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BEFORE



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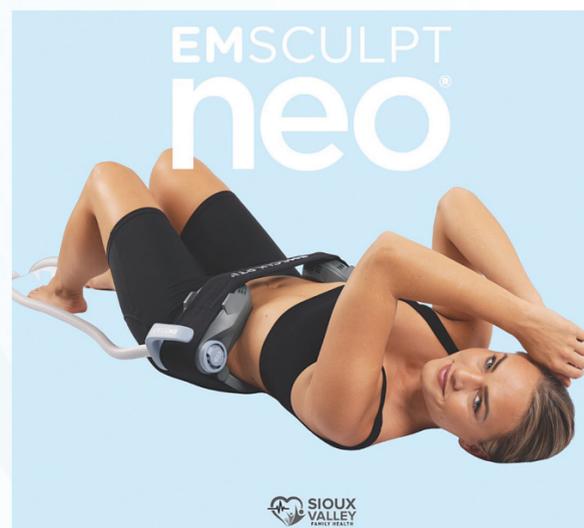
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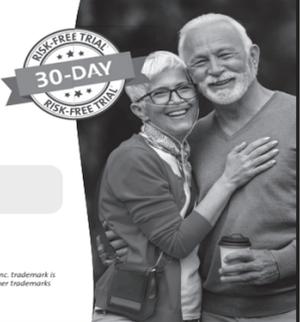
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This full-time position provides administrative, accounting and clerical support to the Secondary Road Department. Applicants shall be familiar with computer programs such as Microsoft Word, Excel, Outlook, etc. Applicants shall have good oral and writing skills and be able to work well with the public. Excellent benefits. Wage DOQ. BV County is an EOE. Applications will be taken until 3 p.m. on Jan. 10, 2025.

Applications are available at the Engineer's office at 526 Radio Rd, Storm Lake and on the Buena Vista County website. 712-749-2540

SAC COUNTY, IOWA FARM
To Be Sold At:
PUBLIC AUCTION
Wednesday, January 15, 2025 at: 10:00 A.M.
Sale to be held at the Jaycees Hall in Schaller, IA.
Farm is located at: 1630 190th Street, Schaller, IA. From Schaller, 1 mile north on #110, 1 ½ miles east on D15 OR from Intersection of M43 & D15, 1 ½ miles west on D15.
(Part of Eden Twp., Sac Co., IA Plat)

NOTE CHANGE OF TERMS AND CONDITIONS OF THIS SALE!
The property that adjoins the subject farm in the NW corner which includes an older dwelling is NOW INCLUDED WITH OUR SUBJECT FARM!

LEGAL DESCRIPTION
The North 47 acres of the E1/2 NW1/4 of Section 19, Township 89 North, Range 37 West of the 5th P.M., Sac County, Iowa.

GENERAL DESCRIPTION & METHOD OF SALE
This is a well located 47 acre, m/l, farm located northeast of Schaller, IA in Section 19 of Eden Township, Sac County. This farm includes a set of farm buildings & improvements AND AN OLDER DWELLING THAT HAS BEEN VACANT FOR SOME TIME. The balance of this farm property includes highly productive farmland. FSA DATA: 34.70 cropland acres; Corn Base: 21.39; Soybean Base: 11.84.
◀Surety Digital Soil Service indicates CSR2 for the cropland portion of 96.9▶

NOTE: This farm is also being offered with the Buyer to have the option of leasing an adjoining 120.62 cropland acres w/CSR2 of 96.5! Contact the Auctioneers for more information.

TERMS OF SALE
Purchaser(s) shall pay 10% of the purchase price on day of sale and sign a standard real estate contract agreeing to pay the balance on or before March 17, 2025. Real Estate Taxes will be prorated to the date of closing. There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Auctioneers, as Iowa licensed Real Estate Brokers exclusively represent the Seller in this real estate auction. Any announcements made on the day of sale will supersede any advertising.

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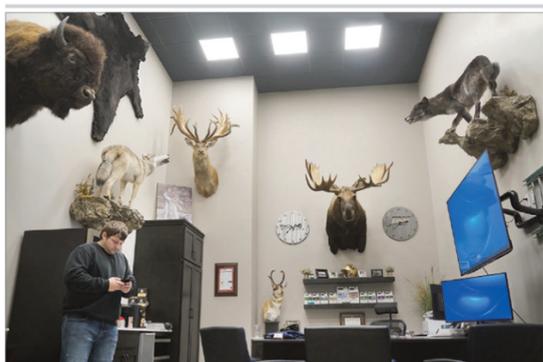
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Green Saver
IN THIS ISSUE
Autism spectrum, real estate marketplace and more!

Sac County considers jail replacement options

BY AMBER MOHMAND
The Sac County Board of Supervisors is exploring the possibility of building a new jail. The county has been "preliminary discussing" on removing the jail from its current location and building a new facility or building a new jail. The county's existing jail, built in 1998, doesn't meet the safety needs of prisoners and the public, according to a report from the state jail inspector and a grand jury.

IN SPORTS: SEASON BEGINS FOR TENNIS
Storm Lake tennis teams squared off against conference rival Harburtville last Thursday on the mats with the boys picking up a 5-4 victory while the girls were swept. Also, these athletes had and respect. Williams' Murns looks back on her legendary volleyball career.



Grant Walls in his office, located in a building that houses a spacious lobby and two stories of office space. Walls AG Supply's finance department and a conference room are located on the second floor. TIMES PILOT photo by DOLORES CULLEN

Challenging Big Ag from a gravel road near Fonda

BY DOLORES CULLEN
Most Grant Walls, an entrepreneur, is a farmer. After additional trials, Walls AG Supply will be a gravel road north of Fonda, Mo. The gravel road is a challenge to the big ag industry. Walls AG Supply is a gravel road north of Fonda, Mo. The gravel road is a challenge to the big ag industry. Walls AG Supply is a gravel road north of Fonda, Mo. The gravel road is a challenge to the big ag industry.

OPINION: TAKING MATTERS
Editorial When it comes to taking up the matter, we will have to take up the matter. We will have to take up the matter. We will have to take up the matter.

OBITUARIES
Local obituaries for several individuals.

INDEX
A list of topics covered in the paper.

Visit us on the Internet
www.stormlake.com

Today's Forecast
High 85, low 57

Tomorrow's Forecast
High 82, low 54

Monday's Forecast
High 73, low 42

Weather
Detailed weather forecast.

Local News
Summary of local news items.

Classifieds
List of classified advertisements.

Real Estate
Real estate listings and information.

Business
Business news and reports.

Community
Community events and news.

Local Events
List of local events and activities.

Local Businesses
List of local businesses and services.

Local Organizations
List of local organizations and groups.

Local Schools
List of local schools and educational institutions.

Local Government
List of local government entities and officials.

Local History
List of local historical sites and events.

Local Culture
List of local cultural events and activities.

Local Arts
List of local art events and exhibitions.

Local Music
List of local music events and performances.

Local Sports
List of local sports events and teams.

Local Entertainment
List of local entertainment events and venues.

Local Dining
List of local restaurants and food establishments.

Local Shopping
List of local shops and retail stores.

Local Services
List of local service providers and businesses.

Local Health
List of local healthcare providers and facilities.

Local Education
List of local educational institutions and programs.

Local Employment
List of local job openings and employment opportunities.

Local Housing
List of local housing options and real estate listings.

Local Transportation
List of local transportation services and routes.

Local Utilities
List of local utility services and providers.

Local Safety
List of local safety services and organizations.

Local Security
List of local security services and measures.

Local Law Enforcement
List of local law enforcement agencies and officers.

Local Fire Department
List of local fire departments and firefighters.

Local Police Department
List of local police departments and officers.

Local Sheriff's Office
List of local sheriff's offices and deputies.

Local Court System
List of local court systems and judges.

Local Legal Services
List of local legal services and attorneys.

Local Financial Services
List of local financial services and institutions.

Local Insurance
List of local insurance providers and policies.

Local Banking
List of local banks and financial institutions.

Local Credit Unions
List of local credit unions and financial institutions.

Local Investment Services
List of local investment services and advisors.

Local Tax Services
List of local tax services and professionals.

Local Accounting
List of local accounting services and firms.

Local Consulting
List of local consulting services and firms.

Local Marketing
List of local marketing services and agencies.

Local Advertising
List of local advertising services and agencies.

Local Public Relations
List of local public relations services and agencies.

Local Event Planning
List of local event planning services and agencies.

Local Wedding Services
List of local wedding services and vendors.

Local Party Services
List of local party services and vendors.

Local Entertainment Services
List of local entertainment services and vendors.

Local Event Services
List of local event services and vendors.

Local Catering Services
List of local catering services and vendors.

Local DJ Services
List of local DJ services and vendors.

Local Photography Services
List of local photography services and vendors.

Local Videography Services
List of local videography services and vendors.

Local Event Services
List of local event services and vendors.

Local Event Services
List of local event services and vendors.

Local Event Services
List of local event services and vendors.

Local Event Services
List of local event services and vendors.

Local Event Services
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Hansmann tasting on the runway in a T-6A Jayhawk. Contributed photos

Local aviator earns wings

Dad was there to pin them on, salute Hanna
Military lineage runs deep in Hanna's family. Her uncle Jeffrey Hester (Air Force) served in the 185th Reconnaissance Squadron in Sioux City, Rhyne KC-135 for the U.S. Air Force. Above right: Hanna poses with a T-6A, a high-performance training aircraft used by the Air Force during the Pilot "Wings" Course.

Board seeks school name change

Washington would become Cherokee High
BY ERIN HEDGECOCK
The Cherokee School Board is considering the possible renaming of Washington High School.

Supervisors okay wages, RAGBRAI permits

Landfill building to be replaced
BY ERIN HEDGECOCK
Cherokee County Engineer Sarah Tracy presented wage information to the board of supervisors at Monday's meeting for two high school students who have been job shadowing with truck training with the office.

Who will find the golden egg, win \$1,000?

Carey's Furniture, Chronicle Times team up 15 years
Welcome to the Cherokee Chronicle Times and Carey's Furniture 15th annual Easter Egg Hunt! The search begins on Tuesday, March 29, and will end when the golden egg has been found.

Group asks school board to bolster its gun program

Cite expense, liability, bad feelings
BY THOMAS CULLEN
A coalition of Cherokee School District residents has requested the board of supervisors to consider a special study on the school's gun program.

School, teachers agree to 3.854% package increase

The Master Working Agreement with the CEA was approved at the school board meeting March 29 with a total package increase of 3.854%.
Contracts for support staff were approved with a base wage of \$14.00 per hour for associates and food service workers and a 60-cent per hour base wage increase for all other hourly positions as presented.

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ADDITIONAL INFORMATION: Property is subject to an existing lease which ends on February 28, 2026; Payable \$11,250.00 on March 1, 2025 and \$11,250.00 on November 1, 2025 or \$375.00 per acre. Buyers shall receive said payments.

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Seller will be accepting sealed bids on the above-described property until **January 9, 2025**. Any person interested in purchasing the property should submit a bid in writing in total dollars accurately describing the real estate and include their address and telephone number to Barry Thompson, c/o Thompson Law Office, LLP, 4 East Second Street, P. O. Box 219, Kingsley, IA 51028 on or before **January 9, 2025** by 5:00 P.M. The highest bidders on the property will be invited to a private auction for the final sale of the property on **January 14, 2025** at 10:00 A.M. The highest bidder on the day of sale will be expected to pay ten percent (10%) of the purchase price on that day and sign a contract for the balance of the purchase price. Seller will provide the buyer with an Abstract of Title showing marketable title on the property. Closing shall occur on or before February 14, 2025, when the unpaid balance shall be paid in full. Seller shall pay all the real estate taxes that become delinquent October 1, 2025. Buyer shall pay all real estate taxes thereafter. Possession shall be given March 1, 2025, subject to existing lease.

Any announcements day of sale shall supersede any statements made. Seller reserves the right to reject any and all bids.

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