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# CLASSIFIEDS

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## LAND AUCTION

### Melvin L. Schmidt Estate

**Friday, November 22, 2013**  
1:30 PM, St. Helena Dance Hall, St. Helena, NE

255.10+/- Total Tax Acres of prime Cedar County Farmland  
**Tract Locations:**

**Tract #1:** North of St. Helena, NE  
**Tract #2:** West of St. Helena, NE  
**Tract #3:** North of Fordyce, NE

**Legal Descriptions:**

**Tract #1:** Pt. NE1/4 SW1/4 and NW1/4 SE1/4 13-33N-1E, CCN.  
**Tract #2:** Pt. NE1/4, 3-32N-1E, CCN.  
**Tract #3:** W1/2 SW1/4, 16-32N-1E, CCN.

All announcements day of sale take precedence over all print and previous advertising. Seller retains the right to accept or reject any or all offers. See additional information on our website or call with questions.



**Donald "Chris" Miller, Broker (Cell #: 402-640-1115)**  
**Roger Janssen, Assoc. Broker/Auctioneer**  
www.donmillerland.com • 1-800-992-1912

**Farmland for sale by Private Auction & Request for Written Bids**  
Yankton County, South Dakota

The following two parcels will be offered for sale separately by sealed bids and private auction:

**Parcel 1:** 76.8 acres, more or less, of the East Half of the Northeast Quarter (E 1/2 NE 1/4), Section Sixteen (16), Township Ninety-Four (94) North of Range Fifty-Six (56) West of the 5th P.M., Yankton County, South Dakota, less Highways and roads.

**Parcel 2:** 39.5 acres, more or less, of the East Half of the East Half of the Southwest Quarter (E1/2 E1/2 SW1/4), Section Five (5), Township Ninety Four (94) North of Range Fifty-Six (56) West of the 5th P.M., Yankton County, South Dakota, less highways and roads.

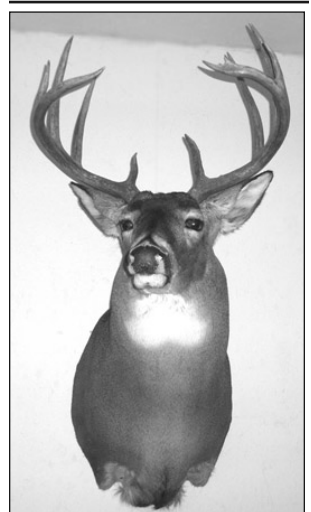
All of Parcel 1 is cropland. 38.5 acres of Parcel 2 is cropland. Parcel 1 is located from Yankton 3 miles North on Highway 81, then 3 miles West on 306th Street, then 1/2 miles north on 437th Street. Parcel 2 is located from Yankton 5 miles North on Highway 81, then 4 1/4 mile West on 304th Street.

**Procedure:** Submit sealed bids containing address, phone, and/or email contact information to: Steven K. Huff, JMMWH, Prof. LLC, PO Box 667, Yankton, South Dakota 57078. Bids must be received NO LATER THAN 4:00 p.m. On November 21, 2013. Bids should be submitted for each parcel separately. Please mark on the outside of the envelope that a bid is submitted for the Roesler land, either parcel 1 or parcel 2. The three highest written bids for each parcel will be afforded the opportunity to raise their bids at a live private auction on November 26, 2013, from (if necessary) 10:00 am - 12:00 p.m., at the Johnson, Miner, Marlow, Woodward & Huff Law Firm. Any additional terms and conditions of sale will be announced at the time of the private auction. Those terms will take precedence over this written notice. Sellers reserve the right to reject any bids and the successful highest bid for each parcel will be announced accordingly.

**Terms:** all bidders must accompany their bid with a check for 10% of the bid amount made payable to the Johnson, Miner, Marlow, Woodward & Huff, Prof. LLC Trust Account. The sum will be applied to the total purchase price if bidder is the successful purchaser per each parcel and a purchase agreement (for each parcel or both, depending on successful bids) will be entered on November 26, 2013. The remaining amounts due on or before closing on December 15, 2013 which will take place at Yankton Title Company with all funds transferred by bidders and/or Seller's agent by December 11, 2013. Non-successful bidders' down payments will be returned. A warranty deed will convey title to the new owner and an owner's title policy will be provided, with the cost split between Buyer and Seller. The Seller will pay all 2013 real estate taxes at closing. The Seller will retain the 2013 rent form the property for each parcel. The acreage of the property is "more or less," with the exact acres to be determined by survey paid by Buyer (if desired); it is the responsibility of Buyer to inspect the land and public records before submitting bids. Property is sold subject to land previously deeded for roads and highways and existing easements, restrictions, and reservations of record, if any. Use and possession of both parcels of real property is subject to a prior written agricultural lease that expires February 28, 2014 and will be provided to parties upon request.

**Sellers: Michael Roesler, Marty Roesler, Max Roesler & Merlin Roesler, tenants in common**  
For additional information contact: Steven K Huff, Johnson, Miner, Marlow, Woodward & Huff, Prof. LLC - Attorney for Sellers  
PO Box 667, Yankton, South Dakota 57078 • 605-665-5009  
Johnson, Miner, Marlow, Woodward & Huff, Prof. LLC

**1101 Announcements - Events**



**Marcotte Taxidermy Award** winning Lifelike Taxidermy! Quick turn around on your mounts. Sam Marcotte (605)857-0352.

**Call Classifieds**  
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**1200 Cars**

2005 Chrysler 300, nice condition, 78K miles, \$7,995. Call (605)665-7037.

Buying junk cars, pickups, vans, running or not. Instant quote & free pickup. McLean Auto Salvage. (402)360-0756.



Were you happy with your last experience at a car dealership? If not call me

**DAN VANOSDEL**  
at Vermillion Ford

(605)624-8624 or (605)661-1320. New and used Ford cars and trucks or anything else you need. Great Service, No Pressure, No Hassles and NO Doc Fees! No Kidding!

**1315 Drivers**

**Route Delivery Driver Class**  
A CDL and clean driving record required. 170 mile radius of Yankton. 40 plus hours a week. Competitive wages Benefit package. Call (308)627-6815.

**Schenk Trucking in Sioux Falls** in still growing and looking for an experienced OTR driver. Top pay w/benefits such as life and health insurance, bonuses and newer trucks. Excellent miles. Call Tim at (605)334-3358 or email schenctrucking@midconetwork.com

**1335 Other Employment**

**Lewis & Clark Regional Water System** in Vermillion, SD is hiring a Water Operator. Information regarding job description, salary range, etc. is available at www.lcrws.org. To apply submit cover letter, resume and 3 professional references to Mike Duchscher, LCRWS, 31474 SD Hwy 19, Vermillion SD, 57069 by December 3, 2013. mduchscher@lcrws.org (605)624-8700. EOE



**FREEMAN MEDICAL CENTER LABORATORY MLT OR MLS**

Must be board certified ASCP or willing to become certified. Includes on call, weekends, holidays.

Pick up an application at the Business Office or download from website at www.freemanregional.com or call Carolyn Preheim at 605-925-4000



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New competitive starting pay for CNA with excellent benefits

EOE • Drug-Free Workplace

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**1335 Other Employment**

**Prep 2 Pro Sports** will soon be opening our newest location in Yankton Mall and we have immediate openings for retail sales team members. Full-time and part-time positions are available. Email resume to prep2pro@gmail.com immediately. Visit www.prep2pro.com for more information.



**Human Resources Director**

Responsible for personnel management, payroll, reporting, maintaining documentation & files. Master's Degree & prior HR experience preferred. Accounting knowledge/exp. a plus.

**Director of Development**

Assist with obtaining funding for NICC using mailing campaigns, cultivating donors and writing grants. Prefer candidate with Masters Degree in Business, fundraising exp., computer & graphics experience & strong communication skills.

**Director of Sponsored Programs**

Oversee all grant programs, incl. reporting, documentation & expenses. Bachelors Degree, prior grant experience.

**Position Locations: Macy, NE**  
For more info visit www.theniccc.edu  
Send letter of intent, resume and NICC application to Nebraska Indian Community College Human Resources, PO Box 428 Macy, NE 68039 402-494-2311, x2581 koltroge@theniccc.edu NICC does apply Indian Preference. EOE

**1335 Other Employment**



**CD Counselor**

\$14.76 - \$16.28 DOQ +\$1/hour shift pay Open until filled

**Custodial Crew Leader**

\$8.58/Hour Open until filled

**Mental Health Technician**

\$11.47/Hour +\$1/hour shift pay Open until filled

**Human Services Dispatcher**

\$9.86/Hour +\$1/hour pm shift \$1.50/hour night shift Open until filled

**Mental Health Assistant**

\$11.11 +\$1.50/hour shift pay +\$1.00 geriatric pay Open until filled

**Nurse**

\$21.84-\$25.19/Hour DOQ +\$1.00/hour pm shift +\$1.50/hour night shift +\$1.00 geriatric pay Open until Filled

**Mental Health Aide**

\$9.86-\$10.35/Hour DOQ +\$1/hour pm shift +\$1.50/hour night shift +\$1.00 geriatric pay Open until filled

For more info or to apply, please go to: http://bhr.sd.gov/workforum or contact any South Dakota Dept of Labor & Regulation Local Office. Call (605)668-3118 EOE

Call Classifieds 665-7811



**MEDICAL TECHNOLOGIST**

FT nights, MLT/MT performing laboratory generalist activities. Associate or bachelor's degree and applicable experience preferred.

**NUTRITION ASSISTANT I**

PT with 18 hours every two weeks, Monday-Friday evenings, every other weekend and holidays are day/evening mix. Food service experience is preferred.

**SURGICAL TECHNICIAN**

FT benefits eligible with 72 hours every two weeks, assists surgical team. Graduate of Surgical Technology program required, experience preferred.

**MESSAGE THERAPIST**

PT positions that include two Saturdays a month. Must be licensed or license eligible.

**CERTIFIED NURSING ASSISTANTS**

FT and PT positions available for our Senior Services; Certification and experience preferred, will provide certification and training.

For application materials, contact Human Resources at 605-668-8317 888-668-8500 501 Summit, Yankton, SD 57078 AA/EOE/M/F/D/V www.avera.org



Sunset Manor Avera is now accepting applications for the following positions to join our excellent team of caring professionals:

**Director of Nursing**

RN to function as the Director of Nursing to provide a high standard of care to our residents by planning, directing, delegating, implementing, coordinating and evaluating care delivery and the personnel providing care. Previous experience is preferred.

**R.N./LPN**

MDS/Charge nurse to function as MDS nurse coordinator for 45 bed skilled nursing facility.

Previous MDS experience is preferred.

Will function as the charge nurse every third weekend and every third holiday on the day shift.

**R.N./LPN**

Part time night shift position available.

**Certified Nursing Assistant**

Part time day shift and full time night shift positions available.

**Activities Assistant**

Part time position available.

For application materials contact the Personnel Office at Sunset Manor Irene, S.D. at (605) 263-3318

**LOOKING FOR DRIVERS**

**INCENTIVES & BENEFITS**

- Medical Insurance
- Dental Insurance
- Life Insurance
- Vision
- 401K
- Paid Vacation
- Paid Holiday
- Annual Bonus

**Starting Pay: \$11.60 to \$13.86**  
with incentives

**General Requirements:** Shag driver position with Class B Driver's License required with air brake endorsement. Will drive dump truck for local hauling - No over the road - and other duties as assigned. Must be able to back up a semi-tractor trailer. Hours will be approximately 8-10 hours per day depending upon production needs.



**Cimpl Meats Human Resources**  
1000 Cattle Drive Yankton, SD 57078 665-1665

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  - Professional work environment

To apply send resume to:  
**Yankton Daily Press & Dakotan**  
Attn: Mike Hrycko  
Circulation Director  
319 Walnut, Yankton, SD 57078  
or email: mike.hrycko@yankton.net

