

LYLE NORDBY ESTATE, OWNERS

136.9 TAXABLE ACRES M/L
SHELBY COUNTY FARMLAND AUCTION
(Greeley Township – Section 24)

FRIDAY, JUNE 9TH, 2023 • 10:00 A.M.
SALE LOCATION: Irwin Community Building - 404 Front St. – Irwin, IA

FARM LOCATION:

From Irwin, IA go north 2 miles on M47 to 2200th St. Drive west .9 mile and farm is on south side of the road.

The acreage and land on north side of creek have been surveyed off and will not be sold.

LEGAL DESCRIPTION:

Subject to survey.

FSA INFORMATION:

These figures are based on current FSA figures without the acreage and land on the north side of the creek being surveyed off.

CSR2: 59

Acre Corn Base: 111.6

PLC Yield: 179

Acre Soybean Base: 29.4

PLC Yield: 47

Terraces: Yes

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

TAXES:

Subject to survey. Sellers agree to pay all taxes prorated to July 28th, 2023.

TERMS:

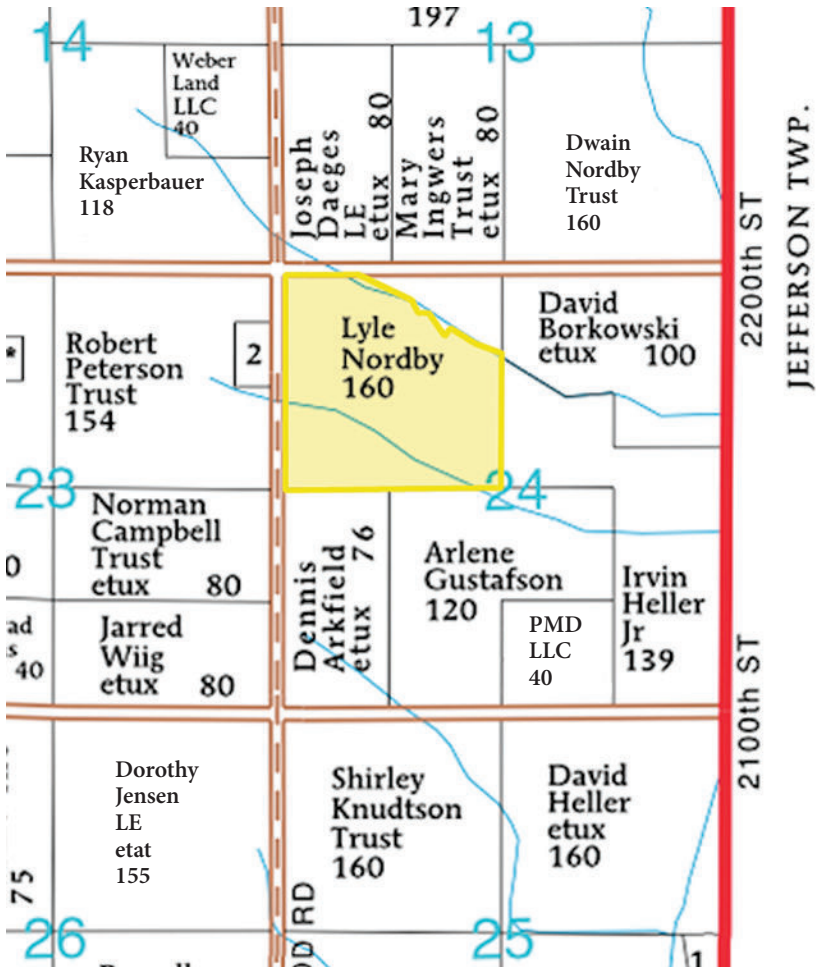
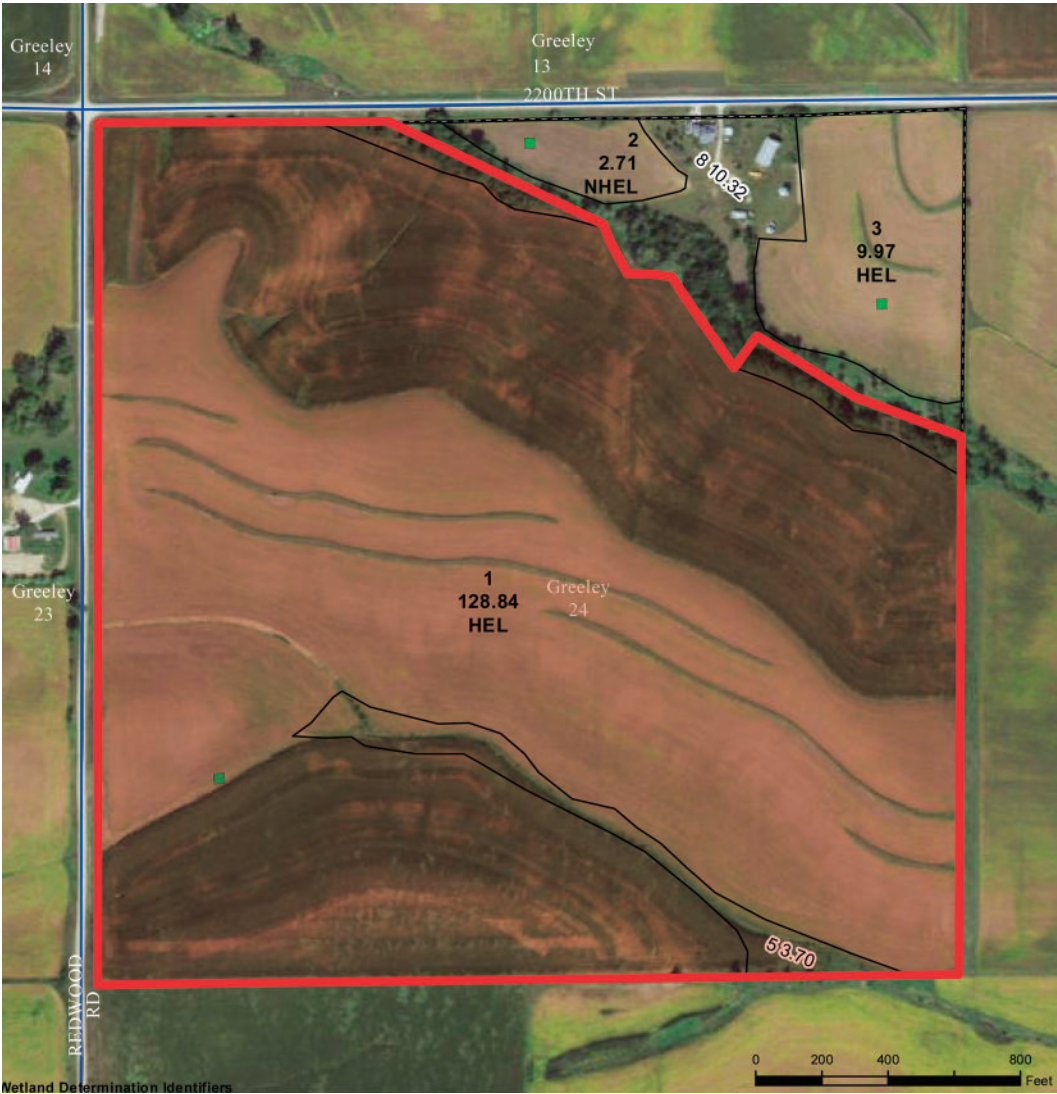
The successful bidder or bidders will sign a purchase agreement on the day of the sale at which time put 10% down payment with the balance due on July 28th, 2023. The new owner will be paid the 2nd half cash rent payment of \$19,000 by the tenant on December 1st, 2023.

POSSESSION:

New owner will take full possession on March 1st, 2024.

Closing Attorney: Kohorst & Fischer Law Firm
602 Market St., Harlan, IA – 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.