

1455 Computer - Internet

Highspeed Internet EVERYWHERE By Satellite! Speeds up to 12mbps! (200x faster than dial-up.) Starting at \$49.95/mo. CALL NOW & GO FAST! 1-877-789-9086 (MCN)

1460 Contractors

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.

Handyman Services

For all your home improvement needs. 10% Senior Discount. Call Brian (605)364-7376.

Need Insurance? Call:

BIERLE INSURANCE, LLC (605)387-5999; (605)660-1433 Rita Bierle, Agent.

1490 Lawn - Landscaping

Black dirt, you load, you haul. Call (605)661-5014.

1490 Lawn - Landscaping

WILL REMOVE TREE Stumps. Schumacher Tree Stump Removal, Insured. Dennis Schumacher, Call (402)388-4487.



Custom Curbing Co.

Continuous concrete landscape borders using technology and beauty to enhance lawns, gardens, driveways. (605)665-4582.

Does your lawn need some help? RENT an interseeder to fill in the bare areas. We also rent 3pt. seeders and then water, water, water! Wish we could rent that! But hey, we rent MOST everything at Clark's Rentals, 800 E. 4th St., Yankton. (605)665-3343.

1490 Lawn - Landscaping



It's not too late

All your landscaping needs! Patios, retaining walls, flower beds, water features, mulch hardscapes, rock, edging. Installation, Maintenance, Design

Over 10 years experience
Jake's Landscaping
605-661-6697

Klein's Tree Service
1601 Eastside Dr.
Tree removal, tree trimming
Stump Grinding
(605)665-0119/
(605)660-0028.

Toben Tree Service: Trimming, tree stump removal, landscaping, pasture clearing, Cedar tree removal. Firewood/camping packages available. Fully Insured. Commercial/Residential (605)660-4640.



Ultimate Edge & Landscaping

Specializing in decorative concrete edging, stamped/paver patios, and all your lawn & landscaping needs. Ben List (605) 260-5296.

1500 Moving - Storage

Huber Storage units. Concrete driveways, security lighting, 24 hour access. Special: 12th month free! (605)665-2286.

1505 Painting

Free Painting Estimates. Exterior & interior painting, no odor paint. References, call (605)661-6409.

1530 Roofing - Siding

Corby Johnson Roofing & Construction. Free Estimates, work guaranteed, insured. Also, specializing in Seamless Gutters (605)661-8097

Johnson Seamless Gutter. Free Estimates, work guaranteed, insured. (605)661-8097.

JW Roofing: Shingling complete tear-off, redecking if necessary and insured. Free estimates. References. Work guaranteed. Call (605)665-1167, or (605)760-1782.

1555 Dogs - Puppies

Purebred Mini-Dachshund puppies, 1-female & 2-males. Parents on site. Chiweenies 2-females & 1-male (605)655-4076.

Yorkies, Chorkies, and Yorkie-Poms. (605)651-0276 www.puppiesovertherainbow.com

1565 Other Pets

ADOPTIVE HOMES NEEDED for several kittens, dogs & puppies. See Heartland Humane Society at www.heartlandhumane.org or call (605)664-4244.

1570 Lost - Found Pets

Lost: Friendly white cat w/tan spots & striped tail. Last seen around North Crawford-Vermillion. (605)624-9126

1605 Apartments For Rent

1 & 2 Bedroom, Orchard Square, 418 W. 15th. Can be rented with subsidized rent or \$440 or \$490 including utilities. (605)665-6135 or Skogen Company (605)263-3941.

1, 2 bedrooms in Yankton. Diversified Property Management. Rental assistance available. Rent based on income. Equal Opportunity Housing. 1(888)368-3330.

1-bedroom and 2-bedroom apartment. Clean, neat, spacious. Laundry on-site. 1-car garage space with each. \$475 and \$625. (605)661-6031.

2-bedroom \$575/month. Across from Hillcrest Country Club. Dishwasher, garbage disposal, refrigerator and stove. Heat, water/garbage included. No pets. (605)260-8623.

3-Bedroom Apartments. River Court Apartments, Vermillion. Rent based on income. Must qualify by family size and income. One unit is Handicapped Accessible with roll in shower. Equal Housing Opportunity. 605-202-0008 or Skogen Company 605-263-3941.

Boardwalk Apartments: Available soon: 2-Bedroom and 1-Bedroom with garages, furnished/unfurnished, month-to-month or lease. Access to hot tub and workout center. No smoking/pets. (605)665-9939 (605)661-0517.

1605 Apartments For Rent

Downtown apartment very large. 3-bedroom, 2-bath, laundry. \$650/month plus utilities. Available November 1st. (605)661-9934.

For Rent -Vermillion. 2-Bedroom apt, washer/dryer, deck. Call (605)202-0093.

For Rent: One and Two Bedroom Apt. for elderly or persons with disabilities at River Court Apt. 24 E. Duke, Vermillion. HDC accessible. Must qualify by income. Rent based on income. Equal Housing Opportunity. 202-0008 or Skogen Company (605)263-3941.

Fox Run Apartments
Exceptional 2-bedroom (no-step entry) and 3-bedroom available. Dishwasher, microwave, stove & refrigerator. For application and information call Erica (605)660-2992 Knox Enterprises LLC.

New large 2 or 3-bedroom, Master bedroom w/master bath, his & her walk-in closets. Handicap accessible. No pets. No parties. 214 Bower St, Vermillion, SD. Next to WalMart. (712)899-0505

Sagewood Apartments. 2 bedroom, no smoking, no pets, wireless internet, on-site laundry, income based, criminal background check required. Call 800-560-2518 Monday through Friday 8am-5pm or email sagewoodapartments@live.com

Scotland: For Rent, \$325-\$400, 1-bedroom, 1-bath, on-site laundry, all utilities included. (605)691-1497 or (801)865-6701.

Please Recycle!

CLAY COUNTY, SD LAND AUCTION
238.89 +/- ACRES, STAR TOWNSHIP
THURSDAY, NOVEMBER 1, 2012 11:00 AM

We will sell at public auction the following real estate at the Tract 2 land site located at the east edge of Wakonda, SD on 455th Ave.

Auctioneers Note: Here is an opportunity to purchase some of the prime farm ground in the Clay County, Wakonda area. If you are looking for an investment or are expanding your operation then don't miss this auction. Tracts are available to the new owners for the 2013 crop year. Both tracts contain some tile that can be seen on the wetlands map. The land will be offered in 2 tracts and the tracts will not be combined.

Tract 1: Legal Description: NW 1/4 Except Lot 1 of Florence Axlund's Addition 34-95-53 Clay County SD, 140.25 +/- acres. According to FSA Tracts 1 and 2 are currently combined as one unit however they estimate there are 139.5 acres of cropland with a 60.7 acre corn base / 88 bushel direct yield / 88 bushel CC yield and a 78.8 acre soybean base / 26 bushel direct yield / 26 bushel CC yield. These numbers are FSA estimates and exact acres and yields will be determined after closing. Predominate soils include Egan-Chancellor-Davison and Egan-Ethan-Tetonka. Soil rating .671. According to Surety/AgriData the tract has an overall productivity index of 80.2. The land is currently in a corn/soybean rotation. Taxes: \$3044.76

Tract 2: Legal Description: Clay County SD, 98.64 +/- acres. According to FSA Tracts 1 and 2 are currently combined as one unit however they estimate there are 97.89 acres of cropland with a 42.6 acre corn base / 88 bushel direct yield / 88 bushel CC yield and a 55.3 acre soybean base / 26 bushel direct yield / 26 bushel CC yield. These numbers are FSA estimates and exact acres and yields will be determined after closing. Predominate soils include Egan-Ethan-Tetonka and Egan-Chancellor-Davison. Soil rating of .626. According to Surety/AgriData the tract has an overall productivity index of 76.7. The land is currently in a corn/soybean rotation. Taxes: \$1924.90.

TERMS: 10% nonrefundable down payment day of sale with the balance due at closing on or before December 3, 2012. Title insurance and closing costs split 50/50 between buyer and seller. 2012 taxes due in 2013 to be paid by the seller, 2013 taxes due in 2014 to be paid by buyer. 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.

Westra Atkins
LAND & AUCTION, LLC

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

Florence E. Axlund Trust, Owner
Dianne Axlund Trustee **Gary Ward 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, Chancellor, SD 605-957-5222
Phil Eggers, Broker Associate, Renner, SD 605-351-5438
Mark Zomer, Vande Vegte-Zomer Auctions, Rock Valley, IA 712-470-2526
Marvin Girard, Girard Auction & Land Brokers Inc, Wakonda, SD 605-267-2421

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