

SHIRLEY I. KNUDTSON TRUST, OWNERS

156 ACRES M/L – SHELBY COUNTY FARMLAND AUCTION

(Greeley Township – Section 25)

THURSDAY, FEBRUARY 12TH, 2026 @ 10:00 A.M.
SALE LOCATION: Irwin Community Building – 404 Front St. - Irwin, IA
SIMULCAST ONLINE BIDDING AVAILABLE DURING THE LIVE AUCTION.
GO TO WWW.OSBORNAUCTION.COM FOR DETAILS

Farm Location: From Irwin, IA go 1 mile west on F24 and turn North at Redwood and drive ½ mile.
The farm will be located on the east side of the road.

LEGAL DESCRIPTION:

The Northwest ½ of Section 25, Greeley Township TWP 81NR38W of 5th P.M., Shelby County, Iowa.

FSA INFORMATION

Farmland Acres: 153.73
acres M/L

Cropland Acres: 147.89
acres M/L

CSR2 – 69.6

Acre Corn Base: 79.2

PLC Yield: 174

Acre Soybean Base: 62.8

PLC Yield: 49

Terrace: Yes

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

Colo, Shelby-Adair, Zook, Ackmore

1 – 18’ x 21’ Grain Bin

1 – 24’ x 18’ Grain Bin w/Fan

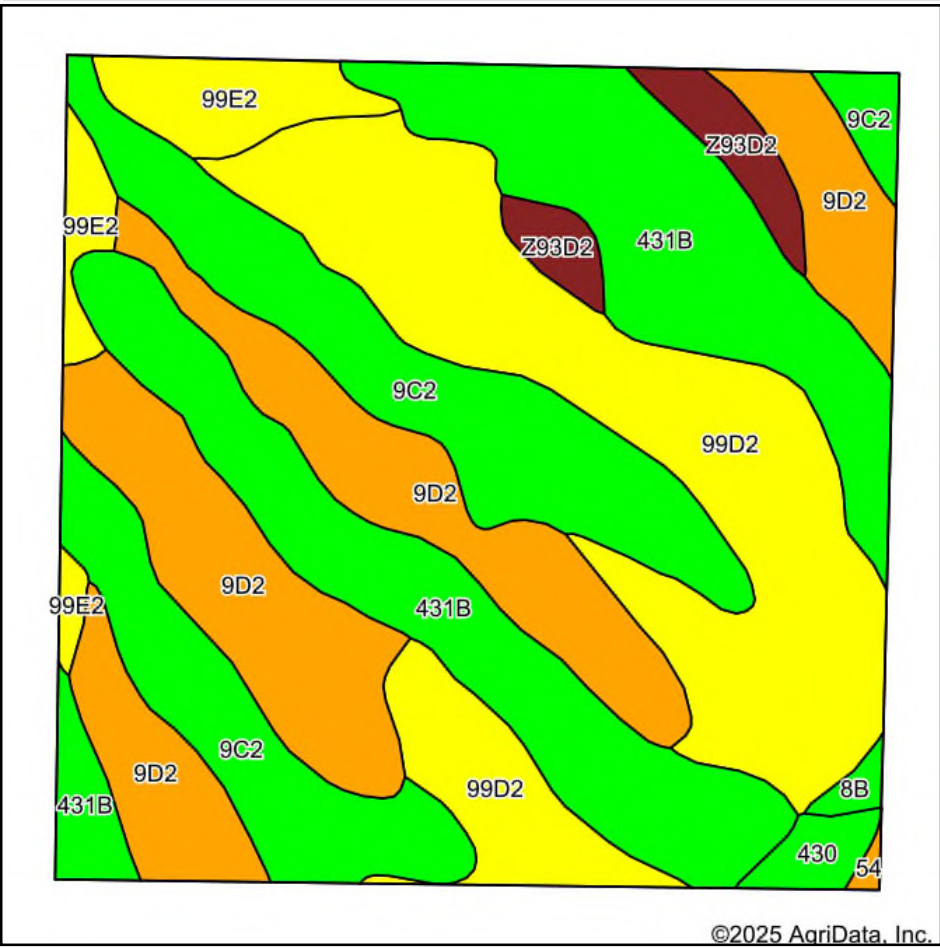
Steel Utility Building – 48’ x 60’ w/Concrete Floor

TAXES: \$5820 - Sellers agree to pay all taxes prorated to date of closing.

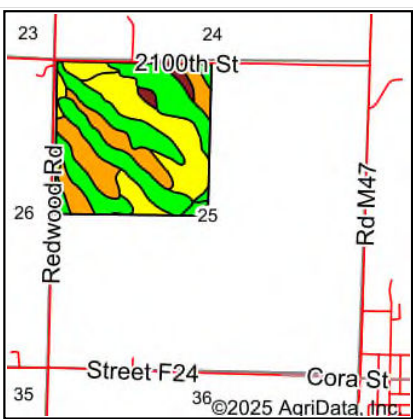
TERMS: The successful bidder or bidders will sign a purchase agreement on the day of the sale at which time put 10% down payment with the balance due on March 27th, 2026.

Possession: New owner will take full possession at time of closing which is set for March 27th, 2026.

Closing Attorney: Kohorst, Fischer and Plumb Law Firm – 602 Market St., Harlan, IA



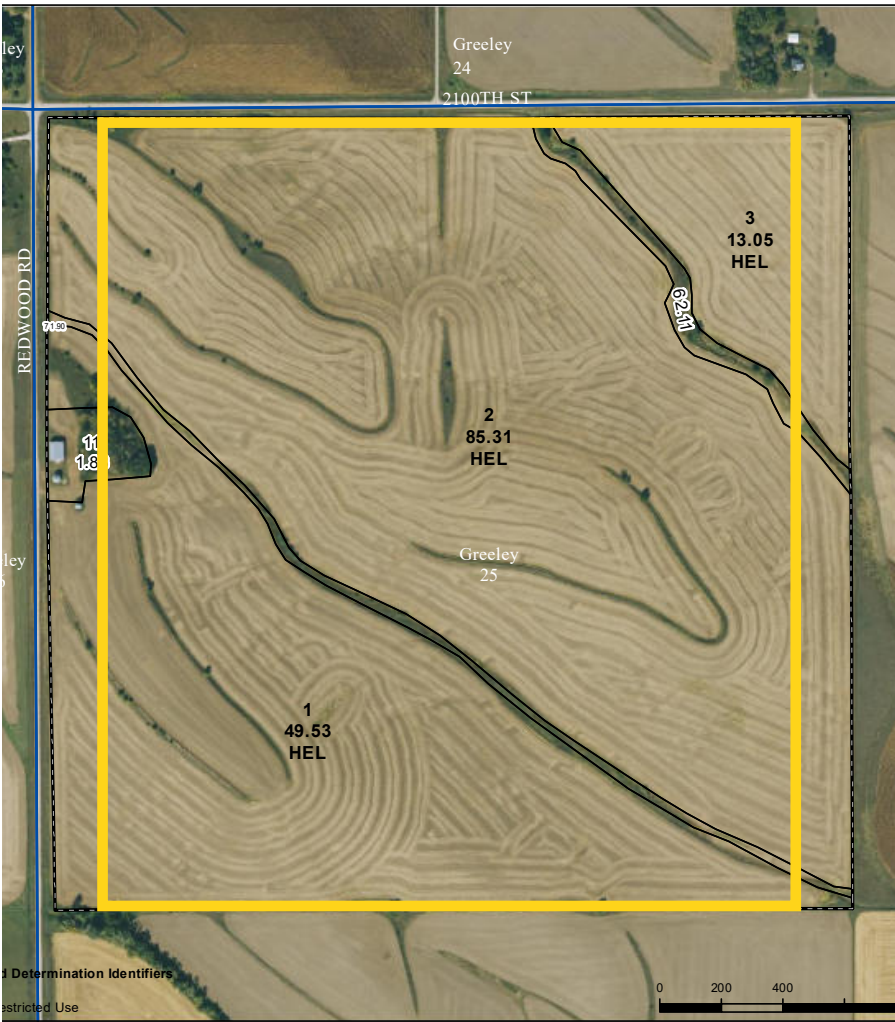
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Shelby**
Location: **25-81N-38W**
Township: **Greeley**
Acres: **152.76**
Date: **10/20/2025**



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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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.