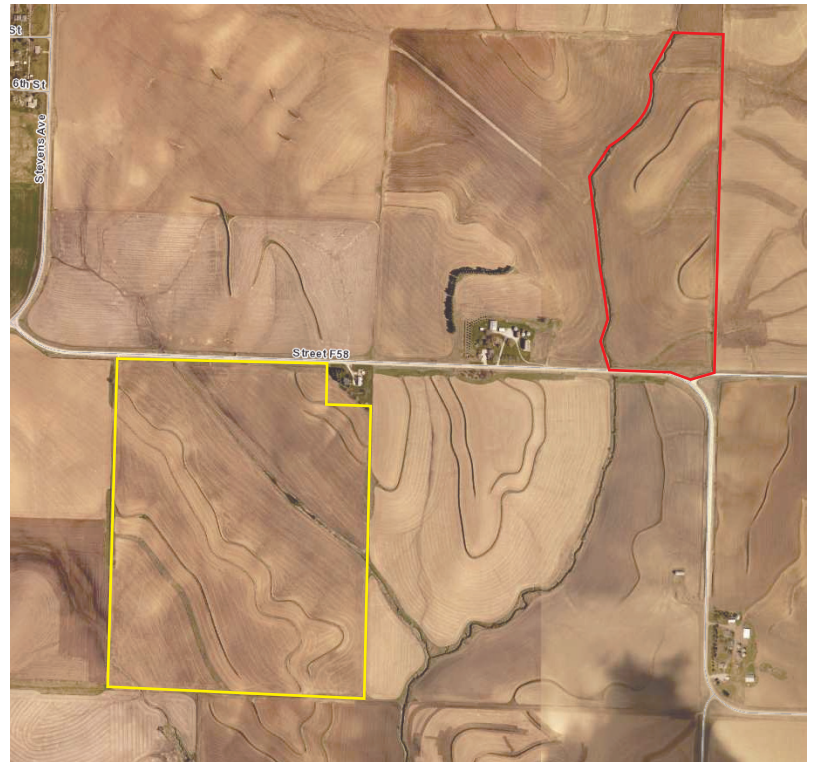
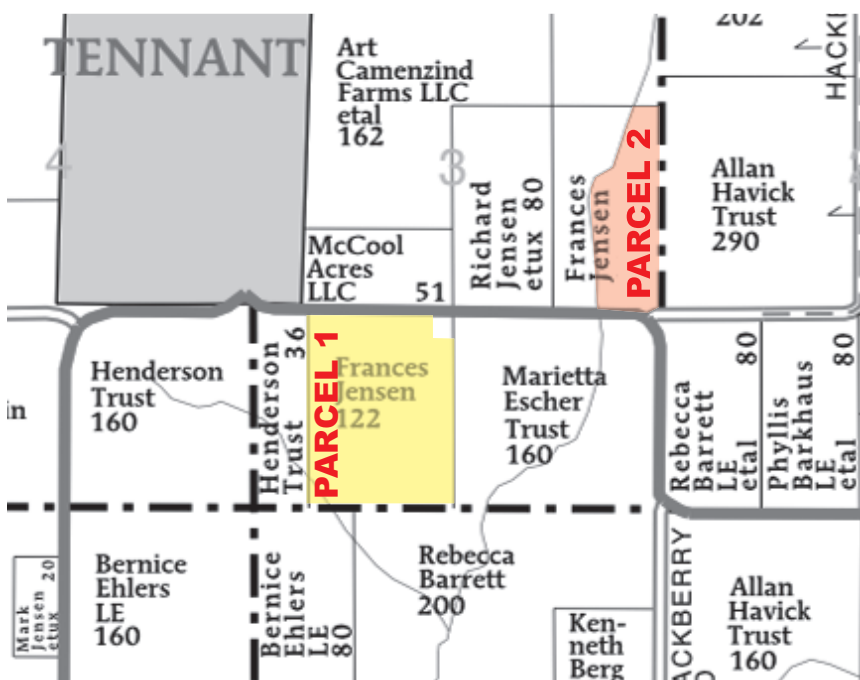


ELMER C. & FRANCES JENSEN ESTATE, OWNERS

169.49 ACRES M/L - SHELBY COUNTY **ABSOLUTE** **FARMLAND AUCTION** FARMLAND SOLD IN 2 PARCELS

WEDNESDAY, NOVEMBER 20, 2019 @ 9:00 A.M.

SALE LOCATION: Therkildsen Activity Center 1103 Victoria St. – Harlan, IA



PARCEL 1 – 122.4 ACRES M/L
(Shelby Twp – Section 10;
The acreage has been surveyed off
and sold years ago.)

FARM LOCATION: Take Hwy. 59 south of Harlan 4.7 miles and turn west on F58. Then drive 5.5 miles and parcel 1 will be on the south side of the road.

BRIEF LEGAL DESCRIPTION: E10 E3/4 SW ¼ SH3

FSA INFORMATION:

Cropland Acres: 119.32

Acre Corn Base: 97.10

PLC Yield: 171

Acre Soybean Base: 16.80

Direct Yield: 48

CSR2: 75.15

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

Terraces: Yes

TAXES: Approximately \$3494/yr.

CRP: There is a CRP contract on Parcel 1 of .97 acres with a start date of Oct. 1st, 2017 and runs through Sept. 30th, 2027 with annual payment of \$291.

PARCEL 2 – 47 ACRES M/L
(Subject to survey & land is east side of
the creek that runs through 80 acre tract.
Shelby Twp. Section 3)

FARM LOCATION: Take Hwy. 59 south of Harlan 4.7 miles and turn west on F58. Then drive 5 miles and parcel 2 will be on the north side of the road.

LEGAL DESCRIPTION: Subject to survey

FSA INFORMATION:

Cropland Acres: 41 M/L (Subject to survey)

Acre Corn Base: (Subject to survey)

PLC Yield: 171

Acre Soybean Base: (Subject to survey)

PLC Yield: 48

CSR2: 71.44

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

TAXES: Approximately \$1251/yr.

CRP: There is a CRP contract on Parcel 2 of 1.75 acres with a start date of Oct. 1st, 2013 and runs through Sept. 30th, 2023 with annual payment of \$588.

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 Dec. 20th, 2019. New owner will take full possession on March 1st, 2020. **TAXES:** Sellers agree to pay all taxes prorated to date of possession. **Attorney:** Daniel Fischer, 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. 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.