

MARLENE HIPNAR AND "THE LATE" GLEN HIPNAR, OWNER

11.67 ACRES M/L · SHELBY TOWNSHIP, SECTION 33
SHELBY COUNTY
FARMLAND AUCTION

WEDNESDAY, AUGUST 11, 2021 AT 10:00 A.M.

SALE LOCATION: 307 Bluff St. and go two blocks east to SE side of the farmground. - Shelby, IA

FARM LOCATION: Take Exit #34 off of I-80 and turn north of M16 and drive 1.3 miles. You will follow the curve on Bluff St. and go 2 blocks east and sale will be held on the SE side of the farm.

LEGAL DESCRIPTION: Subject to final survey. (The house & buildings have been surveyed off and will not be included.)

CSR2: 81.26. **FSA INFORMATION:**

Cropland Acres: 11.67

Acres M/L; Acre Corn Base: 9.1;

PLC Yield: 171; Acre Soybean

Base: 2.5; PLC Yield: 48. **SOIL**

TYPES: Monona, Ida, Judson-

Ackmore-Colo, Marshall; **TAX-**

ES: Approximately \$460/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 15th, 2021. New

owner will take full possession on

March 1st, 2022. **TAXES:** TAXES :

Sellers agree to pay all taxes

prorated to date of closing. **CLOSING ATTORNEY:**

Jim Sulhoff – 165 S. Elm St.,

Avoca, IA. Phone # 712-343-6311.



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. 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.