

DOROTHY CARROLL REVOCABLE TRUST, OWNER

174.48 ACRES M/L - SHELBY COUNTY FARMLAND AUCTION

SATURDAY, JUNE 27, 2020 • 10:00 A.M.

SALE LOCATION: 1609 F58 St. – Harlan, IA

FARMLAND SOLD IN 2 PARCELS

PARCEL 1 – 113.77 ACRES M/L (Monroe Twp. – Section 7)

FARM LOCATION: Take Hwy. 59 south of Harlan 4.7 miles and turn east on F58. Then drive 3.5 miles and parcel 1 will be on the south side of the road.

LEGAL DESCRIPTION: Subject to survey

CSR2: 84.2

Soil Types: Marshall, Kennebec, Ackmore, Zook, Nodaway

TAXES: Approximately \$3698/yr.

CRP: There are two CRP contracts on Parcel 1. One is for 12.84 acres x \$300 per acre with a start date of Oct. 1st, 2017 and runs through Sept. 30th, 2027 with annual payment of \$3852. The other is for 2.3 acres x \$260.40 per acre with a start date of Oct. 1st, 2011 and runs through Sept. 30th, 2021 with annual payment of \$598.92.

PARCEL 2 – 60.71 ACRES M/L (Fairview Twp. - Section 12)

FARM LOCATION: Take Hwy. 59 south of Harlan 4.7 miles and turn east on F58. Then drive 3.4 miles and turn south on Orange Road. Drive .4 miles south and parcel 2 will be on the west side of the service B road.

LEGAL DESCRIPTION: Subject to survey

CSR2: 77.4

Soil Types: Kennebec, Ackmore, Zook, Nodaway

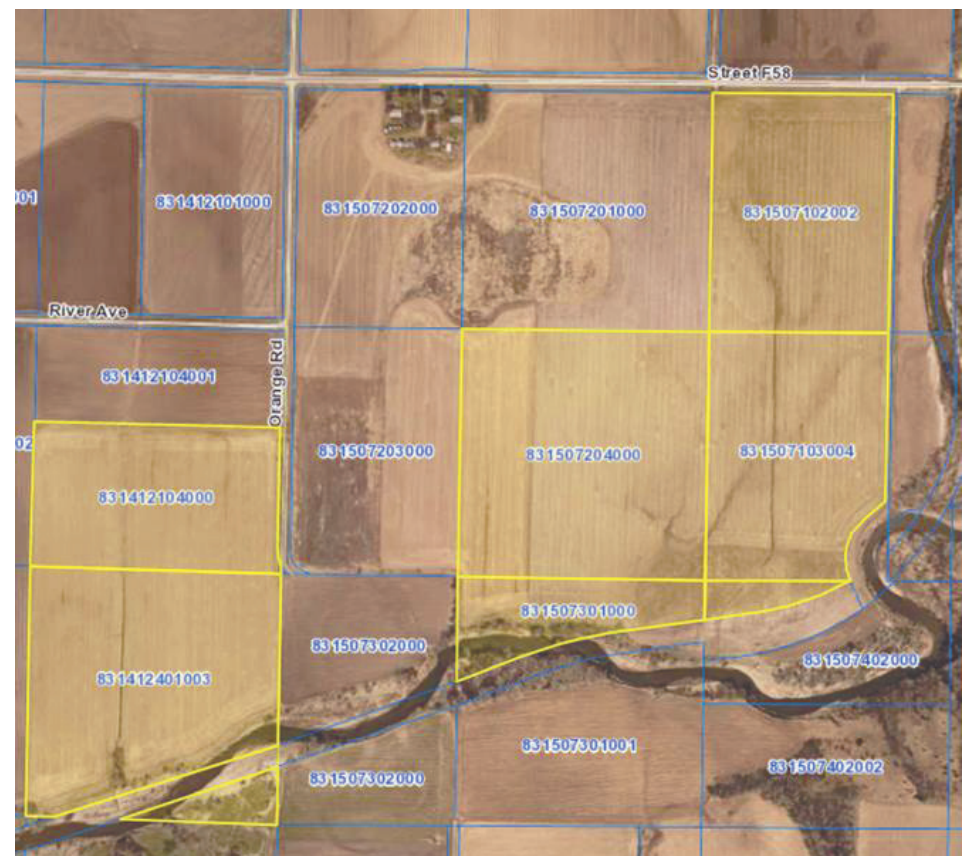
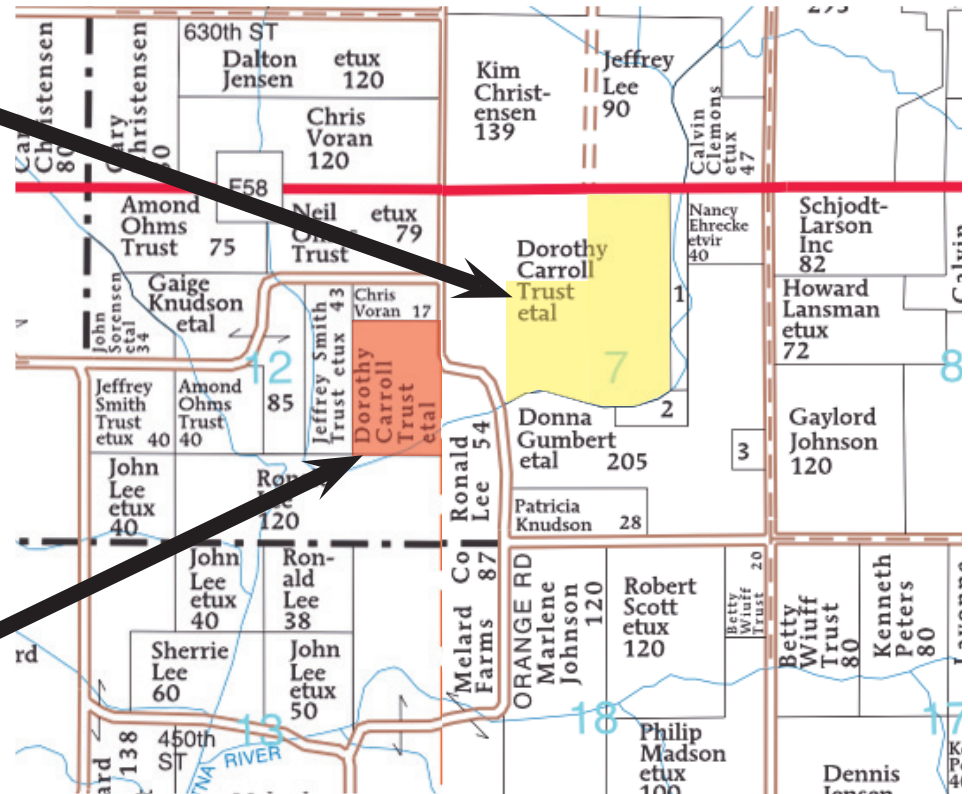
TAXES: Approximately \$1808/yr.

CRP: There are two CRP contracts on Parcel 2. One is for 2.44 acres x \$260.40 per acre with a start date of Oct. 1st, 2011 and runs through Sept. 30th, 2021 with annual payment of \$635.38. The other is for 3.93 acres x \$334 per acre with a start date of Oct. 1st, 2014 and runs through Sept. 30th, 2024 with annual payment of \$1315.

FSA INFORMATION: All tracts have been farmed as a single unit. When sold individually new base and yield information will be determined by local FSA office. **CURRENT FARM INFORMATION:** Effective DCP Cropland 210.65 acres. Corn Base 209.60 acres, PLC Yield 162. Soybean Base 1.05, PLC Yield 47.

TERMS: The successful bidder or bidders will sign a purchase agreement on the day of the sale at which time put 15% down payment with the balance due on July 30, 2020. New owner will take full possession on March 1st, 2021. The new owner will also receive second half rent payment, equal to \$112.50 per tillable acre (based on annual rent of \$225 per tillable acre) payable to Buyer on December 1, 2020. This property will be sold "AS IS" through a cash sale with closing on July 30, 2020 and not contingent on financing. CRP payments that are made in October will be assigned to the buyers. Sellers reserve the right to refuse any or all bids.

TAXES: Sellers agree to pay all taxes prorated to date of closing.



Attorney: Daniel Fischer, 602 Market St., Harlan, IA 51537. Phone # 712-755-3156.

AUCTIONEER'S NOTE: We are very excited to have the opportunity to sell this excellent parcel of Shelby County Farmland. All information gathered at County FSA office is deemed reliable, however it will be the responsibility of interested parties to research and verify their own information. Anything said day of sale takes precedence over all written materials.



AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA

Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024

Curtis Osborn, 712-246-8722

Clerk: Osborn Auction LLC, Walnut, IA

www.osbornauction.com

All announcements made day of sale take precedence over all written material.