

**CITY OF SHELBY, OWNER**

# ABSOLUTE REAL ESTATE AUCTION

**SUNDAY, NOVEMBER 14, 2021 • 12:30 P.M.**

**SALE LOCATION: 533 Road M16, SHELBY, IA**



**Brief Legal Description:** 9-78-40 - Parcel B SW ¼-NE 1/4

**General Description:** You will have an opportunity to buy 7.90 acres M/L located 4 miles directly north of Shelby on M16. The acreage has a 1 ½ story house built in 1944 with 2073 square feet of living space. There are 3 bedrooms and a kitchen, living room and dining room along with full bath. There is gas heat and central air but they will both need repaired. This house will need a lot of work to remodel from top to bottom but great possibilities as the location of this property is right on M16. There is also a detached garage and small shop directly to the east of the house. The acreage is very nice level lot and the other strong possibility is to clear out some of the overgrown trees, some of the other buildings and current house. Then build your dream home!

### **BUILDINGS & GRAIN BINS**

MFS Grain Bin – 30' x 18' – 1991

STORMOR Grain Bin – 24' x 16' – 1984

BARN – 60' x 54' – 1940

BARN – 48' x 48' – 1940

### **CORN CRIB**

There are several out buildings that the new owner will determine what to do with them. Some of the out buildings are dilapidated and some can definitely be of use by clearing out some volunteer trees and overgrown brush. The property will be sold "AS IS". Rural Water is available to hook up and also on REC power.

Terms: 15% down day of auction and balance due upon delivery of clear title and deed which will be about 30 days or December 14th, 2021.

**Closing Attorney: Clint Fichter – 119 North Elm St. Avoca, IA –(712)307-6461**

**Auctioneers: Osborn Auction, LLC**

**At the conclusion of the real estate auction we will sell the following items from the acreage.**

### **ANTIQUES & PRIMITIVES**

John Deere Horse Drawn Primitive Wagon (10'7" L x 3'4" W, Wood Spoked Wheels, NICE SHAPE)  
National Underwriters Laboratory Gas Pump (#64650)  
Wood Barrell  
Wood Extension Ladder  
2 – 8' Yard Gates

### **MACHINERY**

John Deere 3 pt. Sickle Mower w/7' bar  
3pt. 7' Blade  
60' Alloway Fieldmaster 8" Auger (Hydraulic lift)

### **LUMBER & MISC.**

200 – 16' 1x6 (Rough on both sides, Nice)  
6 – 8' RR Ties  
28 – 26' 2x12s  
3 Rolls of Copper Wire  
Corn Tunnels  
Misc. Wood Fence Posts  
Misc. Dimensional Lumber  
Steel Fence Posts  
2- 14' Gates  
Misc. Gates



**Auctioneer's Note:** This is a great opportunity to buy a very affordable acreage of 7.90 acres M/L. There are several other buildings on the property and you will need to call Kevin Osborn at 712-579-0825 to view the property or can also contact the mayor of Shelby, Ron Kroll at (402)689-3705. We will also be selling an Antique JD Wagon w/wood spoked wheels, National gas pump and other items after the real estate.



**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.**