The Southwest Iowa North Zone

Tuesday November 18th, 2025

Volume 71 • No 46

Nishna Valley ribune

auduboncountynews.com

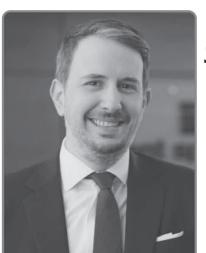
Published by

517 Leroy St., Audubon, Iowa Atlantic, Iowa, 50022 Phone: 712-563-2741

U.S. POSTAGE **PAID** PMT #166

Serving: Audubon, Brayton, Elk Horn, Exira, Gray, Guthrie Center, Hamlin, Kimballton, Panora • Reaching over 6,100 Homes Weekly. Readership 20,250

OTOLARYNGOLOGY/ **ADVANCED RHINOLOGY**



JASON TALMADGE, MD

AUDUBON COUNTY

Dr. Talmadge is boardcertified by the American Board of Otolaryngology – Head and Neck Surgery and is an adult and pediatric ENT provider.

ACCEPTING NEW PATIENTS! Call 712-563-5304

www.acmhhosp.org

Fri. and Sat.: 7 p.m. · Sun. 2 p.m. \$4 Cash only admission

November

21, 22, 23 Roofman (R)

COMING ATTRACTIONS Nov. 28-30: **Springsteen: Deliver** Me From Nowhere (PG-13)

Movies subject to change ✓ Facebook and Instagram

318 Broadway, Audubon 712-563-2008 Facebook: Rose Theater Online:Rosemovietheater.com

Shop Local!

BARN RESTORATION



NOW HIRING: EQUIPMENT OPERATOR

The Audubon County Secondary Roads Department has an opening for an Equipment Operator.

Great benefits package including Health, Dental, Vision, Life Insurance and IPERS. Starting wage from \$23.31 to \$25.48 depending on experience. Must have graduated from high school or equivalent.

Minimum of Class B CDL required or the ability to obtain one. Assistance in obtaining CDL is available through the County.

Complete job descriptions and application are available at the

Audubon County Engineer's Office 2147 Hwy 71 Audubon or online at https://www.auduboncountyia.gov/county-information/employment-opportunities.aspx.

Applications will be accepted until the position is filled. Must pass pre-employment physical and drug screen. EOE

Due to the Thankgsiving Holiday Audubon County Newspapers will observe early deadlines for the Audubon County Advocate Journal. The issue for November 28th will be printed on Wednesday, November 26th **Deadlines for all content for the** A.J will be Monday, November 24th by 5 p.m. Please plan accordingly

For the Southwest Iowa Shopper, North, All content should be in the office by Noon on **Tuesday, November 25th**

Thank You for understanding

SW lowa Shopper Advertising Deadline

Deadline for advertising in any of the SW lowa Shoppers is 5pm Thursday with a camera ready ad. Ads that need created must be submitted by 5pm Wednesday

All SW lowa Shoppers are published every Tuesday.

Atlantic:

712-243-2624

atlcomposing@gmail.com

Community Calendar

TUESDAY, NOVEMBER 18

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

STHURSDAY, DECEMBER 4

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.

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.

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: llrspprt@gmail.com. Walk-ins welcome! 1st & 3rd Monday of each month, 5-6 p.m. ACMH Community Health Center,

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.

Audubon: 712-563-2741 jeannemacn@gmailcom

Thursday, November 27 PC After Dark - Present Company 7:30-10pm

Friday, November 28

Shop Local on Black Friday!

Saturday, November 29

Carriage Rides 3-5 pm, Rec Center

Living Nativity at the City Park 5 pm

Audubon Holiday Bazaar 9 am - 3pm, Agri Hall

Chili Cook Off, Santa, Bingo, Crafts- Rec Center

Holiday Movie following at Presbyterian Church

Small Business Saturday

Parade starts at 5:30pm

Sunday, November 30

Thursday, December 4th

Holiday Evening in Audubon!

Chad Elliott at the Rose! 7pm

Audubon Holiday Bazaar

9 am-3 pm

Concessions Available! See Santa 12-2!

Lighted Parade Line up at 4:45 at Albert the Bull

Chad Elliot at The Rose! Sponsored by

Audubon Library

Lighted Parade & Carriage Rides! Parade starts at 5:30

Ends at City Square with

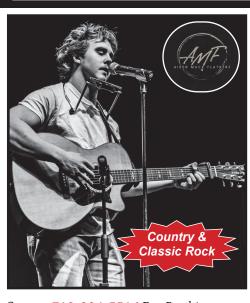
Holiday Fun at the Rec Center! Smores and Hot Cocoa!

Saturday, December 6th SPCW Cookie Walk, Parish Center Holiday Tour of Homes

Holiday Tour of Homes!

Shop Audubon this Holiday Season

AIDEN MACK FLATHERS!



Contact: **712-304-5516** For Booking

Follow on Facebook @Aiden Flathers Instagram @aidenflathers TikTok @aidenflathers YouTube @aidenmackflathers

Shotgun Betty's

November 21st, 7pm - 10pm, West Des Moines, Iowa

Shooter's Tavern

November 26th, 9pm - 12am, Anita, Iowa

Atlantic Golf <u>& Country Club</u>

December 5th, 7:30pm - 10:30pm, Atlantic. Iowa

Iowa Music Showcase: Live at Barn Wired

December 19th, 11:30am Sigourney, Iowa

Laramar Ballroom

January 17th , 9pm - 11pm, Fort Dodge, Iowa



OUR 147th YEAR - 2025 417 South Park Place, Audubon, Iowa 50025 We specialize in Farm Land Sales and Farm Management GENELLE DEIST, CRS, BROKER • KELLI JENSEN, SALES REALTOLLYLE HANSEN, JR., CRS, GRI • BRUCE A. CHRISTENSEN, AUCTIONEER

www.southwestiowarealestateco.com

712.563.4288

For



New Listing, 108 Nasby Ave. 3 BR 2 BA, carport attached Cozy ranch-style home Price Reduced.



205 W. 3rd St., Kimballton. 4 BR, 3 BA, 2-car attached garage.

TOWNHOMES ON

THIRD: 718 & 722

Third Ave., 3 BR, 2 BA 2-car attached garage.

and ready to go! Enjoy

All new construction

Sale Pending ch-style on more than 1 acre lot.

BA, 2-car detached garage. Complete remodel on main floor, as well as finished lower level.



102 Nasby Ave. 3 BR, 1 BA, 1-car detached garage. Perfect for investors

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......**\$200,000**



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

Ath Annual

Community Thanksgiving

Please come celebrate the season with a $FREE\ meal\ on$ Thanksgiving Day! Turkey, ham, all the fixings and don't forget the pie!

Thursday, November 27th, 2025

11:00am to 2:00pm

Cass County Community Center

805 West 10th

Atlantic, IA 50022

Take-out and delivery in Atlantic are available! DROP LOCATIONS: Wiota, Anita, Cumberland, Massena, Lewis, Griswold, Marne, Walnut, Elk Horn and Exira!! (Pre-order Only)

Please call/text Anna @ 712-304-5272 to set up

For more information, please visit @holadaybaking company's Facebook page



Tim Armentrout, Owner/Contractor

304 Market St., Audubon • trouty1234@gmail.com • 712-304-0061

Dinner is on us!

BUY A 1 YEAR SUBSCRIPTION TO THE NT FOR \$201 AND GET A

GIFT CERTIFICA

Costs are going up and that's why we are partnering with HyVee to help you with the cost of Thanksgiving dinner.

Just sign up for one -year of the **NEWS TELEGRAPH** and you will receive a \$100 gift certificate to HyVee - That's a 50% Savings!



CALL TODAY!!!

(Gift Certificate ONLY Good For One Transaction) (Good Until November 26th, 2025)

ONLY New Subscribers



1310 East 7th Street Atlantic, Iowa 50022

712-250-8640

RIGHT PLACE



Easy Terms * Easy Payment Plans

Builek Contury

139K miles **\$2,800**

\$4.995

2018 Humdai Sonata (418)

\$6.995

148K

153K miles ^{\$}6.995 3 Month/4500 Mile Powertrain plus Warranty

22U17/J.G.G.D. (HOMDASS

3 Month/4500 Mile Powertrain plus Warranty

134K ^{\$}8.295

22U1K3 NISSAN 1300TUG 57

82.7K ^{\$}8,995



160K miles

^{\$}9.595

Month/4500 Mile Powertrain plus Warranty



108K \$10,495



157K miles

^{\$}11.995



175K miles ^{\$}15.895



128K miles \$36,295

WE ACCEPT USED OIL • FINANCING AVAILABLE OUTDOOR STORAGE AVAILABLE

WANTED: Clean, seasonal clothing ONLY. 413 Tracy 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 County Audubon Loan Closet (located at Faith Community Church, 226 Chicago St, Audubon) loans medical equipment residents **Audubon County** who may need it in their homes as they recover from injury, surgery or some other medical Freewill event. donations are appreciated and used to replenish equipment needed. To set up appointment, S е **Kellev** contact Christensen: (712) 304-2593; or Teresa Murray: (712) 304-0005.

Iowa Only

WANT TO BUY

WANT TO BUY your manufactured or mobile home 1990 and newer CENTURY HOMES of OSKALOOSA 641-672-2344 (mcn)

Truck and Tank

Wash

All Zones

AUTOMOBILES

GOT AN UNWANTED CAR??? **DONATE PATRIOTIC** IT TO HEARTS. Fast free pick **Patriotic** up. Hearts' programs veterans find help work or start their own business. Call 24/7: 1-833-485-1046. (mcn)

Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today 1-855 977-7030 today! (mcn)

Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Veteran Car Donations at 1-888-429-2331 today! (mcn)

BUSINESS **OPPORTUNITIES**

FREE REPORT REVEALS new, tested, proven money -making method that makes you money. Call Toll-Free for this 100% Free Ground Breaking Report. Serious Inquires Only. Call (888) 349-2626 code LNSO1 (mcn)

CABLE/INTERNET

AFFORDABLE & INTERNET. If you overpaying your service, call now for a free quote and see how much you can save! 1-833-472-7954. (mcn)

DIRECTV- All your entertainment. Nothing on your roof! Sign up for Directy and get your first three months of Paramount+, Max. Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/mo. restrictions Some apply. Call DIRECTV 1-866-296-1409. (mcn)

FINANCIAL

Inflation is at 40-year highs. Interest rates are way up. Credit Cards. Medical Bills. Car Loans. Do you have \$10k or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay your debt significantly less than what you owe! FREE quote: Call 1-866-552-0649. (mcn)

HEALTH & MEDICAL

D Ε Ν Т **INSURANCE** from Physicians Mutual Insurance Company. Coverage for procedures. plus Real dental insurance -NOT just a discount plan. Do not wait! Call now! Get your FREE Information Kit with all the details! 1-855-973-9175 www. dental50plus.com/ midwest #6258 (mcn)

PORTABLE OXYGEN CONCENTRATOR May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 844-716-2411. (mcn)

WAYNEHANSEN

Real Estate

4216 Main St., Elk Horn, IA 51531 and 110 W. Washington St., Exira, IA 50076 Check out our website for more details www.waynehansen.com List your farm where the action is! • Homes • Acreages • Farms • Real Estate Auctions • Crop Insurance

Wayne Hansen, Broker Cell: 712-249-1785 Office: 712-764-7653 41 Years Experience







Farmers Mutual Hail Insurance Company of Iowa



902 W 10th St. Atlantic \$62,500

This affordable, little home sits right across from the pool, new splash pad, and park. It's got a generous sized backyard with 2 storage sheds and has an updated furnace and water heater, plus steel siding for easy maintenance! The main floor offers a large living room, 2 bedrooms doesn't have a closet), bathroom, and a galley-style kitchen with a sturdy, built-in hutch that has storage from the kitchen and living room sides. The basement offers laundry, a second bath with shower, and a family room lots of storage space. Plus, steps out to the backyard. It could be a great starter or investment property. (Cash or conventional loans only please. Contact Abby Rasmussen at 712-249-1311.



1403 E 7th St. Atlantic, Reduced Again \$139,000

Close to the hospital, grocery stores, restaurants, and gas stations then this is an ideal location for you! Ranch home features a cement driveway to an attached oversized 2-car garage with room for work bench, outdoor storage, and mowers. Large backyard w/room for outdoor gardening, games, and entertaining. All kitchen appliances will stay with the home and also the washing machine. The full basement. This property would also be ideal for office space, starting a new business, or whatever you can dream of! Contact Kathi Kilworth at 712-249-5233.

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.

AUDUBON \$165,000

• 1404 E. 20th St. .0.24 to 0.39 acre building lot lotsNEW \$34K-38K/LOTSALE PENDING PRICE REDUCED \$139,000

• 1107 Elm St. .. • 1403 E. 7th.... 200 E. Depot St. New Construction
 102 Eastside Dr. 7 ac m/l lot to build
 Viking Addition Lots \$275,000 PRICE REDUCED \$12,500 4 LOTS REMAIN

ELK HORN

NEW SALE PENDING
NEW \$159,000
NEW \$125,000
PRICE REDUCED \$159,000
PRICE REDUCED \$99,000
SALE PENDING
SALE PENDING 4206 Madison.....
 2023 Broadway...
 2014 Washington St.
 2002 Washington St.
 4426 Main St.
 2018 Washington St.
 2118 Washington St.
 4310 Main St. MANNING
PRICE REDUCED \$119,000

ACREAGES • 3162 Eagle Ave., Exira....... • 1521 Road M56, Kirkman.... • 2288 Crane Ave., Kimballton • 2922 Dogwood Ave., Adair NEW \$160,000 REDUCED \$220.00 REDUCED \$445,000 PRICE REDUCED \$465,000 • 2105 Broadway, Elk Horn • 2011 High St., Elk Horn ... • 120 N. Main, Kimballton SOLD 4135 Union St, Elk Horn \$119,00

REDUCED \$85,00

• 124 S. 4th Ave., Dedham OPTION TO LEASE.

Have You Downloaded Our New Mobile App?

Download The News-Telegraph Mobile News ADD TOCIAM



The new mobile app is available in the App Store and on Google Play that features the enhanced E-edition of the print edition and a new Live News feed.

Other features include....

An easy-to-use interface where readers can manage their user accounts and easily purchase print and digital subscriptions, a day pass or fund a digital wallet using either their credit card or a new Amazon Pay button.

Enhanced E-edition display, readability, and functionality, with multiple views and reading formats, an E-edition archive, text-to-speech narration, translation into multiple languages, and an Accessibility mode that provides larger text and other features.

Mobile alerts and notifications for items such as breaking news and when a new E-edition has been published and is available for viewing.

If you need help adding it to your device, we will be glad to help with that in the office. It doesn't matter if you're an active subscriber, inactive, or checking us out for the first time. We know you'll enjoy all the features and benefits of having the N-T mobile news app on your device to keep up with all the local happenings while you're on the go!



Audubon County

517 Leroy Street, Audubon, IA 50025

712-563-2741

www.swiowanewssource.com/audubon/.com

YOU'RE INVITED TO C66 COTTAGE MARKET'S Christmas Market & OPEN HOUSE AT Park Place Salon Sponsored Tuesday, Nov. 25 ENJOY REFRESHMENTS 4 - 6 p.m. by Wednesday, Nov. 26

chance to win a doorprize Classy, Country, Crazy:

9 a.m. - Noon

Stop by to enter for your

Cathy

Lange

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)

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!

Shelby County HOTEL MOTEL TAX FUNDS PROMOTING SHELBY CO.

Advertising Here





FREE ESTIMATES

LICENSED · INSURED · EXPERIENCED · LOCAL REFERENCES

OVERPAYING STOP **FOR** HEALTH INSURANCE! A recent that a study shows majority people of struggle to pay for health coverage. Let us show you how much you can save. Call Now for a noobligation quote: 1-888-772-8454. You will need to have your zip code to connect to the right provider. (mcn)

ATTENTION OXYGEN **THERAPY USERS!** Discover Oxygen Therapy That Moves with You with Inogen Portable Oxygen Concentrators. **FREE** Call information 1-833-650-5916. (mcn)

HOME SERVICES

Don't Pay For Covered Home Repairs Again! warranty home covers MAJOR **SYSTEMS** AND APPLIANCES. We stand by our service and if we can't fix it, we'll replace it! Pick the plan that fits your budget! 1-833-816-2128. Call: (mcn)

WATER FIRE DAMAGE RESTORATION. Our trusted professionals will restore your home to protect your family and your home's value! Call 24/7: 1-833-879-1480. Mold Remediation services are available! (mcn)

MISCELLANEOUS

Reach over 1.4 million homes for just \$249! Advertise your business or item with a classified ad in the Midwest Free Community Simple, cost-effective, and powerful. One call, and you're done! Boost your visibility now! 888-899-6327. (mcn)

NEW **NEED** FLOORING? Call today to schedule a FREE in-home estimate on Carpeting & Flooring. Call Today! 1-833-641-6323. (mcn)

INJURED AN ACCIDENT? Don't Accept the insurance company's first offer. Many injured parties are entitled cash settlements \$1000's. Get a free evaluation to see what your case is really worth. 100% Free Evaluation. Call Now: 1-833-879-1534. (mcn)

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-877-228-5789 today schedule a free quote. It's not just a generator. It's a power move. (mcn)

NOMORECLEANING OUT GUTTERS. Guaranteed! LeafFilter backed by a clog guarantee lifetime transferrable warranty. Call today 1-855-577-1268 schedule FREE inspection and obligation estimate Plus get 75% installation and bonus \$250 discount! Limited time only. Restrictions apply, representative for warranty and offer details. (mcn)

THE BATHROOM OF YOUR DREAMS in as little as 1 day. Limited Time Offer - \$1000 off or No Payments and No Interest for 18 months for customers who qualify. BCI Bath Shower. Many available. options Quality materials professional Senior installation. & Military Discounts Available. Call Today! 1-833-618-1178. (mcn)

Replace your roof with the best looking and longest lasting material steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer- up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-844-907-2386. (mcn)

REAL ESTATE

WE BUY HOUSES for Cash AS-IS! No repairs. No fuss. Any condition. Easy process: Call, get cash offer and get paid. Call today for your fair cash offer: 1-888-715-0513. (mcn)

WANT TO BUY

CASH PAID FOR **HIGH-END** MEN'S **SPORT** WATCHES! Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner and Speedmaster. Call 1-833-641-6646. (mcn)

WE BUY VINTAGE **GUITARS!** Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg. And Gibson Mandolins / 1-833-641-Banjos. 7028. (mcn)

Limited Time Special!

Signup today for a 1-year subscription to the News Telegraph and receive a



Costs are going up and that's why we are partnering with HyVee to help you with the cost of Thanksgiving dinner.

- That's a 50% Savings!



CALL TODAY!!! 243-2624

At the same time you can begin receiving The News Telegraph's award winning Sports and Editorial content

delivered each day to your door!

Don't miss out on this special deal!

(Gift Certificate ONLY Good For One Transaction) (Good Until November 26th, 2025)

ONLY New Subscribers

COMMERCIAL CLEANER

Agri Drain Corporation is seeking a reliable outside cleaning service for our business. Responsibilities include sweeping, mopping, vacuuming, emptying trash, cleaning restrooms, and general upkeep of offices, lobby, and break areas. Estimated at 15 hours per week, 2-3 days per week. Flexible schedule available. For full cleaning details or to submit your information, email info@agridrain.com or call 641-742-5211.



641-742-5211 Phone 877-866-9312 Fax 1462 340th Street · Adair, IA 50002

NOW HIRING

DISHWASHER 11-2

Wednesday-Friday



Darrell's Place

Hamlin, IA

NOTICE TO BIDDERS RENTAL FOR 2026 – 2028 CROP YEARS

- 1. SEALED BIDS for cash rent of ground owned by Audubon County (57.5 acres) will be received by the Audubon County Auditor in her office in the Courthouse, Audubon, Iowa, until 4:30 p.m. on November 28th, 2025.
- 2. Contract will be signed between Audubon County Board of Supervisors and successful bidder. Any herbicide that does not permit crop rotation from corn to soybeans will not be permitted and will be made part of the contract. A sealed envelope must be clearly marked on outside "Bid for Rental of Land".
- 3. Terms and conditions are as follows:
- 57.5 acres County Farm 1. Three year rental contract will be from March 1, 2026 through February 28, 2029.
- 2. Due to lease being for three years, all in put cost and expense will be the responsibility of the tenant with no allocation.
- 3. Bids should be on a per/acre basis.

57.5 ACRES - COUNTY FARM

- 4. Payment terms will be paid 1/2 on April 1, 2026, 2027, 2028 and remainder on October 1, 2026, 2027, 2028. Interest will be accrued daily at a rate of 1.5% per month for late rent payments.
- 5. Must comply with NRCS and FSA guidelines.
- 6. The Board of Supervisors reserve the right to reject any or all bids and to assign said rental contract.
- 7. For questions, contact Supervisor Kent Grabill 712-304-0155

(‰)

Land to be rented located approximately 1 mile south of Audubon, known as County Farm. Bid submitted \$ ____

Address

Signature of bidder

(Published in the Audubon County Advocate Journal, Friday, November 14 and Friday, November 21 and The Southwest Iowa Shopper, North, Tuesday, November 18 and Tuesday, November 25)

YOUR JOURNEY STARTS HERE

Protect your health with free HIV testing, prevention resources & more!

Did you know? The Nebraska AIDS Project (NAP) offers the following free & confidential services in southwest lowa:

- HIV testing
- Hepatitis B & C testing
- Hepatitis C treatment referrals
- Syphilis testing
- PrEP referrals for HIV prevention medications
- Free condoms & safer sex supplies
- Free naloxone & supplies to reduce harms related to substance use

We come to you!

Contact us, and we'll find a safe and convenient place to meet in your area.

To make an appointment:

2026-2028 Crop Year

Call or text (712) 435-0917



For more information:

Scan our QR code to visit the Nebraska AIDS Project website: https://www.nap.org/

INTRODUCING THE ALL NEW EMERALD CHEVROLET

(Previously Christiansen Motors)

NOW OPEN FOR NEW & PREOWNED SALES, SERVICE, & PARTS



CHEVROLET RED TAG SALE

All New 2025 Marked Down



2025 Silverado 1500 LTZ

Was = Now = \$60,950

\$70,705

Save = \$9.755 2025 Silverado

1500 LTZ Was = \$65,735

Now = \$56,300

Save = \$9,435



2025 Silverado 1500 LT

Was =\$54,445

Now =\$44.950 2 in stock

Save = **\$9,495**



2025 Equinox T AWD

Was = \$34,090 Now =\$32,900

Plus 0% For 36 Months



2025 Silverado 2500 HD

Was = \$58,905

\$54,400 Now =

Save = \$4,505

Now = Save =

Was =

See Dealer For Details / Sale Ends 11/20/2025*

2025 Colorado Z71

2025 Traverse

(All-New Style)

\$45,190

Was = \$47,960

\$44,300

\$3,660



2025 **Blazer 2LT**

Was = \$39,500 Now = \$36,300

Save = \$3,200



2025 Trax LT

\$24,590 Was = Now =

\$23,790 2 To Choose From

\$42,498 Now =3 To Choose From



merald

349 North Market Street, Audubon, Iowa 50025 712-563-4241 • www.emeraldchevrolet.com

NO "BULL" HERE **JUST GREAT DEALS** & FRIENDLY FACES





2025 CHEVY SILVERADO 1500 LT

\$50,010

MSRP: \$55,560

#60365



2026 CHEVY COLORADO

\$51,979

MSRP: \$56,825

#60572



New Inventory Arriving Daily!



2025 CHEVY TRAILBLAZER ACTIV

MSRP: \$34,675



2025 CHEVY

MSRP: \$34,675

\$43,**00**0

MSRP: \$47,560



2026 CHEVY EQUINOX

^{\$}34,741





2026 CHEVY EQUINOX

MSRP: \$37,345



2026 CHEVY EQUINOX ^{\$}35,444

MSRP: \$37,345



2025 CHEVY COLORADO



2026 CHEVY COLORADO TRAIL BOSS

^{\$}44,000

MSRP: \$48,160



2025 CHEVY TRAVERSE

^{\$}44,999

MSRP: \$48,929

CERTIFIED PRE-OWNED VEHICLES: SEE HUNDREDS MORE ONLINE



#60722A

EUV PREMIER

118,782 MILES



47.027 MILES



2022 CHEVY EQUINOX





#60334

2023 CHEVY SILVERADO

39,506

90,572 MILES

evro e Stuarteon

KARL CHEVROLET OF STUART // WEST I-80 EXIT 93 // 324 SW 8TH ST // STUART



CHEVROLET FIGURE Together let's drive





Business Elite









KARLCHEVROLETSTUART.COM // 515.523.1201

ALL MAKES | ALL MODELS

10(1)

CHOOSE FROM 11 **POPULAR BRANDS**

ON SELECT

USE GM REWARD POINTS TOWARDS **BALANCE**





EXCLUSIONS APPLY. SEE DEALER FOR DETAILS.