

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 1/2 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 1/4 Containing +/- 160 Acres inclusive of the Vintage Bldg. Site, Cropland & Pasture; TRACT #2 - The E 1/2 NW 1/4 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 NE 1/4 - +/-160 Acres inclusive of the Bldg. Site, Cropland & Pasture; TRACT #2 - The E 1/2 NW 1/4 - +/- 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 1/4 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 E 1/2 NE 1/4 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 1/4 & \$1,254.54 on the E 1/2 NW 1/4, 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

AUCTIONS

AUCTION

1307 Eastside Drive, Yankton, SD
Edward "Red" Nelson Estate
Saturday, October 24 • 9:30 AM

15 cars including: 1930 buick; 1928 Hupmobile; 1921 Overland Runabout; Model T Truck; (10) Model T truck frames; 100's of Model T parts new and old; complete line of shop equipment new and old; 4500 Ford back hoe (fire damage); Ferguson Tractor w/loader; hundreds of boxes of tools; many household items

For full sale email: NJKai49@gmail.com

East River Auctioneers
D.W. Duhachek Auctioneer 605-660-7777
Leo Harts Auctioneer 605-660-2460

YANKTON COUNTY AND HUTCHINSON COUNTY FARMLAND FOR SALE BY SEALED BIDS

(Mayfield Twp. & Jamesville Twp. & Molan Twp.)

Rita Hoff, Personal Representative of the Marvin O. Reiser Estate and Successor Trustee of Trust B of the Elva M. Reiser Estate offer for sale by sealed bids the following farmland:

Parcel 1: The W1/2NW1/4, less Tract 1 in Reiser Addition of the SW1/4NW1/4, of Section 6-96-55 (Mayfield Twp.) Yankton County, SD consisting of approximately 96.33 acres of tillable land located south of the intersection of U.S. Highway 81 & 291st St. (east side of highway and just south of the Hutchinson County/Yankton County boundary line).

Parcel 2: The E1/2NW1/4 and the SW1/4NE1/4 of Section 6-96-55 (Mayfield Twp.) Yankton County, SD consisting of approximately 117.27 acres of tillable land with some grassland, located adjacent to and east of Parcel 1 above.

Parcel 3: The W1/2SE1/4 and the 10.21 acres of the SE1/4SE1/4 of Section 36-97-56 (Molan Twp.) Hutchinson County, SD consisting of approximately 90.81 acres of tillable land with a small portion of CRP land, located on the north side of U.S. Highway 81 on the Hutchinson County/Yankton County boundary line.

Parcel 4: The N1/2NE1/4 of Section 1-96-56, less Lot A and Lot H-2 [recently re-platted as Tract 2, Reiser Addition in the N1/2NE1/4] (Jamesville Twp.) Yankton County, SD consisting of approximately 55.5 acres of tillable land located on the south side of U.S. Highway 81 on the Hutchinson County/Yankton County boundary line.

Parcel 5: The SE1/4NE1/4 of Section 1-96-56 [recently re-platted as Tract 3, Reiser Addition in the N1/2NE1/4] (Jamesville Twp.) Yankton County, SD consisting of approximately 39.40 acres of grassland used as pasture located on the west side of U.S. Highway 81 and adjacent to & south of Parcel 4 above.

Parcel 6: The N1/2SE1/4 of Section 1-96-56 [recently re-platted as Tract 4, Reiser Addition in the N1/2NE1/4] (Jamesville Twp.) Yankton County, SD consisting of approximately 78.14 acres of tillable land and grassland used as pasture located on the west side of U.S. Highway 81 and adjacent to & south of Parcel 5 above.

Parcel 7: The S1/2SE1/4 of Section 12-96-56 [recently re-platted as Tract 6 in the S1/2SW1/4 and in the S1/2SE1/4] (Jamesville Twp.) Yankton County, SD, consisting of approximately 78.60 acres of tillable land located west of the intersection of U.S. Highway 81 & 293rd St. or 2 miles south of the Hutchinson County/Yankton County boundary line.

Parcel 8: The NW1/4SW1/4 and the S1/2NW1/4 of Section 12-96-56 [recently re-platted as Tract 5, Reiser Addition in the S1/2SW1/4 and in the S1/2SE1/4 and in the NW1/4SW1/4] (Jamesville Twp.) Yankton County, SD consisting of approximately 114.71 acres of tillable land with some grassland used for hay production located adjacent to & west of Parcel 7 above.

Terms: This property will be sold for cash with 10% of sale price payable by successful bidder upon acceptance of bid by Seller. Closing and possession with deed provided is set for December 18, 2015. Seller will pay 2015 taxes due and payable in 2016. Title insurance will be split between Seller and Buyer. Buyers can farm these very attractive land parcels in 2016.

Procedure: Interested bidders should contact the law office below to obtain a bid package with FSA, NRCS, assessor information, soil ratings and for particulars regarding the bidding process. **All bids must be received at the attorney's office at 223 S. Main in Freeman, by 1:30 P.M. on November 10, 2015.** The highest bidders, in a number to be determined by Seller, will be invited to a private auction with opportunity to raise bid. The property is being sold as is, and bidders are encouraged to inspect the property and verify information concerning the property prior to submitting a bid. Seller reserves the right to accept or reject any and all bids and to waive any irregularity as to any bid. Also check this land out on the internet at "USDAwebsoilsurvey".

For Further Information contact Glenn L Roth Law Offices, PO Box C, Freeman, SD 57029 - 605-925-7681 e-mail: glennrothlaw@goldenwest.net

FOR FURTHER INFORMATION
Contact Glenn L. Roth Law Offices, PO Box C
Freeman, SD 57029, ph. 605-925-7681
e-mail: glennrothlaw@goldenwest.net.

REAL ESTATE AUCTION

Saturday, October 24, 2015 • 12:00 PM
1307 Eastside Drive, Yankton, SD 57078
Edward J (Red) Nelson Estate

Sec/twp/range: 9-93-55;
N2N2 S1/2 of Parcel G SE4SE4 +/- 1.25 acre lot

1,082 sq. ft. 2 bedroom home w/central air, full basement with a 36x48 shop building w/concrete floor. This property would make a great project home with lots of potential and a great location on the east side of Yankton, SD and out of the city limits.

Terms & Conditions: \$10,000 non-refundable down payment day of auction with balance due at closing. 2015 real estate taxes pro-ratable to closing. Title, insurance and closing fees split 50/50 between buyer and seller. Closing agent: Yankton Title Co. Possession upon receipt of final payment. 2014 taxes: \$567.40.

This information is deemed reliable but not guaranteed by seller or Harts Auction Service. Property will be sold as-is with seller confirmation and NO warranty as to property boundaries. Announcements made day of auction take precedence over printed material. Harts Auction Service Leo Harts RE#278 is representing the seller. Property can be viewed by appointment.

Call Linda Fox, personal rep 605-660-3527.
Personal property sells at 9:30 am

Harts Auction Service Mission Hill, SD
Leo Harts 605-660-2460

TURNER COUNTY & HUTCHINSON COUNTY FARMLAND FOR SALE BY SEALED BIDS

Lonna Beshai & Ted Pidde, Jr., co-personal representatives of the Orville A. Waltner Estate offer for sale by sealed bids the following farmland:

Legal Description:

Parcel 1: The SE1/4 of the SW1/4 of Section 16-98-55 (Childstown Twp.) Turner County, SD. This property consists of 40 acres (more or less) of tillable cropland with a small portion of grassland used for hay production with an overall soil rating of .703. FSA records show 39.2 acres of cropland.
Location: 2 miles south of the intersection of 443rd Ave. & 280th St. and 1/2 mile west on 282nd St.

Parcel 2: The NW1/4 of the NW1/4 of Section 16-98-55 (Childstown Twp.) Turner County, SD. This property consists of 41 acres (more or less) of tillable land with an overall soil rating of .738. FSA records show 37.58 acres of cropland.
Location: 1 mile south of intersection of 443rd Ave. & 280th St. and 3/4 mile west on 281st Street.

Parcel 3: The S1/2 of the SW1/4 of Section 11-98-56 (Valley Twp.) Hutchinson County, SD. This property consists of 79.36 acres (more or less) of tillable farmland, with an overall soil rating of .705. FSA records show 72.21 acres of cropland.
Location: 1/2 mile west of the intersection of U.S. Highway 81 & 281st St. (north side of road).

Parcel 4: The NW1/4, less Waltner Tract, AND the N1/2 of the NW1/4 of the SW1/4 of Section 14-98-56 (Valley Twp.) Hutchinson County, SD. This property consists of 154.30 acres (more or less) of tillable land with overall soil ratings of .856 and .822. FSA records show 152.03 acres of cropland.
Location: 1/2 mile west of intersection of U.S. Highway 81 & 281st St. (south side of road).

Terms: This property will be sold for cash with 10% of sale price payable by successful bidder upon acceptance of bid by Sellers. Closing and possession with deed provided is set for December 21, 2015. Sellers will pay 2015 taxes due and payable in 2016. Title insurance will be split between Seller and Buyer. Buyers can farm these very attractive land parcels in 2016.

Procedure: Interested bidders should contact the law office below to obtain a bid package with FSA, NRCS, assessor information, soil ratings and for particulars regarding the bidding process. **All bids must be received at the attorney's office at 223 S. Main in Freeman, by 12:00 P.M. noon on November 9, 2015.** The highest bidders, in a number to be determined by Sellers, will be invited to a private auction with opportunity to raise bid. The property is being sold as is, and bidders are encouraged to inspect the property and verify information concerning the property prior to submitting a bid. Sellers reserve the right to accept or reject any and all bids and to waive any irregularity as to any bid. Also check out this land on the internet at "USDAwebsoilsurvey".

FOR FURTHER INFORMATION
Contact Glenn L. Roth Law Offices, PO Box C
Freeman, SD 57029, ph. 605-925-7681
e-mail: glennrothlaw@goldenwest.net.

MISSOURI VALLEY
MV Shopper

Want your business to be seen?

Get your display ad here!

Call 605-665-5884
Or Drop By At 319 Walnut St.