

ALICE HORN ESTATE, OWNER

77.5 ACRES M/L - MILLS COUNTY ABSOLUTE FARMLAND AUCTION

SATURDAY, NOVEMBER 16, 2019 @ 9:00 A.M.

SALE LOCATION: Liberty Memorial Building Gym – 100 W. 5th St., Malvern, IA

FARM LOCATION: From Malvern, IA go south on Main St. which turns into L63 one mile and continue on L63 Marh Ave. southwest 1.25 miles. Turn West on W40/ Noyes Ave one mile to 300th St. and then go south one mile to Oman Ave. Auction sign is posted on the NE corner of property. This is a service B road on the north boundary.

LEGAL DESCRIPTION: The Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 13, Township 71, Range 42.

FSA INFORMATION:

Cropland Acres: 59.16
Acre Corn Base: 30.4
PLC Yield: 135
Acre Soybean Base: 27.7
PLC Yield: 42
CSR2: 76.5 on cropland acres
Soil Types: Napier, Kennebec, Monona
Terraces: Yes

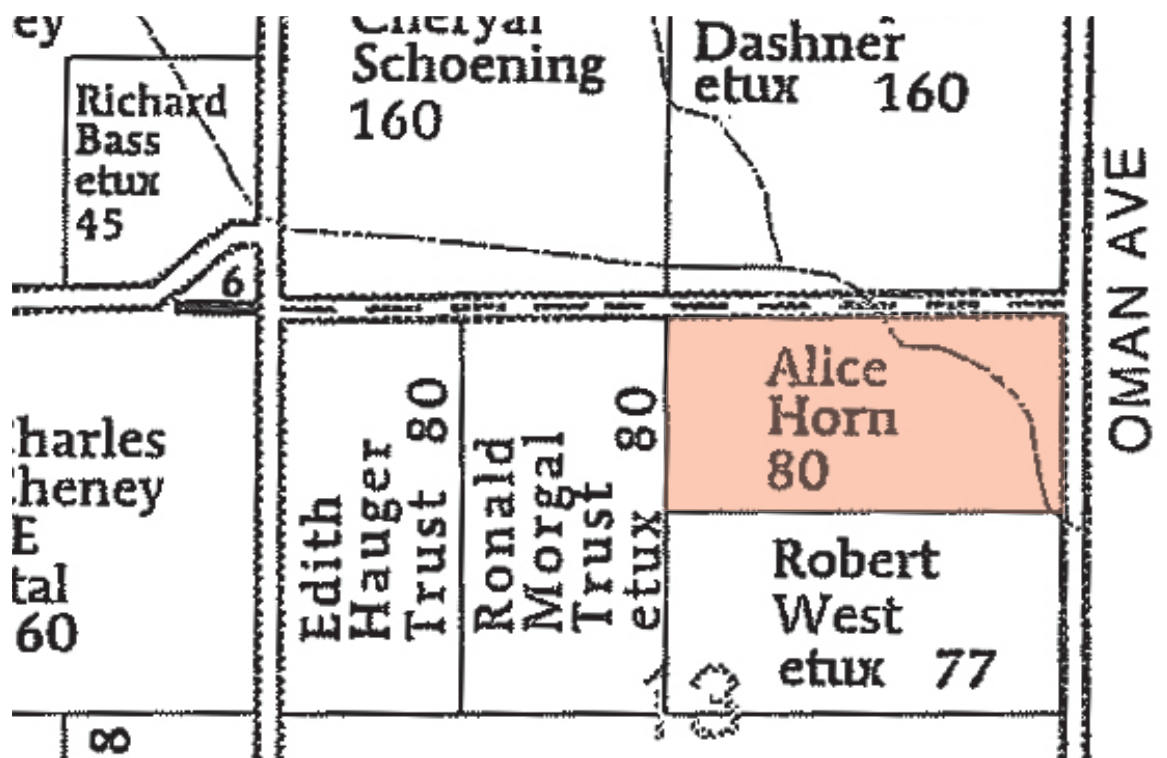
TAXES: Approximately \$2202/yr.

Recreation & Hunting Area: There is a pond plus a creek running through the property with several acres of timber which provides great cover for wildlife. Go to www.osbornauction.com to watch drone video of property.

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 closing date December 16th, 2019. New owner will take full possession on March 1, 2020.

TAXES: Sellers agree to pay all taxes prorated to date of closing.

Closing Attorney: Matt Hudson, 502 Market St., Harlan, IA – 712-755-2111.



AUCTIONEER'S NOTE: We are very excited to have the opportunity to sell this excellent parcel of Mills 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. This is an **ABSOLUTE LAND AUCTION** and will be sold to the highest bidder or bidders.



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.