

GARY, DENNIS, DUANE ARENTSEN & JOYCE JENSEN, OWNERS

135.06 TAXABLE ACRES M/L – SHELBY COUNTY FARMLAND AUCTION

(SHELBY TOWNSHIP – SECTIONS 27, 33, 34)

MONDAY, NOVEMBER 29TH, 2021 AT 10:00 A.M.

SALE LOCATION: Therkildsen Center – 706 Victoria St., Harlan, IA

FARM LOCATION: From Main St. you will go east on Spring St. about .3 mile and farm is located on the north side of the road.

LEGAL DESCRIPTION: Part S ½ SW ¼ Sec. 27, lying S of ROW RR; strip 100' wide being S ½ abandoned RR ROW in SW ¼ Sec. 27; part N ½ NW ¼ Sec. 34, lying N of hwy; E 11 acres of S ½ NE ¼ NE ¼ & Lot 1 ASD SE ¼ NE ¼ Sec. 33; Twp. 78, Rng 40; except real estate condemned by the Town of Shelby, Iowa recorded as Instr. No. 2267-97 and except Parcel B of NE ¼ NE ¼ & of said Lot 1 as described in Survey recorded as Instr. No. 2021-2238. (The acreage has been surveyed off and will not be included.)

CSR2: 62.5

FSA INFORMATION:

Cropland Acres: 128.34

Acre Corn Base: 64.10

PLC Yield: 134

Acre Soybean Base: 64

Direct Yield: 41

Terraces: Yes

Soil Types: Marshall, Monona, Judson-Ackmore-Colo, Nodaway, Liston-Burchard, Clarinda, Kennebec, Zook, Burchard, Judson, Ida

TAXES: Approximately \$3694yr.

TERMS: The successful bidder or bidders

will sign a purchase agreement on the day of the sale at which time put 10% down payment with the balance due on December 29th, 2021.

New owner will take full possession on March 1st, 2022.

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

Closing Attorney: Kate Kohorst –
602 Market St., Harlan, IA. Phone # 712-755-3156

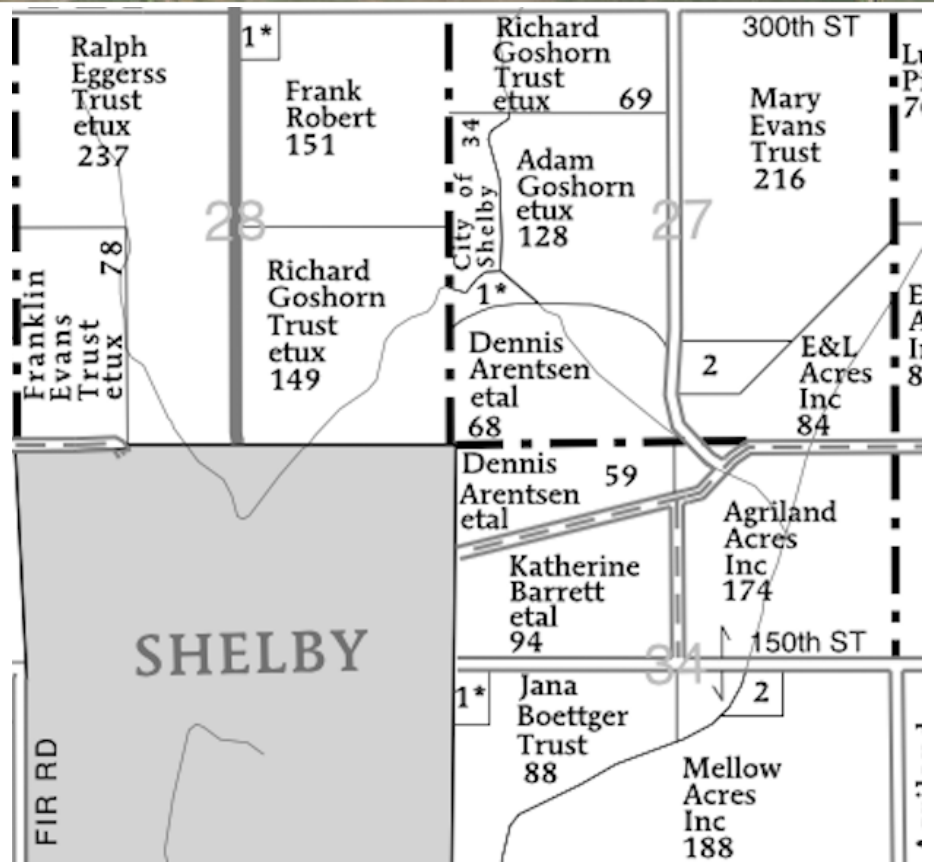
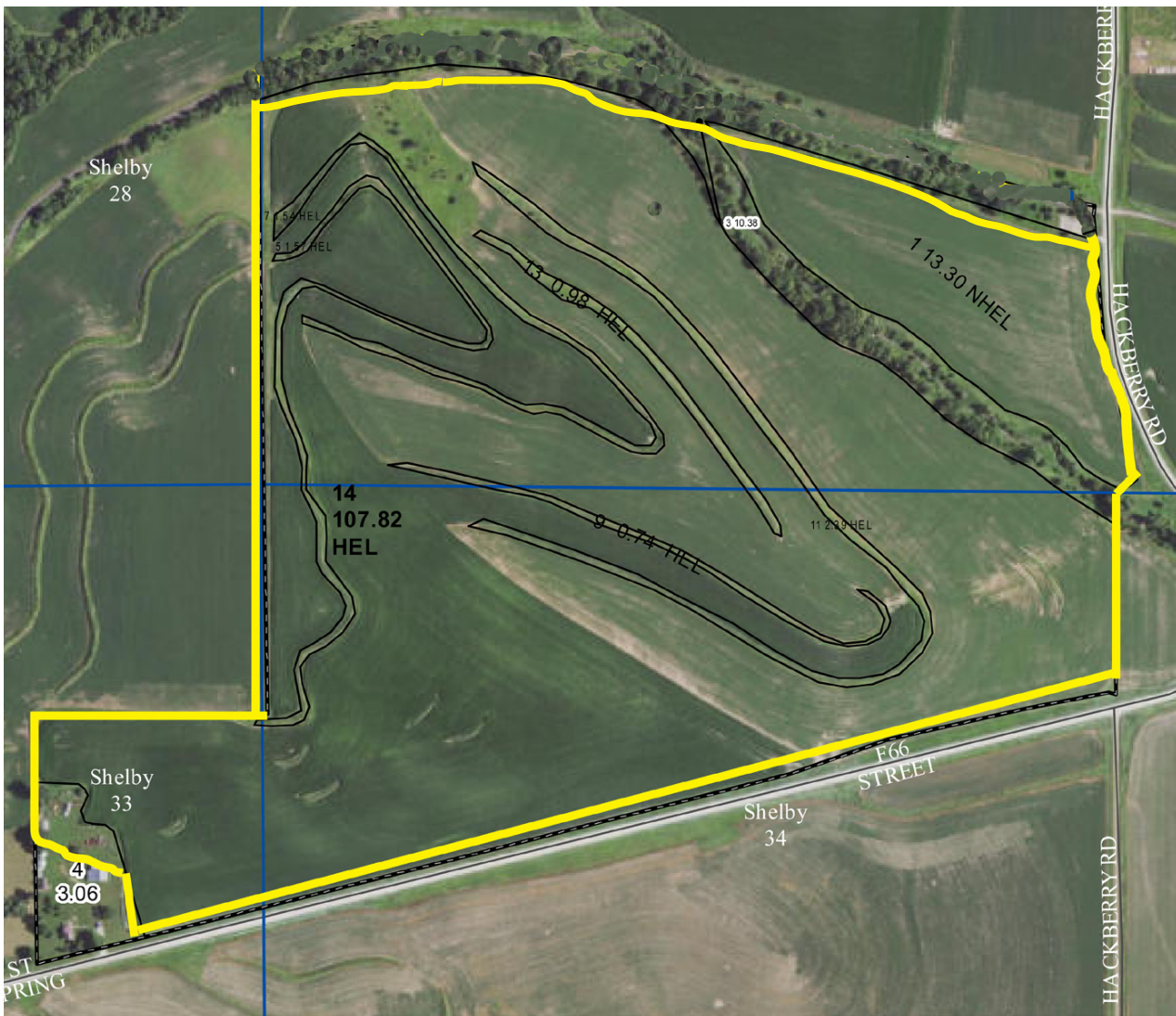
ALSO SELLING:

Grain bin – MFS 21' x 18'

Grain bin – 21' x 16'

Barn w/steel roof

Galvanized Utility Building – 16' x 28'



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.