

1650 Houses For Sale**SLASHED TO • \$310,000**

1.8 acres on Missouri River 4-bedroom, 3-baths, 2-fire-places, decks, elevator. Emma, Century 21. (605)661-2224.

**HOME DELIVERY**

CALL 665-7811

PRESS & DAKOTAN

JUST LISTED!**918 W. 3rd \$159,900**

Lots of nice updates in this one of a kind Craftsman 1 1/2 story, 4 bedroom, 3 bath, double garage home. This home is in a great location near Mount Marty and Avera Hospital, and across the street from the river. 2013 updates: exterior paint, shingles, new front porch, new refrigerator and dishwasher and much more.

Call **Connie Somsen** 661-8607 to see this property

Lewis & Clark Realty, Inc.
www.yanktonareahomes.com



Looking to buy or sell your home in the new year? Contact me today and let me help you make those dreams come true.

Katie Wintz
(605) 760-7581
Vision
REAL ESTATE SERVICES
www.igotvision.com
416 Broadway • Yankton, SD • 604-5555

1650 Houses For Sale

Thinking of selling your home, but don't know how much to ask? We'd love the opportunity to offer our expertise. Give us a call! Dan (605)660-2740 or Kami (605)660-2147 Guthmiller, Lewis & Clark Realty.

1655 Mobile Homes For Sale

2 and 3 bedroom mobile homes for sale. Will do contract for deed. (605)664-5571.

Attention! Start out the new year by owning instead of renting. Just in nice newer 3-bedroom, 2-bath with central air. We finance CFD. Call now Nationwide Mobile Homes. (605)665-0822.

Would you like a brand new mobile home all set up in my court on a contract for deed at tremendous savings? Call me, lets deal, Kenny, Nationwide Mobile Homes. (605)665-0822.

1660 Acreage - Lots For Sale

For Sale: Lots of lots! Call Jim Tramp, (605)661-2192.

Pasture for sale: 100 cow carrying capacity south of Verdigre, NE on Highway. Call (402)373-2655.



TBD Coleman Road - \$45,000
Irregular oversized lot in Apple Tree Resort. Jolene, Century 21, (605)464-9634.

1685 Want To Buy Real Estate

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

Want to buy 3 bedroom Yankton house with garage, in need of repair or renovation, will pay cash (605)665-1995.

1705 Items \$100 or Less

2-pairs of women's snow-boots, size 7, \$10/each. Ladies leather coat, large, \$10. 6-pairs girl's jeans size 5, \$5/each. Boy's sweatshirt & jacket, medium, \$10/each. (605)665-8214.

40 boxes of puzzles, assorted sizes, \$1.50/each. Call (605)689-0223 after 12pm.

Beautiful full-length off-white coat, size medium, \$20, 2 long gowns, one black velvet size medium, one plum color size 14, \$10 each. (605)664-8635

1705 Items \$100 or Less

Brand New X-Box wireless controller. \$40 Call (605)661-2595.

Carhartt men's midweight hooded gray zip front sweat-shirt, brand new in bag, 2XL, \$30. (402)388-2458 after 4pm.

Coffee table with glass top \$75. Call (605)661-8842.

For Sale: Gas fireplace with oak surround and mantle. Non-vented, no chimney required. Vermont Castings brand. \$95. Call (605)660-1027.

Good condition DeLonghi electric space heater, \$30, Graco white metal baby crib, \$10, one size 7 and one size 16 girls jeans, \$3 each. (605)665-8719.

New, in box, Honeywell electric space heater, \$45, 4T and 2T hooded winter jackets, \$3 each, excellent condition 24-inch black and silver lamp, \$6. (605)665-8719.

Phillips-Magnavox 27-inch color TV with remote, \$30. (605)260-0706

1790 Lawn - Garden

Sears Craftsman 46 inch deck, 21 HP Briggs and Stratton turn tight hydro-static riding lawn mower. 6 Bushel 2 bin soft bagger, extra new blade, used 2 and a half summers. \$1,350 firm.

Craftsman 33 inch, 357cc dual stage snowblower with EZ steer, heated hand grips, electric start, used less than 8 hours. \$1,250 firm.

Both for \$2,400 firm. Call (605)661-0321.

1820 Give Aways

27" JVC color TV with remote (not a flat screen), works good. (605)661-5396.

1840 Lost and Found

Lost: Diamond anniversary ring on January 1. Reward, call (605)464-9599.

1850 Agriculture

J&P Grain Vac for rent. Call Jason for information. (605)760-1284. Haul your grain where you want. Available in Scotland and Yankton.

2000 Notices**Gun Show**

Dakota Territory Gun Collectors: Buy/Sell/Trade. Saturday, January 25, 9am-5pm. Sunday, January 26, 9am-3pm. Easton Archery Center East Hwy. 50, Yankton. Admission \$5. Concessions by Boy Scout Troop 181.

2010 Legal and Public Notices

1+29 NOTICE

The Directors for Tabor Rural Fire District, a South Dakota political subdivision, Tabor, South Dakota, have on January 22, 2014, elected to exceed the limit pursuant to SDCL 10-13-35 and 10-13-36 and all other applicable statutes through the imposition of an excess tax levy for the taxes payable in the year 2015 in an amount sufficient to fund the Certification of the Budget for the Tabor Rural Fire District in the amount of \$20,000.00 for the operating account and \$15,000.00 for the construction account.

Dated this 22nd day of January, 2014.

/s/ Gary A. Kronaizl
Gary Kronaizl
Secretary - Tabor Rural Fire District

1+18+25&2+1
STATE OF SOUTH DAKOTA) SS

COUNTY OF YANKTON)

IN CIRCUIT COURT
FIRST JUDICIAL CIRCUIT

In the Matter of the Estate of

MARY CATHERINE
GASTEAZORO
Deceased.

PRO. 13-22

NOTICE TO CREDITORS AND NOTICE OF FORMAL

2010 Legal and Public Notices

PROBATE AND APPOINTMENT OF PERSONAL REPRESENTATIVE (publication)

Notice is given that August 21, 2013, Janice Eder, whose address is P. O. Box 786, Cascade, Colorado 80809, was appointed as Personal Representative of the Estate of Mary Catherine Gasteazoro, deceased.

Creditors of decedent must file their claims within four months (4) after the date of the first 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 and to Jordan D. Veurink at the address below.

Dated this 15th day of January, 2014.

/s/ Jordan D. Veurink

Jordan D. Veurink
Lindquist & Vennum LLP
101 S. Reid St., Suite 302
Sioux Falls, SD 57103
Telephone: (605) 978-5219

Jody Johnson
Yankton County Clerk of Court
410 Walnut St., Suite 205
Yankton, SD 57078-4390
Telephone: (605)-668-3080

PREPARED BY:
Jordan D. Veurink
Lindquist & Vennum, LLP
101 S. Reid St., Suite 302
Sioux Falls, SD 57103
Telephone: (605) 978-5219

1+25 NOTICE OF PUBLIC HEARING

HEREBY TAKE NOTICE, the Yankton County Commission, County of Yankton, State of South Dakota, is proposing the adoption of the Yankton County Subdivision Regulation Ordinance, #20.

The Yankton County Planning Commission will hold a Public Hearing, First Reading, Tuesday, February 4th, 2014, at 5:00 P.M. at the Yankton County Government Center, Commission Chambers, 321 West 3rd St., in Yankton, South Dakota.

The complete text of the proposed Subdivision Regulation Ordinance is on file with the Yankton County Zoning Administrator and the Yankton County Auditor. The document may be inspected, reviewed, or examined by any interested party by contacting the Planning office at (605) 260-4445.

Written comments may be submitted to the Zoning Administrator by 5:00 P.M. on February 3rd, 2014.

Published once at the approximate cost of \$11.25.

1+25 PUBLIC MEETING NOTICE

A monthly meeting of the Yankton County Board of Adjustment will be held at 4:45 P.M., Tuesday, February 4, 2014, at the Yankton County Government Center, Commission Chambers, 321 West Third St., Yankton, South Dakota.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, Tuesday, February 4, 2014, at 4:45 P.M. at the Yankton County Government Center, Commission Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Variance of Minimum Lot Requirement from twenty (20) acres to six +/- (6.84) acres in an Agriculture District (AG) in Yankton County. Said property is legally described as Tract 1, Jim Lyons Addition, S32-T94N-R54W, hereinafter referred to as Volin Township, County of Yankton, State of South Dakota. The E911 address is 30844 447th Ave., Mission Hill, SD.

Plat consideration:

Said property legally described as: Lot A, Tract 1, Jim Lyons Addition, NW1/4, S32-T94N-R54W, hereinafter referred to as Volin Township, County of Yankton, State of South Dakota. The E911 address is TBA 447th Ave., Mission Hill, SD.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the

2010 Legal and Public Notices

Yankton County Board of Adjustment, Yankton County, South Dakota, Tuesday, February 4, 2014, at 4:50 P.M. at the Yankton County Government Center, Commission Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Variance of Minimum Lot Requirement from twenty (20) acres to six +/- (6.89) acres in an Agriculture District (AG) in Yankton County. Said property is legally described as Lot 1 & 2, Schoenfelder Addition, S22-T94N-R56W, hereinafter referred to as Utica North Township, County of Yankton, State of South Dakota. The E911 address is 30632 437th Ave., Yankton, SD.

Plat consideration:

Said property legally described as: Replat Schoenfelder Addition, S22-T94N-R56W, hereinafter referred to as Utica North Township, County of Yankton, State of South Dakota. The E911 address is 30632 437th Ave., Yankton, SD.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, Tuesday, February 4, 2014, at 4:55 P.M. at the Yankton County Government Center, Commission Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit to construct an Animal Waste Facility in an Agriculture District (AG) in Yankton County. Said property is legally described as Tract B, SW1/4 and SW1/4, exc Lot H-2, W1/2, SW1/4 and Tracts A, B & C and exc S1013.6', E1630.2', S31-T94N-R57W, hereinafter referred to as Ziskov North Township, County of Yankton, State of South Dakota. The E911 address is 30866 428th Ave., Tabor, SD.

Applicant is requesting a Variance of Minimum Yard Requirement from six hundred-sixty six (660) feet to ten (10) feet to build an Animal Waste Facility in an Agriculture District (AG) in Yankton County. Said property is legally described as Tract B, SW1/4 and SW1/4, exc Lot H-2, W1/2, SW1/4 and Tracts A, B & C and exc S1013.6', E1630.2', S31-T94N-R57W, hereinafter referred to as Ziskov North Township, County of Yankton, State of South Dakota. The E911 address is 30866 428th Ave., Tabor, SD.

Patrick Garrity
Zoning Administrator
Published once at the approximate cost of \$47.50.

Tax Exemption For Ag. Equipment Advances

LINCOLN, Neb. (AP) — Nebraska farmers and ranchers would no longer have to pay sales taxes when repairing or replacing their equipment, under a bill that won initial approval from lawmakers.

Lawmakers voted 44-0 on Friday to advance the bill. The lead sponsor, Sen. Annette Dubas of Fullerton, says it's intended to keep jobs in Nebraska. The bill seeks to address a complaint that farmers can often buy parts cheaper in neighboring states that don't impose the tax.

The bill was enacted after a statewide study by the Legislature's Tax Modernization Committee. Several economists testified at hearings that sales taxes for business purchases create a "pyramiding" effect that increases the end-cost for consumers.

NE Neb. Driver Charged In Crash

HOMER, Neb. (AP) — A 39-year-old northeast Nebraska man has been charged with vehicular homicide and drunken driving in the crash death of a passenger in his pickup.

Russell Roberts Jr., of Homer, has bonded out of Dakota County Jail. A public phone listing for Roberts couldn't be found. Online court records don't list the

Ribfest

From Page 1

committee to focus on bringing down the costs for the project.

The cost of the first phase was estimated at \$685,000. Two additional phases of the project were estimated to cost \$203,000 and \$340,000, respectively.

The city currently has approximately \$900,000 in its downtown improvements capital budget, which could be used for the plaza.

During Friday's media briefing, Commissioner Craig Sommer, who also serves on the plaza committee, said the estimated costs had been pared down by a significant amount.

"(The committee) sat down with city staff and looked at things in phases one and two that the city could do instead of contracting it out," he stated.

That included pouring sidewalks, installing pedestals for sculptures and putting in plants.

The committee also discussed partnerships with Keep Yankton Beautiful and local craftsmen.

"We figured that, between the first two phases, there are probably \$150,000-\$170,000 we can cut out of it fairly easily without losing any of the features that were in the original plan," Sommer said.

Because of the expected savings, he will ask the commission Monday to proceed with the first two phases of the project.

Phase one of the master plan would focus on the area north of the upper-level entrance of the bridge that is adjacent to Second Street. The proposal includes trellises on the west edge to provide a visual block of the gas station and private housing properties. Spray jets would shoot small water streams up from the concrete, which planners believe would be an attraction for families in the warm-weather months. The focal point of the plaza would be a fountain of flowing water and walls around the fountain to provide seating for people to stop, relax, rest and reflect. The area would also incorporate turf, flowers, native plantings and trees.

Phase two of the master plan would include improvements to the plaza area from the upper-level entrance of the bridge south to Riverside Drive. It would include a rain garden that would include plants aimed at attracting butterflies.

The final phase would be improvements to the recently acquired property along the southwest corner of the plaza area where fuel storage tanks and concrete have been removed.

Sommer said that, beyond landscaping and the removal of two structures, the third phase will wait.

Discussion was held about keeping one of the buildings because it has utilities and could be of future use, but Nelson said that when the building inspector looked at it, he didn't believe it was salvageable.

Also Monday, the commission:

- will consider a resolution of support for an apartment complex project;
- consider a recommendation from the Business Improvement District No. 1 board of directors;
- consider hiring interim city attorney Ross Den Herder as the full-time city attorney;
- consider starting a junior commissioner program; and

- consider a resolution of support for Yankton Area Progressive Growth as it works to assist with the Dakota Plains Ag Center shuttle loading grain facility northwest of Yankton.

The meeting gets under way at 7 p.m. in the City of Yankton Meeting Room, located at the Technical Education Center, 1200 W. 21st St.

Saturday Open Houses

1306 Maple • \$289,000

1:00-2:30



- Beautiful 4 Bedroom/ 5 Bath Ranch
- Christensen Heights location
- Main floor laundry
- Pool with guest house
- 3350 square feet of finished living space

Dan Guthmiller 660-2740

**417 Locust • \$119,900**

1:00-2:00



- 4 BR, 2 bath brick home on large corner lot
- Formal dining, updated kitchen
- New breaker box and windows
- Hardwood floors under carpet
- 2 car garage with alley access

Stan Sudbeck 402-841-5885



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