

■ JULIE CLARK

From Page 11

Her first book, “Inspirational Coffee Breaks for Women: 12 Ground Rules for Pouring Your Heart Into Life,” was released in 2010. It became an Amazon.com best seller. The publication was named a finalist in the prestigious National Best Books 2010 awards from *USA Book News*, which honors the outstanding books in the self-improvement genre.

It also received the 2011 National Indie Excellent Award recognizing the “best of the best” in book publishing.

Her second book, released this year, is “Inspirational Coffee Breaks with Dad: Lessons Learned from the Heart of My Unsung Hero.”

The tribute to her father, a disabled Purple Heart Vietnam veteran, is filled with life lessons to help others discover their own power and hero within.

THE WOMEN'S DAY OUT

Schievelbein noted the timing of this year's Celebrate Women – on the opening day of South Dakota's pheasant hunting season.

“We have women who hunt, but this (Celebrate Women) is a good time for women whose husbands are hunting (and don't go along),” she said. “For those women, this is a ‘me’ day. Right now, we have more than two dozen vendors representing all types of businesses. The ladies can shop, eat and listen to the speaker all in one room.”

Clark joked that she fits that description of the woman not taking part in the day's hunt for birds.

“I'm one of those pheasant hunting widows,” she said with a laugh. “I love Yankton, and I'm looking forward to spending the day with the women there.”

Celebrate Women promises to offer women some much-needed time for themselves in a relaxed setting, Schievelbein said.

“Women wear a lot of hats today. They have the home, kids and a lot of committees and volunteer organizations,” she said. “This (event) allows them to set aside time for being with other women, to relax, to have fun and fellowship and to eat. The speakers are inspirational, motivational and they feed and refresh us.”

Through the years, Celebrate Women has become a family tradition spanning generations, Schievelbein said.

“We have mothers who bring their teenage daughters,” she said. “This event is for everybody.”

Clark said she was heartened to hear about the mothers and daughters sharing the experience.

“My message is one that spans all generations,” she said. “We have audience members of all ages. Every woman can relate to all of the different roles that we play.”

Celebrate Women provides an important service by bringing together women for a shared experience and socializing, Clark said.

“The connections to the community are invaluable — to be around other women, to get their help and to get re-energized,” she said. “It's a given that we can't go through life alone. We need each other, and we need to encourage one another, to inspire one another and to love what we're doing.”

In the process, those attending Celebrate Women will become better persons, Clark said.

“We encourage women to give themselves time and to attend events like this,” she said. “It makes them all-around better women and helps get them recharged to be better moms and wives, better bosses and employees, and just really all-around powerful women.”

Clark believes the impact of Celebrate Women will last far after the event ends. She hopes to challenge and inspire women to think about themselves and the direction of their lives.

“How do we get ourselves back to living the life we want and doing the things we want to do?” she asked. “Really, how do we just savor every day of our lives, live life to the fullest and pour your heart into it?”

Clark plans to attend the entire event, meeting the women and selling her books.

“I love that I get to meet people and visit and hear their stories. I welcome people to come up and say ‘hi,’” she said. “I'm always excited for this. I know it's going to be a terrific day of fun and friendship and laughter and enjoyment.”

Tickets are available at the Press & Dakotan and at Hy-Vee.

For more information about Clark, go to www.theinspiration-coffeeclub.com.

Follow @RDockendorf on Twitter.



Watch for details on two upcoming public auction sales offering six tracts totalling nearly 450 acres of prime crop land in Yankton & Clay Counties.



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ESTATE LAND AUCTION

80 Acres of Central Twp. Yankton County, SD Land Located Near Utica, SD – This Land Consists of a Mixture of Productive Cropland & Land Previously Utilized as CRP Grassland & Trees w/Some Hunting & Recreational Potential and/or Grassland/Pasture

In order to settle the Estate of Monica “Wiltgen” Heitgen, we will offer the following real property at auction at the land located from Utica, SD – 1 mile east on 304th St. and 1 mile north on 436th Ave; from Yankton, SD (Jct. Hwy. #50 & #81) – 5 miles north on Hwy. #81 to the Utica Corner, then 4 miles west on 304th St. and 1 mile north on 436th Ave.; or from Irene, SD – 12 miles west on Hwy. #46 to the Jct. of Hwy's #46 & #81, then 7 miles south on Hwy. #81 to the Utica Corner, then 4 miles west on 304th St. and 1 mile north on 436th Ave.

TUESDAY NOVEMBER 3, 2015
SALE TIME: 10:00 AM

This auction presents a great opportunity to purchase a multifaceted parcel of Yankton County, SD land as this property consists of a parcel of land which has a mixture of productive cropland and former CRP acres w/trees & established grass which may provide some hunting & recreational amenities and/or future grassland pasture & trees for use in connection with a cow-calf livestock operation. According to FSA information this +/- 80 acre farm has approximately 76.81 acres considered as cropland, although presently there is only approx. 41.31 acres under cultivation for row crop use, the remaining 35.5 acres of which is considered as cropland by FSA consists of land that was previously enrolled in CRP although the contract was terminated in 2015 and presently consists of grassland/pasture situated in the northern sector of the farm along with a planting of trees situated in the northeast corner of the farm; with a 41.31 corn base with an 85 bu. PLC yield and is enrolled under the ARC County election of the USDA farm program. According to the Yankton Co. Assessor this parcel has an Overall Soil Rating of .581, comparatively information obtained from Surety Agri Data, Inc. indicates that this farm has a productivity index of 65.9. The general topography of this land varies significantly throughout various areas of the farm with the southern area of cropland being generally level to nearly level and the northerly grassed area being somewhat rolling to hilly. The 2014 RE taxes payable in 2015 on this farm are \$1,087.82. This farm make an excellent addition to an area crop-livestock operation or investment property with a mixture of productive cropland and pasture/hunting & recreational property.

LEGAL DESC.: The W½ SW¼ of Sec. 33, T. 95N., R. 56W., (Central Twp.), Yankton Co., SD.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before Dec. 17, 2015. A Personal Representative's Deed/Marketable Title will be conveyed and an owner's title insurance policy provided with the cost divided 50-50 between the buyer and seller. All of the 2014 RE taxes payable in 2015 as well as the 2015 RE taxes payable in 2016 will be paid by the estate. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold based on the acres as stated on the County Tax Records, with the acres understood to be “more or less”. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Personal Representative.

If you are in the market for a parcel of land that has potential to serve as an excellent addition to an area row crop and/or crop-livestock farming operation or as an investment, then get your financing in order and make plans to inspect this property and be in attendance at this auction. For additional information contact the auctioneers or see www.suttonauction.com

MONICA “WILTGEN” HEITGEN ESTATE

Catholic Community Foundation for Eastern South Dakota – Personal Representative
Kelly Bartmann & Bette Theobald
Administrators & Gift Planning Specialists
Roger R. Gerlach – Gerlach Law Office
Closing Agent & Attorney for the Estate
Salem, SD - ph. 605-425-2911

CHUCK SUTTON - Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315
Flandreau, SD - ph. 605-997-3777

TOM SOUVIGNIER - RE Auctioneer & Broker Assoc.
soc. Canton, SD - ph. 605-987-2404

ESTATE LAND & PERSONAL PROPERTY AUCTION

240 Acres of Productive Molan Township Hutchinson County, SD Cropland & Pasture and Personal Property

We will offer the following real property at auction at the Farm located at 28937 438th Ave., Menno, SD.

From Mettler Implements in Menno, SD – 7 ½ miles east on SD Hwy. #18 to the Meridian Corner at the Jct. of Hwy's. #18 & #81, then 3 miles south on Hwy. #81, 1 mile west on 289th St., then approximately .04 mile south to the driveway, then west to the building site. From Yankton, SD – Approx. 20 miles north on Hwy. #81 & one west on 289th St. to the NE Corner of the Land; from the Jct. of Hwy's. #46 & #81 – 6 miles north on Hwy. #81 to the Yankton/Hutchinson County Line, then an additional 2 miles north and 1 mile west on 289th to the NE Corner of the Land.

FRIDAY NOVEMBER 6, 2015

LAND AUCTION - 10:00 AM

PERSONAL PROPERTY AUCTION - 12:00 Noon

Lunch by My Place

Auctioneer's Note: Attention Row Crop & Crop-Livestock Operators, Hunters & Wildlife Enthusiasts! This auction presents an excellent opportunity to purchase +/- 240 Acres of Hutchinson County Land that has been in the Hehn Family for over 100 Years - either as two individual parcels consisting of TRACT #1 – The NE ¼ Containing +/- 160 Acres inclusive of the Vintage Bldg. Site, Cropland & Pasture; TRACT #2 – The E½ NW¼ Containing +/- 80 Acres with a High Percentage of Tillable Productive Cropland; or as a +/- 240 Acre Unit. This land will be of interest to individuals in the market for land inclusive of a vintage farmstead and land with varying degrees of cropland and pasture. Thus this land will be of interest to individuals with diversified crop-livestock operations, investors and others in the market for a unique parcel or parcels of land. *Note – The cropland acres are available to a new purchaser to farm or lease to the operator of their choice in 2016; the pasture will remain under lease for to the current tenant for 2016.

This Property will be offered as TRACT #1 – The NE¼ - +/-160 Acres inclusive of the Bldg. Site, Cropland & Pasture; TRACT #2 – The E½ NW¼ - +/- 80 Acres with a High Percentage of Tillable Productive Cropland; or as Tracts # 1 & #2 Combined – The +/-240 Acre Unit. This auction presents a great opportunity to purchase either two individual parcels or a single parcel of land, any of which would be extremely desirable and well adapted for the row crop and/or crop-livestock operator, as this land has a vintage farmstead with a home and outbuildings, rural water and a well and the remainder comprised of a mixture of productive cropland and pasture.

TRACT #1 - +/-160 Acres – Legal Desc.: The NE ¼ of Sec. 27, T. 97N., R. 56W., Molan Twp., Hutchinson, County, SD.

This property includes a vintage farmstead inclusive of an older home that is in need of some cosmetic updating and repair, which has most recently been utilized as a seasonal dwelling by the owners occupying it for periods throughout the summer. (This could be an excellent hunting lodge type home as it is rather spacious and a bit primitive!) It is comprised of a 1 1/2 story home with a main floor that consists of a front entry, living room, bedroom w/archway to an adjacent west room, kitchen w/dining area and a bath w/tub. The second story includes 4 bedrooms - one with a stool and sink. The basement includes a room with a shower, sink, space heater and electric water heater, a canned goods room w/shelves, a laundry room, a kitchenette and a storage room. The house is serviced with fuel oil space heaters and a fused electrical with service provided by SE Rural Electric. In addition to a well with a pump jack and motor that is utilized for watering livestock, the property is serviced by B-Y rural water.

Other improvements include a small red garage w/lean-to, wdn. granary/shop bldg., wdn. hog house, hip roof barn, chicken house and 2 small brooder houses. The farmstead is located in a rather secluded pleasant country setting with a gravel driveway, established lawn, trees and other site improvements. According to FSA information this +/-160 acre farm has approximately 93.69 acres of cropland with a 41.43 acre corn base with a 104 bu. PLC yield and a 36.47 acre soybean base with a 31 bu. PLC yield and is enrolled under the County ARC farm program election. According to the Hutchinson County Assessor this farm has an overall soil rating/parcel rating of .693, comparatively info. obtained from Surety Agri-Data, Inc. indicates this land has a Productivity Index of 63.5. The general topography of the cropland is gently rolling to rolling. This land would make an excellent addition to a crop/livestock farming operation, hobby farm and/or investment property. The combination of the improvements, cropland and pasture makes this a farm that could be of interest to a wide variety of buyers. The cropland acres are available to farm or lease with full possession in 2016, although the +/-60 acres of pasture/grassland is subject to a holdover lease for 2016, whereby the tenant has been running approx. 20 cow calf pairs and a bull normally for a grazing period from about June 1st to Nov. 1st with livestock water provided by the owner as a provision of the lease, with water furnished by the owner from the existing farmstead (typically well water, although rural water is at the bldg. site). As compensation for this lease, the buyer/new owner, will be compensated from the seller at closing a total of \$4,500.00 (\$75.00/Ac. x 60 Acres). This is a unique parcel of southeastern Hutchinson County, SD land that truly must be seen to be appreciated!

TRACT #2 - +/-80 Acres – Legal Desc.: The E½ NE¼ of Sec. 27, T. 97N., R. 56W., Molan Twp., Hutchinson, County, SD.

Tract #2 lies adjacent to the west of Farm #1. Tract #2 consists of a +/-80 acre parcel of land which has a very high percentage tillable. According to FSA information, this +/-80 acre parcel of land has approximately 79.68 acres of cropland with a 41.3 acre corn base with a 104 bu. PLC yield, a 12.0 acre soybean base with a 27 bu. PLC yield and a 4.5 acre wheat base with a 29 bu. PLC yield and is enrolled under the County ARC farm program election. According to the Hutchinson County Assessor this farm has an overall soil rating/parcel rating of .667, comparatively info. obtained from Surety Agri-Data, Inc. indicates this land has a Productivity Index of 61.0. The general topography of the cropland is gently rolling to rolling.

TERMS: CASH - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before December 18, 2015; possession will be subject to the existing tenants rights under their current farm lease and their rights to harvest the 2015 crops; ****Note the buyer(s) will receive full possession of the bldg. site at closing and full possession of the cropland acres for 2016;** although the +/-60 acres of pasture/grassland is subject to a holdover lease for 2016, whereby the existing tenant will have use of the pasture/grassland acres for the 2016 grazing season with livestock water provided by the owner as a provision of the lease, subsequently the buyer will be compensated from the seller at closing cash rent in the total of \$4,500.00 (\$75.00/Ac. x 60 Acres).**** Marketable Title will be conveyed and an Owner's Title Insurance policy will be provided with the cost of the owner's policy divided 50-50 between the buyer and seller.** A closing fee, if any, will be divided 50-50 between the buyer and seller. The acres in this farm are based on the acres as stated on the county tax records, with the acres understood to be “more or less”. The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the buyer(s) pursuant to SD Law. All of the 2014 RE taxes due in 2015 which were \$2,671.28 on the NE ¼ & \$1,254.54 on the E ½ NW ¼, as well as all of the 2015 RE taxes payable in 2016 will be paid by the estate. This property is sold in “As Is” Condition and the farmstead is sold exempt from a Sellers Property Condition Statement pursuant to SDCL #43-34-43 and the information contained herein is deemed to be correct, but is not guaranteed. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Hutchinson Co. Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Trustee/Personal Representative.

Watch for Upcoming Ads Inclusive of the Listing of the Personal Property. For additional information, contact the auctioneers or see www.suttonauction.com

ELVER HEHN ESTATE TRUST
Lynette J. Hill – Personal Representative/Trustee

CHUCK SUTTON - Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315
& Flandreau, SD - ph. 605-997-3777

TERRY HAIAR – RE Auctioneer & Broker Assoc.
Alexandria, SD – ph. 605-239-4626