







## REM Community Services, Sevita is Hiring!

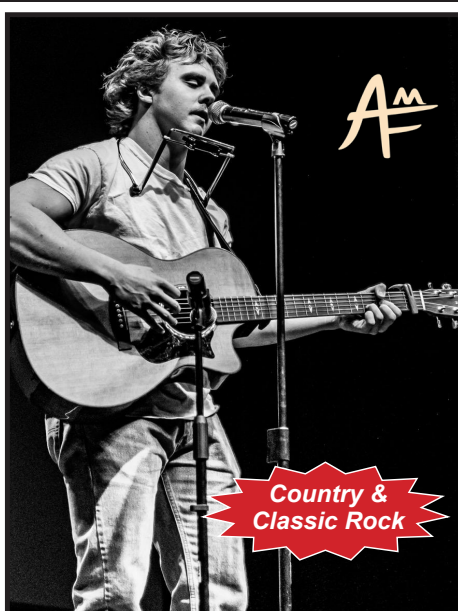
We are hiring for full & part-time Direct Support Professional opportunities.

Various shifts are available to meet your employment needs. We offer a full benefits package for employees working 32+ hours/week, On-Demand Pay, & a generous PTO plan!

**APPLY TODAY!**

Direct Support Professional job in Atlantic, IA, US | Direct Care jobs at Sevita ([sevitahealth.com](http://sevitahealth.com))

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Country & Classic Rock

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### The Kee

February 7th, 4pm - 7pm, Waukee, 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, 7:00pm Des Moines, Iowa

**Tickets On Sale Now!**

### "FARMERS BALL"

**Audubon County Fair Agrihall** March 21st, 7pm - 10pm Audubon, Iowa

**City of Avoca** (Street Dance) March 28th, 7pm - 10pm Avoca, Iowa



1310 East 7th Street  
Atlantic, Iowa 50022  
**712-250-8640**

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### 2006 Ford Focus SES

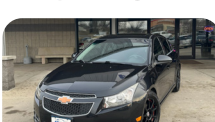


115K miles

**\$4,895**

3 Month/4,500 Mile Powertrain plus Warranty

### 2014 Chevy Cruze LT



148K miles

**\$5,695**

### 2008 Ford Explorer 4x4



185K miles

**\$5,895**

### 2012 Dodge Grand Caravan SE



162K miles

**\$5,995**

### 2012 Ford Fusion SE



113K miles

**\$6,695**

### 2012 Nissan Altima



131K miles

**\$6,995**

### 2015 Ford Focus SE



126K miles

**\$7,695**

### 2013 Dodge Journey SE



131K miles

**\$7,695**

3 Month/4,500 Mile Powertrain plus Warranty

### 2014 Jeep Patriot 4x4



109K miles

**\$8,995**

3 Month/4,500 Mile Powertrain plus Warranty

### 2014 Ford Escape Titanium



103K miles

**\$9,495**

### 2017 Chevy Equinox LS



89K miles

**\$11,995**

3 Month/4,500 Mile Powertrain plus Warranty

### 2017 Chrysler Pacifica



108K miles

**\$16,495**

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## INTRODUCING THE ALL NEW EMERALD CHEVROLET (Previously Christiansen Motors)

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



### New 2025 Traverse LT

MSRP = \$48,980

Dealer Discount = **(\$1,500)**

Sale Price = **\$47,480**



Stock #: T2941

### New 2025 Colorado Crew Cab 4x4 Z71

MSRP = \$47,690

Rebate = **(\$1,000)**

Dealer Discount = **(\$1,500)**

Sale Price = **\$45,190**



Stock #: T2892

### New 2025 Silverado 2500 Custom 4x4

MSRP = \$58,905

Rebate = **(\$1,000)**

Dealer Discount = **(\$2,000)**

Sale Price = **\$55,905**



Stock #: T2954

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Pre-owned  
Trucks In  
Stock**

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TO \$4,750,  
ADDITIONAL REBATES  
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MILITARY \$500,  
FIRST RESPONDER  
\$500**

**PARTS &  
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20% OFF**

\*with this Ad\*

### New 2026 Trail Blazer RS

MSRP = \$33,675

0% FINANCING O.A.C.

Dealer Discount = **(\$500)**

Sale Price = **\$33,175**



Stock #: T2977

### New 2026 Silverado 1500 Custom Trail Boss

MSRP = \$60,810

Rebate = **(\$4,750)**

Dealer Discount = **(\$1,500)**

Sale Price = **\$51,880**



Stock #: T2980

### New 2026 Silverado 2500 LT 4x4

MSRP = \$60,810

Rebate = **(\$1,000)**

Dealer Discount = **(\$1,500)**

Sale Price = **\$58,310**



Stock #: T2968

### 2017 Nissan Murano Platinum

WAS = \$15,978

**NOW = \$14,508**



Stock #: P2283

### 2017 Chevrolet Traverse AWD 1LT

WAS = \$10,972

**NOW = \$9,856**



Stock #: P2145A

### 2014 Jeep Grand Cherokee 4WD

WAS = \$12,875

**NOW = \$10,717**

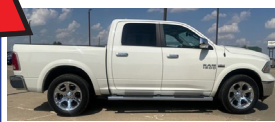


Stock #: P2206

### 2016 Ram 1500 4WD Crew Cab

WAS = \$13,850

**NOW = \$10,977**



Stock #: P2172A

### 2020 Chevrolet Traverse LS

WAS = \$16,987

**NOW = \$13,921**



Stock #: P2060

### 2021 Chevrolet Equinox LS

WAS = \$12,888

**NOW = \$11,499**



Stock #: P2222A

### 2017 Jeep Grand Cherokee Limited 4x4

WAS = \$15,946

**NOW = \$12,995**



Stock #: P2207

### 2018 GMC Yukon SLE

WAS = \$23,485

**NOW = \$21,808**



Stock #: P2161

### 2018 Cadillac ATS 2.0L Turbo

WAS = \$16,977

**NOW = \$14,894**



Stock #: P2233

### 2019 Chevrolet Impala LT

WAS = \$17,995

**NOW = \$13,883**



Stock #: P2136

### 2021 GMC Sierra 1500 Crew Cab

WAS = \$26,477

**NOW = \$23,376**



Stock #: P2174

### 2014 Chevrolet Silverado 1500 LT

WAS = \$15,888

**NOW = \$14,972**



Stock #: P2152A

See Dealer For Details / Sale Ends 2/12/2026\* 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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**HELP WANTED:**  
**Experienced, Trustworthy**  
**Housekeeper for**  
**Elderly Couple in**  
**Audubon. Call:**  
**712-269-7266 (T6-**  
**AJ8)**

**FOUND: Calico Cat,**  
**Week of Jan. 4th,**  
**Friendly. Spade.**  
**Call 712 563-3984**  
**or 712 304-2562**  
**(T5AJ6)**

**FOR SALE:**  
**Pyramid time**  
**clock. Stop in at**  
**the Newspaper**  
**office at 517 Leroy**  
**Street, Audubon or**  
**call 712-563-2741**  
**(tfn)**

**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**  
**C o m m u n i t y**  
**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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NEW, (2 BR-2 BA), 14x66,  
Gas Range, 2-Door  
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Donate your car, truck, or  
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tax credit for 2025. Call  
Heritage for the Blind Today  
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is seeking a hygienist  
in Richland Center, WI.  
Competitive salary, benefits  
and

flexible work environment.  
Send your resume to info@  
richlandfamilydds.com or call  
608-647-8868. (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 off  
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what you owe! FREE quote:  
Call 1-866-552-0649. (mcn)

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Company. Coverage for 400  
plus procedures. Real

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the details! 1-855-973-9175  
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**Thursday March 5 - 11 a.m. at Dedham**  
**Centennial Center.**  
**160 acres M/L (2 parcels) plus acreage.**  
**Eden Township Carroll County.**  
**Lorraine Schultes Revocable Trust.**  
**Auctioneers: Steve Seidl & Chris Ludwig**



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for you.



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Card Shower  
to honor  
**Shirley Shaw**  
on the occasion of her  
90th Birthday  
on Monday, February 16, 2026  
Birthday greetings may be sent  
to Shirley at  
705 Brayton Street  
Audubon, IA 50025



The family of  
**Terry and Norma Burger**  
would like to honor them on the occasion  
of their 50th Wedding Anniversary  
February 11, 2026  
Cards may be sent to them at  
605 South St, Audubon, IA 50025

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Complete Metabolic  
Panel (CMP),  
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Required!**



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**www.southwestiowarealestateco.com**  
**712.563.4288**



## For Sale



**New Listing,**  
**1110 Broadway St.,**  
3 BR, 2 BA, 2-car attached  
garage. Open concept and  
beautifully updated .....  
..... **\$210,000**



**New Listing,**  
**202 E Division St. N.,**  
2 BR, 2 BA, 1-car  
attached garage.  
Cozy ranch-style home.....  
..... **\$175,000**



**New Listing,**  
**303 Pacific Ave.,**  
3 BR, 1.5 BA,  
main floor laundry,  
fully remodeled .....  
..... **\$160,000**

*Sale Pending*

313 Mantz Ave. .... Pending



**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**



**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.  
Fully finished  
basement..... **\$245,000**



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

## Truck and Tank Wash

### Inside Trailer Services

- Food-Grade CIP
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- Hot/Cold Water Flush
- Clean Pumps/Hoses
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- We can broker loads too!

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TODAY**

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**2007 Washington St.**  
**Elk Horn**  
**\$149,000**

Craftsman Bungalow with character and charm. You'll appreciate the beautiful original built-ins, woodwork, and wood floors. Updates include a new shed in 2019 (with heat and electricity), 2-car garage in 2012, roof and gutters in 2023, furnace in 2018, and windows and granite overlay on the kitchen counters in 2015. This home has a gas fire-place, main floor bedroom and bath, dining room, office space, and two bedrooms upstairs with a half bath. The basement has lots of room for storage or hobbies and has an extra shower. There's plenty of space outside for storage and outside tools, toys, and vehicles. The stove, dish-washer, washer, and dryer will stay with the property. Take a look now and make this affordable home yours today!  
**Contact Kathi Kilworth at 712-249-5233.**



**311 2nd Ave.**  
**Audubon**  
**Reduced to**  
**\$245,000**

4 bedrooms, 2 1/2 baths with a guest house, mother-in-law suite or rental, and an extra lot! Updates over the years including a new roof in 2022, recently updated kitchen with new sink, faucet, and gorgeous granite countertops and back splash, and all kitchen appliances are included. Main floor bedroom, main floor bath with shower, main floor laundry (washer and dryer included), and beautiful new hard wood Hickory floors with a cozy wood burning stove for extra warmth on those chilly nights. Upstairs: 3 more nice sized bedrooms and a full bath. Walkout basement is an extra bonus with plenty of room for storage, hobbies, and also has a half bath. The guest house can be used for extra rental income and has a private entrance, one bedroom, one bathroom, nice kitchen, and roomy living room with an attached 1-car oversized garage. Aall kitchen appliances and washer and dryer.  
**Contact Kathi Kilworth at 712-249-5233.**

### ACREAGES

- 2210 400th St., Walnut ..... **SOLD**
- 3162 Eagle Ave., Exira ..... **\$160,000!**

### COMMERCIAL

- 2105 Broadway, Elk Horn ..... **\$369,000!**
- 2011 High St., Elk Horn ..... **\$325,000!**
- 4135 Union St, Elk Horn ..... **SOLD**
- 124 S. 4th Ave., Dedham **OPTION TO LEASE**  
..... **REDUCED \$85,000**

### Farmland

- 87 m/l Acres, Sec. 34, Sharon Twp, Audubon Co. 64.7 CSR2
- 120 Acres, Sec. 7, Lincoln Twp., Pott Co. CSR2 71
- 60 Acres +/- 7-71N-35W, Adams Co.

**FARMLAND LISTINGS NEEDED — We have buyers.**

• 702 Washington St. ....	<b>\$165,000</b>
• 311/313 2nd Ave ..... .....	<b>\$255,000</b>
• 902 W. 10th St. .... .....	<b>\$62,500</b>
• 1404 E. 20th St. .024 to 0.39 acre building lots ..... .....	<b>\$34K-38K/LOT</b>
• 402 E. Main St ..... • 606 Thielen ..... • 102 Eastside Dr. .7 ac m/l lot to build ..... • Viking Addition Lots ..... .....	<b>SALE PENDING</b> <b>\$250,000</b> <b>PRICE REDUCED \$12,500</b> <b>4 LOTS REMAIN</b>
• 2128 Washington ..... • 2007 Washington St ..... • 2023 Broadway ..... • 2014 Washington St ..... .....	<b>\$165,000</b> <b>\$149,000</b> <b>\$159,000</b> <b>PRICE REDUCED \$105,000!</b>
.....	<b>Another option is \$125,000 purchase price with a \$20,000 buyer's incentive</b>
• 2002 Washington St ..... • 4426 Main St. .... .....	<b>PRICE REDUCED \$159,000</b> <b>PRICE REDUCED \$239,000</b>
• 343 Madison St. ....	<b>MANNING</b> <b>PRICE REDUCED \$119,000</b>





# Love Letters

**First grade students in the Audubon Elementary classrooms of Miss McKay and Mrs. Renken and first grade students at Exira-Elk Horn-Kimballton Elementary classrooms of Miss Halterman and Miss Nicki, helped us get in the mood for Valentine’s Day, by answering the question, “What is Love?”**

<b>Miss McKay’s First Grade Class at Audubon Elementary</b>	My mommy gives me kisses. Lilly	Love is when my parents give me hugs! Nolan	<b>Miss Halterman’s First Grade Class at Exira-Elk Horn- Kimballton Elementary</b>	Love is when your kissing. Riley	Love is evreone. Rosie
What is love or what does love mean to you?	<b>Mrs. Renken’s First Grade Class at Audubon Elementary</b>	Love is when my parents say. “Goodnight!” and when they give me goodnight kisses. Raelynn	Love is sharing with my babys. Ivy	Love is when you meet someone you like and get married. Avery	Love is Miss Nicki. Nancy
It means to love anyone and your vamily. Hayes	Love is when people show they love me by saying “I love you!” Khloe	Love is when my mom and dad say. “Bye, love you!”, or “Good night, love you!” Kiaya	Love is Hugging my Mom Kensie	Love is when someone gives you a hug. Roman	Love is mi family and Mom and Dad. Elaina
Being kind to people. Ella	Love is when someone draws me a picture that makes me smile and makes me happy. Vivian	Love is when my mom and dad tell me that they love me. Axton	Love is when you spend time with your Grandpa and Grandma. Zack	Love is hugging people. Violet	Love is my family. Lane
Love is caring for people. Ailynn	Love is when my mom and dad tell me that they love me! Janice	Love is when my mom and dad give me hugs. Henry	Love is someone to trust. Henry	Love is I love my dog. Grant	Love is my mom. Maverick
Playing and happiness. Isabella	Love is when my mom says, “I love you! Sweet dreams! Good night!” when she is tucking me into bed. Natalie	Love is when my papa gives me hugs! Henry	Love is about like you love your family. Korra	Love is a hug. Baylor	Love is I luv my Mom and Dad. Jack
Kindness Mia	Love is when my mom says that we can go places on our birthdays. Kane	Love is when my mom and dad tell me that they love me! Jaxtyn	Love is when your kissing. Raelyn	<b>Miss Nicki’s First Grade Class at Exira-Elk Horn- Kimballton Elementary</b>	Love is Mom and Dad. Reegan
Care about others. Konrad	Love is when my mom and dad give me hugs! Ezra	Love is when my mom telling me “I love you!” all of the time. Everly	Love is helping your mom. Liam	Love is I Love my Gram-my! Kaedyn	Love is Miss Nicki. She is the Best techr. Izzy
Caring about people and animals. Katie	Love is when my teacher gives me a hug! Elda Mae	Love is your famly. Love is when you have a crush on somebody. Tess	Love is when you kiss your Mom. Eli	Love is My family. Kaisen	Love is mi Mom and Sis-tr and Dad and mi dog Brantley
Showing your heart to them. Lexi	Love is when my mom and dad give me hugs! Ezra	Love is when I get a big hug, squeeze and lovings. Mathias	Love is your famly. Love is when you have a crush on somebody. Tess	Love is my family Eva	Love is everything. Anzlee
(Absent) Paislee	Love is when my teacher gives me a hug! Elda Mae	Love is when my mom and dad give me hugs! Ezra	Love is when I get a big hug, squeeze and lovings. Mathias	Love is family Abigail	Love is Kaisen to me. Jackson
Love is grateful. Harper	Love is when my mom and dad give me hugs! Ezra	Love is when my mom and dad give me hugs! Ezra	Love is when I get a big hug, squeeze and lovings. Mathias	Love is your family Nakota	Love is wen you lice somwon and Miss Nicki. Reed
It is respect. Theo	Love is when my mom and dad give me hugs! Ezra	Love is when my mom and dad give me hugs! Ezra	Love is when I get a big hug, squeeze and lovings. Mathias	Love is your family. Nakota	Love is scool. Lyla
Love is giving someone flowers. Elsie	Love is when my mom shows me the heart sign when I see her across the room. Hannah	Love is when my mom and dad give me hugs! Ezra	Love is when I get a big hug, squeeze and lovings. Mathias	Love is your family. Nakota	Love is wen you lice somwon and Miss Nicki. Reed
Love is kisses. Aubrey	Love is when my family is nice to me by giving me hugs. Colt	Love is when my mom and dad give me hugs! Ezra	Love is when I get a big hug, squeeze and lovings. Mathias	Love is your family. Nakota	Love is wen you lice somwon and Miss Nicki. Reed
Love means to hug. Maverick	Love is when someone gives me a hug and shows me they care about me. Amelia	Love is when my mom and dad give me hugs! Ezra	Love is when I get a big hug, squeeze and lovings. Mathias	Love is your family. Nakota	Love is wen you lice somwon and Miss Nicki. Reed
Someone that cares for me. Anna	Love is when my parents hug me! Baylor	Love is when my mom and dad give me hugs! Ezra	Love is when I get a big hug, squeeze and lovings. Mathias	Love is your family. Nakota	Love is wen you lice somwon and Miss Nicki. Reed
Somebody gives me hugs or kisses. Ellie	Love is when my mom and dad give me hugs! Ezra	Love is when my mom and dad give me hugs! Ezra	Love is when I get a big hug, squeeze and lovings. Mathias	Love is your family. Nakota	Love is wen you lice somwon and Miss Nicki. Reed
Love is that you care about people. Jeppe	Love is when my mom and dad give me hugs! Ezra	Love is when my mom and dad give me hugs! Ezra	Love is when I get a big hug, squeeze and lovings. Mathias	Love is your family. Nakota	Love is wen you lice somwon and Miss Nicki. Reed
Hugging. Amelia	Love is when my mom and dad give me hugs! Ezra	Love is when my mom and dad give me hugs! Ezra	Love is when I get a big hug, squeeze and lovings. Mathias	Love is your family. Nakota	Love is wen you lice somwon and Miss Nicki. Reed
Caring. Casee	Love is when my mom and dad give me hugs! Ezra	Love is when my mom and dad give me hugs! Ezra	Love is when I get a big hug, squeeze and lovings. Mathias	Love is your family. Nakota	Love is wen you lice somwon and Miss Nicki. Reed



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# PUBLIC LAND AUCTION

**Thursday, March 5 at 11:00 A.M.**

**To be held at: Dedham Legion Centennial Center**

**(302 Main St., Dedham, IA 51440)**

**160 Acres M/L NW 1/4 Section 36, Eden Township,  
Carroll County, IA - Plus Acreage**



Parcel 1



Parcel 2

**Parcel 1: 81 Acres M/L  
NWNW & NENW Section 36  
Eden Twsp.**

**PLC YIELD: Base Acres 75  
Corn: 159 CSRII: 78.3  
SB: 48 Oats: 62 CRP—2.3 acres  
at \$213./acre expires 2030  
Parcel 1 contains a well.**

**Parcel 2: 80 Acres M/L  
SWNW & SENW Section 36  
Eden Twsp.**

**PLC YIELD: Base Acres 75  
Corn: 159 CSRII: 73.61  
SB: 48 Oats: 62**



Parcel 3

**Parcel 3: Acreage consisting of  
4.2 acres including the brick home  
built in 1939; 1438 sq. ft. with full  
basement & 510 sq. ft. attic,  
propane heat & central air.  
Acreage also contains a 48x72x16  
Steel Shed built in 1991, 30x46x16  
Steel Shed built in 1990, 3900 bu.  
& 9500 bu. Grain Bins, 56x64  
Cattle Barn, 32x34 Corn Crib &  
20x32 Utility Building. Acreage is  
hooked up to West Central Iowa  
Rural Water. Note: The new owner  
will be responsible for upgrading  
the septic system.**

**TERMS:** Parcels 1 & 2 will be sold by choice. If successful bidder purchases both parcels, this will be a final sale. If successful bidder purchases either Parcel 1 or Parcel 2, that Parcel will be a final sale & then the remaining parcel will be sold. Parcels 1 & 2 will be sold \$/acre. Parcel 3 will be sold as 1 unit. Successful bidders will be required to pay 10% down day of sale with balance due in approximately 30 days & sign a standard real estate contract day of sale. Taxes will be prorated.

**Auctioneer's Note:** All facts & figures 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. All announcements made day of sale will supersede any previous advertisements.

## Lorraine Schultes Revocable Trust

**Attorney for Estate: Tim Gulbranson with Lane & Waterman LLP Davenport, IA**

**Auctioneers: Steve Seidl 712-210-0209 & Chris Ludwig 712-830-9879**

**To inspect property, contact Rick Schultes 712-210-3030**

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