

SUSAN WARNER & CAROL JANE ROGERS, OWNERS

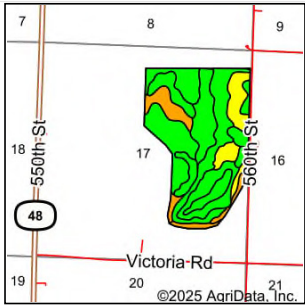
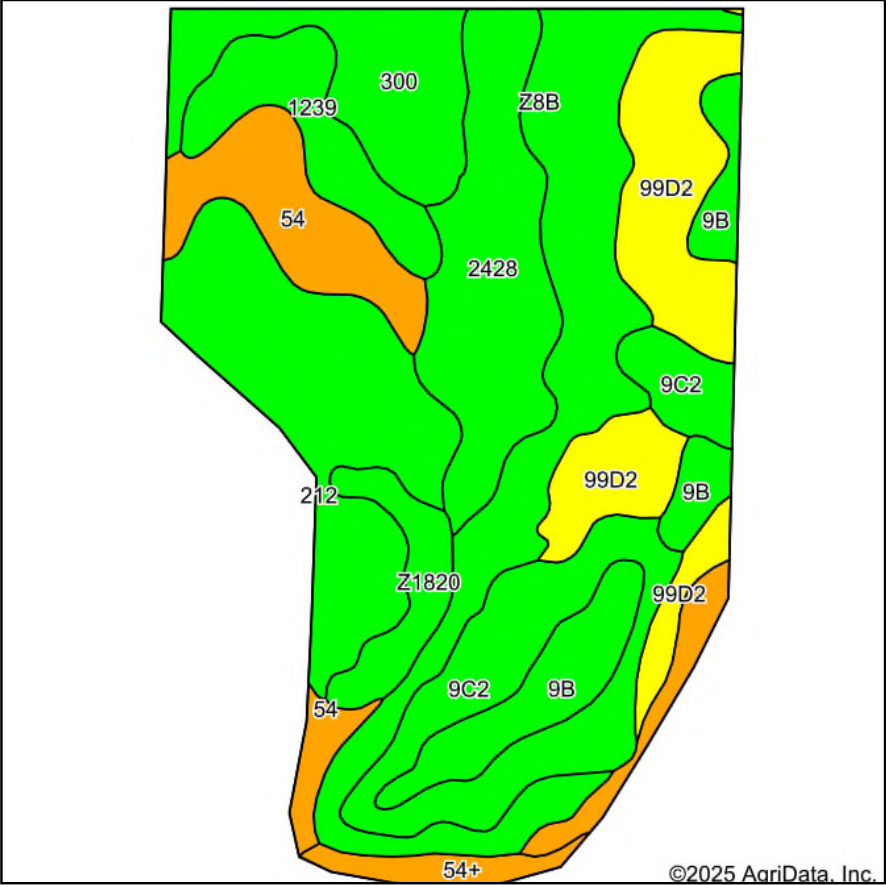
190.76 GROSS ACRES M/L –  
CASS COUNTY FARMLAND AUCTION  
(Pleasant Township – Section 17)

THURSDAY, SEPTEMBER 4, 2025 @ 10:00 A.M.

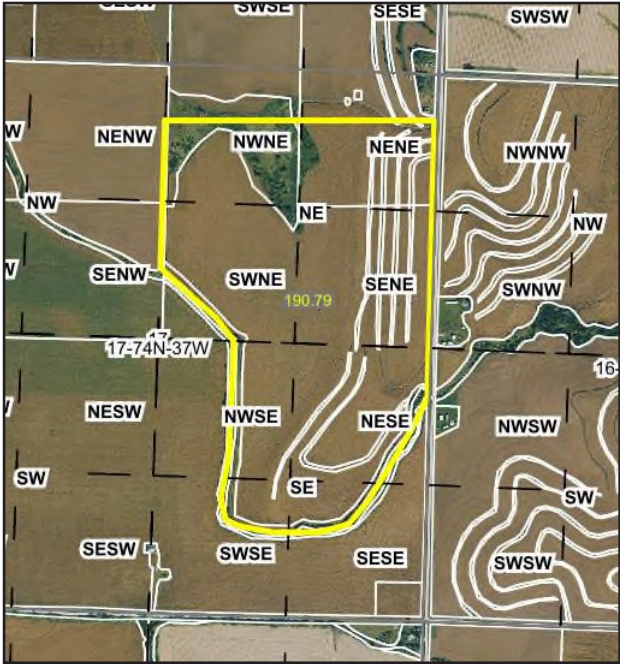
SALE LOCATION: Griswold Community Center – 601 2nd St. – Griswold, IA  
SIMULCAST ONLINE BIDDING AVAILABLE DURING THE LIVE AUCTION.  
GO TO WWW.OSBORNAUCTION.COM FOR DETAILS

Farm Location: From Griswold, IA go 1 mile east on Highway 92 to 560th St. and drive south 1.1 miles and farm is on west side of the road.

Soils Map



State: Iowa  
County: Cass  
Location: 17-74N-37W  
Township: Pleasant  
Acres: 190.79  
Date: 7/9/2025



**LEGAL DESCRIPTION:** Subject to Survey

**FSA INFORMATION:** Subject to Survey and will be updated after the new owner(s) closing of the land purchase.

**CSR2** - 82

**Terraces:** Yes

**Tile:** Yes

**Recreational Acres:** 16.23 Acres M/L of timber which provides cover for wildlife.

**Soil Types:** Exira, Marshall, Zook, Nevin, Corley-Minden, Ely, Bremer, Kennebec, Dockery-Qiver

**TAXES:** Subject to survey and sellers agree to pay all taxes 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 Oct. 22nd, 2025.

**Possession:** New owner will take full possession on March 1st, 2026.

**Closing Attorney:** Kohorst & Fischer Law Firm – 602 Market St., Harlan, IA 712-755-3156

**AUCTIONEER'S NOTE:** We are very excited to have the opportunity to sell this excellent parcel of Cass County Farmland. The farm is located 2 ¼ miles from the Griswold elevator. 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](http://www.osbornauction.com)

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