

ANNETTE DINESEN BEIERLE REVOCABLE TRUST, OWNER 77.20 TAXABLE ACRES M/L

SHELBY COUNTY FARMLAND AUCTION (Center Township – Section 7 & 6)

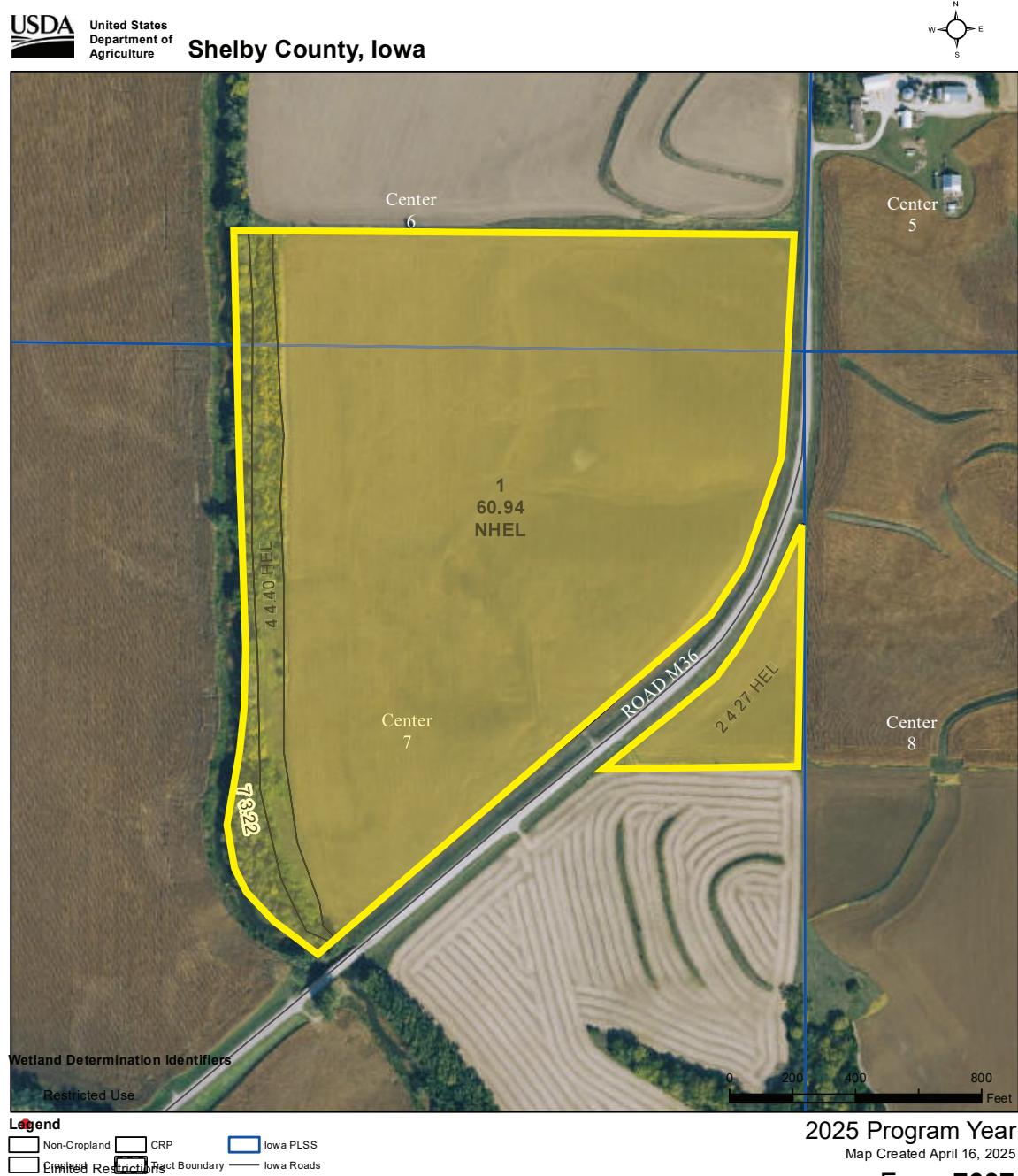
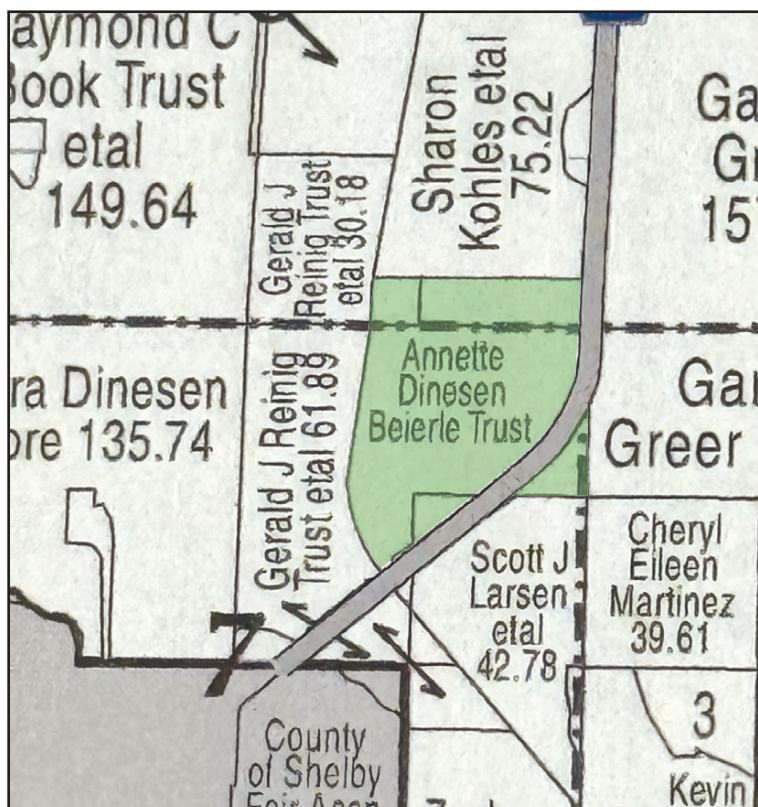
WEDNESDAY, AUGUST 26TH, 2026 @ 10:00 A.M.

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 Cyclone Avenue turn north on 5th St. and go .4 of a mile which will then turn into M36 and continue .4 mile and farm will be on the North side of road with very small parcel on the south side of the road.



Legal Description: Starting at the Southeast corner of Section 6, Township 79 North, Range 38 West of the 5th P.M., thence North 369 feet, thence West to the center of the Nishnabotna drainage ditch, thence South 369 feet to the South line the Southeast Quarter of Section 6, thence East to the Southeast corner of Section 6, the point of beginning: and All that part of the Northeast Quarter of Section 7, Township 79 North, Range 38 West of the 5th P.M. lying East of the center of Nishnabotna drainage ditch and North and West of the public road; and all that part of the Northeast Quarter of the Northeast Quarter of Section 7 lying Southeast of the public road, in Township 79 North, Range 38 West of the 5th P.M.

FSA INFORMATION:

Farmland Acres: 72.83 Acres M/L

Cropland Acres: 69.61 Acres M/L

CSR2: 77.3

Acre Corn Base: 53.29

PLC Yield: 170

Acre Soybean Base: 14.92

PLC Yield: 52

Soil Types: Judson, Kennebec, Dockery-Quivera, Exira

TAXES: Approximately \$3510/yr. and seller agrees 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 October 9th, 2026.

Possession: New owner will take full possession on March 1st, 2027.

Closing Attorney: Kohorst Fischer Plumb Law Firm - 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.