

EXCELLENT NORTH IOWA FARMLAND AUCTION

MONDAY, NOVEMBER 21, 2022 • 10:00 AM

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 prime Niccum Family Revocable Trust 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



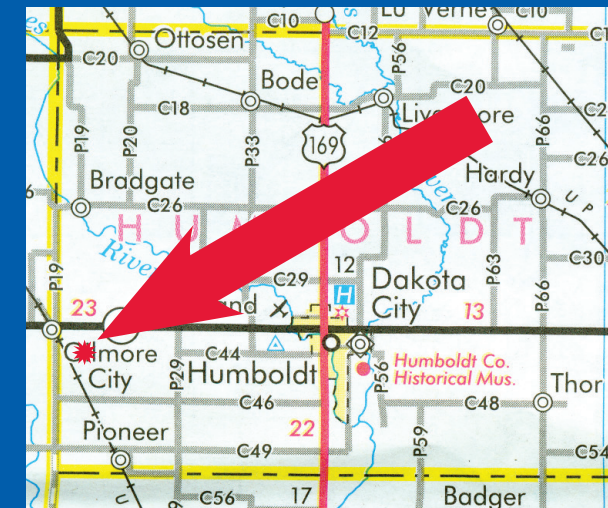
Auctioneer
Cory Behr, Rockwell, IA
(641) 425-8466

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EXCELLENT NORTH IOWA FARMLAND AUCTION

168± ACRES • HUMBOLDT COUNTY, IA
OFFERED AS 1 TRACT

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DIRECTIONS TO FARMLAND SITE:

FROM GILMORE CITY, IA: Go 1/2 mile east on Hwy. 3. Then go 1 mile south on Birch Ave. to 230th St. Farm is located at SW corner of intersection. Auction signs posted at farms.

AUCTION LOCATION:

Community Center
300 Gilmore St.
Gilmore City, Iowa

OWNER

**NICCUM
FAMILY TRUST**

FARMLAND INFORMATION

TRACT 1

168+/- ACRES
CSR2: 84.1

Mark your calendar now,
to attend this important auction.

NOVEMBER 2022

SUN	MON	TUE	WED	THU	FRI	SAT
	10 AM	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
Niccum Family Trust

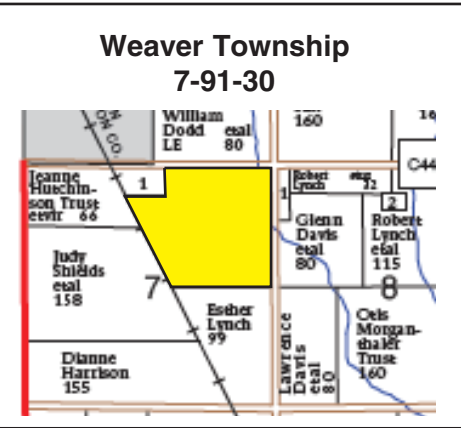
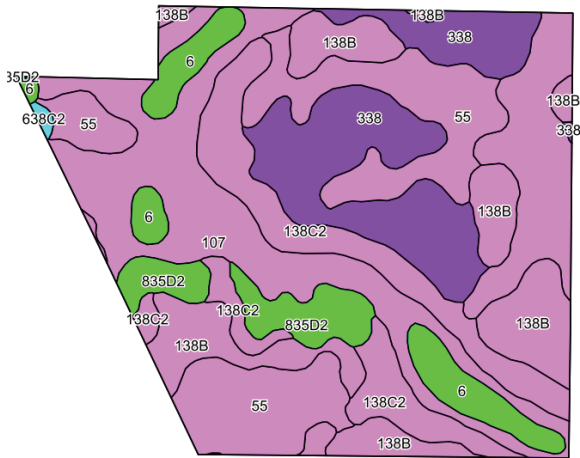
FARMLAND
168 Acres ±

Humboldt County
Weaver Township
7-91-30

Gross Acres..... 168.1±
FSA Cropland Acres ..157.1±
CSR2..... 84.1±
PLC Corn Yield 158.0±
Corn Base 127.2±
PLC Bean Yield..... 46.0±
Bean Base..... 29.2±
Taxes \$5582

Parcel #: 0907100004
0907100005
0907200002
0907200003
0907200005
0907200006

Status: NHEL



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	42.68	27.2%		IIw	86
55	Nicollet clay loam, 1 to 3 percent slopes	27.87	17.7%		Iw	89
338	Garnmore loam, 0 to 2 percent slopes	25.23	16.1%		Iw	91
138B	Clarion loam, 2 to 6 percent slopes	22.94	14.6%		IIe	89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	21.08	13.4%		IIle	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	9.37	6.0%		IIlw	59
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	7.63	4.9%		IVe	53
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.34	0.2%		IIle	75
Weighted Average					1.96	84.1

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: 10% down on day of auction.

CLOSING: Target closing date of Decembrrt 27, 2022. Seller Attorney: Michael Gabor, Algona, 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.



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

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