

# EXCELLENT NORTH IOWA FARMLAND AUCTION

WEDNESDAY, JULY 29, 2020 • 3 PM

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

FIRST CLASS MAIL  
U.S. POSTAGE  
PAID  
MASON CITY, IA  
PERMIT NO. 251

## ~ 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 seller and Behr Auction Service, LLC.

**DEPOSIT:** \$30,000 per tract on day of auction.

**CLOSING:** Closing to be held on or before August 31, 2020. Seller Attorney Michael G. Byrne, Mason City, IA.

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

**LEASE:** Farm lease has been terminated for 2021.

**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 the date of closing.

**CASH RENT:** The farm is rented for 2020. Lease will be assigned to the buyer. The buyer will receive 2nd half rent payment on Tract 1 of \$11,852 and Tract 2 of \$8,848 due Nov. 1st.

**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.
- Net 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.

# EXCELLENT NORTH IOWA FARMLAND AUCTION

**191± ACRES CERRO GORDO COUNTY, IOWA  
OFFERED AS (2) TRACTS**

WEDNESDAY, JULY 29, 2020 • 3 PM



### DIRECTIONS TO FARMLAND SITE:

**FROM SWALEDALE, IOWA:** Go 3.5 miles south on Hwy. S33 to 110th St. Then go 1 mile west to Indigo Ave. Farms are located on both the northwest and southwest corners of the intersection of Indigo Ave. and 110th St. Auction signs posted on farm.

### AUCTION LOCATION:

Town Hall  
402 Main St.  
Swaledale, Iowa

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](http://www.behrauctionservice.com)



### OWNER

**BERTELSEN FARM**

### FARMLAND INFORMATION

#### TRACT 1:

111+/- ACRES CSR2 62.1

#### TRACT 2:

80+/- ACRES CSR2 65.7

Mark your calendar now, to attend this important auction.

### JULY 2020

SUN	MON	TUE	WED	THU	FRI	SAT
3:00 p.m.			1	2	3	4
	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20		22	23	24	25
26	27	28	29	30	31	

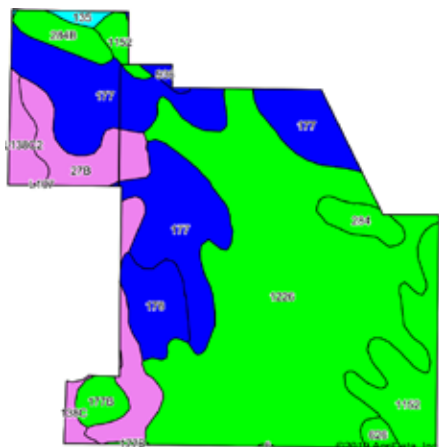


# LAND RECORD Tract #1

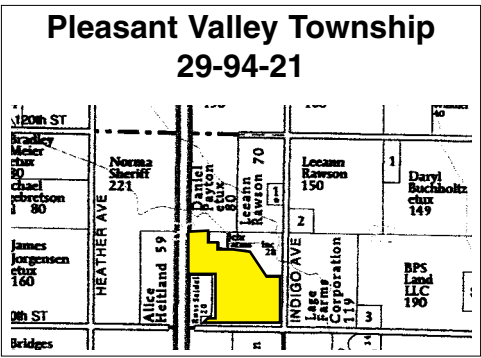
Behr Auction Service  
Bertelsen Farm

**FARMLAND**  
**111 Acres ±**  
Cerro Gordo County  
Pleasant Valley Township  
29-94-21

Gross Acres..... 111.4±  
FSA Cropland Acres... 105.3±  
CSR2..... 62.1±  
PLC Corn Yield ..... 140.0±  
Corn Base ..... 64.3±  
PLC Bean Yield ..... 46.0±  
Bean Base ..... 31.9±  
Taxes..... \$2606  
Parcel #: ..... 142940000400  
142940000700  
142940000800  
142940001000  
Status:.....NHLE



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	49.78	47.3%		IIIs	59
177	Saunder loam, 0 to 2 percent slopes	23.04	21.9%		IIIs	60
27B	Terrill loam, 2 to 6 percent slopes	8.99	8.5%		IIe	87
1152	Marshall clay loam, 0 to 2 percent slopes, rarely flooded	8.46	8.0%		IIw	54
178	Waukeet loam, 0 to 2 percent slopes	4.24	4.0%		IIIs	69
284B	Flagler sandy loam, 2 to 5 percent slopes	2.28	2.2%		IIIe	51
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.15	2.0%		IIIe	83
284	Flagler sandy loam, 0 to 2 percent slopes	1.97	1.9%		IIIIs	56
177B	Saunder loam, 2 to 5 percent slopes	1.83	1.7%		IIIs	55
138C	Clarion loam, 6 to 10 percent slopes	0.87	0.8%		IIIe	84
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	0.75	0.7%		IIIs	53
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.56	0.5%		IIw	76
936	Coland-Harlan complex, 0 to 2 percent slopes	0.42	0.4%		IIw	61
Weighted Average						62.1



For more information contact Auctioneers or view website at [www.behrauctionservice.com](http://www.behrauctionservice.com)

## AUCTIONEER'S NOTE

Behr Auction Service is excited to offer these Cerro Gordo County farms at public auction. You are invited to take advantage of this great opportunity to purchase 191+/- acres of nice producing farmland. Buyer gets 2nd half rent!

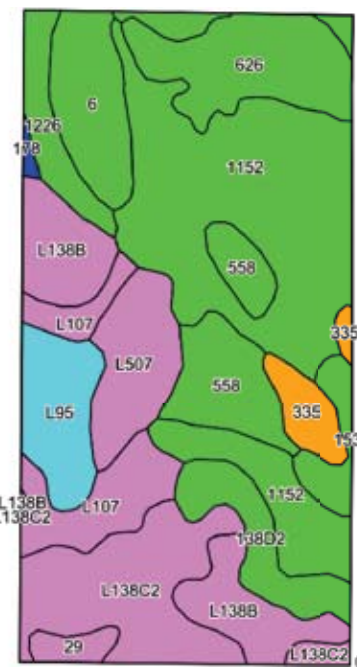
Specializing in farmland auctions. Whether you are selling or buying farmland give us a call.

# LAND RECORD Tract #2

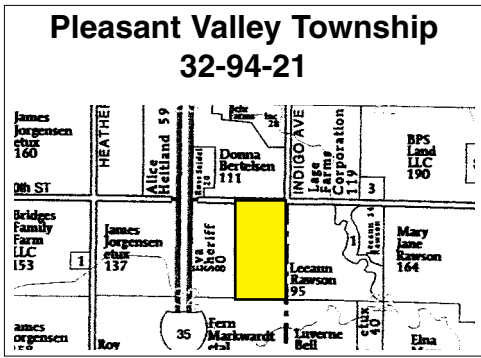
Behr Auction Service  
Bertelsen Farm

**FARMLAND**  
**80 Acres ±**  
Cerro Gordo County  
Pleasant Valley Township  
32-94-21

Gross Acres ..... 80.0±  
FSA Cropland Acres..... 78.6±  
CSR2..... 65.7±  
PLC Corn Yield ..... 140.0±  
Corn Base ..... 59.1±  
PLC Bean Yield ..... 46.0±  
Bean Base ..... 14.9±  
Taxes..... \$1646  
Parcel #: ..... 143220000200  
143220000400  
Status:.....NHLE



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1152	Marshall clay loam, 0 to 2 percent slopes, rarely flooded	21.51	27.4%		IIw	54
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.79	11.2%		IIIe	83
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	6.64	8.4%		IIe	88
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	6.47	8.2%		IIIs	53
558	Talcot clay loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	5.33	6.8%		IIw	54
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	4.98	6.3%		IIw	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	4.54	5.8%		IIw	87
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.49	5.7%		IIIw	59
L95	Harpis clay loam, Bemis moraine, 0 to 2 percent slopes	4.25	5.4%		IIw	75
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	3.55	4.5%		IIIe	55
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	3.20	4.1%		IIIs	59
335	Harcot loam, 0 to 2 percent slopes	2.02	2.6%		IIw	36
153	Shandep clay loam, 0 to 1 percent slopes	1.69	2.2%		IIIw	50
29	Clarion-Nicollet loams, 1 to 3 percent slopes	0.91	1.2%		Iw	89
178	Waukeet loam, 0 to 2 percent slopes	0.21	0.3%		IIIs	69
Weighted Average						65.7



THIS AUCTION ARRANGED AND CONDUCTED BY:

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