POSTAL CUSTOMER



PUBLISHED EVERY TUESDAY • 113 CENTRAL AVE. SE • ORANGE CITY, IA 51041 • 712-737-4266 • 800-747-5846

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Tuesday, October 24, 2017

Volume LXII No. 43



Marketing to the cities and rural routes of: Orange City • Alton • Hospers • Granville • Remsen • Maurice • Ireton • Sioux Center

roommate. Ph. 402-340-9147. call 712-737-2669. (43f)

Orange City. Also looking for logo on the key ring. If found, game boards. 707-4458. (43f) (43f)

LOOKING FOR 2 BDRM APT IN LOST: a carkey, has a VerHoef FOR SALE: Heartland Strategy

NOW HIRING! Evening wait staff. 2-3 nights/ week. Adjustable schedule. Earn \$12-\$15/hour. Great cash for the holidays! Hiring evening cooks. 2-3 up/hour. Nederlanders Community

SENIOR BUFFET (60+), Pork tender/ country \$6, gravy, 11:30. Paullina Community Center, Mon., Oct. 30. Orange City Faith Lutheran Church, nights/week. \$11 and Tues., Oct. 31. Hull Center, Grill, 604 8th St. S.E., Wed., Nov. 1. Hospers Orange City. 712-737- Chit Chat Café, Thurs., (44c) Nov. 2.

HANDCRAFTED ECO- FOR SALE: Well-built FOR SALE: Boccer ball FRIENDLY BASKETS: to rocking chair, folds game- size of small display, to organize, for storage! \$25. Info foosball game. \$35. to store, to decorate call 707-2910, 712-441- Info call 707-2910, 712creatively. Around the World. (43p)

Hands 6094.

(43f) 441-6094.

Grand Opening

Friday, October 27 Chamber Ribbon Cutting at 9:00am Saturday, October 28 New Class Launch - FREE Classes All Day!

If you sign up for a membership on October 27 or 28, you receive a FREE OC Fit T-Shirt!

Thank You to...

Vollink Construction | Noteboom Electric | Joe's TV Premier Communications | SuperHiTech

Jesse Moret, Manager

712.360.0497

ocfithealth@gmail.com 1405 Frankfort Place SE **Orange City**

Your new 24-hour fitness center in **Orange City!**



HEALTH & WELLNESS

arand Opening

•50C WINGS •4/\$10 BEERS •MAKE ANY BURGER A DOUBLE FOR \$2.00 MORE!

Events going on all week!!



WEDNESDAY - Broasted Chicken 2PC with fries, salad & Biscuit \$5.99 8PC

THURSDAY - Taco Medics Night, Flatliner Burritos - \$6 Resusi-Taters \$6, \$1 Tacos, \$2 Coronas

FRIDAY - Pizza Night Any Medium for \$7.99, Large Pizza and a bucket(4) of beers for \$20

\$25 Gift Certificates **Three** \$10 Gift Certificates

SATURDAY - Game Day Wear a college team logo for \$1 off any burger, 1/2 price appetizers, \$2 domestic bottles

SUNDAY - Brunch Buffet I \$1 off two brunches with coupon, Free ice cream I dish with purchace all day

MONDAY- Football ticket drawing, Lunch: Chicken Bacon Ranch wraps \$5.99, Large Single Topping Pizza \$10, Large specialties \$12

TUESDAY- Halloween Ghost Pepper wings, \$1 off "The Peter Venkman"

Powder Expansion Grand Open

Thursday November 2

Orange City Area

INTEGRITY - INNOVATION - INSPIRATION

Health System

Gift Garden and front lobby

Shop our bake sale ~ from decadent desserts

to homemade saucyjies.

Browse the new holiday merchandise

and build your Christmas wish list.

Sponsored by the Orange City Area Health System Auxiliary

8am to 4:30pm

The Vogel Paint Company cordially invites the community to the grand opening of the expansion of the Peridium Powder Coatings plant.

OPEN HOUSE

October 26, 2017 3:00 - 5:00 P.M.

Ribbon Cutting at 3pm Facility Tours to follow (50 stairs along route) Refreshments provided

1019 Arizona Place SW Orange City, IA 51041





Physical Medicine & Rehab Program Manager Full-time

Ve offer competitive wages & benefits: medical, dental, vision, life, long term care insurance, paid time off, retirement plan, daycare discounts & more!

A complete listing of job opportunities can be found at SIOUXCENTERHEALTH.ORG.

HOSPITAL & CLINICS

- CNA, Med Surg PRN
- Cook, Nutrition Services FT/PT
- Dietician PT
- Housekeeper FT/PT
- LPN/RN, Medical Clinic FT
- Radiology Technologist PT/PRN RN, Med Surg - PT

EARLY CHILDHOOD CENTER

Responsible for taking sales

orders and inbound and

occasional Saturdays.

or send your resume to:

1700 Albany Place SE

Orange City, IA 51041

Rachelle Johnson

Full-time position, variety of shifts,

Previous sales experience a plus.

Apply online at RevivalAnimal.com/careers

outbound calls.

It's a "ruff" job

but someone has to do it.

At Revival Animal Health, we are dedicated to keeping our furry

friends happy and healthy and we have fun doing it. We are a family-first company committed to living our values and are

SALES/CUSTOMER SERVICE

seeking people with the same passion to join our family.

- Daycare Provider FT
- Cook FT

SENIOR SERVICES

- CNA, Rovale Meadows FT/PT
- Home Health Aide PT/PRN
- RN/LPN, Royale Meadows FT/PT Nutrition & Food Service Assistant - FT/PT
- RN, Hospice & Home Care PT
- Universal Aide, Crown Pointe PT

 Passion for assisting and educating customers.

Animal health knowledge a

plus, but not required.

Animal Health

Pet care from the heart

AN EQUAL OPPORTUNITY EMPLOYER

Sioux Center Health An Avera Partner

SHADY WEST APARTMENTS 1 BR, laundry on-site, Rent based on income. 712-580-5360 or toll free: **855-441-8688 Orange City, la**





Wanted: Bilingual Family **Advocate for Sioux County**

40 hours per week, 52 weeks per year, including evening hours. Office is based in Orange City. Eligible for benefits, including IPERS. For more information & to complete an on-line application, please visit us at www.midsioux.org | 1-800-859-2025



Mid-Sioux Opportunity, Inc. 418 Marion Street • Remsen, IA 51050

1-800-859-2025

An Equal Opportunity Employer



Licensed Service Assistant

Nick Baker, financial adviser, is seeking a goal-oriented, self-motivated Licensed Service Assistant with strong communication and organizational skills. This is a full-time position, 35-40 hours per week.

Position Summary

The Licensed Service Assistant will be responsible for maintaining office organization, managing client service requests, and handling new business processing. The candidate should demonstrate a high level of organization and attention to detail, and must possess strong computer

Responsibilities may change over time to meet the needs of the practice and can include other duties assigned by the Financial Adviser.

Key duties and responsibilities

- Meet client service needs in the role of a support staff to financial adviser/planner
- Prepare adviser for client appointments, including putting together client paperwork, applications and marketing materials
- Process applications for life insurance, long-term care insurance, investment products, etc.
- Input client data into financial planning software

Skills/qualifications

- Associate's degree at a minimum or three to five years of relevant work experience
- Financial services licensing (Life & Health, FINRA Series 6 or 7) is desired, but not required. Willing to acquire Life & Health licenses
- Ability to multi-task. Positive attitude and willingness to learn and grow
- Dedicated commitment to providing superior customer service with a focus on quality

Competitive wage will be commensurate with experience and qualifications. A retirement plan will also be provided. This position is with an independent agent of New York Life and not the New York Life Insurance Company.

Email resumes to nick@bakerfinancialsolutions.com or mail to: New York Life Attn: Nick Baker 108 1st Street SW Orange City, IA 51041

Village Northwest announces a



Halloween Decor Candy **Plates and Napkins**

Excludes Russell Stover Boxed Candy







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Attention: Nurses

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> This position involves a combination of days and evenings, including one weekend per month. Benefits include health, dental, and life insurance, liberal vacation and sick time, a grocery benefit which provides our staff with \$25 of free groceries each month, variety in job responsibilities, the opportunity to grow, and much more.

Apply at:

Village Northwest Unlimited

330 Village Circle Sheldon, IA 51201 712-324-5414

www.villagenorthwest.org.







Orange City and Sioux Center • 707-9585 • korverent.com

FAIR: Saturday, Nov. We have CONCEPTS 4, 2017. 9 a.m. - 2 Earrings, p.m. Living Water comfortable Community Church allergy free! Try a free and drink available for last. Windmill Park purchase. (44c)

ORANGE CITY CRAFT DO PIERCED EARRINGS FOR SHOW & VENDOR IRRITATE YOUR EARS? beautiful, (Hwy 10 East). Food sample while supplies (43c) Jewelers.

RENT: 2-bdrm aparment in Alton. Tenant pays electric, landlord pays all other and utilities. Appliances included. Call 712-266-(43c)

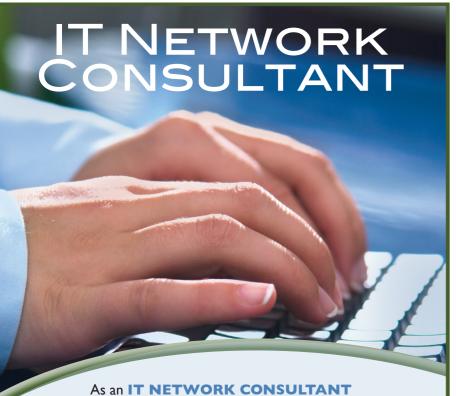
> **BOAT & RV STORAGE:** Secure enclosed storage (Alton). Call 712-229-3670. (43c)



Join us for a Pancake Breakfast and Silent Auction November 4th at First Reformed Church

Great Food, Baked goods, gift baskets, & Much More!

including spring trip.



with Premier Communications, you will get involved with a company that delivers technology solutions for their customers, not just for today, but for the future. In this role, you will assist business customers with their IT infrastructure and technology needs. Network Administration experience is preferred. Valid driver's license and good driving record required. This position requires availability to work occasional nights and weekends in a fast-paced environment.

Premier Communications with headquarters in Sioux Center, Iowa offers a comprehensive wage and benefit package that includes health and dental insurance, 401(k) retirement plan, along with paid time off for vacations and holidays.

Please submit Cover Letter, Resume, and References to: Premier Communications, Attn: Human Resources PO Box 200 • Sioux Center, IA 51250

resume@mypremieronline.com



Looking Ahead We are an Equal Opportunity Employer

at our Sheldon Location

Call and talk to Josh or Kelli in Alton or stop in at our Sheldon Store to fill out a application.

> 109 9th St. Alton, IA 51003 712.756.4295



HELP WANTED

- PT Asst. cook
- Weekend Sitter

(every 4th weekend - daytime hours)

PIONEER HOME

118 Florida Ave. NW • Orange City Call Verlyn at

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10-25% off select bridal samples

Free tux shoes with each full tux rental plus your 6th tux free

plus now until November 4, Sale items are an additional 20% off already marked down prices



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Appointments encouraged, not required



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Buy a qualifying french door or side-by-side refrigerator and freestanding range or wall oven



Get a qualiyfing dishwasher and over-therange microwave

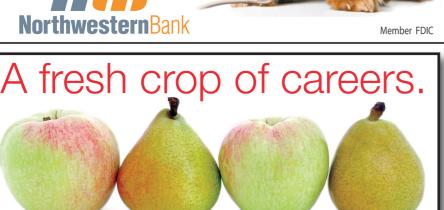


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- A harvest of opportunities. Surgery Circulating Nurse (FT)
- Sr. Care Financial Counselor (PT)
- Home Health & Hospice Nurse Assistant (PT)
- · Sr. Care Nurse Asst, Prairie Ridge (FT, PT, or casual)
- RN, Prairie Ridge (FT or casual)
- Hospital RN (FT)
- Hospital RN, weekends (PT)
- Hospital CNA (FT)
- Oncology Clinic CNA (Casual)
- Environmental Services Associate (PT)
- Clinic RN (PT)

Take a closer look at these positions and all our employment opportunities - then apply today for a job that suits you and your schedule!





Questions? Call Human Resources: 712-737-5260 EOE





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- Basements Footings
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Multipurpose front bucket

• Extendahoe • 4WD

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Looking for a job?

Love working with children?

ORANGE CITY AREA DAYCARE and PRESCHOOL is looking for a responsible individual to provide care at our center various times between 6:30 am - 6:00 pm Monday through Friday.

- · Must be 16 and have experience working with children
- Up to date CPR & First Aid is preferred
- Please stop in for an application

We are located out by the new hospital! Orange City Area Daycare & Preschool 1103 Lincoln Cir SE

Orange City 712.737.3889

ocdaycaresheri@gmail.com







VOGEL PAINT has an opening for a Powder Coating Chemist. This position is responsible for the development of new products in the growing, solvent free powder coating market, along with technically supporting manufacturing, sales, and marketing. These products are marketed across the United States.

A bachelor's degree in the sciences is required (with course work in chemistry). Any hands-on experience in a lab setting is a plus. Proven communication and organization skills required.

Consider joining our 9 member, Industrial/OEM powder group, which is one part of a 60+ member Vogel Technical Team. You will work in a state of the art facility, with a challenging and professional environment in a technically progressive organization. Vogel Paint is a family-owned company for over 90 yrs. with a firmly established history.

We offer a complete benefit package, including health care & dental, 401k with employer match, life & disability insurance, HSA (health savings account), PTO (paid time off), and more. Salary is commensurate with qualifications.

> Please apply at the Corporate Support Center, or email to: hrmanager@vogelpaint.com

Applications and company information are available online at www.vogelpaint.com

VOGEL PAINT, INC.

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An Equal Opportunity Employer Pre-employment drug testing required ISO 9001:2008 Registered



Now Hiring

CIVCO Radiotherapy develops products that aid in motion-management for patients receiving radiation oncology treatments. Our products are used around the globe, and we are the leader in the niche' market we serve. Our mission is to improve outcomes for patients and healthcare providers worldwide by providing high quality, innovative, patient-centric radiotherapy solutions. CIVCO Radiotherapy's team is passionate about our people and our purpose, and this drives a culture of collaboration, respect, creativity, and energy. Located in Orange City, IA, CIVCO Radiotherapy has immediate openings for the following positions:

Warehouse Technician I **Assembler**

Why CIVCO?

- In addition to competitive salaries and incentive plans, we offer great benefits and perks: Medical, dental, and vision insurance through excellent providers. Free life insurance, and free short-term disability insurance (ability to purchase more life and long-term disability insurance at very low premiums). Tuition reimbursement. A 401(k) plan with matching. Generous paid time off and holiday plans. Employee stock purchase program, Employee Assistance Program, and more.
- The biggest perk we offer:

Every single day at CIVCO, you will know that what you did truly mattered in the lives of cancer patients around the world. You will know that one day, your own parent or sibling, or perhaps you, may be relying on CIVCO's products. In short, your job will carry greater purpose than getting a paycheck, and you'll be part of a team of people who are also passionate about fulfilling a higher purpose in their work.

**For more information, a complete summary of job duties, and to submit a resume, please check us out at civcort.com

CIVCO Radiotherapy is an affirmative action employer







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Open House \$139,500 412 Colorado Ave. SW mas **Orange City** 3 bedrooms, 2 baths, a **must see** for size and updates! Call Arlin Brenneman! 712-395-1642



Call Jim Van Gorp! 712-441-4436 REALTY 712-737-4849 | 117 Central Ave. SE • Orange City | www.siouxlandre.com

COMPUTER SUPPORT OF SIOUX COUNTY -Setting up a network in your house? Need to share files with your employees, customers or vendors? Contact Paul Beltman for your tech support needs. 737-8148 or cssc@ paulbeltman.net (47p)

A Better Life for Patients. A Better Career for You!

Universal Pediatrics is seeking qualified RNs & LPNs to provide home health services in the Sioux Center/Le Mars area. Positions include Full-time/Part-time/PRN

Day & Night shift opportunities. Enjoy flexible hours, one-on-one care with your client, and hands-on training will be provided. New graduates are encouraged to apply!

\$500 EMPLOYEE REFERRAL BONUS AVAILABLE!!

Apply online today or call 1-800-930-1641.



October is Pork Month

IN OCTOBER

HICKORY SMOKED BBQ

pepper jack, sauteed pepper, onion

SPICY PLUM MUSTARD PORK

swiss, lettuce, tomato, bacon, sauteed pepper



bed of spinach layered with shredded pork, mandarin oranges, Asian crunch mix, red onion and Thai lime sauce



Hours: Monday - Saturday 10 a.m. - 8 p.m. Closed Sunday 813 Lincoln Place SE Orange City, IA 51041 Next to Prairie Winds **Event Center**

Show Times Valid Friday-Thursday, Oct 27 - Nov 2

SIOUX CENTER 🔻 722-4665 ALL MATINEE TIMES REALD 3D ALL SEATS \$8.00 2D Features ALL SEATS \$6.00

Hearing and visually impaired assistance devices available.

NO SCHOOL FRIDAY, OCTOBER 27 Join us for extra matinees!

HURRY! ENDS THURSDAY, NOV 2 SAME KIND OF DIFFERENT AS ME

FRI-SUN: 1:10, 3:50, 6:50, 9:20 MON-THURS: 6:50, 9:20* Time Not Shown Thursday, Nov 2

ONLY THE BRAVE FRI-SUN: 1:00, 3:40, 6:30, 9:10 MON-WED: 6:30, 9:10

HURRY! ENDS THURSDAY, NOV 2

STAR WARS: THE LAST JEDI premieres Thursday, December 14 tickets on sale now!

NOW SHOWING Thru NOV 2

GEOSTORM

2D Times.. FRI-SUN: 1:30, 4:10, 6:40, 9:05 MON-THURS: 6:40, 9:05

NOW SHOWING Thru NOV 2 HAPPY DEATH DAY

MON-THURS: 7:00, 9:00 HURRY! ENDS TUESDAY, OCT 31

MY LITTLE PONY: THE MOVIE PG oices of: Emily Blunt Kristin Chenoweth FRI-SUN: 1:20, 4:00, 7:10, 9:20 MON-TUES: 7:10, 9:20

STARTS WEDNESDAY, NOV 1 A BAD MOMS CHRISTMAS R WED-THURS: 7:10, 9:20

STARTS THURSDAY, NOV 2 THOR: RAGNAROK

2D at 7:00 pm Thursday, November 2 3D at 9:45 pm Thursday, November 2 Regular Engagement Begins Friday.

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OPPORTUNI1

Looking for a new career? Now is the time to contact Human Resources at Link Manufacturing Ltd.!

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orange city chamber merchant's



Visit BUSINESS with orange TRICK-OR-TREAT signs on OCT. 31ST from NOON to CLOSE! Decorate pumpkins & win prizes! Drop them off Oct. 23-30 for judging on Oct. 31st.



Preschool Hands Around the World Kindergarten 1st & 2nd Grade

3rd Grade 4th Grade **5th Grade** Siouxland Realty

8th Grade

6th Grade

OrangeCitylowa.com/Halloween





NO TRADE-IN REQUIRED.



Galaxy Note8

Galaxy S8

LG K_B

LG G₆

OFFER ENDS 10/26

Postpaid Plan, 0% APR, \$0 down, 30-month Retail Installment Contract and credit approval required Prices vary. Additional terms apply

Le Mars 121 5th Ave. SW, Ste. B 712-546-7587

Orange City 1210 Hwy. 10 West 712-737-3555

Sheldon 909 Park St. 712-324-8099

Things we want you to know: Postpaid Plan, 30-month Retail Installment Contract and credit approval required. A Regulatory Cost Recovery Fee (currently S2.02) applies; this is not a tax or government required charge. Additional fees, taxes, terms, conditions and coverage areas may apply and vary by plan, service and phone. \$40 Device Activation Fee applies for Shared Connect Plans. Offers valid at participating locations only and cannot be combined. See store or uscellular.com for details. Smartphone Sale: Available to new lines and upgrades. Pricing valid on select Smartphones and varies by device. Kansas Customers: In areas in which U.S. Cellular® receives support from the Federal Universal Service Fund, all reasonable requests for service must be met. Unresolved questions concerning services availability can be directed to the Kansas Corporation Commission Office of Public Affairs and Consumer Protection at 1-800-662-0027. Limited-time offer. Trademarks and trade names are the property of their respective owners. ©2017 U.S. Cellular



Register here to win 1 of 6 \$50 Pork Certificate

Register now through Oct. 31 at one of these participating merchants

Fareway Hospers Burger & Shake Shop Perspective Ins.

Don's Food Center Pizza Ranch Iowa State Bank

North West REC

Noteboom Tire Company Town & Country Implement Nederlander's Grill Van Engelenhoven Agency Northwestern Bank Woudstra Meat Market

Support your local Pork Producers and the merchants who support them!

Compliments of Sioux County Pork Producers.

Support the Sioux County Pork Producers and the merchants who support them.







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NEW LOCATION: 2966 US 75 Ave. • Hull, IA 51239 • Office Phone 712-439-1426 Kevin De Bruin, Manager Cell: 712-441-2477

Rob Mouw: 712-395-0272 • Ted Hengeveld: 712-540-1585 • E-mail: CraigS@valueaddedporkmarket.com



WE ARE CELEBRATING BY PUTTING

EVERYTHING IN THE STORE ON SALE! Jubon Juweelen is an eclectic store with something for everyone. Many unique, one of a kind items including Dutch antiques: books, both new and used; notions, including Gutermann thread and Clover knitting needles; Dutch food; Disc golf discs and tee shirts; puzzles; all sizes and styles of wooden shoes, wooden shoe slippers and garden clogs. If you can't come in, give us a call at 712-737-8920. We send UPS from our store. We also have original artwork for both local artists and artists from around the counrtry. Don't miss this once a year sale.

107 3rd St. NE Orange City, IA 51041 | 712-737-8920 | jubonjuweelen.biz





IMMEDIATE OPENING

Tuesday, October 31 @ 12:00 to Close For more information contact the Chamber of Commerce

orange city business



at 712-707-4510 or orangecity.chamber@gmail.com. Visit us on OrangeCitylowa.com!



f B

Are you looking for steady employment in a team atmosphere? Do you enjoy traveling the scenic rural Midwest?

Vogel Traffic Services has a position within our

Contract Marking Division as a crew member

Operating or driving our state-of-the-art equipment

- Must have or be willing to obtain a valid CDL Class B License • Full-Time, Part-Time or Seasonal positions available
- Vogel Traffic Services offers a family friendly environment with an excellent

compensation and benefits package.

Please apply at the Corporate Support Center, or e-mail resume to: hrmanager@vogelpaint.com

Application and company information available online at **www.vogelpaint.com**



Phone: 712.737.4016 • www.vogeltraffic.com

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Vogel Paint is an Equal Opportunity Employer Pre-Employment drug testing is required

We'll help you through the process of finding your dream home.



IT'S ALL NEW! www.realty-assoc.com









112 Central Ave. SW • Orange City, IA 51041 • (712) 737-8244 • www.realty-assoc.com



IF YOU WANT YOUR OLD **FENCES TAKEN OUT or gutters** cleaned, call Harlan at 712-(tnc)

LISTEN TO THE LIVE broadcast of the Calvary Christian Reformed Church, Orange City, over KDCR-FM 88.5 on your dial, 7:15 p.m.

Maurice Reformed Church Wednesday, Nov. 8 serving from 5:00 pm - 7:30 pm

Menu includes Broasted Pork Chops and Chicken, Cheesy Potatoes, Green Bean Casserole, Dinner Rolls, "Homemade" Salads and Desserts, Beverages.

FREE WILL DONATIONS welcome Sioux Stockmen 4-H Club Bake Sale.

SHOW & VENDOR BUSINESS IN NEED of FAIR: Saturday, Nov. repair or remodel? 4, 2017. 9 a.m. - 2 Services p.m. Living Water framing, Community Church (Hwy 10 East). Food finishing, countertops, and drink available for tile, purchase. (44c)

texturing,

FOR RENT: 2 bedroom apartment in Orange De Jong Construction: City for \$575 and 3 H-712-737-3025 bedroom house in C-712-540-9983. (tnc) Ireton for \$650. Call Brenda Dokter at 712-441-4196 for a showing! (43c)

ORANGE CITY CRAFT IS YOUR HOME OR DO PIERCED EARRINGS IRRITATE YOUR EARS? We have CONCEPTS include: Earrings, beautiful, drywall, comfortable and wood allergy free! Try a free sample while supplies last. Windmill Park cabinetry, replacement windows Jewelers. (43c)and doors, small minor

repairs. Call Irwin at CELEBRATING YEARS IN BUSINESS or WITH A SALE! 20% OFF storewide through Oct. 31. Hands Around the World. (43p)

'COMMON THREAD' a new begin season on Monday, Oct. 30. Anyone is invited to come and share their interest and time in sewing, quilting, crocheting, knitting, etc. Come from 7-9 p.m. to the Coffeehouse/Cadet Room (NE corner of lower level) at Calvary (709 5th St. S.E.). Meetings are usually held on the 2nd and Mondays. Call 4th Mona at 737-3489 with questions. (43c)

You are invited to...

...our "MUNCH & LEARN TRAVEL SHOW" with Paul and Elaine De Jong & Allied Tour and Travel Be the first to see details of our 2018 motor coach tours

at one of the following locations: Oct. 31 @10:00 a.m. Family Table, Le Mars

Oct. 31 @5:30 p.m. Pizza Ranch, Orange City

Nov. 1 @10:00 a.m. Pizza Ranch, Sioux Center

Nov. 1 @2:00 p.m. - Pizza Ranch, Sheldon

RSVP suggested but not necessary Allied Tour & Travel 712-707-9090 | 1201 Albany Place SE Orange City



- Farm Tiling with GPS/Laser and Tile Mapping • Water and Sewer Contractors • Footings • Confinement Pits
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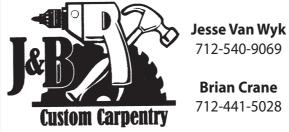
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DIRECTIONS & SALE LOCATION: From Granville, IA at the intersection of Hwy. 10 & County Road L-22, 1 mile South on L-22, then 1/2 mile West on 470th Street.

(In case of inclement weather, the auction will be held at the Granville Community Center, 619 Broad Street, Granville, IA).

LEGAL DESCRIPTIONS:

That Part of the Northwest Quarter (NW $\frac{1}{2}$) [EXCEPT the Northern 32 acres $\frac{1}{2}$ ML consisting of land and an acreage], and the East Half of the East Half (E $\frac{1}{2}$, E $\frac{1}{2}$). Section Fourteen (14), East Orange Township, T 94 N, R 43 West of the 5th P.M., Sioux County, State of Iowa containing an unimproved 88 acres M/L.

GENERAL DESCRIPTION: The following Sioux County FSA information has comingled figures with other land, so a reconstitution will have to be completed after the auction. According to the information provided, the Sioux County FSA has the farmland acres at 116.34 with the cropland acres at 112.42. The farm is enrolled in the ARC county program with corn base acres at 55.90 and soybean base acres at 54.70. There is 1.22 acres in the CRP program with a contract expiration date of September 30, 2025 and the annual payment per acre is \$493.76. In regard to the soil map, the predominant soils are Galva, Marcus, Primghar and a small amount of Afton with a weighted CSR II of 93.7.

REAL ESTATE TAXES: The seller will pay all of the taxes up to December 31, 2017 and all prior taxes. The taxes are approx-

TERMS: The buyer will be expected to pay ten percent (10%) of the purchase price the day of the auction and sign a real estate contract agreeing to pay the balance on or before December 15, 2017 at which time the seller will furnish the buyer with a Warranty

Deed and an Abstract showing good and merchantable title. POSSESSION: This sale is subject to the present lease which expires on February 28, 2018. The present lease has been properly terminated, and early possession will be with the consent of the tenant.

METHOD OF SALE: The highest successful bid the day of the auction will be multiplied by 88 acres provided that the survey is not completed at that time. If the survey is completed, we will use those figures surveyed multiplied by the highest bid obtained. The seller will pay for the survey and any boundary lines that need to be established.

AUCTIONEER'S NOTE: This is a rare but choice opportunity to purchase a tract of land of this quality and also with its location. Don and Maretta Budden have taken excellent care of the family farm. I would like to extend my gratitude to the Budden family for giving us the opportunity to conduct the auction of their family farm. It is greatly appreciated. If you have any questions in regard to the contents of this sale bill, or the farm itself, please do not hesitate to call the auctioneer at the telephone numbers listed.

> MRS. NORBERT (EVA) BUDDEN ESTATE. OWNER Executors: Carolyn Gergen & Ron Budden Attorney for the Estate: Debra S. DeJong, Orange City, IA

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