

★ The Siouxland Weekly Shopper's Guide

FREE

Wednesday, April 28, 2021

Vol. 81 No. 01



**STRUGGLING
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what's inside?

- Dining
- Area Auctions
- Real Estate
- Auto
- Employment
- Home Improvement

contact us

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Sioux City, IA 51101

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For Advertising:
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For Classifieds:
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Fax: 712-255-7301

E-mail:
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APRIL 28 | 3PM-6PM

INTERVIEWS WILL BE CONDUCTED IN THE WORLD TOUR BUFFET.

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General

BOOKKEEPER

Primary responsibility preparing pay-rolls & payroll taxes. Ideal applicant computer savvy and experienced in Excel. Also a plus if experienced with bookkeeping, bank reconciliations & income tax preparation. Ideal candidate has experience with an accounting or bookkeeping firm. Approximately 20 hours per week. Benefits include: paid vacation, sick & holiday, bonuses, flexible hours, retirement plan (eventually). Starting pay \$13.00 to 13.50. Email resume to RCHRS3385@AOL.COM or drop off at 501 11th St., Sioux City, IA.

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WANTED: NEWS TIPS!
Send all news tips to
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236 +/- ACRE LAND AUCTION

160 +/- Acres All Tillable in Parnell Twp., Brookings Co., SD

76 +/- Acres Predom. Tillable in Aurora Twp., Brookings Co., SD

Tract 1 is located from Brookings & I29 Exit 132, 9 miles east on Hwy 14, & 3 miles south on 482nd Ave.
Or from Elkton, 4 miles west on Hwy. 13 then 1 1/2 miles north on 482nd Avenue.

Tract 2 is located from Brookings & the Hwy 14 Bypass, 2 miles north on Hwy 77, & 4 1/2 miles east on 209th St.

TUESDAY, MAY 18th, 2021 SALE TIME: 10:00 A.M.

Prime Brookings County farm land! The 160 +/- acre farm in Parnell Twp. is all tillable with drain tile w/primarily Kranzburg-Brookings Loam soils. The 76 +/- acre farm is in Aurora Twp., and is predominantly tillable with a strong soil rating, and is on a paved road close to Brookings.

Live & Online Bidding Available. Live Auction Conducted Onsite at Tract I

Tract I - 160 +/- Acres - This all tillable (exc. roads & ditches) farm has a soil rating of 86.5, per Surety AgriData, and 153.6 cropland acres according to the FSA office. The farm has drain tile, and will be offered as quarter, or two 80 +/- acre parcels.

Description: NE 1/4 of Sec. 10, T-109-N, R-48-W, Parnell Twp., Brookings Co., SD

Tract II- 76 +/- Acres - This predominantly tillable farm features 65.75 cropland acres, per the FSA office, and a soil rating of 78.5 on the tillable acres, per Surety AgriData. This farm is located on a paved road in a good agricultural area.

Description: S 1/2 of SE 1/4 Exc. 2 Acreage Sites, Sec.3, T-110-N, R-49-W, Aurora Twp., Brookings Co., SD

For additional information, go to our website www.burlagepeterson.com or contact Auctioneers.

TERMS: The farms are leased for the 2021 crop year with the new buyers receiving a seller enhanced credit at closing of \$40,000 for Tract 1, and \$19,000 for Tract II. Buyers to receive possession after the 2021 crop year.

VICTORIA "SHORT" DEPUMA & PETER DEPUMA - Owners

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LARGE AUCTION

AAA AUCTION HOUSE

1021 W. 7th, Sioux City, IA

Sunday, May 2nd, 2021 - 12 Noon

Doors Open at 9am

COLLECTIBLES: Stickley Oak Bookcase, Service for 12 Westmoreland Sterling Silverware, Pr. Occ. Chairs w/Swan Carvings in Arms, Willow Figurines, Beanie Babies, Costume Jewelry, Mary Gregory Pitcher, Some Collectible Dolls, Collectible Glassware, Fancy Linens, Square Trunks, Piano Stool, Marble Top Table, Oak Framed Mirrors, Floor Lamp, Campbell Soup Collection, Ladies Writing Desk, Oak Wall Phone, Set Brass Silverware (Thailand), Globe, Noritake China, Pocket Knives, Terry Redlin Print, Stamps, Plus We are Still Unboxing Items!
HOUSEHOLD: Side by Side Refrigerator, Nice Kenmore Washer & Mat. Elec. Dryer, Kenmore Upright Freezer, 5 pc. Oak Bedroom Set, Flat Screen TV's, Childrens Books, Coffee & Mat. End Tables, Wrought Iron Plant Stands, Large Planters, Gun Case, Desks, Queen Beds, Dressers w/Mirrors, Several Chests of Drawers, Bookcases, Ping Pong Table w/Acc., Corner Curio Cabinets, 5 pc. Dinettes, King Bed, Patio Furniture, Nice Coffee Table w/Drawers, Fans, Modern C Curve Roll Top Desk, Camel Lamp, New Towels, Bedding, Sofas - Some w/Mat. Loveseat, Shark Vacuum, Giraffe Figurines, Liquor Cabinet, Loveseat Hideabed, Recliner, Torche' Lamp, Federal Chest of Drawers, 5x8 Area Rug, Wall Décor, Occ. Tables, Plus More!
TOOLS & MISC: Several Compressors, Bench Grinders, Vise, Ladders, 10 - 2x4's - 8' Long, Shop Vac, Battery Charger, Lawn & Garden Tools, Lawn Ornaments, Tool Boxes, Reciprocating Saw, Tow Bar, Lots of Hand Tools, Gas Grill, and More!!
TERMS: Cash, Check or Credit Bidding by No. w/ID

**AUCTION CONDUCTED BY:
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LEGAL NOTICES

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“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

41 M/L Acres of Farm/Pasture Land & Acreage

Section 5 of Perry Township, Plymouth County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on 

Friday, May 7, 2021 @ 10:00 AM

Sale Held at Farm Site - 28224 South Ridge Rd, Hinton IA

METHOD OF SALE: Tract 1 will be offered first followed immediately by Tract 2. The tracts will be sold individually and will not be combined and offered as one unit.

GENERAL DESCRIPTION: **TRACT 1:** Rare Pasture/Farm Land. In this offering is a nice, hard to find piece of Western Plymouth County Pastureland, with a potential plus. According to the Plymouth County NRCS Office, the land, with the accepted Conservation Plan in conjunction with the NRCS Office, the land may be cropped in the future.

We all know how extremely hard it is to find pastureland these days. The Plueger family is offering approx. 35 acres M/L that is currently being pastured. Gently rolling with a few trees for shade seems to make this pretty darn desirable for our area. Whether you are running a cow/calf operation or want to turn some calves out on grass, this should fit your program nicely. There is rural water on the corner of 280th St. and South Ridge Road and according to Southern Sioux Rural Water, for approx. \$1,000 membership fee they will run water to the property. The purchaser(s) of Tract 1 will have the right of ingress and egress through the driveway on Tract 2 until March 1, 2022 which is currently the access to Tract 1. The buyer of Tract 1 will then be responsible for obtaining and putting in a new access entrance from South Ridge Road to Tract 1 and the Pluegers will credit the purchaser of Tract 1 \$1,000 towards the expenses of the access. All other costs will be the new buyer's responsibility.

TRACT 2 includes an older single story 2 bedroom 1,176 square foot home built in 1920 and an 800 square foot detached garage. There is also approx. 6.7 acres M/L of land with the home with a beautiful established grove of hard wood trees and some pastureland as well. The acreage provides a very nice country setting with other lovely acreages not too far away, yet you can enjoy the quiet solitude of country living.



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

LEONARD C. PLUEGER - Owner

Kelsey Langel - Attorney



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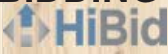

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190 M/L Acres of Land & Building Site

Section 10 of Plymouth Township, Plymouth County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on 

Friday, May 7, 2021 @ 12:00 NOON

Sale Held at Building Site - 28104 C-44, Merrill, IA 51038

METHOD OF SALE: The tracts will be offered in their respective order with Tract 1 being first and Tract 4 being last. Each tract will sell separately and will not be combined.

GENERAL DESCRIPTION: In this offering is an exciting array of land that should hold something for everyone. The land will be offered in 4 tracts. Some farmland, some potential development land and a nice acreage and building site with living quarters, covered storage and grain storage bin with loading facilities and grain leg. **Tracts 1, 2 & 3 can be farmed in 2021**

TRACT 1: Approximately 135 M/L unimproved acres of farmland.

TRACT 2: Approximately 33 M/L unimproved acres of farmland.

TRACT 3: Approximately 22 M/L acres of potential development land.

TRACT 4: Approximately 4 M/L acres - Building site with living quarters, extra storage and grain handling facility.

The Plymouth County FSA Office shows 197.51 Farmland acres, 179.54 Cropland acres w/a 121.5 acre Cornbase w/a 146 bu. P.L.C. Yield Index and a 13.7 acre Soybean base w/a 41 bu. P.L.C. Yield Index. The NRCS and Plymouth County Assessors Office shows the main soil types to be Ida, followed by McPaul Kinnebec and Napier with a small amount of Monona. The weighted CRSII average rating is 52.4

These 4 tracts offer a unique opportunity to own some farmland, development land and a nice building site with a grain handling facility all just on the outskirts of Merrill City Limits. The Hoffmans are known for their quality of work and care for the land. Buying one tract or two, or buying it all will surely prove to be a nice investment in the future. The local communities are constantly expanding and the farmland has easy access to local marketing facilities that are first rate. Be sure to take a serious look at the opportunities presented and see how they can benefit you for years to come. Get in on the rising land market before it rises even more. All the Best.



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

BOB HOFFMAN & ELIESE HOFFMAN - Owners



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• Brookside Golf Club - Kingsley, IA	• Old Dane Golf Club - Dakota City, NE
• Cedar View Country Club - Laurel, NE	• Onawa Country Club - Onawa, IA
• Covington Links LLC - South Sioux City, NE	• The Pointe - Elk Point, SD
• Deer Run Golf Course - Hinton, IA	• South Ridge Golf Course - South Sioux City, NE
• Floyd Golf Course - Sioux City, IA	• Wayne Country Club - Wayne, NE
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weekender 

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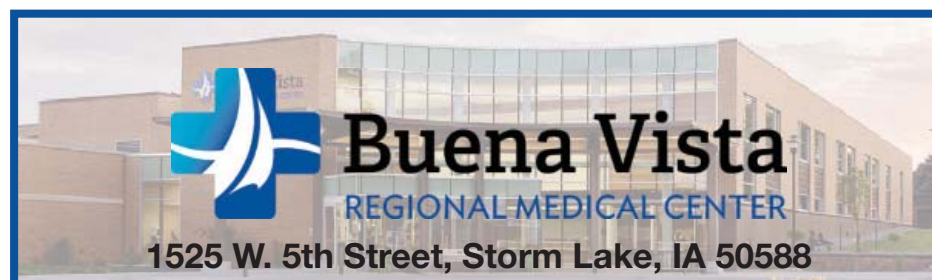


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