

SHIRLEY D. WILWERDING REVOCABLE TRUST, OWNER

71.19 TAXABLE ACRES M/L SHELBY COUNTY FARMLAND (UNION TOWNSHIP – SECTION 20)
303.4 TAXABLE ACRES M/L HARRISON COUNTY FARMLAND (CASS & WASHINGTON TOWNSHIP – SECTIONS 24 & 3)

WEDNESDAY, SEPTEMBER 9TH, 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

SHELBY COUNTY FARMLAND (UNION TWP. - SECTION 20) PARCEL 1 – 71.19 TAXABLE ACRES M/L

FARM LOCATION: From Earling go 3 miles north on M16 and farm is on the east side of the road.

LEGAL DESCRIPTION: The West Half of the Northwest Quarter of Section 20, Township 81 North, Range 39 West of the 5th P.M.

FSA INFORMATION:

FARMLAND ACRES: 72.39 acres M/L

CROPLAND ACRES: 70.13 acres M/L

CSR2 – 57

ACRE CORN BASE: 35.5

PLC YIELD: 157

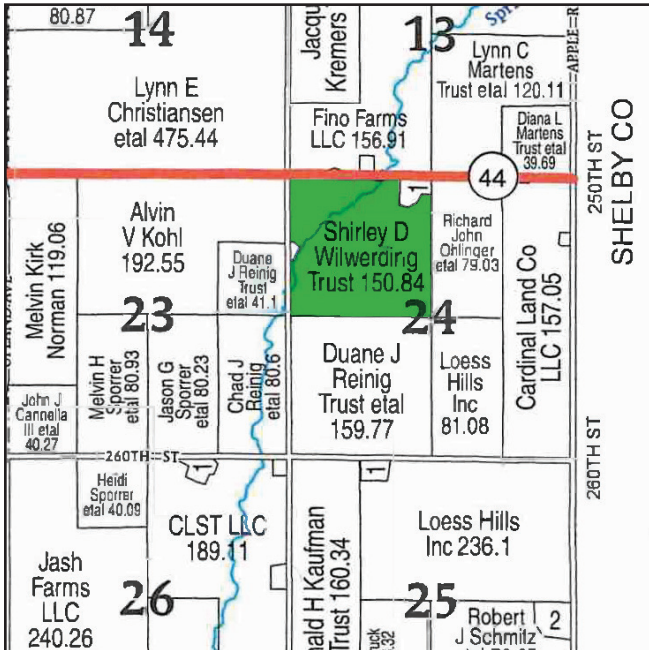
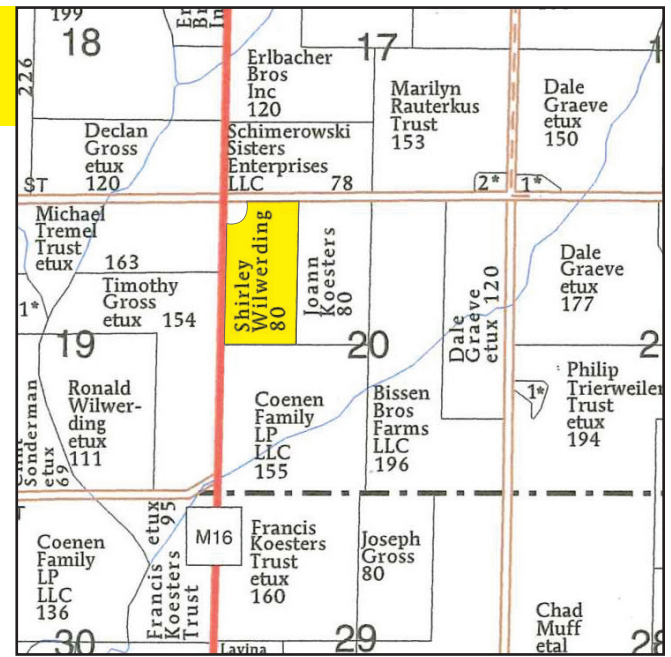
ACRE SOYBEAN BASE: 34

PLC YIELD: 40

SOIL TYPES: Ida, Monona, Shelby, Judson-Ackmore-Colo

TAXES: \$3908 - Sellers agree to pay all taxes prorated to date of closing.

The acreage has been surveyed off and is not included in this parcel.



HARRISON COUNTY FARMLAND (CASS TWP. – SECTION 24) PARCEL 2 – 147.26 TAXABLE ACRES M/L

FARM LOCATION: From Portsmouth go 3.5 miles west on highway 44 and farm is on the south side of the highway.

LEGAL DESCRIPTION: Copy available at Kohorst Fischer Plumb Law Firm.

FSA INFORMATION:

FARMLAND ACRES: 159.07 Acres M/L

CROPLAND ACRES: 148.27 Acre M/L

CSR2: 71.3

ACRE CORN BASE: 72.5

PLC YIELD: 161

ACRE SOYBEAN BASE: 72.3

PLC YIELD: 43

TERRACES: Yes

SOIL TYPES: Monona, Napier, Ida

TAXES: \$5782 – Sellers agree to pay all taxes prorated to date of closing.

The acreage has been surveyed off and is not included in this parcel.

HARRISON COUNTY FARMLAND (WASHINGTON TWP. – SECTION 3) PARCEL 3 – 156.14 TAXABLE ACRES M/L

FARM LOCATION: From Persia go north .5 miles on highway 191 and turn east on 288th St. and go .75 mile east. Farm is located on the south side of the road.

LEGAL DESCRIPTION: Copy available at Kohorst Fisher Plumb Law Firm.

FSA INFORMATION:

FARMLAND ACRES: 157.55 Acres M/L

CROPLAND ACRES: 156.12 Acres M/L

CSR2: 70.8

ACRE CORN BASE: 76.5

PLC YIELD: 158

ACRE SOYBEAN BASE: 76.6

PLC YIELD: 38

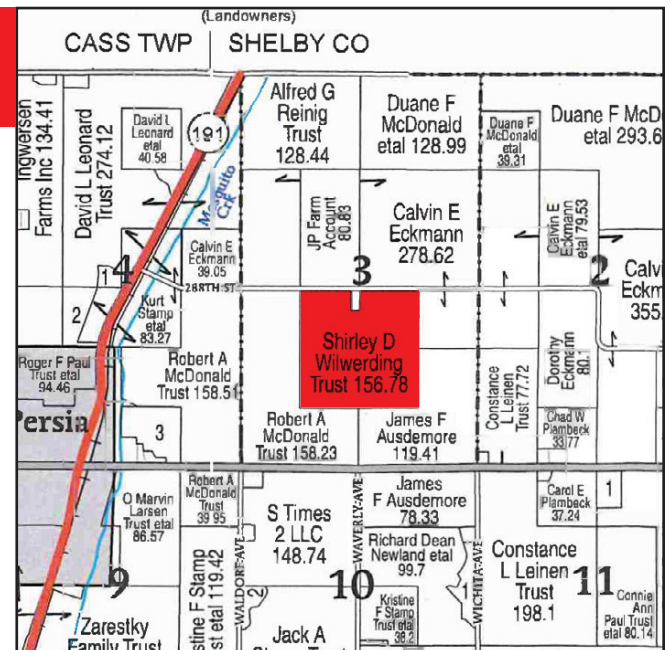
TERRACES: Yes

GRAIN BIN: 24'x19' Grain Bin built in 1980

SOIL TYPES: Monona, Napier, Ida

TAXES: \$5816 – Sellers agree to pay all taxes prorated to date of closing.

The acreage has been surveyed off and is not included in this parcel.



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.

TERMS: The successful bidder or bidders will sign a purchase agreement on the day of the sale at which time 10% down payment will be required with the remaining balance due on October 26th, 2026.

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

CLOSING ATTORNEY: Kohorst Fischer Plumb Law Firm – 602 Market St., Harlan, IA – 712-755-3156

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.osbornauktion.com

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

