



## Cedar county claims

- 6/6/2024  
General Basic Fund  
761.19-Access Systems Leasing-copies  
40.00-Steven C. Agne-mtgs  
5011.94-Ahlers-Cooney-Dorweiler-labor relations  
451.60-Alliant Energy-util  
1261.51-Altorfer Inc-maint  
9.68-Amazon Capital Services-tape  
1184.01-AT & T Mobility-phone  
548.84-Baker Paper-paper  
31.65-Gregory Bell-mil  
281.60-Michael Bixler-mil  
260.00-Garcia Bohde-mtgs  
408.00-Bridges Bay Resort-hotel  
715.21-Capital One-supplies  
312.60-Central Iowa Distributing-clearer  
574.75-City of Tipton-util  
410.00-Country Estates-rent  
25.00-County Automotive Services-fuel  
133.42-Cove Equipment-hoses  
150.00-D&R Pest Control-spray  
567.99-Mike Dauber-ME  
1000.00-Michel Foulks-trees  
276.76-Galls Inc-clothing  
30.00-Garcia Clinical Laboratory,Inc-labs  
60.00-Larry Click-mtgs  
83.45-H & H Auto-oil chg  
738.07-Harry Wethington Trucking-rock  
175.00-Heartland Shredding Inc-shred  
2970.35-Henderson-Barker Funeral Home-funeral  
1487.44-Hermesen Automotive LLC-sensor  
48.70-Robin Housley-mil  
48.70-Shelly Howsare-mil  
150.00-Iowa County Recorders Assoc Ce-training  
25.00-Iowa State Sheriffs & Deputies-membership  
240.11-Thiesens-hy-gard  
427.59-Johnson Co. Medical Examiner-ME  
100.00-Johnson County Sheriff-extraction  
203.00-Latta Well & Pump Corp-well #2  
214.87-Racheal Lilienthal-mil/meals  
52.70-Linn County Sheriff-svc  
946.49-Mail Services, LLC-postage  
95.00-Mainstay Systems of Iowa LLC-VPN CAL  
49.80-Michael Male-mil  
274.50-Douglas C Reist Midtown Towing-towing  
86.15-O'Reilly Automotive, Inc-clip  
199.00-O'Rourke Motors Inc-oil chg  
49.50-ODP Business Solutions, LLC-usb  
249.99-Office Express-toner  
300.00-Oveson Refuse & Recycling LLC-dumpster  
407.65-Owens King Company-storage  
52.75-Ron Alpen Ford, Inc-oil chg  
93.34-Sanofi Pasteur Inc-tubersol  
1679.41-Secondary Road Fund-fuel  
4600.00-Solutions, Inc Harris Local Go-Kofax  
81.33-Spahn & Rose Lumber Co-wood  
80.00-David Swan-mtgs  
45.00-T & M Clothing-shirts  
972.60-Tipton Veterinary Services Inc-CV dogs  
50.35-Frank W. VanWaes-mil  
156.84-Aramark Uniform-mats/mops  
113.90-VISA/Bankers Bank-flashlight  
1305.47-Wending Quarries Inc-rock  
American Rescue Plan Act Fund  
7368.13-MCM Consulting Group, Inc-EMS phase II  
General Supplemental Fund  
50.00-Fremont Lodge No 616-Primary  
82.66-Iowa Secretary of State-NCOA Pioneer Cemetery  
240.00-Strorj Bros Lawn Care Greg or-mowing  
501.34-Eric Storjohann-graves  
Rural Services Basic Fund  
382.63-Brown's West Branch-oil chg  
124.89-Hermesen Automotive LLC-oil chg  
2800.00-Muscataine Humane Society-dog rescue  
Secondary Road Fund  
7004.00-Advantage FS, Inc.-FUEL  
241.47-Alliant Energy-UTILITIES  
493.19-Altorfer Inc-PARTS  
9559.49-Calhoun-Burns & Assoc.-2024 BRIDGE RATING  
16880.00-Cedar County COOP-FUEL  
235.00-Central Iowa Distributing-SUPPLIES  
106.27-City of Bennett-TRANSFER OF JURISDIC  
73.95-City of Mechanicsville-UTILITIES  
804.32-City of Tipton-UTILITIES  
37.50-Codeworks-COMPUTER  
241.95-Dultmeier Sales-BRIDGE MATERIALS  
981.00-Eastern IA Drainage Svs-TILE REPAIR  
28718.00-Illowa Culvert & Supply-CULVERTS  
300.08-Iowa Prison Industries-SIGN MATERIALS  
201838.79-Jim Schroeder Construction Inc-L-202202-73-16 180T  
59.29-Thiesens-EQUIPMENT  
273.54-L. L. Pelling Co Inc-ROAD REPAIR  
70.10-Lawson Products Inc-MATERIALS  
446.99-Motor Parts & Equipment Corp-BATTERIES  
126.50-Perry Pelzer-EQUIPMENT  
85.00-Phelps the Uniform Specialists-SHOP SUPPLIES  
10.85-SJ Smith Co-WELDING SUPPLIES  
308495.72-Stone City Quarries-ROCK  
85.98-T Mobile-PHONE  
119.68-Tipton Electric Motors, Inc-BRIDGE WASHING  
574.21-Truck Country of Iowa Inc-PARTS  
48.97-US Cellular-PHONE  
275319.60-Wending Quarries Inc-SPOT ROCK  
Transfer Station Fund  
141.54-Capital One-ink  
646.50-Cintas Corporation-towel  
114.99-I-80 Group Inc-wash  
266.22-Jim Hawk Truck Trailers-Dav-tarp  
95.94-Motor Parts & Equipment Corp N-lights  
436.29-Wex Bank-DEF  
Cedar Co Health Fund  
2253.25-Benefits, Inc.-mthly  
13298.62-CEDAR COUNTY TREASURER ACH MED-self funded med  
Conservation Trust Fund  
17.86-Capital One-Clothing  
25.96-Thiesens-tape  
Early Childhood Ia-Cedar/Jones  
900.00-Bennett Comm. School-scholarships  
750.00-Child Care Resource & Referral-grant  
400.00-Durant Community Schools-scholarships  
4416.25-Genesis VNA-Nurse Consultant  
449.51-Sherri R. Hunt-mil  
4216.74-Jones County Auditor-salary  
100.00-Little Friends Preschool-scholarships  
100.00-Little Lion Learning Center-Scholarship  
250.00-Little Panther Preschool-Scholarships  
110.00-Mother Goose Preschool-scholarships  
38.00-North Cedar CSD Mechanicsville-scholarships  
480.00-Olin Community School-Scholarships  
806.00-Sacred Heart Preschool-Scholarships  
778.90-St. Patrick's Preschool-Scholarships  
6563.95-Young Parents Network-PAT-YPN  
Jnt Disaster Serv.Fund  
378.55-City of Tipton-util  
39.52-US Cellular-wifi  
7.02-Verizon-gauge  
57.32-VISA/Bankers Bank-travel E911  
303.01-Alliant Energy-elec  
188.57-Clarence Telephone Company-data  
18.00-F&B Communications-data  
24.06-CenturyLink Lumen-data  
253.00-Mechanicsville Telephone-data  
388.79-Racom Corporation-headsets  
1177.79-Windstream Auto-Pay-data Assessor  
72.60-Sheila Budelier-mil  
33.00-Doug Hoffman-mil

44.00-William Moomey-mil  
13.20-Dan Roberts-mil  
16.77-VISA/Bankers Bank-flood  
943784.61-Grand Total  
WBT 26

## 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)  
TIPTON, IOWA  
June 11, 2024  
The Cedar County Board of Supervisors met in regular session at 8:30 a.m. June 11, 2024 with the following members present: Bixler, Barnhart, Gaul and Pro-Tem Kaufmann. Bell was absent. Members of the public were also present. The Board viewed correspondence from various agencies. Manure Management Annual Updates submitted.

It was noted the following Handwritten Disbursement was issued on 6/7/2024 to the Cedar County Treasurer for Benefits, Inc. for an electronic deposit: #439014 for \$6,972.79-self funded medical claims. Moved by Gaul seconded by Bixler to approve the agenda.

Ayes: All  
Absent: Bell  
Pro-Tem Kaufmann addressed the public for comments. There were none.  
Moved by Barnhart seconded by Bixler to approve the Board Minutes of June 4, 2024.

Ayes: All  
Absent: Bell  
Moved by Bixler seconded by Gaul to approve Claim Disbursements #438880 - #439013 paid on 6/6/2024.

Ayes: All  
Absent: Bell  
Moved by Barnhart seconded by Bixler to approve a step wage increase to \$27.27 per hour for Gary Hadden, Jr, MW I.

Ayes: All  
Absent: Bell  
Moved by Barnhart seconded by Bixler to approve the change to the Employee Handbook to reflect the percentage of health insurance paid by the County.

Ayes: All  
Absent: Bell  
At 9:00 a.m., the Board of Supervisors convened as a Canvassing Board to canvass the votes cast in the Primary Election of June 4, 2024. Present were Supervisors Kaufmann, Gaul, Bixler and Barnhart. Auditor Wiese was also in attendance.

The following candidates were declared as the nominee to the respective listed office and will appear on the General Election Ballot on November 5, 2024:

**COUNTY BOARD OF SUPERVISORS:**  
Bruce Barnhart, Jon Bell and Jeff Kaufmann, Republicans  
**COUNTY AUDITOR:**  
Nicolette Welch, Republican  
**COUNTY SHERIFF:**  
Warren M. Wethington, Republican  
Thereupon the minutes of this session were reviewed and approved and the Canvassing Board reconvened into regular session.

Moved by Bixler seconded by Gaul to adjourn at 10:08 a.m., to June 18, 2024.

Ayes: All  
Absent: Bell  
Jeff Kaufmann, Pro-Tem  
Stephanie Wiese, Auditor  
WBT 26

## West Branch city council

(The following is a synopsis of the minutes of the West Branch City Council meeting. A video recording is available for inspection at westbranchiowa.org. The minutes are not approved until the next regularly scheduled City Council meeting.)  
West Branch, Iowa; City Council; June 17, 2024  
Council Chambers; Regular Meeting; 7:00 p.m.  
Mayor Roger Laughlin called the West Branch City Council regular meeting to order at 7:00 p.m.  
Roll call: Council members present: Tom Dean, Jerry Sexton, Mike Horihan, Jodee Stoolman. Absent: Nick Goodweiler.  
City Staff present: City Administrator Adam Kofeod, City Clerk Leslie Brick, Public Works Director Matt Goodale, Police Chief Greg Hall, City Attorney Kevin Olson and City Engineer Dave Schechinger.  
City Staff attending via Zoom: Finance Officer Heidi Van Auken, Deputy Clerk Jessica Brown and Library Director Jessie Shaffer.

**APPROVE THE AGENDA**  
Motion by Dean, second by Sexton to approve the agenda. Absent: Goodweiler. Motion carried on a voice vote.

**APPROVE CONSENT AGENDA**  
Approve minutes from the June 3, 2024 City Council meeting.  
Approve a Special Class C Retail Alcohol (BW) 5-day license for the West Branch Firefighters Inc. (in conjunction with Hoover's Hometown Days 2024)  
Approve the Monthly Financial Report for May 2024  
\*\* There will no Claims for June 17, 2024. (no action to be taken on this item)  
Motion by Dean, second by Horihan to approve the Consent agenda. AYES: Dean, Horihan, Stoolman, Sexton. NAYS: None. Absent: Goodweiler. Motion carried.  
**PRESENTATIONS / communications / open forum - None**  
**PUBLIC HEARING / NON-CONSENT AGENDA**  
Resolution 2024-54 – Approving a Subdivider's Agreement with KLM Investments for The Meadows Subdivision, Part 6, West Branch, Iowa. / Move to action.  
This item was previously tabled due Council requests for revisions to the lots to be used for single family dwellings and the future of Outlot A. The Developer was agreeable to the Council's requests and the changes are reflected in the revised Subdivider's Agreement.  
Motion by Dean, second by Sexton to approve Resolution 2024-54. AYES: Dean, Sexton, Horihan, Stoolman. NAYS: None. Absent: Goodweiler. Motion carried.

**Third Reading Ordinance 815 – Ordinance Re-zoning an approximate 9.83-acre parcel from R-1 Residential District to R-2 Residential District. / Move to action.**  
**ORDINANCE 815 AN ORDINANCE RE-ZONING AN APPROXIMATE 9.83-ACRE PARCEL FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DISTRICT.**  
WHEREAS, The Developer has petitioned the City of West Branch for a zoning district amendment for properties located in the Meadows Subdivisions, said parcel being legally described as:  
**BEING PART OF AUDITOR'S PARCEL G IN BOOK I PAGE 103 IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) AND THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 04 WEST OF THE 5TH P.M., CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 32 OF THE CORRECTED PLAT FOR THE MEADOWS SUBDIVISION PART 4B AS RECORDED IN BOOK 1554, PAGE 326 OF THE CEDAR COUNTY RECORDER'S OFFICE,**  
set up, network updates or issues, cyber security for all departments of the City. Motion by Dean, second by Sexton to approve Resolution 2024-65. AYES: Dean, Sexton, Stoolman, Horihan. NAYS: None. Absent: Goodweiler. Motion carried.  
Resolution 2024-66 – Approving the Workers' Compensation Proposal with Iowa Municipalities Workers' Compensation Association (IMWCA) for Fiscal Year 2025. / Move to action. Motion by Dean, second by Sexton to approve Resolution 2024-66. AYES: Dean, Sexton, Horihan, Stoolman. NAYS: None. Absent: Goodweiler. Motion carried.  
Resolution 2024-67 – Authorizing the Transfer of Funds. / Move to action. Stoolman asked why the City transfers funds to the Library at the end of the fiscal year instead of at the beginning of the fiscal year. Van Auken explained that funds the City transfers is the budgeted amount for the current fiscal year and has been the practice for several years. Van Auken said the transfer occurs after the City receives the full fiscal year taxes from the County. Van Auken confirmed that this practice has made the library run in the red until the funds are transferred each June. Motion by Dean, second by Sexton to approve Resolution 2024-67. AYES: Dean, Sexton, Stoolman, Horihan. NAYS: None. Absent: Goodweiler. Motion carried.  
Resolution 2024-68 - Approving Pay Estimate Number 19 in the amount of \$42,132.03 to Boomerang Corp. for the Wastewater Treatment Facility Improvements Project. / Move to action. Schechinger said the punch list was created and that the contractor has addressed most of the remaining items. Stoolman asked if there would be any funds left over from the project to have the road treated with tree sap as a dust control measure. Schechinger said that the City should consider treating the road to prolong filter life as the new facility was already collecting a lot of dust from the road. Kofeod said that the City wouldn't be able to use SRF funds for road treatment as the rules for that type of funding is pretty specific for its use. Kofeod said he look for other alternate funding sources.  
Motion by Sexton, second by Horihan to approve Resolution 2024-68. AYES: Sexton, Horihan, Stoolman, Dean. NAYS: None. Absent: Goodweiler. Motion carried.  
Resolution 2024-69 – Waiving the right to review a final plat for the Tim Crew Minor Subdivision (with conditions). / Move to action.  
Kofeod explained Crew's request to sell a portion of his property for farming purposes to a local farmer and that because the land in question is within the city limits, the City has the right to review the request. Kofeod said this matter was brought before the Planning & Zoning Commission in May where they requested Crew provide an easement

THENCE N88°41'21"E, 172.30 FEET TO THE SOUTH LINE OF OUTLOT B OF THE MEADOWS SUBDIVISION PART 4A AS RECORDED IN BOOK 1492, PAGE 39 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE S82°46'48"E, 80.44 FEET; THENCE ALONG SAID SOUTH LINE S58°47'20"E, 126.13 FEET; THENCE ALONG SAID SOUTH LINE S38°53'07"E, 499.31 FEET; THENCE ALONG SAID SOUTH LINE S09°48'28"W, 146.35 FEET; THENCE ALONG SAID SOUTH LINE S80°11'32"E, 60.86 FEET; THENCE 151.84 FEET ALONG SAID SOUTH LINE ON A 300.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, (CHORD BEARING N85°18'30"E, 150.22 FEET) TO THE WEST LINE OF LOT A OF SAID PART 4A; THENCE ALONG SAID WEST LINE S19°00'26"E, 66.00 FEET TO THE NORTH LINE OF OUTLOT A OF SAID PART 4; THENCE 140.95 FEET ALONG SAID NORTH LINE ON A 352.59 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S81°52'08"W, 140.01 FEET) THENCE ALONG SAID SOUTH LINE S01°20'05"W, 156.35 FEET; THENCE ALONG SAID NORTH LINE N71°51'36"W, 259.28 FEET; THENCE ALONG SAID NORTH LINE N77°54'25"W, 108.11 FEET; THENCE N85°28'43"W, 277.46 FEET; THENCE ALONG SAID NORTH LINE N69°36'54"W, 99.17 FEET; THENCE N01°19'23"W, 681.39 FEET TO THE POINT OF BEGINNING, DESCRIBED AREA CONTAINS 9.83 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD. ; and

WHEREAS, The Developer has requested that the Parcel be rezoned to be located in an R-2 Residential District, in place of an R-1 Residential District; and  
WHEREAS, The West Branch Planning and Zoning Commission has recommended the City Council approve said rezoning request; and  
WHEREAS, a public hearing has been held on said request pursuant to published notice thereof.  
**NOW, THEREFORE, BE IT ORDAINED by the Council of the City of West Branch, Iowa:**  
Section 1. That the zoning map for the City of West Branch is hereby amended to show the Parcel being located in a R-2 Residential District in place of R-1 Residential District.  
Section 2. This ordinance shall be in full force and effect from and after its publication as by law provided.  
Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.  
Section 4. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

Passed and approved this 17th day of June, 2024.  
Read First Time: May 6, 2024  
Read Second Time: May 20, 2024  
Read Third Time: June 17, 2024

Roger Laughlin, Mayor  
ATTEST:  
Leslie Brick, City Clerk  
Motion by Sexton, second by Dean to approve the third reading of Ordinance 815. AYES: Sexton, Dean, Stoolman, Horihan. NAYS: None. Absent: Goodweiler. Motion carried.  
Resolution 2024-59 - Setting the salary for an Appointed Official of the City of West Branch, Iowa for Fiscal Year 2025. / Move to action.  
Motion by Dean, second by Sexton to approve Resolution 2024-59. AYES: Dean, Sexton, Horihan, Stoolman. NAYS: None. Absent: Goodweiler. Motion carried.  
Resolution 2024-60 – Approving the City of West Branch Employee Handbook dated July 1, 2024. / Move to action. City Clerk Brick said that the handbook has been under review since 2017 and that many updates had been adopted over the past several years but incorporated into the document. All updates have now been added along with other employer legal compliance topics.  
Motion by Dean, second by Sexton to approve Resolution 2024-60. AYES: Dean, Sexton, Stoolman, Horihan. NAYS: None. Absent: Goodweiler. Motion carried.  
Resolution 2024-61 – Approving Change Order #1 in the amount of \$18,500.00 for the Phase 2 Eastside Water Main Improvement Project. / Move to action. Schechinger explained the details for Change Order #1 is for replacing an existing manhole with a new 48" man-hole at the intersection of East Main Street and North 4th Street, due to a brick manhole structural defect.  
Motion by Sexton, second by Dean to approve Resolution 2024-61. AYES: Sexton, Dean, Stoolman, Horihan. NAYS: None. Absent: Goodweiler. Motion carried.  
Resolution 2024-62 – Approving Pay Estimate Number 2 in the amount of \$112,526.84 to Midwest Underground Contractors Inc. for the Phase 2 Eastside Water Main Replacement Project. / Move to action. Dean asked Schechinger how he thought the project was going and if the contractor was adhering to the timeline. Schechinger replied that the project is moving along and that the new water main has been installed on N. 4th Street and that the contractor was now working on E. Orange Street to connect to the new main on N. 6th St. Schechinger said the contractor is doing a good job with project and will move on to S. 2nd Street when E. Orange is complete.  
Motion by Dean, second by Sexton to approve Resolution 2024-62. AYES: Dean, Sexton, Horihan, Stoolman. NAYS: None. Absent: Goodweiler. Motion carried.  
Resolution 2024-63 - Amending the Fiscal Year 2025 Pay Scale for Regular Full-Time Employees. / Move to action. Kofeod said that in order to keep our pay scale competitive when hiring new employees, that the pay scale will move with inflation. The pay scale was increased 3.4% over last year's scale.  
Motion by Dean, second by Horihan to approve Resolution 2024-63. AYES: Dean, Horihan, Stoolman, Sexton. NAYS: None. Absent: Goodweiler. Motion carried.  
Resolution 2024-64 – Approving the Annual Subscription Agreement with Tyler Technologies, Inc. in the amount of \$23,025.91. / Move to action.  
Stoolman asked for an explanation of the difference between IT support and the service that Tyler Technologies provides. Brick explained that Tyler Technologies provides use of their software for the city's financial, payroll, utility billing and cemetery processing and that Tyler Tech provides the city support on their products and functions only. There were no other questions.  
Motion by Dean, second by Sexton to approve Resolution 2024-64. AYES: Dean, Sexton, Stoolman, Horihan. NAYS: None. Absent: Goodweiler. Motion carried.  
Resolution 2024-65 - Approving the Annual Maintenance Agreement for Information Technology Support with Mainstay Systems of Iowa LLC. / Move to action.  
Kofeod explained that Mainstay Systems of Iowa provides IT support for non-processing functions such as computer

cal agencies working together, the West Branch PD successfully apprehended a few of the suspects. Horihan reiterated the importance of need for the department and said their quick response to the situation.  
adjournment  
Motion to adjourn by Dean, second by Sexton. Motion carried on a voice vote. City Council meeting adjourned at 7:56 p.m.

Roger Laughlin, Mayor  
ATTEST:  
Leslie Brick, City Clerk  
WBT 26

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adjournment  
Motion to adjourn by Dean, second by Sexton. Motion carried on a voice vote. City Council meeting adjourned at 7:56 p.m.

## Trader Ads

Book - Little Heathens, Iowa farm life during the Great Depression, hard back, by Mildred Armstrong Kalish, pub. @ \$22 in 2007. Many photos, excellent condition. \$10. Call 563-886-3405, leave message. #26

Book - Once Upon A Town by Bob Greene. Paperback, about WWI American soldiers and North Platte, Neb. Pub. @ \$13.95 in 2002, pages of photos. \$6. Call 563-886-3405, leave message. #25

## Garage Sales

MECHANICSVILLE CITY-WIDE Garage Sales Sat. June 29, 2024 at 8:00 am to ??? List of sales will be available on web site at [www.cityofmechanicsville.net](http://www.cityofmechanicsville.net). #24-25-26c

## Equipment

FOR SALE: Bulldozers and Heavy Equipment. Call Crees Construction @ 319-930-8027. #21-22-23-24c

## Wanted

WANTED: STANDING timber. Caspers Logging. Call Cassandra @ 563-929-6364. #20-21-22c & #25-26-27p

**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**

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**FEATURED PROPERTIES**



**208 INDIAN AVE, MECHANICSVILLE, \$299,900**  
\*\*Age 4+ 4.93 Acres \*\*  
Enjoy beautiful sunsets & country views. Recent upgrade to fiber-optic internet. The solid and spacious home has many updates and more!  
Call today for a private showing!



**166 W 5TH ST, TIPTON, \$175,000**  
Great Investment opportunity!!  
Upstairs is a fantastic one-bedroom apartment for the business owner or lease for additional income. This area would be a great spot and Airbnb. Fine line upstairs and downstairs have been completely stripped down to the studs, new electrical, plumbing, sewer and water line connections to the city.

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**310 FAIR CT, BENNETT \$295,000**

SOLD!



**416 E 4TH ST, TIPTON \$69,900**



**416 E 4TH ST, TIPTON, \$69,500**

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**SUBDIVISIONS, LOTS, ACREAGES & COMMERCIAL**



**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

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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. .**

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



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



**5.2 Acres 1692 Baker Ave. West Branch \$198,000**

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**WHAT ARE WE ABLE TO DO FOR COMMERCIAL PROPERTIES THAT NO ONE ELSE IN TOWN DOES?**

- 3 MLS - IOWA CITY - CEDAR RAPIDS & QUAD CITIES
- MEMBERS OF EASTERN IOWA COMMERCIAL MLS
- UPGRADED EXPOSURE ON THE 3 LARGEST NATIONAL BUSINESS/COMMERCIAL WEBSITES - CREXI - LOOPNET & COSTAR
- ON MULTIPLE OTHER COMMERCIAL & INVESTOR BASED WEBSITES
- HISTORY OF NETWORKING WITH MULTIPLE BUSINESSES
- AGENTS EXPERIENCED WITH COMMERCIAL SALES

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**The Area's Most Experienced Real Estate Team**

  
Teresa Horton  
Broker/Owner  
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Jerry Bumgarner  
Salesperson  
319-361-1554

  
Kim Harmel  
Realtor  
563-210-6792

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