

PUBLIC NOTICE OF PROPOSED SALE OF CITY-OWNED REAL ESTATE AND
INTEGRATED EXCHANGE, AND PUBLIC HEARING (404 W INDIANA AVE /
411 W OHIO AVE)

The City of George proposes to purchase the following described real estate, to-wit:

Lot One (1), Block Thirty-six (36), Town of George, Lyon County, Iowa,
(hereinafter, " 411 W Ohio Ave") from Davis M. Beyer and Kristen M. Beyer for the purchase price of Thirty Thousand and No/100 Dollars (\$30,000.00); and the City of George proposes to sell the following described real estate, to-wit:

City of George Original Town Lots Ten (10) and Eleven (11), Block Twenty-four (24), Lyon County, Iowa,
(hereinafter, "404 W Indiana Ave") to Davis M. Beyer and Kristen M. Beyer for consideration consisting of Thirty Thousand and No/100 Dollars (\$30,000.00) and the City's corresponding ability to acquire 411 W Ohio Ave from Davis M. Beyer and Kristen M. Beyer as part of the same transaction.

The proposed purchase and sale are mutually dependent parts of a single, integrated exchange transaction (the "Integrated Exchange"); the stated cash figure does not represent the entire consideration for the City's property, which also includes the City's corresponding ability to acquire 411 W Ohio Ave.

Public hearing on the proposal to purchase and transfer the Beyer property to the City and to sell and transfer the City property shall be held on September 9, 2026 at 5:30 o'clock p.m. before the City Council at the Council Chambers in North Community Room, 115 S Main St, George, Iowa. Immediately following the hearing, the Council may approve the transactions by resolution.

The terms of the proposed transactions are as follows:

Section 1. That it is hereby determined that it is in the best interest of the City of George to proceed with the purchase of the above-described real estate from Davis M. Beyer and Kristen M. Beyer.

Section 2. That it is hereby determined that it is in the best interest of the City of George to proceed with the sale of the above-described City real estate in George, Iowa to Davis M. Beyer and Kristen M. Beyer.

Section 3. The City shall purchase 411 W Ohio Ave from Davis M. Beyer and Kristen M. Beyer for the consideration of Thirty Thousand and No/100 Dollars (\$30,000.00).

Section 4. The City shall sell 404 W Indiana Ave to Davis M. Beyer and Kristen M. Beyer as part of the Integrated Exchange, for total consideration consisting of (a) Thirty Thousand and No/100 Dollars (\$30,000.00) in cash, and (b) the City's reciprocal right and ability to acquire 411 W Ohio Ave from Davis M. Beyer and Kristen M. Beyer under the same transaction, which combined consideration, the City Council finds to constitute and reflect the true fair market value of the property.

Section 5. The City shall receive conveyance of 411 W Ohio Ave from Davis M. Beyer and Kristen M. Beyer by Warranty Deed, and the City shall convey 404 W Indiana Ave to Davis M. Beyer and Kristen M. Beyer by Quit Claim Deed.

Section 6. The purchasers of the City property shall take said property in its present, as-is condition, and subject to all future taxes and special assessments. The City shall not pay any surveying, clean up, abstracting or closing costs associated with the sale of the City property. The City reserves any and all easements.

The public is invited to attend and comment on the proposed transactions

Dated this 12th day of August, 2026.

Loralye Wibben, City Clerk

PUBLISH ON AUGUST 26, 2026