

★ The Siouxland Weekly Shopper's Guide

FREE

Wednesday, September 29, 2021

Vol. 81 No. 23



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Pizza By the Slice

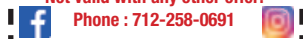
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**Wednesday, Sept. 29th 10AM - 5PM
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Approx. 280 Acres in Union Co., SD
Section 14 & 15 of Sioux Valley Township

(Per Original Government Survey) (Offered in 2 Tracts)

ONLINE BIDDING AND LIVE PUBLIC AUCTION

Online Bidding @ BidBrockAuction.com & Click on HiBid

Tuesday, October 12, 2021 @ 10:00 AM

Sale Held at Security National Bank

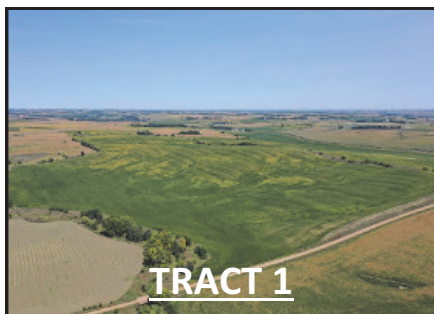
251 Reed Street, Akron, IA 51001

METHOD OF SALE: The property will be sold with the high bidder having their choice of Tract 1 or Tract 2 or both tracts. In the event both tracts are taken the sale is over. In the event only 1 of the tracts are taken, the remaining tract will be offered. The tracts will not be combined and offered as 1 unit.

GENERAL DESCRIPTION: Wow!! 2 very nice farms of Rolling Eastern South Dakota Cropland, only separated by a roadway. Majestic Farms and Gertrude Peterson Trust have for years worked diligently to turn these farms into as highly productive pieces as can be found in the area. We all know and understand the value of not having such a high base price (\$15,000 – \$20,000/acre) and yet having land that will yield and perform right up there, with the new hybrids of today. Surely if you can buy almost twice as many acres, your total number of bushels may far exceed those of less acres of higher priced land. The present owners and tenants have taken pride in making these farms top yielders and should be a real bonus for you and your operation.

The Union County FSA has much of this land combined with other adjoining land so the following figures may be adjusted up or down by the FSA according to their rules and regulations and are not to be deemed exact. All the 156EZs are posted on our website so refer to them and rely on your own judgement when bidding. Tract 1 shows approximately Corn base of 61.1 acres with a 158 bu. PLC Yield Index and an approximately 66.18 Soybean base with a 42 bu. PLC Yield Index. The NRCS Office shows the Main Soil types to be Crofton, Alcester, Crofton Nora and McPaul with weighted Productivity Rating of 59.6. The FSA Office has Tract 2 combined with adjoining land as well, but shows Corn base to have a 158 bu. PLC Yield Index and the soybeans to have a 42 bu. PLC Index as well. The NRCS office shows the main soil types to be Crofton, Crofton Nora, with smaller amounts of Alcester and Moody Nora. The farm carries a weighted average productivity Rating of 49.2.

We are in an ever-changing world this day and age. It is becoming extremely hard to find moderately priced ground that has proven yield potential and great growth possibilities. Smaller 80 acre and 160 acre tracts are being consolidated into larger and larger operations and are becoming harder and harder to find, as the race grows more intense. This sale is offering you a great opportunity to purchase a substantial amount of land whether you want 1 tract or both and put you in a stronger position going into the future. For a lot of us it was the foresight and fortitude of our forefathers and mothers who saw the future and gave us a start. Now is it your time to secure your families holdings and strengthen their future? If so these 2 farms may very well play a key role.



TRACT 1



TRACT 2

For Complete Details, Photos & Video go to www.BrockAuction.com

MAJESTIC FARMS LLP & GERTRUDE VIRGINIA PETERSON REV. TRUST OF 1992 - OWNERS

* Auctioneer/Brokers are representing the seller's interest only in the transaction.



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Pat Robeson - Sioux City, IA 712-259-1734
Troy Donnelly - Elk Point, SD 712-899-3748
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ET SEQ & the storage contract &/or
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HOUSEHOLD AUCTION

6016 Pine View Drive – Sioux City, IA

Saturday, October 2nd, 2021 – 1pm

Auction Held Rain or Shine

COLLECTIBLES: Bally "Mata Hari" Pin Ball Machine, Seeburg Juke Box, Some Fiesta Ware, Inlaid Game Cabinet, Stained Glass Windows, Hi Boy, Stereo Equipment, Plus More!

HOUSEHOLD: 5 Pc. Modern Dinette, Beautiful Jasper Oak Secretary, Kitchen Items, Sofa, Pr. Speakers, Brass Pedestal, Oak End Tables, Modern China/Bookcase, Wall Décor, Wall Cabinet, Several Nice Flat Screen TV's, End Tables, 5 pc. Oak Bedroom Set (Queen Bed, Dresser, Chest & 2 Night Stands), Coffee & Mat End Tables, Corner Desk Set, 3 Dr. Dresser, Lamps, Rocker Recliner, Queen Bed, Small Items too Numerous to Mention!

TOOLS & MISC: Nice Craftsman Tool Box, Snapper Snow Blower, Nice Selection of Craftsman Hand Tools, Leaf Blower, Gas Weed Eater, Grinder, Drill Press, B&D Table Saw, Lawn Boy Mower, Compressor, Bicycle Cart, Battery Charger, Kerosene Heater, Stepladder, Shop Vac., Scroll Saw, Patio Chairs & More Items.

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Friday, October 1, 2021 @ 11:00AM

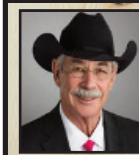
Location: 1809 Emmett Ave., Bronson, IA 51007

Live Auction Starts @ 11:00AM, Live & Online Starts @ 11:30AM



For complete Details & Photos go to www.BrockAuction.com

4 CORNERS CONSTRUCTION - Owner



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176.5 M/L Acres of Prime High Quality Farmland
Section 3 of Union Township, Plymouth County, Iowa
(Per Original Government Survey) (Offered in 2 Tracts) (Acreage Is Not Included In The Sale)

LIVE PUBLIC AUCTION AND ONLINE BIDDING
Online Bidding @ BrockAuction.com & Click on 

Monday, October 4, 2021 @ 10:00 AM
Sale Held at the Farm Site

LAND LOCATION: From Remsen: Go South 4 miles on L-12, West 2 miles on C-38, then go South 1½ miles on Polk Ave. From Oyens: Go South 5 miles on K-64, East 2 miles on C-38, then go South 1½ miles on Polk Ave. From Le Mars: Go South 2 miles on K-49, East 7 miles on C-38, then go South 1½ miles on Polk Ave.

From Kingsley: Go North 7 miles on Highway 140, West 3 miles on C-44, then go North 2½ miles on Polk Ave.

GENERAL DESCRIPTION: Carol Boever's Family Land is one of Plymouth County's Finest!! Every county has an area that is considered their best performing area over almost all of the rest. For years and generations, Union Township has carried that banner proudly. That tradition certainly is prevalent in today's modern farming world. Some of the strongest areas are determined by certain factors; quality soils, proper slope of the land (not too steep and not too flat), strong history of great farm families who have utilized amazing conservation practices to maximize yields and profits, yet honoring and caring for the land as well. This land is great for visionaries who realize the importance of the long term outlook and work ethic required to build a generational operation that keeps up with the new innovations and embraces all of the technology advances of the computer age and how that helps the bottom line.

The Plymouth County FSA office shows 181.06 Farmland Acres, 174.99 Cropland Acres total on Tracts 1+2 combined will be split as determined by the FSA rules if there are multiple new buyers. See the FSA 156EZ on our website for additional information. The Plymouth County NRCS and Assessors office shows the Main Soil types to be Galva with some Primghar and Radford. **Tract 1 carries a whopping 90.4 CSR2 weighted average and Tract 2 carries an awesome 88 CSR2 weighted average.** Wow! If you combine these great highly productive soils with all the pluses you'll find it just doesn't get any better than this!

All the stars are aligned to provide someone with an outstanding opportunity of not just a lifetime, but a generational legacy farm. With the diverse marketing options, from great marketing facilities, to strong livestock feeding programs, ethanol plants, wind options possibly in the future and some of the best land available anywhere in the world, you couldn't ask for more! This is the type of land that keeps family farming operations strong going into the future. You and your family will never be sorry and will always be proud to showcase this as one of the crown jewels of your farming operation. Please give this farm your strongest consideration so your grandkids will someday say "Thanks Grandpa and Grandma for looking out for our future!"



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CAROL L. BOEVER ESTATE - Owner

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153 M/L Acres of Unimproved Farmland
Section 35 & 36 of Stanton Twsp., Plymouth County, Iowa
(Per Original Government Survey) (Offered in 2 Tracts) (Acreage Not Included)

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Friday, October 8, 2021 @ 10:00 AM
Sale Held at the Farm Site

LAND LOCATION: From Le Mars: Go South 8 miles on K-49, East 2 miles on 270th St., then go South ½ mile on Nature Ave. From Hinton: Go East 9 miles on C-60, then go North 1½ miles on Nature Ave. From Remsen: Go West 4 miles on Highway 3, South 8 miles on K-64, West 3 miles on C-44, then go South 2½ miles on Nature Ave. From Kingsley: Go Northwest 3.5 miles on C-66, West 5 miles on C-60, then go North 1½ miles on Nature Ave.

GENERAL DESCRIPTION: A fantastic offering of 2 Stanton Townships stronger farms. Darlene's family is really well known in the community and have been great in protecting the land for years while raising her family from the fruits of hard work and dedication to the land.

The land will be offered in 2 tracts. Tract 1 is approximately 73 acres M/L not including the acreage site. The Plymouth CO. FSA Office shows 71.53 cropland acres, with a 39 acre corn base with a 153 bu. PLC Yield Index and a 31 acre soybean base with a 51 bu. PLC Yield Index. The NRCS Office shows the main soil types to be Galva, Radford with a splash of Ida and Primghar. **Tract 1** is carrying an **82.3 CSR2** weighted average. FSA shows **Tract 2** to have 77.92 cropland acres, with a 43.2 acre cornbase with a 153 bu. PLC Yield Index and a 34.2 soybean base with a 51 bu. PLC Yield Index. The NRCS Office shows the main soil types for Tract 2 to be Galva and Radford. It is carrying a weighted average **CSR2 rating of 80.6.**

Strong soils coupled with good conservation practice and good farming practices make the 2 pieces really productive and desirable. In today's farming world it is becoming harder and harder to find an opportunity to buy 80 acres or even 153 acres. You will have your chance to do just that with this offering. The farms in an exceptionally desirable area with lots of marketing options because the area is surrounded by livestock feeding operators, excellent grain marketing facilities, ethanol plants and even potential for future wind maybe. Who knows what opportunities lie ahead for agriculture? We only can be certain about 1 thing, people and livestock numbers will grow together and both will need to eat! Take advantage of this opportunity to grow your operation or start becoming a proud farmland owner!



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DARLENE (RUHLAND) FELLER HEIRS - Owners

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BROCK AUCTION
BACI COMPANY, INC.

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120 Acres M/L of Farm & Recreational Land
Section 21 & 22 of Kedron Twsp., Woodbury County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING
Online Bidding @ BrockAuction.com & Click on **HiBid**

Friday, October 15, 2021 @ 10:00 AM
Sale Held at American Legion - Anthon Iowa

LAND LOCATION: From Anthon: Go East ½ mile on 220th St., then go North 2 miles on Mason Ave.
From Correctionville: Go Southwest 5 miles on Highway 31, then go 1 mile Southeast on Mason Ave.
From Oto: Go Northeast 10 miles on Highway 31, then go 1 mile Southeast on Mason Ave.

GENERAL DESCRIPTION: Farmers, Outdoor Enthusiasts, Hunters, Fishermen!!

In the offering is a truly unique, diverse 120-acre tract of Woodbury County Farmland. This beautiful piece of property lying just on the East side of Anthon, Iowa can be whatever you would like it to be. For those of you who are outdoor enthusiasts that want to enjoy having your own private get away with extra income potential this is it. With the Little Sioux River running through the property, Hunting and Fishing possibilities are unlimited. The FSA Office will make the final determination after the sale on the exact tillable acres which are combined with another 40 acre tract. There will be a nice amount of farmland that will go with the 120 acres. The NRCS Office shows the main soil types to be Anthon and Rawles with a lot of other diverse soils, all listed on our website. The Farm carries a weighted average CSR2 of approx. 67.

No matter what you want from a piece of land in the heart of Woodbury County, this farm can provide it. Whether you are going to farm the land and maybe want some additional income from a possible hunting and fishing lease or vice versa. Imagine the joy of your (own) private escape where you can enjoy nature in all her Glory. Sitting on the riverbank listening to the soothing sounds as the Little Sioux flows by and upland game and birds share their world with you. All this plus additional income from the land. How could it get any better than this? The Krells are giving someone a rich opportunity.



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LAWRENCE C. KRELL JR. IRREVOCABLE TRUST - Owner



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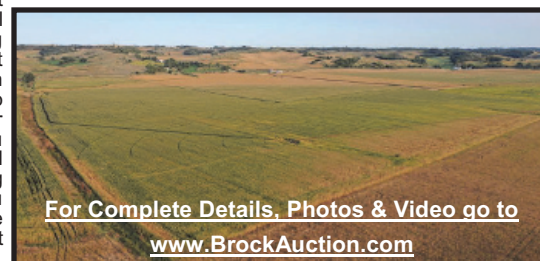
390 M/L Acres of Unimproved Farmland
Section 27, 28 & 33 of Grant Twsp., Monona County, Iowa
(Per Original Government Survey) (Offered in 3 Tracts)

LIVE PUBLIC AUCTION AND ONLINE BIDDING
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Monday, October 11, 2021 @ 10:00 AM
Sale Held at the Farm Site

LAND LOCATION: From Ticonic: Go South 2 miles on Oak Ave. From Smithland: Go South 5 miles on L-12, East 2 miles on E-16, then go South 2 miles on Oak Ave. From Mapleton: Go South 1½ miles on Highway 175, West 3½ miles on 140th St., North 1½ miles on Peach Ave., West 3 miles on E-16, then go South 2 miles on Oak Ave. From Onawa: Go Northeast 7 miles on L-12, continue Northeast 2 miles on Nutmeg Ave, then go Northeast 2 miles on Oak Ave.

GENERAL DESCRIPTION: Holy Cow!! Opportunity is knocking on your front door. MS Farms is giving someone a true opportunity of a lifetime by offering you a shot at 390 plus acres in 3 tracts so you can go as deep you want from 106.5 acres to 140 acres or 144 CRP acres or any combination of or all three. Tract 1 has 140 acres that includes the farmland approximately 17 M/L acres of CRP at \$300/acre and the bin site with a 57,000 bushel SUNKUP drying bin and other small bins. Tract 2 has approximately 106.5 acres of irrigated farmland with 16" cased Well, 60' deep, 15 tower center pivot that has a diesel Power Unit and Generator as well. Tract 3 is approximately 144 acres of CRP that is in the \$300/acre. All three tracts are combined by the FSA Office and if sold separately will be split out according to the FSA rules and all CRP payments will be pro-rated the same way. See our website for the complete details on the FSA information. Tract 1 is made up of predominately Rawles, Napier, and McPaul and carries a weighted CSR2 average of 84.2!! Tract 2 is also made up of predominately Rawles, McPaul and Napier and carries a weighted CSR2 average of 81.8. Tract 3 is made up of predominately Rawles, Zook and Luton and carries a weighted CSR2 average of 70.6. This rare auction offers some extremely high-quality soils and each tract has some great add-ons as well. Tract 1 with the bins and really strong soils is just awesome! Tract 2 with its great soils plus that super-saver irrigation system that takes the worry out of a dry year makes it a really great piece. Tract 3 in the CRP bid in at \$300 offers security and lots of potential growth in the future. With some tiling and a lift station, the soils on this tract should be very productive as well. All in all it seems like this is a great chance to pick up enough acres to really help your efficiencies and your bottom line. If you want to put them all together you will have the diversity and marketing flexibility that we all wish we had. If you just want one tract or 3, this is the perfect dream to get whatever you want and control your own destiny.



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General

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2 pc of wood
12" w 13/4" t 13/6" L
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Child Protection Gate blocks stairs \$1
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EMPLOYMENT OPPORTUNITIES



Associate Vice President of Administration and Finance

Nature of Work: The Associate Vice President Administration & Finance (AVPAF) administers functions associated with the financial operations of the College and works closely with/advises the Vice President for Administration & Finance (VPAF) on matters affecting policy and procedures regarding financial aid, student accounts, and cash management; and provides oversight of the financial affairs of the Athletic department.

Required Qualifications: Bachelor's degree in Business Administration or related field. A minimum of five years of related business experience is required. Must possess an attention to detail, excellent written and verbal communication skills, and the ability to communicate effectively with campus colleagues, system and state office personnel and other constituencies.

Preferred Qualifications: Masters in Business Administration. Work experience in higher education. Experience with SAP accounting system. Experience with Peoplesoft Student Information System.

Salary: Competitive, commensurate with qualifications and experience. Attractive and comprehensive fringe benefit package. Annual salary range is \$85,000-\$100,000.

Assistant Director-Budget and Grants

Nature of Work: Oversees the budget and financial components of grant operations by working independently with limited supervision. Assists the Budget Director with the College's complex budget functions. Develops reports, analyzes data, ensures compliance, provides training and guidance, formulates process improvements, and implements procedures.

Required Qualifications: Bachelor's degree in related field or equivalent work experience.

Preferred Qualifications: Accounting major, experience with governmental accounting procedures; Comprehensive familiarity with software applications, especially spreadsheets and budget management systems; Experience with detailed and complex files and reports; Extensive analytics experience including the ability to detect trends in financial data and determine the cause and effect of scenarios.

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For Sale: 2 stove top splatter screens \$1/each. (712) 252-0765

For Sale: 2 washing machine hoses \$3/each (712) 252-0765

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Kirby upright vacuum, Series 5. Works great. \$50 firm. call 712-251-2873 after 1 pm

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New hamilton beach 5.2 liter digital steamer \$15.00 (402) 494-4131

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Wednesday, September 29, 2021 • The Siouxland Weekly Shopper's Guide • 7
Tommy Armour Driver \$20, Mizuno Driver \$20, Northwestern 7Wood \$15, Golden Bear 7Wood & 5Wood \$25. 712-252-3555

Thrifty's

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TRAFFIC ARTIST

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The ideal candidates should be creative with a good eye for design, detail oriented and have good written communication and customer service skills. This person will work within a diverse team to complete workflow of print and digital newspaper advertisements, watch daily ad queues in web based software and communicate with sales, outside design teams and support teams to meet deadlines.

A working knowledge of a PC based computer system, Adobe InDesign, Photoshop and Microsoft Office is required. Organizational skills and attention to detail is critical. Adobe Acrobat, Illustrator, and HTML experience a plus. Graphic design or advertising experience is desired.

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Candidates should provide examples of their work when applying. The Sioux City Journal and Lee Enterprises Inc. are equal opportunity and drug-free employers.



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