

1605 Apartments For Rent

For Rent: One 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. 605-202-0008 or Skogen Company (605)263-3941.

Sublease for summer. One-bedroom apartment. Free wireless, furnished, renter pays electricity. 395/month. Call (605)202-0170.

1615 Houses For Rent

5-bedroom, 2-bath, large back yard. Available June 1st. \$1200/month. (605)670-2500.

Duplexes: Acreage, 5-Bedroom, 2-Bath, \$1295. Two, 3-Bedrooms, \$725 & \$825, five minutes to USD. Vermillion 2-Bedroom, \$525. Tenants pay utilities, appliances included. All available June 1st. (605)370-3447.

House for rent, two level, 4-bedroom, 2-bath, whirlpool tub, deck, garage, washer/dryer. Very nice, 1001 Lincoln, (Vermillion). Available in June. (605)665-3992 or (605)660-1162.

Tell them you saw it in the Broadcaster!

1625 Mobile Homes For Rent

Nice, 2-bedroom house in Vermillion Westgate Trailer Park. (605)353-4615

1650 Houses For Sale



204 Brown St., Gayville
4-Bedroom, 2-full bath, 1881 sqare feet, 2+ car garage. (605)660-7537
www.yankton.net/204brown/

4-5 Bedroom, 1-Bath, Investment Rental by owner. 302 N Franklin, (Vermillion). \$75,000. (605)370-3447.



409 Oakmont Dr. Vermillion • \$233,000
Newer 3-bedroom, 3-bath, 2-car garage, 2,170 finished sq.ft. Partially finished basement, has 3-egress windows for possible new bedrooms. Call (605)209-1820.

1655 Mobile Homes For Sale

HIGHEST CASH PRICES PAID FOR MOBILE HOMES Call (605)624-8001.

1660 Acreage - Lots For Sale

86710 578th Ave. Maskell, NE
Quality built 116'x 265' building on 3.8 acres. Features interior lights, 18' ceilings, full kitchen, dining and 2-bedroom living quarters. Plus 10 unit mini storage building. Contact Carla (605)661-8643 Century 21.

1690 Commercial Real Estate

BUSINESS FOR SALE: Cabinet shop w/gift store, raised panel door equipment, 4,500 sq. ft brick building, 402-843-5560.

1700 Merchandise

ADT Monitoring Package, FREE Home Security System \$850 value! \$99 Install Fee! PLUS New Customer Bonus! Call now! 877-450-0903 ADT Auth Co. nani

BroadcasterOnline.com
"Get Your Clicks!"

1700 Merchandise

EdenPURE® Portable Infra-red Heaters. Join the 3 million beating the cold and winter heating bills. SAVE \$229 on our EdenPURE® Model 750. CALL NOW while supplies last! 1-888-686-8209 (MCN)

1760 Electronics

LOWER THAT CABLE BILL! Get Satellite TV today! FREE System, installation and HD/DVR upgrade. Programming starting at \$19.99. Call NOW 1-800-935-8195. nani

1790 Lawn - Garden

At Clark's Rentals we rent skidloaders, trenchers, mini-excavators, dyncalifts, scissor & boom lifts, scaffolding, and so much more. We even rent a tree spade! Call (605)665-3343- **Clark Rentals**, 800 E. 4th St., Yankton.

FOR SALE: Grader blade attachment for skidloader. 7' wide, \$4,5000. See @ Clark's Rentals (605)665-3343.

POWER RAKES & LAWN AERATORS for rent @ Clark's Rentals only \$20 per hour, tillers starting at \$9 per hour. We also rent posthole diggers, seeders, mowers, and much more! Call (605)665-3343- 800 E. 4th St., Yankton.

1790 Lawn - Garden

Professional Service for commercial accounts - insured mowing, trimming, garden tilling, power raking, chemical-free fertilization, etc. Credit card payments accepted on site. Bensen's Lawn Care, andrewbensen@hotmail.com. (605)670-8414.

1795 Musical Items

****OLD GUITARS WANTED! **** Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker. Prairie State, D'Angelico, Stromberg, and Gibson Mandolins/Banjoes. 1920's thru 1980's. TOP CASH PAID! 1-800-401-0440. nani

1815 Miscellaneous

STEEL CULVERTS FOR SALE: New, All sizes. (605)661-5050 or (605)387-5660. Ulmer Farm Service, Menno, SD.



LAND AUCTION

+/-160 Acres of Southern Hutchinson County, SD Land - Including Land with a Mixture of Productive Cropland & CRP

Due to the multifractioned ownership of this land, we will offer the following real property at auction at the land located from Kaylor, SD - 1/2 mile south on 418th Ave.; or from Tripp, SD - approx. 3 miles south on Hwy. #37, 7 miles east on 290th St. to Kaylor, SD then - 1/2 mile south 418th Ave.

THURSDAY, APRIL 11, 2013 SALE TIME: 10:00 AM

This auction presents an excellent opportunity to purchase a well located parcel of land which is bordered on the west by a hard surfaced oil highway that is situated in a formidable agricultural area near Kaylor SD, in south central Hutchinson County. The buyer of this land will receive immediate possession of this land for the 2013 crop year. This is a parcel of land which is well suited to fit the needs of a variety of buyers, including prospects in the market for Hutchinson County, SD land, as this farm includes some very productive cropland, along with a few acres of CRP and area adjacent to the creek that may provide some attractive hunting and wildlife production habitat. According to FSA information this property has approximately 151.3 acres of farmland with a total of 137.6 acres of cropland, with the nontillable acres comprised of remnants of an old farmstead, creek/waterway and roads; currently following the CRP reduction this farm is estimated to contain approximately 116.7 acres of effective cropland with a 59.6 acre corn base with a 59 bu. direct and a 93 bu. CC yield; a 47.3 acre soybean base with a 25 bu. direct and a 31 bu. CC yield and a 9.8 acre wheat base with a 26 bu. direct and a 45 bu. CC yield. Currently there are approx. 20.9 acres of this farm enrolled in the CRP program in 3 contracts - #849C covers 9.7 acres enrolled @ \$83.17/Ac. with a total annual payment of approx. \$807.00; #850C covers 9.2 acres enrolled @ \$81.92/Ac. with a total annual payment of approx. \$754.00; and #850C covers 2.0 acres enrolled @ \$82.54/Ac. with a total annual payment of approx. \$165.00 - a total payment of \$1,726.00, with all contracts scheduled to expire on 9/30/2020. According to the Hutchinson Co. Assessor this property has an overall soil rating of .762, similarly information obtained from Surety Agri Data indicates that this property has a weighted average productivity index of 69.4. The general topography of the cropland on this farm is level to nearly level.

LEGAL DESC.: The SW 1/4 Sec. 33, T. 97N., R. 59W., (Kaylor Twp.), Hutchinson Co., SD.

TERMS: Cash - A 15% non-refundable earnest money deposit on the day of the sale and the balance on or before May 30, 2013, with full possession for the 2013 crop year. Marketable Title will be conveyed and owner's title insurance will be provided w/the cost of the owner's policy divided 50-50 between the buyer & seller. The buyer will receive 100% of the CRP payment payable in 2013 with no proration and the new owner(s) will be obligated to comply with all the remaining terms and provisions of the existing CRP contracts; furthermore any buyouts or penalty due for cancellation of any CRP contracts will be the responsibility of the buyer(s), also any penalty for non-compliance with the remaining terms and provisions of the CRP contracts will be the responsibility of the new owner(s). FSA yields, bases, CRP info., payments & other FSA information is estimated and not guaranteed and are subject to County Committee Approval. All of the 2012 RE taxes payable in 2013 in the amount of \$1,762.62 will be paid by the sellers. The acres being sold are based on the acres as stated on the county tax records with the acres understood to be "more or less". The north edge of this property lies adjacent to the access road to the Kaylor St. John's Lutheran Cemetery, and it is to be mutually agreed and understood that any portion of this access that crosses this property is to be retained for purposes of ingress and egress to the cemetery. The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary & any new fencing will be the responsibility of the purchaser(s) pursuant to SD law. This property is sold in "AS IS" Condition & subject to any existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Hutchinson Co. Zoning ordinances. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Owners.

FRIEDA DVORAK, ALLEN DVORAK, ALVIRA SPOMER & THE HEIRS OF AURELIA VEEN STUEVEN, Owners
CHUCK SUTTON - Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315 · Flandreau, SD - ph. 605-997-3777
TERRY HAIAR - Real Estate & Pers. Property Auctioneer -
Alexandria, SD - ph. 605-239-4626

HELP WANTED EMPLOYMENT

HELP WANTED
\$1,100 Per Week
Weather Dependent
• Truck Drivers • Equipment Operators
• General Operations Personnel
CDL Required Full-Time, Part-Time & Seasonal
Centerville Ag 605-563-2533
30195 SD Hwy. 19, Centerville, SD

Come Join Our...
Design Sales Team
Excellent incentive pay and bonuses. Full-time, benefits, some evenings and weekends. Experience in furniture/appliance sales preferred, but willing to train.
Apply in person.
slumberland 920 Broadway
furniture that lives the way you do Yankton

CITY OF Vermillion SOUTH DAKOTA
The City of Vermillion Solid Waste Department is seeking a full-time **Curbside Recycling Collection Worker**. The position is responsible for the collection and sorting of recyclable materials along established collection routes. \$14.12/hr plus benefits.
Visit **www.vermillion.us/careers** for a complete job description and application instructions. Closing date: April 12, 2013. EOE

CITY OF Vermillion SOUTH DAKOTA
The City of Vermillion is accepting applications for a full-time **911 Telecommunicator**. \$14.00 per hour plus benefits. Position open until filled with first review of applications on April 19th.
Applications and a complete job description are available at City Hall, 25 Center Street, Vermillion, SD, the SD Department of Labor and Regulation, 1024 W. Cherry, Vermillion, SD, and on the web at **www.vermillion.us/careers** EOE.

COOK
What's cooking in our kitchen? Part-time cook to prepare variety of foods for assisted living facility. Varied hours during the week plus every other weekend. Health care or restaurant cooking exp preferred.
Welcov Assisted Living at Elk Point
600 E. Lincoln St. Elk Point, SD 57025
Apply in person or mail/fax resume to Cherilyn at 605-356-2097 or call 605-356-2774 or email: hrdept@welcov.com EOE/AA

WELCOV HEALTHCARE

Personal Service Assistant/ Medication Aide
Duties include assisting with meds and daily needs. Part time varied shifts during the week and every other weekend Med certified preferred but will train
Welcov Assisted Living at Elk Point
600 E. Lincoln St. Elk Point, SD 57025
Apply in person or mail/fax resume to Cherilyn at 605-356-2097 or call 605-356-2774 or email: hrdept@welcov.com EOE/AA

WELCOV HEALTHCARE