

BEVERLY DEA ESTATE, OWNERS

158 TAXABLE ACRES M/L –

SHELBY COUNTY FARMLAND AUCTION

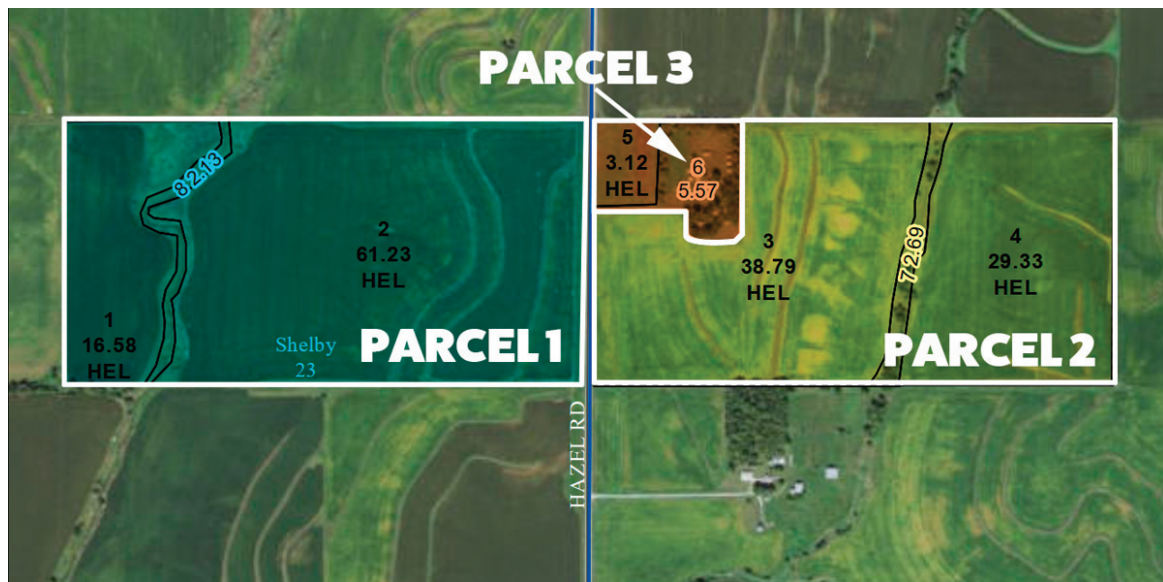
TUESDAY, NOVEMBER 15TH, 2022 @ 10:00 A.M.

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

Farm Location: Go south on Hwy. 59 from Harlan and turn west on F58 and go 3.5 miles east to Hazel Road. Turn south on Hazel Road and go 2.4 miles south. Parcel 1 will be on the west side of the road and Parcel 2 & 3 will be on the east side of the road.

FSA INFORMATION: The FSA information is figured with all Parcels together. This will be redone by the FSA office after the auction if there are different buyers for Parcel 1 & 2.

- Farmland Acres:** 159.44 acres M/L
- Cropland Acres:** 149.05 acres M/L
- CSR2:** 74.8
- Acre Corn Base:** 61.90
- PLC Yield:** 155
- Acre Soybean Base:** 61.80
- PLC Yield:** 46
- Terraces:** Yes
- Soil Types:** Monona, Judson-Ackmore-Colo, Ackmore, Judson, Ida, Dockery-Quiver



We will CHOICE out Parcel 1 & Parcel 2 to the highest bidder. The top bidder will have choice of Parcel 1 & Parcel 2. If top bidder takes both Parcel 1 & Parcel 2 we will then sell the acreage which is Parcel 3. The full survey of Parcel 3 will take place after the auction if there are different buyers for Parcel 2 & Parcel 3.

PARCEL 1 – 79 Taxable Acres M/L

- Shelby Twp. – Section 23**
- CSR 2 – 74.5**
- CROPLAND ACRES – 77.81 Acres M/L**

Contract has been signed with the Carbon Pipeline and it will be running right along the WEST property/fence line.

TAXES: Approximately \$2414 per year.

PARCEL 2 – 70.31 Taxable Acres M/L (Subject to survey)

- Shelby Twp. – Section 24**
- CSR 2 – 74.9**
- CROPLAND – 68.12 Acres M/L**
- TAXES:** Subject to Survey

PARCEL 3 – 8.69 Acres M/L (Subject to survey)

Shelby Twp. – Section 24

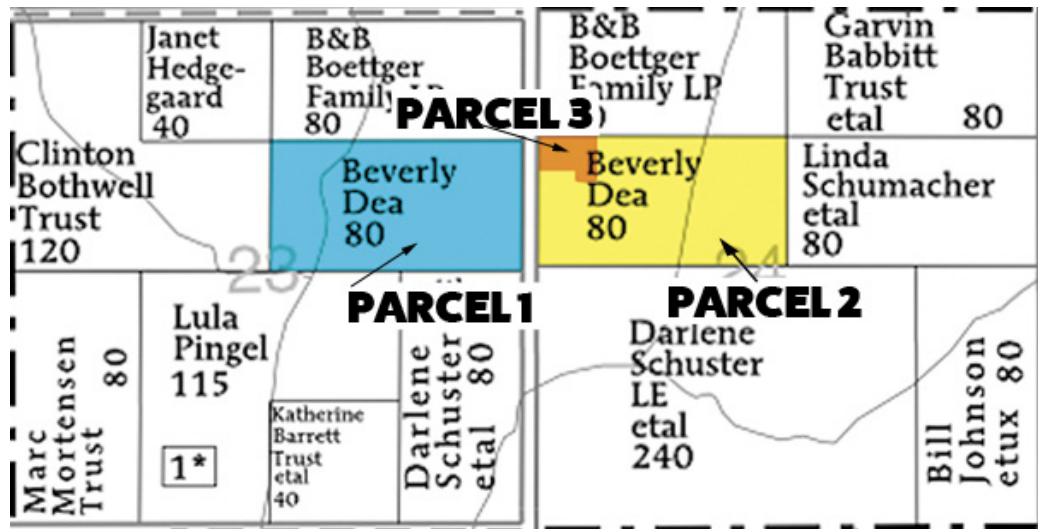
To view the acreage, call Kevin Osborn at (712)-579-0825.

There is a 1 ½ story house with 4 bedrooms upstairs and 1 bedroom on main floor. The house has central air along with gas heat. There is a cistern holding tank for water along with pump and pressure tank. The basement is unfinished and there is vinyl siding and also a concrete patio. There are several out buildings with a 3 car detached garage, barn and machine shed.

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 December 30th, 2022.

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

Closing Attorney: Jim Sulhoff – 165 South Elm St., Avoca, IA. - Phone # 712-343-6311.



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.