

1635 Commercial Rentals



Nice building for rent on Broadway next to Taco Johns. Great location for a small business. Call (605)665-0822 for details.

1650 Houses For Sale



1116 East 8th • Yankton
Beautiful oak finish, finished basement, double garage with large heated & cooled workshop. Large fenced yard. \$140,000. Tom (605)660-1209 America's Best Realty.



112 Homestead Lane \$149,900
3-bedroom, 1-bath, 3-car detached garage. Large deck, 1-acre yard. 5-minutes to Lake. (605)370-1027.



117 Lookout Trail • \$459,900
Gorgeous Jim River view, 5-bedroom, 4-bath executive home. Stacy, Century 21, (605)660-3332.



207 Fairway Drive \$209,900
Over 3,200 sq.ft! New kitchen/carpet. 2-large bedrooms on main level, 2-potential bedrooms on lower level. 3-full baths, XL-garage. (605)661-8497 (605)661-8378. <http://www.yankton.net/app/ht/ml/207fairwaydrive/>



2308 Burleigh Reduced • \$329,900
4-bedroom, 2-bath, 2-story, hardwood floors, many updates, golf course frontage. Deb, Vision (605)661-9398.



256 Deerfield Dr. Reduced • \$379,900
6-BR, 4-BA, 2-story, gorgeous, open floor plan, 8.14 acres, (605)661-9398. Deb, Vision.



2801 Mulberry \$345,000
Spacious 4-bedroom, 4-bath, open concept, finished lower level. Harvey, Century 21. (605)661-9121. <http://2801MulberryStreet.c21.com>

1650 Houses For Sale



2916 Masters Ave. \$272,500

Spacious 5-bedroom home with open floor plan on large lot on a cul-de-sac. 4-bathrooms, main floor laundry, covered porch.
(605)660-9696
<http://www.yankton.net/app/ht/ml/2916masters>



30963 434th Ave. \$258,000

Spacious, 4-bedroom, 3-bath, 3-car garage, large yard. Jolene, Century21 (605)464-9634
<http://30963434thave.c21.com>



411 Pine • \$175,000

Charming historic 5-bedroom, 3-bath home with large two car garage off paved alley way. Many updates. Mike Lemon (605)660-7565 (605)463-2800. <http://www.yankton.net/app/ht/ml/411pine/>



506 Green • \$127,500

3-bedroom, 3-bath, 2-car detached garage, many updates. Joe, (605)661-7264, America's Best Realty.



54897 897th Rd. #12 Walker Valley • \$252,500

Perfect weekend, summer or year round 3+ bedroom lake property! Completely remodeled. Lisa, Anderson Realty, LLC (605) 661-0054.



611 Picotte • \$89,900

Newly renovated 3-bedroom, 1-bath home. Nice quite neighborhood, large eat-in kitchen, Rick, Anderson Realty, (605)760-9976.



706 Pine • \$71,900 New listing

Cute, clean, affordable and move-in ready. 2-bedroom, 1-bath, very nice starter home (elementary school just out the back door) OR retirement home with main floor laundry, garage, plus RV/camper pad. Leona (605)660-6078 Anderson Realty.

1650 Houses For Sale



810 Park St. • \$161,900

3-bedroom, 1-3/4 bath, single car garage with additional garage/workshop. 3-lot property, updates throughout, must see to appreciate. Move in ready! (605)661-7376, <http://www.yankton.net/app/ht/ml/810park/>



Choosing the right realtor DOES make a difference.
Dan Guthmiller (605)660-2740
Lewis & Clark Realty

FOR SALE: Now building homes in Summit Heights, Hillcrest East and Quarry Pines. Call Jim or Jason Tramp for details. (605)661-2191 or (605)661-2192.

Now building a duplex at 1707 & 1709 West Street. Great retirement units with 1650 square feet on main with full basement. Includes fireplace, 3-season room, 2 or 3 car garage. For more information, call Jim Tramp. (605)661-2192.



Price Improved! \$619,000

Luxury acreage overlooking Jim River Valley. Only 10 minutes to Yankton. For features and photos: www.120crestridgerd.com
Brad Dykes (605)660-1414. Shore to Shore Realty, LLC.



Townhome

631 Sawgrass, #2
High Efficiency
Low Maintenance
On Fox Run Golf Course
(605)260-5080
www.yanktontownhomes.com

1655 Mobile Homes For Sale



611 Stafford • Scotland \$37,000

1995 16'x86' mobile home on a 15,000 sq.ft. lot. 3-bedroom, 2-bath. Unattached garage and storage shed. 605-583-4338 or 605-366-9113. <http://www.yankton.net/app/ht/ml/611stafford/>



Imagine 2015 mobile home set up in court in Yankton. Contract for deed at wholesale price. \$5,000 down, we'll finance, roughly \$380 a month plus lot rent. Why rent? Start owning now. Stop making your landlord rich. This is a no brainer, call now, Nationwide Homes (605)665-0822.

1660 Acreage - Lots For Sale

RB Farms: For sale four one acre lots. Call Mike (605)660-7565.

1685 Want To Buy Real Estate

Attention we buy used mobile homes. Cash on the spot. Call now (605)665-0822

1705 Items \$100 or Less

2 new Larson white combination storm windows, paid \$100 each. 31 3/4" x 38" tall. Both for \$100. Call (605)665-7389 leave message.

5-foot solid wood construction park type bench, \$10. Call Bill at (605)668-1885 (lake area)

1705 Items \$100 or Less

2-Piece luggage set like new, \$25. Brand new padded backpack \$5. Brand new over night bag with beverage container \$5. Call (605)665-2700.

Contico pickup tool box, \$50. (605)267-4235.

Drop-leaf wooden kitchen table with two chairs, \$75; end table, \$5, microwave metal cart, \$15. (605)661-8037.

Metal entry steps for mobile home, camper, boat, etc. \$25. Call (605)665-2700.

New Anderson double hung window, with screen, 30x36, \$100. (605)660-6173.

Safety First stroller with matching car seat, \$35; Graco Pack N Play, \$30; Karrite clamshell cartop carrier, \$35. (605)661-0016.

Weber 3-burner propane outdoor barbeque grill, \$50; 17 foot extension ladder (2 ten foot sections), \$25. Call Bill at (605)668-1885 (lake area)

Window air conditioner for sale, \$50. Electric weed eater, \$15. Blazer rims, \$35. (605)664-9539.

1775 Home Furnishings

Brown 3-piece living room set including reclining sofa, reclining love seat and reclining rocker. \$400. Excellent condition. (605)760-9009.

Near new chocolate brown sofa and loveseat, price reduced to \$750. Call (605)260-3810, please leave a message.

Three kitchen chairs, \$15. (605)661-8309.

1795 Musical Items

Spinet piano, decent shape, FREE, you haul. (605)661-3342.

1840 Lost and Found

LOST: One of the life-size sheep on 5th Street has "wandered" please herd it back.(605)665-4148.

1875 Livestock - Poultry

Horse trimming available in the Yankton area on weekday nights. Call Taylor O'Bryan (605)690-3011.

1880 Produce

Homegrown tomatoes and cucumbers for sale. (605)857-0707.

Ryken's 8th St. Market
West on Hwy. 52
NOW OPEN
Fresh sweet corn, tomatoes, melons, and more! Picked daily. Open 10am-6pm.

Souhrada sweet corn, canning special 15 dozen for \$45. (605)661-0179 or (605)463-2436.

2010 Legal and Public Notices

8+5

Important information for WOW! Cable customers: Effective on or after August 14, 2014, SEC Network (channel 178) will be available on the WOW! Digital Preferred channel lineup.

8+2+4+5+6+7

In accordance with SDSL 44-14-3, a public sale will be held at the 4-H building on Whiting Drive, Yankton, SD on Thursday, August 7th at 8am-7pm. Sale will continue on Friday April 8th at 8am-7pm. NO EARLY SALES PLEASE! Please note location change!

The sale of personal property located in a storage facility located at 1501 West City Limits Rd, Yankton, SD will be sold at this sale.

Holding Unit occupied by C Fabent, R Kirchevel, K Bruder, J Grob, N Gonzales, M Millin, J Edminsten.

Items to be sold include; household miscellaneous, dining room table and chairs, appliances, clothes & more.

7+29&8+5+12
STATE OF SOUTH DAKOTA)
:SS
COUNTY OF YANKTON)

IN CIRCUIT COURT
FIRST JUDICIAL CIRCUIT

IN THE MATTER OF THE ESTATE OF

JOANN L. GOEDEN

Deceased.

PRO 14-45

NOTICE TO CREDITORS

Notice is given that on July 23, 2014, JOSEPH G. GOEDEN, whose address is 1150 N 252nd Street, Waterloo, Nebraska 68069, was appointed as personal representative of the estate of JOANN L. GOEDEN.

Creditors of decedent must file their claims within four (4) months after the date of the first

2010 Legal and Public Notices

publication of this notice or their claims may be barred.

Claims may be filed with the personal representative or may be filed with the clerk and a copy of the claim mailed to the personal representative.

Dated this 24th day of July, 2014.

/s/ _____
David D. Knoff
KENNEDY PIER KNOFF
LOFTUS, LLP
322 Walnut Street
Yankton, SD 57078
(605) 665-3000
Attorney for Personal Representative

JODY JOHNSON
Yankton Co Clerk of Courts
410 Walnut Street - Suite 205
Yankton, SD 57078
(605) 668-3080

JOSEPH G. GOEDEN
1150 N 252nd Street
Waterloo, NE 68069
(402) 779-4403
Personal Representative

8+5
CHAMBER OF THE BOARD OF CITY COMMISSIONERS YANKTON, SOUTH DAKOTA JULY 28, 2014

Regular meeting of the Board of City Commissioners of the City of Yankton was called to order by Mayor Carda.

Roll Call: Present: Commissioners Akland, Blaaid, Ferdig, Gross, Hoffner, Knoff, Sommer, and Woerner. Junior Commissioner Hauer, City Attorney Den Herder, and City Manager Nelson were also present. Absent: None. Quorum present.

Action 14-179
Moved by Commissioner Woerner, seconded by Commissioner Akland, to approve Minutes of the regular meeting of July 14, 2014, and Special Meetings of July 7, 2014, and July 18, 2014.

Roll Call: All members present voting "Aye;" voting "Nay:" None. Motion adopted.

City Manager Nelson submitted a written report giving an update on community projects and items of interest.

Action 14-180
Moved by Commissioner Woerner, seconded by Commissioner Sommer, that the following items on the consent agenda be approved.

1. Establishing public hearing for sale of alcoholic beverages
Establish August 5, 2014, as the date for the public hearing on the request for a Special Events Malt Beverage (on-sale) Retailers License and a Special (on-sale) Wine Retailers License for one day, August 9, 2014, from The Center (Christy Hauer, Executive Director), 900 Whiting Drive, Yankton, South Dakota.

2. Establishing public hearing for sale of alcoholic beverages
Establish August 11, 2014, as the date for the public hearing on the request for a Special Events Malt Beverage (on-sale) Retailers License and a Special (on-sale) Wine Retailers License for one day, September 20, 2014, from The Center (Christy Hauer, Executive Director), 900 Whiting Drive, Yankton, South Dakota.

3. Establishing public hearing for sale of alcoholic beverages
Establish August 11, 2014, as the date for the public hearing on the request for a Special Events Malt Beverage (on-sale) Retailers License and a Special (on-sale) Wine Retailers License for one day, December 31, 2014, from The Center (Christy Hauer, Executive Director), 900 Whiting Drive, Yankton, South Dakota.

Roll Call: All members present voting "Aye;" voting "Nay:" None. Motion adopted.

Action 14-181

Resolution 14-21 approving a Conditional Use Permit in an Extraterritorial Jurisdiction A-1 Agricultural District for a new electric transformer substation for Northwestern Energy was considered. Brad Wenande, Area Manager for Northwestern Energy, was present to answer questions and speak in favor of the Conditional Use Permit. Mike Giedd and Mark Keehr, area residents, were present to voice concerns about the Conditional Use Permit. John Kramer, representing Yankton Area Progressive Growth, was also present and spoke in support of the project and the investment in our community's future. Moved by Commissioner Knoff, seconded by Commissioner Blaaid, to adopt Resolution 14-21. (Memorandum 14-125)

RESOLUTION 14-21
ETJ Conditional Use

2010 Legal and Public Notices

WHEREAS, Northwestern Energy is the owner of Lot C, Yag-gies 3rd Addition except Lot H1, Yankton County, South Dakota. Address, 2401 Whiting Drive, and

WHEREAS, the above described property is zoned ETJ A-1 Agricultural in the City of Yankton's zoning jurisdiction which allows conditional uses under the City of Yankton's ETJ Zoning Ordinance No. 797 as amended, and

WHEREAS, this conditional use request is necessary for the owner to construct and operate a transformer substation facility in the manner depicted on the attached site plan and illustrations and has been reviewed and recommended for approval by a vote of the City Planning Commission including ETJ members.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the City of Yankton, South Dakota, hereby approves a Conditional Use Permit for the construction and operation of a transformer substation as depicted in the associated submittals and in accordance with all applicable ordinances and regulations.

Roll Call: All members present voting "Aye;" voting "Nay:" None. Motion adopted.

Action 14-182
Moved by Commissioner Blaaid, seconded by Commissioner Woerner, to adopt Resolution 14-22. (Memorandum 14-126)

RESOLUTION 14-22

WHEREAS, it appears from an examination of the preliminary plat of Lots 9 - 18 of Block 2, Lots 1 - 4 of Block 2A and Lots 1 - 3 of Block 3, Summit Heights Addition to the City of Yankton, South Dakota, prepared by Johnson Engineering, and

WHEREAS, such preliminary plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan.

NOW, THEREFORE BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the preliminary plat for the above described property is hereby approved based on the parameters discussed in Memorandum 14-126.

Roll Call: All members present voting "Aye;" voting "Nay:" None. Motion adopted.

Action 14-183
Moved by Commissioner Blaaid, seconded by Commissioner Akland, to approve Memorandum 14-128 affirming the sidewalk plan for 21st Street between Kellen Gross Drive and West City Limits Road.

Roll Call: All members present voting "Aye;" voting "Nay:" None. Motion adopted.

Action 14-184
Moved by Commissioner Woerner, seconded by Commissioner Blaaid, to adopt Resolution 14-23. (Memorandum 14-124)

RESOLUTION 14-23

WHEREAS, Chapter 26, Article IV, of the Code of Ordinances as adopted by Ordinance No. 449 and amended by Ordinance No. 795 for the City of Yankton, establishes the procedure for determining equitable service charges to be levied on all users which discharge wastewater to the Wastewater System operated by the City; and

WHEREAS, SDCL 9-40-15.1 requires equitable service charges for all wastewater users; and

WHEREAS, it is appropriate to adopt equitable wastewater user rates in order to properly fund the operation of the Municipal Wastewater Treatment System,

NOW, THEREFORE, BE IT RESOLVED by the City Commission of Yankton, South Dakota, that

I.The following municipal wastewater rates are hereby adopted, effective for bills rendered after November 1, 2014.

1.Class I - Residential
a. Shall pay a monthly fixed user charge of \$8.37 per month.

b. Shall pay an incremental cost of \$5.06 per 1,000 gallons based on a monthly average derived from water consumption during the winter period of December, January, and February as billed in January, February, and March; or to a maximum of 5000 gallons where there is no winter base period.

2. Class II - Commercial and Industrial

NEW LISTING

120 Hackberry Lane • \$269,900

Breathtaking wooded views surround this 3 bedroom, 2 bath ranch home just 5 miles North of Yankton on Hwy 81. The serenity of the country, garden area, fire pit, 4 stall garage with additional workshop/garage area are a few of the many amenities to enjoy. Open floor plan, spacious kitchen with hickory cabinets, new stainless LG appliances, living and dining room each with French doors to step outside on the wrap around deck to get up close to nature and wildlife.

120HackberryLaneC21.com

1701 Broadway
Yankton, SD 57078
www.yanktonrealestate.com

Carla Schlingman
Broker Associate
605-661-8643