

HOUSE FOR SALE: 2 story house in West Okoboji, IA. 2 lots, unfinished inside, all utility hookups are there. Next to channel and park. 712-355-1566. 03-06+

HOUSE FOR RENT OR SALE: 4-bedroom plus, 3 bathrooms. Rents for \$2,200 or negotiable. Council Bluffs, IA. 712-355-1566. 03-06+

FOR SALE: Farm tractor/truck batteries - \$50 Each. 13"x7" - 8" tall. Obtained from truck firm that replaces batteries every year - most only 12-14 months old! Crank amps are 650 & above. New inventory and back to the old price since batteries are now available. Call Don, in Avoca, IA at 402-681-4763

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Duties include but not limited to loading, unloading and delivering materials to job sites and customers. Heavy lifting, grounds upkeep, inventory and organizational skills. CDL Class B License is required. Pre-employment physical and drug screen required.

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ANITA LIVESTOCK AUCTION Anita, IA

Special Hereford Influence Sale
Saturday, January 20, 2024

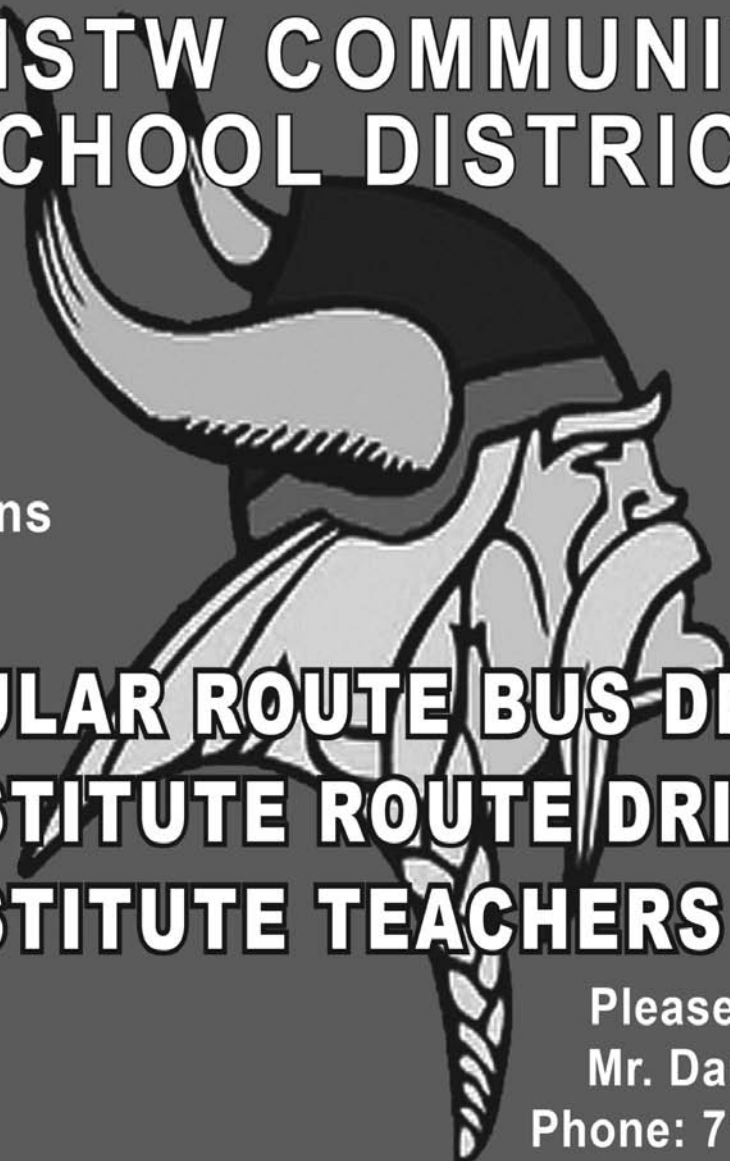
11:30 am weigh cows, 12:30 pm feeders

- 10 Hereford hfrs. to calf April 1 mated to Loonan red AngusWedemeyer
- 70 RWF, BWF & Blk S&H 550-650# G.T. LTW Johnson
- 40 RWF mostly str. 550-600# G.T. LTW Simons
- 30 RedX S&H 500-550# G.T. LTW Schmitz
- 20 RWF S&H 500-550# G.T. LTW Hoakison
- 15 RWF & BWF S&H 500-600# G.T. LTW Beaver
- 10 RWF S&H 600-650# G.T. LTW Troxel
- 10 RWF S&H 500-550# G.T. LTW Golightly

Plus many more cattle by sale time.

For information, call: Bernard Vais, Owner
 712-762-3330 (barn) • 712-254-0495 (cell)
 Jesse Vais • 712-254-0124 • www.anitalivestock.net

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• **TRACTORS**

'97 C-IH 8920, 2WD, Duals, Wgts, 3 hyd, 5706H..... \$59,500

• **PLANTING EQUIPMENT**

JD 1760 12RN, Vac, Hyd Fold, Center Flex, TW \$23,000
 JD 1700 8RN, 3 pt., Vac, Lift Assist Wheels..... \$15,000
 JD 1760NT, 8RN, Vac, Hyd Fold, 3 bushell boxes, Nice planter \$35,000
 '06 Kinze 3500, 8RN, Ground Drive, Good Condition \$36,750
 White 6122 12RN, Vert. Fold, Good Shape..... \$8,950
 JD 7200 8RN, Wing Fold, Finger Pickup, Liq. Fert..... \$14,500
 JD 7200 6RN, Vac, Conservation, Trash Wheels, New Openers. \$8,500
 JD 7200 6RN, Vac, Furrow Openers, Insect Boxes \$7,500
 C-IH 1200 8RN, End Transport, TW, Liq. Fert..... \$12,500
 C-IH 1200 8RN, 3 pt., TW, Insect, Pro 600 Mon. \$12,500

• **MISCELLANEOUS EQUIPMENT**

'19 Kinze 331 Mach Till, 33', 22" Blades, Nice \$87,500
 JD 637 Disc, 26' 5", Hyd Level, Blades 21.25" \$22,500
 JD 2310 Finisher, 30' 9", 5-bar Coil Tine Harrow..... \$42,500
 C-IH 501 Plowing Disc, 14', FB 24", RB 25"..... \$7,950
 Agco Hesston, 5456A Round Baler, Wrap, 5500 Bales..... \$12,500
 '09 JD 606C Cornhead, Chopping, Hyd Deck Plates, Gd Cond \$27,500
 Agco-NI 3722 Manure Spreader, Single Axle, Nice..... \$6,950

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 AUCTIONS**
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HarlanOnline.com's free
 online classified pages

Jan. 17 - Real Estate Auction, 646 Acres M/L, St. Clair Township, Monona Co., IA. Gregerson, Farms Inc. Sale at Ute Town & Country Center, Ute, IA. Schaben Real Estate, LLC

Now-Jan., 26 - online only Land Auction, 30-85-46 Lake Township, Monona County, IA. Near Whiting. Register at McCallAuctions.com. McCall Auctions and Real Estate

Now -Feb. 10 - Bidding open, online only Land Auction, 36-84-44 Kennebec Township, Monona County, IA. Near Castana 79.86 Acres CSR2 74. Register at McCallAuctions.com. McCall Auctions and Real Estate

Feb. 24 - 11 am, Real Estate, Louie's Garage, Automotive Repair Equipment, Shop Tools, Vehicles, Tractors Auction Owner Louis Ring, location: 400 Pearl St., Walnut, IA. Closing attorney, Daniel Fischer; auctioneers, Osborn Auction LLC

March 10 - 11 am, Cast Iron Banks, Toys, Primitives, Coins, Collectible Auction, owner Richard Plumb Estate, Veterans Memorial Auditorium 1104 Morningview Dr. Harlan, IA, Osborn Auction LLC

May 5 - Noon - Antique, Household, Primitive, Sewing Machines & Supplies; owner, Verna Erickson, 826 Hwy. 59, Harlan, IA; Osborn Auction LLC

June 2 - 11 am, Antiques, Primitives, Household, Woodworking Shop Equipment, Tools Auction, owner Verne Holtmeyer Estate, Veteran's Memorial Aud. 1104 Morningview Dr., Harlan, IA, Osborn Auction LLC

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www.GingerichStructures.com

DUNLAP LIVESTOCK AUCTION

701 Hwy 30 W, Dunlap, IA 51529, 712-643-5761

Sale Times for Tuesday, Jan. 23th @ 9:00 am Fed Cattle, followed by Weigh Cows & Bulls, Feeder Cattle @ 12:30pm then Bred Cows/Pairs/ Breeding Bulls

Western IA Precondition Feeder
 Friday, Jan. 19th @ 10:30AM - Expecting 2500 Head

Wow, this last winter storm system packed a punch. Snowfall totals as big as we've seen in some time have made complete chaos for our livestock producers. My feed yard friends from NE still have several roads closed, and really haven't been dug out yet. As care takers of the cattle, our best days are when are cattle are fed & comfortable. It's been hard to do that the past few days. We'll pray it gets better!

Fed Cattle/Weigh Cows Tuesday, Jan. 9th:
 With Monday's overnight snow, we didn't have any cattle come in on Tuesday. So the run was lighter. Fed Cattle were basically steady. Weigh Cows were noticeably higher with buyer needing some inventory with the bad weather.

WEIGH COWS 179 hd	FAT CATTLE 117 hd	Strs	Hfhrs
Fed Cows \$107-\$125	Top	\$175	\$174
Bulk Cows \$95-\$105	Choice	\$172-\$175	\$171-\$174
Low Yield \$60-\$75	Str. Select/Choice	\$168-\$171	\$168-\$170
High Yield Bulls Up to \$126	2-Ways	\$No Test	\$No Test
Bulk of Bulls \$105-\$120	Choice Holsteins	\$No Test	
Cutting Bulls \$No Test	Select Holsteins	\$No Test	
Preg open hfhrs \$No Test	Fat Hfhrs	\$No Test	
Hfhrs \$110-\$140			

Special Bred Female Jan. 10th:
 We had 600 cows Wednesday on a very active market. Top quality & a good crowd to buy them. AI Bred Hfhrs: \$2650-\$3100, Balance Bred Hfhrs: \$2200-\$2500, Young Bred Cows: \$2000-\$2450, Med. Age Cows: \$1650-\$2000, & Aged Cows: \$1300-\$1500.

Western IA Precond. Feeder Jan. 15th:
 Thank you to the sellers & buyers who participated in our feeder auction Friday. We had several cancelations, but quality cattle showed up, & the market was decent.

UPCOMING AUCTIONS

Friday, Jan 19th: Western IA Precond. Feeder
Wednesday, Jan 24th: Special Bred Female
Friday, Jan. 26th: Special Calf/Yrlg
Friday, Feb 2nd: Western IA Precond. Feeder
Wednesday, Feb. 7th: Special Bred Female & York Creek

Special Bred Female/Pairs/Bulls
 Wednesday, Jan. 24th @11:00AM - Expecting 800 Head

Heifers

- ****All 1st Calf Hfhrs Will Have Scourguard Shots!****
- 93 Angus 1st Calf Hfhrs, 1150#, Broadus MT origin, Al'd Charisma Angus, cleaned up w/ Nichols & O'Neill Bulls, 48 AI Breds due 3/5, 30 due 3/14, balance due 4/1, all pre-breeding shots, running stalks
- 91 Angus 1st Calf Hfhrs, 1200#, MT origin, mated Woodhill Ang., due 3/1
- 80 Angus 1st Calf Hfhrs, 1200#, MT origin, mated Woodhill Ang., due 3/1
- 80 Fancy F1X Bwf 1st Calf Hfhrs, 1175#, Western SD origin, 40 AI'd SAV Rainfall, due 3/10, 40 mated Rainfall sons, sorted into 3 week cving intervals, this is an incredible set of baldies!
- 49 PB 1st Calf Hfhrs, mated PB Angus Bulls, due 2-10, all shots, Miller Angus Bloodlines, big stout set of hfhrs
- 27 Rwf F1X 1st Calf Hfhrs, 1200#, AI'd Bieber Energize, 20 hd due 2/15 & 7 hd due 3/1, super set of red baldies
- 25 Red Ang. 1st Calf Hfhrs, AI'd Bieber Stockman, due 3/11
- 16 Blk 1st Calf Hfhrs, mated Angus Bull, due 3/1
- 14 Mellow Yellow 1st Calf Hfhrs, AI'd to Energizer, due 2/15
- 5 Bwf 1st Calf Hfhrs, mated TA Angus, due 4/1

Cows

- Dispersal 120 Blk & Red Angus Cows, most 2nd-3rd clvers, mated Char., Herf, & Red Ang. (will be sorted that way), due 4/4, this will be a really nice set of calf raisers!
- 50 Blk 2nd Calf Hfhrs, Western SD origin, mated Upstream Herf. Bulls, due 3/5 for 60 days
- Dispersal 40 Hfhrs & Cows, 17 Herf. 1st Calf Hfhrs, mated Red/Blk Ang., due 3/15 & 23 Herf./RedX/Few Blk Cows, 2nd-7th clvers, mated Red Ang., due 3/15
- 40 Blk Cows, 3-5 yrs old, mated to Leachman Sim/Ang, due 3/20, all shots, Gordon NE origin
- Dispersal 36 Blk Cows, mated Blk, 12 hd. due 3/5 & 24 hd. due 8/1
- 31 Rwf F1X 2nd Calf Cows, mated to TA Red Ang., due 3/15-4/1
- 30 PB Red Angus & PB Red Sim Hfhrs & Cows(no papers), hfhrs mated LBW Red Angus & Cows mated Red Angus, due 2/15, ultrasound data avail.
- 30 Blk Cows, 2nd-6th calf, mated Angus, due 4/15
- 25 PB Angus Cows (no papers), 2-7 yrs old, AI'd Angus Bulls, dude 2/20, all shots/modified live program, clvs consistently top our fat auction!
- 11 Blk Cows, 2nd-4th clvers, mated Blk, due 3/5, gentle

Special Calf/Yrlg
 Fri., Jan. 26th @ 10:30AM

- 100 Blk CharX S/H 600-700#, LTW
- 100 Most. Blk Strs 850-950#
- 80 Sim/Ang S/H 800#
- 75 Fancy Blk Nose Char w/ Few Red/ Blk Strs 875#
- 65 Blk/Bwf S/H 500-700#
- 55 Blk/RedX S/H 650-800#, vac x2 & LTW
- 40 Blk/Bwf S/H 600-750#
- 36 Blk/Bwf S/H 600-650#, wean 30 days & vac
- 25 Blk/Bwf S/H 625#

Office: 712-643-5761 • Jim Schaben Jr. 263-9449
 Jon Schaben 263-0755 • Will Epperly 712-269-5677
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LOUIE'S GARAGE REAL ESTATE AUCTION

Louis & Jani Ring, Owners

SATURDAY, FEBRUARY 24TH, 2024 • 11:00 A.M.

SALE LOCATION: 400 Pearl St., Walnut, IA

To view the inside of the building please call Louis Ring to schedule appointment at 712-249-4305.

We will be selling all shop equipment, vehicles, tractors and collectibles following the sale of the real estate.

General Description: This is a great opportunity to purchase a commercial building with 3 service bays and an office area along with restroom. The office area and service bay was built in 1930 and is 2160 gross sq. SF. The next two additions were added in 1959 & 1966. These additions come to an additional 1440 sq. ft. of space along with suspended gas heat. There is a steel roof with brick siding and concrete parking area directly south of the building. There are 3 automatic overhead doors for each service bay. This property is located on the north side of Hwy. 83 on the west side of Walnut on a nice corner lot.

Taxes: Approximately \$800 per year. Taxes will be prorated to date of closing.

Terms: The new owner(s) will put 15% down the day of the auction with closing on April 9th, 2024. This property will be sold "AS IS". New owner(s) will take full possession at time of closing.

Closing Attorney: Daniel Fischer
602 Market St., Harlan, IA • 712-755-3156

AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA
Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024
Curtis Osborn, 712-246-8722 • www.osbornauktion.com

Thank You NOTES

JACOBSEN -- The family of Pam Jacobsen would like to express our sincere thankfulness and gratitude to all our friends, neighbors and family. Your love and support will never be forgotten.

Thank you to Heartland Funeral Home for all your help. Thank you to Grant Christensen for his vocal talents, and special thanks to Pastor Phil for his visits and wonderful service. May you have God's Blessings because you ALL have a special place in our hearts. Kirk A. Jacobsen & family

HOLLOWAY — The family of Denise Holloway would like to thank everyone for their kindness and generosity during this time. We deeply appreciate your expression of sympathy and thoughts and prayers.

With love,
Kenny and Emily

DEADLINES: Tribune/Pennysaver Fri., 9 AM
News-Advertiser Wed., 9 AM

(Thank-you letters will appear in this column)

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1

SPECIAL BRED COW - BRED HF SALE

MONDAY, JAN. 22, 11:00 A.M.

Expecting 500 - 600 head

HEIFERS:

- 50 Big BI Gentle 1st calf Hfs - W.O., A-I'd to Patriarch Ang Bulls known for calving ease and gain ability to calf 2/16, all shots Oto
- 30 BI Big Gentle 1st calf Hfs - W.O., calf 3/1 for 7 days, mated Ang Ellsworth
- 25 BI Big Gentle 1st calf Hfs - W.O., all sisters, calf 2/24 for 21 days, mated Hereford Cherokee
- 15 BI Big Gentle 1st calf Hfs - W.O., all sisters, calf 2/3, A-I'd Hereford Cherokee

COMPLETE DISPERSAL - DOC CARLSON

Due to my health, I will be selling my entire cow herd. Doc Carlson has been in the Purebred Angus business for years. Selling some of the top Angus Bull and Hfs in the state and USA. Cows will be A-I'd or bred to some of the top Angus bulls in the industry. No Papers will be furnished.

Don't miss this opportunity to buy or replace your own breeding stock. Thanks Doc!
For further information please call Doc Carlson 712-261-1984

- 12 P.B. Ang 1st calf Hfs - A-I'd to calf 3/1 to U266
- 12 P.B. Ang 2nd calf Hfs - A-I'd to calf 3/1 to Black Jack
- 25 P.B. Ang Hfs - 3rd to 4th calf, A-I'd to calf 3/1, clean up Sons of Rainfall Bulls
- 44 BI/BWF Cows - 5th calf to running age, calf 3/1, mated Angus
- 3 P.B. Hereford 1st & 2nd calf Hfr - A-I'd to calf 3/1 to Selection

COWS:

- 35 Big BI Gentle Cows - homeraised coming with 5th to 8th calf, calf 3/1, calves top auction, modified live herd - Don't miss Dave Borkowski Irwin
- 22 BI/Red Cows - 5 to 10 yrs old, calf 3/23, mated Hoover Ang Fort Dodge
- 20 BI Cows - 4th calf to running age, mated Hereford local farm
- 20 BWF/Red Cows - 4th calf to running age, mated BI Simm, calf 4/1, calves top auction, complete dispersion Pocahontas
- 12 BI Simm Cows - 6 to 10 yrs old, calf 3/1, mated BI Simm Coon Rapids

2

WESTERN IA PRECONDITIONED CALF & YEARLING

THURSDAY, JANUARY 25, 11:30 AM

Expecting 2200 - 2300 head
Calves weaned & G.T. vac (many X2)

- | | |
|-------------------------------------------------|-------------------------------------------|
| 330 Char X SH 600 - 850 Guthrie Center | 100 BI/Char X SH 600 - 750 Council Bluffs |
| 275 BI/Red Angus/Char X SH 650 - 850 local farm | 100 BI SH 575 - 775 Coon Rapids |
| 250 BI SH 675 - 870 Dunlap | 100 BI/Red SH 600 - 800 Audubon |
| Hfs make exc. replacements | 85 BI SH 650 - 850 Sac City |
| 200 BI few colored SH 650 - 850 Denison | 80 BI SH 625 - 825 Correctionville |
| 160 BI SH 500 - 700 Cherokee | 70 BWF/RWF SH 550 - 750 Mapleton |
| 125 BI/BWF SH 650 - 850 Galva | 45 BI SH 600 - 850 Guthrie Center |
| 105 Char/Red SH 650 - 900 Coon Rapids | 40 BI Simm X SH 550 - 750 Carroll |
| | 35 BI Sts 650 - 850 Manilla |

500 Cattle in smaller consignments weighing 400# - 1000#

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| • BUN | • Cholesterol | • Uric Acid | • Red Blood Cells |
| • Creatinine | • HDL | • Sodium | • Hemoglobin |
| • SGPT | • Cholesterol | • Potassium | • Hematocrit |
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| • Alkaline Phosphatase | • Cholesterol | • Calcium | |
| | • Total Protein | • TSH | |

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- Vitamin D Screen: additional cost \$30
- HgbA1C (average 60-day blood sugar): additional cost \$15

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SHELBY COUNTY CATTLEMEN'S ANNUAL BANQUET

Sat., Feb. 3, 2024
5 pm - Social • 6 pm - New York Strip Dinner
Trophy & Scholarship Fund Auction to follow
Doors open at 5pm. **NO SEAT SAVING!** You must select your seat in person upon arrival.

St. Mary's Hall, Panama
\$20 - per person
Tickets available at the door or from any Board Member



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Your Hometown Community

RESTAURANT GUIDE

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**Wed. thru Sat.,
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Serving ice cold drinks, steak, shrimp, chicken, sandwiches & more!

Troy's Bar & Grill
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CAMENZIND EQUIPMENT AUCTION
SATURDAY, JANUARY 20, 2024 • 9 A.M.
2348 County Road 37, Omaha, NE 68142
This Auction Will Be Conducted Live And Online Via EquipmentFacts.com
Online Auction Portion
Will Start At Approximately 10:30 A.M.

BULLS FOR SALE: Angus and Limousin bulls with weaning weights up to 808 lbs, Y wts to 1660 lbs. Complete performance, feed efficiency and EPD data. Excellent disposition. Great set of easy calving, carcass improving 2 yr olds and yrngs available. Fully guaranteed. We sell a lot of bulls & over 80% sell to repeat buyers every year.
Leonard Limousin and Angus.
Mark Leonard, Holstein, Iowa
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FEATURED ITEMS:
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• JD 4020
• NH 1900 SP Chopper & Heads
• Case W20-C Payloader, Fresh Overhaul
• Jones Mighty Giant Tub Grinder
• Vermeer R2300 Twin Rake
• J&A 2500 Remix Feed Wagon
• Dumrite Grain Vac 8" M, P65
• JD 637 Disk
• 1988 Frit FL120 28x102 Livestock Box
• 2020 Kawasaki Mule Pro FXT 4x4
• 2021 Kubota RTV-G650 Sidekick 4x4
• Vermeer 605 Super J Baler
MORE ITEMS INCLUDING: Planters, Sprayers, Tillage, Vehicles, Trailers, Harvest Equipment, Tractors and Miscellaneous Equipment and Much More.
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- **SPRING REEL ASSEMBLY TEAM MEMBER**

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or apply in person at:
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73.08 TAXABLE ACRES M/L OF MONONA COUNTY FARMGROUND TO BE SOLD AT PUBLIC AUCTION

Saturday, February 3rd • 8 AM

NOTE TIME, DATE, PLACE

Sale will be held at Denison Livestock Auction located at 501 North 9th Street, Denison, IA 51442

NOTE TIME, DATE, PLACE

FARM LOCATION: From Soldier, IA at the Hwy 183 – Hwy 37 junction, go West on Hwy 37 for 4 miles. Parcel 1 is on the right (North) side of Hwy 37 and Parcel 2 is on the left (South) side of Hwy 37. Both Parcels will be sold together as one unit.

LEGAL DESCRIPTION: The SW ¼ of the SW ¼ of Section 10, Township 83 North, Range 43 and the NW ¼ of the NW ¼ of Section 15, Township 83 North, West of the 5th P.M., all in Monona County. Call for complete legal.

TAXES: \$1,734.00 annually on approximately 73.08 Acres M/L

FARMLAND FEATURES ACCORDING TO THE MONONA COUNTY FSA:

Farmland Acres: 72.22 Acres M/L Cropland Acres: 56.06 Acres M/L
 CSR2 Rating: 50.7 M/L

SPECIAL NOTE: This farm has had extensive farm improvements the last 2 years. Some terraces have been removed, land cleared and some tiling has been done. With these improvements last year, there were over 68 Acres M/L that were planted and certified. Fertilization programs and records are available on request. Farm also has had cattle manure spread on many areas.

Total Base Acres: 52.2 Acres M/L subject to new improvements
 Corn Base 52.2 Acres M/L
 Corn PLC Yield 148 bushels

NOTE: These 2 parcels will be sold as 1 unit. Farm will make an excellent investment for a young person wanting to purchase a smaller farm or a 1st time farmer loan. This farm is ready for a new owner to go to work for you. Dirt work and improvements are already done. Go take a look and feel free to drive the farm.

TERMS: 20% down day of sale. Balance due March 1st, 2024 when deed and abstract showing merchantable title will be given along with full possession and farming rights for the 2024 growing season. Taxes will be prorated to March 1st, 2024. Farm will be sold by the taxable acres 73.08 Acres M/L X the per Acre bid.

AUCTIONEER'S NOTE: : All oral announcements made day of sale will take precedence over written material. Sale is not contingent on buyer's financing. The above information is believed to be true and accurate but not guaranteed by the Auctioneers or Sellers. All potential buyers may do their own research of the printed material. There will be no guarantees either expressed or implied to their own accuracy. Do your own home work or call for more information. Farm will be sold **AS IS WHERE IS**.

Aaron (Pete) and Sarah Peterson, Seller

Bradley J Nelson, Closing Attorney located at 1317 Broadway Denison, IA 51442 Phone 712-263-4245

To View Property or For Further Information, Contact Associate Broker – John Pauley 712-263-9040 or

Associate Salesperson – Tom Pauley 712-263-0224; Office - 712-263-3149;

Sales persons associated with Denison Realty, located at 1335 Broadway, Denison, IA, Rita Schechinger, Broker



Associated with Denison Realty

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- Job requires background check and valid driver's license as well as pre-employment physical

Stop by for an application at 725 Highway 59 in Harlan or email resume to ccc@fmctc.com

HELP WANTED

Assistant to the Engineer

Shelby County Secondary Road Department is seeking qualified applicants for the position of Assistant to the Engineer.

The position is responsible for development of engineering projects under the direction of the County Engineer. This includes assistance in planning, surveying, design, and construction inspection and management of highway projects. Surveying and construction inspection experience is preferred. Applicants shall have knowledge of, and current working experience in, modern civil design software, survey methods, and products. This position requires great communication skills and the ability to establish working relationships with co-workers, contractors, county officials, and the public as well as promoting excellence, dependable performance, pride, initiative, commitment, cooperation, safety, and a team approach throughout the department.

An Associate Degree in Civil Engineering Technology, B.S. in Civil or Construction Engineering, or equivalent combination of education and experience which provides the required knowledge, skills, and abilities as required. Knowledge of and working experience in AutoCAD and related software.

Applicant is required to have a valid Iowa Driver's license and must be insurable under County liability insurance. Current Iowa Department of Transportation Certifications as Aggregate Technician II, Level I and II PCC, Level I HMA, and Erosion Control or obtain within 6 months of hire date.

Salary is commensurate with qualifications and experience, and benefits per Shelby County policy. **For an application and job description please contact the Shelby County Engineers Office at 712-755-5954. Submit application and resume to: Shelby County Engineer, 1411 Industrial Parkway, Harlan, IA 51537. Applications can also be found on the Shelby County website: shelbycounty.iowa.gov under Careers. Position open until filled. Shelby County is an Equal Opportunity Employer.**

It Pays to Advertise in The ROCKET
 # # # # #

WANTED TO BUY:
 Vintage Cars, Trucks, Motorcycles & Snowmobiles
 CALL US WITH WHAT YOU HAVE!
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129.12 Taxable Acres M/L of Crawford County Farmground to be sold at PUBLIC AUCTION

Saturday, January 20th, 2024 • 8 AM

Sale Location: Denison Livestock Auction
 501 North 9th Street, Denison, IA 51442

FARM FEATURES:

Farmland: 130.39 Acres M/L
 Cropland: 108.14 Acres M/L
 Total Base: 103.7 Acres M/L
 CSR2 Rating: approximately 74.9 M/L
 Corn Base: 84.0 Acres M/L
 Corn PLC Yield: 155 Bushels
 Soybean Base: 16.5 Acres M/L
 Soybean PLC Yield: 42 Bushels

Four Way Farms LLC, Owner

To view Full Sale information, look at last week's Rocket

Pauley Family Auction Services LLC
 Auctioneers • 712-263-3149 • www.denisonlivestock.com

DENISON LIVESTOCK AUCTION

Established Since 1943



• Feeder Pigs 8:30 a.m. • Misc. 9:00 a.m.
 Sheep 9:00 a.m. • Cow 11:00 a.m.
 Followed by Feeder Cattle



Sale for Saturday, January 20, 2024

Bring your livestock in Friday to avoid Saturday line up. It will be a Big Sale – Weigh Cow market should be very good.

– CALVES – – SHEEP –

Sold over 4,000 cattle last week. A big, big thank you to all the buyers, sellers, employee's and everyone who make a Livestock Auction run smooth. Without you we would be NOTHING! Thanks again. Someone asked me why I don't put my feeder cattle prices in the paper. Answer....there is a \$5.00 to \$15.00 difference in cattle depending on size, flesh, genetics and group size. Number 2 corn is 56# a bushel and if corn is wet or test weight light, discounts come into play - Just like feeder cattle prices. Cattle are not corn and vary greatly. No one really knows the market. The buyer's determine the real market.

Due to my health, I will be selling 100 Bred Ewes featuring: BF Ewes, WF Ewes – 2 to 5 yrs old, some ready to lamb soon, rest in Feb/March, mated to BF Hamp Bucks, cleaned up with short hair buck. Sorted the best I can for age, breed and when they lamb.
 For further information call Jim Sharp 712-674-3234

– MISCELLANEOUS –
 2010 Buick Enclave CXL – 135,000 miles

JR COMMENTARY:
 My thought for the week....I learned in the past 2 week's that life is like a roll of toilet paper. The closer you get to the end, the faster it goes. Use it wisely. My favorite employee over many years, Roseann Olson, has been sent to heaven. She was more than an employee. She was like a mother, an aunt and a sister all in one. She will be remembered always at Denison Livestock Auction. Rest in Peace. Love the Pauley Family.

See last week's ad for Western IA PreConditioned Calf & Yearling Sale this Thursday, Jan. 18 11:30 a.m.

Over 2,200 cattle weighing 300# - 950#

★ UPCOMING SALES ★

Saturday, January 20, 8 a.m. Crawford County Farm Ground Auction, 129.12 Taxable Acres M/L. Sale to be held at Denison Livestock Auction.

Saturday, January 27, 8 a.m. Crawford County Farm Ground Auction, 127.17 Taxable Acres M/L. Donald (Don) Gottsche Estate, Sellers. Sale to be held at Denison Livestock Auction.

Saturday, February 3, 8 a.m. Monona County Farm Ground Auction, 73.8 Taxable Acres M/L. Aaron (Pete) & Sara Peterson, seller. Sale to be held at Denison Livestock Auction.

Check out our web page at: www.denisonlivestock.com
 For latest consignments, call Denison Livestock Auction, Denison, Iowa
 Barn 712 - 263-3149 • JR Mobile 712 - 269-7777 • Tom 712 - 263-0224
 Dave Vanness 265-4189 • Randy Pryor 644-7610

ERV PAULEY & SONS, OWNERS-OPERATORS

127.17 TAXABLE ACRES M/L OF CRAWFORD COUNTY FARM GROUND TO BE SOLD AT PUBLIC AUCTION

Saturday, January 27th • 8 AM

**NOTE TIME,
DATE, PLACE**

Sale will be held at Denison Livestock Auction located at 501 North 9th Street, Denison, IA 51442

**NOTE TIME,
DATE, PLACE**

FARM LOCATION: From Vail, go 2¼ miles East on Hwy 30. Farm is on the Left (North) side of Hwy 30.

LEGAL DESCRIPTION: The SW ¼ of Section 15, Township 84 North, Range 37 West of the 5th P.M. Crawford County, IA. Excluding There from Lot 1 of the N ½ of the SW ¼ of Section 15 Township 84 North, Range 37 West of the 5th P.M. Crawford County, IA.

TAXES: \$4,050 annually on approximately 127.17 Acres M/L. Final taxes will be determined after the sale due to survey.

FARM FEATURES ACCORDING TO DENISON FSA:

Farmland Acres: 128.77 Acres M/L

Corn Base Acres: 51.9 Acres M/L

Cropland Acres: 104.85 Acres M/L

Corn PLC Yield: 132 bushels

Total Base Acres: 98.5 Acres M/L

Soybean Base Acres: 46.6 Acres M/L

CSR2 Rating: 78.6 average M/L

Soybean PLC Yield: 35 bushels

NOTE: With some dirt work, there are a few acres that could be gained.

TERMS: 15% down day of sale. Balance due April 1st, 2024 when deed and abstract showing merchantable will be given subject to land lords existing lease for the 2024 growing season. Full possession will be given March 1st, 2025. Farm lease will be terminated for the 2025 growing season. At closing the new buyer will receive \$34,505.00 for rent for the 2024 growing season. Taxes will be prorated to April 1st, 2024. Farm will be sold by the taxable acres 127.17 Acres M/L X the per acre bid.

AUCTIONEER'S NOTE: : All oral announcements made day of sale will take precedence over written material. Sale is not contingent on buyer's financing. The above information is believed to be true and accurate but not guaranteed by the Auctioneers or Sellers. All potential buyers may do their own research of the above printed material. There will be no guarantees either expressed or implied to their own accuracy. Do your own homework or call for more information. Farm will be sold **AS IS WHERE IS**.

Donald (Don) Gottsch Estate, Sellers

*George C. Blazek, Closing Attorney of Lohman, Reitz, Sailer, Ullrich & Blazek located at
1231 Broadway, Suite 300 Denison, IA 51442 phone 712-263-4627*

*To View Property or For Further Information, Contact Associate Broker – John Pauley 712-263-9040 or
Associate Salesperson – Tom Pauley 712-263-0224; Office - 712-263-3149;*

*Sales persons associated with Denison Realty, located at
1335 Broadway, Denison, IA, Rita Schechinger, Broker*



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no-cost vehicle pickup and secure a generous year-end tax credit. Call Heritage for the Blind Today at 1-855-977-7030 today! (mcn)
MAKE A TAX-SAVVY MOVE this holiday season and year-end! Donate your car, truck, boat, RV, and more to champion our veterans. Arrange a swift, no-cost vehicle pickup and secure a generous year-end tax deduction. Call Veteran Car Donations at 1-888-429-2331 today! (mcn)

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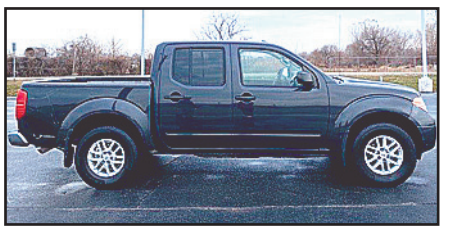
'16 CHEVROLET SILVERADO 1500 \$19,580
#ZJ144125N, 158K



'07 HONDA ODYSSEY \$4,500
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'15 NISSAN FRONTIER SV \$13,500
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'13 HYUNDAI ELANTRA LIMITED \$9,500
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'09 CHEVROLET SILVERADO 1500 LT \$5,900
#ZJN230703E, 26K



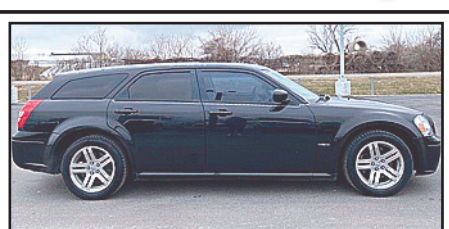
'07 CHEVROLET IMPALA LT \$3,720
#ZV611227B, 228K



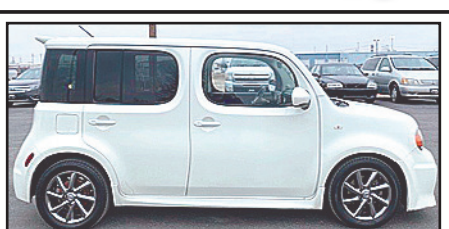
'94 BUICK PARK AVENUE \$10,820
#ZK30515A, ONLY 27K!!!



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'11 HONDA PILOT \$8,500
#ZC46635A, 185K



'17 JEEP GRAND CHEROKEE LIMITED \$22,500
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'08 CHRYSLER TOWN & COUNTRY \$3,800
#ZN2310510B, 203K



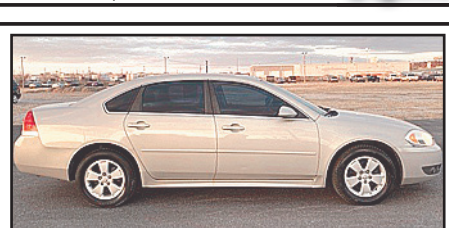
'15 KIA SEDONA LX \$7,900
#ZX305787A, 119K



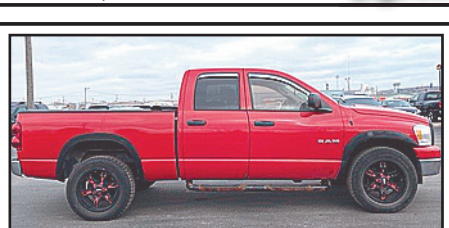
'11 LAND ROVER RANGE ROVER \$6,900
#ZJ05442B, 187K, Sport HSE



'05 HONDA CIVIC EX \$5,500
#ZC46661A, 225K



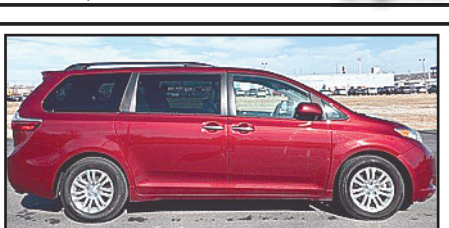
'11 CHEVROLET IMPALA LT \$6,500
#ZNV637917C, 127K



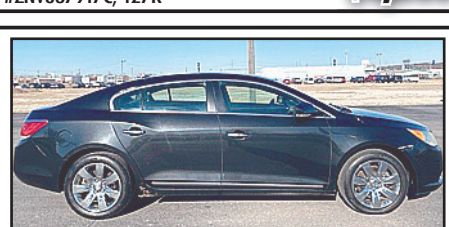
'08 DODGE RAM 1500 SLT \$9,900
#ZE12766A, 143K



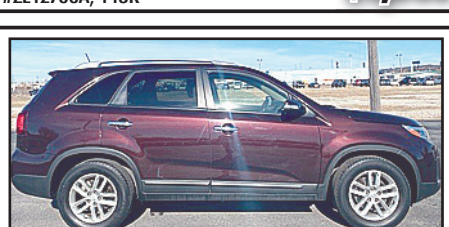
'14 TOYOTA HIGHLANDER LE V6 \$14,900
#ZJ05459A, 133K



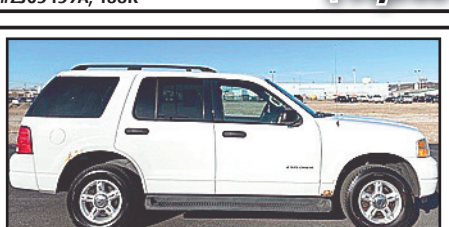
'17 TOYOTA SIENNA XLE \$22,900
#ZCE12930A, 91K



'12 BUICK LACROSSE PREMIUM \$5,900
#ZH12665B, 173K



'14 KIA SORENTO LX \$7,900
#ZX30553A, 128K



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