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Tuesday, October 15, 2024

Volume LXIX No. 42

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Not pictured: Alex McClellan, Kyan Brunsting, Rachel Hubers

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fall e-recycling
 The Cities of Orange City & Alton are co-sponsoring a free e-recycling program on October 18 and 19.
 All citizens of OC and Alton who would like to utilize the e-recycling program will need to go to City Hall to pick up a free tag. Your tag will be required before disposing of your recyclable items. You will need one tag regardless of number of items. If you do not have a tag, you will be asked to provide identification.
Where: Orange City Street Dept. (809 Concord Place SE)
When: Friday, October 18, from 4-7:00 pm and Saturday, October 19, from 9:00 am to noon
Acceptable items: Computer monitors, CPU's, keyboards, printers and mouse(s), smaller batteries, and TVs.
Unacceptable items: car batteries and light bulbs.

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Thurs., Dec. 5th, 6:00pm
 Festival of Trees
Ho-Chunk Centre Sioux City, IA
Mon., Dec. 9th, 10:00am
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OCT. 22

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Marcene Kreber, Laura Cornelius, Janet Mouser, Kathleen Staab, Mary Kay Gloden, Judy Wagoner, Rachel McDermott, n/k/a Rachel McDermott Weeks, Sarah McDermott, n/k/a Sarah Hoppes, Alissa McDermott, n/k/a Alissa Utesch, and Michael McDermott

LOCATION: From Main Street Kingsley, head West on W 1st Street for .5 miles; Continue Straight onto 322nd Street for .7 miles; Turn right onto Quorn Road for .3 miles; Turn left on 320th Street for 1.3 miles. Subject lies ½ mile east of the intersection of gravel Pioneer Avenue and Gravel 320th Street on the north side of gravel 320th Street.

ADDITIONAL INFORMATION:

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 Average CSR 2 – Varies 86 to 18
 Soil – Kennebec, Ida, Mona

PLC Tract Yield (corn) - 144
 PLC Tract Yield (beans) – 41
 Non cropland is mostly trees – Possible Hunting Area

Current annual real estate taxes: \$3,110.00

The above figures are not guarantees and are estimates only.

Seller will be accepting sealed bids on the above-described property until November 4, 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 November 4, 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 November 8, 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 –

Marcene Kreber, Laura Cornelius, Janet Mouser, Kathleen Staab, Mary Kay Gloden, Judy Wagoner, Rachel McDermott, n/k/a Rachel McDermott Weeks, Sarah McDermott, n/k/a Sarah Hoppes, Alissa McDermott, n/k/a Alissa Utesch, and Michael McDermott

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712-278-2212

EOE



Seniors: Medicare's Open Enrollment Period is October 15 - December 7, 2024. If you are considering a Medicare Advantage Plan (as opposed to a supplement) in 2025, be sure to check the program coverage or consult your insurance broker/advisor to ensure that the providers, clinics, and hospitals you use for your healthcare needs are considered in-network under that plan. If your medical provider does not participate in a particular Medicare Advantage Plan, you will experience out-of-network medical costs.

Orange City Area Health System
INTEGRITY • INNOVATION • INSPIRATION

If you have questions regarding Medicare Advantage Plan coverage at Orange City Area Health System, please call Patient Accounts at 712-737-5200, Mon-Fri 7:30am-4:30pm

Notice: Starting January 1, 2025, Orange City Area Health System will no longer be an in-network provider for Humana Medicare Advantage.

WELCOME TO FALL

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112 Central Ave. SW
Orange City, IA 51041
KRISTY@REALTY-ASSOC.COM

NOW HIRING Family Development Specialist

POSITION DETAILS:

- 40 hours per week
- Eligible for benefits, including IPERS
- Bachelor's degree in a Human Service field or Family Development Certification preferred
- Position will be based out of Remsen or Orange City and will cover Plymouth & Sioux counties.

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For more information & to apply online please visit our website.
www.midsioux.org | 1-800-859-2025
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PRAIRIE WINDS EVENT CENTER

Now Hiring: Event Staff

Prairie Winds Event Center, located in Orange City, IA, seeks candidate for event staff. If you are ready for a new and exciting opportunity, contact us today!

Position Description:

The crew member must be able to follow floorplan guidelines and set up instructions given to them by management. The set up and clean up crew member will help set up the banquet hall for events and clean up during/after the event.

Job Requirements:

- Must be willing to work evenings and weekends
- Must be able to work with a team
- Must be at least 16 years old
- Must possess a positive service orientated attitude towards guest and employees

For More Information:
For a complete list responsibilities, visit: prairiewindseventcenter.com/now-hiring

Email resume to: Jess Kuehl at: events@orangecityiowa.com

Visit us online: prairiewindseventcenter.com

LAND SALE AT PRIVATE AUCTION
14.1 acres per survey
Plymouth County, Iowa Farmland

LEGAL DESCRIPTION:
A parcel of land described as being part of the Northwest Quarter of the Southeast Quarter, of Section 19, Township 90 North, Range 43 West of the 5th P.M., Town of Kingsley, Plymouth County, Iowa, further described as follows:

BEGINNING at the Southeast corner of the NW1/4 of the SE1/4 of said Section 19; thence N 88°19'17" W on the South line of the NW1/4 of the SE1/4 of said Section 19, a distance of 371.32 feet; thence N 01°19'42" E on the East line of Northview Addition, a distance of 590.03 feet to the Northeast corner of Northview Addition; thence N 88°10'43" W on the North line of Northview Addition, a distance of 173.75 feet to the Southeast corner of the Kingsley Cemetery; thence N 01°34'49" E on the East line of said Cemetery, a distance of 724.12 feet to a point on the North line of the NW1/4 of the SE1/4 of aforesaid Section 19; thence S 88°00'48" E on said North line, a distance of 545.40 feet to the Northeast corner of the NW1/4 of the SE1/4 of said Section 19; thence S 01°28'52" W on the East line of the NW1/4 of the SE1/4 of said Section 19, a distance of 1311.65 feet to the POINT OF BEGINNING; Parcel "K-A" contains 14.10 Acres and is subject to any and all Easements, be they of record or not.

For this Survey, the South line of the NW1/4 of the SE1/4 of said Section 19 is assumed to bear N 88°19'17" W.

OWNERS:
Marcene Kreber, Laura Cornelius, Janet Mouser, Kathleen Staab, Mary Kay Gloden, Judy Wagoner, Rachel McDermott, n/k/a Rachel McDermott Weeks, Sarah McDermott, n/k/a Sarah Hoppes, Alissa McDermott, n/k/a Alissa Utesch, and Michael McDermott

LOCATION: Coming into Kingsley heading South on Hwy. 140, Turn right onto E. 4th Street. Go for .3 miles. Turn Right onto Clarendon Street for .1 mile. Subject lies north and west of the "Dead End" of paved Clarendon Street.

ADDITIONAL INFORMATION: In the City Limits of Kingsley. Potential Development Ground.

Cropland - 13.39
Average CSR 2 - 83.8
Soil - Galva, Radford
PLC Tract Yield (corn) - 144
PLC Tract Yield (beans) - 41

Current annual real estate taxes: \$398.00

The above figures are not guarantees and are estimates only.

Seller will be accepting sealed bids on the above-described property until November 4, 2024. Any person interested in purchasing 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 November 4, 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 November 8, 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 -
Marcene Kreber, Laura Cornelius, Janet Mouser, Kathleen Staab, Mary Kay Gloden, Judy Wagoner, Rachel McDermott, n/k/a Rachel McDermott Weeks, Sarah McDermott, n/k/a Sarah Hoppes, Alissa McDermott, n/k/a Alissa Utesch, and Michael McDermott

Barry Thompson and Chad Thompson -Thompson Law Office, LLP
4 East Second Street, P. O. Box 219, Kingsley, IA 51028
Phone: (712) 378-3611

