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2024

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2022 Chevy Crew Cab 1/2 4x4 ZR2, 48k, 6.2L, Htd Leather, Moon, HUD, Loaded



2022 Chevy 2500HD Dbl Cab WT. 27k, 6.6L Gas, Keyless



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2024 Chevy 2500HD Crew Cab LTZ, 16,17k, 6.6L Gas, Htd Leather, 20"s, 1 Owner\$61,900
2023 GMC 2500HD Crew Denali, 16k, Duramax, Htd Leather, 1 Owner, Loaded Just In!
2023 GMC Crew Cab 1/2 Denali, 51k, Htd Leather, Moon, Loaded, 1 Owner\$54,900
2022 Chevy Crew Cab 1/2 4x4 ZR2, 48k, 6.2L, Htd Leather, Moon, HUD, Loaded \$51,900
2022 GMC Crew Cab 1/2 4x4 SLT, 71k, Htd Leather, 20"s, Remote Start, Loaded\$46,900
2022 Chevy 2500HD Dbl Cab WT, 27k, 6.6L Gas, Keyless
2021 Chevy Crew Cab 1/2 4x4 H.C., 79k, 6.2L, Htd Leather, Moon, 1 Owner, Loaded \$41,900
2020 Chevy Reg Cab 3500HD LT, 75k, Duramax, Remote Start, Camera
2020 Chevy Reg Cab 2500HD WT, 117k, 6.6L Gas, Keyless, 5th Wheel \$24,900
2020 GMC Canyon Crew Cab SLT, 75k, Htd Leather, Remote Start, New Tires, Loaded \$28,900
2018 Chevy Crew Cab 1/2 LTZ, 90k, Htd Leather, 20"s, 1 Owner, Loaded\$30,900
2018 Chevy Crew Cab 1/2 LTZ, 110k, Htd Leather, Buckets, New Tires, Loaded \$30,900
2018 Chevy Crew Cab 1/2 4x4 LT, 95k, 5.3L, Pwr Seats, Remote Start, 1 Owner \$25,900
2013 Chevy Crew Cab 1/2 LTZ, 102k, Htd Leather, Buckets, Moon, DVD\$21,900
2011 GMC Crew Cab 1/2 4x4 SLE, 173k, Cloth Bench, New Tires, Chrm Whls \$12,900
2006 Chevyy Ext. Cab 1/2 4x4 LT, 148k, Cloth, Keyless
1999 Ford F250 Ext. Cab 4x4 XLT, 161k, V10, Cloth, Keyless

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2020 Chevy Reg Cab 2500HD WT, 117k, 6.6L Gas, Keyless, 5th Wheel

S24 0900



2018 Chevy Crew Cab 1/2 LTZ, 90k, Htd Leather, 20"s, 1 Owner, Loaded





2011 GMC Crew Cab 1/2 4x4 SLE, 173k, **Cloth Bench, New Tires, Chrm Whls** <u>SI2,000</u>



2018 Chevy Impala LT, 99k, Htd **Cloth, New Tires**



2024 Chevy Equinox AWD LT, 18k, Htd Cloth, Remote Start, Pwr Hatch \$27,900



2022 Chevy Equinox AWD LT, 19k, Htd Cloth, Pwr Hatch, Remote Start



2024 Chevy Malibu LT, 6k, 4 Cyl, Remote Start, Loaded, 1 Owner	\$23,900
2022 Chevy Malibu LS, 64k, Power Seat, Camera	. \$17,900
2018 Chevy Impala LT, 60k, Remote Start, Camera	Just In!
2018 Chevy Impala LT, 99k, Htd Cloth, New Tires	. \$14,900
2017 Chevy Impala LT, 150k, V6, Heated Seats, New Tires	\$12,900
2016 Chevy Impala LTZ, 165k, Leather Bucket Seats	\$6,950









2021 Buick Envision AWD Essence, 32k, Htd Leather, Camera, Lane Departure, Loaded





2020 Chevy Equinox AWD LT, 112k, 4 Cyl, Cloth, Remote Start **\$15,900**



2019 GMC Acadia AWD SLT, 59k, 1 Owner, Htd Leather, Moon, Quads

\$24,900



2017 Chevy Tahoe 4x4 LT, 89k, Htd Leather, DVD, Middle Bench, New Tires



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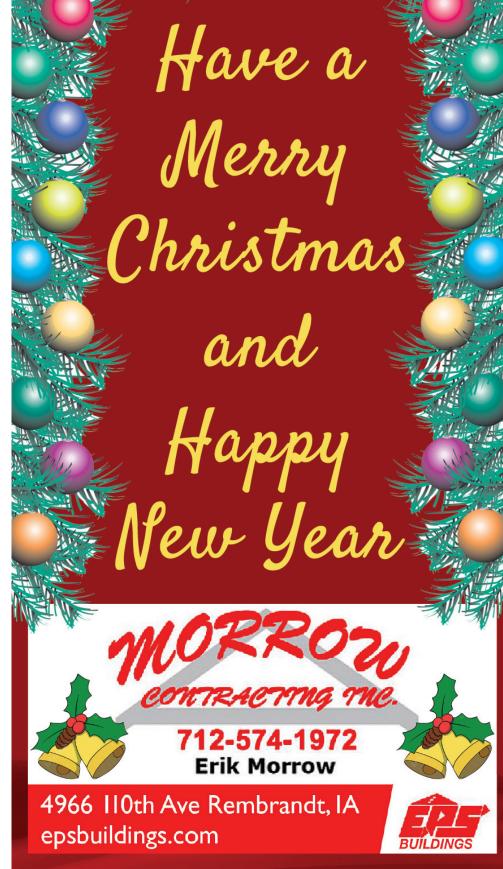
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Apartment for rent. One bedroom and garage with stove and refrigerator furnished. Available

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FONDA SALE BARN HAY AUCTION 1ST & 3RD SAT. OF

EACH MONTH AT 10AM. 712-288-6516 or 712-299-2523

WEDNESDAY, JANUARY 15, 2025 AT 10 A.M. SAC COUNTY IA FARM LOCATED AT 1630 190TH ST., SCHALLER, IA. OWN-ER: STEVEN M. SCHAEFER REVOCABLE TRUST.. AUCTION LOCATED AT THE JAYCEES HALL IN SCHALLER, IA. AUC-TIONEERS: GREEN REAL ESTATE AND AUCTION CO., MIKE & JIM GREEN, 712-662-4442.

THURSDAY, JANUARY 23, 2025 AT 10:00 A.M. - 147 ACRES M/L IN SEC. 12, CLAY TWP, CLAY CO., IOWA. EXCELLENT SOILS !! AUCTION LOCATED AT THE ROYAL COMMUNITY BUILDING, ROYAL, IA. MIDWEST LAND MANAGEMENT. WWW.MIDWESTLANDMANAGEMENT.COM. FOR MORE IN-FORMATION, CALL SHANE BRANT, 712-301-4664.



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Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our EREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-844-376-4154 (CNA)

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FOR SALE MANUFACTURED HOMES,

(2025, Vinyl/ Shingled. 2 Bedroom start at \$39,999). (16x80) (3 Bedroom- 2 Bath) \$89,999 (28X64) (4 Bedroom-2 Bath) \$99,999. In Stock/Options. Delivered Factory-Direct, East Of I-35, North of I-80. 319-239-1920 (mcn)

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

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Ranch home on 30 acre private lake with 20,000 sq. ft. of shop and storage area!





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LEGAL DESCRIPTION:

The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) all in Section Thirteen (13), Township Ninety-two (92) North, Range Forty-four (44) West of the 5th P.M., Plymouth County, Iowa.

OWNERS: Steven J. Rodesch and Stephanie Rodesch, Trustees of the Rodesch Family Living Trust.

LOCATION: From Remsen, Iowa, go South on L12 for 1 mile; Turn West onto 180th Street for 1 mile: Turn South on Quartz Avenue for 1/4 mile: Farm Ground is located on the East side of gravel Quartz Avenue.

ADDITIONAL INFORMATION: Property is subject to an existing lease which ends on February 28, 2026; Payable \$11,250.00 on March 1, 2025 and \$11,250.00 on November 1, 2025 or \$375.00 per acre. Buyers shall receive said payments.

1 Acre Road Cropland - 59 Average CSR 2 - 86.3 Soil - Galva, Radford, Primghar PLC Tract Yield (corn) - 178 PLC Tract Yield (beans) - 52

Current annual real estate taxes: \$1,710.00

The above figures are not guarantees and are estimates only.

Seller will be accepting sealed bids on the above-described property until January 9, 2025. Any person interested in purchasing the property should submit a bid in writing in total dollars accurately describing the real estate and include their address and telephone number to Barry Thompson, c/o Thompson Law Office, LLP, 4 East Second Street, P. O. Box 219, Kingsley, IA 51028 on or before January 9, 2025 by 5:00 P.M. The highest bidders on the property will be invited to a private auction for the final sale of the property on January 14, 2025 at 10:00 A.M. The highest bidder on the day of sale will be expected to pay ten percent (10%) of the purchase price on that day and sign a contract for the balance of the purchase price. Seller will provide the buyer with an Abstract of Title showing marketable title on the property. Closing shall occur on or before February 14, 2025, when the unpaid balance shall be paid in full. Seller shall pay all the real estate taxes that become delinquent October 1, 2025. Buyer shall pay all real estate taxes thereafter. Possession shall be given March 1, 2025, subject to existing lease.

Any announcements day of sale shall supersede any statements made. Seller reserves the right to reject any and all bids.

OWNERS –

Steven J. Rodesch and Stephanie Rodesch, Trustees of the Rodesch Family Living Trust *****

Barry Thompson and Chad Thompson – Thompson Law Office, LLP 4 East Second Street, P. O. Box 219, Kingsley, IA 51028 Phone: (712) 378-3611

& HAPPY HOLIDAY **SEASON!**

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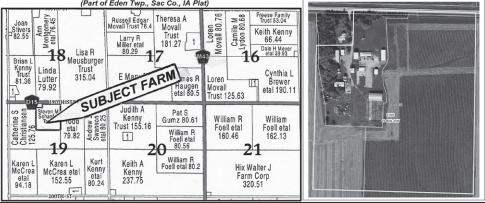
www.midwestlandmanagement.com

SAC COUNTY, IOWA FARM

PUBLIC AUCTION Wednesday, January 15, 2025

at: 10:00 A.M.

Sale to be held at the Jaycees Hall in Schaller, IA. Farm is located at: 1630 190th Street, Schaller, IA. From Schaller, 1 mile north on #110, 1 ½ miles east on D15 OR from Intersection of M43 & D15, 1 ½ miles west on D15. (Part of Eden Twp., Sac Co., IA Plat)



LEGAL DESCRIPTION

The North 47 acres of the E1/2 NW1/4 of Section 19, Township 89 North, Range 37 West of the 5th P.M., Sa County, Iowa, Except Lot A (home which is not included). Subject farm includes 44.85 gross acres

GENERAL DESCRIPTION & METHOD OF SALE

This is a well located 44.85-acre farm located northeast of Schaller, IA in Section 19 of Eden Township, Sac County. This farm includes a set of farm buildings and improvements. The balance of this farm property includes highly productive farmland. FSA DATA: 34.70 cropland acres; Corn Base: 21.39; Soybean Base: 11.84

Surety Digital Soil Service indicates CSR2 for the cropland portion of 96.9 NOTE: This farm is also being offered with the Buyer to have the option of leasing an adjoining 120.62 cropland acres w/CSR2 of 96.5! Contact the Auctioneers for more information.

TERMS OF SALE

Purchaser(s) shall pay 10% of the purchase price on day of sale and sign a standard real estate contract agreeing to pay the balance on or before March 17, 2025. Real Estate Taxes will be prorated to the date of closing. There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Auctioneers, as Iowa licensed Real Estate Brokers exclusively represent the Seller in this real estate auction. Any announcements made on the day of sale will supersede any advertising

OPEN HOUSE

The Building Site will be available to view/inspect on SATURDAY, DECEMBER 28th from 10:00 A.M. - 12:00 NOON or by contacting the Auctioneers.

SIMULCAST INTERNET BIDDING

There will be live Simulcast Internet Bidding in addition to the LIVE AUCTION. To Register to Bid AT LEAST 48 HRS. PRIOR TO THE SALE, visit our website and/or contact the Auctioneers

Steven M. Schaefer Revocable Trust

Catherine Christiansen, Successor Trustee Attorney for Owner: Dan Connell, Storm Lake, Iowa Sale Arranged & Conducted By:



App Store

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Green Sac City, IA., ph. 712-662-4442 website: www.greenrealestate-auction.com

4 – Advertising Guide — Tuesday, December 24, 2024

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Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, nocost vehicle pickup and secure a generous tax credit for 2025. Call

Heritage for the Blind Today at 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! Call Veteran Car Donations at 1-888-429-2331 todav! (mcn)

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NET. If you are overpaying for your service, call now for a free quote and see how much you can save! 1-866-472-7954. (mcn)

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and Cinemax included. Choice package \$84.99/mo. Some restrictions apply. Call DIRECTV 1-866-296-1409. (mcn)

FINANCIAL

The COVID crisis has cost us all something. Many have lost jobs and financial security. Have \$10K In Debt? Credit Cards. Medical Bills. Car Loans. Call NATIONAL DEBT RELIEF! We can help! Get a FREE debt relief quote: Call 1-866-552-0649.

HEALTH & MEDICAL ATTENTION OXYGEN THER-APY USERS! Discover Oxygen

Therapy That Moves with You with Inogen Portable Oxygen Concentrators. FREE information kit. Call 1-888-815-4903. (mcn)

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to their entire home. Call Ameri-Glide today! 1-877-916-2093. (mcn)

Don't let the stairs limit your mobility! Discover the ideal solution for anyone who struggles on the stairs, is concerned about a fall or wants to regain access for a no-obligation quote: 1-888-

STOP OVERPAYING FOR **HEALTH INSURANCE!** A recent study shows that a majority of people struggle to pay for health coverage. Let us show you how much you can save. Call Now

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- Schedules, organizes, and carries out all aspects of event and promotional activities.
- Acts as point person for communications to provide a consistent message and vision of the organization.
- Develops and maintains marketing and communication plan among all interested parties-includes communication pieces.
- Create and conduct new events and related marketing and communication pieces, emphasizing the consistent vision of the organization.
- Acts as marketing liaison with sponsors of new and existing events and activities.
- Recruits and directs the activities of volunteers needed for new and existing events.
- Full time position requiring 35-40 hours per week. Evenings and weekends required if event is taking place. Flexible/hybrid workplace.

Storm Lake United's mission is to foster an environment that attracts new businesses, supports and retains jobs, stimulates the economic climate and promotes quality opportunity for area residents.

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astormlakeunited.cor 712-732-3780



Administration Staff

This is a part-time position, up to 30 hours/week. Bi-lingual applicants encouraged. Good computer skills and strong, friendly customer service required. Send resume to laura@stormlakeunited.com

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Storm Lake United is an Equal Opportunity Employer

772-8454. You will need to have your zip code to connect to the right provider. (mcn)

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AGING ROOF? NEW HOME-OWNER? STORM DAMAGE? You need a local expert provider that proudly stands behind their work. Fast, free estimate. Financing available. Call 1-888-770-8025. Have zip code of property ready when calling! (mcn)

WATER DAMAGE CLEANUP & **RESTORATION:** A small amount of water can lead to major dam-



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disability, familial status/presence of chil-dren or national origin or the intention to make any such preference, limitation or discrimination. This newspaper will not knowingly accept any advertisement for real estate which is in violation of the law. Our read-ers are hereby informed that all dwellings advertised in this newspaper are available advertised in this newspaper are available on an equal opportunity basis.

age in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 24/7: 1-888-750-5574. Have zip code of service location ready when you call! (mcn)

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2014 Chevy 1500 LT Z71, 5.3L, Crew, H/Leather, All Star, Nice Local Truck!!............ \$18,990

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MISCELLANEOUS

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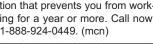
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 Your Annual Income Does Not Exceed HUD's Limitation ADMINISTRATIVE Efficiency Apts. Available Now If You Are: 62 Years of Age or Older Your Annual ASSISTANT Income Does Not Exceed HUD's Limitation Viviendas de Bajo Ingreso Para This full-time position provides administrative, accounting Personas Mayores de 62 Años and clerical support to the Secondary Road Department. Apartamentos de 1 dormitorio disponibles ahora. Si eres: Applicants shall be familiar with computer programs such as Mayor de 62 años de edad.

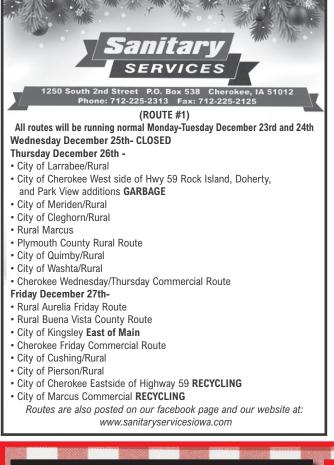
Microsoft Word, Excel, Outlook, etc. Applicants shall have good oral and writing skills and be able to work well with the public. Excellent benefits. Wage DOQ. BV County is an EOE. Applications will be taken until 3 p.m. on Jan. 10, 2025.

Applications are available at the Engineer's office at 526 Radio Rd, Storm Lake and on the Buena Vista County website. 712-749-2540





(ROUTE #2)



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Venue

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For details on above positions, or to apply, click on the "Career Opportunities" link at www.bvrmc.org EQUAL OPPORTUNITY EMPLOYER. PRE-EMPLOYMENT DRUGTESTING REQUIRED.

All routes will be running normal Monday-Tuesday December 30th - December 31st.

Wednesday January 1st- CLOSED

Thursday January 2nd -

- City of Larrabee/Rural
- City of Cherokee West side of Hwy 59 Rock Island, Doherty, and Park View additions GARBAGE
- City of Meriden/Rural
- City of Cleghorn/Rural
- Rural Marcus
- Plymouth County Rural Route
- · City of Quimby/Rural
- · City of Washta/Rural
- Cherokee Wednesday/Thursday Commercial Route

Fridav Januarv 3rd-

- Rural Aurelia Friday Route
- City of Kingsley East of Main
- Cherokee Friday Commercial Route
- City of Cushing/Rural
- City of Pierson/Rural
- City of Cherokee Eastside of Highway 59 RECYCLING
- City of Marcus RECYCLING

Routes are also posted on our facebook page and our website at: www.sanitaryservicesiowa.com

REG

Refuel from the gorgeous restaurant near the floating dock and bike path! Regatta offers hearty, American-style fare and was carefully designed in tiers so each table offers spectacular views of Storm Lake.

Indulge in rich entrées like chicken breast piccata, and visit for breakfast, lunch, or dinner. Try our Storm Lake Dip, Walleye dinner, Specialty burgers and more.

Summer Operating Hours (Memorial Day - Labor Day): Breakfast: 7:00am - 10:30am Lunch: 10:30am - 2:00pm Dinner: 5:00pm - 9:00pm Everyday (10pm on Friday and Saturday) Closed from 2pm - 5pm Monday-Friday, Open all day Saturday & Sunday

Fall & Winter Operating Hours: Breakfast: 7:00am - 10:30am Lunch: 10:30am - 2:00pm Dinner: 5:00pm - 9:00pm Everyday (10pm on Friday and Saturday)



DINE IN- TAKE OUT- ON DOOR DASH!



For reservations call 712.213.4500 1520 E. Lakeshore Drive Storm Lake, IA 50588 www.KingsPointeResort.com

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