

NOTICE OF PUBLIC HEARING

The Board of Directors of the Central Lyon Community School District hereby notifies with this publication the proposed sale of Parcel B of the Bus Barn Property located in Outlot 12 of East Rock Rapids, Lyon County, Iowa, 51246. A public hearing on the sale of Parcel B of the Bus Barn Property will be held on the 10th day of February, 2025, at 4:55 p.m. at the board room of the Central Lyon Community School District.

The real estate to be sold and to be listed for sale is described as:

Parcel B in Outlot 12 of East Rock Rapids, more particularly described as follows: That part of Outlot 12 of East Rock Rapids, Lyon County, Iowa (said East Rock Rapids is recorded in Plat Book 1, Page 276), described as follows:

Commencing at the Northwest Corner of said Outlot 12; thence South 87°40'48" East on the north line of said Outlot 12 for a distance of 30.00 feet to the east line of the West 30 feet of said Outlot 12; thence South 02°24'38" West on said east line for a distance of 33.05 feet to the south line of the North 33 feet of said Outlot 12 and to the Point of Beginning; thence South 87°40'48" East on said south line for a distance of 209.68 feet to the west line of the East 90 feet of said Outlot 12; thence South 01°45'58" West on said west line for a distance of 127.31 feet to the easterly extension of the north line a tract of land described in the Special Warranty Deed recorded in Book 305, Page 721; thence North 87°40'48" West on said easterly extension and on said north line for a distance of 211.11 feet to the east line of the West 30 feet of said Outlot 12; thence North 02°24'38" East on said east line for a distance of 127.31 feet to the Point of Beginning, containing 0.61 acres.

SUBJECT TO EASEMENTS IF ANY, OF RECORD OR APPARENT.

Prior to the public hearing, bids have been entertained by the board of directors and anyone wishing to submit a bid may submit a confidential bid in writing by delivering the bid to the office of the Superintendent of Schools located at 1010 South Greene Street, Rock Rapids, IA, 51246.

At the public hearing, the board president will announce the highest written bid received at the commencement of the public hearing. The public is then invited to attend and either make additional oral bids in amounts not less than one thousand dollars greater than the previous bid. When all bidding is concluded, the president will declare the property sold or declare a no sale and the public hearing will then be closed.

The board will then act on the resolution if the bid is determined adequate or may declare a no sale if the bid is determined inadequate.

The supporting documents outlining the specific real estate are on file with the Board Secretary of the Central Lyon Community School District. Anyone having an interest in this matter may stop and review the documents or may appear at the public hearing and make additional comments concerning the sale of the property, as the Board will receive comments on this matter prior to a vote on the resolution to sell the property.

RESOLUTION

RESOLVED that the Central Lyon Community School District will list for sale the property known as Parcel B of the Bus Barn Property located in Outlot 12 of East Rock Rapids, Lyon County, Iowa, 51246. A copy of the documents which will be utilized for the listing of the property are available at the office of the Superintendent of Schools for inspection prior to the time of the public hearing on the sale of the property.

Further, any individuals who wish to submit a bid prior to the public hearing may do so by letter form with the Superintendent of Schools, which bids will be kept confidential from other bidders.

Further, the board of directors will cause an official publication to be published not less than ten nor more than twenty days before the public hearing for the approval to listing the property for sale. It is anticipated that the public hearing will be conducted on the 10th day of February, 2025, at 4:55 p.m. at the board room of the Central Lyon Community School District.

At the conclusion of the public hearing, the board of directors will vote on the sale of Parcel B of the Bus Barn Property or declare a no sale if the price is inadequate.

A minimum bid on the property will be \$50,000.