



# Classified/Legals

## Cedar county payroll

VENDOR	VENDOR TOTAL
Benefits Inc.	1,071.10
Phelps the Uniform Specialists	34.54
Cedar County Treasurer	83,134.58
Cedar County Treasurer	11,239.00
Cedar County Treasurer	496.49
Cedar County Treasurer	587.73
COUNTY TOTAL	95,948.49
	WBT 51

## Cedar county board

**BOARD PROCEEDINGS**  
(FOLLOWING IS A SYNOPSIS OF MINUTES. FULL TEXT OF DAY'S MINUTES ARE AVAILABLE FOR INSPECTION AT AUDITOR'S OFFICE OR ON OUR WEBSITE—WWW.CEDARCOUNTY.IOWA.GOV)

December 5, 2023  
Cedar County Board of Supervisors met in regular session at 8:30 a.m. December 5, 2023 with following members present: Barnhart, Gaul, Kaufmann, and Chairperson Bell. Bixler absent. Members of public were also present. Board viewed correspondence from various agencies.

It noted following Handwritten Disbursement issued on 12/1/23 to Cedar County Treasurer for Benefits, Inc. for an electronic deposit: #437126 for \$4,737.37-self funded medical claims. Moved by Barnhart seconded by Gaul to approve agenda.

**Ayes:** All  
**Absent:** Bixler  
Chairperson Bell addressed public for comments. Treasurer Delaney introduced new employee Kayla Edwards, Clerk. Lisa Dircks invited Board to a meeting they are hosting regarding pipeline on Thursday, December 7, 2023, at 6:30 in large meeting room of Courthouse. Dircks also passed around a letter regarding wind energy. Jerry Goldsmith passed around a dispersion guidance letter from Navigator.

Moved by Gaul seconded by Barnhart to approve Board Minutes of November 28, 2023.

**Ayes:** All  
**Absent:** Bixler  
Moved by Barnhart seconded by Kaufmann to approve Payroll Disbursements #195707-195850 and vacation buy back #195851-195854 for period ending 11/25/23 and to be paid on 12/1/23. This includes a payout for Colleen Boyer-Kaufmann.

**Ayes:** All  
**Absent:** Bixler  
At 8:45 a.m. Board held a public hearing for Ordinance #66 - Local Option Sales and Service Tax. Chairperson Bell read legal notice. Auditor Wiese present and said no written or verbal objections are on file. Auditor Wiese said she reached out to City of West Branch with no response. Moved by Barnhart seconded by Gaul approved and adopted Ordinance #66—Local Option Sales and Service Tax.

**Ayes:** All  
**Absent:** Bixler  
EMA Director Freet provided Board with a Professional Service Agreement with MCM for Phase II to review. Discussion held. Freet believes a clerical error happened and Professional Service Agreement needs to be returned to MCM. Freet will be added to agenda for next week.

Moved by Kaufmann seconded by Gaul to approve a new 12-month Class B Alcohol license for GG Brothers Liberty Travel Stop effective 12/1/2023.

**Ayes:** All  
**Absent:** Bixler  
Moved by Gaul seconded by Kaufmann to approve hiring Gary Hadden Jr. MWI with a starting wage of \$25.83/hour effective December 20, 2023 and Brian Wood, MWII with a starting wage of \$26.15/hour effective December 11, 2023.

**Ayes:** All  
**Absent:** Bixler  
At 9:00 a.m. Board opened sealed bids for rental of Cedar County Care Facility Farmland. Aaron Moes, Josh Poduska and Logan Howe were present. Chairperson Bell read legal notice. There were three bids submitted. Bids were opened and read as follows: Logan Howe \$380.00, Aaron Moes \$285.00, Josh Poduska \$326.00. Voice bidding held, Moes bid \$390.00 with no other bid. Moved by Kaufmann seconded by Gaul to approve bid of \$390.00 per acre by Aaron Moes for rental of Cedar County Care Facility Farmland.

**Ayes:** All  
**Absent:** Bixler  
At 9:15 a.m., Board held their monthly department head meeting. Discussion held. Dave Shinker with Cedar County Fair Association met with Board for a FY24/25 funding review. Shinker requested a \$2,000 increase in funding from County. Currently County funds Cedar County Fair Association at \$43,000 a year. Librarians Nikki Scheel of Clarence, Meredith Dehmer of Mechanicsville, Tricia Kane of Durant, Denise Smith of Tipton and Becky Knoche of West Branch attended Board meeting for FY24/25 funding review of County Libraries. Dehmer requested a \$10,000 increase in funding from County. Currently County funds County Library Association at \$145,500.

At 10:30 a.m. County Attorney Blank and Clerk of Court McDonough met with Board to discuss an alternative site for jury duty while elevator is being updated. Blank said Tipton Library has offered them use of their facility for no cost. IT Director Pierce has two hot spots for them to use.

Moved by Kaufmann seconded by Barnhart to allow jury trials to take place in Tipton Library during elevator update.

**Ayes:** All  
**Absent:** Bixler  
Finance Director Dauber met with Board for guidance on memo to department heads for figures to use for FY24/25 budgeting purposes. Discussion held. Moved by Barnhart seconded by Kaufmann to adjourn at 10:49 a.m., to December 12, 2023.

**Ayes:** All  
**Absent:** Bixler  
Jon Bell, Chairperson  
Stephanie Wiese, Auditor  
WBT 51

## West Branch Community School District

BILLS FOR APPROVAL  
12/06/2023 10:53 AM  
Vendor Name-Detail Description-Amount  
Checking Account ID 1  
Fund Number 10  
GENERAL FUND  
ACME TOOLS-SUPPLIES-125.00  
ACTION SEWER AND SEPTIC-SERVICE-385.00  
ADVANTAGE ARCHIVES-MICROFILM-370.25  
AGVANTAGE FS-GAS-5,861.37  
AHLERS AND COONEY-SERVICE-495.00  
ALLIANT UTILITIES-19,539.88  
ANDERSON ERICKSON DAIRY CO-SUPPLIES-53.56  
BIG COUNTRY SEEDS-SUPPLIES-345.00  
BMO-WBCSDF - WARGO-6,010.50  
BOILER PRESSURE VESSEL INSPECTION BUREAU-SERVICE-240.00  
CEDAR COUNTY AUDITOR-ELECTION-1,114.45  
CITY OF WEST BRANCH-UTILITIES-12,033.12  
D&R PEST CONTROL-SERVICE-890.00  
DICK BLICK ART MATERIALS-

SUPPLIES-278.88  
DISCOUNT SCHOOL SUPPLY-SUPPLIES-173.19  
EASTERN IOWA TIRE-TIRES-2,543.30  
FIDELITY BANK AND TRUST-LOCK BOX-40.00  
FRANKLIN COVEY-MEMBERSHIP-7,000.00  
FRED'S FEED AND SUPPLY-SUPPLIES-330.17  
GAZETTE COMMUNICATIONS, THE-SERVICE-40.00  
GOOD GUYS AUTOCARE-SERVICE/PARTS-1,136.30  
GRAINGER-SUPPLIES-234.61  
GRANT WOOD AEA-SUPPLIES-3,069.78  
GREENWOOD CLEANING SYSTEMS-SUPPLIES-1,867.05  
HAWKEYE WASTE-SERVICE-3,088.00  
HEARTLAND SHREDDING INC-SERVICE-70.00  
HY VEE-SUPPLIES-75.46  
IMAGINE LEARNING LLC-SUPPLIES-500.00  
IOWA FIRE EQUIPMENT-SERVICE-375.50  
J W PEPPER-SUPPLIES-512.99  
JOHN DEERE FINANCIAL-SUPPLIES-73.04  
KAY L CHAPMAN CPA PC-AUDIT-3,700.00  
KLINKKAMMER, ANGIE-TRAVEL-174.44  
KRAFKA LAWN-SERVICE-9,244.00  
KUNDE OUTDOOR EQUIPMENT-PARTS-72.01  
LEARNING WITHOUT TEARS-SUPPLIES-1,503.15  
LENOCH & CILEK HARDWARE-SUPPLIES-25.98  
LIBERTY COMMUNICATIONS-PHONE/INTERNET-3,146.80  
LIBERTY DOORS INC-SUPPLIES-8.00  
LOWE'S-SUPPLIES-189.47  
LYNCH'S PLUMBING-SERVICE-595.20  
LYNCH, RYAN-SERVICE-192.20  
MATHESON TRIGAS-SUPPLIES-59.70  
MCELHINNEY, KRISTIN-TRAVEL-43.24  
MEDICAL ENTERPRISES-SERVICE-825.00  
MENARD'S-SUPPLIES-269.68  
MIDWEST ALARMS-SERVICE-426.28  
MIDWEST TECHNOLOGY PRODUCTS-SUPPLIES-281.00  
OAKS, TAMMY-PHONE-200.00  
OASIS ELECTRIC-SERVICE-546.25  
OPIOLA, TARA-SUPPLIES-20.48  
PARKSIDE SERVICE-REPAIRS-114.95  
PHELPS-SERVICE-41.43  
PITSCO EDUCATION LLC-SUPPLIES-100.13  
QUILL CORPORATION-SUPPLIES-2,300.76  
REICHERT, MICHELLE-TRAVEL-164.97  
RK DIXON LEASING-STAPLES-298.00  
ROBERTSON, RANDY-TRAVEL-457.98  
ROYAL IMAGING SUPPLIES-SUPPLIES-110.00  
SCHOOL SPECIALTY INC-SUPPLIES-51.96  
SCHWICKERATH, MIRANDA-TRAVEL-209.68  
SEYDEL, LINDSAY-TRAVEL-195.13  
TEACHERS PAY TEACHERS-SUPPLIES-337.15  
VAN GINKEL, JOAN-SUPPLIES-125.00  
WALDHART, BRIAN-PHONE-300.00  
WEST BRANCH TIMES-ADVERTISING-576.17  
WILLIAM MACGILL AND CO-SUPPLIES-503.29  
Fund Number 10  
96,280.88  
Checking Account ID 1  
Fund Number 22  
MANAGEMENT FUND  
SPECIALTY UNDERWRITERS-EQUIP BREAK AND FIX-6,088.00  
Fund Number 22  
6,088.00  
Checking Account ID 1  
Fund Number 33  
CAPITAL PROJECTS  
OPN ARCHITECTS-SERVICE-981.53  
RM BOGGS-SERVICE-51,166.19  
Fund Number 33  
52,147.72  
Checking Account ID 1  
Fund Number 36  
PHYSICAL PLANT & EQUIPMENT  
BMO-DONOVAN GROUP-3,300.00  
CEC-SERVICE-4,500.00  
DE LAGE LANDEN-COPIER-6,131.21  
FIDELITY BANK AND TRUST-INTEREST-13,946.66  
KNUTSON CONSTRUCTION-PAY APP 7-86,869.52  
KRAFKA LAWN-SERVICE-7,486.43  
LIBERTY COMMUNICATIONS-PHONE/INTERNET-2,277.90  
RADIO ENGINEERING INDUSTRIES-BUS CAMERAS-7,133.44  
RK DIXON LEASING-COPIER-522.64  
TEAMVIEWER GMBH-LICENSE-1,234.80  
Fund Number 36  
133,402.60  
Checking Account ID 1  
287,919.20  
Checking Account ID 2  
Fund Number 61  
SCHOOL NUTRITION FUND  
ANDERSON ERICKSON DAIRY CO-SUPPLIES-7,073.96  
BMO-SUPPLIES-151.14  
EMS DETERGENT SERVICES-SUPPLIES-382.00  
MARTIN BROTHERS-SUPPLIES-17,545.90  
RAPIDS-OVEN-6,687.70  
Fund Number 61  
31,840.70  
Checking Account ID 2

31,840.70  
Checking Account ID 3  
Fund Number 21  
STUDENT ACTIVITY FUND  
1800TSHIRTS.COM-SUPPLIES-239.00  
ANDERSON ERICKSON DAIRY CO-SUPPLIES-245.24  
BMO-MEAL-12,027.57  
BODY SOUND LLC-SOUND FOR PLAY-1,536.15  
BURGER, TOM-OFFICIAL-105.00  
CANNON, DAN-OFFICIAL-150.00  
CAREW, DYLAN-WRESTLING MATS-5,750.00  
DENMEAD, MARY-SUPPLIES-2,095.92  
ELITE AWARDS PLUS-SUPPLIES-504.28  
FEDERER, MICHAEL-OFFICIAL-130.00  
FELDERMAN, CHAD-OFFICIAL-150.00  
FONTENOT, JOE-OFFICIAL-145.00  
GILLIAM, JOSH-OFFICIAL-215.00  
GRAHAM, AMY-CHOREOGRAPHY-500.00  
GRAPHIC EDGE, LLC, THE-SUPPLIES-165.00  
GRAW, DAN-OFFICIAL-130.00  
GROTH, SCOTT-OFFICIAL-150.00  
HIERSEMAN, JOHN-SUPPLIES-50.68  
HOCKING, PAT-OFFICIAL-215.00  
HY VEE-MEALS-1,092.21  
IOWA BANDMASTERS ASSOCIATION-MEMBERSHIP-75.00  
IOWA HIGH SCHOOL ATHLETIC ASSN-BROADCAST RIGHTS-250.00  
IOWA HIGH SCHOOL MUSIC ASSOC-ENTRY FEE-175.00  
KERN, JASON-OFFICIAL-105.00  
KOEHN, ANDREW-OFFICIAL-130.00  
LAUGHLIN, ERIN-GOTR SUPPLIES-1,083.11  
LINN COUNTY TREASURER-FIELD TRIP-177.00  
LISBON COMMUNITY SCHOOL-ENTRY FEE-100.00  
LOWE'S-SUPPLIES-266.89  
MACKIN EDUCATIONAL RESOURCES-SUPPLIES-14.54  
MIENE, TOM-OFFICIAL-115.00  
MILLER, JASON-OFFICIAL-510.00  
MURPHY, MARK-OFFICIAL-200.00  
PARTNERS FOR PROFIT-FUNDRAISER-2,988.80  
PINE, LOU-MUSICAL-100.00  
PRIMEWELD-SUPPLIES-211.65  
RIDDLEL-RECONDITIONING-2,688.95  
SCHAEFER, DARRIN-OFFICIAL-104.00  
SCHAEFER, KIRSTIN-OFFICIAL-104.00  
SCHAEGREN, SCOTT-OFFICIAL-95.00  
SEIBA-MEMBERSHIP-40.00  
SMITH, BRANDON-OFFICIAL-130.00  
ST JUDE CHILDREN'S RESEARCH HOSPITAL-DONATION-987.66  
STAMP SHAE-OFFICIAL-215.00  
TIPTON COMMUNITY SCHOOLS-ENTRY FEE-60.00  
VANEK, GARB-LIGHTING FOR PLAY-1,200.00  
WALDERBACH, ADAM-OFFICIAL-130.00  
WARNER CHAPPELL MUSIC, INC.-MUSIC-150.00  
WEST BRANCH TIMES-PRINT-778.80  
WORLDS FINEST CHOCOLATES-FUNDRAISER-4,440.00  
WYLDER, GABRIEL-OFFICIAL-145.00  
Fund Number 21  
43,366.45  
Checking Account ID 3  
43,366.45  
Checking Account ID 4  
Fund Number 62  
ELC  
BMO-SUPPLIES-1,122.75  
CINTAS CORP-SUPPLIES-260.03  
CITY OF WEST BRANCH-UTILITIES-391.73  
CLEAR LIVE LLC-SERVICE-35.77  
CULLIGAN WATER TECHNOLOGIES-SERVICE-190.84  
JOHNSON CO REFUSE-SERVICE-80.64  
LATTA HARRIS LLP-SERVICE-1,500.00  
MARCO-COPIER-470.02  
MARTIN BROTHERS-SUPPLIES-3,817.99  
MIDWEST ALARMS-SERVICE-288.75  
MOORE, LISA-SUPPLIES-42.92  
PLUNKETTS-SERVICE-81.80  
SHADLEY-XU, ASHLEY-SUPPLIES-97.87  
Fund Number 62  
8,381.11  
Checking Account ID 4  
8,381.11  
WBT 51

1. Call to Order/Public Forum  
Board President Hetrick called the meeting to order at 5:30 p.m. Board President Hetrick wanted to express his appreciation to Mr. Schultes and Mrs. Pedersen for their years of service on the Board and thanked them for all of their leadership.

2. Vision, Mission & Destination Statements  
Board Vice President Schultes read the statements.

3. Approval of Agenda  
Motion to approve the agenda with striking the second reading of Board Policy 502.14.  
Motion made by Mr. Keith Schultes  
Motion seconded by Mrs. Julie Sexton  
Voting: Unanimously Approved

4. Honors, Commendations and Success Stories  
Several success stories were shared.

5. Consent Items  
Motion to approve November's meeting minutes, financial reports and December bills.  
Motion made by Mr. Keith Schultes  
Motion seconded by Mrs. Molly Pedersen  
Voting: Unanimously Approved

6. Administrative Reports  
The Administrators shared their respective reports. Dr. Jimmerson gave an update on the punch list items at the high school and middle school. He also wanted to publicly thank Mr. Schultes and Mrs. Pedersen for making it fun to come to work and care so much about the students and staff.

7. Personnel Items  
A. Letters of Assignment  
Motion to approve the Letters of Assignment as presented, Jake Kabela, MS Boys Basketball Coach, Alissa Wenhe, High School Para Educator, Linda Casarez, Child care, Loni Maurer, Child care, Connie Byrnes, Child Care.  
Motion made by Mr. Keith Schultes  
Motion seconded by Mrs. Julie Sexton  
Voting: Unanimously Approved

B. Resignations  
Motion to approve the resignation(s) as presented, John Hierseman, HS Co-Head Football Coach, Kristen Westpheling, NHS Advisor, Abigayle Culver, Elementary Para Educator, Mary Madsen, HS Assistant Softball Coach, Carol VanHauen, Nutrition. Retiring at the end of 2023-2024 School Year, Mary Buol, 1st Grade Teacher, Valerie Soemadi, MS Special Education Teacher, Karina Krall, HS English-Language Arts/Journalism Teacher, Lynette Cummings, HS Science Teacher, Terri Zumbahlen, HS Special Education Teacher, Lisa Corr, Elementary Para Educator, Jessica Koch, Child care.  
Motion made by Mr. Keith Schultes  
Motion seconded by Mrs. Molly Pedersen  
Voting: Unanimously Approved

8. Volunteer Approval  
Motion to approve the volunteers as presented, Emmersen Thomas, High School, Lexus Crist, High School.  
Motion made by Mrs. Julie Sexton  
Motion seconded by Mrs. Molly Pedersen  
Voting: Unanimously Approved

9. Robotics Competition  
Motion to approve the out of state robotics trip.  
Motion made by Mrs. Amanda Whaley  
Motion seconded by Mrs. Julie Sexton  
Voting: Unanimously Approved

10. Board Policy Review  
Motion to approve the first and final readings of Board Policy 502.04, 502.05, 502.06, 502.07, 502.09, 502.10, 502.10A, 502.10E1, 502.10R1, 502.11, 502.11R1, 502.12, 502.12E1, 502.12E2, 502.12E3, 502.12R1, 502.13, 502.13E1, 502.13E2, 503.01, 503.02, 503.04, 503.05, 503.06, 503.07.  
Motion made by Mrs. Julie Sexton  
Motion seconded by Mrs. Amanda Whaley  
Voting: Unanimously Approved

11. Board Policy Updates  
Motion to approve the first reading of Board Policy, 401.01, 502.01, 502.02 R1, 603.06 R1, 801.08 R1.  
Motion made by Mrs. Molly Pedersen  
Motion seconded by Mrs. Julie Sexton  
Voting: Unanimously Approved

12. Old Middle School HVAC repairs  
Motion to approve bid from RMBoggs for HVAC repairs to the old middle school.  
Motion made by Mr. Keith Schultes  
Motion seconded by Mrs. Julie Sexton  
Voting: Unanimously Approved

13. Appoint Temporary Chairperson  
Motion to appoint Angie Klinkkammer temporary chairperson.  
Motion made by Mrs. Amanda Whaley  
Motion seconded by Mrs. Molly Pedersen  
Voting: Unanimously Approved

14. Regular Board Meeting Adjournment  
Motion to adjourn at 6:10 p.m.  
Motion made by Mr. Keith Schultes  
Motion seconded by Mrs. Julie Sexton  
Voting: Unanimously Approved

15. New Board Call to Order/ Open Forum  
Temporary chairperson Klinkkammer called the meeting to order at 6:13 p.m. Greg Hetrick and Amanda Whaley were sworn in as Board members.

16. New Board Approval of Agenda  
Motion to approve the agenda.  
Motion made by Mr. Greg Hetrick  
Motion seconded by Mrs. Amanda Whaley  
Voting: Unanimously Approved

17. Board Appointments/ Representatives  
Board Member Whaley nominated Greg Hetrick as President.  
Motion to approve Greg Hetrick as President of the Board of Education.  
Motion made by Mrs. Amanda Whaley  
Motion seconded by Mr. Pete Swisher  
Voting: Unanimously Approved

Board President Hetrick nominated Amanda Whaley as Vice President.  
Motion to approve Amanda Whaley as Vice President.  
Motion made by Mr. Greg Hetrick  
Motion seconded by Mrs. Julie Sexton  
Voting: Unanimously Approved

Motion to make the following appointments for the 2023-24 school year.

- Delegate to Johnson County Conference Board - Julie Sexton
- Delegate to Cedar County Conference Board - Amanda Whaley
- Delegate to IASB Delegate Assembly - Pete Swisher
- Policy Committee - Lindsay Seydel and Pete Swisher
- Negotiations Committee - Julie Sexton and Amanda Whaley
- SIAC - Lindsay Seydel, Julie Sexton and Amada Whaley
- FAC - Pete Swisher and Greg Hetrick

Motion made by Mrs. Julie Sexton  
Motion seconded by Mrs. Amanda Whaley  
Voting: Unanimously Approved

18. New Board Adjournment  
Motion to adjourn at 6:22 p.m.  
Motion made by Mrs. Amanda Whaley  
Motion seconded by Ms. Lindsay Seydel  
Voting: Unanimously Approved

Secretary  
WBT 51

**DARREN MILLER**  
PHOTOGRAPHY

<http://ddmiller.zenfolio.com/>

CORNERSTONE REAL ESTATE CONSULTANTS

Formerly Jan Dendinger Real Estate • 311 Cedar St., Tipton, IA • 563-886-2679

<http://WWW.CSHOMESIOWA.COM> THE DIFFERENCE IS "RESULTS!"

IOWA CITY & CEDAR RAPIDS MLS

NEW LISTINGS

**310 FAIR CT. BENNETT, \$325,000**  
Beautiful 3-bedroom ranch home on a large .65-acre lot! This is a very well-built home! The roof and back siding were new in 2022.

**409 WALNUT ST. TIPTON, \$169,900.**  
3 BEDROOM HOME CLOSE TO SCHOOL AND DOWNTOWN. 2.5 BATHROOMS. BEAUTIFUL WOOD FLOORS AND BUILT-INS. OFFICE OR LIBRARY AREA ON MAIN FLOOR. 3 CAR GARAGE WITH PULL DOWN STAIRS AND LARGE STORAGE AREA.

FEATURED PROPERTIES

**202 SAND TRAP CIRCLE, TIPTON \$405,000**

**206 SUNRISE DR, TIPTON \$364,500**

**1005 SYCAMORE ST, TIPTON \$199,999**

SUBDIVISIONS, LOTS, ACREAGES & COMMERCIAL

**1394 210TH ST, TIPTON, \$937,500**  
35 ACRES +/-

**LOT 11 260TH ST, \$54,900**

**1007 PARKVIEW LN., TIPTON, \$53,000**

**2 Lots E. 5th St., Tipton \$43,000**

**103 DAWSON LOT 2, WEST BRANCH, \$79,900**  
GREAT LOCATION IN THIS BEAUTIFUL NEW SUBDIVISION FOR A BUSINESS RESIDENTIAL BUILD.

**105 DAWSON LOT 3, WEST BRANCH, \$79,900**  
GREAT LOCATION IN THIS BEAUTIFUL NEW SUBDIVISION FOR A BUSINESS/ RESIDENTIAL BUILD.

**SUNRISE ESTATES PHASE 10!** LOCATION! LOCATION! LOCATION! RARE BUILDING LOTS BORDERING CITY PARK, AQUATIC CENTER, BASEBALL DIAMONDS & SOCCER FIELDS. CITY OF TIPTON IS OFFERING 100% TAX ABATEMENT ON NEW CONSTRUCTION FOR 7 YEARS!!

LOT 1 - \$57,000	LOT 2 - \$57,000
LOT 3 - \$58,000	LOT 4 - \$52,000
LOT 5 - \$58,000	LOT 6 - \$59,000
LOT 7 - \$59,900	LOT 8 - \$59,900
LOT 9 - \$58,000	

**ACREAGE ALERT! WEST BRANCH'S NEWEST SUBDIVISION JUST EAST OF WEST BRANCH WITH LOTS RANGING IN SIZE FROM 2.40-3.25 ACRES. CREEK ON EAST SIDE OF PROPERTY. CHARLES AVE ADJACENT TO LOTS WILL BE SEAL COATED IN SPRING. LOTS 7 & 8 SHARE DRIVEWAY. LOTS 508 SHARE COMMUNITY WELL. 1 OUTBUILDING, 1 GAZEBO & SWIMMING POOL PERMITTED BEHIND HOME...**

1908 CHARLES AVE - \$164,900  
1912 CHARLES AVE - \$164,900  
1924 CHARLES AVE - \$154,900  
1928 CHARLES AVE - \$154,900  
1932 CHARLES AVE - \$154,900

**ACREAGE ALERT! WEST BRANCH'S NEWEST SUBDIVISION JUST EAST OF WEST BRANCH WITH LOTS RANGING IN SIZE FROM 2.40-3.25 ACRES. CREEK ON EAST SIDE OF PROPERTY. CHARLES AVE ADJACENT TO LOTS WILL BE SEAL COATED IN SPRING. LOTS 7 & 8 SHARE DRIVEWAY. LOTS 508 SHARE COMMUNITY WELL. 1 OUTBUILDING, 1 GAZEBO & SWIMMING POOL PERMITTED BEHIND HOME. CLOSE TO HISTORIC WEST BRANCH, SHOPS, BUSINESS, SERVICES, RESTAURANTS, GROCERY STORE, POST OFFICE, HOOVER NATIONAL HISTORIC SITE, PUBLIC LIBRARY, ELEMENTARY SCHOOL & NEW HIGH SCHOOL/MIDDLE SCHOOL. EASY ACCESS TO 1-80 & MINUTES TO IOWA CITY. TAXES TO BE DETERMINED.**

1908 CHARLES AVE - \$164,900  
1912 CHARLES AVE - \$164,900  
1924 CHARLES AVE - \$154,900  
1928 CHARLES AVE - \$154,900  
1932 CHARLES AVE - \$154,900

The Area's Most Experienced Real Estate Team

**Teresa Horton**  
Broker/Owner  
563-889-9119

**Ken & Helen Fawcett**  
WB Broker  
319-430-2189

**Jeff Wallick**  
Realtor/Auctioneer  
563-886-4953

**Kim Harmel**  
Realtor  
563-210-6792

CORNERSTONE REAL ESTATE CONSULTANTS

Cotton Creek MILL

Full-time and Part-time Sales Clerk

Hours: Full-time Tuesday-Friday and one Sat. per month.  
Part-time one to several days per week and working at least one Sat per month from 10a.m. - 2p.m.  
Starting wage \$12.00 per hour.  
Stop in the store located at 113 W Main St, West Branch and apply or send an e-mail to [tami@cottontcreekmill.com](mailto:tami@cottontcreekmill.com)

68 Acres m/l - Muscatine County, IA

64.15 tillable acres - 84.1 CSR2

\$14,000/ acre - Wilton Township

<https://peoplescompany.com/listings/land-muscatine-county-iowa-68-acres-listing-number-17236>

Chase Steggall

Office: 855.800.LAND  
Cell: 319.270.5402

PEOPLES COMPANY

INNOVATIVE. REAL ESTATE. SOLUTIONS.