

JOANNE POTTS ESTATE, OWNER

152 ACRES M/L – **SHELBY COUNTY FARMLAND AUCTION** (CLAY TOWNSHIP – SECTION 5)

THURSDAY, APRIL 28, 2022 AT 10:00 A.M.

SALE LOCATION: Elk Horn Town Hall - 4212 Main St., Elk Horn, IA

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

FSA INFORMATION:

Cropland Acres: 146.12 M/L

CSR2: 70.8

Acre Corn Base: 144.90

PLC Yield: 184

Terraces: Yes

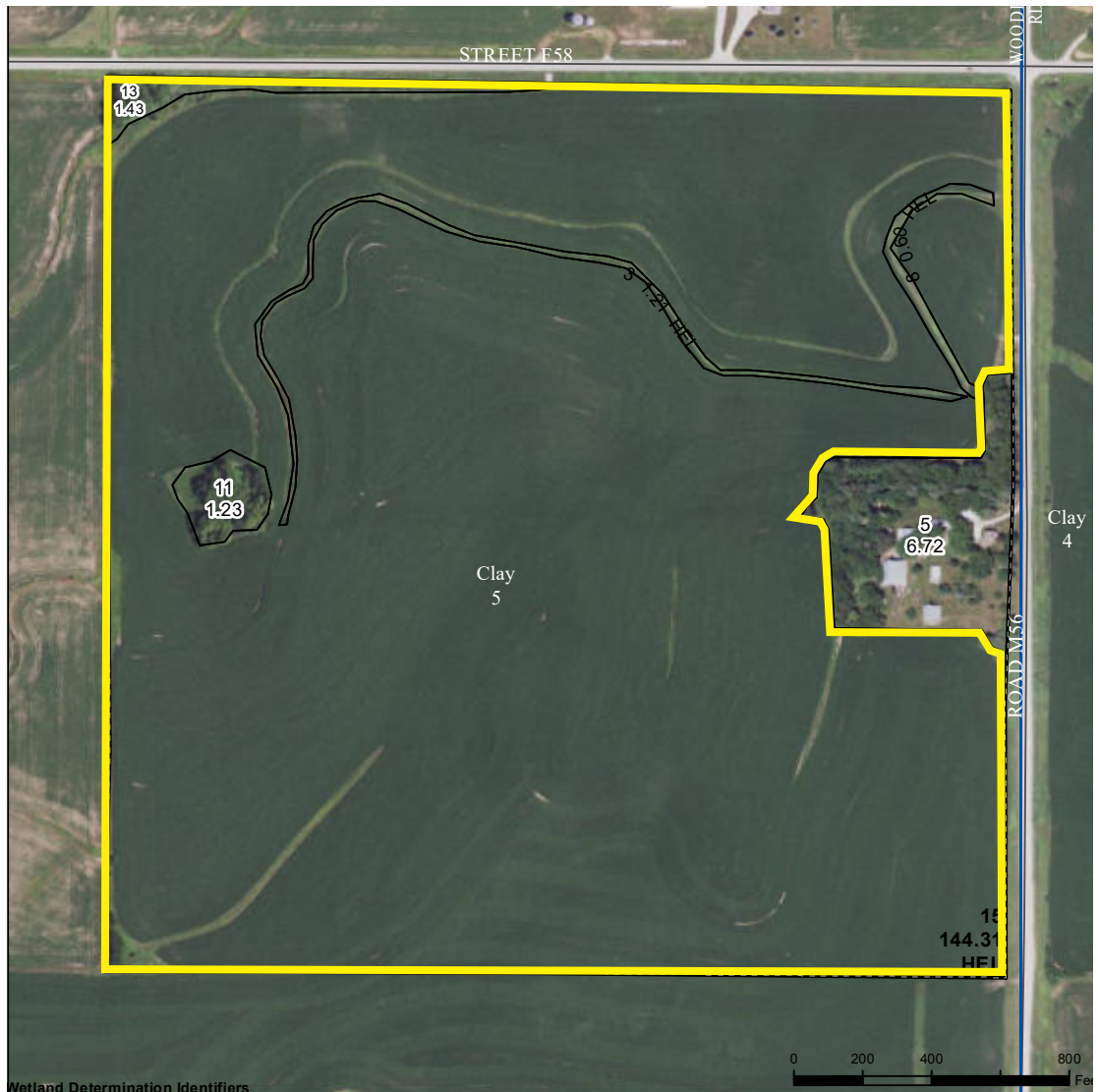
Soil Types: Exira, Marshall, Judson-Ackmore-Colo, Shelby-Adair

TAXES: Approximately \$4513 /yr. Sellers agree to pay all taxes prorated to date of closing.

Terms: The successful bidder or bidders will sign purchase agreement on the day of sale at which time 10% down payment with balance due on closing date of Sept. 8th, 2022. The new owner will be credited the 2nd half cash rent of \$21,600 at time of closing.

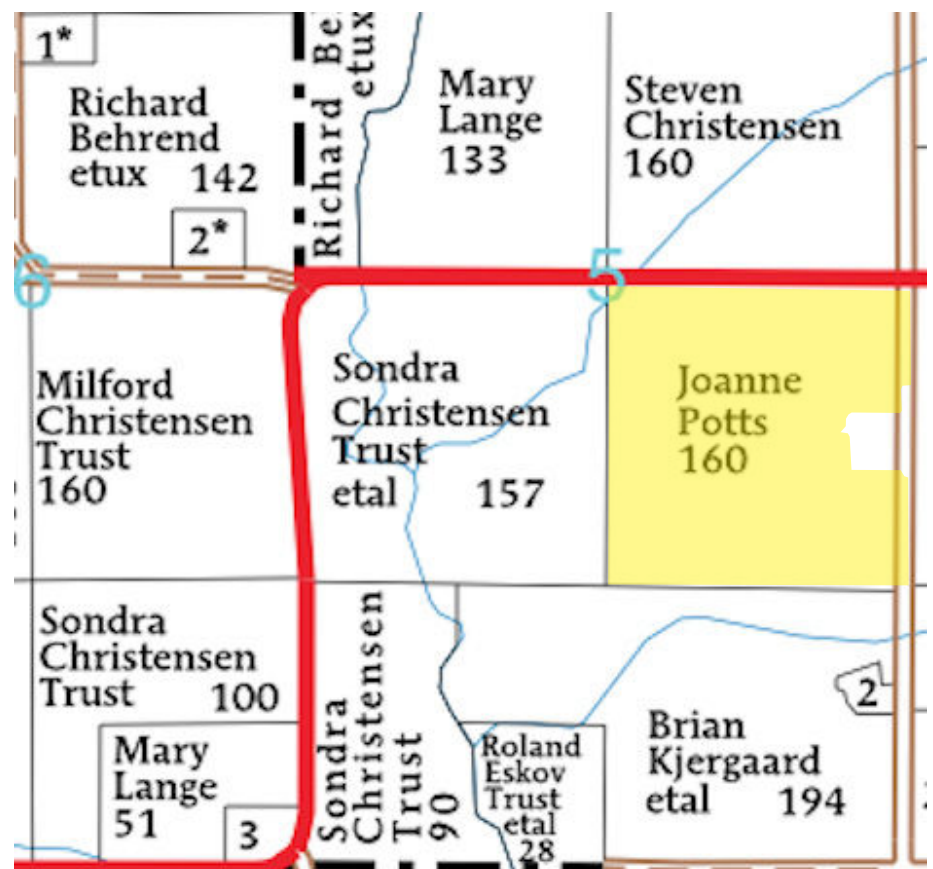
Possession: Full possession on March 1st, 2023.

Closing Attorney: Marcus Gross, 711 Court St., Harlan, IA., Phone # 712-755-3141.



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. Property legal description is available upon request by contacting the Closing Attorney's office. Property is being sold "AS IS". Osborn Auction LLC and Wayne Hansen Real Estate LLC represent the seller in this transaction. Announcements made the day of sale takes precedence over all written materials.

Go to www.osbornauction.com or www.waynehansen.com to watch **DRONE VIDEO** of the farm.



AUCTION CONDUCTED BY:
OSBORN AUCTION LLC,
712-579-4824 &
Wayne Hansen Real Estate LLC
712-249-1785



All announcements made day of sale take precedence over all written material.