## THOMAS AND TODD HANSEN, OWNERS

158 ACRES M/L – SHELBY COUNTY FARMLAND AUCTION (Jackson Township – Section 13)

## FRIDAY, MARCH 7TH, 2025 @ 10:00 A.M.

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

SIMULCAST ONLINE BIDDING AVAILABLE DURING THE LIVE AUCTION.

GO TO WWW.OSBORNAUCTION.COM FOR DETAILS

Farm Location: From Kimballton, IA go west 1 mile on Highway 44 to Yellowwood Rd. and drive north 1.5 miles and farm is on west side of the road.

**LEGAL DESCRIPTION:** The Northeast Quarter of Section 13, Township 79 North PLC Yield: 174 Range 37 West of the 5th P.M., Shelby County, Iowa.

**FSA INFORMATION** 

Farmland Acres: 153.14 acres M/L Cropland Acres: 152.03 acres M/L

**CSR2** – 66.6

Acre Corn Base: 89.24

Acre Soybean Base: 15.28

PLC Yield: 51 **Terrace:** Yes Tiled: Yes

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

TAXES: \$5386 - Sellers agree to pay all taxes prorated to date of closing.

CRP Acres - 35.55 Acres M/L

There are FIVE CRP contracts that vary in duration. The total annual CRP payment is \$10,973. You can find copies of CRP contracts www.osbornauction.com.

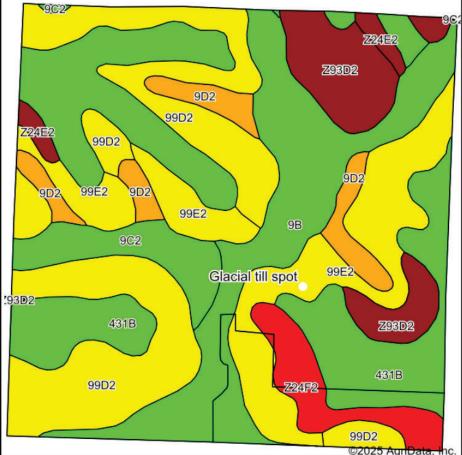
**<u>Auctioneer's Note:</u>** This is a great opportunity to purchase a highly productive Shelby County farm. Fall application of 170 lbs./acre of Nitrogen and dry fertilizer (12-40-60-10) dual placement was applied after harvest this past fall. New owner(s) will have full farming rights for 2025.

**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 April 11th, 2025.

**Possession:** New owner will take full possession at time of closing which is set for April 11th, 2025.

Closing Attorney: Joseph T. Rasmussen – 112 W. Washington St., Exira, IA - 712-268-5357.

## Soils Map



Soils data provided by USDA and NRCS.



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.