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Tuesday, February 14, 2017

Volume LXII No. 7

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ALTON, IOWA, SIOUX COUNTY 9.1 ACRES OF PRIME DEVELOPMENT PROPERTY BY SOLICITATION OF SEALED BIDS

Detailed Information & Photos At www.beyerauctionrealty.com

LOCATION: In northwest Alton, Iowa at intersection of Hwy 10 & Jefferson Ave, south side of road. Signs will be posted.

GENERAL DESCRIPTION: Selling by means of sealed bids, will be 9.1 acres of prime development property on the outskirts (northwest area) of Alton, Iowa. This property is currently unimproved farmland, however is located within the city limits of Alton, Iowa and is zoned residential (R-1). A portion of this property may be suitable for Hwy Commercial, and would be subject to city approval for that zoning change. There are no current utilities to this property, however gas and electric, water and sewer would be available from the City of Alton. County records indicate this property currently is 8.07 taxable acres with a 33' road right-of-way on the west and north sides. The taxable acres plus road right-of-way now equal 9.1 acres. No survey has been completed. The lease on the farmland will be terminated for 2017 and beyond. Please contact one of the agents listed below for a complete booklet of information on this property.



LEGAL DESCRIPTION: The Northwest Quarter Northwest Quarter (NW1/4NW1/4), Section 2, Twp. 94 North, Range Forty-four (44), West of the 5th PM., Sioux County, Iowa, North of Fareway Addition and EXCEPT Parcels C and D. Subject to public road and easements of record.

REAL ESTATE TAXES: The current net taxes are \$182/year. Seller will pay all 2016 accrued taxes payable 2017. Taxes accruing January 1, 2017 payable March 2018 to be paid by the Buyer, as well as any future taxes.

METHOD OF SALE: Sealed bids will be offered on a per acre basis multiplied by 9.1 acres. To request a bid form, please call our office at 712-722-4315 or email us at dbeyer@mtcnet.net. You may also download the bid form at www.beyerauctionrealty.com, click "Auctions" and also "Bid Form" button by featured auctions.

DEADLINE: All bids must be received at the office of Beyer Auction & Realty no later than 5:00PM, Monday March 6, 2017. The successful bidder(s) will be notified no later than 12:00 noon, March 7, 2017 at which time the buyer(s) will be required to execute a written agreement. In the event of a Tie-Bid, those individuals will be called to a private auction. Earnest money payments from unsuccessful bidders will be returned at this time. Seller reserves the right to accept, reject, or negotiate any & all offers/bids.

TERMS: 20% of total dollar bid must be submitted with offer, payable to Beyer Auction & Realty Trust. Balance due on or before April 6, 2017, at which time possession will be granted, pending clear and marketable title. All bids must be submitted as a cash transaction, with NO financing contingencies.

NOTE: We are very pleased to offer this once in a lifetime opportunity to purchase some of the finest development property in the area. This property has been in the Bloemendaal family for many, many years, and an opportunity like this is rare in the market place. Information booklets are available upon request or can be found on the website under "View Documents". If you have any further questions, contact the agents below.

DISCLAIMER: This property is being offered in "as is" condition. 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 sellers or their agents concerning this property, or it's potential uses. All prospective purchasers are encouraged to inspect the property and verify all data provided. Beyer Auction & Realty will be the closing agent, representing the seller in this transaction.

LAWRENCE BLOEMENDAAL ESTATE

Nora Reekers, Executor
Patrick Phipps, Attorney

Del Beyer, Real Estate Broker/Auctioneer 712-348-2738
Connie VanWyk, Real Estate Associate 712-395-0122
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At 7:00 pm Thursday, February 16
Then Beginning Friday...
FRI-MON: 1:40, 4:00, 6:50, 9:10
TUES-THURS: 6:50, 9:10

STARTS THURSDAY, FEBRUARY 16
THE GREAT WALL [PG-13]
Matt Damon Tian Jing
2D at 7:10 pm Thursday, February 16
3D at 9:20 pm Thursday, February 16
Then Beginning Friday...
2D: FRI-MON: 2:00, 7:10
TUES-THURS: 7:10
3D: FRI-MON: 4:20, 9:25
TUES-THURS: 9:25

ENDS THURSDAY, FEBRUARY 18
THE SPACE BETWEEN US [PG-13] 6:50*, 9:10
A DOG'S PURPOSE [PG] 6:40*, 9:00*
Time Not Shown Thursday, February 18

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Position involves administrative duties and clinical duties such as: answering the telephone and scheduling appointments; greeting clients; handling prescription refills and prior authorizations; and perform tasks to keep the office running smoothly. This is a part time position, 15-20 hours per week with the possibility of more. Please call or email Lindsey De Jong to request an application.

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FACE BEHIND THE CARD



Breanne Van Gelder & Brenda Richardson

Community Insurance of Alton has been a very active firm since 1968. Brenda Richardson has more than 40 years of experience in insurance. She is very active in the community serving on several local boards. Brenda's assistant Breanne Van Gelder has 13 years insurance experience. Breanne grew up in the Alton/ Orange City area and is a graduate of Northwestern College.

Community Insurance is an independent agency, which gives it the ability to shop many different companies, therefore being able to offer its customers the best price along with the best coverage to each client's needs.

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JACK DE HOOGH Sheldon
CHAD HANSON Sioux Center
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<p>SUVS</p> <p>2015 Chevy Equinox LT, Gray, All Power, CD, Remote Start, FWD, 1 Owner, 30K.....\$17,900</p> <p>2015 Chevy Equinox LS, Tan, Power Windows, Locks, CD, AWD, 1 Owner, 39K.....\$17,900</p> <p>2014 GMC Terrain SLE2, White, All Power, Heated Cloth, FWD, Pioneer CD, Remote Start, 1 Owner, 34K.....\$17,700</p> <p>2014 Chevy Traverse LS, Gray, All Power, CD, Rear Heat/Air, 1 Owner, 33K.....\$19,500</p> <p>2014 Chevy Traverse 2LT, Maroon, All Power, FWD, Heated Leather, Bose CD, Quad Seats, Remote Start, 43K.....\$24,500</p> <p>2013 Chevy Equinox LT, Silver, All Power, FWD, CD, Remote Start, Rear View Camera, 44K.....\$16,500</p> <p>2012 GMC Terrain SLE, Blue, Power Windows, Locks, AWD, CD, Back Up Camera, 79K.....\$14,200</p> <p>2012 Chevy Captive Sport LT, Brown, All Power, FWD, CD, Heated Leather, Sunroof, Local Trade, 45K.....\$14,200</p> <p>2012 Ford Edge SEL, Silver, All Power, FWD, CD, Alloy Wheels, One Owner, 44K.....\$17,500</p> <p>2011 Chevrolet Equinox LT, Maroon, V6, FWD, Pioneer Stereo, Remote Start, Back Up Camera, 1-Owner, 39K.....\$12,500</p> <p>2011 Chevy Traverse LT, White, All Power, AWD, CD, Rear Air/Heat, Local Trade, 126K.....\$12,500</p> <p>2011 Chevy Equinox LT, Maroon, All Power, FWD, CD, Sunroof, Remote Start, 77K.....\$13,200</p> <p>2010 GMC Acadia SLT1, White, All Power, FWD, Heated Leather, Sunroof, TV/DVD, Quad Seats, CD, Remote Start, 129K.....\$13,700</p> <p>2008 GMC Acadia SLT2, Maroon, All Power, TV/DVD, Heated Leather, Sunroof, AWD, CD, Quad Seats, Remote Start, 122K.....\$13,900</p> <p>2008 Ford Taurus X Limited, Gray, All Power, Heated Leather, Sunroof, Quad Seats, CD, Changer, 3rd Seat, 129K.....\$8,200</p> <p>2007 Buick Rendezvous CX, FWD, 3rd Row, All Power, Alloy Wheels, CD, Local Trade, 183K\$33,500</p> <p>2007 Pontiac Torrent, AWD, Maroon, Sunroof, Pioneer CD, All Power, 107K.....\$7,900</p> <p>2007 GMC Yukon XL SLT, White, All Power, Heated Leather, Quad Seats, 4x4, Remote start, TV/DVD, Bose CD, 139K.....\$15,700</p> <p>2007 Chevy Tahoe LT, Gray, All Power, TV/DVD, CD, 4x4, Rear Heat/Air, 120K.....\$18,500</p> <p>2007 Ford Edge SEL Plus Gold, All Power, AWD, CD, Heated Leather, Chrome Rims, FWD, 132K \$9,900</p> <p>2006 Chrysler Pacific Touring, AWD, Blue, Leather, 3rd Row, Quads, Local Trade, All Power, 97K.....\$6,500</p> <p>2006 Hyundai Santa Fe GLS, White, Power Windows, Locks, CD, 4X4, Local Trade, 133K.....\$6,500</p> <p>2006 Jeep Commander Limited, Gold, All Power, 4x4, Heated Leather, CD, V8, Sunroof, 118K \$10,500</p> <p>2005 GMC Yukon XL Denali, AWD, White, Heated Leather, DVD, 3rd Row Seat, Sunroof, 6.0L V8, Chrome Rims, 129K.....Just In!</p>	<p>CARS</p> <p>2014 Ford Focus SE, Hatchback, Blue, All Power, Leather, CD, Alloy Wheels, 47K.....\$11,500</p> <p>2014 Chevrolet Impala LS, Black, All Power, CD, 1-Owner, 2.5L, 4CY, 46K.....\$14,900</p> <p>2014 Ford Fusion SE, Maroon, All Power, Eco Boost, Heated Leather, CD, Local Trade, 53K.....\$15,500</p> <p>2014 Chevy Cruze LT Silver, All Power, CD, Remote Start, 1 Owner, Factory Warranty, 18K \$14,500</p> <p>2013 Chrysler 200 Limited, Gray, Heated Leather, Rmt Start, Premium Sound, 1-Owner, 3.6L V6, Only 18K.....\$14,200</p> <p>2013 Chevy Malibu LS, Gray, Power Windows, Locks, CD, Alloy Wheels, Remote Start, 1 Owner, 18K.....\$14,900</p> <p>2013 Dodge Ram Quad Cab SLT, Blue, All Power, 4x4, Hemi V8, Leather, CD, Nerf Bars, Chrome Rims, 157K.....\$12,900</p> <p>2013 Buick Lacrosse Premium, Silver, All Power, Heated/Cooled Leather, CD, Navigation, V6, Chrome Rims, 32K.....\$21,500</p> <p>2013 Buick Lacrosse, Black, All Power, Heated Seats, Navigation, CD, V6, Chrome Rims, 1 Owner, 43K.....\$19,500</p> <p>2013 Chevy Malibu LTZ, Turbo, Maroon, All Power, Heated Leather, Sunroof, Navigation, Remote Start, 19K.....\$19,900</p> <p>2013 Buick Lacrosse ECO, Gray, All Power, Heated Leather, Remote Start, 1 Owner, 30K.....\$17,900</p> <p>2013 Chevy Malibu 2LT, Blue, All Power, Heated Leather, Bose CD, Sunroof, Remote Start, 1 Owner, 15K.....\$18,900</p> <p>2012 Dodge Avenger SE, Silver, Power Windows, Locks, CD, V6, Alloy Wheels, 96K.....\$7,900</p> <p>2012 Ford Fusion SEL, Black, All Power, FWD, Heated Leather, Sunroof, Remote Start, New Tires, Local Trade, 92K.....\$10,200</p> <p>2012 Buick Verano Convenience, Silver, All Power, Remote Start, CD, 1 Owner, 33K.....\$13,700</p> <p>2011 Chevy Impala LT, White, All Power, Heated Leather, Bose CD, Sunroof, Remote Start, 79K \$10,200</p> <p>2010 Ford Focus SE, Gray, Power Windows, Locks, CD, Sunroof, 96K.....\$6,500</p> <p>2009 Ford Fusion SE, Black, CD Changer, All Power, SYNC, Leather/Cloth, Salvage Title, Only 59K.....\$18,900</p> <p>2008 Buick Lucerne CX, White, All Power, CD, Alloy Wheels, 121K.....\$6,900</p> <p>2008 Buick Lucerne CXS, Silver, All Power, Heated Leather, CD, V8, Remote Start, 121K.....\$8,700</p> <p>2007 Chevy Impala LTZ, Maroon, All Power, Sunroof, Heated Leather, CD, Local Trade, 168K \$4,900</p> <p>2007 Buick Lucerne CX, Black, All Power, CD, Alloy Wheels, 137K.....\$6,700</p> <p>2006 Chevy Impala SS, White, All Power, 5.3 V8, Heated Leather, Sunroof, Bose CD, Remote Start, 117K.....\$7,500</p> <p>2006 Pontiac G6 GT Coupe, Orange, Power Windows, Locks, Sunroof, Chrome Rims, CD, New Tires, 115K.....\$5,900</p>



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