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

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

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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 \$38,900
- 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 \$46,900
- 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 Chevvy Ext. Cab 1/2 4x4 LT, 148k, Cloth, Keyless..... \$7,900
- 1999 Ford F250 Ext. Cab 4x4 XLT, 161k, V10, Cloth, Keyless..... \$10,900

SUVS

- 2024 Chevy Equinox AWD LT, 18k, Htd Cloth, Remote Start, Pwr Hatch \$27,900
- 2023 GMC Yukon XL Denali, 44k, Htd Leather, Quads, 1 Owner, Loaded \$71,900
- 2023 Chevy Traverse AWD High Cntry, 39k, Htd Leather, Dual Roof, Loaded, 1 Owner \$41,900
- 2023 Chevy Traverse AWD High Cntry, 82k, 1 Owner, Htd Leather, Moonroof, Loaded \$37,900
- 2023 Chevy Equinox AWD LT, 13k, Htd Cloth, Remote Start, Pwr Hatch \$26,900
- 2022 Cadillac XT5 AWD, 29k, Htd Leather, Moon, 1 Owner, Loaded..... \$39,900
- 2022 Chevy Traverse AWD Premier, 69k, Htd Leather, Moon, 1 Owner, Loaded \$35,900
- 2022 GMC Terrain AWD SLT, 28k, Htd Leather, Moon, 1 Owner, Loaded..... \$29,900
- 2022 Chevy Equinox AWD LT, 19k, Htd Cloth, Pwr Hatch, Remote Start \$25,900
- 2022 GMC Terrain AWD SLE, 59k, 4 Cyl, Htd Cloth, Lane Departure, 1 Owner..... \$24,900
- 2021 Cadillac XT6 AWD Premium, 39k, Htd Leather, 3rd Seat, Loaded, 1 Owner..... \$34,900
- 2021 Cadillac XT5 AWD, 39k, Htd Leather, Moon, 1 Owner, Loaded..... \$34,900
- 2021 GMC Acadia AWD AT4, 69k, Htd Leather, Quads, 1 Owner, Loaded \$29,900
- 2021 Buick Envision AWD Essence, 32k, Htd Leather, Camera, Lane Departure, Loaded \$29,900
- 2021 Chevy Blazer AWD LT, 43k, Cloth, New Tires..... \$29,900
- 2021 Chevy Equinox AWD LT, 33k, Htd Leather, Remote Start, Camera, 1 Owner \$22,900
- 2020 GMC Terrain AWD SLT, 62k, 4 Cyl, Htd Leather, Loaded, 1 Owner \$24,900
- 2020 Nissan Rogue AWD SV, 60k, Htd Cloth, Remote Start, Loaded..... \$19,900
- 2020 Chevy Equinox AWD LT, 84k, Pwr Seat, Remote Start, Camera, 1 Owner..... \$17,900
- 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
- 2019 GMC Acadia AWD SLT, 89k, Htd Leather, 1 Owner, Bench Middle, Loaded \$22,900
- 2019 Jeep Cherokee Limited 4x4, 22k, Htd Leather, Htd St Whl, Remote Start..... \$22,900
- 2019 Jeep Cherokee AWD Limited, 70k, 1 Owner, Htd Leather, Moon, Loaded..... \$22,900
- 2017 Chevy Tahoe 4x4 LT, 89k, Htd Leather, DVD, Middle Bench, New Tires..... \$27,900
- 2018 Jeep Wrangler Unlimited 4x4, 79k, 1 Owner, Htd Leather, Camera, Hardtop, Auto... \$25,900
- 2015 Jeep Grand Cherokee Laredo, 127k, V6, Loaded, 1 Owner \$13,900

CARS

- 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



2011 GMC Crew Cab 1/2 4x4 SLE, 173k, Cloth Bench, New Tires, Chrm Whls

\$12,900



2024 Chevy Equinox AWD LT, 18k, Htd Cloth, Remote Start, Pwr Hatch

\$27,900



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

\$14,900



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

\$25,900



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

\$29,900



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

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

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Back left to right: Emilee Belden, Sheree Booth, Kayla Bush, Boni Puetz, Emily Ankenman

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Holiday Greetings

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APARTMENTS
Apartment for rent and garage. One bedroom with stove, refrigerator and bedroom furniture furnished. Month to month lease of \$750 includes utilities. Call 712-299-1104 for application. No pets and one person only. RUC

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Prairie View Apartments at 304 Fairburn, Fonda, IA. 1 & 2 bedroom apartments. Utilities included. zoulproperties.com 712-469-4033. RUC

CONDO
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AUCTION CALENDAR

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. OWNER: STEVEN M. SCHAEFER REVOCABLE TRUST.. AUCTION LOCATED AT THE JAYCEES HALL IN SCHALLER, IA. AUCTIONEERS: 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 INFORMATION, CALL SHANE BRANT, 712-301-4664.

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LEGAL DESCRIPTION:
The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and the West Half (W ½) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) 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 ¼ 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

SAC COUNTY, IOWA FARM
To Be Sold At:

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., Sac 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:

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LAWYERS

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 Douglas W. Hansen (Retired)
 Stephen R. Gadd (Of Counsel)
 Gary W. Armstrong
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316 E. 6th St., Storm Lake
732-3538

STEVEN ROTH
 Attorney at Law
 608 Seneca Street, Storm Lake
 Phone 732-4373

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The determination of the need for legal services and the choice of a lawyer are extremely important decisions and should not be based solely upon advertisements or self-proclaimed expertise. (This disclosure is required by the Iowa Supreme Court.)

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- 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.
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2021 Jeep Cherokee Limited, 3.2L V6, LOADED, 28K, 1 Owner, Local Miles	\$26,490
2021 Chevy Suburban LT, 5.3L, 4x4, Luxury Pkg, Rear Entertainment	\$46,990
2020 Buick Encore GX Essence, 1.3L Turbo, AWD, H/Leather, only 24K 1 owner Miles...	\$21,999
2019 Jeep Cherokee Limited, 2.0L Turbo, 4x4, Nav, H/C Leather, 1 Local Owner	\$19,495
2016 Volvo XC 70 T5 Premier, AWD, 2.5L, H/Leather, Moonroof, Nav.....	\$13,995
2016 Chevy Equinox LTZ, 3.6L, AWD, H/Leather, Nav, LOADED, 1 Owner.....	\$12,498
2013 Jeep Wrangler Unlimited Sport, 4x4, 3.6L, 4 Door, Hard Top, Alpine, Local 1 owner	\$13,995

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2022 Chevy 1500 High Country, 6.2L, Every Available Option, 29K Miles, Sold Here new.	\$53,900
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Sanitary SERVICES

1250 South 2nd Street P.O. Box 538 Cherokee, IA 51012
Phone: 712-225-2313 Fax: 712-225-2125

(ROUTE #1)

All routes will be running normal Monday-Tuesday December 23rd and 24th
Wednesday December 25th - CLOSED

Thursday December 26th -

- 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

Friday December 27th-

- Rural Aurelia Friday Route
- Rural Buena Vista County 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 Commercial **RECYCLING**

Routes are also posted on our facebook page and our website at:
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Applications are available at the Engineer's office at 526 Radio Rd, Storm Lake and on the Buena Vista County website. 712-749-2540

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Sanitary SERVICES
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Phone: 712-225-2313 Fax: 712-225-2125

(ROUTE #2)
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

Friday January 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

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Fall & Winter Operating Hours:
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