

The Southwest Iowa Shopper

South Zone

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 <p>JUST IN 2021 Chevy Traverse RS 3.6 V6, AWD, Leather, Sunroof, 91k \$24,250</p>	 <p>JUST IN 2021 Hyundai Palisade Calligraphy 3.8 V6, AWD, Loaded, Leather Sunroof, 93k \$25,250</p>	 <p>JUST IN 2019 Chevy Traverse 3LT 3.6 V6, AWD, Leather, 110k \$18,500</p>
 <p>JUST IN 2019 Hyundai Santa Fe XL 3.3 V6, AWD, Leather, 62k \$17,900</p>	 <p>JUST IN 2019 Kia Sedona EX 3.3 V6, Loaded, Leather, DVD, 110k \$13,500</p>	 <p>2019 GMC Acadia Denali 2019 GMC Acadia Denali, 112k \$18,900</p>
 <p>2020 Kia Soul S 2.0 4cyl, Cloth, 108k \$10,900</p>	 <p>2023 Nissan Murano SV 3.5 V6, AWD, Leather, 60k \$23,500</p>	 <p>2017 Nissan Titan XD PRO-4X 5.0 V8, 4WD, Diesel, New Tires, 58k \$27,900</p>
 <p>2017 GMC Acadia Denali 3.6 V6, AWD, Leather, Sunroof, 81k \$19,500</p>	 <p>2010 Hyundai Genesis 4.6 V8, RWD, Leather, Sunroof, 83k \$10,500</p>	 <p>2024 Nissan Armada Platinum 5.6 V8, Leather, Sunroof, 12k \$54,250</p>
 <p>2024 Nissan Armada SL 5.6 V8, Leather, Sunroof, 23k \$44,750</p>	 <p>2019 BMW 750i 4.4 V8, AWD, 445HP, \$109K MSRP, 50k \$34,500</p>	 <p>1992 Chevy Corvette 5.7 V8, Leather, 74k \$12,250</p>
 <p>2019 GMC Terrain SLT 2.0 4cyl, Leather, Rem Start, 118k \$16,500</p>	 <p>2017 Jeep Wrangler Sport S 3.6 V8, 4WD, Cloth, 95k \$17,250</p>	 <p>2016 Volvo XC60 2.5 I5, AWD, Leather, Sunroof, 99k \$12,500</p>

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 <p>2015 Ford Focus SE 126K miles \$7,695</p>	 <p>2017 Jeep Compass 134K miles \$8,295 3 Month/4500 Mile Powertrain plus Warranty</p>
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 <p>2017 Ford Taurus 116K miles \$10,295 NOW \$9,995 3 Month/4500 Mile Powertrain plus Warranty</p>	 <p>2017 Hyundai Elantra SE 108K miles \$10,495</p>
 <p>2015 Honda Odyssey EX-L 165K miles \$10,995 3 Month/4500 Mile Powertrain plus Warranty</p>	 <p>2018 Ram 1500 175K miles \$15,895 3 Month/4500 Mile Powertrain plus Warranty</p>
 <p>2018 GMC Yukon Denali 96K miles \$32,595 3 Month/4500 Mile Powertrain plus Warranty</p>	 <p>2018 Ford F150 Raptor 128K miles \$36,295</p>

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 <p>2025 Chevrolet Equinox AWD Heated Seats, Remote Start, LT \$29,995</p>	 <p>2016 Chevrolet Malibu LS Blue, Only 54k Miles, 1-Owner \$11,995</p>	 <p>2019 Chevrolet Silverado Crew 4x4 White, Custom Trim, V6 \$25,995</p>
 <p>2012 Chevrolet Tahoe LTZ 4WD, Leather, V8 \$9,995</p>	 <p>2024 Chevrolet Trailblazer AWD Black, Remote Start, Sharp! \$26,495</p>	 <p>2024 Ford Edge SEL AWD Leather, Heated Seats, Low Mileage \$26,995</p>
 <p>2014 Ford Explorer XLT AWD, Leather, White \$10,995</p>	 <p>2022 GMC Sierra 1500 Crew 4x4 SLE Trim, 5.3 V8, Only 18k Miles, Red \$43,995</p>	 <p>2016 GMC Yukon Denali AWD 6.2 V8, Only 80k Miles, Loaded, Very Nice \$27,995</p>

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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. 7th 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 7th 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 7th 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.

AIDEN MACK FLATHERS!



Contact: 712-304-5516 For Booking

Mojo's Bar
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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TRACTORS

John Deere

JD 7330 Premium, LDR, CHA, MFWD, ONLY 700hrs
'14 JD 9560R, Scraper Special, 4172hrs
'13 JD 8310R, MFWD, PS, ILS Front, 6685hrs
'95 JD 8100, 2wd, R.Dls, 6900hrs
'96 JD 7800, MFWD, PPS, 5900hrs
JD 7800, MFWD, Power Shift
JD 7330 Premium, LDR, IVT, MFWD, Front Susp, 4100hrs
'99 JD 7410, MFWD, LDR, 9679hrs
'94 JD 7400, MFWD, LDR, PQ
'05 JD 6715, MFWD, 7600hrs
JD 6420, LDR, MFWD, CHA, 3600hrs
JD 6140R, MFWD, CHA, LDR, IVT, 2092hrs
JD 6145R, MFWD, CHA, LDR, R. Dls, 2705hrs
JD 6175M, MFWD, CHA, 7400hrs
'20 JD 6155R, LDR, MFWD, 1300hrs
JD 6115D, LDR, MFWD, CHA, 4710hrs
JD 6130D, MFWD, LDR Ready, MFWD, 8173hrs
'19 JD 5100E, LDR, MFWD, CHA, 470hrs
JD 5065E, MFWD, CHA 516hrs
JD 4960, MFWD, R.Dls, PS, 6200hrs
JD 4640, LDR, 2wd, CHA
JD 4630, 2wd, CHA, 9770hrs
JD 4455, 2wd, Front Blade, CHA
'17 JD 4052R, LDR, MFWD, 541hrs
'05 JD 3320, MFWD, belly mower, CHA, 1108hrs
JD 955, MFWD, OS, 487hrs
JD 755, hydrostat, 1141hrs

Case IH

CIH Magnum 340, MFWD, PS, 4088hrs
CIH MXM155, LDR, MFWD, 3400hrs
CIH Maxxum 125, LDR, MFWD, 8900hrs
CIH MXU125, LDR, MFWD, 5300hrs
'14 CIH Farmall 125A, LDR, MFWD, 1000hrs

New Holland/Ford

'14 NH T5.115, LDR, MFWD, 2300hrs
NH T7060, MFWD, R. Dls, PS, 540/1000pto
NH TS110, LDR, MFWD, 13300hrs
NH TN65D, 2wd, CHA, 1204hrs
Ford 2600, 2wd, Front Blade, CHA, 1469hrs

Kubota

Kubota M7-131 Premium, Ldr, MFWD, DLS, 1000hrs
Kubota M6-101, LDR, MFWD, CHA, 1126hrs
Kubota M9540, LDR, MFWD, 3000hrs
Kubota M9540, LDR, 2wd, 2100hrs
Kubota M8560, MFWD, OS, 1280hrs
Kubota M135X, LDR, MFWD, 725hrs
Kubota M110X, LDR, MFWD, 2237hrs
Kubota M5660SUD, LDR, MFWD, 150hrs

Massey/Agco/Other

'14 Massey Ferguson 2615, OS, LDR, 941hrs

MF 1552, LDR, MFWD, CHA,689hrs
MF 5445, LDR, MFWD, CHA, 3640hrs
MF 1440V, MFWD, OS, 727hrs
MF 431, 2wd, OS, 1098hrs
Mahindra 8100PST, LDR, MFWD, 480hrs
McCormick CX105, 2wd, LDR, 5300hrs
CHA, 2106hrs
'07 McCormick MT135, LDR, MFWD, 3350hrs
McCormick X6.470, LDR, MFWD, 978hrs
Challenger MT645B, MFWD, R.Dls, 3400hrs
White 2-155, 2wd, CHA, 5816hrs
Allis Chalmers 8010, 2wd, LDR, CHA

CONSTRUCTION EQUIPMENT

Skid Steers
'21 Deere 331G, CHA, 2spd, High Flow, 1100hrs
'20 Deere 333G, CHA, 2spd, 1500hrs
'22 Deere 333G, CHA, 2spd, R.Wts, 1725hrs
'21 Deere 331G, CHA, R.Wts, 2spd, 931hrs
'21 Deere 330G, OS, ISO/H, 2spd, 3000hrs
'21 Deere 325G, CHA, 2spd, 270hrs
'12 Deere 323D, CHA, 1056hrs
Deere 270, OS, 4965hrs
'20 Bobcat T770, CHA, 2spd, 1850hrs
'17 Bobcat T770, CHA, 2spd, 3359hrs
Bobcat 773, OS, Foot controls
JCB 300T Teleskid, CHA, 2spd, 782hrs
Kubota SVL97-2, CHA, 2spd,

1805hrs
'18 Case TV380, CHA, 2spd, 1360hrs
Case 450-3, Cab, 2035hrs
Cat 259D, CHA, 2spd, 2200hrs
Takeuchi TL12V2, CHA, 2spd, 2400hrs
Takeuchi TS50V, CHA, 324hrs
Mustang 2044, OS, 1301hrs

Mini Excavators

'13 Bobcat E85, Hyd Thumb, 920hrs
'12 Bobcat E50, CHA, 3097hrs
'14 Deere 60G, CHA, 2687hrs
Kubota U35-4, OS, 3000hrs
Komatsu PC35MR-2, OS, Hyd Thumb

Excavators

Sany SY235C LC, Long Reach, CHA, 5500hrs
Sany SY235C LC, Long Reach, Cha, 7000hrs
'15 Komatsu 2100LC W/hyd thumb, 5537hrs

Hay Equipment

'20 JD W260 Windrower, 16ft head, 1464 hrs
'20 JD W260 Windrower, 16ft head, 1456 hrs
JD R450 Swather, 1057/702hrs, steel rollers
NH 313 MOCO, 13ft cut, LOW use
'21 Vermeer TM1410 MOCO, 1000pto
JD 568 twine/net 1000pto, 15K bales
JD 560M twine/net 1000pto, 12500 bales
New Idea 7233 3X3 square baler

Mowers

JD FC12E 12ft batwing mower, nice
Bush Hog 12820 15ft batwing mower
Bush Hog 13810 10ft single wing mower

Wheel Loaders

'16 Deere 544K Wheel Loader, CHA, Hi Lift
'13 Deere 244J Wheel Loader, CHA, 3560hrs
Deere 204 Wheel Loader, OS, 600hrs

Back Hoes

'09 Deere 410J Backhoe, CHA, 4874hrs
'03 New Holland LB75, 2wd, OS, 3200hrs
Terex TX760B, 4WD, OS, 836hrs
Case 580K, 2wd

Road Graders

'16 Caterpillar 12M3 Road Grader, 8513hrs
'16 Caterpillar 12M3 Road Grader, 9692hrs
'16 Caterpillar 12M3 Road Grader, 8912hrs

Grain Handling Equipment

J&M EC270, scales, remote, tarp, UNUSED tender
Friesen 220 tender
Brandt 5000EX Grain Vac

Planters/Drills
Kinze 3660ASD, 16/31 Row, Liq. Fert, PTO Pump
'14 Kinze 4900, 24R 30" Central fill, Flex Fold

Kinze 2000 6/11, corn/bean
Great Plains Solid Stand 30, no till, 7.5" space, DD

Livestock Equipment

Kuhn Knight VTC1120, Scale Digital Readout
Schuler 125BF Feed Wagon
'25 Rissler Creep Feeders, Unused
'25 Rissler Bulk Bins, Unused
'25 EZ Haul Hay Handler 42' In-Line Trailer
32ft EZ Haul pasture Harrow
Several loads of 24' Free Standing Cattle Panels

Trucks/Trailers

'16 Ram 5500 Service Truck w/ crane 183xxx
'08 F550 Service Truck w/crane, 123xxx
'16 Polaris RZR XP 1000, 257hrs
'18 Polaris RZR XP 1000 Turbo, 483hrs

Attachments/3PT Equipment

Hundreds of unused container items, Skid Steer Attachments including: trenchers, brush cutters, tillers, grapples, snow pushers, augers, pallet forks, bale spears, hay grapples, open brooms, enclosed sweepers, Stout Buckets and Grapples, Tuff Ox Tree Pullers, And More!
Mini Skid Steers, 1-1.5 Ton Mini Excavators, All Unused



ABBREVIATION KEY: LDR: LOADER, HQA: HYDRAULIC QUICK ATTACH, CHA: CAB HEAT AIR, AUX HYD: AUXILIARY HYDRAULICS, OS: OPEN STATION, MFWD: MECHANICAL FRONT WHEEL DRIVE, SPD: SPEED, PS: POWER SHIFT, HRS: HOURS, RR: REAR REMOTE, PT: POINT, WTS: WEIGHTS, F: FRONT, R: REAR, INT PTO: INTERCHANGEABLE PTO, QH: QUICK HITCH, TRLR: TRAILER, GN: GOOSE NECK

All items must be removed from auction yard within 15 days, no exceptions.

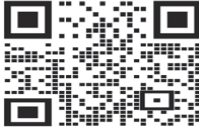


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SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

DECEMBER 2025

CALENDAR OF EVENTS

The Atlantic Area Chamber of Commerce office will be closed December 22nd-January 2nd.	1	2	3	4 Santa's Cabin 5:30 - 7 PM Festival of Trees at 500 Chestnut Street 9AM-7PM	5 Festival of Trees at 500 Chestnut Street 9AM-7PM	6 Pancakes With Santa 9 AM at the YMCA Festival of Trees 9-5:30 Santa's Cabin & Carriage Rides 3- 5:30 PM Lighted Parade 6 PM
7 Festival of Trees at 500 Chestnut Street 9AM-2PM	8	9	10	11 Christmas Box Deliveries after 5 PM Santa's Cabin 5:30 - 7 PM	12 "Deck the Homes" Deadline	13 Santa's Cabin & Carriage Rides 1:30 - 3:30 PM
14 Dance Atlantic Pancake Breakfast 8AM-1PM at Catholic Parish Center	15	16	17	18 Santa's Cabin 5:30 - 7 PM	19	20 Christmas Market at the YMCA 10 AM - 12 PM Santa's Cabin 1:30 - 3:30 PM

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CHEVROLET RED TAG SALE

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Marked Down

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

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



Emerald Chevrolet

349 North Market Street, Audubon, Iowa 50025

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

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 <p>#60722A</p> <p>2023 CHEVY BOLT EUV PREMIER</p> <p>\$14,500</p> <p>118,782 MILES</p>	 <p>#60819A</p> <p>2022 CHEVY EQUINOX LT</p> <p>\$18,999</p> <p>66,428 MILES</p>	 <p>#60555A</p> <p>2023 CHEVY SILVERADO 1500 LTZ</p> <p>\$37,500</p> <p>90,572 MILES</p>	 <p>#60733A</p> <p>2021 CHEVY TAHOE HIGH COUNTRY</p> <p>\$44,999</p> <p>81,189 MILES</p>
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KarlChevroletStuart.com

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