

**MICHAEL & ARLENE PAULEY, OWNER**

# 37.80 CROPLAND ACRES M/L SHELBY COUNTY FARMLAND AUCTION (WESTPHALIA TOWNSHIP - SECTION 21)

**THURSDAY, AUGUST 10, 2023 • 10:00 A.M.**

**SALE LOCATION: St. Boniface Parish Hall - 305 Duren St., Westphalia, IA**

**SIMULCAST ONLINE BIDDING AVAILABLE DURING LIVE AUCTION.**

**GO TO [WWW.OSBORNAUCTION.COM](http://WWW.OSBORNAUCTION.COM) FOR DETAILS**

## **FARM LOCATION:**

From Westphalia, IA go 1 mile north on Hickory Rd. and then curves east on 1600th St. Go .25 miles east and farm is on the south side of the road.

## **LEGAL DESCRIPTION:**

The Northeast Quarter of the Northeast Quarter of Section 21, Twp. 80 North, Range 39 West of the 5th P.M., Shelby County, Iowa, except therefrom Parcel A as described in Survey recorded as Instrument No. 1963-2004.

## **FSA INFORMATION:**

**Farmland Acres:** 38.43 Acres M/L

**Cropland Acres:** 37.80 Acres M/L

**CSR2:** 67.3

**Acre Corn Base:** 24.8

**PLC Yield:** 200

**Tiled:** YES

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

## **TAXES:**

Approximately \$1096/yr. and sellers agree to pay all taxes prorated to date of closing.

## **TERMS:**

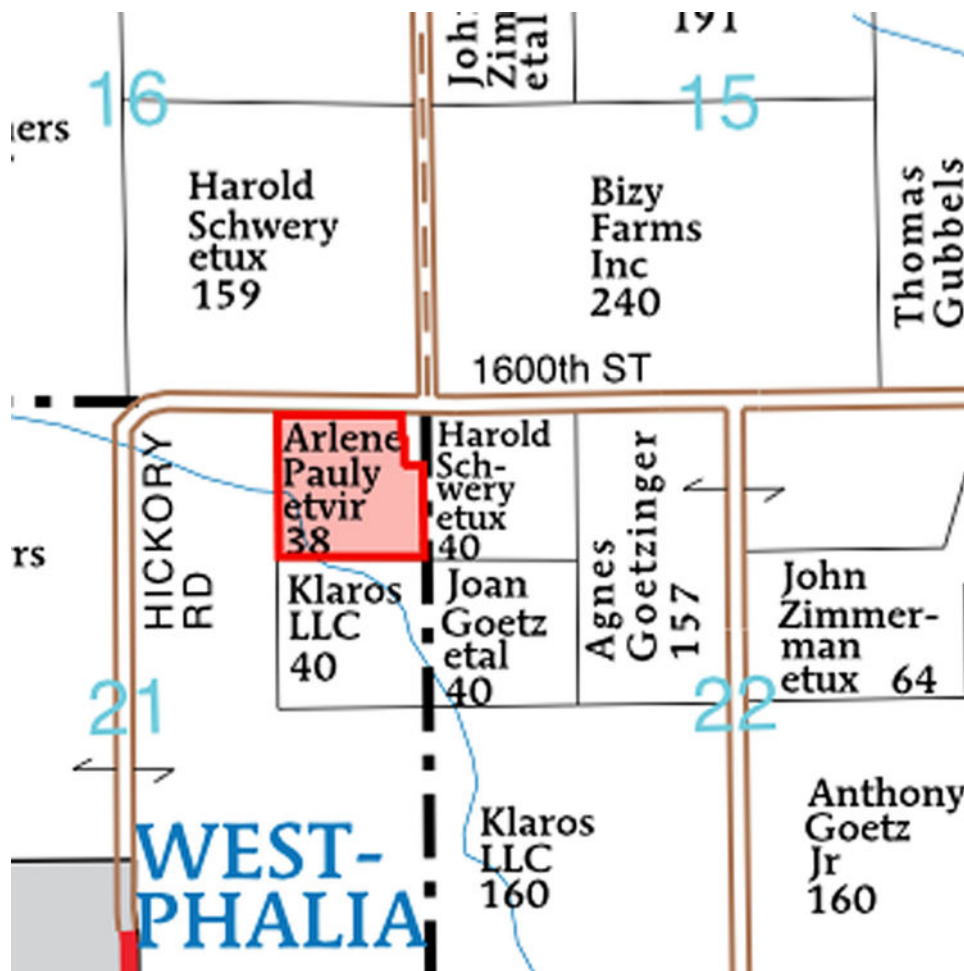
The successful bidder or bidders will sign a purchase agreement on the day of the sale at which time put 10% down payment with the balance due on September 25th, 2023.

## **POSSESSION:**

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

**Closing Attorney: Marcus Gross**  
**711 Court St., Harlan, IA – 712-755-3141**

**AUCTIONEER'S NOTE:** We are very excited to have the opportunity to sell this excellent parcel of Shelby County Farmland. **This farm has been in the Pauley family for over 90 years.** 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](http://www.osbornauction.com)**

**All announcements made day of sale take precedence over all written material.**