

A Luverne ANNOUNCER

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VOLUME 87 NUMBER 44

ROCK COUNTY'S FREE CIRCULATION PUBLICATION SINCE 1931

October 29, 2017

Community Update

Meetings

Lady Luverne Red Hats will meet at 12:30 p.m. Friday, Nov. 3, for lunch at the China Inn followed by bingo at the Veterans Home. Call Connie at 283-8470 by Nov. 1.

Springwater Township Board will meet at 7 p.m. Wednesday, Nov. 8, at the home of clerk Teresa Kramer.

Sanford Luverne Pink Ladies will meet at 1:30 p.m. Monday, Nov. 13, in the Blue Mound Room of the hospital.

Regional Autism Network Group will meet from 6:30 to 8:30 p.m. Monday, Nov. 13, in Worthington High School media center. Call Allison Etrem 920-6334 with questions.

First Assembly of God special evangelists meeting will be at 10 a.m. and 6:30 p.m. Sunday, Oct. 29, at 7 p.m. Monday, Tuesday and Wednesday, Oct. 30, Oct. 31 and Nov. 1. All are welcome.

Narcotics Anonymous will meet every Thursday evening at 6:30 p.m. at the Steen Reformed Church. Contact Robert for more information 507-329-2642.

Women's Alcoholics Anonymous meets at 8 p.m. Mondays in the United Methodist Church.

Narcotics Anonymous meets at 7 p.m. Fridays and for basic text study at 7:30 p.m. Tuesdays in the basement of St. Catherine Catholic Rectory, 203 E. Brown St., Luverne. Use east door. For more information call 507-220-0137.

Alcoholics Anonymous meets at 8 p.m. Wednesdays and Saturdays in the United Methodist Church, Luverne. Call 605-321-4324.

Alcoholics Anonymous meets from 8 to 9 p.m. every Tuesday in Runals Memorial Hall, Edgerton. Call Naomi, 507-215-2956.

County Highway 55 closed

County Highway 55 (170th Avenue), 0.3 mile south of County Highway 16, is closed for the construction of a new bridge over Elk Creek. The construction of the new bridge will continue possibly through January. Call County Engineer Mark Sehr at 507-283-5010 with questions.

Christmas Child boxes available

Operation Christmas Child boxes have arrived in Luverne. Anyone wishing to send gifts to underprivileged children can pick up a box at the American Reformed Church south entrance

where there will be more information about how to support a child for Christmas. **Collection week is Nov. 13-19.** Donors are encouraged to pay shipping online and track their boxes to a specific country. Go to samaritanpurse.org. Call Karen Bosch, 605-413-9676.

Historical Society annual meeting Oct. 30

The Rock County Historical Society will conduct its annual meeting Monday, Oct. 30, at Sterling's Café and Grille in downtown Luverne. Social time begins at 6 p.m. with dinner at 6:30 p.m. The meal of a sandwich, salad and dessert is \$15. The event is open to the public.

Support 'One warm coat' project through the end of October

"One Warm Coat" project will accept donated coats through Oct. 31. Coats may be dropped off from 9 a.m. to 4:30 p.m. Mondays through Thursdays at ATLAS for Life at 201 E. Main Street in Luverne. Coats may also be brought to Luverne Elementary School during October.

Distribution will be from 9 a.m. to 1 p.m. Saturday, Nov. 4, and from 4-7 p.m. Thursday, Nov. 9, at ATLAS for Life.

Call Destiny Ripka at 828-238-3582 or Lisa Dinger at 507-283-4497 with questions.

'Self Care for the Caregiver'

workshop Oct. 29 at Grand Prairie Events

A workshop, "Self Care for the Professional Caregiver," will be from 8:30 a.m. to noon Thursday, Nov. 9, in Grand Prairie Events, Luverne, for anyone working in healthcare, residential or long-term care, pastoral care, funeral care, law enforcement or any service in caregiving. Education credits available. Call 283-1805 to register.

'Go West' music program at Luverne Elementary Nov. 9

Luverne Elementary second- and fourth-graders will celebrate the spirit of our American pioneers when they present their music program, "Go West" at 2 p.m. Thursday, Nov. 9, in the Cardinal Gym. The public is invited to attend.

IN THIS ISSUE

Inside find inserts* from

SHOPKO[®]
Hometown

GRAND FALLS
CASINO & GOLF RESORT

bomgaars
What You Need... When You Need It

Teals MARKET

*Not all Announcers will have all inserts

Coming this week in the *Rock County Star Herald*

Sensational seven

Autumn Nath (left) and the members of the Luverne girls' cross country team captured the Section 3A championship for the third consecutive season Thursday in Madison. Read about the conquest in Thursday's *Star Herald*.



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\$499,000

515 N ESTEY, LUVERNE



\$179,900

1109 N CAROL, LUVERNE



\$174,900

815 N FREEMAN, LUVERNE



516 W HATTING, LUVERNE



204 W BARCK, LUVERNE



\$129,900

509 PENNSYLVANIA, ADRIAN



2278 160TH AVE, EDGERTON



\$154,900

155 INDUSTRIAL, EDGERTON



\$107,400

118 W WARREN, LUVERNE



\$85,900

707 W MAIN, LUVERNE



208 E DODGE, LUVERNE

LOTS:
STEEN - \$35,000
BEAVER CREEK - \$23,500

CITY CENTRE



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Gene Cragoe, broker/owner (back left)
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Renita Enninga, office manager (left)
Renee Guy, agent

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707 W MAIN, LUVERNE | \$85,900



This great home offers new siding, windows and shingles in 2013, interior repainted in 2017 and a beautiful deck recently stained in the back yard. Interior of the home offers newer vinyl in kitchen, dining and upstairs bath and new carpet in living room and main floor bedroom. Hardwood floor in the bedrooms on the upper level. Very well maintained and move in ready.

NEW LOWER PRICE

1108 N CAROL, LUVERNE | \$179,900

Beautiful ranch style home with 3 bedrooms on the main level. Large living room, covered front entry, large back yard deck, beautiful landscaping and lots of finished space in the lower level make this the perfect home.



140.28 +/- Acres of Very High Productive Denver Twp., Rock Co. MN. Farmland

PUBLIC AUCTION

Thursday November 16, 2017 10:00 am

More Information, Maps & Land Data at www.elbersauction.com

Location of Land: From Hardwick Corner on Highway 75 go 3 Miles West on Co. RD 7 (201th St.) & 1/2 mile north on 100th Ave.

Land will be sold at the farm location. Watch for Auction Signs.

LEGAL DESCRIPTION: N 1/2 of NE 1/4, Less .57 ac. CSAH 11 & S 1/2 of NE 1/4 Exc. E 906' of S 948' Less .14 Ac. CSAH # 11 Section-30, Twp-104N, Range 45W, Denver Township, Rock Co. MN. (to be surveyed)

GENERAL DESCRIPTION: This is a very productive, well tilled 140.28 +/- acre tract that consists of 136.30 acres of tillable acres, and 5.98 acres of Wind tower, roadways and ditches. According to Rock Co. Assessors Office this tract has a CER rating of 96.58. This tract of land has had the maximum manure applied for 15+ years and has very fertile (soil test available). Tract does not contain a wetland. Predominate soil types are Trent silty clay loam, Marcus silty clay loam and Splitrock silty clay loam. There is a wind tower located on the west end.

CORN/SOYBEAN BASE & YIELD: The corn base on this tract is 69.8 acres with a PLC Yield of 165 bu. Soybean base of 66.6 acres with a PLC Yield of 43 bu.

TAXES: Current Real Estate Taxes are \$3820.00. Taxes reflect Agri- Homestead status. Taxes due and payable in 2017 will be paid by seller and taxes due and payable 2018 and beyond will be paid by buyer.

POSSESSION: Land will be subject to current lease for 2018. The buyer will receive the crop lease payment for 2018 crop year and the wind tower payment in 2019 for year 2018

TERMS: 10% down (non-refundable) immediately after auction. Buyer will be required to sign a purchase agreement at time of auction with the balance due and warranty deed will be delivered to the buyer. Survey to be paid by seller with payment to be made on surveyed acres. Buyer will receive the crop lease payment for the 2018 season. Wind Energy payment for 2017 payable in 2018 will be retained by seller with buyer receiving payments thereafter. Contact Elbers Auction Co. for more information or questions. Elbers Auction Service represents the sellers only in this transaction. Property is sold being offered "AS IS" with no warranty given or implied as to the condition or use of property. This property is offered as a cash sale with no financing contingency. Although every effort has been made to the accuracy of information given all potential buyers are encouraged to verify all information given. Property will be offered for sale subject to any easements, restrictions, reservations or right a way easement of record if any. Sale of property is subject to owner's confirmation. Any announcements made the day of auction will take precedence over any printed material. Informational booklets & maps are available on request, by contacting one of the auctioneers or by visiting website at www.elbersauction.com

AUCTIONEERS NOTE: It is a pleasure for us to offer this very attractive tract of farmland. This is an excellent opportunity to purchase a very highly productive tract of farmland, with great income, that would be a great addition to your current farming operation or as an investment in some farmland. If you are in the market for a very desirable tract of farmland you don't want to miss this auction

Lynn & Lois Petersen Owners
Damon T. Eisma, Attorney for seller

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Call Bryan at 507-227-8334
www.fodnessauctions.com

For showing call Kathe at 507-220-1968 or Don 507-220-4552

Upcoming Auction

• Real Estate and large tool, antique and household auction
October 28 at 10 a.m. (real estate) **11 a.m.** (personal property)
Jan Baustian estate and others - Hardwick, MN

Community Food Drive

please help • sunday, october 22

Please put your food items out on your door step.
Youth will be out to collect.



Sponsored by Rock the Edge Youth Group

Help us Celebrate **Mary Goembel's** (Valley Barber) **80th Birthday!**

Open House
Valley Springs Reformed Church
October 22
1 - 4 p.m.
Please no gifts.

Bridal Shower Open House Brunch

Ali Taylor
Bride-to-be of Brent Dinger

Saturday, October 21
10am - noon
Luverne Country Club

The couple is registered at Target, Kohls & Menards



80th Birthday Open House
Marilyn Swenson

Saturday, October 21
11am-1pm
Luverne Senior Citizen Center

the honor of your presence is the only gift necessary
greetings may be sent to
704 N Spring St, Luverne, MN 56156



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 <p>'17 Chevy Cruze</p> <p>#47015, Tungsten Metallic, Driver's Confidence Package, Convenience Package</p> <p>MSRP..... \$23,970 Discount..... \$4,794 SALE PRICE \$19,176*</p>	 <p>'17 Chevy Cruz</p> <p>#47022, Mosaic Black, Sun & Sound Package, RS Package, Convenience Package</p> <p>MSRP..... \$25,665 Discount..... \$5,133 SALE PRICE \$20,532*</p>	 <p>'17 Buick Enclave AWD Premium Group</p> <p>#27039, Summit White, Dual Moonroof</p> <p>MSRP..... \$51,950 Discount..... \$9,907 SALE PRICE \$42,043* Must finance w/ GMF</p>

*INCLUDES DISCOUNT AND REBATES. SELECT UNIT PRICING SUBJECT TO CHANGE. SEE DEALER FOR DETAILS.

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FEATURED LISTINGS

NEW PRICE

101 E. Barck St., Luverne \$169,900

A very well cared for family home is available at 101 E. Barck Avenue located within walking distance to school. This home features 4 bedrooms and a full bath on the upper level of the home. The main floor features a formal dining room, living room, kitchen, pantry/mud room, music room and an amazing front porch. In the lower level there is a beautiful wrap around fireplace/gas conversion completed, in the family room. Laundry/mechanical room and a recently renovated 3/4 bath with porcelain tiled shower and floor complete the lower level. The front porch was prepped to be a 4 season room at the time the home was resided and insulated in 2013, many of the windows have been replaced throughout the home. Also at the time of residing the north side was prepped to add a deck. Exterior features include an oversized 2 stall garage with insulated side walls, lushly landscaped yard, fire pit and partially fenced back yard. It's ready for a new family to call this house their home.

1013 N. Linden St., Luverne \$198,500

WOW! A must see, this completely renovated 3 bedroom, 2 bathroom ranch home is ready for you to call home. Spacious living room opens up to your new kitchen. The kitchen was completely remodeled in 2014 with custom Country Cupboards cabinetry, laminate counter tops, flush mount sink, flooring, lighting & appliances. Enjoy quick lunches & breakfasts at the center island or stay a while & enjoy family meals in your dining room. The main floor boasts 2 spacious updated bedrooms with fresh paint, crown molding & new carpeting. Tastefully updated main bathroom with a shower, tile work, Shaw vinyl flooring, new dark finish vanity, mirror and lighting. If main floor laundry is on your list, this home has it! Just finished this September, the basement was completely updated as well! Call today!

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FALL LEAF PICK UP

Luverne MINNESOTA
Love the life!

2017 PICK-UP DATES
(ONE ROUND PER WEEK)

LEAVES RAKED INTO GUTTER BY 7 A.M.

1ST PICK-UP | 2ND PICK-UP
OCT. 16-20 | OCT. 23-27

DUE TO WEATHER SCHEDULE MAY CHANGE

- Debris such as branches, shrub prunings, rocks, metal, lawn clippings and leaves in plastic bags will not be picked up.
- Do not place leaf piles close to parked cars.
- Keep the street grates free of leaves.
- Pile leaves so they do not block bike or traffic lanes.
- Do not put leaves in plastic bags.

Leaves should be raked into the street no earlier than the weekend immediately prior to the first day of pickup.

LISTEN TO K101, CHECK THE CITY'S FACEBOOK & WEBSITE FOR ADDITIONAL PICKUPS

dining & entertainment

TRENTON BASS FUNDRAISER
Dart Tournament and Bake Sale
October 21
 Sign up at 3 p.m., tournament at 4 p.m.
 Bake sale items are welcome.

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THURSDAY NIGHTS
 14 28 45 50 61
BINGO
 6:30 pm 45 50 61
 32 47 69
 11 19 55 63
 5 16 39 48 72

FRIDAY, OCTOBER 20
Pork Chop Dinner
\$9 meal
 (Includes pork chop, baked potato, corn & bread)
 6 pm 'til gone

LUVERNE FIRE DEPARTMENT ANNUAL BENEFIT

CARS 3
 SHOWTIMES
Wednesday, Oct. 18
 7 pm
Thursday, Oct. 19
 4 pm & 7 pm
Friday, Oct. 20
 4 pm, 7 pm & 9 pm
AT THE PALACE

ROCK RAPIDS KIDS CLUB, INC. PRESENT THEIR
 Annual **FALL CRAFT & Vendor Fair**
SATURDAY, OCTOBER 28TH
 9 a.m. to 1 p.m.

Forster Community Center, Rock Rapids, Iowa

- bake sale • silent auction
- breakfast (cinnamon rolls)
- craft booths • vendor booths
- lunch (taco bar)

HOPE TO SEE YOU THERE!

Craft and vendor booths to include repurposed furniture, clothing (adult & kids), doll clothes & furniture, jewelry, books, wood signs, baby items, etc.

Soup & Dessert Supper

serving bean & ham, chicken noodle, chili, vegetable beef & desserts

THURSDAY, OCTOBER 19
 4 - 7 p.m.
 AMERICAN LEGION HALL LUVERNE
 Adults - \$7 • Children 10 & under - \$3

Public Welcome

PRINCESS CRUISES

You're Invited!

You are invited to Princess Cruise Night at All About Travel, Inc.! Please join us for an exciting evening as our Princess Cruise representative presents Alaska Vacation Planning and updates you on the latest from Princess.

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ACREAGE AUCTION

4 Parcels Consisting of 2 Sites with Improvements & 2 Unimproved Parcels of Minnehaha County Land – Parcel #1 - +/-12.48 Acre Improved Acreage with a Modern 3+ Bedroom Home with a 2002 Main Level Addition - Complemented by a Number of Farm Outbuildings, Livestock Yards, Grain Storage, Established Grove and an Excellent Location; Parcel #2 - +/-40 Acre Site with +40,000 Bushels of Grain Storage, Machine Sheds, Older Hog Bldgs. & Lagoon, Parcel #3 - +/-155 Acres of Minnehaha County Cropland & Gravel/Sand Pit & Parcel #4 - +/-150.70 Acres of Choice High Caliber Cropland

Due to the death of Roger Haak and in order to settle his estate, we will offer the following real estate at auction at with all of the Parcels to be offered on site at PARCEL #1 – located at 24529 483rd Ave., Dell Rapids, SD or from Dell Rapids, SD- 8 miles east on Jasper St. to 483rd Ave. & 1/4 mile north; from Kibble JD in Garretson SD- 7 miles north on Hwy. #11 to the Highland Lutheran Church, 1 mile west on 246th St., 1/2 mile north on 484th Ave., 1 mile west on Jasper St. & 1/4 mile north on 483rd Ave.; from the Brandon Exit #406 on I-90 - 15 miles north to Jasper St. & 1 mile east and 1/4th mile north on 483rd Ave.

FRIDAY OCTOBER 20, 2017 SALE TIME: 10:00 AM
VIEWING DATES of PARCELS #1 & #2: Sun. October 8th from 1:00 to 4:00 p.m. & Wed. October 11th from 4:00 to 7:00 p.m. or Shown By Appointment arranged with Jerome Haak – ph.605-321-0227 or 605-428-3212 or the Auctioneers

PARCEL #1 - +/-12.48 Acre Improved Acreage w/Livestock Yards & Other Improvements – LEGAL DESC.: Tract 1 of Elverson's Addition, an Addition in the NE 1/4 of Sec. 11, T. 104N., R. 48W., (Logan Twp.), Minnehaha Co., SD - consisting of approx. +12.48 acres.

This acreage has a great deal to offer to buyers in the market for an improved acreage, since the farm has a comfortable home, livestock yards with ample concrete, other farm outbuildings, grain storage with an excellent location nestled in a nice country setting. The improvements on this +/-12.48 acre acreage include a comfortable spacious 1 1/2 home with a 2002 1 story addition and an attached double garage. The main floor consists of a front entry, living room, dining room w/picture window, lg. office w/closet; full bath w/tub-shower unit; kitchen w/older built-in wooden cabinets, dinette area, pantry closet & laundry area w/connections for a washer & dryer; entryway/breezeway w/closet; additionally there is a set of French doors accessing a spacious 2002 addition that could be used for a variety of purposes (bedroom suite, family room, etc.) as the addition consists of one large room w/ceiling fan, closet, 3/4 bath & back entry; also, there is an attached dbl. garage w/2 OH doors & walk door; the 2nd story includes 3 bedrooms w/closets and a full bath; the home has a partial basement w/forced air LP gas furnace w/central AC, breaker elec. service, elec. HW heater & stg. room – The home is in need of some cosmetic updates and repairs, but has a great deal of potential. Other improvements include a wdn. quonset w/galv. metal roof; concrete block shop bldg. w/overhead door & concrete floor; hip roof barn; cattle shed w/conc. block walls on the N & W, a galv. metal roof & feed bunks; 3 cement stave silos & wdn. silo shed; wooden granary/corn crib, a substantial amount of livestock yards with an ample amount of concrete (some w/sucker rod fencing & concrete feedbunks) & other incidental improvements; additionally this acreage includes grain bins with approximately 50,000 bushels of storage capacity including a modern +/-21,000 bu. Sioux Bin w/full drying floor, 2 sumps, roof vent and a 24" aeration fan, 2 - Grain Systems +/-7,000 bu. bins, 2 - Butler 5,000 bu. bins & 2- Coop 5,500 bu. bins and some overhead "U" trough & augers. This acreage is serviced by Minnehaha Comm. Rural Water, additionally there also is a well with a submersible pump that is "in use". This acreage and the livestock yards are well protected from the elements as there are groves and well established trees on the north, west & east. There is no permit filed for a Confined Animal Feeding Operation (CAFO), thus utilization of the feedlot facilities are subject to compliance with Minnehaha County & State of SD regulations. This property is situated in the Dell Rapids school district. The 2016 RE taxes payable in 2017 on this property were \$2,437.84. If you are in the market for a very well located acreage with a variety of amenities and a great deal of potential, then be sure to make plans to inspect this property and be in attendance at this auction.

PARCEL #2 - +/-40 Acres with a Bin Site & Grain Leg, Older Hog Farrowing & Finishing Buildings, Lagoon & Equipment/Hay Storage Buildings – LEGAL DESC.: The NW¼ NW¼ of Sec. 1, T. 104N., R. 48W., Logan Twp., M'haha. Co., SD. - Located at 24414 483rd Ave., Dell Rapids, SD (the NW Corner of the land at the Jct. of 244th St. & 483rd Ave.); located from Parcel #1 – approx. 1¼ mile north; from Dell Rapids, SD - 8 miles east on Jasper St. to 483rd Ave. & 1¼ mile north.

This property features 5 grain bins with 40,000+ bushels capacity of grain storage, along with an older grain leg with new web, drive over grain dump, Conrad American +/-7500 bu. bin with a DMC Grain Flow Drying System w/dbl. stirator, power sweep, DMC drying unit, 10 roof vents, 8" vertical unl. Auger w/7.5 HP elec. motor; Grain Bank +/-12,000 bu. bin w/stirator & perforated floor; Conrad Am. +/-12,000 bu. bin w/full drying floor & dbl. sump, GSI +/-12,500 bu. bin w/conc. Floor and a Butler bin (needs repair); Brock +/-3,500 bu cone bottom bin, Sioux +/-3,000 bu. cone bottom bin, 2 Brock bulk bins, steel truss & frame bldg. w/Schweiss Bifold door, (approx. 50'x150') that was previously utilized for a combination of uses as it housed a feed mill and was utilized for hay and equipment storage; a Lester steel clad stg. bldg. w/concrete floor & OH door and an adjacent enclosed truck stg. trailer; a +/-1200 head hog finisher and a couple of other old hog bldgs. in need of repair and/or demolition, additionally there is a lagoon on site that was utilized in connection with the previous use of the hog facilities, as well as some other incidental improvements. There previously was a dirt cattle feedyard on the property which has been dismantled and this space could be converted to additional crop acres or other utilizations. This property has a dense mature tree grove located in the north and west sector of the property. According to M'haha. Co. P&Z this property has 1 rural housing eligibility and with some renovations, this could be a nice location for establishment of a residence in the future. This property is serviced by Minnehaha Community Rural Water and Sioux Valley Energy rural elec. According to FSA information this parcel has approx. 19 acres encompassing the farmstead and approx. 19.69 acres of cropland with a 10.58 acre corn base with a 170 bu. PLC yield, an 8.26 acre soybean base with a 51 bu. yield and a .12 acre oats base with a 72 bu. yield. According to the Minnehaha County Assessor this farm has an overall soil rating/parcel rating of .848, similarly info. obtained from Surety Agridata, Inc. indicates this land has a Productivity Index of 85. The 2016 RE taxes payable in 2017 on this property were \$2,067.20.

PARCEL #3 – 155 Acres of Well Located Unimproved Land - LEGAL DESC.: The NE ¼ of Sec. 2, T. 104N., R. 48W., Logan Twp., M'haha. Co., SD. - Located directly west of Parcel #2; from Parcel #1 – located 1 mile north; from Dell Rapids, SD - 8 miles east on Jasper St. to 483rd Ave. & 1 mile north.

This auction presents the opportunity to purchase a +/- 155 acre farm which has been owned by the Haak family for over 65 years. According to FSA information this +/-155 acre farm has a approx. 145.10 acres of cropland with a 108.4 acre corn base with a 160 bu. PLC yield and a 34.7 acre soybean base with a 41 bu. PLC yield. The nontillable portion of this farm consists of some areas which have been excavated for gravel & sand in the past and roadways. The general topography of this cropland acres is level to gently rolling and the area in and around the pit is somewhat hilly. According to the Minnehaha County Assessor this farm has an overall soil rating/parcel rating of .731, similarly info. obtained from Surety Agridata, Inc. indicates this land has a Productivity Index of 78.2. According to M'haha. Co. P&Z this property has 4 rural housing eligibilities available. The 2016 RE taxes payable in 2017 on this property were \$4,479.05. This property has potential to fulfill the needs of a variety of buyers including those looking for land situated in Logan Twp. in M'haha. County, which is a very highly regarded agricultural area.

PARCEL #4 – 150.70 Acres of Choice Unimproved Land – LEGAL DESC.: The SE ¼ of Sec. 14, T. 104N., R. 48W., (Logan Twp.), Minnehaha Co., SD, exc. t Flaten's Tract 1 Contained therein. - Located from Parcel #1 – 1¼ miles south; from Dell Rapids, SD - 8 miles east on Jasper St. to 483rd Ave. & 1 mile south.

This auction presents the opportunity to purchase a +/- 150.70 acre farm which has been owned by the Flaten/Haak family for over 80 years. This farm consists of is a choice parcel of land with some extremely high caliber soils and is virtually all tillable with the exception of the roads. According to FSA information this farm has approximately 143.66 acres of cropland, with a 77.61 acre corn base with a 170 bu. PLC yield and a 60.55 acre soybean base with a 51 bu. PLC yield and is enrolled in the County ARC farm program election. According to the Minnehaha County Assessor this farm has an excellent overall soil rating/parcel rating of .899, similarly info. obtained from Surety Agridata, Inc. indicates this land has a Productivity Index of 90.4 and is comprised of predominately Class I & II Soils. The general topography of this land is level to nearly level with tremendous eye appeal. This land is very well suited for row crop production and the farmability has been enhanced by the installation of a significant amount of drain tile. According to M'haha. Co. P&Z this property has 3 rural housing eligibilities available. The 2016 RE taxes payable in 2017 on this property were \$5,411.06. This property has potential to fulfill the needs of a variety of buyers including those looking for very high quality productive cropland or investors in the market for land. This is an extremely desirable parcel of high caliber land that truly must be seen to be appreciated.

TERMS: CASH - A 10% nonrefundable earnest money payment sale day & balance on or before Dec. 15, 2017 with full possession for the 2018 crop year; possession will be subject to the existing tenant's rights under their current farm lease and their rights to harvest the 2017 crops. Marketable Title will be conveyed and an Owner's Title Insurance policy will be provided with the cost of the owner's policy divided 50-50 between the buyer and seller. The acres on the platted parcel are based on a previous survey, the acres on all other parcels are based on the acres as stated on the county tax records, with the acres understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the buyer(s) pursuant to SD Law. All of the 2016 RE taxes due in 2017, as well as all of the 2017 RE taxes payable in 2018 will be paid by the sellers. These properties are sold in "As Is Condition" and the 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. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Minnehaha County Zoning Ordinances. Sold subject to confirmation of the Personal Representatives/Trustees. For add'l information, contact the auctioneers or see www.suttonauction.com

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 Jerome H. Haak and Diane L Wolfe, Co-Personal Representatives & Trustees
 Josh Brown – Vogt, Brown, Merry & Hammer – Attorney for the Trust – Dell Rapids, SD

CHUCK SUTTON – AUCTIONEER & LAND BROKER –
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the classifieds

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EMPLOYMENT

Dietary Aide: Parkview Manor is looking for part-time Dietary Aides! Benefits include vacation, PERA retirement plan, and holiday pay. Training is available on-site. Wages are based on experience level. If interested, contact Sam or Arlys at 507-967-2482, or come visit us to pick up an application! (tc)

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EMPLOYMENT

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Thank you for all the kindness shown to our family during the passing of our mother, Evelyn. The overwhelming acts of generosity given through prayers, food flowers, cards, memorials and visits were greatly appreciated. Thank you to Chaplin Tom and Pastor Stephen for all your comforting words, to the Grace Lutheran Church women for the delicious lunch served and to Jeff Hartquist and staff for their courteous help during this difficult time. We especially want to thank the amazing staff (angels) at the MN Vet's Home for the loving care mom received these past 5 years. There are not enough words to express our gratitude and appreciation.

Thank You
Jerry and Mary Thode
Pamela Schmidt
Gayl Thode
Joyce Thode and Larry Mulvihill
Brian and Rita Thode
The family of Evelyn Thode
(10.15-10.19)

Thank you for your prayers and support sent our way during Randy's hospitalization and his continued recovery. Your cards, visits, phone calls and texts are greatly appreciated.

Thank you,
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Luverne ADMINISTRATIVE Area Chamber & CVB ASSISTANT

The Luverne Area Chamber and Convention & Visitors Bureau is seeking applicants for the full-time position of administrative assistant.

Job Description:
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