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Tuesday, December 24, 2024

Volume LXIX No. 52

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Phoenix
Dec. 23rd issue: ads due Thur. Dec. 19th by 10 am
Dec. 30th issue: ad due Thur. Dec. 26th by 10 am

Ad·Visor
Dec. 24th issue: ads due Fri. Dec. 20th by noon
Dec. 31st issue: ads due Fri. Dec. 27th by noon

Capital Democrat
Dec. 26th issue: ads due Mon. Dec. 23rd by noon
Jan. 2nd issue: ads due Mon. Dec. 30th by noon

WE WILL BE CLOSED DEC. 25TH & JAN. 1ST

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Happy Holidays

As we enter this holiday season, we give special thanks for this wonderful community we call home. We are grateful for the many blessings of life - our freedom to worship, our families, our schools and businesses, our friends and neighbors. May we also reach out to those who are less fortunate. Let us all do our part to help someone in need during this special time of the year. With a new year approaching, let us commit to making Orange City even stronger and more vibrant.

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Mayor Deb DeHaan
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OWNERS: Steven J. Rodesch and Stephanie Rodesch, Trustees of the Rodesch Family Living Trust.

LOCATION: From Remsen, Iowa, go South on L12 for 1 mile; Turn West onto 180th Street for 1 mile; Turn South on Quartz Avenue for ¼ mile; Farm Ground is located on the East side of gravel Quartz Avenue.

ADDITIONAL INFORMATION: Property is subject to an existing lease which ends on February 28, 2026; Payable \$11,250.00 on March 1, 2025 and \$11,250.00 on November 1, 2025 or \$375.00 per acre. Buyers shall receive said payments.

1 Acre Road
Cropland - 59
Average CSR 2 - 86.3
Soil - Galva, Radford, Primghar
PLC Tract Yield (corn) - 178
PLC Tract Yield (beans) - 52

Current annual real estate taxes: \$1,710.00

The above figures are not guarantees and are estimates only.

Seller will be accepting sealed bids on the above-described property until January 9, 2025. 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 January 9, 2025 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 January 14, 2025 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 February 14, 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, subject to existing lease.

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

OWNERS -
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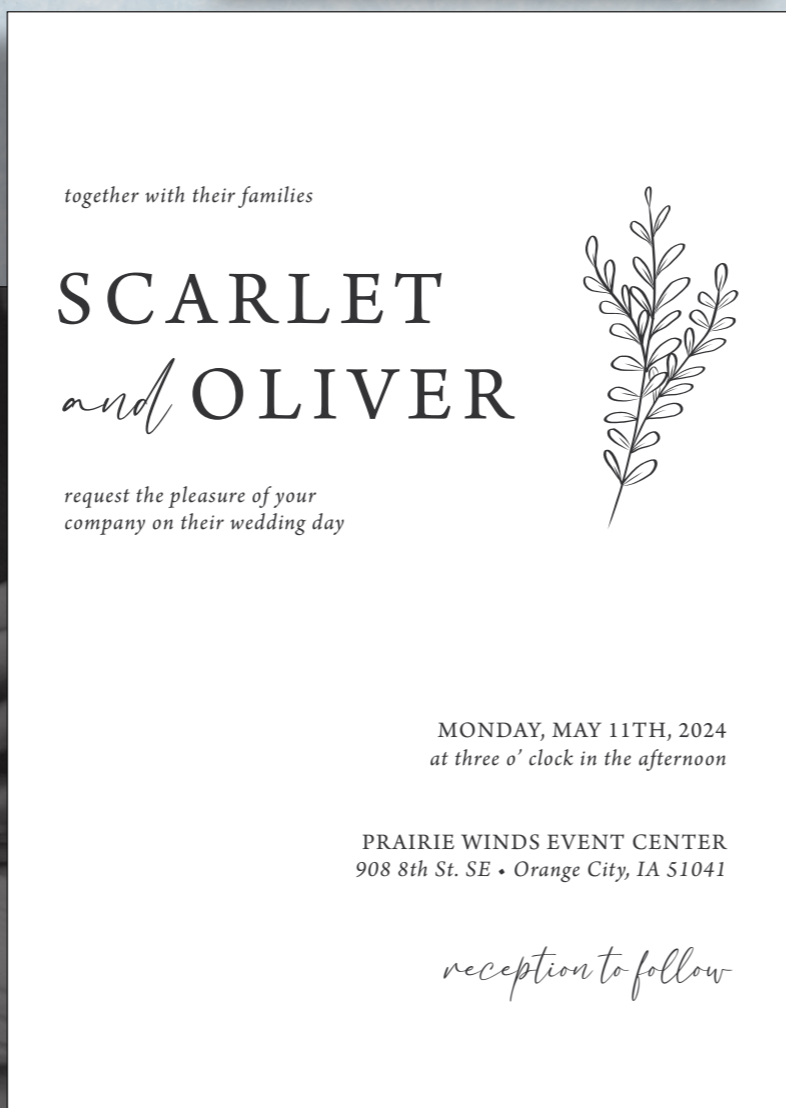
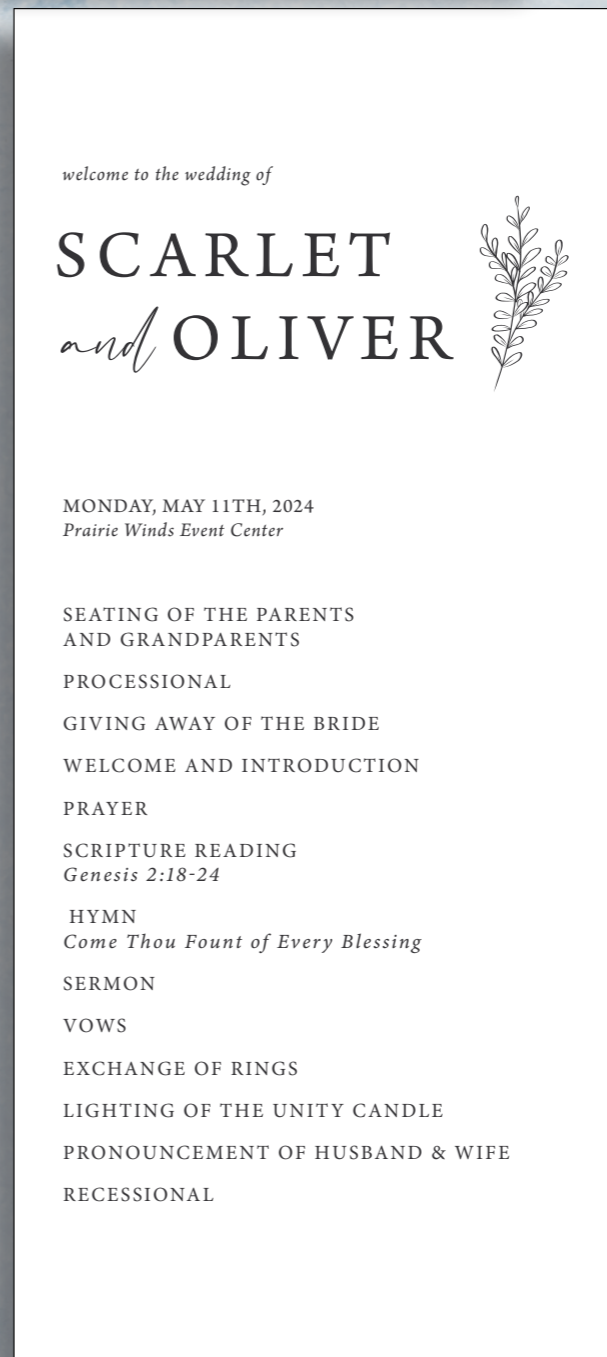
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