

# OPAL MARCUSSEN TRUST, OWNER

# 420.28 TAXABLE ACRES M/L SHELBY COUNTY FARMLAND AUCTION

**SATURDAY, JUNE 19, 2021 AT 10:00 A.M.**

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

**FARM LOCATION:** Take Hwy. 44 east of Harlan 11.3 miles and turn north on Wildwood Rd. Then drive 5 miles and turn west on 1400th St. and drive 1 mile. The farm will be on the north side of the road.

## FARMLAND SOLD IN 3 PARCELS

### PARCEL 1 – 152.20 TAXABLE ACRES M/L (Polk Twp. – Section 26)

**LEGAL DESCRIPTION:** Subject to survey

**CSR2:** 71.3

**Soil Types:** Judson, Marshall, Judson-Ackmore-Colo, Ackmore, Exira, Shelby-Adair

**TAXES:** Approximately \$4408/yr.

**CRP:** There are two CRP contracts on Parcel 1. One is for 12.54 acres x \$323.41 per acre with a start date of Dec. 1st, 2016 and runs through Sept. 30th, 2027 with annual payment of \$4055.56. The other contract is for 7.78 acres x \$197 per acre with a start date of Oct. 1st, 2020 and runs through Sept. 30th, 2030 with annual payment of \$1532.66.

**Current Tillable Acres:** 121.2 acres M/L

**Well Easement:** One Well with exclusive easement to acreage owner.

### PARCEL 2 – 150.08 TAXABLE ACRES M/L (Polk Twp. – Section 27)

**LEGAL DESCRIPTION:** Subject to survey

**CSR2:** 69.6

**Soil Types:** Marshall, Judson-Ackmore-Colo, Zookm, Nodaway, Exira

**TAXES:** Approximately \$4098/yr.

**CRP:** There are two CRP contracts on Parcel 2. One is for 1.33 acres x \$209 per acre with a start date of Oct. 1st, 2020 and runs through Sept. 30th, 2030 with annual payment of \$277.97. The other contract is for 58.04 acres x \$323.41 per acre with a start date of Dec. 1st, 2016 and runs through Sept. 30th, 2027 with annual payment of \$18,770.72.

**Current Tillable Acres:** 59.8 acres M/L

**Storage:** 21' x 18' Grain Bin (1978)

**Recreational and Hunting Area:** There are several acres of TIMBER on the west side of this property occupied by turkeys, pheasants and deer. With several acres of CRP on Parcel 1, 2 & 3 makes this property a HUNTER'S PARADISE !!

### PARCEL 3 – 118 TAXABLE ACRES M/L (Polk Twp. – Section 26)

**LEGAL DESCRIPTION:** Subject to survey

**CSR2:** 65.9

**Soil Types:** Marshall, Judson-Ackmore-Colo, Exira, Shelby-Adair, Ackmore

**TAXES:** Approximately \$3114

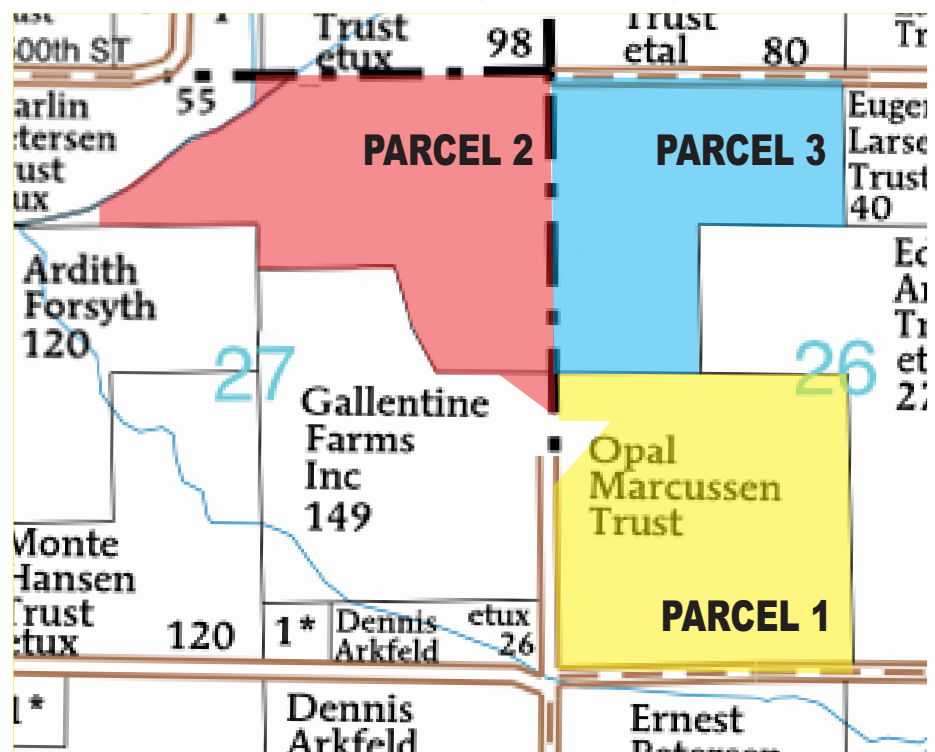
**CRP:** There are three CRP contracts on Parcel 3. One is for 50.64 acres x \$323.41 per acre with a start date of Dec. 1st, 2016 and runs through Sept. 30, 2027 with annual payment of \$16,377.48. The second contract is for 47.83 acres x \$197 per acre with a start date of Oct. 1st, 2020 and runs through Sept. 30th, 2030 with annual payment of \$9422.51. The third contract is for 4.89 acres x \$209 per acre with a start date of Oct. 1st, 2020 and runs through Sept. 30, 2030 with annual payment of \$1022.01.

**Current Tillable Acres:** 5 acres M/L

**FSA INFORMATION:** All tracts have been farmed as a single unit. When sold individually new base and yield information will be determined by local FSA office.

**TAXES:** Sellers agree to pay all taxes prorated to date of possession being March 1st, 2022.

**Attorney:** Kate Kohorst, 602 Market St., Harlan, IA 51537. Phone # 712-755-3156.



**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 July 23, 2021. New owner/owners will take full possession on March 1st, 2022. The new owner(s) will receive the 2nd 1/2 of the cash rent of \$55 per tillable acre on Sept. 1, 2021 and \$55 per tillable acre on Dec. 1, 2021 (based on annual rent of \$220 per acre). This property will be sold "AS IS" and a cash sale with closing on July 23, 2021 and not contingent on financing. CRP payments that are made in October will be assigned to the buyers. Sellers reserve the right to refuse any or all bids.

**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. Go to [www.osbornauction.com](http://www.osbornauction.com) to watch DRONE VIDEO of all three parcels. 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](http://www.osbornauction.com)**

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