

WILBER L. & IOMA C. HUBBARD TRUST, OWNER

**62 TAXABLE ACRES M/L
POTTAWATTAMIE COUNTY
FARMLAND AUCTION
(LINCOLN TOWNSHIP – SECTION 34)**

WEDNESDAY, DECEMBER 2, 2020 • 10:00 A.M.

SALE LOCATION: 415 Antique City Dr., Walnut Community Center – Walnut, IA

FARM LOCATION: From Walnut take M47 south 9.7 miles and farm is located on the east side of the road.

BRIEF LEGAL DESCRIPTION: S1/2 NW 1/4, West of Walnut Creek, LINCOLN TWP. - SECTION 34.

CSR2: 72.7

SOIL TYPES: Ida, Judson, Ackmore, Marshall, Exira, Shelby

TAXES: Approximately \$1988/yr.

CROPLAND ACRES: 60 Acres M/L

CRP: There are two CRP contracts. One is for 8.05 acres x \$255.45 per acre with a start date of Nov. 1st, 2015 and runs through Sept. 30th, 2026 with annual payment of \$2056. The other is for .96 acres x \$237 per acre with a start date of Dec. 1st, 2018 and runs through Sept. 30th, 2029 with annual payment of \$227.52.

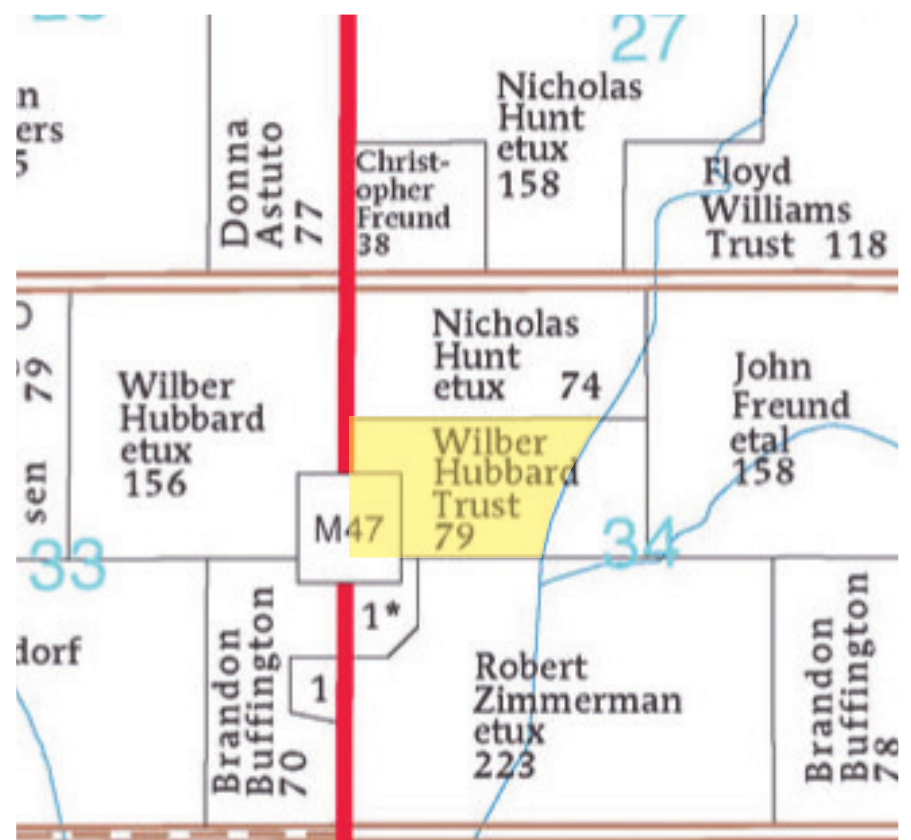
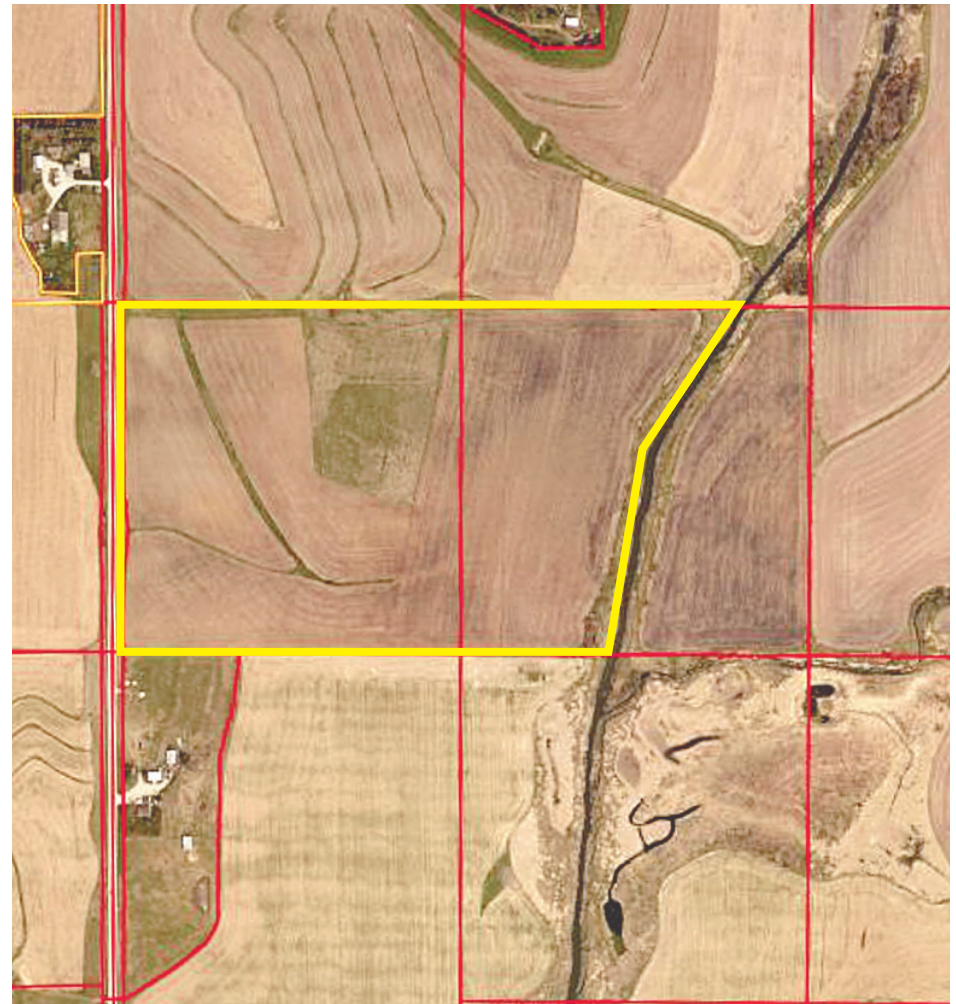
FSA INFORMATION: All of Wilber & Ioma Trust land has been farmed as a single unit. When this tract is sold the new base and PLC yield will be determined by local FSA office. CURRENT PLC Yield Information: PLC Corn Yield – 164 & PLC Soybean Yield – 52.

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 January 5th, 2021. New owner will take full possession on March 1st, 2021.

TAXES: Sellers agree to pay all taxes prorated to March 1, 2021.

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 Pottawattamie County Farmland. All information gathered at the 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. 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.