



Above, the color guard led the parade. They were followed by Parade Marshall Jennifer Burch, below.



Ava Bouchard and Christian Vander Broek throw candy to children.



5th grade volleyball team tossed candy to bystanders during the parade.



It was a dash for the candy as youngsters along the parade route filled their bags.



Youth football cheer and throw candy during the parade.



Cherokee cheerleaders were followed by a firetruck carrying the football team.

There's always more at [www.chronicletimes.com](http://www.chronicletimes.com)

LAND SALE AT PRIVATE AUCTION

154.91 acres per original government survey  
Woodbury County, Iowa Farmland

**LEGAL DESCRIPTION:**

The Northwest Quarter (NW1/4) of Section Sixteen (16), Township Eighty-eight (88) North, Range Forty-four (44), West of the 5th P.M., Woodbury County, Iowa, EXCEPT A parcel of land located in part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Sixteen (16), Township Eighty-eight (88) North, Range Forty-four (44) West of the 5th P.M., Woodbury County, Iowa, further described as follows:

Commencing at the Northeast (NE) Corner of the Northwest Quarter (NW1/4) of said Section Sixteen (16); thence South Zero Degrees Zero Minutes (S 0° 00.0') West for One Thousand Six Hundred Eighty-one and Four Tenths Feet (1,681.4') along the East line of said Northwest Quarter (NW1/4) to the point of beginning; thence North Eighty-seven Degrees Forty-three Minutes (N 87° 43.0') West for Five Hundred Twenty-eight Feet (528.0'); thence South Zero Degrees Zero Minutes (S 0° 00.0') West for Four Hundred Twenty Feet (420.0'); thence South Eighty-seven Degrees Forty-three Minutes (S 87° 43.0') East for Five Hundred Twenty-eight Feet (528.0') to a point on the East line of the Northwest Quarter (NW1/4) of said Section Sixteen (16); thence North Zero Degrees Zero Minutes (N 0° 00.0') East for Four Hundred Twenty Feet (420.0') along the East line of said Northwest Quarter (NW1/4) to the point of beginning.

Said parcel contains a total of Five and Nine Hundredths Acres (5.09 A.). The East Thirty-three Feet (E 33') of said parcel, containing 0.32 acre, is subject to existing public roadway easement. Said parcel may be subject to any and all other easements of record.

**OWNERS:** Terry Waugh and Linda Waugh Revocable Trust, Linda Baedke, Steven Waugh, Lisa Fravel and Kirk Waugh

**LOCATION:** From Movable head East on Hwy. 20 6.1 Miles; Head South on Knox Avenue .5 Miles; Head West on 160th Street .2 Miles; Head South on Knox Avenue 2.2 Miles; Head West on 180th Street .5 Miles. Subject lies southwest of the intersection of gravel 180th Street and gravel Knox Avenue on the South side of gravel 180th Street.

Cropland - 147.73  
Average CSR 2 - 67.7  
Soil - Monona, Judson, Ida Silty Clay  
PLC Tract Yield (corn) -164  
PLC Tract Yield (beans) - 42  
Current annual real estate taxes: \$4,884.00  
*The above figures are not guarantees and are estimates only.*

Seller will be accepting sealed bids on the above-described property until **October 8, 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 **October 8, 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 **October 10, 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 March 1, 2026**, when the unpaid balance shall be paid in full. Seller shall pay all the real estate taxes that become delinquent **October 1, 2026**. Buyer shall pay all real estate taxes thereafter. **Possession shall be given March 1, 2026.**

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

OWNERS – Terry Waugh and Linda Waugh Revocable Trust, Linda Baedke, Steven Waugh, Lisa Fravel and Kirk Waugh  
\*\*\*\*\*  
Barry Thompson and Chad Thompson –Thompson Law Office, LLP  
4 East Second Street, P. O. Box 219, Kingsley, IA 51028  
Phone: (712) 378-3611