149.43 GROSS ACRES M/L – AUDUBON COUNTY LAND AUCTION RONALD L. PETERSEN 2019 TRUST, OWNER THURSDAY, SEPTEMBER 18, 2025 @ 10:00 A.M.

SALE LOCATION: Kimballton Town Hall – 205 N. Main St. – Kimballton, IA SIMULCAST ONLINE BIDDING AVAILABLE DURING THE LIVE AUCTION.

GO TO WWW.OSBORNAUCTION.COM FOR DETAILS

PARCEL 1 – 79 Gross Acres M/L Sharon Township – Section 16

FARM LOCATION: Go 1 mile East on Hwy. 44 from Kimballton, IA and turn north on Crane Ave. and drive 1.5 miles north and the farm will be on the east side of the road.

LEGAL DESCRIPTION: W ½ NW ¼ Section 16 T79N R36 W of the 5th P.M. Audubon, County, IA, except 1 acre in SW corner.

FARMLAND - 75.58 **CROPLAND** - 75.09 **CSR2** - 56.9

ACRE CORN BASE: 9.8 PLC YIELD: 155 TERRACE: One older terrace.

TILED: One tile intake. **SOIL TYPES:** Marshall, Exira, Shelby, Shelby-Adair, Lamoni, Judson-Colo-Ackmore, Ida,

TAXES: \$2260 per year – Taxes will be prorated to date of closing.

BUILDING: There is also a 24'x32' steel utility building located on the property.

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PARCEL 2 – 70.43 Gross Acres M/L Sharon Township – Section 9

FARM LOCATION: Go 2 miles east on Hwy. 44 from Kimballton, IA and turn north on Dove Ave. and drive 2 miles north and the farm will be on the west side of the road.

LEGAL DESCRIPTION: PT E ½ SE ¼ less 9 acres acreage of Section 9 T79N R36W of the 5th P.M. Audubon, County, IA.

CROPLAND ACRES - 31.46 M/L

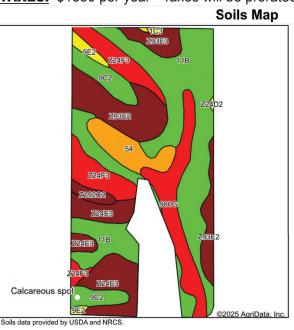
CSR 2 RATING ON CROPLAND ACRES: 56

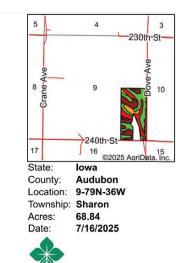
PASTURE & RECREATIONAL LAND ACRES: 38.97 acres M/L

TOTAL CSR2 - 50.3 ACRE CORN BASE: 14.2 PLC YIELD: 155

TERRACES: No **TILED:** No **SOIL TYPES:** Judson-Colo-Ackmore, Zook, Ida, Shelby, Marshall, Shelby-Adair, Judson, Adair

TAXES: \$1530 per year - Taxes will be prorated to date of closing.









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 November 5th, 2025. **POSSESSION:** New owner will take full possession on March 1st, 2026. **CLOSING ATTORNEY:** Kohorst & Fischer Law Firm—602 Market St. — Harlan, IA

AUCTIONEER'S NOTE: We are very excited to have the opportunity to sell this excellent parcel of Audubon 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.