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Sometimes it's rough-riding out there ...

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MISSOURI VALLEY
SHOPPER

319 Walnut St.
Yankton, SD
605-665-5884



**153.23 ACRES ZISKOV TOWNSHIP
YANKTON COUNTY LAND
OFFERED IN 2-TRACTS WITH QUALITY TILLABLE
LAND – ROLLING PASTURE – HOME AND
IMPROVEMENTS AT AUCTION**

We will offer the following land for sale at public auction on the land site located at the junction of Hwy. 50 and 430th Ave. or from Walmart (Hwy. 81 & 50 Junction) 10-miles west south side of the road on:

SATURDAY OCTOBER 27TH 10:30 A.M.

It is our privilege to offer the following tracts of land located just minutes west of Yankton in a fast developing and scenic area. The property offers deep wooded draws, quality and powerful tillable land plus an existing home and building site. If you have been looking for a new home site with income potential, looking for an add on piece of land to your operation, or just want to buy a piece of South Dakota heaven, check these tracts out!

TRACT ONE: 75.23 ACRES

LEGAL: The N 1/2 of the NW 1/4 except Lot H-3 in Section 4, 93-57 Yankton County, SD.
* 64.87 Acres tillable, 8.3 acres in grass with mature trees, balance in RROW.
* Top quality powerful soils, along with an excellent new home site with mature trees, and oil roads bordering on 2-sides, walk-out basement potential!!
* Soil production rating of 80. Predominant soil Egan-Wentworth loams (85)
* New buyer able to farm, lease-out for the 2013 crop year.
* Planted to soybean & corn in a rotation for 2012 crop year.
* Annual taxes \$1,201.78. Base & yield info, wetland maps, available in buyers packet.

**TRACT TWO: 78-ACRES IMPROVED 30927
431ST Ave. Yankton, SD**

LEGAL: The S 1/2 of the NE 1/4 of Section 4, 93-57 Yankton County, SD.
LOCATION: From Tract One 1/2 mile east, 1/4 mile south west side of the road (431st Ave)
Auction held on Tract One!
* 3+ Bedroom 1.5 story home with 1490 sq ft of living area. Includes main floor utility room, main floor bathroom, living room, formal dining room, 2-bedrooms 2nd floor
* Addition added in 1968, home was painted in 2012, new furnace and CA unit installed in 2011. Full basement, sold with property disclosure.
* Several older livestock and storage buildings, secluded building site, quiet and set-back from the road. Lots of existing mature trees, & wildlife habitat.
* 43.92 acres of tillable land, 36.07 acres in pasture, hayland, trees, and building site.
* Soil rating of 68.2. Predominant soils include Egan-Ethan-Trent (82), & Ethan-Betts
* B-Y rural water servicing acreage along with functional well. Property has a large dam located in pasture west of the building site.
* Ingress-Egress easement is filed to allow for access to the tillable land on the adjoining tract of land to the south.
* Annual taxes \$1,482.02. This would make an excellent new home site, hobby farm, or great investment property. To Be sold from Tract One location.

TO VIEW THE PROPERTY: We invite you to view the property on-line at www.wiemanauktion.com or call the auctioneers at 800-251-3111 and a buyers packet can be sent out. Open houses will be held on Tuesday Oct. 9th & 16th from 5:00 p.m. to 7:00 p.m. or by appointment only.
Land Auction to be held on Tract One.

TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before November 30th, 2012. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer & seller. Sellers to pay the 2012 taxes in full. Sold subject to owners approval and all easements, restrictions, & reservations of record. Tracts will be sold independently and not offered or tied together. Come prepared to buy!

GLEICH FARMS INC. – OWNERS

Wieman Land & Auction Co. Inc. Johnson, Heidepriem, Law
Marion, SD 800-251-3111 Lindsay Hovden – Attorney
Gary & Rich Wieman Brokers 605-665-5009

**Time to Get
Your Own Place?**

Find your answer in the Missouri Valley Shopper – in print and online!
Go to www.missourivalleyshopper.com or call 605-665-7811.

Missouri Valley Shopper Classifieds

FOR RENT

1-BEDROOM APT.
Move in tomorrow.
Affordable monthly
rent. Call Norma
(605) 555-3210.

Sears
Hometown Store
LOCALLY OWNED
AND OPERATED

THURSDAY, OCTOBER 4TH THRU THURSDAY, OCTOBER 11TH, 2012

BIG COLUMBUS DAY EVENT

BUY MORE SAVE MORE SALE

EXTRA 10% OFF WHEN YOU BUY TWO APPLIANCES² **EXTRA 15% OFF WHEN YOU BUY THREE APPLIANCES²** **EXTRA 20% OFF WHEN YOU BUY FOUR OR MORE APPLIANCES²**

²WHEN YOU BUY APPLIANCES OVER \$399 EA.

hometown exclusive \$2999.99^{} buys all 4 appliances!**

^{**}Price is after tiered event savings. No additional discounts apply. Only available at Sears Hometown Stores.

EASY CLEAN INTERIOR

SAVE OVER \$1800 WHEN YOU BUY ALL 4 APPLIANCES

INTERNAL WATER DISPENSER

SELF-CLEAN CONVECTION

STAINLESS STEEL TUB

ENERGY STAR

a. 399.99 Kenmore® over the range microwave with easy clean interior 02285063 Reg. 539.99

b. 999.99 Kenmore electric range with warming drawer 02292803 Reg. 1199.99

c. 678.03 Kenmore 51 dBA dishwasher with stainless steel tub 02213293 Reg. 879.99

d. 1671.98 Kenmore 25-cu. ft. french door refrigerator 04672013 Reg. 2209.99

Not shown: 999.99 Kenmore gas range with warming drawer 02272903 Reg. 1199.99

hometown exclusive SAVE \$700 OVER WHEN YOU BUY ALL 3 LG® APPLIANCES

Savings is after 15% tiered event savings. No additional discounts apply. Only available at Sears Hometown Stores.

\$722.49 WHEN YOU BUY ALL 3 LG APPLIANCES

e. LG® 30-in. freestanding electric range 02265413/LRE3012ST Reg. 849.99

\$764.99 WHEN YOU BUY ALL 3 LG APPLIANCES

f. LG 24-in. fully integrated dishwasher with Flexible EasyRack™ Plus System 02212823/LDF7551ST Reg. 899.99

\$2507.49 WHEN YOU BUY ALL 3 LG APPLIANCES

g. LG 28-cu. ft. french door refrigerator with dual ice makers 04689883/LFX28979ST Reg. 2949.99

PLUS 15% OFF ALL KENMORE® APPLIANCES⁽¹⁾

(1) Exclusions apply. See below for details.
(2) Exclusions apply. See below for details. Offers good thru 10/11/12.

Columbus Day hotbuy SAVE \$358 ON THE PAIR

a. Kenmore white 3.4 cu. ft. capacity top load washer 02620022 Reg. 528.99 ea.

b. Kenmore white 6.0 cu. ft. capacity electric dryer 02660022 Gas dryer priced higher. Additional discounts and offers do not apply.

\$4799.99 FINAL, EA. AFTER EXTRA 10% PAIR SAVINGS

c. Kenmore white 3.6 cu. ft. top load washer 02626002 Reg. 822.99 ea., now 533.32 ea.

d. Kenmore white 7.5 cu. ft. capacity electric dryer 02660002 Gas dryer priced higher. Only available at Sears Hometown Stores.

SAVE \$1411 ON THE SET AFTER EXTRA 10% SAVINGS

STEAM

FREE PEDESTALS when you buy the pair with your Sears card
While quantities last. Approximate retail value 311.99 ea. Offer good thru 10/11/12.

\$899.99 FINAL, EA. AFTER EXTRA 10% PAIR SAVINGS

e. Kenmore 3.7 cu. ft. capacity steam front load washer 02641379 Reg. 1293.99 ea., now 999.99 ea.

f. Kenmore 7.3 cu. ft. capacity electric steam dryer 02681379 Gas dryer priced higher. Optional pedestals sold separately.

hometown exclusive FRIDAY ONLY! OCTOBER 5, 2012

SENIOR DAY

Valid for all customers age 60 and above. Excludes consumer electronics. Only available at Sears Hometown Stores. Offer valid 10/5/12 only. Just show your driver's license or valid government ID.

EXTRA 10% OFF JUST ABOUT EVERYTHING!

Yankton Sears

Owned & Operated by: Toby & Kerry Woehl
2901 Broadway, Yankton • 605-665-7861
Mon.-Fri. 9am-6:30pm, Sat.9am-6pm, Sun. 11am-4pm

SEARS HOMETOWN PREMIER DEALER

(1,3) Whirlpool® brands, GE®, LG® and Samsung® appliance brands limited to 10% off. Offers exclude Electrolux, Jenn-Air®, Dacor and Fisher & Paykel. Offers good thru 10/11/12. (3) Cannot be combined with other Sears card discounts. Excludes Sears Commercial One® accounts and Outlet Stores. Sears Home Improvement™ applies on installed merchandise only. †Total capacity. Colors, connectors, ice maker hook-up and installation extra. (2) Buy More Save More offer excludes Electrolux, Jenn-Air®, Dacor and Fisher & Paykel. Whirlpool® brands, GE®, LG® and Samsung® appliances limited to 10% off. Excludes floor care, sewing machines, countertop microwaves, water heaters, water softeners, water filtration, air conditioners, air cleaners, humidifiers, dehumidifiers, accessories, closeouts and Everyday Great Price Items. These discounts are calculated on purchase price of items less discounts and coupons, not including tax, installation or delivery. See store for details. Offer good thru 10/11/12.

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