

LAVONNE ANDERSON TRUST, OWNERS

250.3 TAXABLE ACRES M/L – SHELBY COUNTY FARMLAND AUCTION (MONROE TOWNSHIP – SECTION 8)

MONDAY, APRIL 4TH, 2022 AT 10:00 A.M.

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

Farm Location: From Harlan, IA go south 4.8 miles and turn east at F38. Then go 5.4 east to Redwood Rd. and turn south and the farm will be ½ mile south and will be on the west side of road.

LEGAL DESCRIPTION: The Acreage has been surveyed off and will not be included. For full legal description please Contact Closing Attorney, Daniel Fischer at 712-755-3156.

FSA INFORMATION: There are three tracts of land that had been farmed as a single unit. Once this tract has been sold then the new base & yield information will be determined by the local FSA office.

CSR2: 69.9

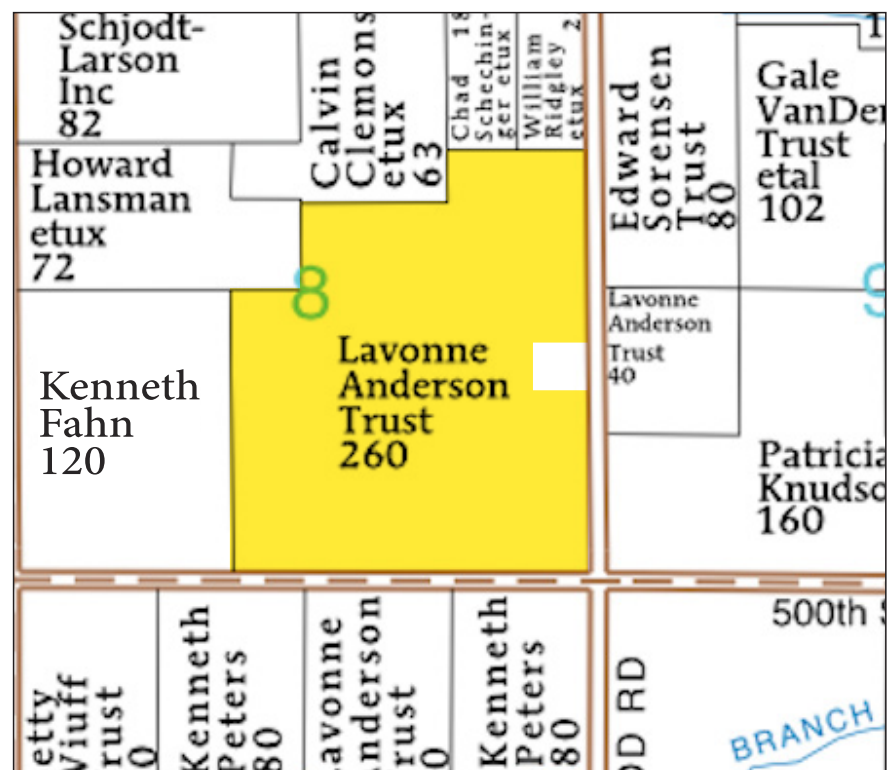
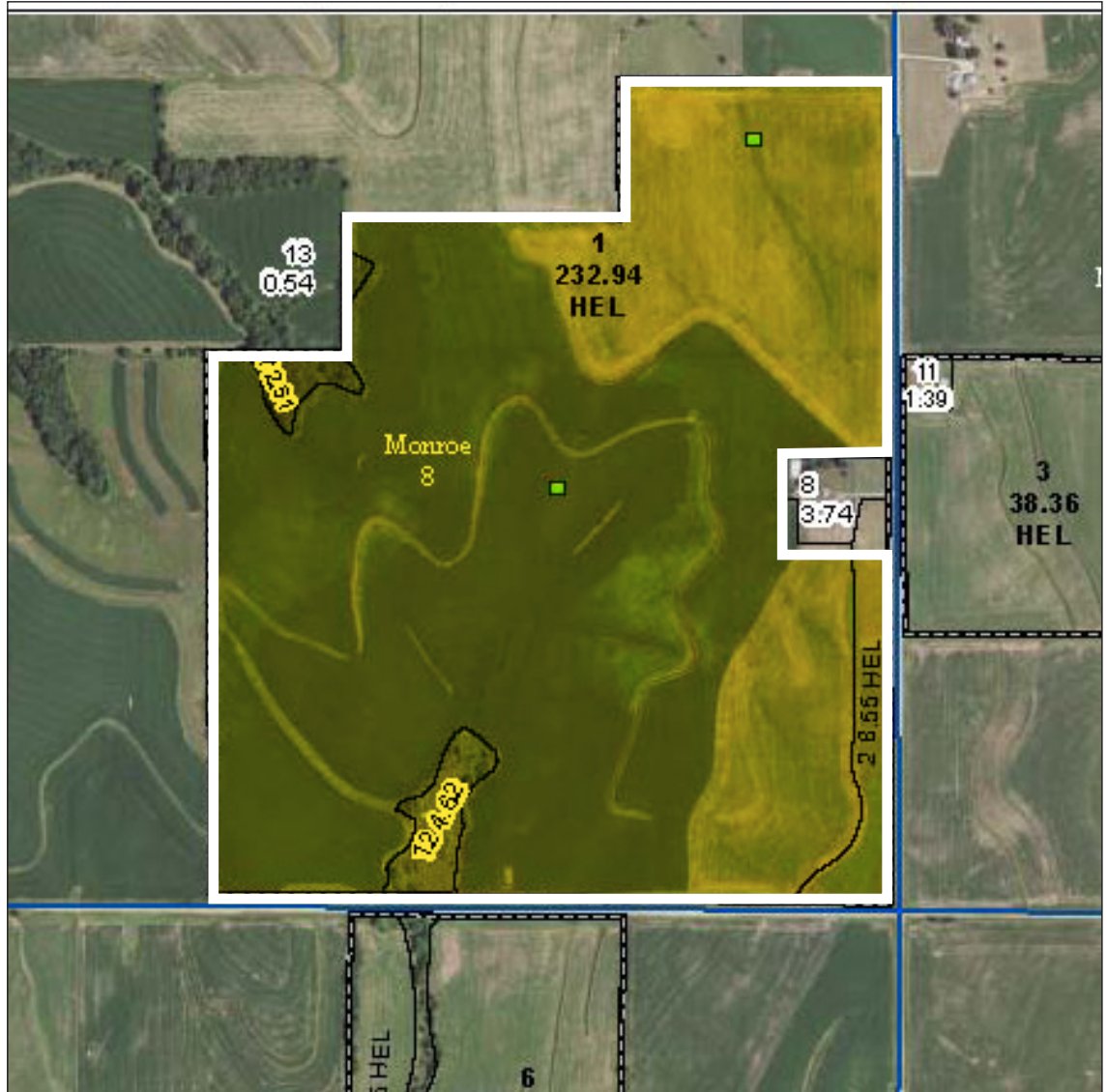
Cropland Acres: 232.94

Terraces: Yes

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

TAXES: Approximately \$7660/yr. and seller agree to pay all taxes prorated to date of closing. Once the acreage of 5 acres M/L has been surveyed off the taxes will be recalculated.

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 May 19th, 2022. New owner will take full possession on March 1st, 2023. The new owner(s) will receive credit at closing for the 1st half cash rent payment which is \$122.50 per acre x 233 cropland acres M/L which totals \$28,542. The new owner(s) will then receive the 2nd half of the cash rent payment \$122.50 x 233 acres M/L which totals \$28,542 on Dec. 1st 2022.



**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 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.