

Estate of Kay Meyer

THE IOWA DISTRICT COURT FOR CALHOUN COUNTY  
IN THE MATTER OF THE ESTATE OF  
KAY MEYER  
(A/K/A KAYE H. BOUCK), Deceased  
CASE NO. ESPR502745  
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF  
EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Kay Meyer (a/k/a Kaye H. Bouck), Deceased, who died on or about October 21, 2023:  
You are hereby notified that on January 2, 2025, the Last Will and Testament of Kay Meyer (a/k/a Kaye H. Bouck), deceased, bearing date of July 7, 2015 , was admitted to probate in the above-named court and that Cynthia Hildreth was appointed Executor of the estate. Any action to set aside the will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.

Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated January 6, 2025.

Cynthia Hildreth, Executor of Estate  
4025 14<sup>th</sup> Street  
Des Moines, IA 50313

Colin L. Hendricks, ICIS#: AT0013776  
Attorney for Executor  
Hendricks Law Office  
408 Fifth Street  
PO Box 111  
Rockwell City, IA 50579

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Estate of Wayne LeRoy Hart

THE IOWA DISTRICT COURT IN AND FOR CALHOUN COUNTY  
IN THE MATTER OF THE ESTATE OF  
Wayne LeRoy Hart, Deceased.  
PROBATE NO. ESPR502742  
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR,  
AND NOTICE TO CREDITORS

To all persons interested in the Estate of Wayne LeRoy Hart, Deceased, who died on or about November 16, 2024.  
You are hereby notified that on the 17th day of December 2024, the Last Will and Testament of Wayne LeRoy Hart, Deceased, bearing the date of 20th day of October 2023 were admitted to Probate in the above-named Court and that Rodney Hart was appointed Executor of the Estate. Any action to set aside the Will must be brought in the District Court of said County within the later to occur of four months from the date of the second publication of this Notice or one month from the date of mailing of this Notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.

Notice is further given that all persons indebted to the Estate are requested to make immediate payment to the undersigned, and creditors having claims against the Estate shall file them with the Clerk of the above named District Court, as provided by Law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated this 27th day of December 2024.  
Rodney Hart

Executor of Estate

Mary M Lauver  
Attorney for Executor  
107 West Main  
P. O. Box 133  
Lake City , IA 51449

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Public Notice Invitation to Bid

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The Public is invited to submit a bid to purchase the property legally described as the East Half of the Southeast Quarter in Section 15, Township 86 North, Range 34 North of the 5th P.M., Calhoun County, Iowa AND the Southwest Quarter of the Southwest Quarter in Section 14, Township 86 North, Range 34 North of the 5th P.M., Calhoun County, Iowa AND the Northwest Quarter of the Southwest Quarter in Section 14, Township 86 North, Range 34 North of the 5th P.M., Calhoun County, Iowa , Except a 3.5 acre tract. The property is composed of 155 acres more or less. 40.4 acres more or less is pasture. 98.73 acres more or less is tillable. The CSR2 scores for the property are as follows: Northwest parcel: 40 acres--31.52 CSR2; Southwest parcel: 38.5 acres--63.84 CSR2; Northeast parcel: 36.5 acres--37.18 CSR2 (this includes pasture and tillable); and Southeast parcel: 40 acres--38.49 CSR2 (this includes pasture and tillable). The property currently has gravel stock piled on it that has been purchased by Calhoun County. The gravel will be stock piled on it until the county uses it all. After that, the gravel company has indicated they will do dirt work to reclaim as much tillable as possible and clean up the property as best as possible. Any income from the gravel mined after closing will be Buyer's. Any income from gravel mined before closing will be Seller's. It is the Buyer's responsibility to communicate with the gravel company regarding the continuation of the agreement and the terms going forward. The property has a fishable pond, along with timber and creek running through it, introducing the potential for trapping, hunting, and fishing.

Sealed bids will be received by the Savage Family Trust by Lauver Law Office, 107 W Main St, Lake City, IA 51449 until 9:00 AM on February 14, 2025. Bids may be dropped off at Lauver Law in person prior to such deadline Monday-Friday between the hours of 9:00 am to 5:00 pm or by dropping in the slot on the door. Mailed bids may be sent to PO Box 133, Lake City, IA 51449, but must be received by 9:00 AM on February 14, 2025. At 9:00 AM on February 14, 2025 the bids will be opened by attorney, Mary M Lauver in the presence of the Trustees of the Savage Family Trust. The top three bids will receive a call and will be provided an opportunity to increase their bid. Questions regarding the property can be directed to Bob Savage at 712-371-2518.

Each bid must contain the full name of the interested party, a phone number to reach the party, and the bid amount. A standard Iowa Bar form Real Estate Contract for the bid amount shall be signed by 5:00 PM on February 14, 2025. Possession given upon closing, subject to the current gravel contract and the farm lease, which has been terminated and will expire on March 1, 2025. Real Estate Taxes will be pro-rated to the date of closing. There are no Buyer contingencies of any kind. The property sale shall close on or before March 14, 2025. If bidders have any questions regarding the process or property, they may direct them to Lauver Law at telephone number 712-464-3101 and will be directed to the appropriate channels.

The Seller reserves the right to reject any and all bids, in whole or in part, to waive any informality in any or all bids, to accept the bid or part it deems most favorable to the Seller after the bids have been examined and checked, and subject to the approval of the Trustees of the Savage Family Trust. Bids shall be submitted in a sealed envelope marked "Sealed Bid for Savage Fam."

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Summary of Ordinance No 2024-01

Summary of Ordinance No. 2024-01: An Ordinance Regulating the Construction and Operation of Commercial Wind Energy Conversion Systems in Calhoun County, Iowa

This document serves as a summary of Ordinance No. 2024-01, entitled "An Ordinance Regulating the Construction and Operation of Commercial Wind Energy Conversion Systems in Calhoun County, Iowa," adopted by the Calhoun County Board of Supervisors. The ordinance, titled "Calhoun County Ordinance #2024-01," regulates the construction and operation of commercial wind energy conversion systems (C-WECS) within the unincorporated areas of Calhoun County, Iowa. Its primary intent is to establish a clear framework ensuring that wind energy development is conducted responsibly, with considerations for public safety, environmental protection, and compatibility with local land use.

**Main Points of the Ordinance:**

**Development Oversight :**

- Mandates a detailed permitting process requiring applicants to provide comprehensive project plans, compliance certifications, and legal documentation.
- Establishes setback requirements to protect adjacent properties, residential structures, public roads, and conservation areas.

**Operational Standards:**

- Sets limits on turbine height, noise levels (50 decibels max), and lighting requirements to minimize community impact.
- Requires underground transmission lines and specific design standards for wind turbine structures.

**Community and Environmental Safeguards:**

- Imposes decommissioning obligations, requiring the complete removal of non-operational turbines and restoration of affected areas.
- Provides for complaint investigation through an escrow fund and ensures public accessibility to a project hotline.

**Liability and Accountability:**

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Requires substantial insurance coverage and county indemnification against potential claims arising from wind energy operations.

Prohibits the use of eminent domain to acquire property for these projects.

Financial and Legal Guarantees:

- Establishes permit fees and financial security requirements to ensure project decommissioning and compliance.
- Imposes fines for ordinance violations and includes provisions for attorney fees in enforcement actions.

Enforcement and Penalties : Section VIII (Violations) states:

"Each day that a violation of this ordinance occurs or continues shall be treated as a separate and distinct offense. This includes each day that any Wind Energy Conversion System (WECS) operates in violation of the provisions of this ordinance, which shall also be treated as a separate offense. Additionally, if multiple violations occur, each shall be treated as an independent and separate offense, even if they occur on the same day. Each violation, including each day of non-compliant operation, shall result in an individual fine of \$855, applied separately and cumulatively to each offense."

Effective Date :

This ordinance will become effective on December 31, 2024, following publication as required by law.

The full text of Ordinance No. 2024-01is available for public inspection at the Calhoun County Auditor's Office, located at 416 Fourth Street, Suite 1, Rockwell City, Iowa. The office is open to the public during normal business hours, Monday through Friday, 8:30 a.m. to 4:30 p.m..

This summary is provided pursuant to Iowa Code section 331.302 and is intended to inform the public in a clear and understandable manner of the meaning of the ordinance and the conduct it regulates or requires. For additional information or to view the complete ordinance, please visit the Auditor's Office or contact Calhoun County Auditor's Office @ 712-297-7741.



