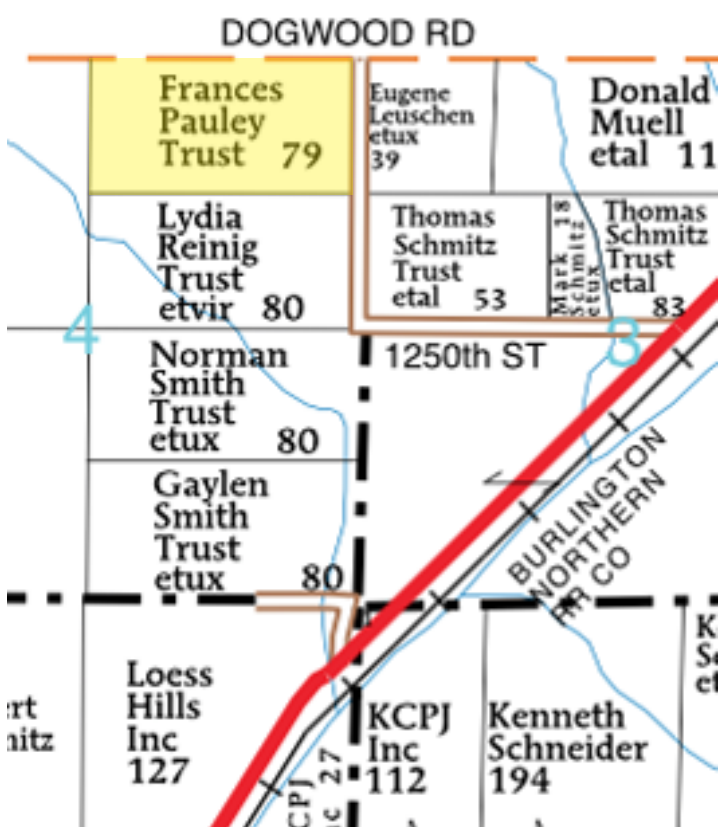


**FRANCES L. PAULEY
2004 REVOCABLE TRUST, OWNER**

**79.44 ACRES M/L -
SHELBY COUNTY
FARMLAND AUCTION**

SATURDAY, AUGUST 17, 2019 @ 9:00 A.M.

SALE LOCATION: 547 Legion Post Building, Portsmouth, IA



FARM LOCATION: From Portsmouth, IA go north 3 miles on Hwy. 191 and turn west on 1250th Street. Then drive .6 miles west and road will turn north on Dogwood Rd. Drive .5 mile north and farm is on the west side of road.

LEGAL DESCRIPTION: The North Half of the Northeast Quarter of Section 4, Township 79 North, Range 40 West of the 5th P.M. subject to public roads.

FSA INFORMATION:

Cropland Acres: 79.65
Acre Corn Base: 68
PLC Yield: 170
Acre Soybean Base: 7.3
PLC Yield: 54
CSR2: 58.4

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

Grain Storage: There is an MFS grain bin 24' x 21' on the east side of property by the road.

Terraces: Yes

TAXES: Approximately \$1838/yr.

TERMS: The successful bidder or bidders will sign a purchase agreement on the day of the sale at which time put 15% down payment with the balance due on September 17th, 2019 at closing. The farm has a lease for 2019 and successful buyer(s) will be paid the second payment of cash rent due in September of 2019 in the amount of \$8100 on date of closing. New owner will take full possession on March 1, 2020. Seller reserves the right to refuse any or all bids.

TAXES: Seller agrees to pay all taxes prorated to date of closing.

Attorney: Kathleen Kohorst, 602 Market St., Harlan, IA 51537. Phone # 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.



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.