 15.46 tillable acres. This entire tracts soil type is Fc with a 67% productivity rating. This is a very nice and level small tract of land that would be a nice addition to a farm or make and excellent building site.

**Terms on both tracts:** 10% non-refundable down payment the day of auction with the balance due on closing December 7th, 2011. Title insurance & closing costs split 50/50 between buyer and seller. Union County Title Company, closing agent. Farm is NOT being sold subject to any lease and will be available to farm for the 2012 farming season. Seller will pay all 2011 taxes payable in 2012. Full possession, March 1st, 2012. Auctioneers are acting as agents for the sellers. These will be sold as individual tracts and will not be tied together at anytime.

**Owners: Richard Brusseau,  
Daniel Brusseau, and Kay Nickles**



**Girard Auction & Land Brokers, Inc.**  
(605) 267-242 • Toll Free: 1-866-531-6186  
[www.GirardAuction.com](http://www.GirardAuction.com)  
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Marv Girard, BA #12399; Ken Girard, CAI, AARE Broker #10183; Mike Girard BA #13549

1650      **Houses For Sale**



**New Listing  
1.32 Acres in Town  
1500 Dakota St. • \$99,000**

Three bedroom, 1-3/4 bath on 1.32 acres just inside city limits. Built in 1900 with updates and add-on in 1989. Spacious living/dining with built-ins and French doors to patio. Master bedroom with walk-in closet, master bath on main - 2 up. Main floor laundry. Barn converted to 2-car garage. Leona Sparks (605)660-6078. Anderson Realty.



**Move In Ready  
3002 Mulligan Dr. (Fox Run)  
\$205,000**

3-Bedroom, 2-Bath, vaulted ceilings, open floor plan, fenced yard, sprinklers, unfinished basement. For more information visit [www.yankton.net/3002mulligan](http://www.yankton.net/3002mulligan) or call (605)661-5688

1650      **Houses For Sale**



**905 W 13th \$379,000**  
This is better than the house you dreamed about with over 4,000 sq ft finished! Great floor plan. Spacious master suite with sitting area & closets galore. Huge 3 car garage on a nicely manicured lot. Lisa, Anderson Realty, LLC (605)661-0054



**New Home, 3306 Mulligan,** 3-bedroom, 2-bath, laundry on main floor, Starmark cabinetry, porcelain tile, covered porches, 3 car garage. Lots: Golf Course, Beaver Lake Shorefront, will build to suit. List Construction Call (605)661-8003 or (605)661-7643



**New Homes for sale built by Jim and Jason Tramp  
806 and 810 Rylee Way**  
Check out 2 of our best selling models priced from \$231,000-\$249,000. Call (605)661-2191 for information.

**SELLER FINANCING  
AVAILABLE- WAC**

Completely remodeled home in Yankton. Visit [yankton.net/1006e12th](http://yankton.net/1006e12th) or call (402)750-4163.

Read & Recycle!

1650      **Houses For Sale**



**621 Sawgrass  
\$179,990**

2005 4-Bedroom, 2-bath finished basement with walkout to city park (605)660-2961

**House for sale:** Possible rent, Springfield, beautiful riverview, 3-levels, large deck. Seller financing available, (605)661-1737.

**Cabin for sale** on Missouri River near Brooky Bottom area. Turn key, many extras, leased land. (712)258-0602.



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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 3/4 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.wiமானauuction.com](http://www.wiமானauuction.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.wiமானauuction.com](http://www.wiமானauuction.com)      605-665-5009

**Clay County, SD**

**LAND AUCTION**

**77.71 +/- Acres Pleasant Valley Township  
Friday, November 4, 2011 • 1:00 PM**

Located from the Alcester/Wakonda exit #42 on I-29 go 6 1/2 miles west then 1 south on 464th Ave then 3/4 west on 303rd St. to the property.

Farmers and outdoor enthusiasts look closely. Here is the opportunity to purchase a parcel that includes farmland plus trees and great hunting opportunities. According to the FSA there is 62.2 acres of cropland with the balance in trees and river. Taxes: \$804.32. Don't Miss This Auction if you are looking to expand your current farming operation, purchase as an investment or looking for that perfect place to hunt.

**LEGAL:** W 1/2 Lots 1 & 2 NW 1/4 1-94-52 Clay County SD

**TERMS:** 10% nonrefundable down payment day of sale with the balance due on or before December 5, 2011. Farm is available to the new owner for the 2012 crop year. Title insurance and closing costs split 50/50 between buyer and seller. 2010 taxes due in 2011 paid by the seller. 2011 taxes due in 2012 paid by the seller. 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. While every effort has been made to ensure the accuracy of the information herein, 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 owner.

**Hatch Properties LLC, Owner**

For additional information, maps and pictures visit:  
[www.westraatkins.com](http://www.westraatkins.com)

Joel R. Westra, RE Auctioneer,  
Beresford, SD 605-310-6941  
Pete Atkins, RE Auctioneer,  
Tea, SD 605-351-9847  
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