

# PRIME NORTH IOWA FARMLAND AUCTION

TUESDAY, MARCH 20, 2018 • 3:00 PM

**Behr Auction Service**  
PROFESSIONAL  
AUCTIONEERS



P.O. BOX 112 • ROCKWELL, IOWA 50469

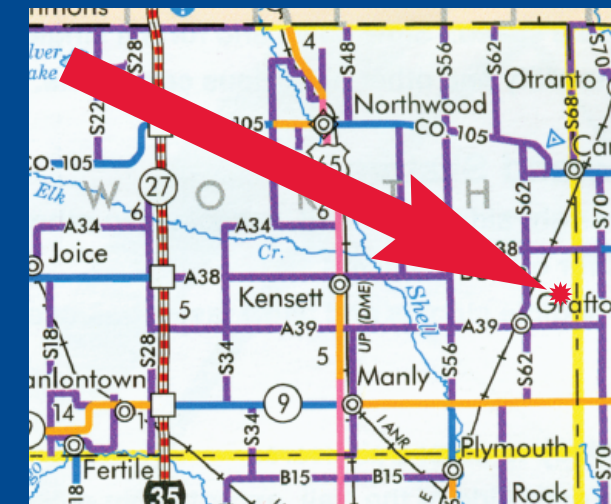
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MASON CITY, IA  
PERMIT NO. 251

# PRIME NORTH IOWA FARMLAND AUCTION

**160± ACRES • WORTH COUNTY, IOWA**  
**OFFERED AS BUYER'S CHOICE OF (2) TRACTS**

**TUESDAY, MARCH 20, 2018 • 3:00 PM**

**Ready To Farm Spring 2018!**



## DIRECTIONS TO FARMLAND SITE:

**FROM GRAFTON, IA:** Go 2 miles east on county blacktop Hwy. A39 to Zinnia Ave. Then go 2 miles north to 410th St. Farm is located on NW corner of intersection. Auction signs posted on farm.

## AUCTION LOCATION:

**Grafton Community Center**  
**202 6th Avenue**  
**Grafton, 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)

## AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this prime Worth County farmland at public auction. You are invited to take advantage of this great opportunity to purchase 160 acres of excellent producing farmland with drainage tile in North Iowa. Ready to farm Spring 2018!

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

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## OWNER

**Elaine M. Dierks Estate**

## FARMLAND INFORMATION

### TRACT 1:

**80+/- ACRES CSR2 90.6**

### TRACT 2:

**80+/- ACRES CSR2 93.2**

Mark your calendar now, to attend this important auction.

## MARCH 2018

SUN	MON	TUE	WED	THU	FRI	SAT
		<b>3:00 p.m.</b>		1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	<b>20</b>	21	22	23	24
25	26	27	28	29	30	31

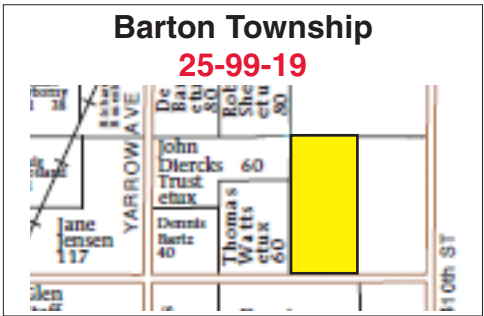
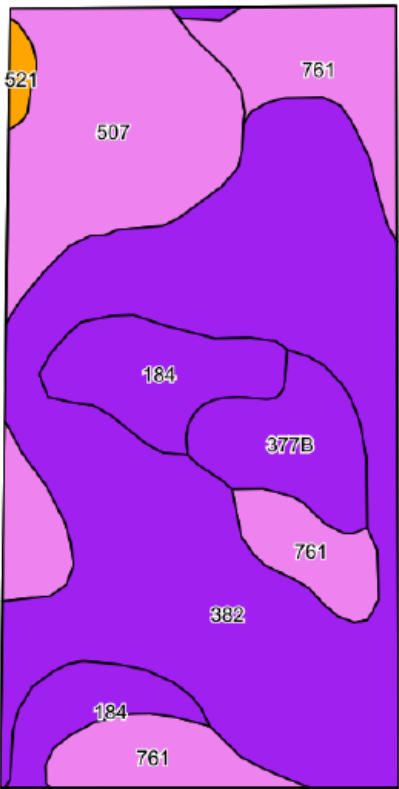


# LAND RECORD Tract #1

Behr Auction Service, LLC

Elaine M. Dierks Estate

State: Iowa  
County: Worth  
Location: 25-99-19  
Township: Barton  
Acres: 80  
Status: NHEL  
Parcel #: 0825400001  
0825400003



FARMLAND	
80 Acres ±	
Worth County	
Barton Township 25-99-19	
Gross Acres .....	80.0±
FSA Cropland Acres.....	79.0±
CSR2 .....	90.6±
Corn Yield.....	194.8±
Corn Base.....	58.4±
Bean Yield .....	55.4±
Bean Base .....	19.5±
Taxes.....	\$2250

WEST 80



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
382	Maxfield silty clay loam, 0 to 2 percent slopes	39.45	49.9%		IIw	94
507	Canisteo clay loam, 0 to 2 percent slopes	14.42	18.3%		IIw	84
761	Franklin silt loam, 1 to 3 percent slopes	11.50	14.6%		Iw	85
184	Klinger silty clay loam, 1 to 4 percent slopes	8.06	10.2%		Iw	95
377B	Dinsdale silt loam, 2 to 5 percent slopes	5.01	6.3%		Ile	95
521	Klossner muck, 0 to 1 percent slopes	0.56	0.7%		IIIw	32
Weighted Average						90.6

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 seller and Behr Auction Service, LLC.

**DEPOSIT:** \$50,000 per tract day of the auction.

**CLOSING:** Closing to be on or before April 20, 2018, at which time good and marketable title will be conveyed by seller. Closing to be held at law office of Mark L.Walk, Attorney at Law, Osage, IA.

**POSSESSION:** Possession for entering the real estate to perform spring field work shall be allowed once the Offer To Buy Real Estate and Acceptance is signed and the down payment/deposit is received. Full possession will be delivered at the time of closing.

**LEASE:** Farm lease has been terminated for 2018. **Ready to farm Spring 2018.**

**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.
- Real Estate will be conveyed to the successful bidder. If the successful bidder wants the real estate divided and conveyed to different parties, the successful bidder will be responsible for those costs.
- 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.

Please see our website for tile maps at [www.BehrAuctionService.com](http://www.BehrAuctionService.com)



# LAND RECORD Tract #2

Behr Auction Service, LLC

Elaine M. Dierks Estate

State: Iowa

County: Worth

Location: 25-99-19

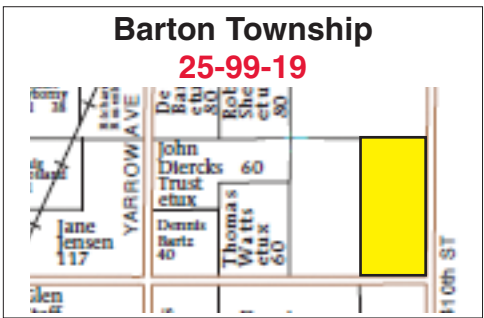
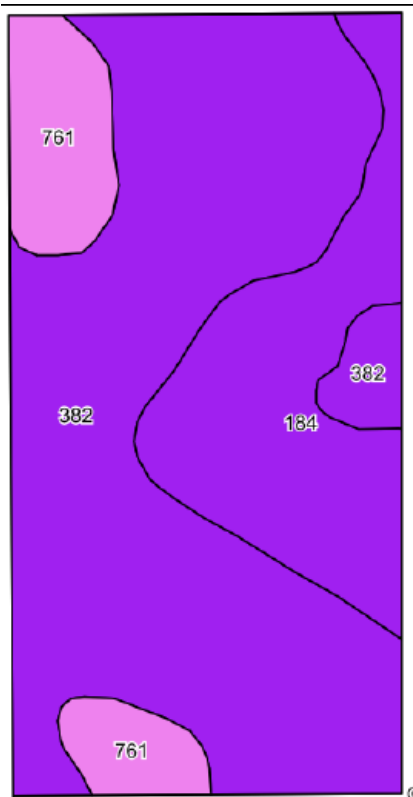
Township: Barton

Acres: 80

Status: NHEL

Parcel #: 0825400002

0825400004



EAST 80

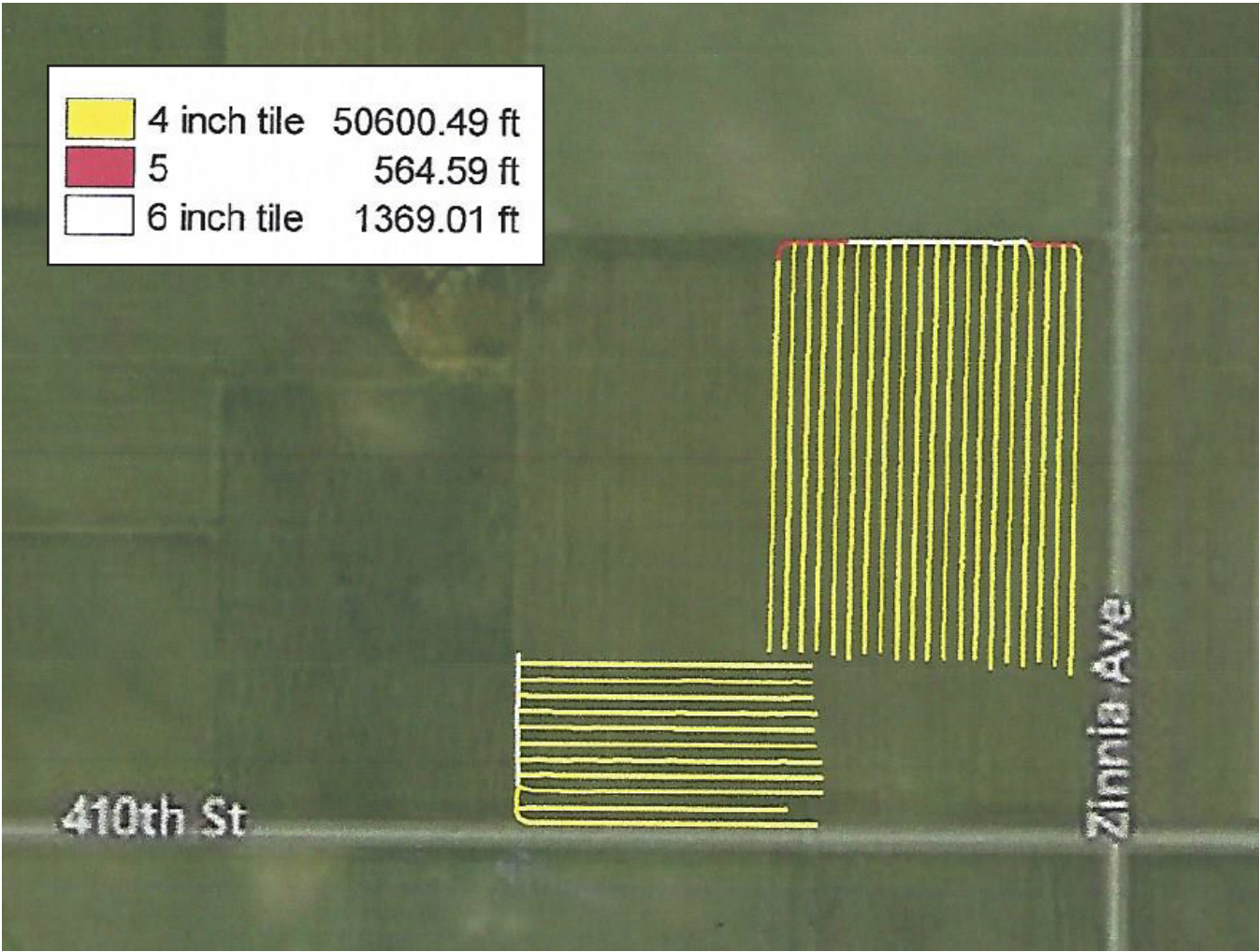


FARMLAND	
80 Acres ±	
Worth County	
Barton Township 25-99-19	
Gross Acres .....	80.0±
FSA Cropland Acres .....	77.4±
CSR2 .....	93.2±
Corn Yield .....	196.2±
Corn Base .....	57.3±
Bean Yield .....	56.1±
Bean Base .....	19.1±
Taxes .....	\$2242

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
382	Maxfield silty clay loam, 0 to 2 percent slopes	50.80	65.6%		llw	94
184	Klinger silty clay loam, 1 to 4 percent slopes	17.88	23.1%		lw	95
761	Franklin silt loam, 1 to 3 percent slopes	8.72	11.3%		lw	85
Weighted Average						93.2

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# TILE MAP



Please see our website for tile maps at [www.BehrAuctionService.com](http://www.BehrAuctionService.com)