

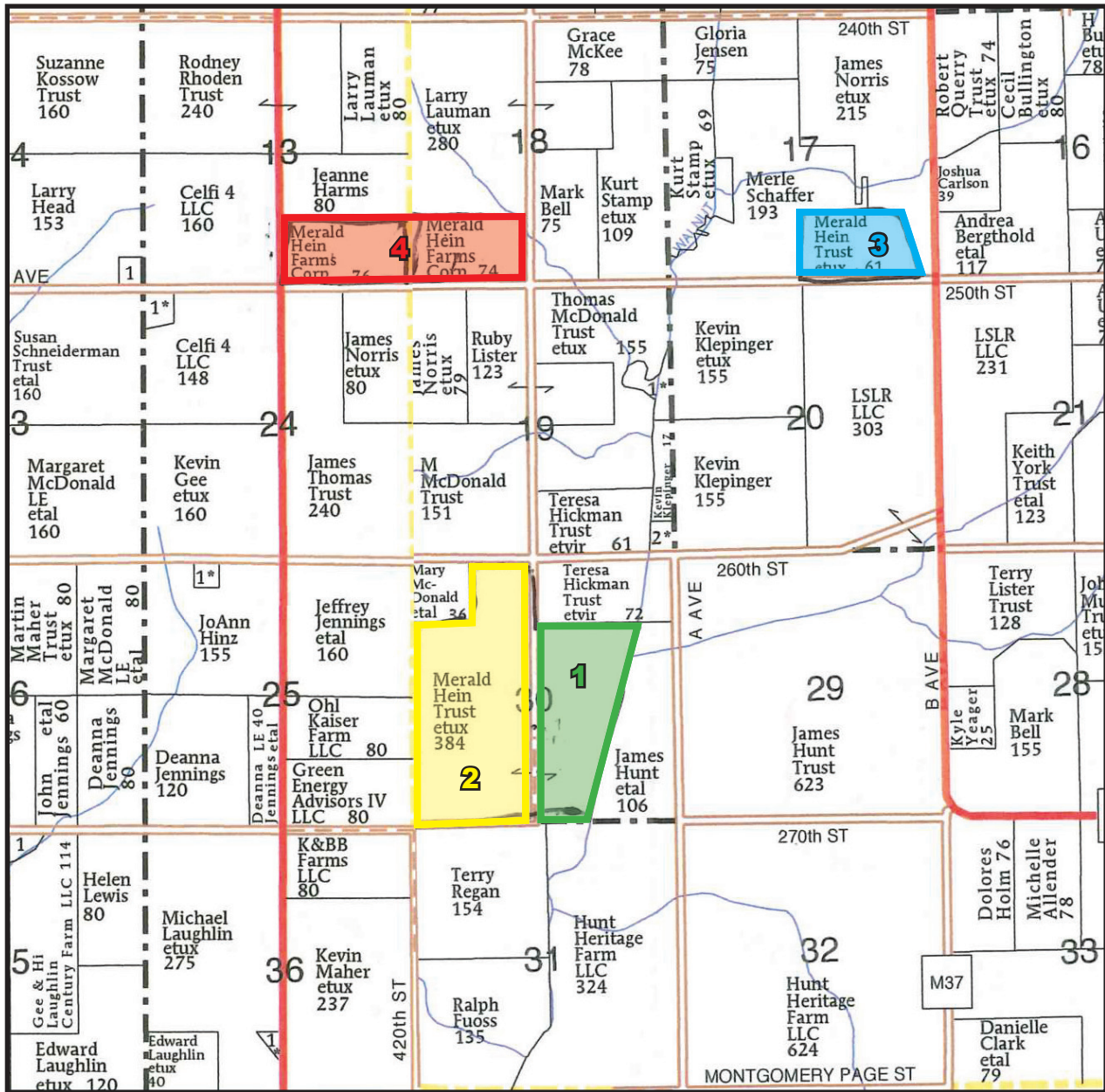
MERALD D. HEIN FAMILY TRUST, THE ANNA J. HEIN REVOCABLE TRUST & THE MERALD HEIN FARMS CORP OWNERS

596.92 TAXABLE ACRES M/L – MONTGOMERY & MILLS COUNTY FARMLAND AUCTION

TUESDAY, AUGUST 18TH, 2026 @ 10:00 A.M.

SALE LOCATION: Shenandoah Elks Lodge #1122 – 709 S. Fremont St., Shenandoah, IA

SIMULCAST ONLINE BIDDING AVAILABLE DURING THE LIVE AUCTION. GO TO WWW.OSBORNAUCTION.COM FOR DETAILS



FSA INFORMATION FOR PARCEL 1 and PARCEL 2: (These are the figures for Parcel 1 and Parcel 2 as one parcel.)

FARMLAND ACRES: 383.84 acres M/L

CROPLAND ACRES: 367.48 acres M/L

CSR2 – 75.2 on the cropland acres

ACRE CORN BASE: 177.4

PLC YIELD: 153

ACRE SOYBEAN BASE: 139.1

PLC YIELD: 51

WHEAT BASE: 30.2

PLC YIELD: 37

TERRACES: Yes

TILED: Yes

SOIL TYPES: Judson, Marshall, Gara, Adair-Shelby-Adair, Exira, Ackmore-Colo-Judson, Quiverty, Colo, Dockery Quiverty, Zook

PARCEL 1 – 115.98 Taxable Acres M/L

Montgomery County – West Plat – Section 30

LEGAL DESCRIPTION: See osbornauction.com for full legal description

FSA INFORMATION: Updated After Closing

CSR 2: 76.6

TILE: Yes

Walnut Creek runs on the east side of the property. There is a 75'x40' Steel Utility Building w/concrete floor built in 1974.

TAXES: \$5,367

GRAIN BINS

- | | | |
|-----------|-----------------|-----------|
| • 16'x19' | • 24'x19' Ruger | • 28'x18' |
| • 18'x15' | • 28'x19' Chief | • 27'x24' |
| • 16'x19' | | |

PARCEL 2 – 273.31 Taxable Acres M/L

Montgomery County – West Plat – Section 30

LEGAL DESCRIPTION: See osbornauction.com for full legal description

FSA INFORMATION: Updated After Closing

CSR 2: 74.8

TAXES: \$11,400

TERRACES: Yes

There is recreational timber land that runs from the NW side of this parcel to the east side and continues into Parcel 1.

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 balance due on October 2nd, 2026. Sellers agree to pay all taxes prorated to date of closing.

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

CLOSING ATTORNEY: Sandra R. Mass - Peters Law Firm 233 Pearl St. - Council Bluffs, IA – 712-328-3157.

PARCEL 3 – 61.55 Taxable Acres M/L

Montgomery County – West Plat – Section 17

LEGAL DESCRIPTION:

See osbornauction.com for full legal description

CSR 2 RATING: 69.4

TAXABLE ACRES: 61.55 Acres M/L

FARMLAND ACRES: 65.34 Acres M/L

CROPLAND ACRES: 58.85 Acres M/L

WHEAT BASE ACRES: 5.70

PLC YIELD: 37

CORN BASE ACRES: 29.30

PLC YIELD: 153

SOYBEANS BASE: 23.8

PLC YIELD: 51

TERRACES: Yes

TAXES: \$2390 - Sellers agree to pay all taxes prorated to date of closing

AUCTIONEER'S NOTE: We are very excited to have the opportunity to sell these excellent parcels of Mills & Montgomery County Farmland. All information gathered at the 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.

PARCEL 4 – 146.08 Taxable Acres M/L

Mills Co. – Deer Creek Plat- Section 13 & Montgomery Co. West Plat – Section 18

LEGAL DESCRIPTION: See osbornauction.com for full legal description

CSR 2 RATING: 70.4

TAXABLE ACRES : 146.08 Taxable Acres M/L

FARMLAND ACRES: 148.91 Acres M/L

CROPLAND ACRES: 135.28 Acres M/L

CORN BASE: 66.10

PLC YIELD: 139

SOYBEANS BASE: 25.51

PLC YIELD: 44

TERRACES: Yes

CRP ACRES: 43.66 Acres M/L

The CRP contract is for 43.66 acres x \$298.65 per acre with a start date of Oct. 1st, 2017 and runs through Sept. 30th, 2027 with annual payment of \$13,039.

TAXES: \$5350 - Sellers agree to pay all taxes prorated to date of closing

Go to www.osbornauction.com to view the maps of all four parcels along with surety maps.



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.