

# The Southwest Iowa Shopper

North Zone

Tuesday  
December 23rd, 2025

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**156 TAXABLE ACRES M/L SHELBY COUNTY FARMLAND AUCTION**  
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**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  
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**Dec. 26, 27, 28 Nuremberg (PG-13)**

COMING ATTRACTIONS  
Jan. 2-4: Now You See Me: Now You Don't (PG-13)  
Jan. 9 - 11: Wicked: For Good (PG)  
Jan. 16-18: Zootopia 2 (PG)  
Jan. 23-25: Song Sung Blue (PG-13)  
Jan. 30-Feb.1: The Housemaid (PG13)  
Movies subject to change  
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Online: Rosemovietheater.com

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WHEN YOUR JOB CALLS FOR REVOLUTIONARY

**Community Calendar**

**TUESDAY, JANUARY 13**

- Audubon County Historical Society meeting, Exira Museum 10 a.m.

**WEDNESDAY, JANUARY 14**

- Mobile Food Pantry located at Our Saviour's Lutheran Church 4:30 - 5:30 p.m. Pick up food from the back of the church off Leroy St.

**MONDAY, JANUARY 19**

- Curious about faith? First Presbyterian Church, Audubon Hosted by Ebenezer Luthernam and First Presbyterian Churches. Meal and childcare provided. 6 to 8 p.m.

**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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# EARLY DEADLINES

Due to the Christmas and New Year Holidays

Audubon County Newspapers will observe early deadlines for the *Audubon County Advocate Journal*

The issue for December 26th will be printed on Wednesday, December 24th  
Deadlines for all content for the AJ will be Monday, December 22nd by **NOON** and for the January 2nd edition which will be printed on Wednesday, December 30th

Deadlines for all content will be Monday, December 29 by **NOON**

Please plan accordingly

For the *Southwest Iowa Shopper, North*,

The issue for the December 30th has a

Deadline for all content of Tuesday, December 23rd by **NOON**

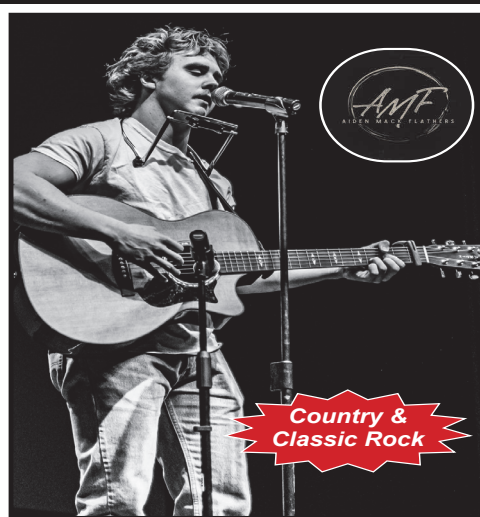
and for the January 6th edition

All content should be in the office on

Tuesday, December 30th by **NOON**

*Thank You for understanding!*

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**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

**The Venue**  
January 30th, Atlantic, Iowa  
(Private Event)

**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, 7:00pm  
Des Moines, Iowa  
**Tickets On Sale Now!**

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## For Sale



**New Listing: 320 3rd Ave, Coon Rapids, 4 BR, 2 BA, 2 car tuck-under garage with two large patios..... \$140,000**



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



**313 Mantz Ave. 3 BR, 2 BA, 2-car detached garage. Complete remodel on main floor, as well as finished lower level. .... Price Reduced \$184,500**



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



**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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<p><b>2004 Honda Accord EX-L</b> 153K miles <b>\$5,295</b></p>	<p><b>2009 Hyundai Sonata Limited</b> 128K miles <b>\$6,995</b></p>
<p><b>2015 Ford Focus SE</b> 126K miles <b>\$7,695</b></p>	<p><b>2017 Jeep Compass</b> 134K miles <b>\$8,295</b> 3 Month/4500 Mile Powertrain plus Warranty</p>
<p><b>2013 Nissan Rogue S</b> 82.7K miles <b>\$8,995</b></p>	<p><b>2019 Dodge Caravan</b> 160K miles <b>\$9,595</b></p>
<p><b>2017 Ford Taurus</b> 116K miles <del>\$10,295</del> <b>NOW \$9,995</b> 3 Month/4500 Mile Powertrain plus Warranty</p>	<p><b>2017 Hyundai Elantra SE</b> 108K miles <b>\$10,495</b></p>
<p><b>2015 Honda Odyssey EX-L</b> <b>SOLD</b> 10,995 3 Month/4500 Mile Powertrain plus Warranty</p>	<p><b>2018 Ford Explorer Platinum</b> 114K miles <b>\$16,990</b></p>

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**January 19th - March 16th • 6 - 8 p.m.**  
Location: First Presbyterian Church, 301 Church St., Audubon  
Hosted by: Ebenezer Lutheran Church & First Presbyterian Church  
Meal and childcare provided. Contact number: 515-314-6334  
alphausa.org

## WAYNEHANSEN Real Estate

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**HOMES AUDUBON**

- 702 Washington St. .... **NEW \$165,000**
- 311/313 2nd Ave ..... **\$255,000**

**ATLANTIC**

- 902 W. 10th St. .... **NEW \$62,500**
- 1404 E. 20th St. .024 to 0.39 acre building lots **NEW \$34K-36K/LOT**
- 1107 Elm St. .... **SOLD**
- 1403 E. 7th ..... **SALE PENDING**

**EXIRA**

- 606 Thielen ..... **NEW \$250,000**
- 200 E. Depot St. New Construction ..... **SOLD**
- 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**

**MANNING**

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

**ACREAGES**

- 2210 400th St., Walnut ..... **NEW SALE PENDING**
- 3162 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 **OPTION TO LEASE..... REDUCED**

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

Main floor offers a large living room, 2 bedrooms bathroom, 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.

**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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**Double C GUN SHOW**  
**Veteran's Memorial Auditorium, Harlan, IA**  
**Sat., Jan. 3 • 9 a.m. - 5 p.m.**  
**Sun., Jan. 4 • 9 a.m. - 3 p.m.**  
**For questions, call: 712-684-5893**

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 Tracey Armentrout, Sales; Molly Christensen, Broker  
**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**

**702 E Divison St. Audubon.** 2 bed, 1 bath, 1.5 story home. Large corner lot with a 2 car detached garage. All new electrical service, \$5,000 flooring credit to buyers.....**\$110,000**

**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**

- 1119 N. Division St., Audubon .....\$165,000
- 3261 F Ave., Vail, IA .....\$165,000
- 412 Elm St., Anita .....Price Reduced \$89,000
- 512 1st Ave., Audubon .....Price Reduced \$69,900
- New Listing: NEW 2107 Hwy. 71 .....SALE PENDING

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*We also feature sandwiches, appetizers, cocktails, beer and wine & Iowa's #1 Homemade Onion Rings*

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<b>2015 Chevrolet Malibu 1LT</b> WAS = \$10,988 <b>NOW = \$9,499</b>  Stock #: P2210	<b>2017 Chevrolet Traverse AWD 1LT</b> WAS = \$10,972 <b>NOW = \$9,724</b>  Stock #: P2145A	<b>2014 Jeep Grand Cherokee 4WD</b> WAS = \$12,875 <b>NOW = \$11,726</b>  Stock #: P2206		<b>2016 Ram 1500 4WD Crew Cab</b> WAS = \$13,850 <b>NOW = \$11,904</b>  Stock #: P2172A	<b>2018 Jeep Renegade Limited 4X4</b> WAS = \$13,456 <b>NOW = \$11,956</b>  Stock #: P2209	<b>2018 Ram 1500 Express 4x4</b> WAS = \$15,288 <b>NOW = \$13,914</b>  Stock #: P2198
<b>2017 Jeep Grand Cherokee Limited 4X4</b> WAS = \$15,946 <b>NOW = \$14,303</b>  Stock #: P2207	<b>2014 Ram 1500 4WD Crew Cab</b> WAS = \$16,995 <b>NOW = \$14,937</b>  Stock #: P2122	<b>2019 Chevrolet Colorado Crew Cab</b> WAS = \$23,878 <b>NOW = \$21,397</b>  Stock #: T2883A		<b>2017 Ford F-150 LARIAT 4WD</b> WAS = \$25,466 <b>NOW = \$23,998</b>  Stock #: P2165	<b>2021 GMC Sierra 1500 Crew Cab</b> WAS = \$26,477 <b>NOW = \$24,494</b>  Stock #: P2174	<b>2024 Honda CR-V EX-L AWD</b> WAS = \$56,998 <b>NOW = \$52,938</b>  Stock #: T2967A

See Dealer For Details / Sale Ends 12/31/2025\* All prices are plus tax, license & fees. Vehicles are subject to prior sale. Must present Parts or service discount at time of appointment.

## Emerald Chevrolet

349 North Market Street, Audubon, Iowa 50025  
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EVERY VEHICLE IS SALE TAGGED!

<b>2025 CHEVY TRAVERSE LT</b> <div style="font-size: 2em; color: red; font-weight: bold;">\$44,000</div> MSRP: \$50,125 #60549 	<b>2026 CHEVY SILVERADO 1500 LTZ</b> <div style="font-size: 2em; color: red; font-weight: bold;">\$57,031</div> MSRP: \$66,535 #60697 		
<b>2025 CHEVY TRAILBLAZER ACTIV</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$30,500</div> MSRP: \$34,675 #59924 	<b>2026 CHEVY EQUINOX LT</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$34,190</div> MSRP: \$35,690 #60631 	<b>2026 CHEVY EQUINOX AACTIV</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$34,786</div> MSRP: \$37,345 #60487 	<b>2025 CHEVY TRAVERSE LT</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$43,000</div> MSRP: \$48,929 #60334 
<b>2026 CHEVY SILVERADO 1500 WT</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$44,613</div> MSRP: \$51,890 #60513 	<b>2026 CHEVY TRAVERSE LT</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$45,387</div> MSRP: \$47,690 #61021 	<b>2025 CHEVY COLORADO ZR2</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$50,500</div> MSRP: \$55,815 #60414 	<b>2025 CHEVY SILVERADO 1500 LT</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$50,561</div> MSRP: \$55,560 #60365 
<b>2026 CHEVY COLORADO ZR2</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$51,500</div> MSRP: \$56,825 #60572 	<b>2026 CHEVY SILVERADO 1500 CUSTOM</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$52,285</div> MSRP: \$58,035 #61250 	<b>2026 CHEVY SILVERADO 1500 RST</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$53,813</div> MSRP: \$63,135 #60705 	<b>2026 CHEVY SILVERADO 1500 RST</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$55,800</div> MSRP: \$64,040 #61006 

**CERTIFIED PRE-OWNED VEHICLES: SEE HUNDREDS MORE ONLINE**

<b>2018 JEEP WRANGLER UNLIMITED SPORTS</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$23,990</div> 61,296 MILES #60622B 	<b>2022 CHEVY TRAVERSE RS</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$34,366</div> 61,623 MILES #59986A 	<b>2023 CHEVY SILVERADO 1500 LTZ</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$36,990</div> 90,572 MILES #60555A 	<b>2024 GMC ACADIA DENALI</b> <div style="font-size: 1.5em; color: red; font-weight: bold;">\$50,500</div> 18,996 MILES #60798A 
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