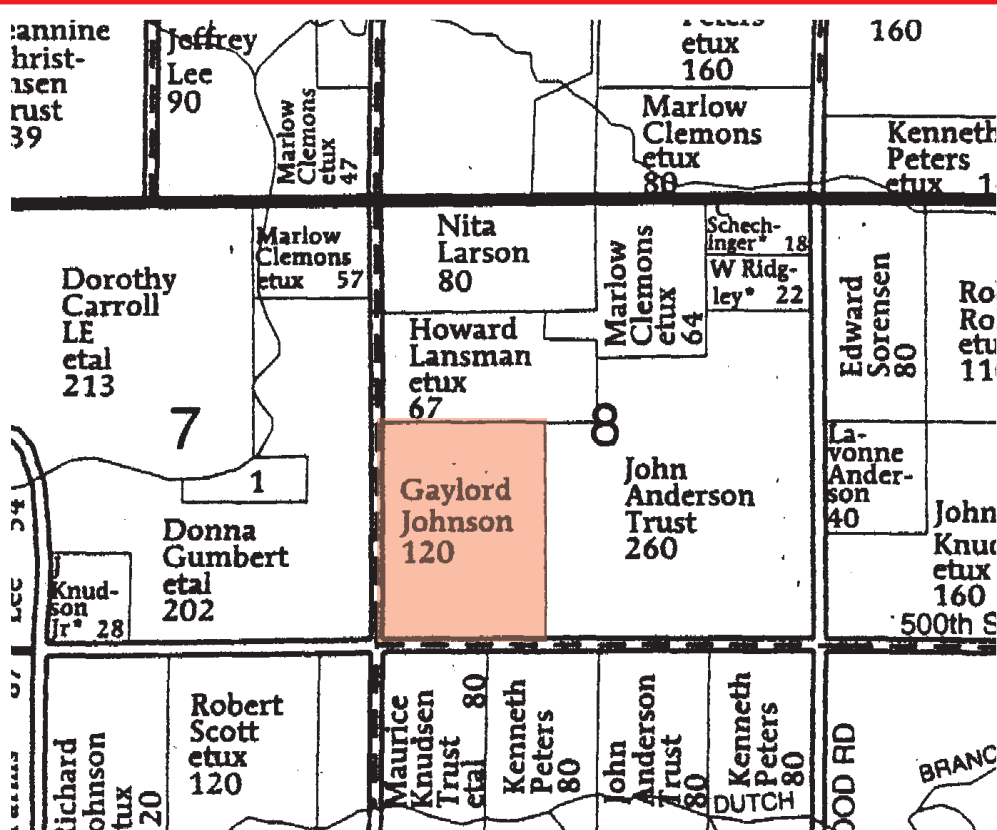


GAYLORD JOHNSON ESTATE, OWNER

120 ACRES M/L - SHELBY CO. ABSOLUTE FARMLAND AUCTION

SATURDAY, AUGUST 18TH, 2018 • 9:00 A.M.

SALE LOCATION: Therkildsen Activity Center, 1103 Victoria St. – Harlan, IA



FARM LOCATION: From Harlan, IA go 4.7 miles south on Hwy. 59 and turn East on F58. Go 4.3 miles east on F58 and turn south on Quince Rd. and go .6 miles. Farm is located on the east side of the road.

LEGAL DESCRIPTION: The West Half of the Southwest Quarter and the West Half of the East Half of the Southwest Quarter of Section 8, Township 78 North, Range 38 West of the 5th P.M., and subject to public roads.

FSA INFORMATION:

Cropland Acres: 108.48

Acre Corn Base: 48.5

PLC Yield: 118

Acre Soybean Base: 23.93

PLC Yield: 34

CSR2: 70.4

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

Terraces: Yes

TAXES: Approximately \$3514/yr.

CRP: There is a CRP contract on 36.05 acres with a start date of Oct. 1st, 2012 and runs through Sept. 30th, 2022 with annual payment of \$6963. The successful buyer or buyers will succeed to the current CRP contract. Sellers will receive CRP payment for 2018.

ACREAGE SITE BUILDINGS:

1 ½ 1669 Square Foot House

21' diameter x 18' height F/S Bin

20' x 50' Utility Building

Barn & Small Shed



TERMS: The successful bidder or bidders will sign a purchase agreement on the day of the sale at which time put 15% down payment with the balance due on September 18th, 2018. The farm has a lease for 2018 and successful buyer(s) will be paid the second payment of cash rent due in September of 2018 in the amount of \$6235.80 on 65.64 acres M/L that is currently row crop. New owner will take full possession on March 1, 2019.

TAXES: Sellers agree to pay all taxes prorated to date of closing.

ATTORNEY: Kathleen Kohorst, 602 Market St., Harlan, IA 51537. 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. The farm and house, including the septic and one well will be sold "AS IS". To view the acreage please contact Marlene Johnson at 712-744-3363. This is an ABSOLUTE LAND AUCTION and will be sold to the highest bidder or bidders.



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.