

ROBERT HEIMERMAN ESTATE, OWNER

193.12 TAXABLE ACRES M/L – **ABSOLUTE SHELBY COUNTY FARMLAND AUCTION** (DOUGLAS TOWNSHIP – SECTION 6)

THURSDAY, JANUARY 7, 2021 AT 10:00 A.M.

SALE LOCATION: Therkildsen Activity Center – 706 Victoria St., Harlan, IA

LEGAL DESCRIPTION: The West Half of the Fractional Southwest Quarter, the Southwest Quarter of the Fractional Northwest Quarter, the South 33.06 acres of the North Half of the Fractional Northwest Quarter, and the North 1,220 feet of the Southeast Quarter of the Fractional Northwest Quarter, all in Section 6, Township 80 North, Range 38 West of the 5th P.M., EXCEPT Parcel A of the Northwest Quarter of the Southwest Quarter of said Section 6, as described in Survey recorded as Instrument No. 0905-99.

FSA INFORMATION:

Cropland Acres: 181.68

Acre Corn Base: 73.4

PLC Yield: 163

Acre Soybean Base: 74.8

Direct Yield: 45

Terraces: Yes

CSR2: 62.88

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

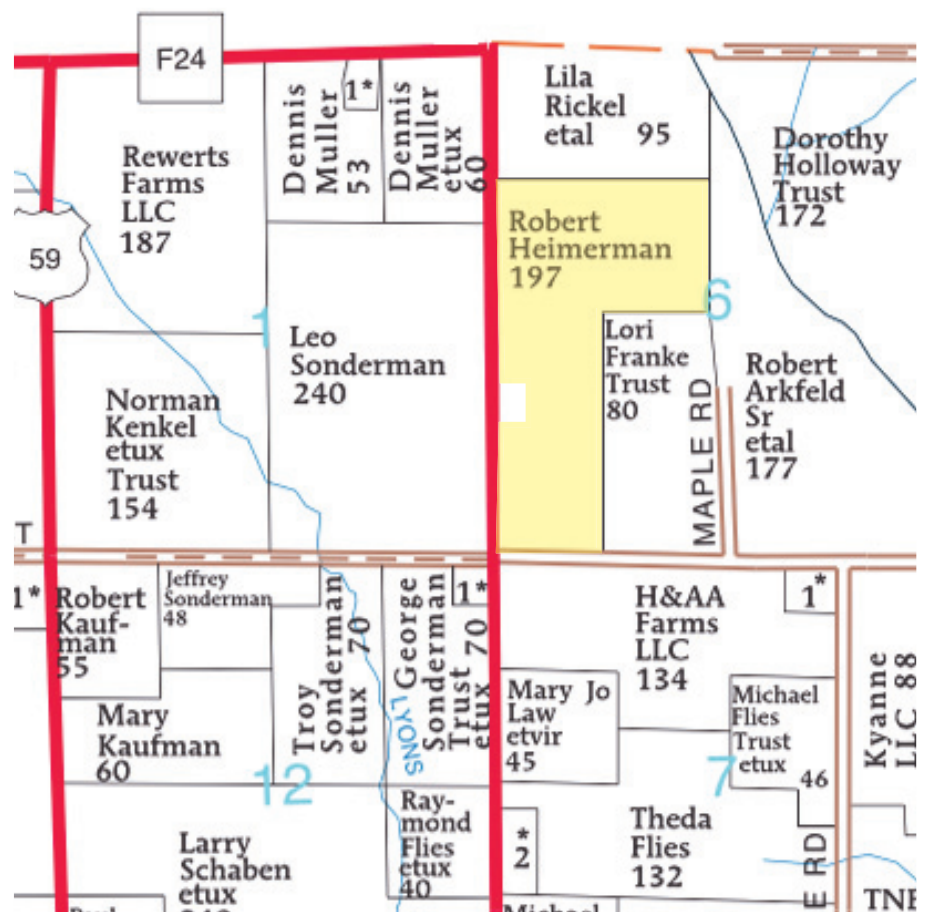
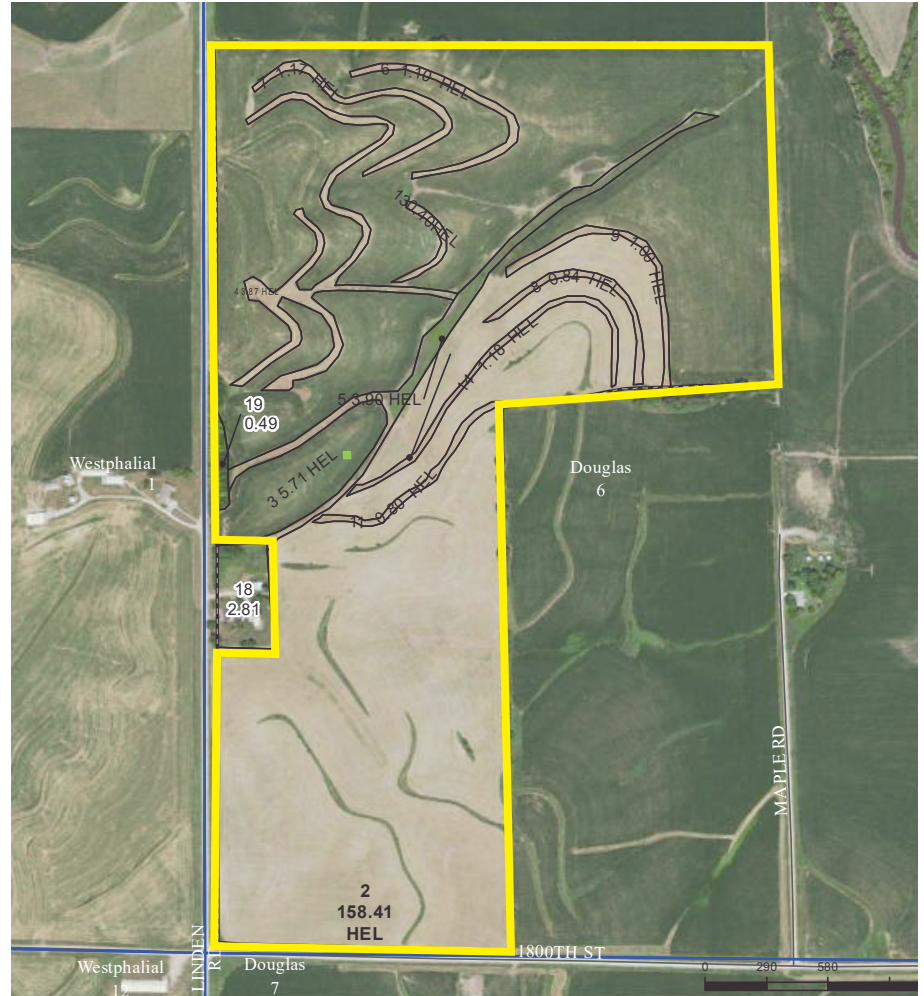
TAXES: Approximately \$4908/yr. Sellers agree to pay all taxes prorated to date of possession on March 1st, 2021.

FARM LOCATION: Go NORTH on LINDEN ROAD (OLD HWY. 59) 9.75 miles and farm is on the east side of the road. The acreage was surveyed off and sold back in 1999 and is **NOT** included.

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 12th, 2021. New owner will take full possession on March 1st, 2021.

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. 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.osbornauktion.com

All announcements made day of sale take precedence over all written material.