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Shopper

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VOLUME 63 - NO. 34
Wednesday, August 28, 2024
Spencer, Iowa 51301

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INSIDE Classifieds page 11 | Real Estate on pages 3 + 5

INSERTS
*Denotes Partial Run

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- Hardees
- Menards
- Subway

The Northwest Iowa Shopper is published every Wednesday by Enterprise Media, Inc. non-duplicated TMC product of The Spencer Reporter, at 22 E. Fourth St., PO Box 197, Spencer, IA, phone (712) 262-6610 and the Dickinson County News, PO Box AE, Spirit Lake, IA, phone (712) 336-1211. Deadline is noon Friday.

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Land Auction

Wednesday, September 18 at 10:00 a.m.
Greenville Community Center, Greenville, IA

160 Acres m/l

Clay County, IA
Sec. 10 & 27, Gillett Grove Twp.

Tr. 1 • 80 Ac. m/l • Avg. CSR2: 94.7
Tr. 2 • 80 Ac. m/l • Avg. CSR2: 96.7

Owner: Colleen Chambers Estate

& REAL ESTATE, INC.
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Land Auction

Thursday, September 5 at 10:00 a.m.
Sioux Rapids Fire Station, Sioux Rapids, IA

978 Acres m/l

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Land Auction

Tuesday, September 17 • 10:00 A.M.
Hartley Community Center, Hartley, IA

80 Acres m/l

Omega Twp., Sec. 26
O'Brien County, IA

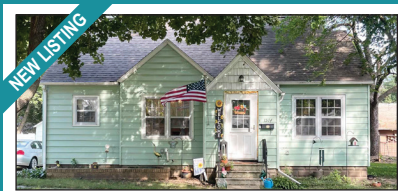
Avg. CSR2: 96.7

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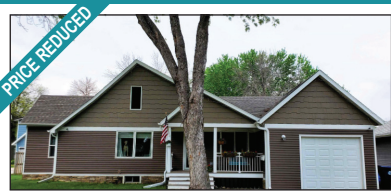
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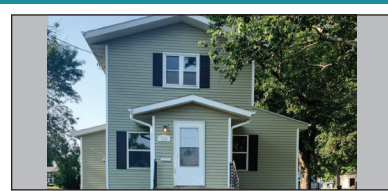
MLS# 240999
1514 1st Ave E, Spencer
\$154,000



MLS# 240505
709 East 8th Street, Spencer
\$227,000



MLS# 240875
2320 Hwy Boulevard, Spencer
\$218,000



MLS# 240877
310 1st Street SW, Spencer
\$150,000



MLS# 240696
310 14th Avenue West, Spencer
\$439,000



MLS# 231288
1101 Gowrie Street, Ruthven
\$171,999



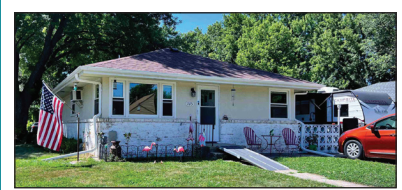
MLS# 240683
4362 & 4364 360th Street, Emmetsburg
\$300,000



MLS# 231182
1707 West 11th Street, Spencer
\$259,900



MLS# 240690
4030 290th Avenue, Dickens
\$355,000



MLS# 240925
703 8th Avenue W, Spencer
\$259,900



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712-363-2691



Kelly Pullen
712-240-0382



Nicole Nimke
712-363-0287



Lori Black
712-260-1372



Kyle Norris
712-240-5953



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712-358-0042



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712-363-5943



Sarah Stickler
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712-240-1000



Amanda Bjuström
Office Manager
712-580-4692

OPEN HOUSE

Sat., August 31, 10am-11am



231320 \$284,900
211 34th Ave. W, Spencer, IA



240900 \$339,000
1120 4th Ave. W., Spencer, IA



240857 \$94,900
431 E. Park St, Spencer, IA



240927 \$389,000
1201 11th Ave. SE., Spencer, IA



240942 \$114,000
114 W. 11th St., Spencer, IA



240485 \$449,000
3605 300th Ave., Dickens, IA



240589 \$135,900
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240978 \$49,500
621 E. Milwaukee St., Spencer, IA

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311 36th
Avenue W
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MLS# 240944 \$179,900



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1504 Lakeside Avenue
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MLS# 240458 \$469,000

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Spencer, IA

MLS# 240940 \$329,000

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Lane
Spirit Lake, IA

MLS# 230219 \$379,290

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601 E 9th
Street
Spencer, IA

MLS# 240886 \$187,500



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Candace McGuire
712-346-8778



Amber Oberman
712-330-8489



Katie Muhlbauer
712-790-7010



Dave Jacobsen
712-240-5253



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Midwest Land Management

Land For Sale

178 Acres m/I

Clay County, IA

Sec. 7, Freeman Twp.
Avg. CSR2: 77.7

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Midwest Land Management

Land For Sale

114 Acres m/I

Clay County, IA

Sec. 34, Peterson Twp.
Avg. CSR2: 77.1

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AUCTION CALENDAR

FRIDAY, AUGUST 30, 2024 AT 10:00 AM. LIVE/ONLINE RETIREMENT FARM MACHINERY AUCTION FOR SPECKETER FARMS. LOCATED AT 5161 100TH AVE., REMBRANDT, IOWA. KEVIN CONE- IOWA AUCTION GROUP WWW.IOWAAUCTIONGROUP.COM

THURSDAY, SEPTEMBER 5 AT 10:00 A.M. LAND AUCTION. 978 ACRES IN CLAY & BUENA VISTA COUNTY. AUCTION TO BE HELD AT THE SIOUX RAPIDS FIRE STATION IN SIOUX RAPIDS, IA. MIDWEST LAND MANAGEMENT. FOR MORE INFORMATION, CALL BEN HOLLESEN, 712-253-5779. WWW.MIDWESTLANDMANAGEMENT.COM.

FRIDAY, SEPTEMBER 6, 2024 AT 10:00 A.M. SAC CO. IOWA FARM AUCTION TO BE HELD AT ODEBOLT COMMUNITY CENTER, ODEBOLT, IA. OWNERS: JOHNSON FAMILY MEMBERS. AUCTIONEERS: MIKE & JIM GREEN, GREEN REAL ESTATE & AUCTION CO., 712-662-4442

WEDNESDAY, SEPTEMBER 11 AT 5:00 P.M. ESTATE FARM EQUIPMENT AUCTION FOR BILL NORTHEY ESTATE. ONLINE ONLY AUCTION! GO TO WWW.VW72.COM FOR MORE INFORMATION. OPEN HOUSE TO BE HELD TUESDAY, SEPTEMBER 10 FROM 5-6 PM NEAR SPIRIT LAKE, IA. VANDER WERFF AUCTIONS. 712-729-3264.

TUESDAY, SEPTEMBER 17 AT 10:00 A.M. LAND AUCTION. 80 ACRES IN O'BRIEN CO, OMEGA TWP. AUCTION TO BE HELD AT THE HARTLEY COMMUNITY CENTER IN HARTLEY, IA. MIDWEST LAND MANAGEMENT. WWW.MIDWESTLANDMANAGEMENT.COM. FOR INFORMATION, CALL BEN HOLLESEN, 712-253-5779.

WEDNESDAY, SEPTEMBER 18 AT 10:00 A.M. SAC CO. IOWA FARM. 292.32 ACRES OF FARMLAND. SALE LOCATED AT ALLEE AMERICAN LEGION HALL, NEWELL, IA. OWNER: MARLENE J. SCHNELL ESTATE. AUCTIONEERS: MIKE & JIM GREEN, GREEN REAL ESTATE & AUCTION CO., 712-662-4442

WEDNESDAY, SEPTEMBER 18 AT 10:00 A.M. LAND AUCTION. 160 ACRE AUCTION IN CLAY COUNTY, GILLET GROVE TWP. AUCTION TO BE HELD AT THE GREENVILLE COMMUNITY CENTER, GREENVILLE, IA. MIDWEST LAND MANAGEMENT. WWW.MIDWESTLANDMANAGEMENT.COM. FOR MORE INFORMATION, CALL BEN HOLLESEN, 712-253-5779.

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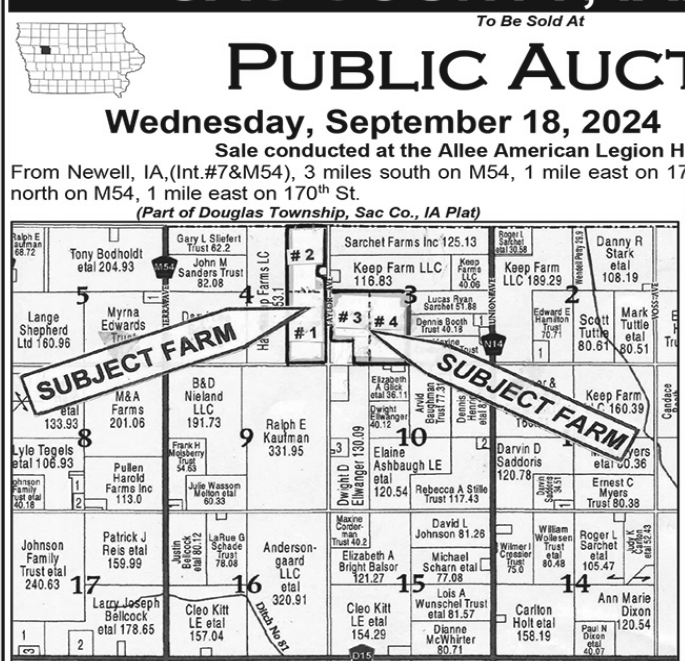
SAC COUNTY, IA. FARM

To Be Sold At

PUBLIC AUCTION

Wednesday, September 18, 2024 at 10:00 A.M.

Sale conducted at the Allee American Legion Hall in Newell, IA.
From Newell, IA, (Int.#7&M54), 3 miles south on M54, 1 mile east on 170th St.; OR from Sac City, IA, 8 miles north on M54, 1 mile east on 170th St.
(Part of Douglas Township, Sac Co., IA Plat)



292.32 ACRES OF WELL LOCATED, HIGHLY PRODUCTIVE SAC COUNTY, IA FARMLAND LOCATED NE OF SAC CITY, IA OR SE OF NEWELL, IA THAT HAS ENJOYED GOOD FARMING PRACTICES!

SIMULCAST INTERNET BIDDING

Live Simulcast Internet Bidding will be available 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.

LEGAL DESCRIPTIONS

E1/2 SE1/4 & E1/2 NE1/4, Ex. Lot A, Section 4, T89N, R35W of 5th P.M. AND SW1/4, Ex. Lot A., Section 3, T89N, R35W of 5th P.M., (Douglas Township), Sac County, Iowa

GENERAL DESCRIPTION & METHOD OF SALE


292.32 Acres of highly productive, well located Sac County, Iowa farmland:
Offered as 4 parcels: **PARCEL #1:** An 80 acre parcel w/CSR2 of 84.6; **PARCEL #2:** a 68.33 acre parcel w/CSR2 of 84.1; **PARCEL #3:** A 63.99 acre parcel w/CSR2 of 81.8 and **PARCEL #4:** An 80 acre parcel w/CSR2 of 81.7. The parcels will be offered with the successful high bidder to have choice of all of the four parcels. In the event the high bidder selects all of the parcels, the sale is over. In the event the high bidder selects one to three parcels, the remaining parcel(s) will then be offered.
FSA currently has these parcels combined and indicate total Cropland Acres of 283.96; Parcel # 1 & Parcel # 2: combined cropland acres of 144.63; Parcel # 3 & Parcel # 4: combined cropland acres of 139.23. Total Corn Base of 267.19 w/PLC yield index of 164; Soybean Base of 16.67 w/yield index of 53.

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 in full on or before November 20, 2024. Possession given upon closing, subject to the current farm lease which has been terminated and will expire on March 1, 2025. Real Estate Taxes will be pro-rated 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. Any announcements made of day of sale will supersede any advertising. The sale is Subject to District Court Approval.

AUCTIONEER'S NOTE

This sale affords an Excellent Opportunity to acquire well located, highly productive Sac County farmland that would make a solid addition to an existing operation or Ideal Investor/Income type properties.

INTERNET BIDDING BY

Executive: Joshua J. Walsh, Newell, IA
Attorney for Estate: James W. Gailey, Newell, IA
Sale Arranged & Conducted By:

Green Real Estate & Auction Co.
Mike Green & Jim Green, Auctioneers
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DICKINSON COUNTY NEWS

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2024 FOOTBALL CONTEST

It's easy to enter each week

1. There is one game listed below in each of the sponsors ads.
2. Write your pick of the winning team for each game by the corresponding number on the entry form below.
3. Limit 1 entry per person each week.
4. Mail, drop off or e-mail your Entry Form to:
Football Contest c/o Spencer Reporter
22 East 4th Street | PO Box 197 | Spencer, IA 51301
Entries mailed must be postmarked by Friday.
Entries dropped off or e-mailed must be received by 4 p.m. each Friday
E-mail: classifieds@spencerdailyreporter.com
DCN and SR employees & family members are ineligible

WEEKLY PRIZES ARE 1ST \$25 GIFT CERTIFICATE | 2ND \$15 GIFT CERTIFICATE | 3RD \$10 GIFT CERTIFICATE FROM A SPONSORING BUSINESSES BELOW

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#10. SERGEANT BLUFF-LUTON @ LEMARS

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Sunday, Sept. 22nd
Register Today!

1/2 Mile West of Clay County Fairgrounds at 2200 W 18th St.
(712) 262-2028 | spencergolf.com

#6. CEDAR RAPIDS KENNEDY @ WEST DES MOINES, DOWLING

WEEK #1

FOOTBALL CONTEST ENTRY FORM

1. _____	8. _____
2. _____	9. _____
3. _____	10. _____
4. _____	11. _____
5. _____	12. _____
6. _____	13. _____
7. _____	

Tiebreaker Total Points Scored in Game #1: _____ Points
If there is a tie on total pts scored, winner will be determined by random drawing of tied entries.

Name: _____

Phone #: _____ **Mailing Address:** _____

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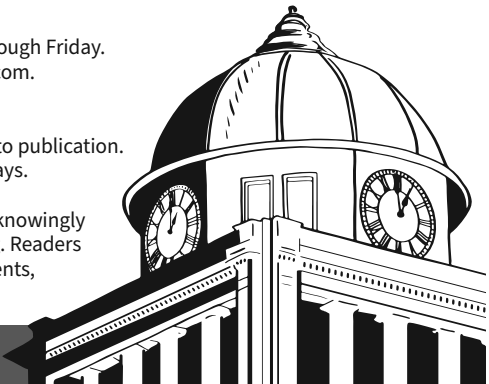
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IOWA STATE UNIVERSITY
Extension and Outreach



Support Local 4-H & FFA Members at the Clay County Fair Beef & Premium Auctions!

Join us *in-person* for the 2024 4-H and FFA Market Beef and Premium Sale.

Beef Sale
Sept. 9
9 a.m.

Premium Sale
Sept. 14
8 a.m.

We currently have

790 Exhibitors

from

52 Counties

and almost

3,600 Entries!

Come support our local and regional youth!

This institution is an equal opportunity provider.
For the full non-discrimination statement or accommodation inquiries, go to www.extension.iastate.edu/diversity/ext.

PARKS MARINA

BUY A BOAT

SUPER SALE!

MODELS THAT ARE PRICED TO CRUISE.



\$504
A MONTH

2023 Chaparral 23SSi

~~\$99,781~~ | NOW: \$65,000 with trailer!



\$364
A MONTH

2023 Robalo 180

~~\$58,045~~ | NOW: \$46,900 with trailer!



\$488
A MONTH

2022 Chaparral Surf

~~\$92,739~~ | NOW: \$63,000 with trailer!

MORE SUPER SAVINGS ON MUST GO MODELS!

2023 Grady White 180
~~\$69,350~~ | NOW: \$54,950

2023 Robalo 206 Cayman
~~\$67,963~~ | NOW: \$47,900 with trailer!

2023 Robalo R222
~~\$98,605~~ | NOW: \$89,900 with trailer!

2023 Robalo R230
~~\$112,650~~ | NOW: \$91,900 with trailer!

2023 Crownline E275
~~\$165,322~~ | NOW: \$121,900

2022 Chaparral 23SSi
~~\$99,781~~ | NOW: \$65,000 with trailer!

2023 Chaparral 23SSi
~~\$108,453~~ | NOW: \$70,000

2023 Crest LX 220 SLC
~~\$79,575~~ | NOW: \$59,900

2023 Crest DLX 240 SLRC
~~\$85,926~~ | NOW: \$69,900

2023 Barletta Lusso L23UCA
~~\$169,070~~ | NOW: \$129,900

2023 Barletta Cabrio C24U
~~\$103,618~~ | NOW: \$79,900

2023 Barletta Corsa 21QC
~~\$88,020~~ | NOW: \$67,000

2023 Barletta Lusso L25MA
~~\$201,462~~ | NOW: \$152,500



\$464
A MONTH

2023 Crest 240SLSC

~~\$71,966~~ | NOW: \$59,900



\$697
A MONTH

2023 Crownline 240SS

~~\$121,692~~ | NOW: \$89,900 with trailer!



\$387
A MONTH

2022 Crest Classic Fish

~~\$63,357~~ | NOW: \$49,900

For more information: Call/Text: 712-332-7303 | Email: sales@parksmarina.com | parksmarina.com

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8.25% with approved credit



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