

# ROBERT ROLD, OWNER

# 100 ACRES M/L SHELBY COUNTY FARMLAND AUCTION

## SUNDAY, MARCH 7, 2010 • 1:00 PM

**SALE LOCATION:** Therkildsen Center – 706 Victoria Street Harlan, IA 51537

**DESCRIPTION:** The East half of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 9 78N 38W; Except there from the Northwest Quarter of the Northwest Quarter of the Northeast Quarter and also except ten acres adjacent thereto used as pasture. The exact description to be provided by survey.

### FSA INFORMATION:

Acre Corn Base: 51.5

Bushel Yield: 104

Acre Soybean Base: 46.1

Bushel Yield: 37

CSR: 68.6

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

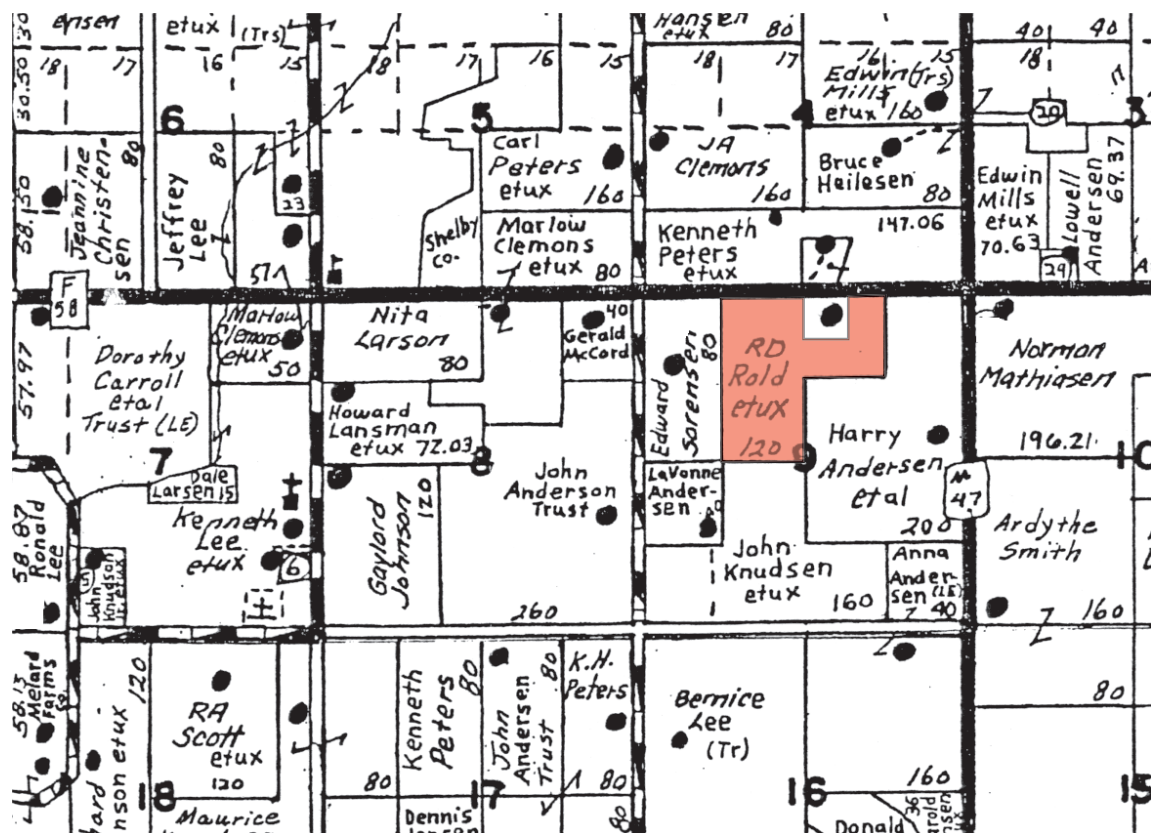
Tiled: Yes

Terraced: Yes

Taxes: Approximately \$1724/ Year

**CURRENT LEASE:** The current tenant is Alan Jensen and the lease runs until February 28, 2011. The new owner of the land will succeed to the current terms of the lease. Due March 1, 2010 is \$8750.00 and the second half payment of \$8750.00 is due on September 1, 2010. The new owner will receive their first payment March 1, 2010.

**DIRECTIONS TO VIEW FARM:** From Harlan go South on Hwy 59 to Corley then go east on F 58 6 miles. The farm is on the South side of road.



**TERMS:** The successful bidder or bidders will sign a purchase agreement on day of sale at which time put 10% down payment with balance due on or before April 7, 2010. The new buyers are purchasing the farm subject to existing farm lease.

**AUCTIONEER'S NOTE:** 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 material. Sellers reserve the right to refuse any or all bids.

**TAXES:** Sellers agree to pay all taxes prorated to March 1, 2010.

**CLOSING ATTORNEY:** Michael P. Childs, 1005 7th St., Harlan, IA 51537. 712-755-2111



**AUCTION CONDUCTED BY:**  
OSBORN AUCTION LLC, Walnut, IA

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