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401.16 ACRES OF OUTSTANDING CHOICE TILLABLE LAND GAYVILLE SD AREA - NEXT TO MISSOURI RIVER YANKTON COUNTY SD

AT AUCTION

Due to the death of Margaret Miller, the following land tracts will be sold at the farm site located at the Jct of 451 Ave and 315 St Gayville SD, or from Ma and Pa's Convenience Store-Diner (Gayville SD Exit and Hwy 50 Jct) go 4 south on 451 Ave on

MONDAY, NOVEMBER 9TH • 10:00 AM

TRACT # 1 213.12 Acres Bareland
LEGAL DESC: Tract 1, Miller's Addition in Government Lots 1 and 2 of the NE 1/4 and a portion of Government Lots 1 and 2 of the SE 1/4 all in Section 2-92-54 (Gayville Twp), Yankton County, South Dakota
 This tract consists of 213.12 acres that currently has approximately 210 acres of choice – table top level – highly productive tillable land and the balance in a building site in the NE corner with the following improvements: a Astro Co. metal pole machine shed 48' x 80' with 1 walk door and 2 – 13' x 24' sliding doors and has cement floors; a MFS 5500 Bu drying bin with Farm Fans dryer unit, stirrator and unloading auger, plus a MFS 6000 Bu Storage bin with unloading auger.
 The tillable land has great eye appeal and great production abilities. The soils include Fa - Farney silty clay loams, Ha – Haynie silt Loam, OB – Owego silty clay loams and Hb – Haynie silty clay loam overwash, with "weighted production average of 78.1". Current taxes are \$3482.82 and assessed value is \$243,589. The current tenant has use of the grain bins until June 1, 2010. Possession of the machine shed at closing.

TRACT # 2 130.04 Acres Bareland
LEGAL DESC: Tract # 2 Miller's Addition in a portion of the W 1/2 of Government Lots 1 and 2 and the NW 1/4 and in a portion of the W 1/2 SW 1/4 all in Section 1-92-54 (Gayville Twp), Yankton County, South Dakota
 This tract joins Tract # 1 to the east side and currently has approx 130 acres of choice, level tillable land. Again this tract has great eye appeal, powerful productive soils with the same soils as Tract # 1 and a "weighted production average of 78.1". Current taxes are \$3052.26 with an assessed value of \$212,785.

TRACT # 3 343.16 Acres
 This is Tract # 1 and Tract # 2 combined. A total of 343.16 acres, basically all tillable with a soil rating of "78.1".

TRACT # 4 58 Acres
 Located 1/2 north and 3/4 east (north side) from Tract # 1 or at the Jct of 452 Ave and Union School Rd.
 This choice 58 acre tract has 57.38 acres of powerful tillable land. Again a level tract with great eye appeal. This tract has a "weighted productive average or rating of 89.1" with soil types including Bk, Oa, Hb and Ha. Current taxes are \$1239.22 with an assessed value of \$84,543.
LEGAL DESC: S 1/2 NE1/4 NE 1/4 and SE 1/4 NE 1/4 in 36-93-54, Yankton County, South Dakota
TERMS: Cash sale with 15% downpayment (nonrefundable) on sale day and the balance on or before Dec 21, 2009. Title Insurance will be used with the costs split equally to buyer-seller. Marketable title to be given. Seller to pay the 2009 taxes due in 2010. Sold subject to Trustee and PR confirmation. Sold subject to Yankton County Planning and Zoning Committee plat approval. Full possession for 2010 crop year.
Note: Here is a chance to buy a portion of Yankton County land that has been owned by the Miller Family since 1950's and never before offered for sale. We believe these tracts to be some of Yankton County's finest! We invite you to inspect them. All tracts to be sold from Tract # 1 location.
Call our office at 800-251-3111 for an auction prospectus packet. Note – Tracts 1 and 2 have just been surveyed, so the acres are exact, but the land tax amount may change!

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