

# MARY ELLEN REISZ ESTATE, OWNERS

## 33.46 TAXABLE ACRES M/L – SHELBY COUNTY FARMLAND AUCTION (Cass Township – Section 28)

**THURSDAY, JANUARY 19, 2023 • 10:00 A.M.**

**SALE LOCATION: Portsmouth Legion Building – 201 2nd St., Portsmouth, IA**

**Farm Location:** From Portsmouth go south 1.1 miles on Hwy. 191 and turn east on 900th St. Drive .5 miles east and the road will turn into Cedar Rd. and the farm is on the east side of the road.

**The acreage has been surveyed off and will not be sold.**

**LEGAL DESCRIPTION:** Subject to survey.

### **FSA INFORMATION:**

**Cropland Acres:** 33 acres M/L

**CSR2:** 48.7

These figures are based on current FSA figures without the acreage being surveyed off as there is a small amount of farm ground on the south included with new acreage boundary.

**Acre Corn Base:** 26.4

**PLC Yield:** 118

**Acre Soybean Base:** 5.9

**PLC Yield:** 34

**Terraces:** Yes

**Soil Types:** Ida, Judson-Ackmore-Colo, Monona



**TAXES:** Subject to survey.

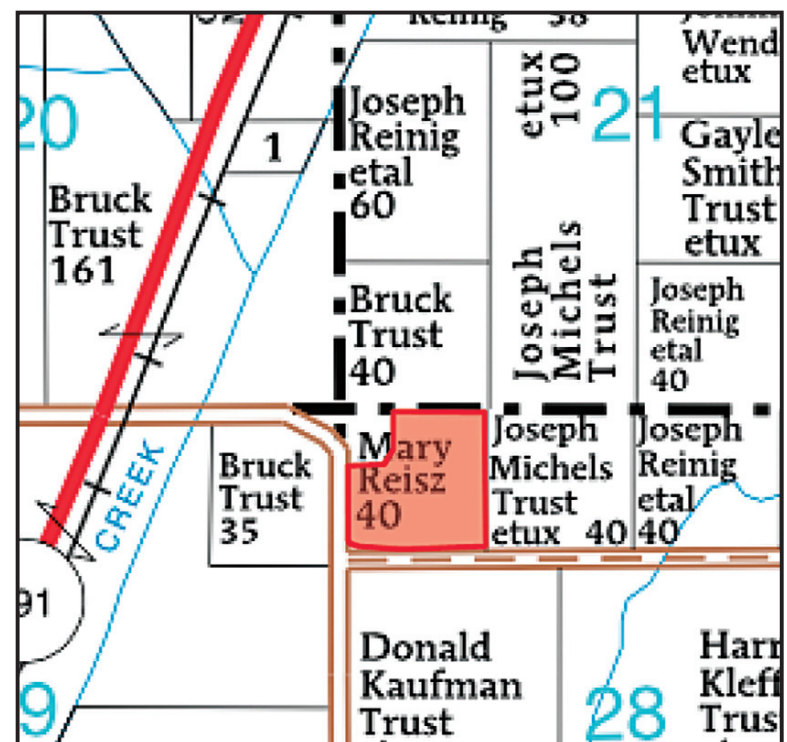
### **TERMS:**

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 February 28th, 2023.

**Possession:** New owner will take 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 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.**

