

Spotlight On

UNIVERSITY OF
SOUTH DAKOTA

FARMLAND AUCTION

The heirs of Tom and Mildred Kneifl will sell their family farm consisting of 321 acres at public auction for cash on Tuesday, December 6, 2011 at 2:00 o'clock P.M., at St. Peter's Hall (407 Annie Street) along Hwy. 12 in Newcastle, Nebraska.

LOCATION OF FARM: One mile West of Newcastle.

DESCRIPTION: The Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) & the North Half of the Southeast Quarter (N1/2 SE1/4) & the Southwest Quarter (SW1/4) of Section 24, Township 31 North, Range 4 East of the 6th P.M., Dixon County, Nebraska;

and
All that part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 19, Township 31 North, Range 5 East of the 6th P.M., Dixon County, Nebraska, lying North of the old Chicago, St. Paul, Minneapolis & Omaha railroad right-of-way line, lying South and West of the old Township Road, and lying East of the West Section line & containing 1.0 acre, more or less;

and
The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 25, Township 31 North, Range 4 East of the 6th P.M., Dixon County, Nebraska;

TAXES: 2010 real estate taxes on the farm are \$7,956.43

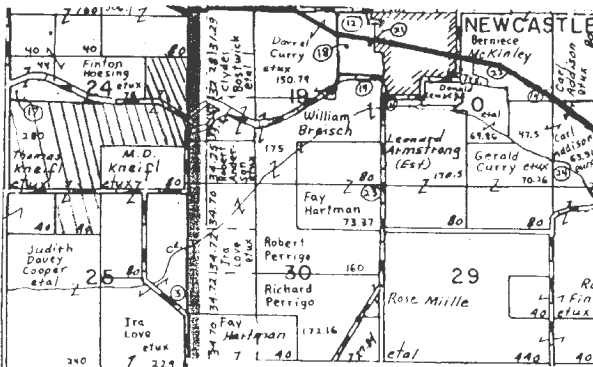
COUNTY ASSESSOR: There are 321 acres in the above described legal descriptions.

TOPOGRAPHY: Gently sloping farmland containing a good share of Class 2 & 3 soils.

POSSESSION: March 1, 2012. Sellers shall have until May 1, 2012, to remove any of sellers' personal property from the premises;

IMPROVEMENTS: Older 2-story farmhouse with 5 bedrooms, good roof, 5 year old furnace, newer sewer system, full basement. House needs some work. Good domestic well dug about 1980 that has also provided water to livestock. 10,000 bu. Dririte drying bin with shivers system-includes motor with propane tank. Three Behlen corn-cribs -2 with liners. 36' X 60' quonset with cement floor. 23' X 36' pole shed with cement floor.

FSA DATA: Farmland 320 acres; cropland 297.4 acres; oat base 29.9 acres with a direct yield of 57 bu. p/acre & countercyclical yield of 57 bu. p/acre; corn base 100.7 acres with direct yield of 83 bu. p/acre & countercyclical yield of 83 bu. p/acre; Direct payment for 2011 is \$1,984.00.



Purchaser will pay 15% of the purchase price on date of sale & sign a sales contract agreeing to pay the balance on or before January 20th, 2012. Title insurance showing merchantable title will be furnished with the Seller & Buyer sharing the cost equally. Seller will pay the 2011 and all prior real estate taxes. The right to reject all bids is reserved. Additional terms and conditions announced on the date of sale will take precedence over the above information. The above information is believed to be correct but not guaranteed with no warranties either expressed or implied being given. Buyers are urged to make their own independent investigation. The property will be auctioned off as one complete parcel. Seller will provide a Warranty Deed to the successful bidder. If requested by the successful bidder the Seller will deed the property in separate parcels.

**FOR ADDITIONAL
INFORMATION CONTACT:**

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Retirement can't stop Ted from keeping busy

By Travis Gulbrandson

travis.gulbrandson@plaintalk.net

If Ted Muenster has a hobby, it's probably keeping busy.

"I don't have a lot of hobbies, unlike most people," said the long-time Vermillion resident. "I don't play golf. I don't do much hunting and fishing, that kind of thing."

Instead, he spends his time working with a number of groups relating to Vermillion and the University of South Dakota, including the Vermillion Area Community Foundation, the Osher Lifelong Learning Institute and the Vermillion Area Chamber & Development Company.

"I think it's important to share whatever energies and talents that you have to building your community, because this community and South Dakota has done a lot for me and my family, and I want to give back as much as I possibly can," he said.

Perhaps best-known for his work with the USD Foundation – of which he used to be president – Muenster has lived and worked in Vermillion during three different periods of his life.

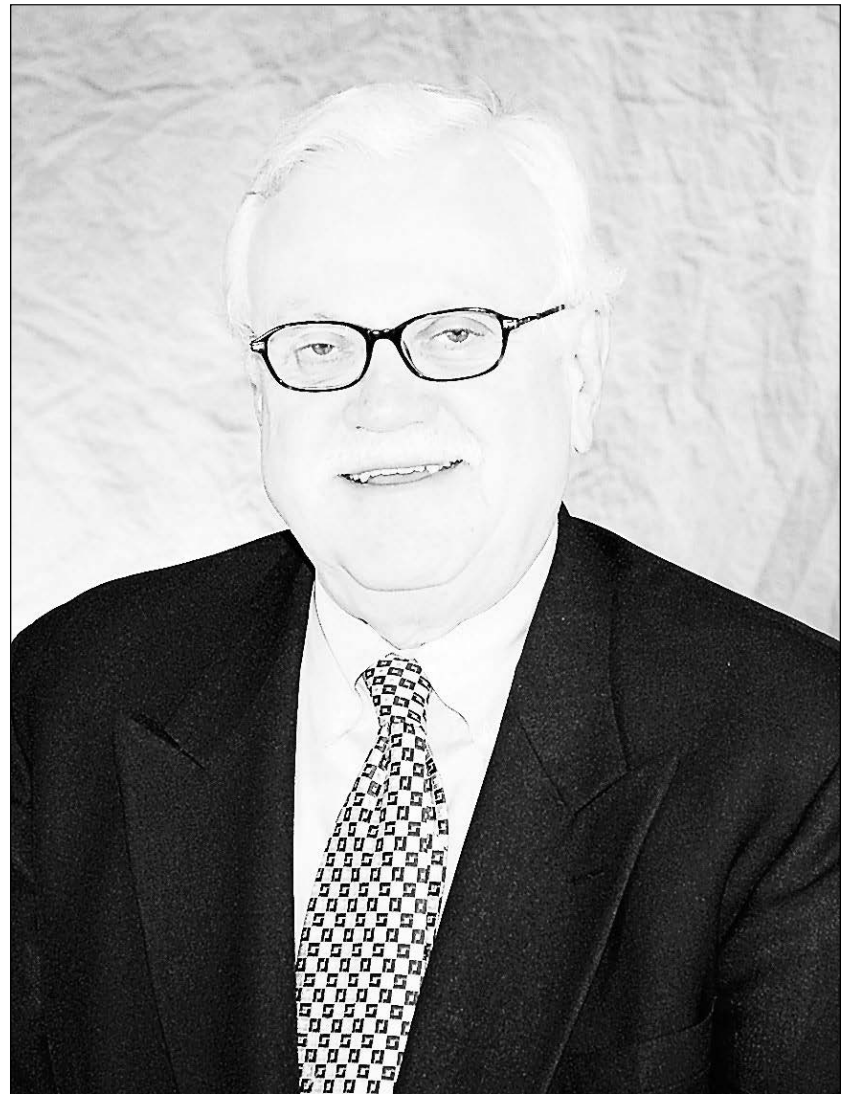
Born in Beatrice, NE, and earning his B.A. and M.A. from the University of Nebraska in Lincoln, Muenster first came to town in 1967 at the behest of William O. "Doc" Farber.

"He contacted a professor that I had in Nebraska, asking if there was anyone that he could recommend to direct a federally-funded program at USD that provided services to state and local governments," Muenster said.

In 1970, Muenster left Vermillion to work for then-Gov. William Kneip, and became his chief-of-staff the next year.

Muenster, his wife and their three children came back in 1975, when he rejoined the staff at USD.

"We left again in 1978, moved to Sioux Falls to go into private business, and I was there for 20 years before returning in 1998 to become



TED MUENSTER

president of the USD Foundation," he said. "I was responsible for the operations of the foundation, fundraising, record-keeping, accounting, investing – all those general things were under my jurisdiction."

The main thrust of his time as president of the USD Foundation was to organize and oversee what became Campaign South Dakota, which concluded at the end of 2006, having raised approximately \$134 million.

"That was more than twice the original goal," Muenster said.

He retired from the foundation presidency in 2008, but continues to work with the group part-time relating to a project with the National Music Museum.

Muenster said it's the "environment" of Vermillion that kept him coming back over the years.

"I enjoy being around the campus, the students, the faculty," he said. "It keeps you alive and fresh, I think. I like the small town. ... It's an easy lifestyle. My wife and I both enjoy it here."

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FARMLAND FOR SALE
Elk Point, South Dakota
308 total dry land acres, approximately 294 tillable acres located in Township Ninety (90) North, Union County, South Dakota. Property is approximately 15 minutes North of Sioux City, Iowa on I-29 along the Big Sioux River.
FOR MORE INFORMATION AND TO REQUEST A BID PACKAGE
contact Doug Brown at 402-431-5265 or Dave Wilwerding at 402-498-2224.
Bidding will close December 16, 2011.