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December 6th, 10:30pm - 12:30am  
Indianola, Iowa

**Iowa Music Showcase**  
**Live at Barn Wired**  
December 19th, 11:30am  
Sigourney, Iowa

**Luggers Tavern**  
December 20th, 9pm - 12am  
Kimballton, Iowa

**Tin Lizzie's** (New Year's Eve Party)  
December 31st, 9pm - 12am  
Casey, Iowa

**Shootout Saloon**  
January 3rd, 8pm - 11pm  
Dexter, Iowa

**Laramar Ballroom**  
January 17th, 9pm - 11pm  
Fort Dodge, Iowa

**El Ray's Live & Dive**  
February 14th (Valentine's Day)  
7pm - 9:30pm, Iowa City, Iowa

**Cattlemen's Banquet**  
(Exira Event Center)  
February 28th, 9pm - 12am  
Exira, Iowa

**Wooly's** (Opening for Tyler Farr)  
March 5th, 7pm, Des Moines, Iowa  
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128K miles  
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### 2013 Nissan Rogue S



82.7K miles  
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### 2019 Dodge Caravan



160K miles  
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### 2017 Ford Taurus



116K miles  
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### 2017 Hyundai Elantra SE



108K miles  
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165K miles  
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### 2018 Ram 1500



175K miles  
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### 2018 GMC Yukon Denali



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Black, Remote Start, Sharp!  
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Leather, Heated Seats, Low Mileage  
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**2014 Ford Explorer XLT**  
AWD, Leather, White  
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**2022 GMC Sierra 1500 Crew 4x4**  
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**2016 GMC Yukon Denali AWD**  
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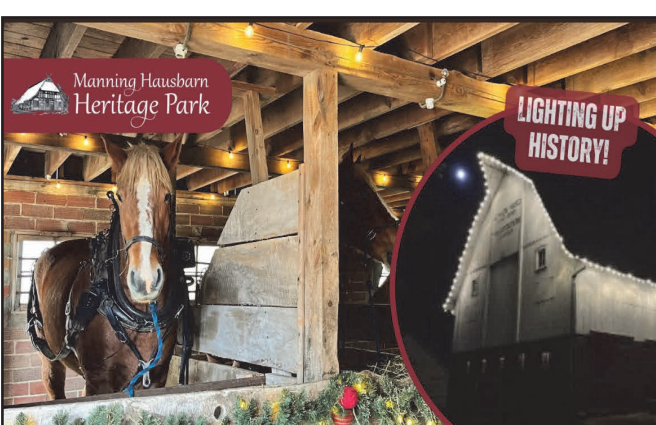
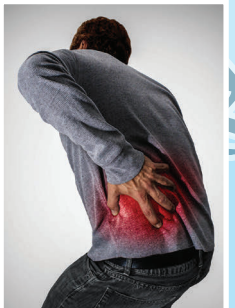
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12-13; 19-20**

**VENDOR FAIR - 5-8 PM  
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KIDS CORNER - 5-9 PM  
SANTA VISITS - 6-8 PM**

Join us for a traditional German-style Christmas market filled with holiday cheer.

Browse handcrafted gifts and treats at the festive vendor fair, visit Santa's Station to write and mail letters to the North Pole, and meet Santa himself for photos!

Then, enjoy cozy horse-drawn sleigh rides around the park - **online registration required for rides**. Register online at [www.germanhausbarn.com](http://www.germanhausbarn.com)

**CONTACT US**

130 Heritage Dr. Manning, IA 51455  
712-655-3131

VENDERS CAN EMAIL  
EVENTS@GERMANHAUSBARN.COM  
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DECEMBER 2025

OUTPATIENT SPECIALTY CLINIC

SERVICE	PROVIDER	DAYS
Cardiology/Obesity Medicine	Saima Zafar, MD	Thurs. 11th Fri. 12th
Cardiology	Shelby Mescher, ARNP	Wed. 3rd
Dermatology	Rosa Stocker, ARNP	Wed. 10th, 17th, 31st
ENT	Jason Talmadge, MD	Mon. 1st
General Surgery	Jeffrey Maire, DO	Mon. – Tues., Thurs. – Fri.
Gynecology	Michael Woods, MD	Thurs. 11th
Mental Health	Lois Potthoff, LMHC	Mon. – Fri.
Mental Health	Kevin Reynolds, LMHC	Mon. – Fri.
Mental Health	Thea Guest, LISW	Thursdays
Mental Health/Psychiatry	Lorraine Chidester, DNP, ARNP, PMHNP-BC	Fri. 19th
Orthopedics	Richard Goding, MD	Wed. 3rd, 17th Thurs. 11th
Orthopedics/Hand Specialist	Caliste Hsu, MD	Mon. 15th Fri. 5th
Pain Clinic	Brian Jacobs, CRNA	Tues. 2nd, 9th, 23rd
Podiatry	Eric Jensen, DPM	Wed. 3rd, 10th 17th
Pulmonology	Shibu Skaria, MD	Thurs. 11th
Rheumatology	Lindsay Orris, DO	Wed. 17th
Urology	Fawad Zafar, MD	Thurs. 4th, 18th

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517 Leroy Street, Audubon, IA 50025

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www.swiowanewssource.com/audubon/.com

Community Calendar

THURSDAY, DECEMBER 11

• Welcome to Medicare Seminar, Audubon County Memorial Hospital Community Health Center in the Audubon Hospital 7 - 9 p.m. Also to secure an appointment during the Open Enrollment with SHIIP Coordinator call 712-563-5309.

FRIDAY, DECEMBER 12

• Roller Skating at the Agri-Hall, 5:30-6 p.m. Beginners, 6 - 8 p.m. Regular Skating

SATURDAY, DECEMBER 13

• Free admission to the movie THE STAR at the Rose Theater Sponsored by Santa and Mrs. Claus. Free concessions by Bob and Linda Blomme. Santa will greet kids after the movie.

THURSDAY, DECEMBER 18

• Project 60 Dinner. Audubon High School. Entertainment Noon; Luncheon at 12:30. RSVP to 712-563-2607

FRIDAY, DECEMBER 19

• Roller Skating at the Agri-Hall, 5:30-6 p.m. Beginners, 6 - 8 p.m. Regular Skating

• Regular movie at the Rose Theater. Schmidt Family Funeral Home sponsoring a free small popcorn/free medium drink or kids pack for each attendee. Other cash consessions available.

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.





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**156 TAXABLE ACRES M/L SHELBY COUNTY FARMLAND AUCTION**

**SHIRLEY I. KNUDTSON TRUST, OWNERS**

**THURSDAY, FEBRUARY 12<sup>TH</sup>, 2026 @ 10:00 A.M.**

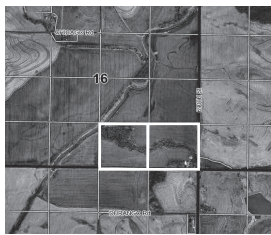
**SALE LOCATION:** Irwin Community Building, 404 Front St., Irwin, IA  
Greeley Township – Section 25 - CSR2 – 69.6

**Closing Attorney:** Kohorst, Fischer and Plumb Law Firm– 602 Market St. – Harlan, IA



**OSBORN AUCTION LLC**, Walnut/Harlan, IA  
Mitch Osborn, 712-579-4824 • www.osbornauktion.com

**JON & KIM JORDAN**  
**SEALED BID FARM LAND SALE**  
**IN SECTION 16-77-35 BENTON TOWNSHIP**  
**CASS COUNTY**  
**FSA FARM #3406 (Tract 5882)**  
(Release has been signed at FSA Office)



Taxable 74 Acres m/l  
SEALED BIDS MUST BE RECEIVED BY 4:00 P.M. on December 11, 2025;  
by delivering the written sealed bid  
to Mailander Law Office  
1706 E. 7<sup>th</sup> Street  
Atlantic, Iowa 50022

Terms and Conditions:

The description of the land to be sold is described as follows: **The S½ of the SE¼ of Section 16-77-35 in Benton Township, Cass County, Iowa (less 5.58 acres for homestead)**

Bids will be accepted until 4:00 P.M. C.S.T., on December 11, 2025 at Mailander Law, PLC, 1706 E 7<sup>th</sup> Street, Atlantic, IA 50022 (Tele. No. 712-243-2040) (email: mailanderlawatlantic@gmail.com).

The bids shall contain the bidder's name, address, phone number and total cash price. (74 acres x price per acre= \$ \_\_\_\_\_)

Cass County Assessor Average Unadjusted CSR2 (79.92).  
Cass County Assessor Average Unadjusted CSR2 (86.26). There is no CRP land.

The bids will be opened privately by the seller's agent on December 12, 2025. At that time, after opening all bids, the top Bidders will become eligible for final auction.

Upon the top bids being verified by the seller's agent, said Bidders will be notified by telephone and registered mail and will be invited to meet on December 18, 2025 at 10:00 A.M. at Mailander Law, PLC, 1706 E 7<sup>th</sup> Street, Atlantic, Iowa, for a final real estate auction where they will be allowed to orally raise their bids.

Immediately upon a final bid being accepted at Auction by the seller's agent, the successful Bidder shall be required to enter into a Real Estate Contract with 10% earnest money deposited with the Seller's agent with the balance due by certified funds at the time of closing. Closing date is January 15, 2026, and possession shall be on or before March 1, 2026.

Tenants have been terminated.

More detailed information may be obtained by calling the FSA Office (Cass County).

The 5.58 acre homestead is not being sold and will be surveyed at Sellers' expense.

Seller reserves the right to reject any and all bids and to waive any and all technicalities or irregularities in the bidding process. Subsequent announcements shall take precedence over previous announcements. Seller believes all information to be correct, however, Buyers must make their own investigation.

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**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.

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Turkey and all the Trimmings

Thursday, December 25th from 11 a.m. to 1 p.m.

at Our Saviour's Lutheran Church Downstairs Social Room

326 Leroy Street, Audubon

Individuals may call in advance to have meals prepared for pick-up

Reservations appreciated by Saturday, December 20th

Sign up on the bulletin board or Call the church office 712-588-1113



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**For Sale**



**108 Nasby Ave.** 3 BR, 2 BA, carport attached. Ranch-style home. **Sale Pending**



**102 Nasby Ave.** 3 BR, 1 BA, 1-car detached garage. **Sale Pending**



**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**



**510 E. Division St.** 3 BR, 2 BA, 2-car detached garage. Charming, fully remodeled home **Price Reduced** ..... **\$190,000**



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

**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**

**Southwest Iowa Real Estate Co.**  
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this holiday season.

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**HOMES AUDUBON**

- 702 Washington St. .... **NEW \$165,000**
- 107 Circle Dr. .... **SOLD**
- 502 Tracy St. .... **SOLD**
- 311/313 2nd Ave. .... **\$255,000**

**ATLANTIC**

- 902 W. 10th St. .... **NEW \$62,500**
- 1404 E. 20th St. 0.24 to 0.39 acre building lots .... **NEW \$34K-38K/LOT**
- 1107 Elm St. .... **SOLD**
- 1403 E. 7th. .... **SALE PENDING**

**EXIRA**

- 606 Thielen. .... **NEW \$250,000**
- 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. .... **SOLD**
- 2023 Broadway. .... **NEW \$159,000**
- 2014 Washington St. .... **PRICE REDUCED \$105,000!**
- ..... **Another option is \$125,000 purchase price with a \$20,000 buyer's incentive**
- 2002 Washington St. .... **PRICE REDUCED \$159,000**
- 4426 Main St. .... **NEW \$251,000**
- 2018 Washington St. .... **SALE PENDING**
- 2118 Washington St. .... **SOLD**
- 4310 Main St. .... **SOLD**

**MANNING**

- 343 Madison St. .... **PRICE REDUCED \$119,000**

**ACREAGES**

- 2210 400th St., Walnut. .... **NEW SALE PENDING**
- 3163 Eagle Ave., Exira. .... **NEW \$160,000!**
- 1521 Road M56, Kirkman. .... **SOLD**
- 2922 Dogwood Ave., Adair. .... **SOLD**

**COMMERCIAL**

- 2105 Broadway, Elk Horn. .... **NEW \$369,000!**
- 2011 High St., Elk Horn. .... **NEW \$325,000!**
- 4135 Union St., Elk Horn. .... **\$119,000**
- 124 S. 4th Ave., Dedham. .... **REDUCED \$95,000**

**Farm Land**

- NEW: 66 Acres, James Twp. **SOLD** IR2 75. Priced for quick sale.
- 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 Acres **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. **SOLD**
- FARMLAND LISTINGS NEEDED – We have buyers.

**902 W 10th St. NEW**

**Atlantic**

**\$62,500**



Main floor offers a large living room, 2 bedrooms bath-room, and a galley-style kitchen with a sturdy, built-in hutch that has storage from the kitchen and living room sides. Basement laundry, second bath with shower, family room/lots of storage space. Plus, steps out to the backyard **Contact Abby Rasmussen at 712-249-1311.**

Land for sale  
\$34,000 - \$38,000  
0.24 to 0.39 acre lots  
1404 E 20th St,  
Atlantic.  
Redwood Subdivision.  
Lots 4, 5, 6, 7 & 8 Available



Redwood Subdivision located on a private cul-de-sac in a beautiful neighborhood. If you're considering building a new home in Atlantic then consider your options with 5 great lots available. City water, sewer, and electric are already in place and enjoy no HOA fees.  
**Contact Kathi Kilworth at 712-249-5233.**

**NEW**



**606 Thielen St. Exira- \$250,000**

Welcome to this beautifully refreshed 3 bedroom, 1 bath brick home, thoughtfully updated inside and out. It features a brand new open concept kitchen with white cabinets, low maintenance quartz counters, and stainless steel appliances (including gas stove!). Plus much more! A perfect blend of modern updates and classic charm!  
**Contact Abby Rasmussen at 712-249-1311.**



**CARD OF THANKS:** The family of Robert Sornson would like to thank our friends and family for the many expressions of sympathy following his passing. Thank you to the Friendship Home and to Hospice of the Midwest for the excellent and compassionate care given to Dad. You truly made the Friendship Home a place where he loved living, and all of you became like family to him and to us. Thank you to Pastor Sean, Stephanie, OSLC Women of Faith, Ashley's Kitchen and Katering, and to Schmidt Family Funeral Homes for assisting our family and comforting us as we celebrated Dad's life. Praise be to God that Dad is now living in glory. Judy Baker, Paul Sornson, Greg Sornson, Jane Weber and families. (AJ49-T50)

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



**New Listing: 5050 Jay Ave Audubon (Ross).** 3 bed, 2 bath, 1 car attached garage, 0.51 acre lot with an additional 1.38 acres available. Complete exterior and main level renovation since April 2024 ..... **\$265,000**



**New Listing: Farmland for sale.** 103 acres in Section 9 Bear Grove Township Guthrie Co. Iowa ..... **\$1,364,750**



**New Listing: 912 Broadway St. Audubon.** 5 bed, 3 bath, 2 car attached 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**



**New Listing: 5045 3rd St. Audubon.** 3 bed, 1 bath, 2 story house in the quiet little town of Ross. Roof, windows, furnace, water heater and siding (needs finished) have been replaced in the last 10 years. **SOLD AS IS. .... \$75,000**

**CURRENT LISTINGS**

• 2555 140th St, Audubon .....	\$359,900
• 153 310th St., Coon Rapids Acreage .....	\$439,999
• 1119 N. Division St., Audubon .....	\$165,000
• 3261 F Ave., Vail, IA .....	\$165,000
• 702 E Division St., Audubon .....	\$110,000
• 412 Elm St., Anita .....	Price Reduced \$89,000
• 512 1st Ave., Audubon .....	Price Reduced \$69,900
• New Listing L NEW 2107 Hwy. 71 .....	SALE PENDING

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# INTRODUCING THE ALL NEW EMERALD CHEVROLET

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## CHEVROLET RED TAG SALE

All New 2025  
Marked Down

 <p>Stock #T2952</p> <p><b>2025 Silverado 1500 LTZ</b></p> <p>MSRP = <b>\$65,735</b></p> <p>Rebates &amp; Dealer Discount = <b>(\$6,445)</b></p> <p>Sale Price = <b>\$59,290</b></p>	 <p>Stock #T2914</p> <p><b>2025 Silverado 1500 Custom</b></p> <p>MSRP = <b>\$53,005</b></p> <p>Rebates &amp; Dealer Discount = <b>(\$4,800)</b></p> <p>Sale Price = <b>\$48,205</b></p>	 <p>Stock #T2947</p> <p><b>2025 Silverado 1500 LT</b></p> <p>MSRP = <b>\$52,195</b></p> <p>Rebates &amp; Dealer Discount = <b>(\$7,000)</b></p> <p>Sale Price = <b>\$45,195</b></p>
 <p>Stock #T2954</p> <p><b>2025 Silverado 2500 HD Custom</b></p> <p>MSRP = <b>\$58,905</b></p> <p>Rebates &amp; Dealer Discount = <b>(\$4,000)</b></p> <p>Sale Price = <b>\$54,905</b></p>	<div> <p>Additional rebates you may qualify for:</p> <ul style="list-style-type: none"> <li>▪ Market Chevy Loyalty Cash up to \$2500</li> <li>▪ Trade assistance up to \$1250</li> <li>▪ First Responder \$500</li> <li>▪ Costco up to \$1250</li> <li>▪ Military \$500</li> </ul> </div>	 <p>Stock #T2892</p> <p><b>2025 Colorado Z71</b></p> <p>MSRP = <b>\$47,690</b></p> <p>Rebates &amp; Dealer Discount = <b>(\$2,000)</b></p> <p>Sale Price = <b>\$45,690</b></p>
 <p>Stock #T2945</p> <p><b>2025 Blazer 2LT</b></p> <p>MSRP = <b>\$39,560</b></p> <p>Rebates &amp; Dealer Discount = <b>(\$2,000)</b></p> <p>Sale Price = <b>\$37,560</b></p>		 <p>Stock #T2962</p> <p><b>2025 Traverse (All-New Style)</b></p> <p>MSRP = <b>\$45,190</b></p> <p>Rebates &amp; Dealer Discount = <b>(\$1,000)</b></p> <p>Sale Price = <b>\$44,190</b></p>

See Dealer For Details / Sale Ends 12/11/2025\*



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<p><b>2025 CHEVY TRAVERSE LT</b></p> <p><b>\$44,500</b></p> <p>MSRP: \$48,929</p> <p>#60334</p>		<p><b>2025 CHEVY SILVERADO 1500 LT</b></p> <p><b>\$50,561</b></p> <p>MSRP: \$55,560</p> <p>#60365</p>	
 <p>#59924</p> <p><b>2025 CHEVY TRAILBLAZER ACTIV</b></p> <p><b>\$30,500</b></p> <p>MSRP: \$34,675</p>	 <p>#60487</p> <p><b>2026 CHEVY EQUINOX AACTIV</b></p> <p><b>\$34,000</b></p> <p>MSRP: \$37,345</p>	 <p>#60406</p> <p><b>2026 CHEVY EQUINOX ACTIV</b></p> <p><b>\$34,500</b></p> <p>MSRP: \$37,345</p>	 <p>#60479</p> <p><b>2026 CHEVY EQUINOX ACTIV</b></p> <p><b>\$35,000</b></p> <p>MSRP: \$37,345</p>
 <p>#60513</p> <p><b>2026 CHEVY SILVERADO 1500 WT</b></p> <p><b>\$44,613</b></p> <p>MSRP: \$51,890</p>	 <p>#60549</p> <p><b>2025 CHEVY TRAVERSE LT</b></p> <p><b>\$45,500</b></p> <p>MSRP: \$50,125</p>	 <p>#60414</p> <p><b>2025 CHEVY COLORADO ZR2</b></p> <p><b>\$50,500</b></p> <p>MSRP: \$55,815</p>	 <p>#60705</p> <p><b>2026 CHEVY SILVERADO 1500 RST</b></p> <p><b>\$53,813</b></p> <p>MSRP: \$63,135</p>
 <p>#60697</p> <p><b>2026 CHEVY SILVERADO 1500 LTZ</b></p> <p><b>\$57,013</b></p> <p>MSRP: \$66,535</p>	 <p>#60745</p> <p><b>2025 CHEVY SILVERADO 1500 LTZ</b></p> <p><b>\$67,610</b></p> <p>MSRP: \$72,860</p>	 <p>#60666</p> <p><b>2025 CHEVY SILVERADO 2500HD HIGH COUNTRY</b></p> <p><b>\$79,943</b></p> <p>MSRP: \$88,959</p>	 <p>#60690</p> <p><b>2025 CHEVY TAHOE PREMIER</b></p> <p><b>\$84,084</b></p> <p>MSRP: \$91,549</p>

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