

THE ROCKET

WHERE THE ACTION IS

Harlan (IA) Tribune Printing

July 28 - 30, 2020

SECTION

Leading Rocket Member Publications

- Avoca Journal Herald • 888-343-2154
- Dunlap Reporter • 642-2791
- Harlan PennySaver 800-909-6397
- Mapleton Press • 881-1101
- Covering Charter Oak, Schleswig & Ute
- Oakland Herald 888-343-2154
- Missouri Valley Times 642-2791
- Harrison County Merchandiser 642-2791

Coverage also includes Denison & Crawford County, Manilla, Manning, Woodbine & Logan, Pottawattamie County & Council Bluffs rural routes



DUNLAP LIVESTOCK AUCTION

701 Hwy 30 W, Dunlap, IA 51529, 712-643-5761

70th Anniversary BBQ & Special Calf/Yrlg Auction

Friday, August 7th @ 9:00am Note Time
Expecting 5000 head

Our annual BBQ Auction will be one of our best ever.
New crop calves & yrlings will be in abundance.

- 350 Blk & Red Hfrs 750-900#, mostly western SD origin
- 300 Blk & Bwf Hfrs, 3 loads all Blk & Bwf 700#, 1 load Xbred 700#, vac X 2, BVD free
- 300 home raised Blk S/H 600-1000#, light flesh, outstanding quality
- 210 Blk & Bwf Strs 500#, vac X 2, off grass
- 200 Blk & Redx Strs 775-875#, really green set of str to feed
- 200 Mostly Blk Strs 650-800#, vac X 2
- 200 Blk & Bwf xbred S/H 625#, vac X 2, off grass
- 180 Blk S/H 600-800#, Schaff breeding, off grass
- 175 Blk Strs 725-825#
- 150 Blk & Red yrlg S/H 675#
- 144 Blk Strs 800-900#, Schaff breeding
- 126 Blk & Red S/H 725#, g.t. vac, wean, home raised
- 120 Blk & Bwf S/H 650-850#, hay fed & g.t. vac
- 120 Blk nose Char S/H 550-700# vac X 3 long time weaned
- 114 Blk & Xbred S/H 725# g.t. vac
- 100 Xbred Hfrs 600#, off grass
- 90 Blk & Red S/H 650-850#
- 90 Rep. home raised, mostly Blk Strs 850-900#, direct off grass. Top auction last several years.
- 86 Fancy Blk & Bwf Strs (fall) 850# nice!!
- 80 Blk S/H 900#, home raised, g.t. vac all natural
- 80 Blk Strs 825#, g.t. vac wean, implanted
- 76 F1x S/H fall calves 725#, g.t. vac
- 75 Blk Strs 700#, vac X 2
- 68 Fancy Blk & Bwf Strs 475#, vac X 2, weaned, off grass
- 65 Blk & Bwf S/H 550#, g.t. vac & home raised
- 64 Blk Strs 800#, vac off grass
- 60 Char x S/H 1000-1150#, home raised, g.t. vac
- 60 Blk Hfrs 700#
- 60 Mostly Bwf new crop calves 375-475#m vac, out of Hereford bulls
- 55 Xbrd Strs 850# • 51 Blk & Bwf Hfrs 825#
- 50 Blk Hfrs 825# • 48 Blk Hfrs 725#, strictly green
- 44 Blk Mostly Strs few Hfrs 700#, vac X 2
- 41 Red Angus Hfrs 800#, off grass
- 40 Blk Simx S/H 650# g.t. vac
- 40 Blk Strs 625# • 40 Xbrd Strs 875#
- 40 Blk S/H 525#, vac X 2 • 40 Blk S/H 500-650#, 7 way vac
- 40 Blk & Red Hfrs 650-700#, home raised, vac X 2
- 40 Blk Strs 650#, vac X 2, off grass
- 36 Mostly Blk S/H, 16 yrlgs 800#, 20 fall calves 500-600#, vac X 2
- 35 Blk & Bwf x Strs 775# • 35 Mostly Blk & Bwf S/H 725#
- 35 Mostly Blk Hfrs 600# • 34 Xbrd Strs 750#, vac X 2, off grass
- 33 Charx Strs 800# • 30 Blk Strs 750#
- 29 Blk Strs 600# • 25 Blk S/H 800#
- 25 Xbrd Hfrs 700# • 24 Bwf S/H 600#, g.t. vac
- 24 Blk S/H 750#, g.t. vac • 22 Blk S/H 725#, g.t. vac off grass
- 20 Blk S/H 800-900# • 17 Blk Strs 600#
- 17 Blk S/H 875#, g.t. vac home raised
- 16 Blkx S/H 850#, off grass • 14 Blk Strs 750-775#, vac X 3
- 10 Rwf Strs 800# • 5 Blk S/H 500# g.t. vac weaned

Sale Times for Tuesday, August 4th @ 9:00 am Fed Cattle (NOTE TIME), followed by weigh cows & bulls, Feeder Cattle @ 12:30 pm then Bred Cows/Pairs/Breeding Bulls

Once a year we reserve 1 day to celebrate our anniversary in the livestock marketing business. This year that's Friday, Aug 7th. This will be one of our all-time greats helping us celebrate 70 years in this marketing sector. Thank you to all buyers & sellers for making this possible. Please note to all 4 County area 4-H livestock exhibitors. The Four County Fair Livestock show is on as scheduled. Thanks to our fair board for making it happen.

Fed Cattle/Weigh Cows Tues., July 21st:

We had a great run of Fed cattle and a market that is slowly trying to work higher. Weigh cows/bulls are trying to do the same. If makes sense to get those unproductive cows cleaned up.

WEIGH COWS 172 hd

Fed Cows	\$67-\$75	Bulk Cows	\$62-\$72	Low Yield	\$40-\$55
High Yield Bulls	\$100-\$108	Bulk of Bulls	\$93-\$104	Cutting Bulls	\$80-\$100
Preg open hfrs	\$90-\$110	Hfrts	\$75-\$90		
FAT CATTLE 376 hd					
Top	\$102.50	Strs	Hfrs	Strs	Hfrs
Select/Choice	\$94-\$97		\$100.75	Choice	\$98-\$102.50
Choice Holsteins	\$No Test		\$95-\$98	2-Ways	\$105-\$112
Fat Hfrts	\$75.90			Select Holsteins	\$No Test
					\$103-\$108

UPCOMING AUCTIONS

- Saturday, August 1st:** Farm Machinery Auction, John B. Zimmerman Estate
- Friday, August 7th:** 70th Annv BBQ & Special Calf/Yrlg
- Tuesday, August 11th:** Special Bred Female/Pairs/Breeding Bulls
- Wed, August 26th:** Real Estate Auction, 191.61 Acres, Sec 28, Cass Twnshp, Shelby Co., IA, Harry & Cecilia Kleffman Revocable Trust, Owner
- Friday, August 28th:** Special Calf/Yrlg
- Tues, Sept 1st:** Special Bred Female/Pairs/Bulls
- Sunday, Sept 13th:** Large One Owner Firearms Auction

HARRY & CECILIA KLEFFMAN REVOCABLE TRUST REAL ESTATE AUCTION

191.61 ACRES M/L

SECTION 28, CASS TOWNSHIP, SHELBY CO., IOWA

WEDNESDAY, AUGUST 26TH, 2020 @ 10:00am

SALE LOCATION: PORTSMOUTH PARISH CENTER, PORTSMOUTH, IA

LEGAL DESCRIPTION:

Contact Schaben Real Estate for a copy of the legal description.

FARM LOCATION:

From Portsmouth go 1 1/4 east on Hwy 44 to Dogwood Rd., then south 1 1/4 to 880th St. Watch for Real Estate signs at S.W. corner.

PHYSICAL DESCRIPTION:

A nice rolling hill farm. 2020 crop is in corn & beans.

FSA INFORMATION: FARM #: 48 TRACT #: 817

CROP LAND: 175.87 **CSR #2:** 60.1

CORN BASE: 94.39 **CC CORN YIELD:** 163 BU.

SOYBEAN BASE: 81.48 **CC SOYBEAN YIELD:** 46 BU.

SOIL TYPES: Judson-Ackmore-Colo, Judson Silty Loam, Ida Silt Loam, Monona Silty Loam, Burchard Clay Loam

TAXABLE ACRES: 191.61 **TAXES:** \$4630.00

IMPROVEMENTS: 2 BINS, 1-3000 Bu. & 1-7500 Bu.



TERMS: At the conclusion of the auction the buyer(s) will be asked to sign a purchase agreement putting 10 percent of the sale price in escrow with closing attorney, Kathleen Kohorst. Balance of the funds will be due and payable on or before September 28th, 2020. Sellers will furnish buyer(s) with abstract showing marketable title and deed. Taxes will be prorated to March 1st, 2021 and paid by sellers. Buyers will receive landlord's possession at closing. Full farming rights for the 2021 crop year. Farm is not leased for 2021.

CLOSING DATE: On or before September 28th, 2020. New Buyer or Buyers to also receive the 2nd payment, \$20,000.00, of farm rent from Tenants on or before December 1, 2020. **FULL POSSESSION:** March 1st, 2021

ADDITIONAL CONDITIONS: Property is being sold "as is" subject to any current right-of-ways or easements. All information has been gathered from sources deemed reliable, however neither Harry & Cecilia Kleffman Revocable Trust or Schaben Real Estate, LLC make any guarantees, either expressed or implied, as to their accuracy. It is the responsibility of the buyers to exercise due diligence to verify any and all figures. Any announcements made day of sale take precedence over printed material. All bidding increments are at the discretion of Schaben Real Estate, LLC. Successful bidder(s) will enter into a purchase agreement contract at the conclusion of the auction. Sale is not contingent on buyer(s) financing.

AGENCY DISCLOSURE: Schaben Real Estate, LLC represents the seller in this transaction. Kathleen Kohorst, closing Attorney. For more info contact Jay Schaben @ 712-269-1820

FARM MACHINERY AUCTION

JOHN B. ZIMMERMAN ESTATE

SATURDAY, AUGUST 1ST, 2020 @ 11:00 AM

Sale Location: 1531 Ironwood Rd., Earling, IA

Directions: From Westphalia, IA 1 mile east on F32, then north 1/2 mile on Ironwood Rd or from Harlan 4 north on Hwy 59 then 1.5 miles west on F32, then north 1/2 mile on Ironwood Rd.

John farmed less than 400 acres and was very proud of his equipment and it shows. This is an extremely clean auction of mostly later model equipment that has been very well-maintained.

HfUWhcfcg `7c a V]bY` / `HfUWhcf` 5WVYggcf]Yg `7c a V]bY` / `<YUXg` ; ; fU]b`<UbX`]b` 9e i]d a Ybh` `A]gWY`UbYc ig`9e i]d a Ybh` `D]W`_id` `D`UbhYf` `G`cd`Hcc`g` / `A]gW`

For more information on any items please contact Bonnie Zimmerman @ 712-579-6450 or Paul Zimmerman @ 712-579-5286 or Jim Schaben @ 712-263-9449

SCHABEN AUCTION SERVICE
Jay, Jim Jr., Jon, Cody, Austin Schaben & Will Epperly
701 Hwy 30 West, Dunlap, IA 51529 712-643-5761 LUNCH ON GROUNDS
www.dunlaplivestock.com

Schaben Real Estate...SPECIAL OF THE WEEK

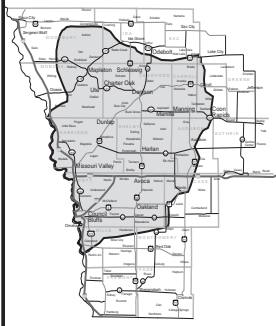
408 So. 9th St., Dunlap, IA

This updated ranch home features 4 bedrooms, 2 3/4 bath, open concept with recently finished full basement, attached garage and a great backyard, 1/2 block from golf course. This home is move-in ready and priced to sell! Give Alan a call. PRICE REDUCED, MUST SEE!!! See more details and other listings at jimschabenrealestate.com.



SCHABEN REAL ESTATE, LLC
Jay Schaben, Broker 701 Hwy. 30 West, Dunlap, IA 51529 712-643-5761 • www.jimschabenrealestate.com
Jay Schaben, Broker 712-269-1820 Office 712-643-2350 • Jim Schaben, Owner
Alan Fara • Susie Sohm • Ron Steinhoff
Seth Steinhoff • Bob Schmitz, Assc. Broker • Liz Heistand

SCHABEN REAL ESTATE, LLC
JAY SCHABEN, BROKER-OWNER, JIM SCHABEN JR.-OWNER,
ALAN FARA, SUSIE SOHM, RON STEINHOFF, SETH STEINHOFF, BOB SCHMITZ, ELIZABETH HEISTAND
701 Hwy 30 West, Dunlap, IA 51529 712-643-2350
www.jimschabenrealestate.com Kathleen Kohorst, Closing Attorney



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If interested:
 3OHDVH FDOO RXU +DQWFRN RI;FH
 at 712-741-5437
 or Marie Thompson at 712-242-6077

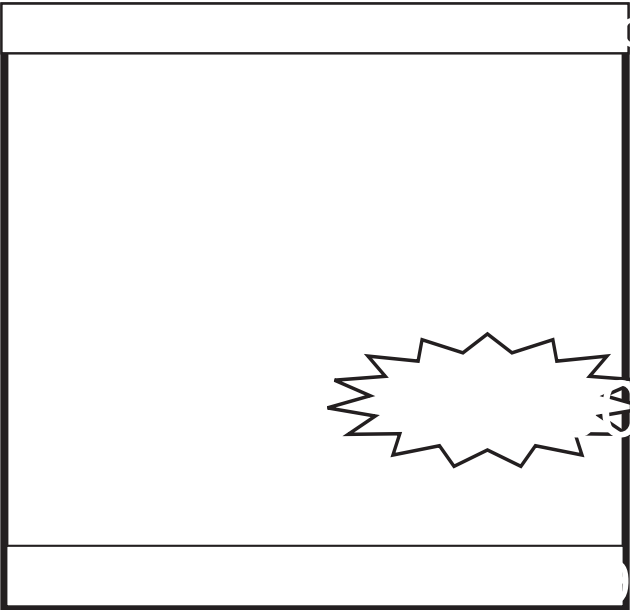
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+DQWFRN RI;FH

\$39,950

\$1,975



United Church of Avoca

Friday, Aug. 7 8AM-4PM
 Saturday, Aug. 8 8AM-Noon

UNITED CHURCH OF AVOCA
 304 N. Elm St Avoca, Iowa
 ~ Face Masks Appreciated ~

FREE WILL OFFERING ON ALL ITEMS
 Furniture - Minimum charge for certain pieces

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