AUCTIONS



UNRESERVED ONLINE AUCTION · BigIron.com WEDNESDAY, NOVEMBER 4, 2015 First Lots Scheduled to Close at 10:00 AM Central Time NO BUYERS PREMIUM FEE & NO RESERVES!!

408 Lots Selling: Tractors (58); Balers (6); Excavators (1); Grain Carts (1); Headers (10); Motor Graders (1); Scrapers (3); Skid Steers (3); Sprayers (4); Trailers (14); Trucks/Pickups (28); Semis (2); Wheel Loaders (3); ATVs/Recreational (8); Plus Much More!

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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 mulconsists 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 W1/2 SW1/4 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. Canton, SD - ph. 605-987-2404

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 and in the SE1/4NE1/4] (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 N1/2SE1/4] (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 &

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

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, Free-

FOR FURTHER INFORMATION

Contact Glenn L. Roth Law Offices, PO Box C Freeman, SD 57029, ph. 605-925-7681 e-mail: 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

LIVESTOCK EQUIPMENT- MACHINERY-TOOLS AT AUCTION

FRIDAY, OCTOBER 30,2015; 10 AM LOCATED: 44422 288TH ST; VIBORG, SD

Machinery-Equipment: NI 4863 Round bailer; JD 6620 Combine; JD 443 4RN Corn head; JD 220 Flex Head; Oliver 1850 Diesel; Oliver 1800 gas for parts; NI 5114 16' Hydroswing; 1980 MF 2705 5900 Hrs; 1978 IHC 1086 8840 Hrs (Overhauled at 5100 hrs); Miller P12 Loader; 1980 MF 4840 6971 hrs (Overhauled at 3100, 4 wheel drive 275 hp); Kewanee 1040 Disk 23' with Harrow; CIH 4800 Field Cultivator 26' with Harrow; (8) Pax hog feeders; Rural Mfg. 3pt single bale fork; Doering 2pt. single bale fork; (2-) Quaker Augers; Snowco grain auger (new gear box); 1800 Balzer Honey wag-on (brand new pump tank 7 yrs old) CIH 3900 Rock Flex disk 26'; JD 7000 8 RN corn planter (Kinze bean meters; new disc openers 2 yrs ago); NH 355 Feed grinder (parts); NH 55 side delivery rake; Gehl 600 Silage cutter 2RW head, dummy head; Kelly Ryan Feeder/mixer wagon; Crop Sprayer 40 Boom; IHC 153 8 RN row crop cultivator; Pony Drag (needs work); Anthony Flare box/hoist; Dual Loader 340 blue cylinders; Simonsen 11T Fertilizer spreader; JD Front mount 4 row cultivator; Ford square baler; old stainless steel sprayer minus booms; JD AW 15' disk; misc augers; pencil fan; CIH 5400 mulch-till 24' drill

Livestock Equipment: (2) Rural Mfg. Round bale feeders; several Rural mfg. gates, hog and cattle; For Most Head Gate; Powder River working chute; Sioux Head gate; Hog moving crate, hydraulic lift, hog loading chute; 1994 Diamond D Horse trailer 6'8"x 20'; (2) cattle oilers; mineral feeders; 80 gal hog waterer; small hog feeders

Tools-Vehicles- Misc. Household: 1975 IHC Loadstar 1600 single axle 400 bu. Grain truck, new brakes, recent overhaul; 1000 gal water tank; 15 gal Nurse tank; (2) Briggs and Stratton 2" water pumps; tools and misc; few antiques; new 32' house door; air compressor; wooden swing set; wagon load strong panel tin brown and white pieces; (3) 300 gal fuel tanks; 500 gal diesel tank pump and tank new in 2010; 18.4 X 34 tractor chains; torch set; lumber; many hydraulic hoses; drill press; 1994 Ford F-350 7.3L diesel 5 speed trans. 165,000 miles Runs great; Waterfall bedroom set; TV; 1985 Coachmen 5th wheel A/C works fine; Anvil; floor vice; dining room table and chairs; some antiques; Little Tikes toys

DAN AND DEB MASSEY, OWNERS

For info call Dan at 605-660-2923

AUCTIONEERS/CLERKS: Ken Wintersteen, Olivet SD 605-387-5180 or 605-999-0834 Ken Rus, Armour SD 605-770-8966 Maurice Bueber, Tripp SD 605-661-2734

> TERMS: CASH/PERSONAL CHECK/CARD (3% processing fee for card transactions) Not Responsible for Accidents/theft.

Sale day announcements take precedence over printed material. Lunch by Ridge Kitchen

IN PRINT & ONLINE

To place your ad call... **605.665.5884**

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

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.

Parcel 3: Southwest Quarter of the Southeast Quarter (SW4SE4), Section 7, Township 93 North, Range 53 West, Clay County SD,

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

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



Carla Mueller 605-760-5133 carla@newharvestland.com



Deb Specht



The Most Innovative Land Auction Company in the Region Licensed in South Dakota. Iowa and Nebraska 416 Broadway Ave., Yankton, SD



605-664-5555 www.newharvestland.com