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**Nebraska
AIDS
Project**



**STOP
HIV
IOWA**

Good Luck to the Audubon Wheelers on your trip to the DOME!
2025 Football Semifinals – Audubon Plays
Wednesday, November 12 against Bishop Garrigan - 10 a.m.



Photo courtesy of Jennifer Mosinski - PhotoJenics

Pictured (left to right) front row: Jaycub Petersen, Eli Gomez, Vince Carter, Brody Otten, Paxton Bean, Dane Hansen, Jesus Zuniga, Kam King and Karsen Juelsgaard. Second row: Walter Vetter, manager; Karter Obermeier, Layne Slater, Liam Stetzel, Talan Petersen, Jake Andersen, Kaleb Nelson, Jacob Barclay, Jackson James and Mason Kasperbauer. Third row: Chase Buck, Karsen Hansen, Jorgen Nowatzke, Aiden Kjergaard, Clayton VanAernam, Izik Sorensen, Alex Henkle, Jesse Stroehner and Carter Rugaard. Fourth row: Austin Christensen, Ty Bowlin, Sullivan McClain, Carson Wessel, Brody Weber, Hayden Larsen, Lane Meyer, Orm Voight, Hudson Hocker and Kayden Otten, manager. Fifth row: Sydney Johnson, student trainer; Coaches - Skyler Schultes, Kris Obermeier, Tony Konkler, Tyler Christensen, Sean Birks, Eric Borkowski, Matt Wilder, Andrew Renken and Tyler Ellingsen, manager.



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OJK

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712-563-4219

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Megan Petersen

1912 E. 7th Street

Atlantic, Iowa 50022

Business: 712-250-8565

midwestmonument1912@gmail.com

PhotoJenics

Jennifer Mosinski

515-745-0522

Riesgaard Farm Supply

2411 270th St.

Exira, Iowa 50076

WANTED: Clean, seasonal clothing **ONLY.** 413 Tracy St. in the alley collection bin for Caring & Sharing. No toys or stuffed animals. Caring & Sharing is open the 1st & 3rd Tuesdays from 3 to 5 p.m. (tfn.nc.)

HELP WANTED: Midwest Hard Parts, Hamlin, IA. Apply in Person or call 712-563-2313 (AJ 43-tfn)

NOTICE: The Audubon County Loan Closet (located at Faith Community Church, 226 Chicago St, Audubon) loans medical equipment to residents in Audubon County who may need it in their homes as they recover from injury, surgery or some other medical event.

Freewill donations are appreciated and used to replenish equipment as needed. To set up an appointment, please contact Kelley Christensen: (712) 304-2593; or Teresa Murray: (712) 304-0005.

CARD OF THANKS:

Thank you to the Irlmeier crew for inviting me to your gathering on Sunday. I had a great time. *Little Louie* (AJ45, T46p)

RETIREMENT AUCTION

JOHN DEERE MACHINERY & EQUIPMENT

SATURDAY, NOVEMBER 22 @ 10:00AM

Auction site: 21254 330TH ST., TEMPLETON, IA 51463

JOHN DEERE TRACTORS:
2009 JD 7430 PREMIUM FWA w/741 JD LOADER 3362 hrs., 16 Sp. QR, w/Hi LO & Command Center w/Joystick Triple Hyd., LH Reverser Ser.# RW7430H012227
1991 JD 4455 Tractor WF, QR, 4820 Hrs., 18.4X38, DH, 1 Owner (very sharp) Ser.# RW44558021604
1973 JD 4030 Tractor 1 owner, Dual Hyd., 15.5X38 WF, No Cab, 7784 Hrs., Q.R., Ser.# 4030W008221R
1967 JD 4020D Tractor WF, 18.4X34, DH Ser.# T213R-145611R
1958 JD 620 Tractor NF, 13.6X38, (straight tin)(runs) Ser.# 6220584
1960 JD 530 NF Tractor 12.4X36" new tires, 1 owner, (excellent cond)(runs) Ser.# 5306079
JD 148 Loader w/7" Bucket & JD 4030 Mounting Brackets

JOHN DEERE COMBINE & HEADS:
1988 JD 7720 Titan II Combine 5000 hrs. Diesel, 24.5-32 tires, 14.6-24 rear tires w/chopper Ser.# H07720X627127
JD 693 Corn Head w/Poly Snoots 6-30, Ser.# 690873
JD 920 Grain Table 3" Cut, Ser.# H00920F665753
J&M 30' Head Trailer

SEMI, PICKUP, ATV's & WAGONS:
2012 Chevy Silverado Z71 4X4 Pickup 59,000 mi., Extended Cab
2003 Freightliner Day Cab w/C-12 Cat Engine, 10 Sp.Meritor Transmission, 708,890 mi.
2003 34' Timpte Grain Trailer Spring Ride
2024 JD XUV 835M Gator Side Doors, 4WD, Electric Lift, 21 Hrs. (1 owner)
King Quad 4X4 750AX Suzuki ATV w/power steering & 5' Push Blade
H&H 18' Car Trailer w/Ramps (no title)
2 Model 231 Dakon Gravity Wagons
3 6X10 Heider Wagon on JD Gears & Hoist
Parker 400 Bu. Gravity Wagon
Lundell 300 Bu. Gravity Wagon w/Westendorf Gear
14' Hay Rack
16' Hay Rack

The Live auction will start at 10:00am selling misc. farm related items. Then at approximately 11:00am Live Onsite auction with Online Bidding provided by Equipmentfacts will start. Order of sale will be posted at a later date.



MACHINERY & EQUIPMENT:

1998 JD 1760 Max Emerge 12/30 Planter w/Trash Whippers, Smart Box & Dickey John PM300 Monitor
Great Plains Turbo Till 2200 w/20" Blades, Rolling Basket
2023 WR102 Case IH 10 Wheel Hay Rake (like new)
Parker 450 Grain Cart w/1000 PTO
400 Bu. Hercules Grain Cart w/1000 PTO & Roll Tarp
JD 235 Tandem Disc 20", 21" Blades w/9" spacings
JD 450 Grain Drill 15' w/Grass Seed attach., 7" spacing & DDO
JD 214T Square Baler w/Gandy Applicator & Multi-Lube Grease Bank
Sprayer Specialty VLU1000 Pull Type
Sprayer w/60' Booms, 1000 Gal. Tank, Raven Spray Mate II Monitor, Rinse Tank, Inductor & Foam Markers
GSI 32' X 8" Truck Auger w/PTO
Westfield MK 80-61 Auger w/Swinging Hopper (like new)
Mayrath 60' X 8" Auger 540 PTO
Peck Hydraulic Hopper Auger 8"
1440 Brady Stalk Cutter 6-30, 1000 PTO
JD 400 Rotary Hoe 15'
JD 38 Sickle Mower w/7' Bar, JD Mounts
JD Pallet Forks for 741 Loader
9 Knife Bush Hog Chisel Plow
Barney Bilt 3 Pt. Bale Spear
NH 510 Manure Spreader
JD RM 6-30 Cultivator
JD 44 2 Bottom Plow
JD Sulky Plow (JD Moline Plow Co.)
NH 256 Rolabar Rake
200 Gal. Pull-Type Sprayer
JD 3 Section Harrow

Terms: Cash, good check, wire transfer or cashier's check. If not known to the auction company, a bank letter of guarantee would be appreciated. All sales are final. A 5% Buyer's Premium or a \$1,250.00 cap will be applied to all online purchases. Nothing removed until settled for. All items are sold as is, where is, without warranty, express or implied. All announcements made day of sale supersede any previous advertising.

Auctioneer's Note: Rick & Roz are retiring from their farming operation. Rick was a very good caretaker and kept his equipment well maintained. They will be offering some very clean and useable machinery to you at public auction.

LAWNMOVERS & MISC.:
White Zero Turn Lawnmower 468 hrs., 22 HP Briggs & Stratton, Zero Turn, w/50" Deck
2023 Cub Cadet Ultamatum ZT1 Lawnmower 22 HP Kohler Engine, 42" Deck, Zero Turn
Pro Force 20 Gal. Air Compressor 125 PSI
Oxy-Acetylene Torch
ATV Sprayer (Bomgar's) 25 Gal.
Bow for Timpte Trailer
JD 3 Pt. Quick Tach
JD Canopy
500 Gal. Fuel Tank w/Fill Rite 206 PM Electric Pump
2 300 Gal. Gas Barrels on Stands
Transfer Pump
Wooden Cattle Self Feeder
Homemade 2 Wheel Trailer (wood)
11RX24.5 Tires
18.4 X 38 Duals
Lawn Spreader
2 Aeration Tubes
Wood Posts
Steel T. Posts
Hand Tools
Power Tools
Wrenches, Socket Sets etc.
1000 Gal. Water Tank
Stepladder
Log Chains
Battery Chargers
Misc. Lumber
Several Misc. Tools & Shop Items



GUNS & HOUSEHOLD GOODS:
Ruger Model 10/22 Carbine w/Burris 3X-9X Scope
Coast to Coast 12 Gauge 5 Shot Shotgun
JC Higgins 16 Gauge Bolt Action Shotgun
Maytag Wringer Washer
Kenmore Chest-Type Freezer
Vanguard Upright Freezer
Tappan Refrigerator
Marble Top Wooden Coffee Table
2 Matching Headboards & Dressers w/Mirrors
Curio Cabinet
1 Western 5 Gal. Crock
1 Redwing 5 Gal. Crock

CONSIGNED ITEM:
1982 JD 4640 Tractor w/8500 hrs., PQ, 18.4X42 duals & weights

Rick & Roz Schultes, Owners

Auctioneers: Steve Seidl 712-210-0209; Chris Ludwig 712-830-9879
For Information on machinery call the auctioneers or Iowa Equipment Online-Dan Schoenherr 712-830-8104



More photos at www.seidlauction.com or www.cludwigauktion.com or www.auctionzip.com

PUBLIC AUCTION

Friday, November 21 at 10:00 A.M.
At the Dedham Legion Centennial Center
Dedham, IA 51440

161 Acres M/L Carroll County land
Eden Township Section 12
& Newton Township Section 19

Parcel #1: 85.26 Acres M/L Located in the NENW 1/4 of Section 12 Eden Township

CSR II: 77.54 Taxes: \$3,060.27
 PLC: Corn: 169 Soybean: 49

DCP Cropland: 84.75 acres
 Base Acres: Corn 41.85 Soybeans 41.85

Location: 3 miles East of Templeton on E-57 to Hwy 71, North 1 mile then East 1/4 mile on 290th St.

Parcel #2: 76 Acres M/L Located in the SE 1/4 of Section 19 Newton Township

CSR II: 62.7 Taxes: \$2,139.03
 PLC: Corn: 169 Soybean: 49

DCP Cropland: 75.83 acres
 Base Acres: Corn 37.92 Soybeans 37.91

Location: 1 mile South of Dedham to 320th St. then 1 mile West

Sale of Parcel #2 is contingent upon right of refusal from a previous contract.

TERMS & CONDITIONS: Each Parcel will be sold separately and remain sold to the highest bidder. Bid will be X times the amount of dollars per acre. Successful bidder(s) will be required to pay a 10% down payment on day of sale and sign a standard real estate contract with the balance due in approximately 30 days. Taxes will be prorated. All property sold subject to farm tenant rights.

Auctioneer's Note: The facts and figures provided here have been researched by the Auction Company but are not guaranteed of their accuracy. All property sold as-is, where-is and with all faults. Please note the starting time of 10:00am. All announcements made day of sale will supersede any previous advertisements.

Laurie Langel, Owner

Attorney: Curt Steger, 815 N. Main St., Carroll, IA
Auctioneers: Steve Seidl 712-210-0209 & Chris Ludwig 712-830-9879

For more information and soil maps please go to one of our websites:
www.seidlauction.com or www.cludwigauktion.com or www.auctionzip.com



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\$6,995

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2017 Jeep Compass



134K miles
\$8,295

3 Month/4500 Mile Powertrain plus Warranty

2019 Dodge Caravan



160K miles
\$9,595

2017 Ford Taurus



116K miles
\$10,295
NOW \$9,995

3 Month/4500 Mile Powertrain plus Warranty

2019 Chevy Equinox LT



162K miles
\$10,495
NOW \$10,250

3 Month/4500 Mile Powertrain plus Warranty

2017 Hyundai Elantra SE



108K miles
\$10,495

3 Month/4500 Mile Powertrain plus Warranty

2012 Toyota Camry XLE



134K miles
\$11,295

3 Month/4500 Mile Powertrain plus Warranty

2018 Ram 1500



175K miles
\$15,895

3 Month/4500 Mile Powertrain plus Warranty

2015 Jeep Wrangler



149K miles
\$17,495

3 Month/4500 Mile Powertrain plus Warranty

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For Sale



New Listing,
108 Nasby Ave. 3 BR,
2 BA, carport attached.
Cozy ranch-style
home.....\$115,000



New Listing, 102
Nasby Ave. 3 BR, 1 BA,
1-car detached garage.
Perfect for investors.....
\$60,000



313 Mantz Ave. 3 BR, 2
BA, 2-car detached garage.
Complete remodel
on main floor, as well as
finished lower level.
.Price Reduced \$194,500



706 N. Arlington St.,
2 BR, 3 BA, 2-car
attached garage.
Beautiful ranch-style
duplex with fully finished
basement.\$245,000



205 W. 3rd St.,
Kimballton. 4 BR, 3 BA,
2-car attached garage.
Amazing ranch-style
home sitting on more
than 1 acre lot.....
Price Reduced. \$325,000



510 E. Division St.
3 BR, 2 BA,
2-car detached garage.
Charming,
fully remodeled
home.....\$200,000



TOWNHOMES ON
THIRD: 718 & 722
Third Ave., 3 BR, 2 BA,
2-car attached garage.
All new construction
and ready to go! Enjoy
one-level living.
\$335,000



907 Broadway St.,
2 BR, 1 BA,
2-car detached garage.
Enjoy brand new
construction
Price Reduced
\$214,900

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Kathi Kilworth, Salesperson
Cell: 712-249-5233
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2105 Broadway St. Elk Horn - \$369,000
Here's your chance to own a beautiful renovated building with 2,400 square feet formerly known as Grace on Main Restaurant. This is a turn key opportunity to own your own restaurant or put your vision in action for a business you've always dreamt of. This building was completely renovated in 2011 with HVAC/geothermal, heated flooring, tile roof with solar panels, fixtures, walls, kitchen, prep space, storage, front bar, bathrooms, and all equipment/furniture will stay to walk in and start a restaurant. The location is ideal with lots of parking space, looking over the Danish Windmill, and just a few steps to everything Elk Horn has to offer. Don't miss your opportunity to see this gorgeous building today!
Contact Kathi Kilworth at 712-249-5233.

502 Tracy St.
Audubon
- \$125,000



This home has so much natural beauty, space and potential! Stunning front doors, spacious family room, gorgeous open staircase, wooden ceiling beams, gas fireplace, other built-ins. Huge main floor bedroom with en suite bath and walk-in closet. 24' x 32' detached garage w/new roof in 2022 and the sewer line to the street was recently replaced. Many more features.
Contact Abby Rasmussen at 712-249-1311.

Farmland
• NEW: 87 m/l Acres, Sec. 34, Sharon Twp, Audubon Co. 64.7 CSR2
• NEW: 236 **SOLD** Bear Grove twp, Guthrie County, CSR 62.6
• NEW: 120 Acres, Audubon Twp, Audubon Co. CSR 67.6
• NEW: 120 Ac **SOLD** Audubon Twp, CSR 76.5
Sellers will review any/all bids on Tue., Oct 28
Contact Abby Rasmussen for more details - 712-249-1113
• 60 Acres +/- 7-71N-35W, Adams Co.
FARMLAND LISTINGS NEEDED
We have buyers.

HOMES	
ADAIR	
• 904 Guthrie St.....	PRICE REDUCED \$165,000
AUDUBON	
• 107 Circle Dr.....	NEW \$267,000
• 502 Tracy St.....	PRICE REDUCED \$125,000
• 311/313 2nd Ave.....	\$255,000
ATLANTIC	
• 1404 E. 20th St. .024 to 0.39 acre building lots	NEW \$34K-38K/LOT
• 1107 Elm St.	SALE PENDING
• 1403 E. 7th.....	PRICE REDUCED \$149,000
EXIRA	
• 200 E. Depot St. New Construction.....	\$275,000
• 102 Eastside Dr. 7 ac m/l lot to build	PRICE REDUCED \$12,500
• Viking Addition Lots	4 LOTS REMAIN
ELK HORN	
• 4206 Madison.....	NEW SALE PENDING
• 2023 Broadway	NEW \$159,000
• 2014 Washington St.	NEW \$125,000!
• 2002 Washington St.	PRICE REDUCED \$159,000
• 4426 Main St.	NEW \$251,000
• 2018 Washington St.	PRICE REDUCED \$99,000
• 2118 Washington St.	SALE PENDING
• 4318 Main St.	SOLD
MANNING	
• 343 Madison St.....	PRICE REDUCED \$119,000

ACREAGES	
• 3162 Eagle Ave., Exira	NEW \$160,000!
• 1521 Road M56, Kirkman	REDUCED \$220,000
• 2288 Crane Ave., Kimballton	REDUCED \$445,000
• 2922 Dogwood Ave., Adair	PRICE REDUCED \$465,000
COMMERCIAL	
• 2105 Broadway, Elk Horn	NEW \$369,000!
• 2011 High St., Elk Horn	NEW \$325,000!
• 120 N. Main, Kimballton	SOLD
• 4135 Union St, Elk Horn	\$119,000
• 124 S. 4th Ave., Dedham OPTION TO LEASE.....	REDUCED \$85,000

Red Cross Blood Mobile

Tuesday, November 18 - 11:30 - 5:30 p.m.
Vet's Memorial Building, Harlan

Wednesday, November 19 - 8 a.m. - 2 p.m.
Exira-EH-K High School

Monday, November 24 - Noon - 6 p.m.
Exira Event Center - Exira

Friday, November 28 - Noon - 5 p.m.
Templeton Center - Templeton

Wednesday, December 10 - Noon - 6 p.m.
Central Church Carroll

Thursday, December 11 - 8 a.m. - 2 p.m.
Central Church, Carroll

Friday, December 12 - 11 a.m. - 5 p.m.
VFW Hall, Manning

Monday, December 29 - Noon - 6 p.m.
St. Patrick's Parish Center, Audubon

The American Red Cross strongly urges eligible donors to schedule their next appointment to donate blood.
Here's the good news: Donating blood is a safe process and people should not hesitate to give or receive blood. If you are healthy and able, please come in to give. You can help change the headlines with a blood donation.
Blood drive locations and hours are subject to change.
Visit RedCrossBlood.org or call 1-800-RED CROSS (1-800-733-2767)
Thank you for all you do, day in and day out, to make patient lives better!

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Classy, Country, Crazy:

A Clean Comedy Show

Friday, November 21st at 7pm

at iconic Milk & Honey in Downtown Harlan
(Doors open at 5pm -- Kitchen & bar will be open)

Featuring:

John Datoy

America's Got Talent & DryBar Comedy

Donald Louis

South by Southwest & Nateland Presents

Paula Kosienski

DryBar Comedy & Nateland Presents

Tickets: \$20 for adults & \$10 for kids K-12 available
at Milk & Honey, wiaa.ludus.com, or at the door!
Seating is limited — get your tickets now!

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11-2

Wednesday-Friday

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Hamlin, IA



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Dennis Olesen, Broker Associate, Farm Management;
Tracey Armentrout, Sales; Molly Christensen, Broker

If you are thinking of listing your home, give us a call! 712-563-2407



New Listing, 3261 F Ave Vail, IA.
3 Bedroom, 2 bath, 1 car garage,
built into a hill with cabin vibes,
vaulted ceilings, loft, bonus room
perfect for an office or den. Don't
miss it!\$165,000



New listing: 912 Broadway St.
Audubon, 5 bed, 3 bath, 2 car at-
tached garage, 0.39 acre lot. Well
maintained main level living ranch
with a full finished basement.
Beautiful wood floors and accents,
new carpet upstairs this year.
Price Reduced \$299,000



2555 140th St. Audubon. 3 bed, 2
bath, 2 car detached garage manu-
factured ranch style home. 5.22
acres with a 30x40 heated shop
and an all metal barn with loft.
Full basement for additional living
space. Updated and move in ready
.....\$359,900



1119 N Division St. 3 bed, 2 bath,
1 car tuck-under garage. Nearly
every major update has been done
for you in this well maintained split
foyer.Price Reduced.\$165,000

CURRENT LISTINGS

• 153 310th St., Coon Rapids Acreage\$439,999
• 702 E Division St., Audubon\$110,000
• 901 Ridge Rd., Anita.....Price Reduced \$287,000
• 412 Elm St., Anita.....Price Reduced \$89,000
• 512 1st Ave., AudubonPrice Reduced \$69,900
• 506 Chicago St, AudubonSOLD
• 606 Chicago St., AudubonSOLD

WE NEED MORE LISTINGS

Call or Stop in today!

www.audubonrealestatellc.com

Community Calendar

THURSDAY, NOVEMBER 13

- Human Trafficking, presented by Stacy Besch, Team Iowa. Gridshock. A film about sex trafficking in Iowa. Educating on the dangers of human trafficking in Iowa. Audubon High School Auditorium, 1 p.m. Public invited.

MONDAY, NOVEMBER 17

- Mental Health Support Group-Creating Hope Together. Audubon Co. Memorial Hospital Community Health Center, 1st Floor. 6 to 7 p.m.

TUESDAY, NOVEMBER 18

- Bingo at Audubon Rec Center. 6:30 p.m.

THURSDAY, DECEMBER 4

- Chad Elliott concert at the Rose Theater. Doors open at 6:30 p.m. Concert at 7 p.m.

SATURDAY, DECEMBER 6

- St. Patrick's Catholic Women COOKIE WALK. 9 a.m. - 11 a.m. St. Partick's Parish Center.

FIRST MONDAY OF THE MONTH

- Audubon County Tourism meeting 1:15, ACED Meeting Room.

FIRST TUESDAY OF EACH MONTH

- Memorial Building Committee Meeting, 5:30 p.m. at the Memorial Building, Open to the Public.

FIRST AND THIRD MONDAY OF EACH MONTH

- Creating Hope Together, Mental Health Support Group. If interested contact Peter Youngren, Facilitator: llrsprrt@gmail.com. Walk-ins welcome! 1st & 3rd Monday of each month, 5-6 p.m. ACMH Community Health Center, 1st floor.

FIRST AND THIRD TUESDAY OF THE MONTH

- Caring and Sharing, 413 Tracy St., Audubon, 3 - 5 p.m.

EVERY TUESDAY OF THE MONTH

- BINGO - Coon Rapids Legion Building, Doors open at 5:30 p.m., Bingo starts at 6:30 p.m.

SECOND MONDAY OF THE MONTH

- Alzheimer Caregiver Support Group meets, AMVC Management Office Training room. 5:30 p.m. Use north parking lot and enter in the NE door. Questions, call Tammy Sauers 712-304-0506.

FIRST SATURDAY OF EACH MONTH

- Open House Tours of Historic Garst Home Farm with Whiterock Conservancy. 1 to 3 p.m. All year around. Coon Rapids, IA.

SECOND WEDNESDAY OF THE MONTH

- H.E.A.L. (Hope Empathy Acceptance Love) Exira Library Meeting room, 10 a.m. to Noon. To support those living with incurable chronic medical conditions that impact quality of life. Contact 712-304-5779 with questions.

FOURTH MONDAY OF THE MONTH

- Exira Community Club meeting, Exira Public Library, 6:30 p.m.

FOURTH TUESDAY OF EACH MONTH

- Audubon Lions Club Meets, Memorial Building at 6 p.m.

THIRD MONDAY OF EACH MONTH

- Parkinson's Support Group meeting, Heritage House Rec Room, Atlantic, 2 p.m.

FOURTH THURSDAY OF EACH MONTH

- Audubon County Memorial Hospital Board of Trustees Meeting, Hospital Board Room, Noon.

SW Iowa Shopper Advertising Deadline

Deadline for advertising in any of the SW Iowa Shoppers
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Ads that need created must to be submitted by 5pm Wednesday

All SW Iowa Shoppers are published every Tuesday.

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Kenzie Flathers:

712-304-4286 • kjfnews@gmail.com

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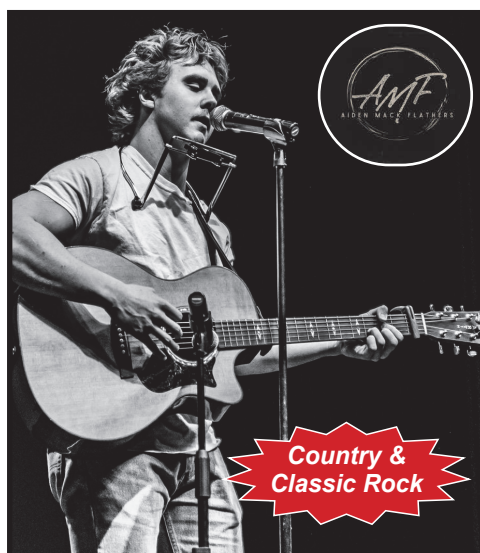
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