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# Ad·Visor

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Tuesday, December 4, 2018

Volume LXIII No. 49

Marketing to the cities and rural routes of: Orange City • Alton • Hospers • Granville • Remsen • Maurice • Ireton • Sioux Center

**FOOD DRIVE**

This Christmas Siouxland Realty is partnering with the OC Food Pantry and Mid Sioux in Sioux Center with a food drive!

Drop off your non-perishable items to our Orange City office at 117 Central SE between 12-3pm Monday thru Thursday.

See our Facebook Page for more details and updates!



FOR READERS! COUNTING, BILINGUAL & JOURNALS FOR WRITING & DRAWING. Hands Around the World. (49p)

FOR RENT: One bedroom apartment. Appliances included. Single stall garage. Great for married couple or single person. No smoking. No pets. Call 737-3506 or 441-5950. (49c)

FOR SALE: Telescope. 8" Dobsonian complete package. Eight hundred invested. Will sell for \$500. 712-395-0330. (49f)

GUEST SUNDAY, Dec. 9, 9:30 a.m. at First Reformed Church in O.C., 420 Central Ave. NW. We are inviting you to join us for praise and worship. [www.frcoc.org](http://www.frcoc.org) 712-737-4909. (49c)

LISTEN TO THE LIVE broadcast of the Calvary Christian Reformed Church, Orange City, over KDCR-FM 88.5 on your dial, 7:15 p.m. (tnc)

SENIOR BUFFET (60+) Mr. Rib sandwich with sides, \$6, 11:30. Paullina Community Center, Mon., Dec. 10. Orange City Faith Lutheran Church, Tues., Dec. 11. Hull Community Center, Wed., Dec. 12. Hospers Chit Chat Café, Thurs., Dec. 13. (49c)

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Please apply online or send a letter of application and resume to Emily Tuschen at:

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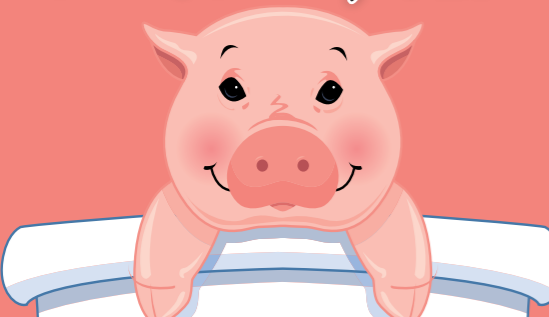


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E-mail: [CraigS@valueaddedporkmarket.com](mailto:CraigS@valueaddedporkmarket.com)

## Kids' Connection

Kids' Connection is a Bible-based, free, safe and service-oriented after school club for students grades Kindergarten through grade 5.

Kids' Connection meets on:  
Mondays & Wednesdays for 3rd-5th graders  
Tuesdays & Thursdays for K-2nd graders  
during the school year from 3:30pm-5:30pm at

**First Reformed Church** 420 Central Avenue NW, Orange City

**Starting Date:** 2nd semester starting **MON., Jan. 14, 2019**

Bring your child and your insurance card to registration. Registration forms are available at registration and also online at [frccoc.org](http://frccoc.org), click on the Kids' Connection link. Enter the west doors of the new addition (located on Arizona Avenue) at First Reformed Church.

**Registration Dates:**  
Monday, Dec. 17 - 3:30-5:30pm  
TUESDAY, Dec. 18 - 3:30-5:30pm

\*NO ONLINE registrations will be accepted.

## SHADY WEST APARTMENTS

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Orangewood Shadows  
3165 East University Dr. lot #533  
Mesa, Arizona 85213

## 9<sup>th</sup> annual ReachOut

### Sat., DEC. 8

#### Unity Christian/MOC-FV Service Project

On December 8, student athletes from MOC-Floyd Valley and Unity Christian High School will again come together to compete on the hardwood. More importantly, members of both school communities will come together to make a difference in our area through our annual "Reach-Out" event. All funds generated through the silent auction and t-shirt sales go to support local families who are dealing with serious illnesses. The funds are used to help pay for gas or groceries, thus off-setting expenses for the affected families. Over 650 families have been helped through Pink-Out/Reach-Out funds since its origination.

**Location:** MOC-Floyd Valley High School  
**Date:** Saturday, December 8  
**Basketball game times:**  
JV Basketball.....1:00 p.m.  
Varsity Girls.....2:30 p.m.  
Varsity Boys.....4:00 p.m.

### Silent Auction

Bidding opens at 1:00 p.m. and closes at the conclusion of the varsity boys half-time.

## employment opportunity

### Water & Sewer Construction Maintenance Crewman

The Orange City Municipal Water/Wastewater Department is accepting applications for our full-time Water/Wastewater Crewman position. Would like candidates to have experience in installation and maintenance of wastewater and water infrastructure, utility locates, and treatment plant operations.

Position requires a State of Iowa Grade I Water and Wastewater Treatment License, and a State of Iowa Grade I Water Distribution License, or the ability to acquire within one year of hire, and a Class A CDL with Tanker endorsement. Post High School education preferred. Starting Wage depends on qualifications. An excellent benefits package is also available.

Complete job description and applications are available at the City Office, 125 Central Ave. SE, Orange City, Iowa or, on our website [www.orangecityiowa.com](http://www.orangecityiowa.com). Applicants should complete and submit an application AND submit a resume and cover letter specifying interest to:

City of Orange City  
Att. Bryan Gerritson W/WW App.  
PO Box 406  
Orange City, Iowa 51041

- Please include current mailing address, phone number(s), and e-mail address in correspondence.
- Pre-employment drug screen required.
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## Leaving the Country??

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**EDUCATION REQUIREMENTS:**

- Minimum High School Diploma or G.E.D.
- Physical Requirements/Working

**CONDITIONS:**

- Primarily an outdoor environment.
- Ability to be on feet walking, or standing for long periods of time.
- Ability to lift up to 70 lbs.

**OTHER SKILLS/EXPERIENCE:**

- Prior calving and cattle handling experience is preferred.
- Prior experience with farm equipment.
- Hours are one weekend a month (Sat/Sun) and occasional holidays.

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Fax: 712-707-9220  
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Saturday: 7:00 a.m. - 2 p.m.  
Sunday: 2:00-4:00 p.m.  
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Email: [wellnessdir@orangecityiowa.com](mailto:wellnessdir@orangecityiowa.com)

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## Attention Chamber Members

You are invited to  
**CHAMBER COFFEE**  
Fri., Dec. 7 9:30 a.m.  
Blue Mountain Lodge



We will be celebrating  
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from Pluim Publishing Inc.  
with coffee and treats

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Closed Christmas Eve and Christmas Day, December 24 & 25  
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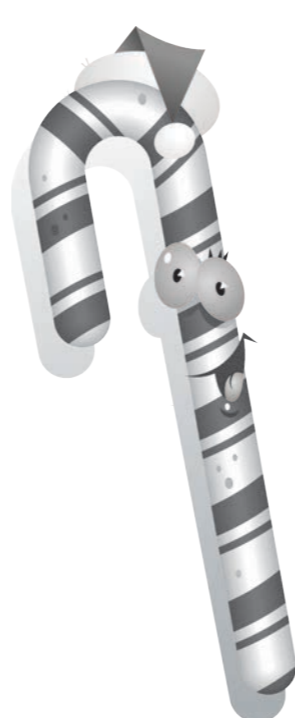
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- Vaccinate and take measurements of calves

**EDUCATION REQUIREMENTS:**

- High school diploma or GED

**PHYSICAL REQUIREMENTS/WORKING CONDITIONS:**

- Must be able to lift up to 50 lbs
- Primarily an outdoor environment
- Able to be on feet walking or standing for long periods of time

**OTHER SKILLS/EXPERIENCE:**

- Prior dairy calf experience preferred

**OTHER OPEN POSITIONS:**

- FT Cattle Feeder, PT Calving Herdsman

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**UPCOMING FARMLAND AUCTION**  
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**FARM LOCATION:** This farm is located from the Pizza Hut on the South edge of Sioux Center on Hwy 75, go 4 miles west on 410th St. The farm is located at the intersection of Fir Ave and 410th St.

**AUCTION TO BE HELD AT:** The Ridge Golf Club House, 2595 Ridge Rd, Sioux Center, IA 51250

**GENERAL DESCRIPTION:** This farm is located at the intersection of 410th St. and Fir Ave, west of Sioux Center, IA. The current FSA records indicate 154.24 cropland acres with a corn base of 99.6 acres and a PLC yield of 181bu/acre. There is also a soybean base of 54.6 acres with a PLC yield of 53bu/acre. The CSR II (corn suitability rating) for this farm is 90.1 and the CSR I is 63.2. Predominant soil types are Galva with smaller amounts of Radford-Judson soils and the farm is classified Non-HEL (non-highly erodible) and is enrolled in the farm program. The current farming practice includes contour farming with farmable terraces, and has been well maintained and is in excellent state of productivity. No wet land determinations have been completed.

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Theron & Marcia Mulder 39	P&D Vonk Farms, LLC 39.70	Jeffery & Kristi Altens 112.89	Wilbur Hulsten

410th St

**LEGAL DESCRIPTION:** The Southeast Quarter (SE¼) of Section Ten (10), Township Ninety-five (95) North, Range Forty-six (46), West of the fifth PM, EXCEPT an acreage site 369 feet by 340 feet containing 2.88 acres. The acreage will be surveyed to determine boundary lines, and the total acres being conveyed are 157.12.

**METHOD OF SALE:** This farm will be sold as 1 (one) unit with the final bid being multiplied by 157.12 acres.

**REAL ESTATE TAXES:** Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2019, as well as all prior taxes. The current net real estate taxes are \$5,152 per year.

**TERMS:** Non-refundable, 15% down-payment the day of auction, with balance due on or before February 1, 2019. Current lease has been terminated. This farm is offered as a cash transaction and NOT subject to any financing contingencies. Seller will continue the abstract to date and provide clear and marketable title. Buyers will be required to execute a written agreement specifying these terms the day of the auction. A late charge will apply should Buyer delay the closing. This sale is subject to the Seller's confirmation.

**POSSESSION:** Possession will be granted at closing February 1, 2019.

**AUCTIONEERS NOTE:** We are greatly honored to offer such a well maintained unimproved farm in Sioux County, near Sioux Center, Iowa. Whether you are an investor in Ag farmland or run a current farm operation, we definitely encourage you to consider this opportunity of investment.

**DISCLAIMER:** Every effort has been made to insure the accuracy of the information provided, however no warranty is given, and no responsibility is assumed by the auctioneers, the Sellers, or their agents concerning farm program payments, corn base, yields, & etc. The farm is being offered "as is". All prospective purchasers are encouraged to inspect the property and verify all data provided. Any announcements made the day of auction will supersede this advertisement. Aerial & soil maps available upon request. Buyer Auction & Realty will be the closing agent, representing the Sellers in this transaction. If additional information is desired, please contact one of the auctioneers listed below.

**WILBUR H. HULSTEIN ESTATE**  
Edwin G. Doppenberg - Executor  
Dan Mouw - Attorney for Estate

**BEYER AUCTION & REALTY**  
Del Beyer - Broker 712-348-2738  
Doug Houlton 712-251-5188  
Ben Jans 712-441-2068  
Office 712-722-4315  
Licensed in Iowa & South Dakota

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**Auctioneers:**  
Kevin Cone 712-299-4258  
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