

H. DWAIN BOECK TRUST, OWNERS

156 TAXABLE ACRES M/L – **SHELBY COUNTY FARM- LAND AUCTION**

(CASS TOWNSHIP – SECTION 35)

MONDAY, JULY 25TH, 2022 @ 10:00 A.M.

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

FARM LOCATION: Go west on Hwy. 44 from Harlan 6.3 miles and turn south on Fir Rd. and Go 2.7 miles south and the farm is on the west side.

LEGAL DESCRIPTION: The Southeast Quarter of Section 35, Township 79 North, Range 40 West of the 5th P.M., and subject to public roads, Shelby County, Iowa.

FSA INFORMATION:

Cropland Acres: 155.2 acres M/L

CSR2: 68

Acre Corn Base: 155.2

PLC Yield: 157

Terraces: Yes

Soil Types: Monona, Judson-Ackmore-Colo, Ackmore, Liston-Birchard, Ida, Marshall, Dickery-Quiver, Zook

TAXES: Approximately \$4730/yr. and seller agrees to pay all taxes prorated to date of closing.

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 September 9th, 2022.

Possession: New owner will take full possession on March 1st, 2023.

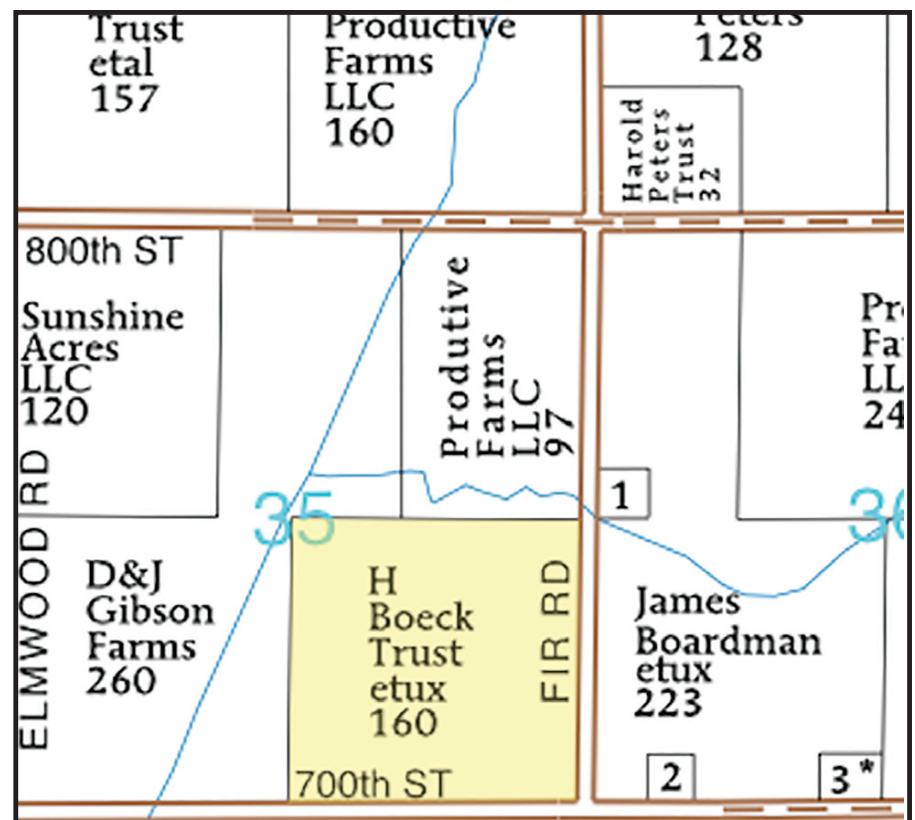


Closing Attorney: Daniel Fischer

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 the County FSA office is deemed reliable, however it will be the responsibility of interested parties to research and verify their own information. Anything said on the 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.