POSTAL CUSTOMER



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Tuesday, February 14, 2017

Volume LXII No. 7



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9.I ACRES OF PRIME

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 P.M., Sioux County, Iowa, North of Fareway Addition and EXCEPT Parcels C and D. Subject to public road

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

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

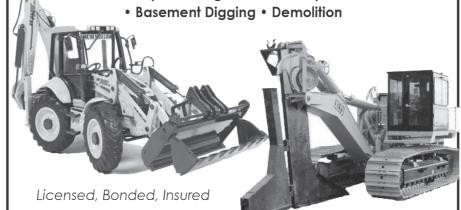
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NOW SHOWING Thru FEB 23 STARTS THURSDAY, FEBRUARY 10 FIFTY SHADES DARKER PG¹³ FRI-MON: 1:30, 3:50, 7:00, 9:20 TUES-THURS: 7:00, 9:20 3D at 9:20 pm Thursday, February 1

NOW SHOWING Thru FEB 23 JOHN WICK: CHAPTER 2 R TUES-THURS: 6:40, 9:00



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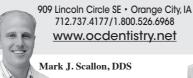


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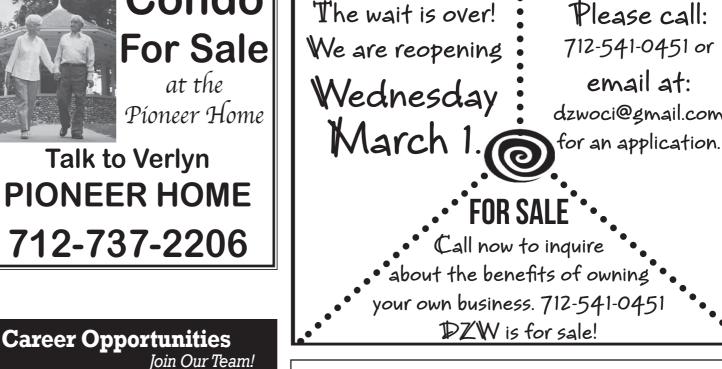
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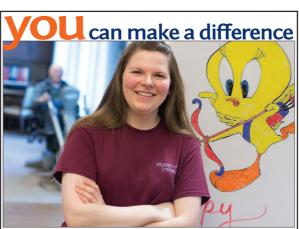
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help spread the word. We reserve the right to edit. This policy goes into effect immediately!

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10th St Pub Dr. David Gohman 88 Chinese Restaurant Great Plains Zoo Nick & Sandra Aalbers Greenworld, Inc. John & Jane Grelle Michael & Ellie Greller American State Bank Guthrie Theatre Anderson Bed & Breakfast Harold & Rose Haarsma Anonymous (5) Habitue Coffee & Creprie Archie's Waeside The Hair Clinic **B&B** Plumbing and Heating Half Baked Cupcakes Beaver Eve Care Hampton Inn Hands Around the World Ron & Mary Beltman Sue Blankers Hatchery Restaurant Blue Mtn. Culinary Emporiur Dave & Miriam Hector Boonstra Kirby Co. Henry Doorly Zoo Darla Hettinga Kevin & Karen Brasser Arlin & Glenda Brennema Hiemstra Lawn & Snow Care Doug Broek Holiday Inn Express & Suites Rachel Brunsting **Holland House Interiors** Adam Hubers Bob & Lynn Bruxvoort Butler's Cafe & Coffee John & Lynne Hubers Casey's General Store ICON Ag & Turf Centrum Arts & Foto Indulgence Salon & Spa Chanhassen Dinner Theatres Iowa Information Cherrybean Coffee Company Iowa State Bank Chick-Fil-A Greg & Jodi Jenness Cold Stone Creamery Jensen Motors Conoco/Noteboom Oil Co. JK Country Bakery Jon & Christie Jans-Conover Joe's TV & Appliance Alan & Marcene Cox John & Beth Johnson Craft Central/Ben Franklin Joiner & Zwart Dentistry Culvers Shay & Jackie Davis Jolly Time Koated Kernels Jim De Hoog Jonny's Place Ron & Ardith De Jong Jubon Juweeler The Dental Office Ron & Peg Juffer Diamond Vogel Paint Rosemary Kilgore Stampe Don's Food Center Steve & Kathy King Scott & Carmel Dunlop Lowell Klaver Kella Klinker Simonin **Dutch Bakery Dutch Mill Pharmacy** Dean & Patty Koele Michael Dykstra Corky & Sherri Koerselman Brenda Koerselman Emerald Hills Golf Club Kopetsky's ACE Hardware Wanda & Denny Korthals Family Eye Care Fantasia Kris & Ann Korver Fareway Kraai Furniture/Carpet One Duane & Marilyn Feekes KSOU Radio Foreman Tire Service Laurie Kurtz FRChurch Women's Min., Sioux Ctr. Landsmeer Golf Club Trent & Kendra Fredericksen Furniture Mart Legacy Duct Cleaning Gift Garden

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Sioux Center News

Siouxland Travel/Laurie Roesner Jackie Smallbones Snap Fitness 24-7 **Sodexo Campus Services** Amy Solsma SRC Overhead Doors Suzanne Stamper Smith Stander Engraving Stange Chiropractic Clinic Subway Nathan & Anne Summers Super 8 Motel Szechuan Inn Taco John's Linda Terpstra TNT Promos,Inc./Tony Anderson The Travel Advantage Kim Travers True Vine Christian Bookstore Tim & Sophie Ulibarri Don & Michelle Vaas Kyle & Dawn Van Den Bosch Rachel Van Den Broek Randy & Karen Van Der Maaten Kim & Jerry Van Es Mark & Melissa Van Holland Brad & Dr. Carilyn Van Kalsbeek Van Maanen's Radio Shack Gerald & Wilma Van Peursem Randy & Bev VanDe Griend Vander Berg Furniture Jeff Vander Berg Dr. Steve & Tara Vander Leest Lora Vander Zwaag Pam Vlieger Bill & Judy Vlietstra Drew & Jean Vogel Jane Vogel Washington Pavilion Cornie & Deb Wassink Wee Blessings Preschool Aaron Wielenga Bill & Bev Wielenga Jay & Roz Wielenga Wild Bird Store Wild Water West Waterpark Windmill Park Jewelers Brandon & Kyndara Woudstra Woudstra Meat Market Earl & Karen Woudstra Renee Wynia

Siouxland Press

THE AD-VISOR Tuesday, February 14, 2016



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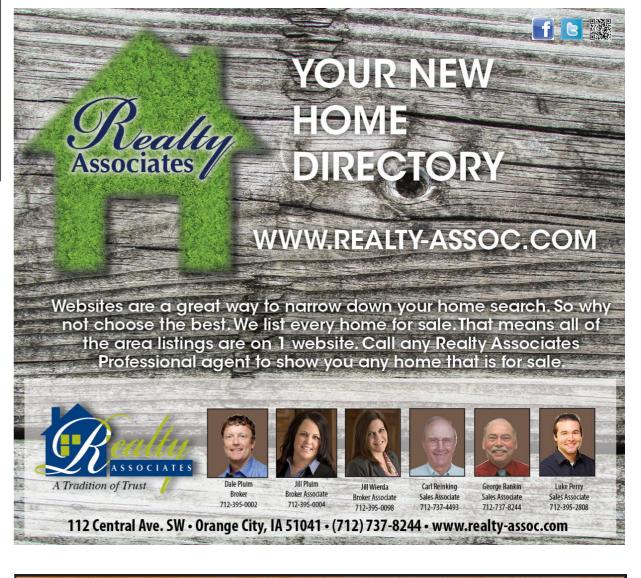
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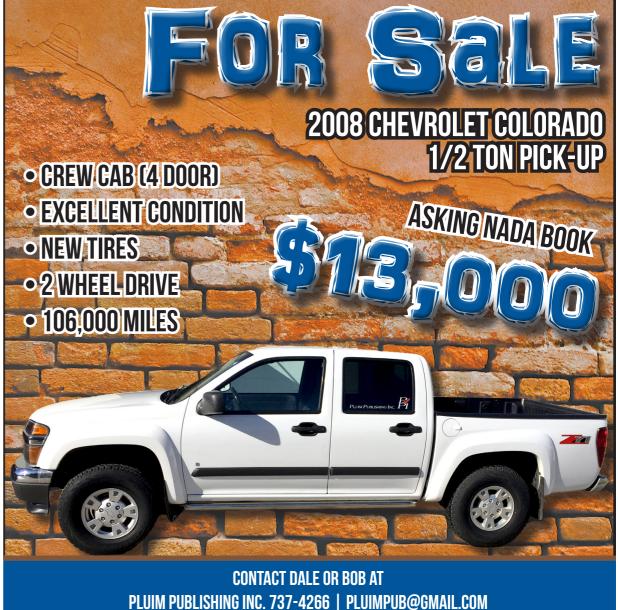
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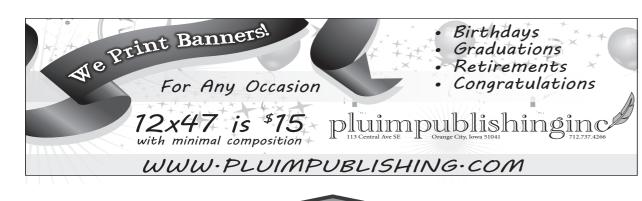
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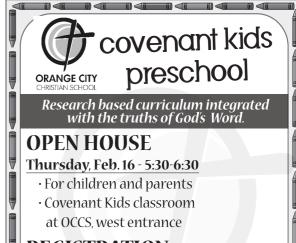
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