

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 3/09/2022 Weekly Agenda Date: 3/15/2022

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Dennis Butler

WORDING FOR AGENDA ITEM:

Public Hearing and Action on Proposal to sell Woodbury County Farm at Public Auction on March 22, 2022

ACTION REQUIRED:

- | | | |
|----------------------------------------------------|-----------------------------------------------|-----------------------------------------|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/> | Approve Motion <input type="checkbox"/> |
| Public Hearing <input checked="" type="checkbox"/> | Other: Informational <input type="checkbox"/> | Attachments <input type="checkbox"/> |

EXECUTIVE SUMMARY:

Pursuant to Iowa Code a Public Hearing will be conducted on 3/15/2022 4:40 pm

BACKGROUND:

Pursuant to Iowa Code a Public Hearing will be conducted on the Board's proposal to sell the County Farm as set forth in Resolution #13,401 dated March 1, 2022.

FINANCIAL IMPACT:

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Conduct Public Hearing at 4:40 pm

ACTION REQUIRED / PROPOSED MOTION:

- A. Public hearing on the proposal to sell the County Farm.
- B. Approval of proposal of sell of the County Farm as set forth in the Board's Resolution #13,401 dated March 1, 2022

RESOLUTION # 13, 401

NOTICE OF PROPERTY SALE – WOODBURY COUNTY FARM

WHEREAS Woodbury County, Iowa is the owner of certain parcels of real estate described as:

Parcel 1:

All of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and that part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14; thence South $89^{\circ}32'09''$ East along the North line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 1328.16 feet to the Northeast corner of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South $0^{\circ}04'33''$ East along the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the East line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 2511.20 feet to the centerline of Old Highway # 141; thence North and West along said centerline on the following courses and distances: North $59^{\circ}43'02''$ West for 691.82 feet; Northwesterly for 322.20 feet on an 1145.92 foot radius curve, concave Northeasterly, having a long chord of 321.14 feet, bearing North $51^{\circ}39'44''$ West; North $43^{\circ}36'26''$ West for 699.13 feet to the West line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North $0^{\circ}00'08''$ East along said West line and the West line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 1467.67 feet to the point of beginning

Said described parcel contains 63.029 acres, more or less, which includes 3.936 acres in roadway easement.

Parcel 2:

All that part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14; thence South $0^{\circ}00'08''$ West along the West line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the West line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 1467.67 feet to the centerline of Old Highway # 141 and the point of beginning; thence continuing South $0^{\circ}00'08''$ West along the West line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 1210.78 feet to the Southwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South $89^{\circ}52'45''$ East along the South line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 1331.77 feet to the Southeast corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North $0^{\circ}04'33''$ West along the East line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for 159.30 feet to the centerline of Old Highway # 141; thence North and West along said centerline on the following courses and distances: North

59°43'02" West for 691.82 feet; Northwesterly for 322.20 feet on an 1145.92 foot radius curve, concave Northeasterly, having a long chord of 321.14 feet, bearing North 51°39'44" West; North 43°36'26" West for 699.13 feet to the point of beginning

Said described parcel contains 18.626 acres, more or less, which includes 5.354 acres in roadway easement.

Parcel 3:

All that part of the Northwest ¼ of Section 23, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Northwest corner of said Northwest ¼ of Section 23; thence South 89°52'45" East along the North line of said Northwest ¼ for 531.00 feet to the point of beginning; thence continuing South 89°52'45" East along said North line for 1074.33 feet to the centerline of Old Highway # 141; thence South and East along said centerline on the following courses and distances: South 59°43'02" East for 547.70 feet; Southeasterly for 315.21 feet on an 1145.92 foot radius curve, concave Southwesterly, having a long chord of 314.22 feet, bearing South 51°50'13" East; South 43°57'24" East for 466.81 feet to the East line of said Northwest ¼; thence South 1°00'33" West along the East line of said Northwest ¼ for 1862.15 feet to the Southeast corner of said Northwest ¼; thence North 89°46'29" West along the South line of said Northwest ¼ for 2652.80 feet to the Southwest corner of said Northwest ¼; thence North 0°46'46" East along the West line of said Northwest ¼ for 1230.43 feet; thence South 89°20'41" East for 594.00 feet; thence North 0°41'17" East for 438.50 feet; thence North 4°43'39" East for 241.50 feet; thence North 5°10'48" West for 760.50 feet to the point of beginning

Said described parcel contains 134.950 acres, more or less, which includes 3.980 acres in roadway easement.

NOW THEREFORE,

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on this property sale proposal shall be held on the **15th Day of March, 2022 at 4:40 p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcels of real estate at a public auction conducted by Stalcup Agricultural Service, Inc. to be held on the **22nd Day of March, 2022 at 10:00 a.m.**
3. That said Board proposes to sell the said real estate to the highest Bidder for each parcel at or above a **minimum bid set by the Board of Supervisors** which shall be at or above the appraised value of the property.

4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 1st Day of March, 2022.

ATTEST:



Patrick F. Gill
Woodbury County Auditor
and Recorder

WOODBURY COUNTY BOARD OF SUPERVISORS



Keith W. Radig, Chairman