

EXCELLENT NORTH IOWA FARMLAND AUCTION

WEDNESDAY, NOVEMBER 30 • 3:00 PM

Behr Auction Service ^{LLC}



PROFESSIONAL
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Otto Farm at public auction. You are invited to take advantage of this opportunity to purchase a nice quality farm. Ready to farm spring 2023. Both onsite and online bidding available.

For more information contact Auctioneers or view website at www.behrauctionservice.com

THIS AUCTION ARRANGED AND CONDUCTED BY:

Auctioneer
Dennis Behr, Rockwell, IA
(641) 430-9489



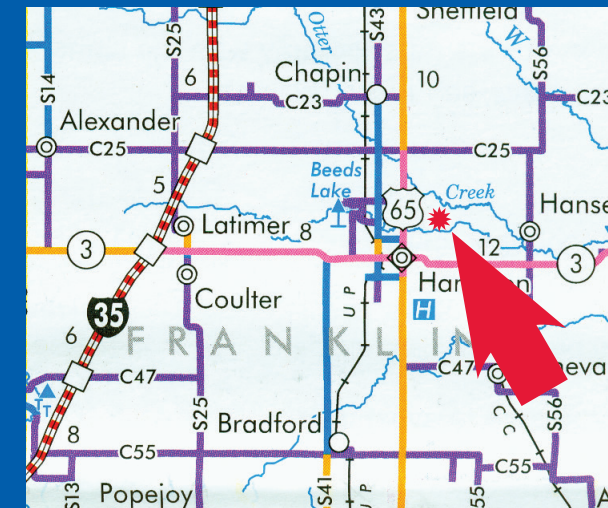
Auctioneer
Cory Behr, Rockwell, IA
(641) 425-8466

For more information contact Auctioneers or view our website at www.behrauctionservice.com

EXCELLENT NORTH IOWA FARMLAND AUCTION

76± ACRES • FRANKLIN COUNTY, IA
OFFERED AS 1 TRACT

WEDNESDAY, NOVEMBER 30, 2022 • 3:00 PM



DIRECTIONS TO FARMLAND SITE:

FROM HAMPTON, IA: Go 2 miles north on Hwy. 65 to 180th St. Then go 2 miles east on 180th to Raven Ave. Then 1/2 mile south on Raven Ave. Farm is located on west side of road. Auction signs posted at farm.

AUCTION LOCATION:

Harriman Park Shelter #6
Hwy. 65
Hampton, Iowa

OWNER

**OTTO
FARM**

FARMLAND INFORMATION

TRACT 1

76+/- ACRES

CSR2: 62.5

Mark your calendar now,
to attend this important auction.

NOVEMBER 2022

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

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LAND RECORD TRACT 1

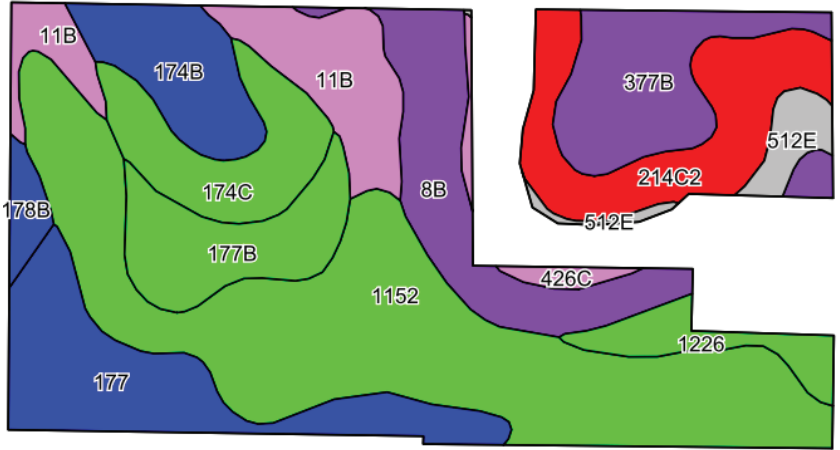
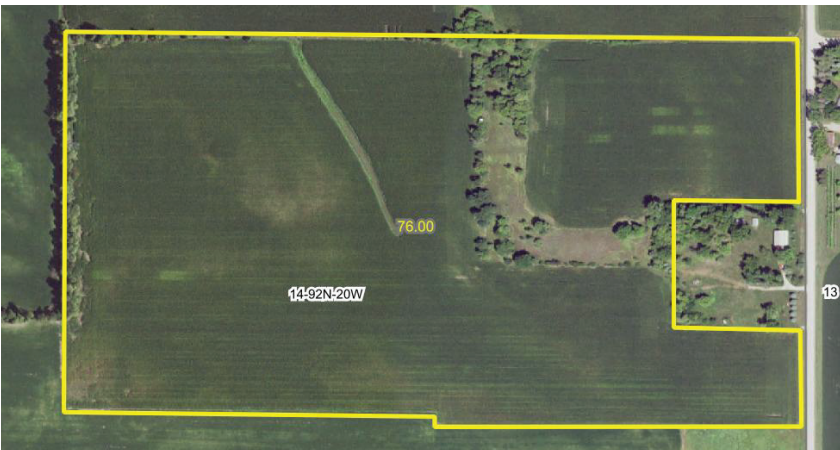
Behr Auction Service, LLC
Otto Farm

FARMLAND
76 Acres ±

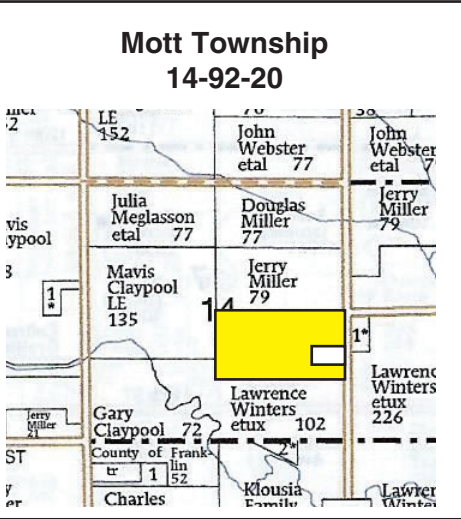
Franklin County
Mott Township
14-92-20

Gross Acres..... 76.4±
FSA Cropland Acres ... 71.7±
CSR2..... 62.5±
PLC Corn Yield 141.0±
Corn Base 36.5±
PLC Bean Yield..... 43.0±
Bean Base 37.5±
Taxes \$1988

Parcel #: 0714400001
0714400005
0714400007



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	21.72	30.3%		IIw	54
177	Saupe loam, 0 to 2 percent slopes	7.59	10.6%		IIs	60
8B	Judson silty clay loam, 2 to 5 percent slopes	6.88	9.6%		IIe	94
214C2	Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes, eroded	6.41	8.9%		IIle	29
11B	Colo-Ely complex, 0 to 5 percent slopes	5.47	7.6%		IIw	86
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	5.36	7.5%		IIe	94
174C	Bolan loam, 5 to 9 percent slopes	4.57	6.4%		IIle	59
177B	Saupe loam, 2 to 5 percent slopes	4.53	6.3%		IIs	55
174B	Bolan loam, 2 to 5 percent slopes	3.98	5.6%		IIs	64
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.04	2.8%		IIs	59
512E	Marlean loam, 9 to 18 percent slopes	1.48	2.1%		VIIe	18
178B	Waukee loam, 2 to 5 percent slopes	0.90	1.3%		IIs	64
426C	Aredale loam, 5 to 9 percent slopes	0.77	1.1%		IIle	86
Weighted Average					2.27	62.5



Specializing in farmland auctions. Whether you are selling or buying farmland give us a call.

TERMS & CONDITIONS

REGISTRATION: To register, prospective buyers should provide, name, address, phone number and show proof of deposit by bank letter of credit, guaranteed for the amount of deposit or through prior arrangements suitable to sellers and Behr Auction Service, LLC.

DEPOSIT: \$25,000 down on day of auction.

CLOSING: Target closing date of January 18, 2023. Seller Attorney: Michael Moeller, Clear Lake, IA

POSSESSION: If buyer timely performs all obligations, possession shall be delivered at the time of closing, subject to the rights of tenant in possession.

EASEMENT: The sale of this property is subject to any and/or all easements or assessments of record.

REAL ESTATE TAXES: Real Estate Taxes shall be prorated to date of closing.

LEASE: Farm lease has been terminated. Open lease for 2023.

PURCHASE AGREEMENT: The successful bidder shall execute a purchase agreement immediately after being declared the winning bidder by the auctioneer. Please note: The purchase agreement will offer NO contingencies for financing or any other alterations to the agreement.

TERMS: The property is being sold "AS IS, WHERE IS" without warranty or guarantee of any kind. Each potential buyer is encouraged to perform his/her own independent inspections, investigations, inquiries and due diligence concerning the described property.

- Deposits will only be refunded if the seller defaults, or as required by Iowa law.
- Total number of acres is estimated and may or may not represent the actual number of acres.
- Gross taxes are estimated.
- Owner reserves the right to accept or reject any or all bids.
- All information is from sources deemed reliable by Behr Auction Service, LLC. However, no guarantee or warranty to its accuracy is given.
- All statements made day of the auction take precedence over all printed material.



For more information and photos of this farm see www.BehrAuctionService.com