

**MELODI JENKINS, JAN JENSEN, ASHLEY JENSEN, OWNERS**

# 40 ACRES M/L SHELBY COUNTY LAND AUCTION (JACKSON TOWNSHIP – SECTION 14)

**THURSDAY, NOVEMBER 30TH, 2023 • 10:00 A.M.**

**SALE LOCATION: Kimballton Town Hall – 205 N. Main St., Kimballton, IA**  
**SIMULCAST ONLINE BIDDING AVAILABLE DURING THE LIVE AUCTION.**  
**GO TO [WWW.OSBORNAUCTION.COM](http://WWW.OSBORNAUCTION.COM) FOR DETAILS.**

**FARM LOCATION:**

From Kimballton go 2 miles west on Hwy. 44 and then turn north on Wildwood Rd. Go north 2 miles and turn west on 1100th St. and go ½ mile west and farm is on the south side of the road.

**DESCRIPTION:**

NE ¼ NW ¼ JK 14

**FSA INFORMATION:**

The current FSA -156EZ report includes the additional 8.42 acres M/L located directly NE of the 40 acres M/L that we are selling. You can view this attachment on our website. These details will be updated after the auction.

CSR2: 65.9

Cropland Acres: 39.18 M/L

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

**TAXES:**

Approximately \$1176/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 February 2nd, 2024.

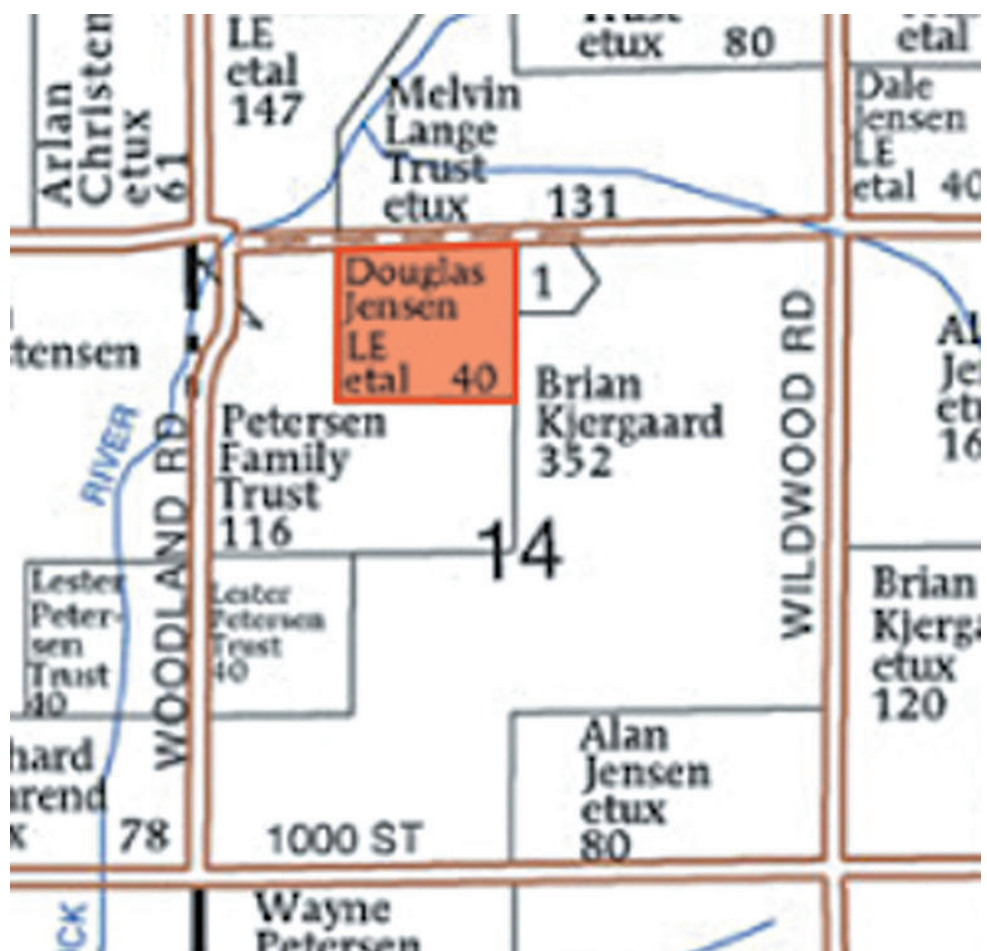
**POSSESSION:**

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

**Closing Attorney: Todd Argotsinger**  
**(712) 755-3141 • 711 Court St., Harlan, IA**

**Auctioneers: Osborn Auction LLC**  
**712-579-4824**

**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.**

