

**COURTNEY, ADRIAN, SHANNON,  
SONS OF BILL AND OPAL GRIFFITH, OWNERS**

# 177.42 ACRES M/L CASS COUNTY LAND AUCTION

**Brighton Township – Section 6**

**TUESDAY, NOVEMBER 14TH, 2023 • 10:00 A.M.**

**SALE LOCATION: Walnut Community Center - 415 Antique City Dr. Walnut, IA**

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

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

**Farm Location:** From Walnut, IA go 3 miles east on G16 and turn right on Whippoorwill Rd. (G30). Then drive 1.4 miles east and farm will be on the north side of the road.

**Legal Description:** The Southwest Fractional Quarter and the West Half of Southeast Quarter of Section 6, Township 77 North, Range 37 West of the 5th P.M., Cass County, Iowa, except Parcel "A" in the Southwest Fractional Quarter of Section 6, and except land deed to the State of Iowa in Book 388, Page 475.

**FSA INFORMATION:**

**Cropland Acres:** 171.75 Acres M/L

**CSR2:** 80.2

**Acre Corn Base:** 93.20

**PLC Yield:** 177

**Acre Soybean Base:** 76.80

**PLC Yield:** 49

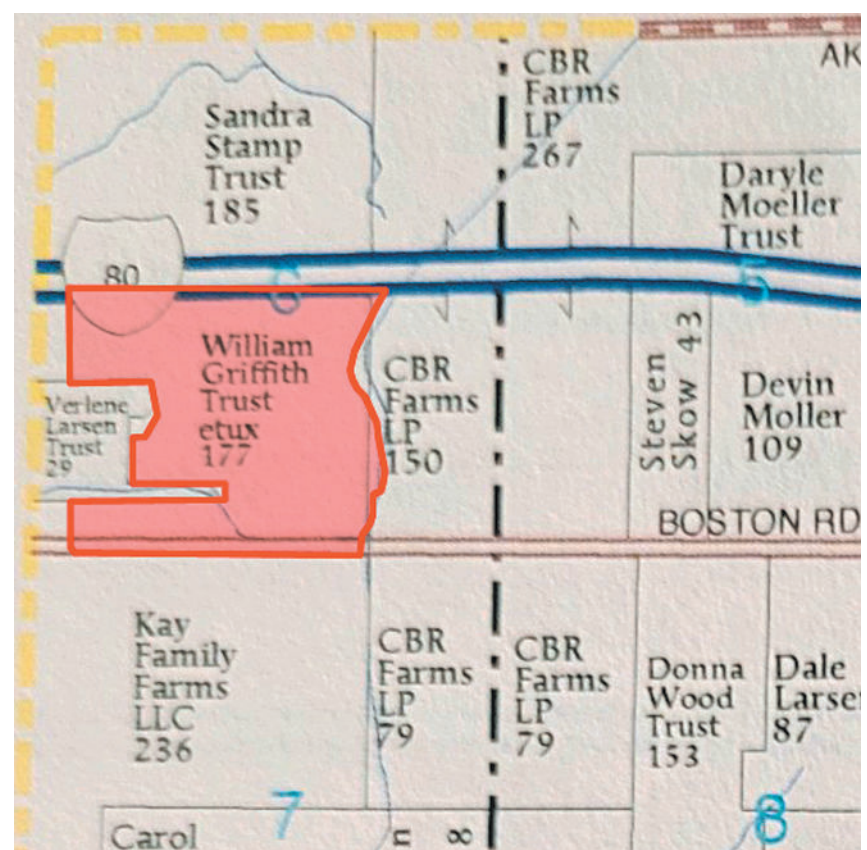
**Tiled:** YES

**Soil Types:** Zook, Marshall, Kennebec, Exira, Judson, Judson-Ackmore-Colo, Row, Melon

**TAXES:** Approximately \$6934/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 December 29th, 2023.

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



**Closing Attorney: David J. Larson**  
165 S. Elm St. Avoca, IA • 712-343-6311

**AUCTIONEER'S NOTE:** We are very excited to have the opportunity to sell this excellent parcel of Cass County Farmland. This farm has been in the family for 87 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.**

