

HEESE FAMILY TRUST, OWNERS

167.71 FSA CROPLAND ACRES M/L – SHELBY COUNTY FARMLAND AUCTION

WEDNESDAY, JULY 12TH, 2023 • 10:00 A.M.

SALE LOCATION: St. Joseph Parish Hall – 118 Main St., Earling, IA

SIMULCAST ONLINE BIDDING AVAILABLE DURING LIVE AUCTION.

Go to www.osbornauction.com for details.

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.

Cropland Acres: 167.71 FSA Cropland Acres M/L

CSR2: 53.3

Acre Corn Base: 109.76

PLC Yield: 170

Acre Soybean Base: 55.42

PLC Yield: 44

Terraces: Yes

Soil Types: Monona, Judson-Ackmore-Colo, Ackmore, Ida, Burchard, Liston-Burchard

TAXES: \$4244 for Parcel 1 and Parcel 2 combined together

PARCEL 1 – 156.11 CROPLAND ACRES M/L

Farmland Location: From Earling, IA go 1.2 miles west on Hwy. 37 and farm is on the south side of the road. The acreage is not included with the farm.

Washington Twp. – Section 1

TAXES: Subject to Survey

There is a TOWER located on the South part of the property which new owner will succeed to the current contract with Horvath and will receive \$625 per month rent. There is also a well located on the west property line which will have an easement for the acreage owner.

PARCEL 2 – 11.6 CROPLAND ACRES M/L (Subject to survey)

Farmland Location & Access Location:

From Earling, IA go .8 mile south on M16 and turn west on 1800th St. Then drive 1 mile west and the farmland is located on north side of the road.

Washington Twp. – Section 1

TAXES: Subject to Survey

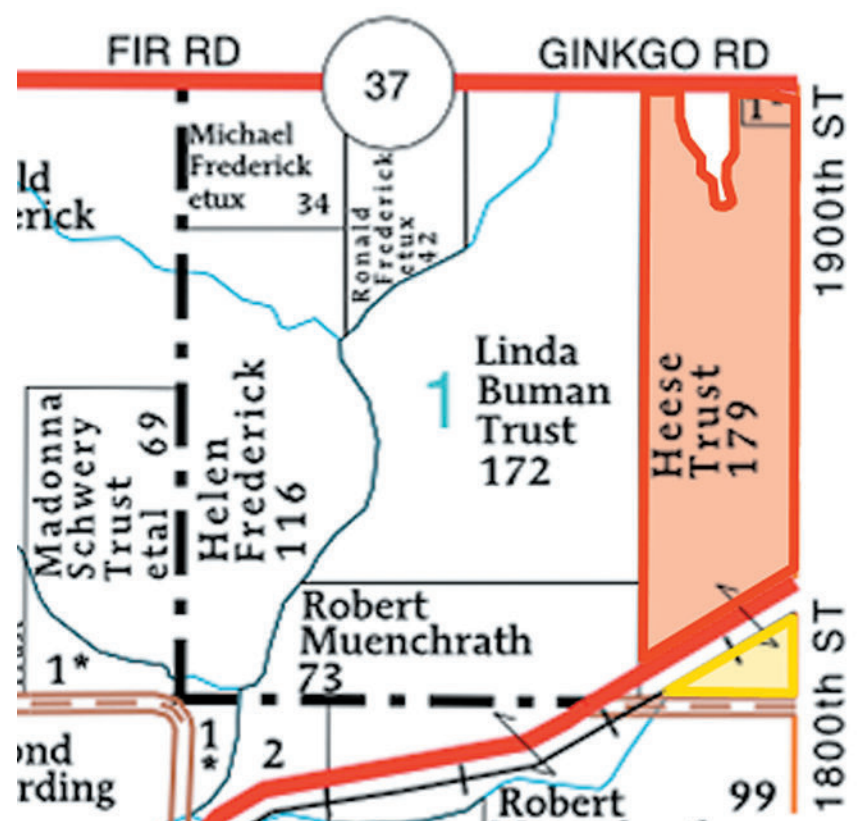
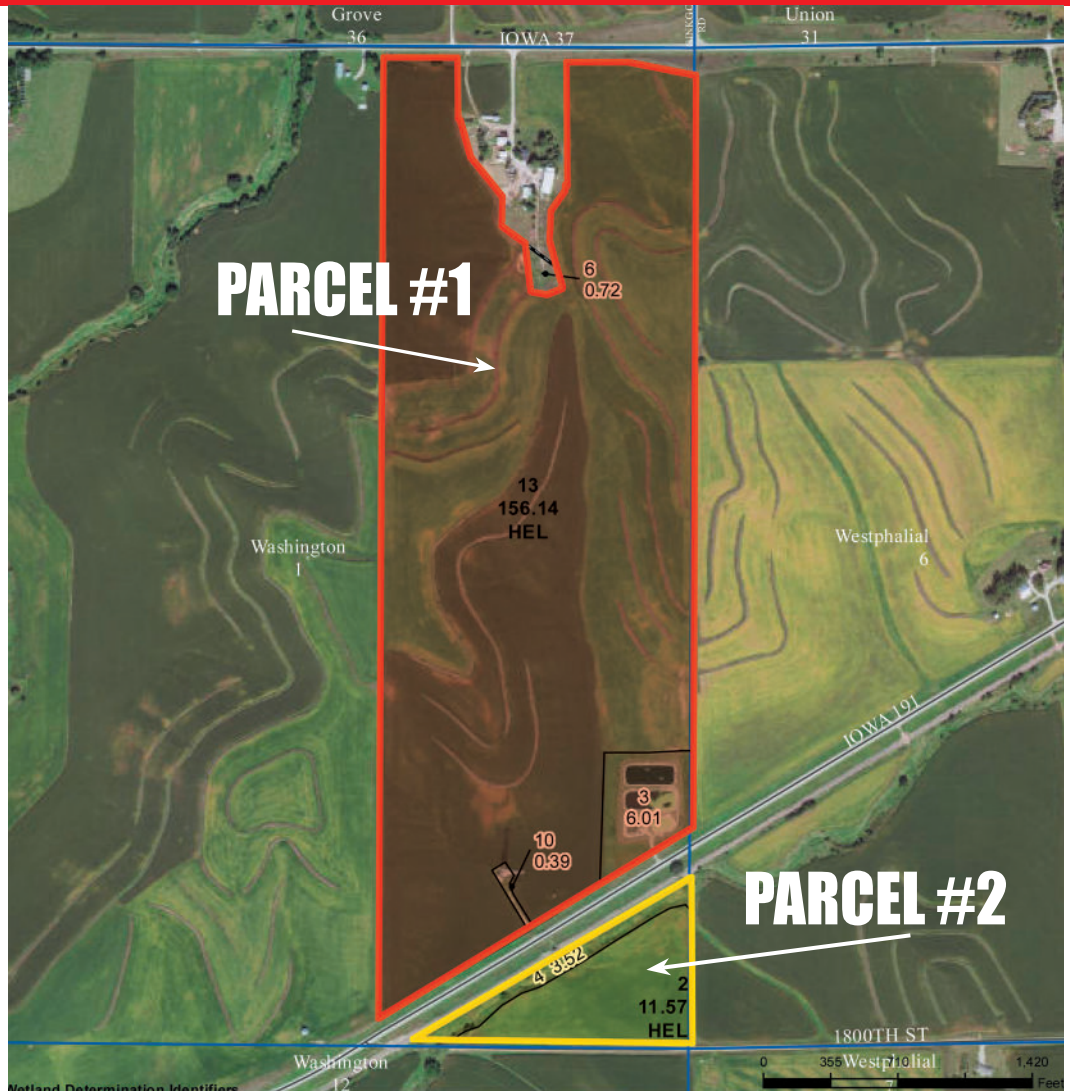
TERMS: The successful bidder or bidders will sign a purchase agreement on the day of the sale at which time put 10% down payment with the balance due on August 30th, 2023. Sellers will retain the 1st and 2nd half cash rent. Taxes will be prorated to date of closing.

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

Closing Attorney: Kohorst and Fischer Law Firm
602 Market St., Harlan, IA. • 712-755-3156

Auctioneers: Osborn Auction LLC

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.