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**1450 Cleaning**

**Ann's Neat & Tidy Cleaning Service.** Contact us for all your cleaning needs. (605)659-5339.

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**STORAGE GARAGES:** 10x20 w/electricity. \$70 per month. Austree Storage, 605-624-8048.

**1600 Other Real Estate**

**100 ACRE TEXAS LAND SALE-70% Discount!** \$0 / Down, \$195/month. Was \$64,500. Now \$19,500!! No Credit Checks. Owner Financing. Money Back Guarantee. Great Mountain Views. FREE color brochure. 1-877-284-2072. nani

**1605 Apartments For Rent**

**1-bedroom, near bike trail** on Douglas. Water, garbage included \$375/month, \$200/deposit. (605)665-0978; (402)640-1422

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**1605 Apartments For Rent**

**AVAILABLE NOW Two** bedroom apartments. HUD approved housing for low income families. Rent based on income. Close to shopping and schools. For visit, info and/or application call -605-660-8819 or toll free 1-877-521-8750 See Oakleafpm.com Re:Valley Park EHO.

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

**1615 Houses For Rent**

**For Rent: 5-Bedroom** home in Vermillion. \$1000/month plus utilities. Call (402)355-2222.

**1625 Mobile Homes For Rent**

**2 and 3-bedroom** mobile homes in Westgate. Large yards and decks. All units have C/A, washer/dryer, Most have dishwasher and sheds. \$500 - \$700 / month. (605)624-3625

**1625 Mobile Homes For Rent**

**For Rent: 3-Bedroom,** 1-Bath, Mobile Home. W/D, A/C. \$525. Available Feb. 1. Westgate Area - Vermillion. (605)670-8970.

**1640 Acreage - Lots For Rent**

**For Rent: 80 acres** farm land 1/2 mile west of Bluff Road, north of 313th Street. Call (405)341-9639 after 6:00pm.

**1705 Items \$100 or Less**

**30" G.E. electric** range \$50. G.E. clothes washer \$50. Both are working. Call (605)665-1518.

**Blue satin sleeveless** prom dress with matching shawl. Size 17-18 \$20. Call (605)665-2709.

**Home Exercise gym** \$90. Call (605)464-1191.

**1800 Sports Equipment Gun Show**

Dakota Territory Gun Collectors: Buy/Sell/Trade. Saturday, January 28th 9am-5pm. Sunday, January 29th, 9am-3pm. Easton Archery Center East Hwy. 50, Yankton. Admission \$5. Concessions by Boy Scout Troop 181.

**CLAY COUNTY, SD LAND**

**AUCTION**

**274.31 +/- ACRES, Garfield Township**  
Thursday, February 9, 2012 • 11 AM

From the Alcester/Wakonda exit #42 on I-29 go 2 1/2 miles west on 302nd St, 2 miles south on 468th Ave (Greenfield Rd), 1 mile west on 304th St. to Tract 1. Continue one more mile west on 304th St. to the junction with 467th Ave. to tract 2. The auction will be held at Tract 1.

**Auctioneers Note:** Farmers and investors look closely at this opportunity! Here is the chance to purchase a significant tract of farm land in prime farm country in southeastern SD. If you are looking to expand your current operation or considering land as an investment then don't miss this auction. The land will be offered in 2 tracts and the tracts will not be combined.

**Tract 1:** Legal description SE 1/4 and N 1/2 SW 1/4 4-94-51, Clay County SD, +/- **234.93 acres.** According to FSA there are 218.8 acres of cropland with a 115.8 acre corn base / 83 bushel direct yield / 116 bushel CC yield and a 103.0 acre soybean base / 23 bushel direct yield / 27 bushel CC yield. The tract includes a 100 X 50 Quonset and 6 older grain bins. Predominate soils include Egan-Clarno -Chancellor, Davison-Chancellor and Egan-Chancellor-Davison.

According to the Clay County Assessor the SE 1/4 has a soil rating of .6842 and the N 1/2 SW 1/4 .6640.

According to Surety/AgriData the tract has an overall productivity index of 81.5. Cash rent for 2012 is \$39,402 due March 1st 2012. The land is currently in a corn/soybean rotation. 2011 taxes payable in 2012: \$5,059.68.

**Tract 2:** Legal description NE 1/4 NE 1/4 8-94-51, Clay County SD, +/- **39.38 acres.** According to FSA there are 38.9 acres of cropland with a 20.1 acre corn base / 83 bushel direct yield / 116 bushel CC yield and a 18.8 acre soybean base / 23 bushel direct yield / 27 bushel CC yield. Predominate soils include Egan-Clarno-Chancellor and Davison-Tetonka-Egan. According to the Clay County Assessor this tract has a soil rating of .6769. According to Surety/AgriData the tract has an overall productivity index of 81.4. Cash rent for 2012 is \$7,002 due March 1st 2012. The land is currently in a corn/soybean rotation. 2011 taxes payable in 2012: \$831.64.

**TERMS:** 10% nonrefundable down payment day of sale with the balance due at closing on or before March 9, 2012. Both tracts are subject to a lease for the 2012 crop year, buyers shall receive lease income for 2012. Tracts are available to the new owners for the 2013 crop year. Title insurance and closing costs split 50/50 between buyer and seller. 2011 taxes due in 2012 paid by the seller. 2012 taxes due in 2013 to be paid by the buyer. The acres in this property are based on acres stated in the county tax records with acres to be understood to be "more or less". The sellers do not warranty or guarantee that the existing fences lie on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. The property is sold in as is condition and as a cash sale with no financing contingency. Sold subject to existing easements, restrictions, reservations, or highway of record, if any. Information is deemed to be correct but it is not guaranteed. All prospective buyers are encouraged to inspect the property and verify all data provided. Statements made the day of sale take precedence over all written advertising. Broker minority owner. Real Estate licensees are agents for the seller. Sold subject to confirmation of owner.

**Atkins Family Limited Partnership, Owner**

For additional information, maps and pictures visit: www.westraatkins.com

Joel R. Westra, Broker, Beresford, SD 605-310-6941  
Joel A. Westra, Broker Associate, Chancellor, SD 605-957-5222  
Pete Atkins, Broker Associate, Tea, SD 605-351-9847  
Phil Eggers, Broker Associate, Renner, SD 605-351-5438  
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**CLAY COUNTY, SD LAND AUCTION**

**79.86 +/- Acres, Bethel Township**  
Thursday, February 16, 2012 • 10:30 AM

We sell at public auction the following real estate at the land site located from Wakonda, SD, 3 1/2 miles south on 455th Ave and 3 miles east on 306th St and 2 1/2 miles south on 458th Ave or from Meckling, SD north on 457th Ave to Bluff Road, 1 mile east on the Bluff Road and 1 1/4 miles north on 458th Ave.

This is an excellent opportunity to purchase highly productive Clay County, SD land that is available to farm for the 2012 crop year. According to the Clay County FSA office there is 70.9 acres of cropland with a 31.9 acre corn base/76 bushel yield/91 bushel CC yield and a 38.1 acre soybean base/ 23 bushel yield/27 bushel CC yield. Predominate soils include Egan-Chancellor-Davison and Egan-Ethan-Trent. This productive land is in a corn and soybean rotation and includes a waterway/trees with excellent hunting. Soil Rating: .678. According to Surety/AgriData the tract has an overall productivity index of 80. Taxes: \$1426.16. Looking to expand your current farming operation or as an investment. Don't Miss This Auction!

**Legal:** N 1/2 SE 1/4 36-94-53, Clay County, SD

**TERMS:** 10% nonrefundable down payment day of sale with the balance due at closing on or before March 16, 2012. Title insurance and closing costs split 50/50 between buyer and seller. 2011 taxes due in 2012 paid by the seller. 2012 taxes due in 2013 to be paid by the buyer. The acres in this property are based on acres stated in the county tax records with acres to be understood to be "more or less". The sellers do not warranty or guarantee that the existing fences lie on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. The property is sold in as is condition and as a cash sale with no financing contingency. Sold subject to existing easements, restrictions, reservations, or highway of record, if any. Information is deemed to be correct but it is not guaranteed. All prospective buyers are encouraged to inspect the property and verify all data provided. Statements made the day of sale take precedence over all written advertising. Real Estate licensees are agents for the seller. Sold subject to confirmation of owner.

For terms, maps and pictures visit: www.westraatkins.com

**Larry D. Axlund, Owner**

Joel R. Westra, Broker, Beresford, SD 605-310-6941  
Pete Atkins, Broker Associate, Tea, SD 605-351-9847  
Phil Eggers, Broker Associate, Sioux Falls, SD 605-351-5438  
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Canton, SD

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