CLIFFORD MORRISON JR. TRUST, OWNERS
ABSOLUTE SHELBY COUNTY FARMLAND AUCTION

231.15 TAXABLE ACRES M/L SHELBY COUNTY FARMLAND
(CASS TOWNSHIP – SECTIONS 16, 17, 20, 21, 30 & 31)

WEDNESDAY, JANUARY 13TH, 2027 @ 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

METHOD OF SALE: Parcels 1-5 will be sold as BUYER'S CHOICE of parcels with the highest bidder having the option to take one parcel, two parcels or any combination of parcels. If the buyer takes all 5 parcels the auction will be concluded or we will sell the remaining parcel or parcels as BUYER'S CHOICE until all parcels are sold

FSA INFORMATION: The FSA-156EZ report is the figures for all the parcels as one and can be found on our website or FSA office. These will be updated for each parcel after the auction.

LEGAL DESCRIPTIONS: These will be updated for each parcel and subject to survey.



SHELBY COUNTY FARMLAND – (CASS TOWNSHIP – SECTION 17)
PARCEL 1 – 18.51 TAXABLE ACRES M/L

CSR 2: 82.2 **TILE:** Yes **SOIL TYPES:** Monona, Judson, Ackmore

SHELBY COUNTY FARMLAND – (CASS TOWNSHIP – SECTION 20)
PARCEL 2 – 35.60 TAXABLE ACRES M/L

CSR 2: 78 **TILE:** Yes **SOIL TYPES:** Judson, Ackmore

SHELBY COUNTY FARMLAND – (CASS TOWNSHIP – SECTION 20 & 21)
PARCEL 3 – 60.60 TAXABLE ACRES M/L

CSR 2: 78.5 **TILE:** Yes **SOIL TYPES:** Judson, Dockery-Quiver, Ackmore, Monona

SHELBY COUNTY FARMLAND – (CASS TOWNSHIP – SECTION 30 & 31)
PARCEL 4 – 50.06 TAXABLE ACRES M/L

CSR 2: 73.4 **TERRACES:** Yes **SOIL TYPES:** Dockery-Quiver, Monona, Judson-Ackmore-Colo, Ackmore

SHELBY COUNTY FARMLAND – (CASS TOWNSHIP – SECTION 31)
PARCEL 5 – 66.38 TAXABLE ACRES M/L

CSR 2: 65.1 **TERRACES:** Yes **SOIL TYPES:** Dockery-Quiver, Monona, Judson-Ackmore-Colo, Ida, Ackmore

The acreage has been surveyed off along with the land directly east of acreage between the creek and road. They are not included in PARCEL 5.

TERMS: he 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 1st, 2027. Taxes will be prorated to closing date.

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

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.

OSBORN AUCTION LLC

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.

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