

EXCELLENT NORTH IOWA LAND AUCTION

THURSDAY, NOVEMBER 29, 2018 • 3:00 PM

Behr Auction Service ^{LLC}



PROFESSIONAL
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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U.S. POSTAGE
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MASON CITY, IA
PERMIT NO. 251



AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this Butler County farm at public auction. You are invited to take advantage of this great opportunity to purchase 70 acres of good producing farmland currently enrolled in CRP with \$13,436/yr. annual income! Ready to farm in 2020.

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 LAND AUCTION

70± ACRES • BUTLER COUNTY, IOWA
OFFERED AS 1 TRACT

THURSDAY, NOVEMBER 29, 2018 • 3:00 PM



DIRECTIONS TO FARMLAND SITE:

FROM GREENE, IA: Go 7 miles east on county Hwy. C13 to county Hwy. T64. Continue east 1/2 mile. Farm is located on north side of road. Auction signs posted on farm.

FROM CLARKSVILLE, IA: Go 7 miles north on Hwy.188/Hwy. T64 to county Hwy. C13. Go east 1/2 mile on C13. Farm is located on north side of road. Auction signs posted on farm.

AUCTION LOCATION:

Greene Community Center
292 W. South Street, Greene, Iowa

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OWNER

Myrna J. Pope
Estate

FARMLAND INFORMATION

TRACT 1
70+/- ACRES
CSR2: 71.7

Mark your calendar now,
to attend this important auction.

NOVEMBER 2018

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4		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	

3 p.m.

LAND RECORD TRACT 1

Behr Auction Service, LLC
Myrna J. Pope Estate

Parcel #: 0406300041
0406400041
Status: NHEL

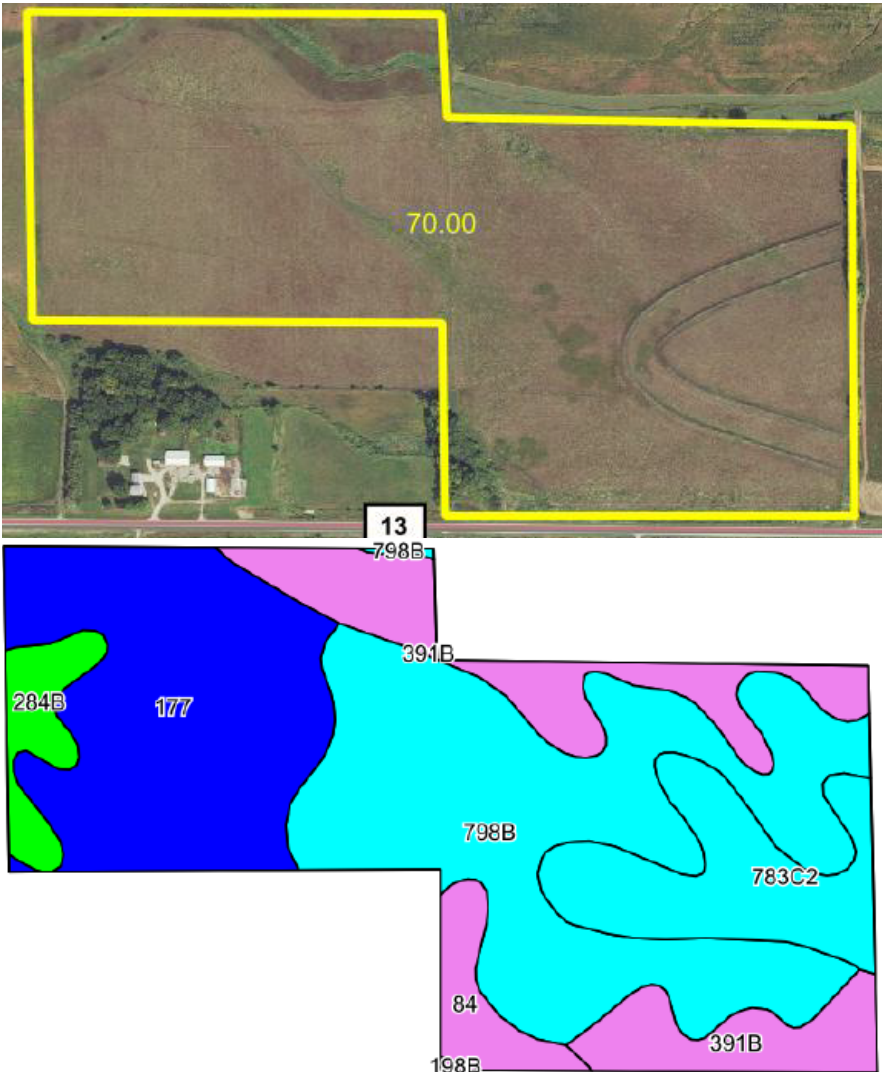
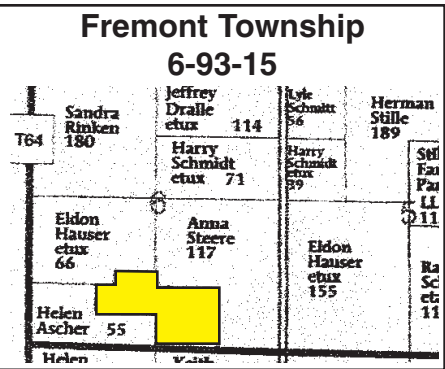


FARMLAND

70 Acres ±

Butler County, Iowa
Fremont Township
6-93-15

Gross Acres 99.8+
FSA Cropland Acres...68.5+
CRP Acres 65.1+
CSR2 71.7+
Corn Yield..... 174.6+
Corn Base..... 3.3+
Bean Yield 47.5+
Bean Base N/A
Taxes..... \$1588



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
798B	Protivin clay loam, 1 to 4 percent slopes	26.19	38.2%		Ile	72
177	Saude loam, 0 to 2 percent slopes	18.31	26.7%		Ils	60
391B	Clyde-Floyd complex, 1 to 4 percent slopes	10.94	16.0%		Ilw	87
783C2	Cresco loam, 5 to 9 percent slopes, moderately eroded	7.95	11.6%		IIle	78
284B	Flagler sandy loam, 2 to 5 percent slopes	2.59	3.8%		IIle	51
84	Clyde silty clay loam, 0 to 3 percent slopes	2.45	3.6%		Ilw	88
198B	Floyd loam, 1 to 4 percent slopes	0.07	0.1%		Ilw	89
Weighted Average						71.7

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

LAND RECORD TRACT 1 (cont.)

Behr Auction Service, LLC
Myrna J. Pope Estate



CRP 5.22 ac. \$311.78/ac thru 2024
59.62 ac. \$197.04/ac thru 2020
.27 ac. \$226.80/ac thru 2020

Total annual payment \$13,436/year. Great income producing farm!

Farm includes 70+/- acres of farmland, CRP, and hunting/recreation opportunities.

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: \$30,000 down day of the auction.

CLOSING: Closing to be on or before January 15, 2019. Closing to be held at the law office of Scott D. Brown, Mason City, 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.

CRP CONTRACT: The CRP contracts in place on this farm show 5.2 acres at \$311.78/ac. thru 2024 and 59.6 acres at \$197.04/ac and 0.3 ac at \$226.80/ac thru 2020. Total annual payment of \$13,436/yr.

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.

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