

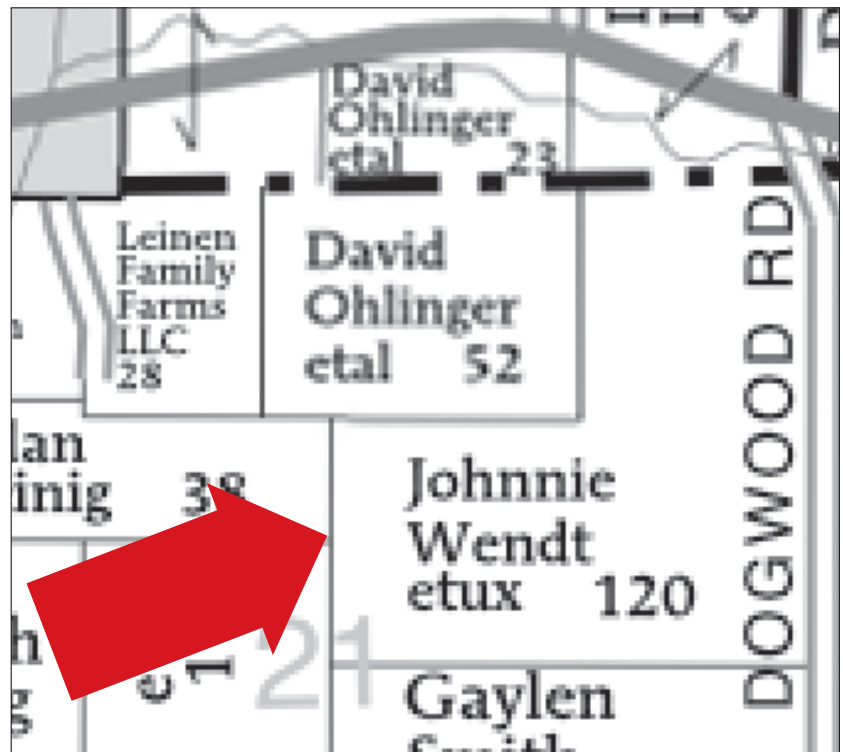
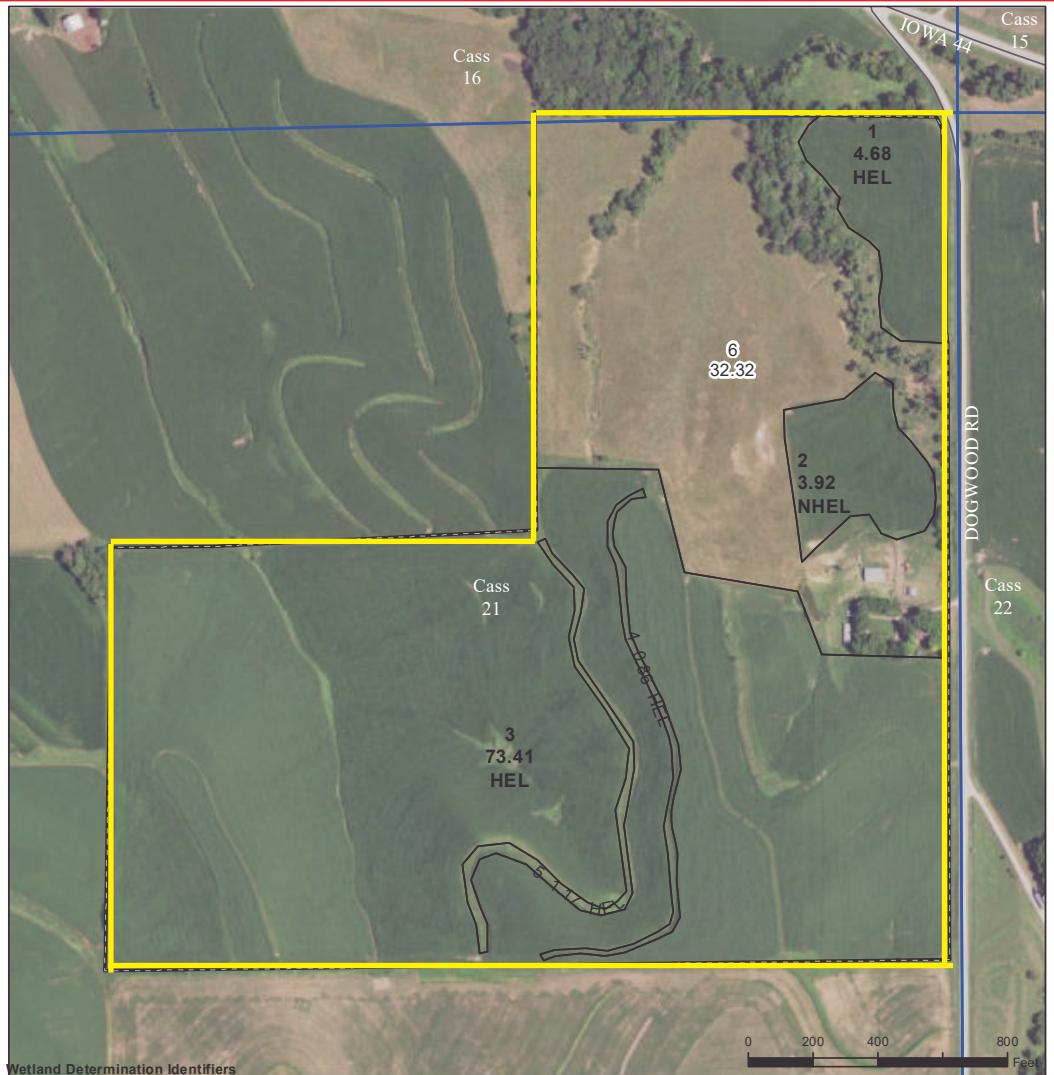
**JOHNNIE F. "BUZZ" AND ELAINE WENDT ESTATE, OWNER**

**118 TAXABLE ACRES M/L - CASS TOWNSHIP, SECTION 21  
SHELBY COUNTY  
FARMLAND AUCTION**

**SATURDAY, JULY 31, 2021 AT 10:30 A.M.**

**SALE LOCATION: 936 Dogwood Rd., Portsmouth, IA**

**LEGAL DESCRIPTION:** The Northeast Quarter of the Northeast Quarter; the Southwest Quarter of the Northeast Quarter; and the Southeast Quarter of the Northeast Quarter, all in Section 21, Township 79 North, Range 40 West of the 5th P.M.; **FSA INFORMATION:** Farmland Acres: 116.36; **Cropland Acres: 84.04;** Acre Corn Base: 48.4; Acre Soybean Base: 22.5; Direct Yield: 48 Terraces: Yes; **CSR2: 61.83;** Soil Types: Monona, Judson-Ackmore-Colo, Burchard, Judson; **PASTURE & RECREATIONAL AREA:** There is 31 acres M/L of pasture that is in really good shape for the cow/calf operator. The creek and timber area run along the NE part of the farm. **TAXES:** Approximately \$4168/yr. **FARM LOCATION:** From Harlan go 8.4 miles west on Hwy. 44 and turn south at Dogwood Rd. Drive .3 mile south and acreage site is on the west side of the road. From Portsmouth go 1 mile west on Hwy. 44 and turn south on Dogwood Rd. **ACREAGE SITE BUILDINGS:** **HOUSE:** There is a 1 1/2 story house built in 1928. There is 1523 SF of living space along with 400 SF rec room in the basement and a kitchen area. There are 4 bedrooms with living room, dining room, full bathroom and kitchen with a 276 SF wood deck built on the east side of the house. There is a 784 SF double car attached garage that was built in 2001. The home has gas heat, central air and vinyl siding. The septic system will be sold "AS IS". **DETACHED GARAGE:** 30' x 32' detached garage which was being used as a shop along with storage. **STEEL UTILITY BUILDING:** 24' x 50'. **MOBILE HOME:** This mobile home is located on the east part of the acreage and has 896 SF living space and was built in 1974. It has window air conditioning unit, electric heat along with 120 SF wood deck. It has a separate septic from the main house and will also be sold "AS IS". The mobile home currently has a tenant that pays \$400 per month rent under an oral lease and will be given notice of the new buyer(s). **\*\* To view the inside of the house you will need to call KEVIN OSBORN at 712-579-0825 to make an appointment. \*\*** **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 August 31st, 2021. New owner will take full possession of the house and mobile home (subject to tenant's rights) at the time of closing and the rest of the farm on March 1st, 2022. **TAXES:** Sellers agree to pay all taxes prorated to date of closing. **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. Anything said day of sale takes precedence over all written materials. Sellers reserve the right to refuse any or all bids.



**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.**