

# AUCTIONS

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## TURNER COUNTY FARMLAND FOR SALE BY SEALED BIDS (Childstown Township)

**Dewayne Graber, Terry Graber & Sharon Koerner offer for sale by sealed bids the following farmland:**

**Legal Description:** The W1/2 of the SW1/4, except the W1/2NW1/4SW1/4 of Section 20-98-55, Turner County, SD. This property consists of 60 acres (more or less) of land with an overall soil rating of .778. FSA records show 54.26 acres of cropland. This is a very desirable tract of land that the Buyer can farm in 2016.

**Location:** 2 miles east of the intersection of U.S. Highway 81 & 283rd St. or 3 miles south of the intersection of 441st Ave. & 280th St.

**Terms:** This property will be sold for cash with 10% of sale price payable by successful bidder upon acceptance of bid by Sellers. One-half (½) of sale price to be paid on or before December 21, 2015 and the remaining one-half (½) of sale price to be paid on January 4, 2016 with deed provided. Sellers will pay 2015 taxes due and payable in 2016. Title insurance will be split between Sellers and Buyer and possession given on December 21, 2015.

**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 2, 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 "USDAwebsitesurvey".

### FOR FURTHER INFORMATION

Contact Glenn L. Roth Law Offices, PO Box C  
Freeman, SD 57029, ph. 605-925-7681  
e-mail [glennrothlaw@goldenwest.net](mailto:glennrothlaw@goldenwest.net).

## AUCTION

**Yankton Public School Surplus Property  
2410 W. City Limits Rd, Yankton  
Saturday, October 31, 10:00 a.m.**

2- and 4-drawer file cabinets; piano; pottery wheel; panel saw, Delta table saw; Delta planer joiner; Rockwell jigsaw; air compressor; Herd Surefeed broadcast spreader, 3 pt hitch; many more items too numerous to mention.

**EAST RIVER AUCTIONEERS:**  
D.W. Duhachek 605-660-7777  
Leo Harts 605-660-2460

## 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](http://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.  
Canton, SD - ph. 605-987-2404**

## COWMAN LAND AUCTION

**258.47 +/- acres near Gayville, SD**

**To be sold in FOUR parcels**

**Tuesday, November 10, 2015 @ 10:00am**

**Auction held at Minerva's, Yankton, SD**

These beautiful pieces of land will be sold in four parcels, each located east of Gayville. Parcel 1 and Parcel 2 are located from SD Highway 50, two miles north on 452nd Ave and one mile east on 309th Street. Parcel 3 and Parcel 4 are located from SD Highway 50 approximately 1/5th mile north on 452nd Ave and approximately 1/2 mile southeast on 311th St. These parcels are great producers and each offer a nice flat topography for farming.

**View the complete listing, legal description and terms at [www.newharvestland.com](http://www.newharvestland.com)**

**Don't miss the chance to add one or more of these parcels to your operation!**

### Legal Descriptions

**Parcel 1:** North Half of the Southwest Quarter (N2SW4), Section 32, Township 94 North, Range 53 West, Clay County, SD. 80.78 +/- acres.

**Parcel 2:** South Half of the Southwest Quarter (S2SW4), Section 32, Township 94 North, Range 53 West, Clay County SD. 80.79 +/- acres.

**Parcel 3:** Southwest Quarter of the Southeast Quarter (SW4SE4), Section 7, Township 93 North, Range 53 West, Clay County SD, 40.65 +/- acres.

**Parcel 4:** Northeast Quarter NRR (NE4NRR), Section 18, Township 93 North, Range 53 West, Clay County, SD. 56.25 +/- acres.

### TERMS:

- A 4% Buyers Premium and sales tax will apply
- The following non-refundable down payments from the winning bidder(s) are due the day of the auction:  
Parcel 1: \$100,000 Parcel 2: \$100,000  
Parcel 3: \$50,000 Parcel 4: \$75,000
- The winning bidder(s) will be required to sign agreements to purchase the day of the sale.
- Real Estate Taxes are current. 2015 Real Estate taxes due in 2016 will be the responsibility of the Seller.
- An Owners Title Insurance Policy and closing fees will be split 50/50
- Closing will take place at Yankton Title Company in Yankton, SD on or before December 31, 2015
- Possession will be given at closing, subject to the rights of the current tenant.
- The Parcels will be sold separately and not combined
- New Harvest Land Brokers, LLC are representing and working on behalf of the sellers.
- Information herein believed to be accurate but not warranted. All announcements made on the day of the sale take precedence over any printed material.
- This auction is open to the public.



**Dan Specht**  
605-661-0283  
[dane@newharvestland.com](mailto:dane@newharvestland.com)



**Carla Mueller**  
605-760-5133  
[carla@newharvestland.com](mailto:carla@newharvestland.com)



**Dillon Lambley**



**Deb Specht**



**David Knoff**



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