

MELODI JENKINS, JAN JENSEN, ASHLEY JENSEN, OWNERS

40 ACRES M/L

SHELBY COUNTY LAND AUCTION

(Jackson Township – Section 14)

Thursday, November 30th, 2023 • 10:00 A.M.

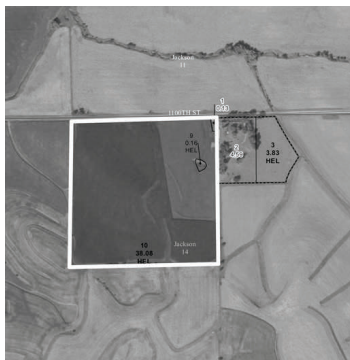
SALE LOCATION: Kimballton Town Hall

205 N. Main St. Kimballton, IA

Farm Location: From Kimballton go 2 miles west on Hwy. 44 and then turn north on Wildwood Rd. Go north 2 miles and turn west on 1100th St. and go ½ mile west and farm is on the south side of the road.

Description: NE ¼ NW ¼ JK 14

FSA INFORMATION: The current FSA -156EZ report includes the additional 8.42 acres M/L located directly NE of the 40 acres M/L that we are selling. You can view this attachment on our website. These details will be updated after the auction.



CSR2: 65.9

Cropland Acres: 39.18 M/L

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

TAXES: Approximately \$1176/yr. and sellers agree 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 February 2nd, 2024.

Possession: New owner will take full possession on March 1st, 2024.



Closing Attorney: Todd Argotsinger
(712) 755-3141 • 711 Court St., Harlan, IA

AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA
Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024
Curtis Osborn, 712-246-8722 • www.osbornauction.com