

EXCELLENT CENTRAL IOWA FARMLAND AUCTION

THURSDAY, NOVEMBER 21, 2019 • 3:00 PM

Behr Auction Service ^{LLC}



PROFESSIONAL
AUCTIONEERS

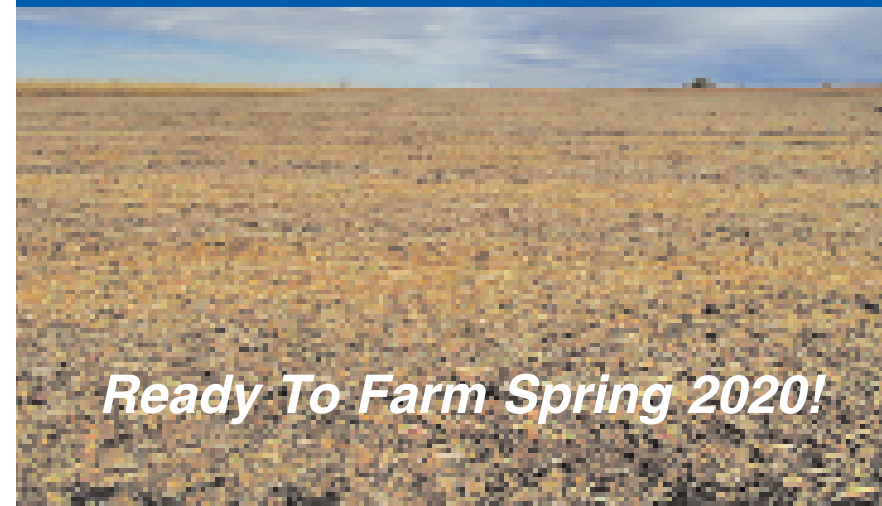
P.O. BOX 112 • ROCKWELL, IOWA 50469

FIRST CLASS MAIL
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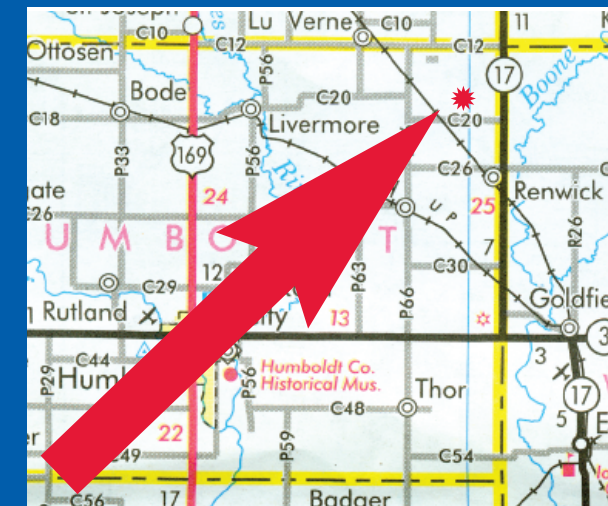
EXCELLENT CENTRAL IOWA FARMLAND AUCTION

123± ACRES • HUMBOLDT COUNTY, IOWA
OFFERED AS 1 TRACT

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Ready To Farm Spring 2020!



DIRECTIONS TO FARMLAND SITE:

FROM RENWICK, IOWA: Go 2 miles north on Hwy. 17. Then go 2 miles west on Hwy. C20 to Washington Ave. Go 1 mile north on Washington Ave. to 120th St. Farm is 1/4 mile east on 120th St. Auction signs posted on farm.

AUCTION LOCATION:

Community Center
511 Main St.
Renwick, Iowa

OWNER

**KLASSE
FARM**

FARMLAND INFORMATION

TRACT 1
123+/- ACRES
CSR2: 55.7

Mark your calendar now,
to attend this important auction.

NOVEMBER 2019

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3		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



AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Humboldt County farm at public auction. You are invited to take advantage of this great opportunity to purchase 123 acres of excellent producing farmland that is a century farm. 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

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LAND RECORD TRACT 1

Behr Auction Service, LLC
Klasse Farm

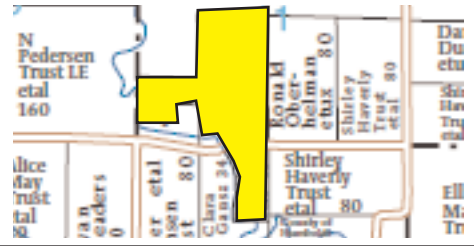
Parcel #: 0411300002, 0411300005
0411300008, 0414100007
Status: NHEL

FARMLAND
123 Acres ±

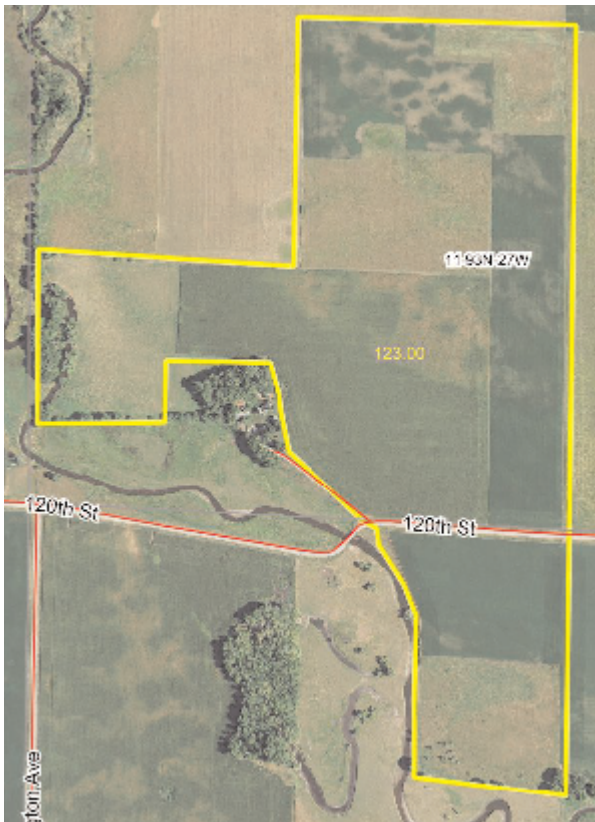
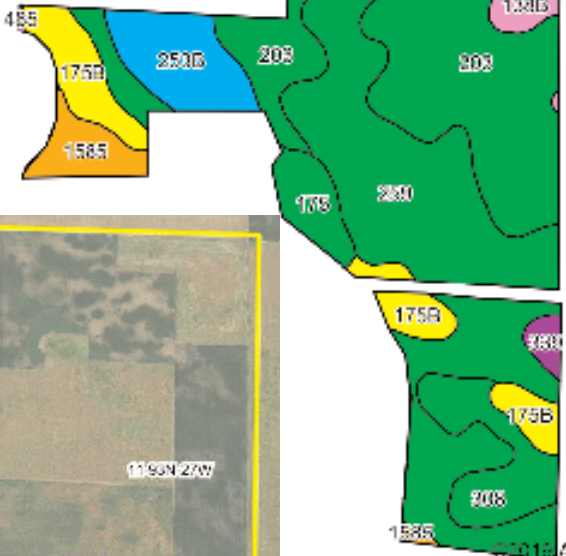
Humboldt County
Vernon Township
11-93-27 14-93-27

Gross Acres 122.9+
FSA Cropland Acres..... 112.2+
CSR2..... 55.7+
CRP Acres..... 34.1+
PLC Corn Yield 146.0+
Corn Base 55.0+
PLC Bean Yield..... 38.0+
Bean Base..... 14.8+
Taxes \$2232

Vernon Township
11-93-27 14-93-27



Code	Soil Description	Acres	Percent of Total	CSR2 Legal	How-Int Class	CSR2 TM
259	Black clay loam, 0 to 2 percent slopes	35.53	31.7%		IIIc	52
203	Cyclotile loam, 0 to 2 percent slopes	34.52	30.2%		IIIc	58
308	Wentz loam, 0 to 2 percent slopes	9.43	8.4%		IIIc	56
308B	Wentz loam, 2 to 6 percent slopes	7.38	6.6%		IIIc	52
175B	Dickinson fine sandy loam, 2 to 6 percent slopes	7.25	6.5%		IIIc	47
253B	Fairfax fine sandy loam, 2 to 6 percent slopes	5.68	5.1%		IIIc	75
659	Klay loam, 0 to 2 percent slopes	3.66	3.3%		IIIc	54
1585	Spillville-Golden complex, clay loam, 0 to 2 percent slopes, frequently flooded	3.21	2.9%		IVa	37
175	Dickinson fine sandy loam, 0 to 2 percent slopes	2.91	2.6%		IIIc	54
138B	Glenba loam, 2 to 6 percent slopes	1.70	1.5%		IIIc	89
309	Tinawa silt loam, 0 to 2 percent slopes	0.87	0.8%		IIIc	56
185	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.1%		IIIc	88
Weighted Average						66.7



LAND RECORD TRACT 1 (cont.)



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 on day of the auction.

CLOSING: Closing to be held on or before December 27, 2019. Seller Attorney Tim Anderson, Garner, 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 for 2020.

CRP CONTRACT: The CRP contracts on this farm show 34.1+/- acres in CRP at \$7,524/yr. 2.5 ac. @ \$246.99/ac. thru 2025. 10.4 ac. @ \$213.71/ac. thru 2029. 5.7 ac. @ \$247.58/ac. thru 2021. 12.3 ac. @ \$216.00/ac. thru 2029. 3.2 ac. @ \$195.25/ac. thru 2022.

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.