

# Calmar Legals 09-05

## FARM REAL ESTATE FOR SALE

### FARM REAL ESTATE FOR SALE

The Jerry Bouska Farm located at 1689 335th Ave, Fort Atkinson, Iowa 52144, consisting of approximately 320 acres, more or less, subject to road right-of-way, is for sale, and is legally described as follows:

The Northeast Quarter and the Northwest Quarter of the Northwest Quarter, all in Section 31, in Township 97 North, Range 10 West of the 5th P.M. in Winneshiek County, Iowa; AND the Northwest Quarter of the Northwest, the Southwest Quarter of the Northwest Quarter, and the West Half of the East Half of the Northwest Quarter, all in Section 32, all in Township 97 North, Range 10 West of the 5th P.M. in Winneshiek County, Iowa.

The current farm lease has been timely terminated.

The farm building site consists of a 2 story residence, a detached garage, a 90' x 40' machine shed, a 30' x 48' machine shed, 25' x 36' machine shed, 20' x 36' machine shed, 24' x 40' machine shed, a 70' x 90' pole barn, as well as additional steel grain storage bins, cribs, and additional buildings. Sale of the building site is conditioned on buyer accepting responsibility to replace septic or demolish the house

served by septic, without occupying the house within 180 days of possession, and to execute a binding acknowledgement with the County regarding the same.

The real estate will be offered in 3 parcels. Parcel 1 consists of approximately 182 acres (including road right-of-way) of tillable farm land west of 335th Ave. Parcel 2 consists of the land east of 335th Ave. Parcel 3 consists of the building site and adjacent wood and tillable land, totaling approximately 17.40 taxable acres. Parcel 3 is subject to an ingress-egress easement for the benefit of Parcel 1. Seller will also consider offers for any combination of the parcels, to include all parcels as a combined unit.

The property shall be shown by appointment only by contacting Jerry Bouska, telephone number (563) 422-1447. For informational packets and any questions you may have, please contact Attorney John S. Anderson at (563) 382-2959.

Written bids shall be submitted to: Anderson, Wilmarth, Van Der Maaten,

Fretheim, Evsizer Olson, Noble, Lynch & Zahasky Law Office  
ATTN: John S. Anderson

212 Winnebago Street  
P.O. Box 450  
Decorah, IA 52101-0450  
on or before September 22, 2023, at 4:00 p.m. All bids should clearly indicate the price per parcel, or price of a combination of parcels, along with the name of the bidder and contact information. Parties submitting a written bid may be invited to submit a higher bid on October 18, 2023, at 9:30 a.m., in the basement of the Farm Bureau Building at 214 Winnebago Street, Decorah, Iowa.

The successful bidder(s) will be required to pay 10% of the total purchase price on the day of sale as earnest money, and sign a real estate installment contract. The balance due will be paid 40% on December 6, 2023, and 50% on January 17, 2024. Possession and closing will occur on December 6, 2023.

The seller reserves the right to reject any and all bids. Seller also reserves the right to accept written bid(s) and cancel the auction.

---

Published in the Calmar Courier  
Tuesday, August 29 and  
September 5, 2023

---

## BOARD PROCEEDINGS 08.21.2023 Winneshiek County BOS

### BOARD MINUTES MONDAY AUGUST 21, 2023

The Board of Supervisors met at 9:30am August 21, 2023 with all members present. The Pledge of Allegiance to the Flag was recited, and the meeting was called to order.

Jeffrey Peel, owner of property along 360th Street, met with the Board to discuss improvements and rip-rap in the public road portion of 360th Street. The Board instructed Peel to discuss with the neighboring property owners the option of vacating the County Road. If the neighbors are not receptive the Board will work with Peel to remove some of the rip-rap.

Nick Rissman, Interim County Engineer, and Jeff Kuboushek, Road Maintenance Superintendent, met with the Board to discuss road issues. They discussed the retracement of Horn Hollow Road, the recommendation to vacate the unused portion of Happy Hollow Road, and other project updates.

Moved by Faldet and seconded by Vick to accept the resignation of Kurt Huber from the road department. Motion carried unanimously.

Moved by Vick and seconded by Kelsay to open the public hearing on the proposed plans, specifications, form of contract, and estimates for the Festina Wastewater Treatment Facility Improvements. Motion carried unanimously. No written or verbal comments were received. Moved by Vick and seconded by Kelsay to close the public hearing. Motion carried unanimously.

Moved by Vick and seconded by Faldet to approve the consent agenda which includes the minutes of the last meeting and to accept

and file the monthly report of the VA Commission. Motion carried unanimously.

Moved by Kelsay and seconded by Vick to adopt resolution 24-03, accepting the proposed plans, specifications, form of contract, and estimates for the Festina Wastewater Treatment Facility Improvements. Motion carried unanimously by roll call vote.

The Board reviewed the bids for the Festina Wastewater Treatment Facility Improvements. Moved by Kelsay and seconded by Faldet to adopt resolution 24-04, awarding the bid to JB Holland Construction the low bidder at \$751,850. Motion carried unanimously by roll call vote.

Benjamin Steines, County Auditor, gave an update on the Health Insurance fund.

Andy Van Der Maaten, County Attorney, met with the Board to discuss county issues.

Moved by Faldet and seconded by Vermace to adopt resolution 24-05, setting the public hearing on the transfer of a lot near Calmar to Roger and Rita Fjelstul for September 11, 2023 at 10:00am. Motion carried unanimously by roll call vote.

Moved by Kelsay and seconded by Vick to adjourn to 9:30am Monday, August 28, 2023. Motion carried unanimously.

ATTEST  
*Benjamin D Steines*  
County Auditor  
*Daniel Langreck, Chair*  
Board of Supervisors

---

Published in the Calmar Courier  
Tuesday, September 5, 2023

---