

# ANDERSON & ASSOCIATES INC., OWNERS

## 234.54 TAXABLE ACRES M/L

# SHELBY COUNTY FARMLAND AUCTION

(Greeley Township – Section 22)

## WEDNESDAY, NOVEMBER 8TH, 2023 • 10:00 A.M.

**SALE LOCATION:** Irwin Community Building • 404 Front St. Irwin, IA

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

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

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

**Legal description:** NE ¼ & N ½ SE ¼ Section 22, T81N-R38W of the 5th P.M. in Shelby County, Iowa.

**FSA INFORMATION:**

**CSR2:** 59 per surety map on current Row Crop and CRP land.

**Farmland:** 230.04 Acres M/L

**Cropland:** 229.94

**Acre Corn Base:** 116.70

**PLC Yield:** 162

**Acre Soybean Base:** 27.10

**PLC Yield:** 43

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

**TAXES:** Approximately \$5788/yr. and sellers agree to pay all taxes prorated to date of closing.

The current breakdown of the farm is as follows: Row Crop – 119.91 acres M/L --- CRP – 58.26 acres M/L --- Pasture – 57 acres M/L

**CRP:** There are two CRP contracts on the farm. One is for 53.89 acres x \$234.15 per acre with a start date of Oct. 1st, 2022 and runs through Sept. 30th, 2032 with annual payment of \$12,618. The second contract is for 1.97 acres x \$300 per acre with a start date of Oct. 1st, 2023 and runs through Sept. 30th, 2033 with annual payment of \$591.

There is also a 10,000 bushel Eaton grain bin located on the NE part of the property.

**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 Dec. 27th, 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](http://www.osbornauction.com)

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

