

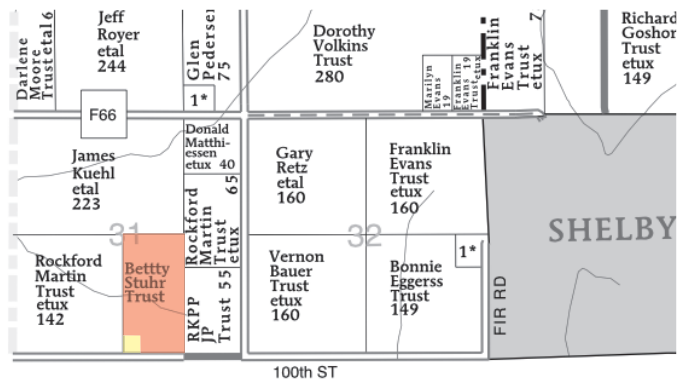
BETTY STUHR REVOCABLE TRUST, OWNER

77.21 ACRES M/L – SHELBY COUNTY FARMLAND AUCTION (SHELBY TOWNSHIP – SECTION 31)

SATURDAY, AUGUST 29, 2020 AT 10:00 A.M.

SALE LOCATION: 426 100th St., Shelby, IA

USDA United States Department of Agriculture
Shelby County, Iowa



FARM LOCATION: From Shelby take M 16 south and turn west on Stone Arch TRL Rd. which turns into 100th St. and drive 2 miles. Farm is located on the north side of the road.

LEGAL DESCRIPTION: Subject to survey.

(The Acreage has been surveyed off and will not be included.)

CSR2: 73.9

FSA INFORMATION:

Cropland Acres: 74.5 Acres M/L
Farm has not been in any farm programs involving Farm Service Agency.

SOIL TYPES: Monona, Ida, Judson-Ackmore-Colo, Marshall

TAXES: Approximately \$2,996/yr.

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 September 29th, 2020. New owner will take full possession on March 1st, 2021.

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

CLOSING ATTORNEY: Daniel Fischer – 602 Market St., Harlan, IA. 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. View a drone video of property at www.osbornauction.com. Sellers reserve the right to refuse any or all bids.



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.