

JOHNKEN INC., OWNERS

156.1 ACRES M/L – **SHELBY COUNTY FARMLAND AUCTION** (LINCOLN TOWNSHIP – SECTION 34)

WEDNESDAY, AUGUST 31ST, 2022 • 10:00 A.M.

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

FARM LOCATION: From Harlan go west 2.3 miles on Hwy. 44 and then turn south on Ironwood Rd. and go 2.7 miles south and the farm is on the east side of the road.

LEGAL DESCRIPTION: The Southwest Quarter of Section 34, Township 79 North, Range 39 West of the 5th P.M., Shelby County, Iowa, except Part of the Northwest Quarter of the Southwest Quarter of Section 34, Township 79 North, Range 39 West of the 5th P.M., Shelby County, Iowa, described as follows: Beginning at the Northwest Corner thereof, running thence East 551 feet, thence South 270 feet, thence West 551 feet, thence North 270 feet to the place of beginning, subject to public roads.

FSA INFORMATION:

Cropland Acres: 154.65 acres M/L

CSR2: 68.7

Acre Corn Base: 112.50

PLC Yield: 184

Acre Soybean Base: 42.15

PLC Yield: 48

Terraces: Yes

Soil Types: Monona, Judson-Ackmore-Colo, Clarinda, Ida, Zook, Dockery-Quiver

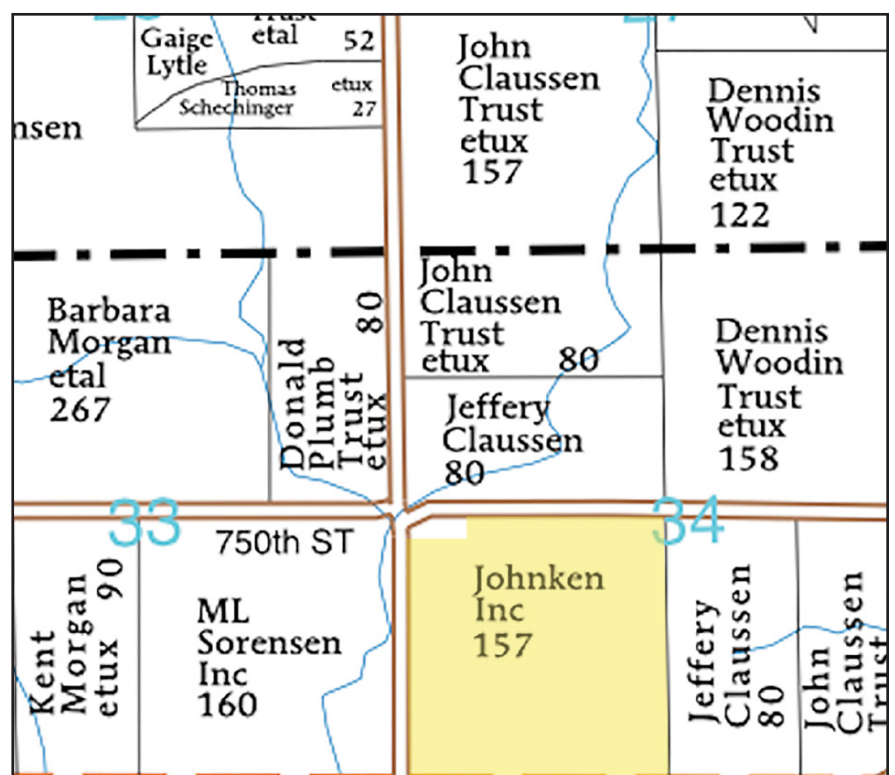
TAXES: Approximately \$4750/yr. and seller agrees to pay all taxes prorated to date of closing.

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 Jan. 4th, 2023.

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.