

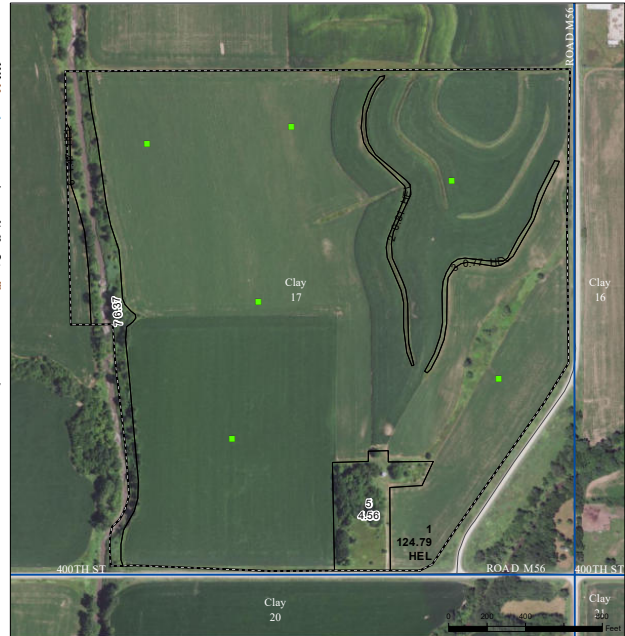
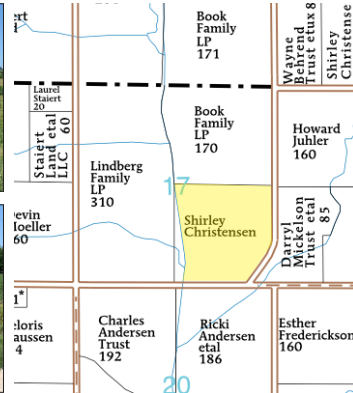
SHIRLEY I. CHRISTENSEN ESTATE, OWNER

137.75 TAXABLE ACRES M/L – **ABSOLUTE SHELBY COUNTY FARMLAND AUCTION** (CLAY TOWNSHIP – SECTION 17)

SATURDAY, SEPTEMBER 19, 2020 • 10:00 A.M.

SALE LOCATION: Rorbeck Rock Park Area - Marne, IA

(Drive 3 miles south of Elk Horn on Hwy. 173 and turn west on 400th St. Drive 3 miles west and Rorbeck Park is located on North side of road. Farm is located .25 miles west of Rorbeck on the North side of the road. Watch for Auction Signs)



LEGAL DESCRIPTION: The SE ¼ of Section 17, excepting therefrom a tract of land described as follows: Beginning at the SW corner of the SE ¼ of said Section, running thence East 21 ¼ rods, thence North 39 rods, then Northwest to point on the Quarter Section line, a distance of 7 rods East of the Northwest Corner of the SW ¼ of the SE ¼ of said section, thence West on said Quarter Section line 7 rods to the Quarter Section corner, thence South to place of beginning; Also except commencing at a point 25 feet North of the Southeast corner of the SE ¼ of said Section, running thence West 5 rods, thence North 8 rods, thence East 5 rods, thence South 8 rods to place of beginning, all in Township 78 North, Range 37 West of the 5th P.M., Shelby County, Iowa.

FSA INFORMATION:

Cropland Acres: 127.84

Acre Corn Base: 58

PLC Yield: 160

Acre Soybean Base: 57.4

Direct Yield: 49

Terraces: Yes

Tiled: Yes

CSR2: 76.3

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

Grain Storage: There is a 21' x 18' Stormor Grain Bin at the acreage site.

TAXES: Approximately \$4236/yr.

Recreation & Hunting Area: There is heavily wooded area along Indian Creek that borders the west side of the property. The property line also crosses over Indian Creek on the Northwest side of property. 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 October 19th, 2020. New owner will take full possession on March 1st, 2021.

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

Closing Attorney: Kate Kohorst – 602 Market St., Harlan, IA. 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. Seller will retain all rents for this year. When you research this farm on BEACON you will see that there are 153.53 GROSS ACRES M/L but we will be selling TAXABLE (net) ACRES of 137.75 Acres M/L. This will be an ABSOLUTE LAND AUCTION subject however to court approval. 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.