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Miscellaneous
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Saturday, December 13
10:30 a.m. - 12 p.m.

This spacious 3-bedroom, 2-bathroom home has room for everyone! Enjoy a large living room, a cozy family room on the lower level and tons of storage. The oversized garage has a built-in work area — perfect for hobbies or storage. There are a few flowers the seller will be coming back in the spring to dig up.

Price Drop \$170,000

ONE REALTY ONE GROUP BLACK DIAMOND

Kris Gordon Realtor®
Cell: 641-390-1529
Office: 641-592-2665
krisgordonrealtor@gmail.com
www.rogblackdiamond.com

111 N. Mill St.
Lake Mills, IA 50450

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Villa Wood South Apartments*
in Northwood

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• Local Taxi Available
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*Must meet income guidelines
For persons 62 or older, handicapped or disabled regardless of age.
Equal Opportunity Provider & Employer

Freeborn County Farm Land Auction
176.49 +/- Acres
Section 15 & 16 of Freeman TWP

WEDNESDAY JAN 7th 4pm

ONLINE @ LANDPROZ.COM AUCTIONCAST

MOOSE LODGE
1623 W MAIN ST, ALBERT LEA

PROPERTY DESCRIPTION: LandProz is pleased to present the Holstad Farms LLP Auction in Freeborn County, MN. This 176.49 +/- acres will be offered to the public to bid their price via LandProz AuctionCast at LandProz.com.

PROPERTY FEATURES: 176.49 +/- Deeded Acres, 165.19 +/- Tillable Acres, 11.1 +/- CRP Acres, CRP Payment of \$2,165/yr, CPI of 76.7, Open to farm for 2026, May consider splitting up the farm upon request, Real Estate Taxes \$10,428

HOLSTAD AUCTION #2849

GREG JENSEN 507-383-1067
SONNY JENSEN 507-402-9445

LANDPROZ

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1 and 2 BD Apartments*
in Northwood
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Freeborn County Farm Land Auction
34.29 +/- Acres
Section 19 of Freeman TWP

WEDNESDAY DEC 17th 3pm

ONLINE @ LANDPROZ.COM AUCTIONCAST

MOOSE LODGE
1623 W MAIN ST, ALBERT LEA

PROPERTY DESCRIPTION: LandProz is pleased to present the Drescher Farm Auction in Freeborn County, MN. This 34.29 +/- acres will be offered to the public to bid their price via AuctionCast at LandProz.com. Offering 34.29 +/- acres of good Southern Minnesota farmland with a CPI of 84.4. This is a solid, productive tract that's been well cared for over the years. A nice opportunity for anyone looking to add acres to their operation or make a sound land investment in a strong farming area.

PROPERTY FEATURES: 34.29 +/- Deeded acres, 34.07 +/- Tillable acres, CPI of 84.4, Prominent Soil Types: Kilkenny Clay Loam & Hamel Loam, Real Estate Taxes \$1,842

DRESCHER AUCTION

GREG JENSEN 507-383-1067
SONNY JENSEN 507-402-9445

LANDPROZ

Notice

NOTICE OF HEARING OF ANNEXATION TO DRAINAGE DISTRICT NO. 74 WORTH COUNTY, IOWA

TO: CRESCENT SWAMP LODGE LLC; JOHNSON, NORM & BARB FAMILY PARTNERSHIP L P; HERTZ FARM MANAGEMENT INC; WISTRAND, EDWIN M; owners owning lands described below which are the subject matter of this annexation procedure, lien holders of record, and actual occupants of said lands and to all other persons whom it may concern.

YOU AND EACH OF YOU ARE HEARBY NOTIFIED that the Board of Supervisors, Worth County, Iowa, acting in behalf of Drainage District No. 74 Worth County, Iowa, have adopted a Resolution of Necessity for the annexation of additional lands to Drainage District No. 74 as provided by law. YOU ARE FURTHER NOTIFIED that the Board of

Supervisors have appointed Agrivia PLLC a qualified engineer, to examine such additional lands, to make a survey and plat thereof showing the relation, elevation and condition of drainage with reference to Drainage District No. 74 and to make and file with the County Auditor a report as provided by law. Said report to specify the character of benefits received. Said report provides as follows:

PARCELS RECOMMENDED FOR ANNEXATION DRAINAGE DISTRICT NO. 74 WORTH COUNTY, IOWA 2025

PIN	Deedholder	S-T-R	Legal Description	Area (Acres)	Elevation		Relation to Facility		Condition of Drainage		
					Elevation (ft)	Slope (%)	Outlet Closure (ft)	Proximity (ft)	Drain Class	Ksat (in/day)	Water Table Depth (ft)
0612100005	CRESCENT SWAMP LODGE LLC	12-99-21	SECTION:12 TOWNSHIP:99 RANGE:21 SE NW BROOKFIELD	17.2	1261.9	0.39	85.0	1839.9	6	34.7	0.0
0612200002	CRESCENT SWAMP LODGE LLC	12-99-21	SECTION:12 TOWNSHIP:99 RANGE:21 N 32.09 A SW NE BROOKFIELD	0.8	1261.9	0.03	85.1	1833.7	6	80.9	0.0
0718300002	JOHNSON, NORM & BARB FAMILY PARTNERSHIP LP	18-99-20	SECTION:18 TOWNSHIP:99 RANGE:20 NE SW KENSETT	0.9	1228.6	-0.04	77.5	1624.8	4	440.9	11.8
0612200003	WISTRAND, EDWIN M.	12-99-21	12 99 21 S 7.91 A SW NE	2.2	1259.9	0.21	87.2	1536.7	5	107.7	3.1
0707300005	WISTRAND, EDWIN M.	7-99-20	7 99 20 S. 1 ACRE SE SW	0.3	1235.3	0.01	81.9	1201.8	2	508.7	39.4
Total #				21.40							

YOU ARE FURTHER NOTIFIED that said report has been filed with the County Auditor of Worth County, Iowa, and the Board of Supervisors have set the time and place of hearing on said report for JANUARY 5, 2025 AT 11:00 AM in the Magistrate Room at the Worth County Courthouse in Northwood, Iowa. If you cannot attend the hearing in person, you can join via Zoom with the following link: <https://us02web.zoom.us/j/88903567655?pwd=I dt R b p u 2 a j L z Q 0 M 5 e O O W D 2 J 0 0 5 x K P M . 1> At said hearing the Board of Supervisors shall consider such report, plats and profiles and if satisfied that any of such lands are materially benefited by the district and that such annexation is feasible, expedient, and for the public good, it shall proceed to annex said lands to Drainage District No. 74 as provided by law.

YOU ARE FURTHER NOTIFIED that all objections to the proposed annexation of said lands and any claim for damages must be in writing and filed with the County Auditor of Worth County at or before the time set for hearing.

YOU ARE FURTHER NOTIFIED that at such hearing, the Board may hear evidence both for and against the approval of the report or any portion thereof, but it shall not be competent to show that any of the land in the district assessed for benefits will not be benefited by such repairs or improvements to some degree. Any interested party may be heard in argument by himself or counsel.

YOU ARE FURTHER NOTIFIED that if you fail to object, the Board of Supervisors can make a final decision to make repairs and/or improvements of DD 74, acquire ad-

ditional right of way, annex additional lands and reclassify. As a consequence of your failure to object you lose your right to appeal the final decision within twenty (20) days to the Iowa District Court.

THIS NOTICE is published and mailed as provided by law at the direction of the Board of Supervisors of Worth County, Iowa, acting as Trustees of Drainage District No. 74. At the time fixed for hearing, the Board shall examine said report, and may hear evidence thereon, both for and against the annexation of said lands to said district.

FOR A COPY OF THE ANNEXATION REPORT please contact the Worth County Auditor's Office at 641-324-2316 or you can view the report online at <https://worthcountyia.gov/auditor/drainage/>.

Chelsey Doty,
Worth County Drainage Clerk

STATE OF IOWA 2025 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2025 CITY OF KENSETT, IOWA DUE: December 1, 2025

16209800500000
CITY OF KENSETT
PO Box 95
KENSETT IA 50448-0095
POPULATION: 257

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS				
	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	85,027		85,027	78,358
Less: Uncollected Property Taxes - Levy Year	0		0	0
Net Current Property Taxes	85,027		85,027	78,358
Delinquent Property Taxes	0		0	0
TIF Revenues	0		0	0
Other City Taxes	43,439	0	43,439	36,636
Licenses and Permits	50	0	50	695
Use of Money and Property	25,440	540	25,980	41,390
Intergovernmental	64,423	0	64,423	31,965
Charges for Fees and Service	48,217	149,426	197,643	24,878
Special Assessments	4,664	0	4,664	4,000
Miscellaneous	116,171	4,730	120,901	0
Other Financing Sources, Including Transfers in	78,752	0	78,752	0
Total Revenues and Other Sources	466,183	154,696	620,879	217,922
Expenditures and Other Financing Uses				
Public Safety	13,729		13,729	12,574
Public Works	58,137		58,137	61,345
Health and Social Services	0		0	0
Culture and Recreation	192,504		192,504	77,983
Community and Economic Development	0		0	0
General Government	90,105		90,105	97,346
Debt Service	0		0	0
Capital Projects	0		0	0
Total Governmental Activities Expenditures	354,475	0	354,475	249,248
Business type activities		55,691	55,691	0
Total All Expenditures	354,475	55,691	410,166	249,248
Other Financing Uses, Including Transfers Out	78,752	0	78,752	0
Total All Expenditures/and Other Financing Uses	433,227	55,691	488,918	249,248
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	32,956	99,005	131,961	-31,326
Beginning Fund Balance July 1, 2024	347,056	0	347,056	324,056
Ending Fund Balance June 30, 2025	380,012	99,005	479,017	292,730
NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:				
Non-budgeted Internal Service Funds		Pension Trust Funds		
Private Purpose Trust Funds		Agency Funds		
Indebtedness at June 30, 2025		Amount	Indebtedness at June 30, 2025	
General Obligation Debt	0	Other Long-Term Debt	0	0
Revenue Debt	0	Short-Term Debt	172,714	
TIF Revenue Debt	0			
		General Obligation Debt Limit	775,861	