

Ad-Visor

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Tuesday, September 24, 2024

Volume LXIX No. 39

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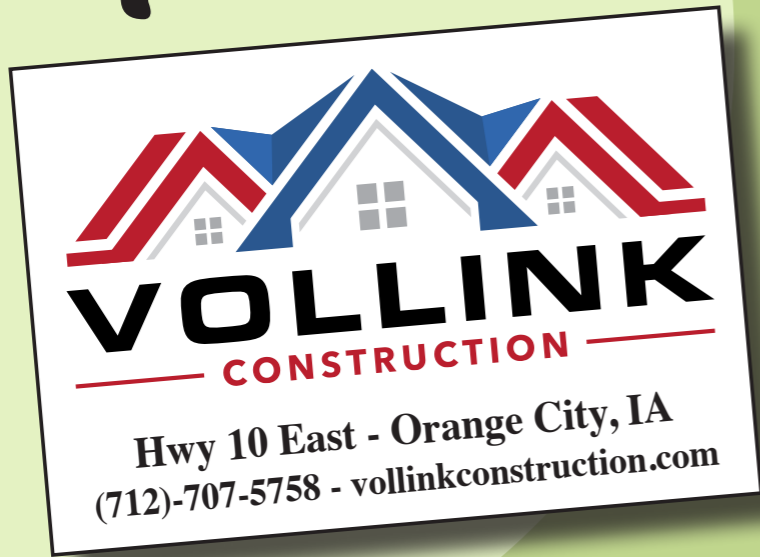
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From left: Kyle Vander Stoep, Riley Hoekstra, Steve Schaap, Marlin Vollink, Tuny Vollink, Seth De Jong, Terry Oolman

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Orange City and Alton household residents (carry no businesses) will again have an opportunity to safely discard those household hazardous materials (HHM). The Cities of Orange City, Alton, and the NW IA Area Landfill will co-sponsor a HHM Recycling event.

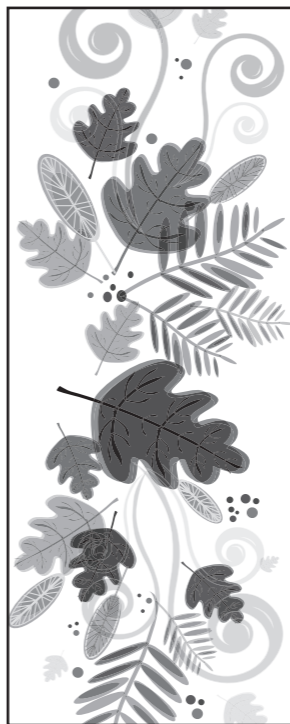
Date: Thursday, September 26
 Time: 4:00 pm - 6:00 pm
 Place: Orange City Street Department Building
 (Just south of Ace Hardware, 409 Concord Plaza SE.)

Accepted items: degreasers, waxes/polishes, solvents, lacquers/finishes, caustic cleaners, stain removers, pesticides/herbicides, and oil based paints. (Motor paints will be assessed a \$1/gal. fee.)

Go to <http://www.nwciowa.org/hhm> for a complete list of acceptable/unacceptable items.

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LEGAL DESCRIPTION:
The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼); and the West Half (W ½) of the Southeast Quarter (SE ¼); and the East 26.66 acres of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼); and the East 26.50 acres of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼); and the East 25.92 acres of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) all in Section Fourteen (14), Township Ninety-two (92) North, Range Forty-four (44) West of the 5th P.M., EXCEPT a parcel of land described as being a part of the West Half (W ½) of the Southeast Quarter (SE ¼) and part of the East Half (E ½) of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Ninety-two (92) North, Range Forty-four (44) West of the 5th P.M., Plymouth County, Iowa, further described as follows: Commencing at the Southwest Corner of the Southeast Quarter (SE ¼) of said Section Fourteen (14); thence East for 242.98 feet along the south line of the Southeast Quarter (SE ¼) to the point of beginning; thence North 3°13'22" East for 1149.04 feet; thence North 76°39'30" West for 280.78 feet to a point on the Quarter (1/4) section line between the Southeast Quarter (SE ¼) and the Southwest Quarter (SW ¼) of said Section Fourteen (14); thence continuing North 76°39'30" West for 26.46 feet; thence North 1°37'50" East for 409.92 feet; thence South 89°49'48" East for 25.88 feet to a point on the Quarter (1/4) section line between the Southeast Quarter (SE ¼) and the Southwest Quarter (SW ¼) of Section Fourteen (14); thence continuing South 89°49'48" East for 497.75 feet; thence South 1°15'47" West for 547.93 feet; thence North 89°16'57" West for 167.93 feet; thence South 3°13'22" West for 1082.33 feet to a point on the south line of the Southeast Quarter (SE ¼) of said Section Fourteen (14); thence West for 60.10 feet along said south line to the point of beginning. Said parcel contains a total of 7.38 acres. The most southerly Thirty-three feet (33') of said parcel containing 0.05 acre, is subject to public roadway easement. Said parcel may be subject to any and all easements of record. NOTE: The South line of the Southeast Quarter (SE ¼) of said Section Fourteen (14) was assumed to bear East and West.

OWNERS:
Robert Allen Gengler and Karyn Flaspohler, Executors of the Margaret M. Kohler, a/k/a Margaret M. Gengler, a/k/a Margaret Mary Gengler-Kohler Estate; and Robert Allen Gengler, Daniel James Gengler, Michael Dean Gengler, Carole Ludwig, Carla Weber, Karyn Flaspohler, f/k/a Karyn Arens, Anne M. Gengler, trustee of the Randal P. Gengler and Anne M. Gengler Revocable Trust, Henry Canup, Orië Henrich and Marissa Barrs.

LOCATION: From Remsen, Iowa go South on L12 for 2 miles; Turn West on 190th for 1 ¼ miles. Subject lies ¼ mile west of the intersection of gravel Quartz Avenue and gravel 190th Street on the north side of gravel 190th Street.

ADDITIONAL INFORMATION:
Cropland - 190.98
Average CSR 2 - 92.6
Soil - Galva, Pringhar, Radford
PLC Tract Yield (corn) - 173
PLC Tract Yield (beans) - 51
Current annual real estate taxes: \$5,886.00

The above figures are not guarantees and are estimates only.

Seller will be accepting sealed bids on the above-described property until **October 11, 2024**. Any person interested in purchasing the property should submit a bid in writing in total dollars accurately describing the real estate and include their address and telephone number to Barry Thompson, c/o Thompson Law Office, LLP, 4 East Second Street, P. O. Box 219, Kingsley, IA 51028 on or before October 11, 2024 by 5:00 P.M. The highest bidders on the property will be invited to a private auction for the final sale of the property on **October 15, 2024** at 10:00 A.M. The highest bidder on the day of sale will be expected to pay ten percent (10%) of the purchase price on that day and sign a contract for the balance of the purchase price. Seller will provide the buyer with an Abstract of Title showing marketable title on the property. Closing shall occur on or before March 1, 2025, when the unpaid balance shall be paid in full. Seller shall pay all the real estate taxes that become delinquent October 1, 2025. Buyer shall pay all real estate taxes thereafter. Possession shall be given March 1, 2025.

Any announcements day of sale shall supersede any statements made. Seller reserves the right to reject any and all bids.

OWNERS -
Robert Allen Gengler and Karyn Flaspohler, Executors of the Margaret M. Kohler, a/k/a Margaret M. Gengler, a/k/a Margaret Mary Gengler-Kohler Estate; and Robert Allen Gengler, Daniel James Gengler, Michael Dean Gengler, Carole Ludwig, Carla Weber, Karyn Flaspohler, f/k/a Karyn Arens, Anne M. Gengler, trustee of the Randal P. Gengler and Anne M. Gengler Revocable Trust, Henry Canup, Orië Henrich and Marissa Barrs

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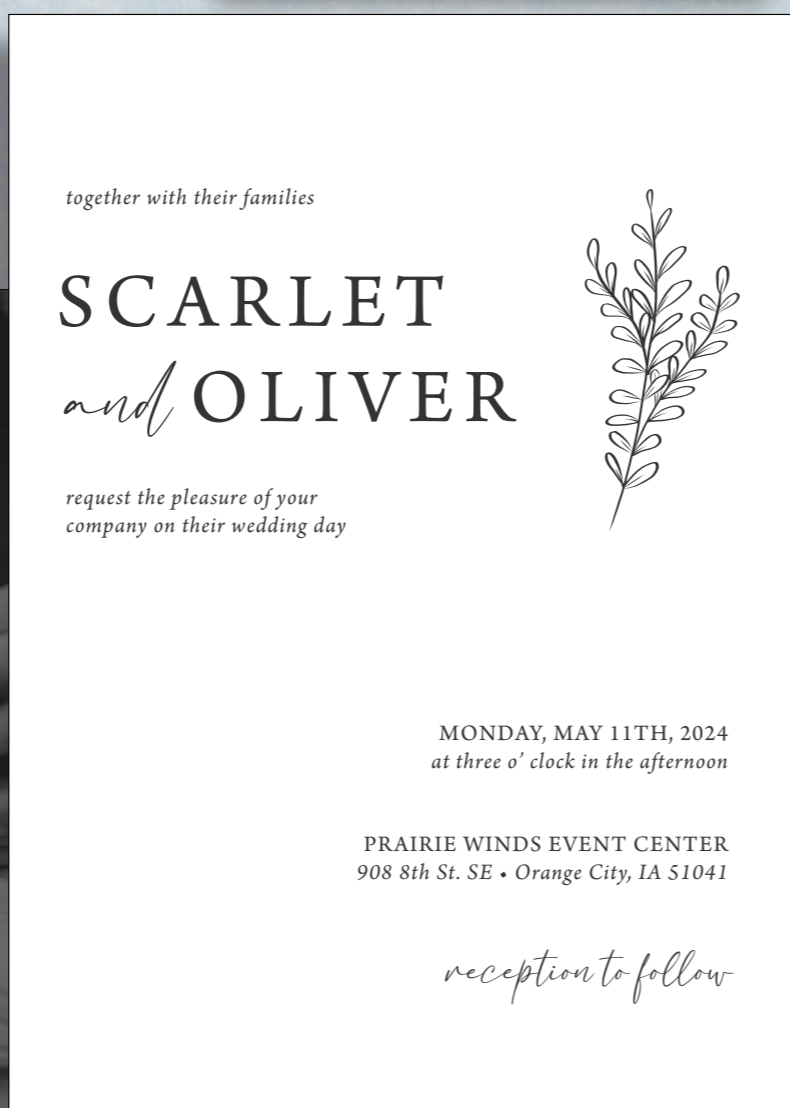
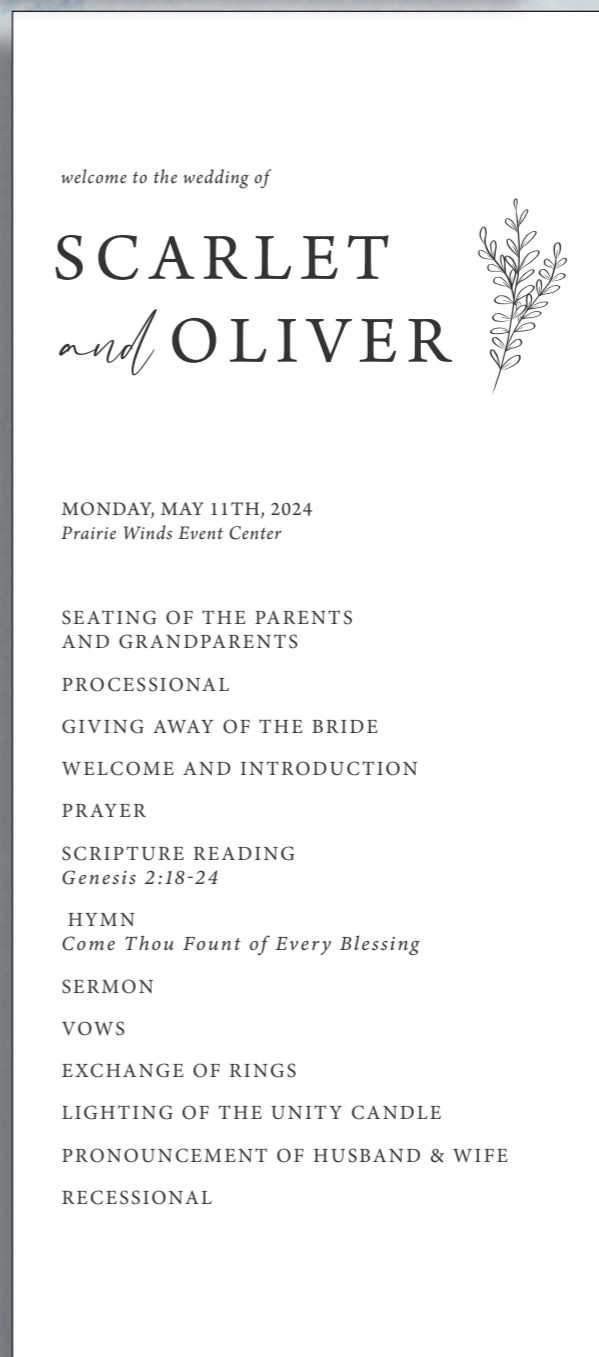
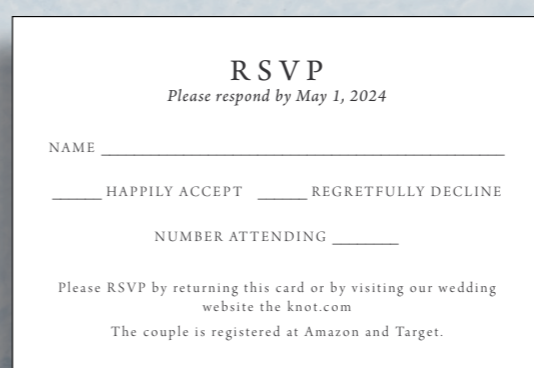
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