

# EXCELLENT NORTH IOWA FARMLAND AUCTION

WEDNESDAY, DECEMBER 5, 2018 • 2:00 PM

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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## AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer these Grundy & Butler County farms at public auction. You are invited to take advantage of this great opportunity to purchase 578 acres of excellent farmland and acreage offered as choice of 5 tracts. Ready to farm in 2019!

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

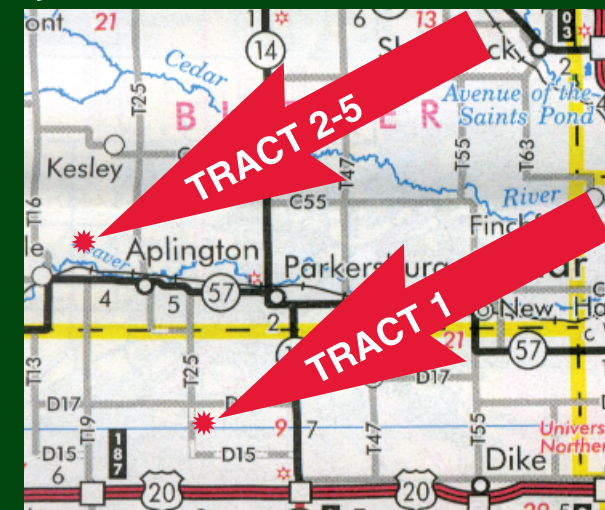
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# EXCELLENT NORTH IOWA FARMLAND AUCTION

**578± ACRES • GRUNDY & BUTLER COUNTY  
OFFERED AS BUYER'S CHOICE OF (5) TRACTS**

WEDNESDAY, DECEMBER 5, 2018 • 2:00 PM

**READY TO FARM SPRING 2019!**



## DIRECTIONS TO FARMLAND SITE:

**FROM APLINGTON, IA:** (Tract 1) Go 1.5 miles south on Hwy T23. Then go 1 mile south on Hawk Ave. to 110th St. Farm is located on NE corner of intersection. Auction signs posted on farm. **(Tracts 2-5)** Go 1/2 mile north on Hwy. T25. Then go 1.5 miles west on 315th St. to Grand Ave. Then go 1/2 mile north to 310th St. Farms are located on NW, SW, SE, corners of intersection. Auction signs posted on farms.

## AUCTION LOCATION:

Veterans Memorial Building  
102 Colfax St.  
Parkersburg, Iowa

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## OWNER

Best Farms

## FARMLAND INFORMATION

Tract 1 98+/- Acres \* CSR2 94.4  
Tract 2 160+/- Acres \* CSR2 79.8  
Tract 3 160+/- Acres \* CSR2 78.3  
Tract 4 80+/- Acres \* CSR2 91.0  
Tract 5 80+/- Acres \* CSR2 82.8

Mark your calendar now,  
to attend this important auction.

## DECEMBER 2018

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



LAND RECORD TRACT 1

Behr Auction Service, LLC  
Best Farms

State: Iowa  
County: Grundy  
Location: 5-89-17  
Township: Pleasant Valley  
Acres: 98  
Status: NHEL  
Parcel #: 891705400001

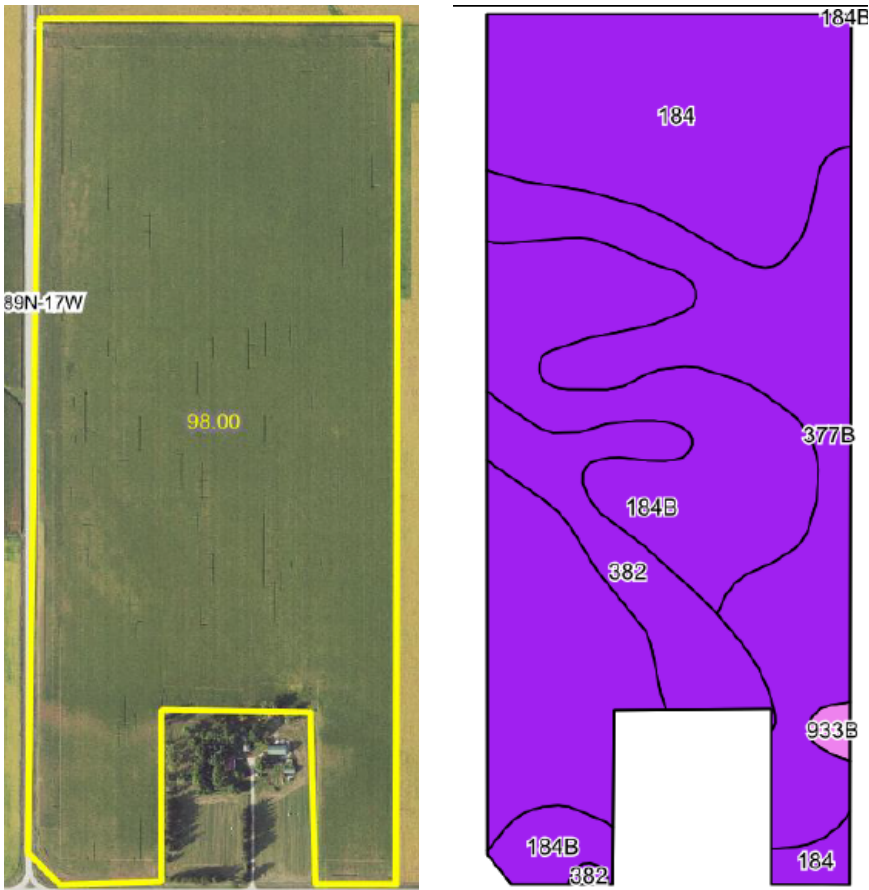
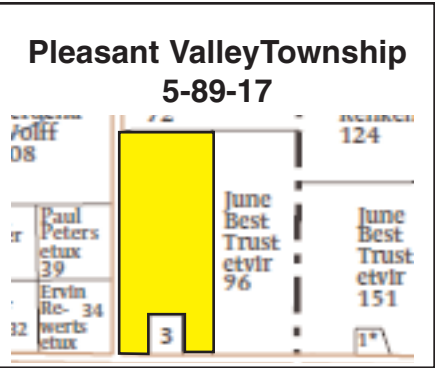


FARMLAND

98 Acres ±

Grundy County  
Pleasant Valley Township  
5-89-17

Gross Acres ..... 98.0+  
Cropland Acres ..... 95.4+  
CSR2 ..... 94.4+  
PLC Corn Yield ..... 154+  
Corn Base..... 85.0+  
PLC Bean Yield ..... 52+  
Bean Base ..... 6.5+  
Taxes..... \$2916



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	38.60	40.5%		Ile	94
184	Klinger silty clay loam, 1 to 4 percent slopes	24.85	26.0%		Iw	95
184B	Klinger silty clay loam, 2 to 5 percent slopes	22.12	23.2%		Ile	95
382	Maxfield silty clay loam, 0 to 2 percent slopes	9.22	9.7%		Ilw	94
933B	Sawmill-Garwin complex, 1 to 4 percent slopes	0.61	0.6%		Ilw	85
Weighted Average						94.4

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PRIME NORTH IOWA FARMLAND  
AUCTION  
WEDNESDAY, DECEMBER 5, 2018 • 2:00 PM

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

**CLOSING:** January 23, 2019. Closing attorney Thomas A. Lawler, Parkersburg, IA.

**POSSESSION:** If buyer timely performs all obligations, possession shall be delivered at the time of closing for the farmland on Tracts 1-5. The possession shall be April 15 for the acreage/building site located on Tract 3.

**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 2019.

**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](http://www.BehrAuctionService.com)



578+/- Acres Grundy/Butler County



30873 Grand Avenue

Tract 3 includes farmland and a acreage with a nice 3 bedroom, 2 bathroom home with a well established tree windbreak. Site includes 54'x108' and 60'x104' steel pole buildings, 42,000 grain bin storage, and other outbuildings for storage and/or livestock. Country living at it's finest!



Please see our website for drainage tile maps.

LAND RECORD TRACT 2

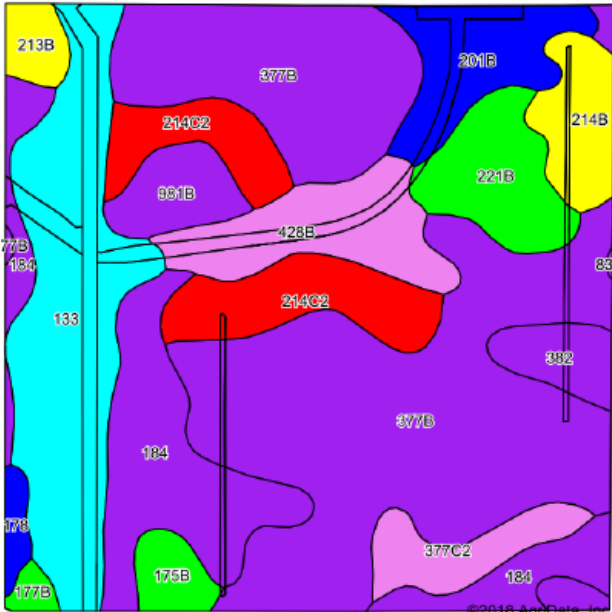
Behr Auction Service, LLC  
Best Farms

State: Iowa  
County: Butler  
Location: 13-90-18  
Township: Washington  
Acres: 160  
Status: NHEL  
Parcel #: 1313300040

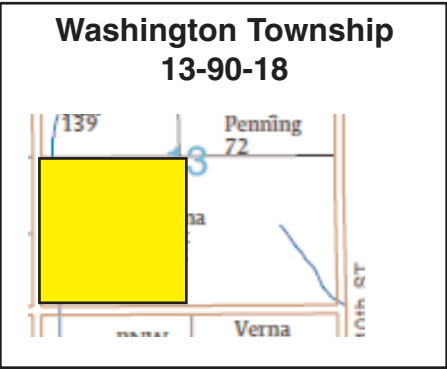


**FARMLAND**  
**160 Acres ±**  
Butler County  
Washington Township  
13-90-18

Gross Acres ..... 160.0+  
Cropland Acres ..... 156.1+  
CSR2 ..... 79.8+  
PLC Corn Yield ..... 154.0+  
Corn Base..... 142.0v  
PLC Bean Yield ..... 52.0+  
Bean Base ..... 6.9+  
Taxes ..... \$4548



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class * c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	58.53	37.5%		Ile	94
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	21.64	13.9%		IIw	78
184	Klinger silty clay loam, 1 to 4 percent slopes	18.59	11.9%		Iw	95
214C2	Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes, eroded	11.80	7.6%		IIle	29
428B	Ely silty clay loam, 2 to 5 percent slopes	8.69	5.6%		Ile	88
201B	Coland-Terril complex, 1 to 4 percent slopes	7.23	4.6%		IIw	60
221B	Palms muck, 2 to 5 percent slopes	7.03	4.5%		IIlw	50
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	4.82	3.1%		Ile	47
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	4.38	2.8%		IIle	85
981B	Worthen silt loam, 2 to 5 percent slopes	3.97	2.5%		Ile	94
382	Maxfield silty clay loam, 0 to 2 percent slopes	3.12	2.0%		IIw	94
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.31	1.5%		IIle	50
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	1.99	1.3%		Ile	49
178	Waukee loam, 0 to 2 percent slopes	1.12	0.7%		IIs	69
177B	Saupe loam, 2 to 5 percent slopes	0.78	0.5%		IIs	55
83B	Kenyon loam, 2 to 5 percent slopes	0.06	0.0%		Ile	90
Weighted Average						79.8



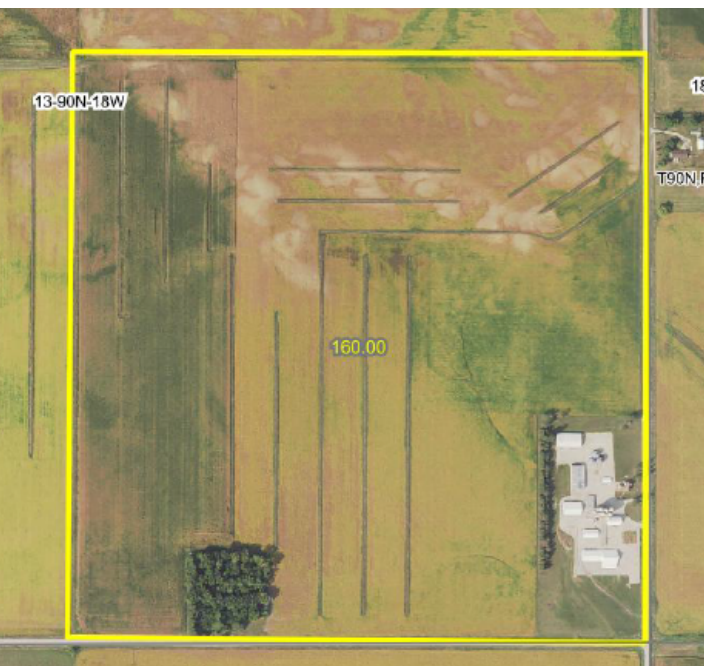
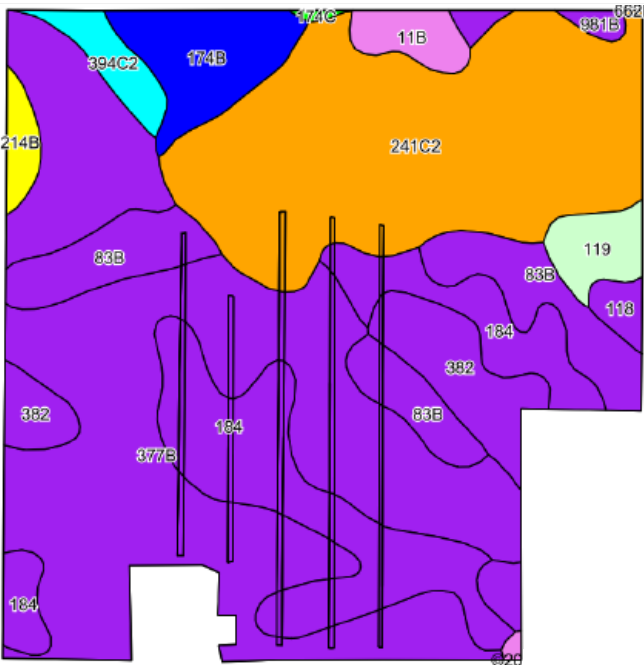
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LAND RECORD TRACT 3

Behr Auction Service, LLC  
Best Farms

State: Iowa  
County: Butler  
Location: 13-90-18  
Township: Washington  
Acres: 160  
Status: NHEL  
Parcel #: 1313400040



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	50.47	36.5%		IIe	94
241C2	Saude-Burkhardt complex, 2 to 9 percent slopes, moderately eroded	33.10	23.9%		IVe	38
184	Klinger silty clay loam, 1 to 4 percent slopes	19.66	14.2%		Iw	95
83B	Kenyon loam, 2 to 5 percent slopes	11.70	8.5%		IIe	90
382	Maxfield silty clay loam, 0 to 2 percent slopes	7.54	5.4%		IIw	94
174B	Bolan loam, 2 to 5 percent slopes	5.60	4.0%		IIs	64
119	Muscatine silty clay loam, 0 to 2 percent slopes	2.48	1.8%		Iw	100
394C2	Ostrander loam, 5 to 9 percent slopes, eroded	2.17	1.6%		IIle	73
11B	Colo-Ely complex, 0 to 5 percent slopes	2.05	1.5%		IIw	86
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	1.32	1.0%		IIe	47
118	Garwin silty clay loam, 0 to 2 percent slopes	1.00	0.7%		IIw	90
981B	Worthen silt loam, 2 to 5 percent slopes	0.96	0.7%		IIe	94
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.17	0.1%		IIle	84
174C	Bolan loam, 5 to 9 percent slopes	0.16	0.1%		IIle	59
Weighted Average						78.3

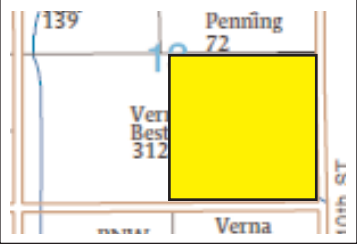
FARMLAND

160 Acres ±

Butler County  
Washington Township  
13-90-18

Gross Acres ..... 160.0+  
Cropland Acres ..... 138.4+  
CSR2 ..... 78.3+  
PLC Corn Yield ..... 154.0+  
Corn Base ..... 128.9+  
PLC Bean Yield ..... 52.0+  
Bean Base ..... 6.3+  
Taxes ..... \$5669

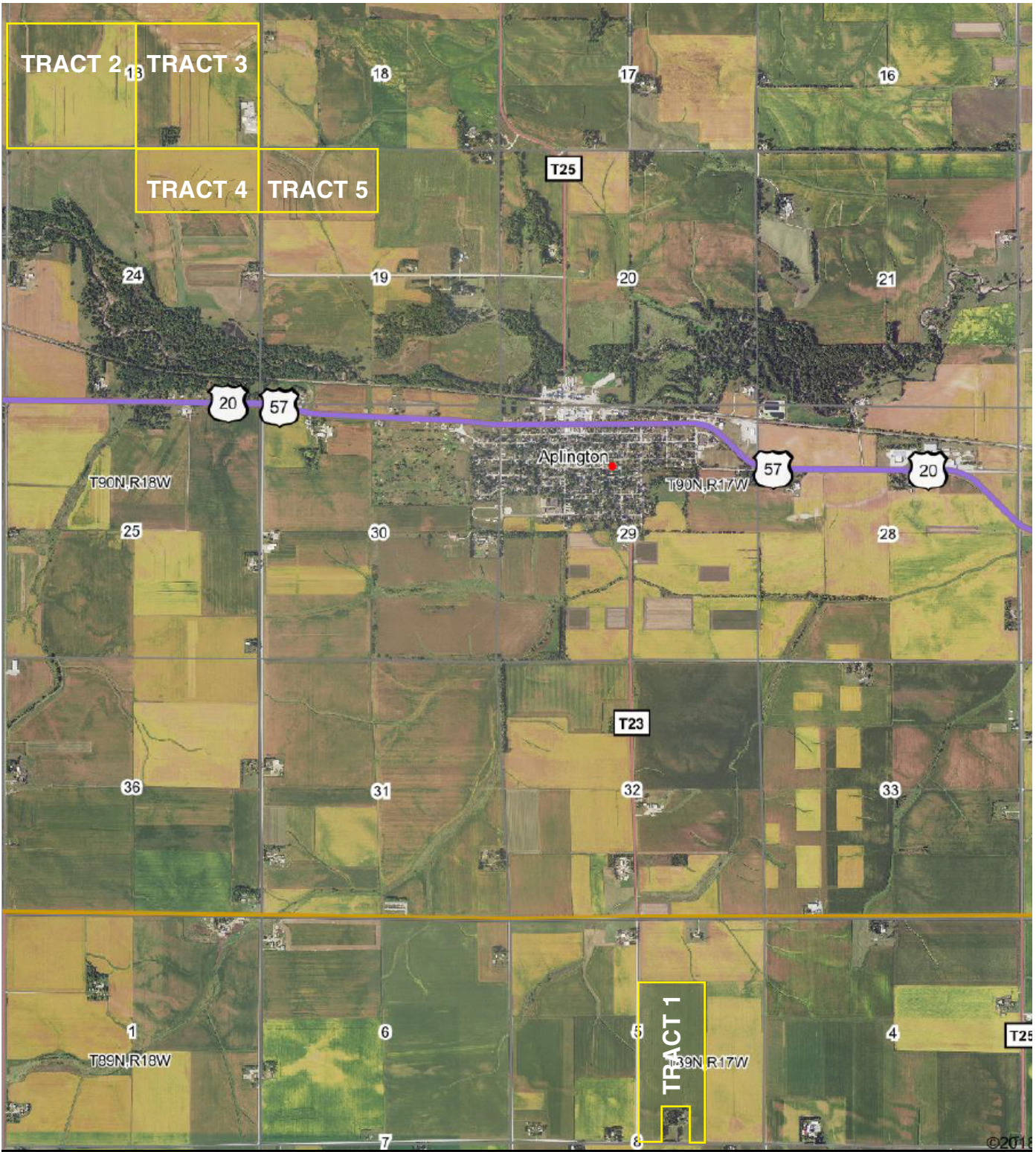
Washington Township  
13-90-18



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578 AERIAL MAP  
GRUNDY & BUTLER COUNTY

READY TO FARM SPRING 2019!



Please see our website for drainage tile maps.



LAND RECORD TRACT 4

Behr Auction Service, LLC  
Best Farms

State: Iowa  
County: Butler  
Location: 24-90-18  
Township: Washington  
Acres: 80  
Status: NHEL  
Parcel #: 1324200040

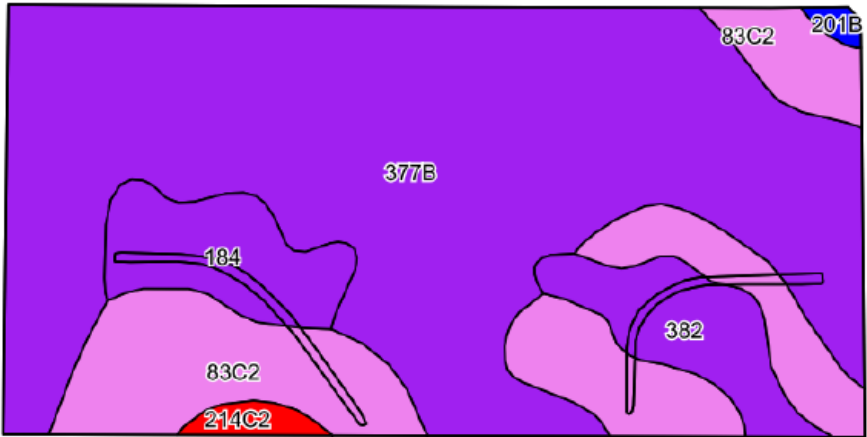
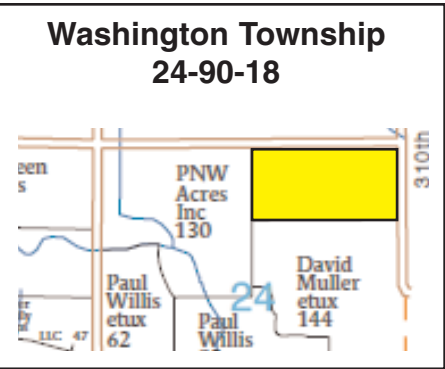
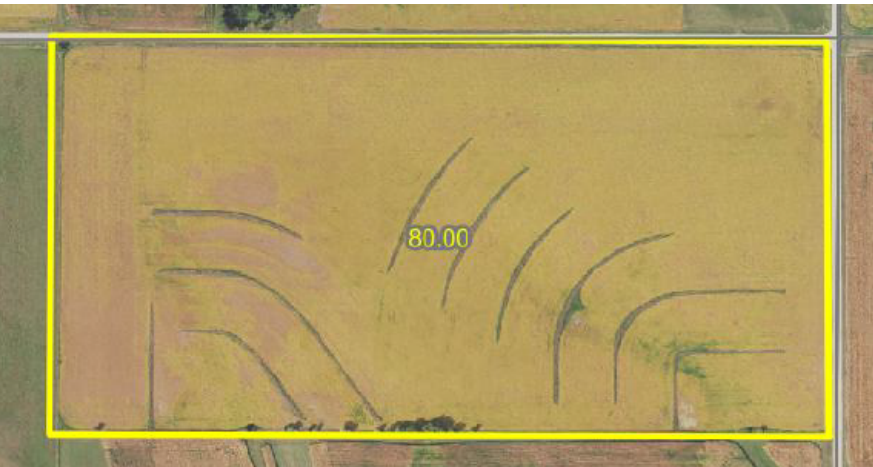


FARMLAND

80 Acres ±

Butler County  
Washington Township  
24-90-18

Gross Acres ..... 80.0+  
Cropland Acres ..... 75.8+  
CSR2 ..... 91.0+  
PLC Corn Yield ..... 154.0+  
Corn Base..... 69.7+  
PLC Bean Yield ..... 52.0+  
Bean Base ..... 3.4+  
Taxes..... \$2533



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	48.26	63.7%		Ile	94
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	17.03	22.5%		IIle	84
184	Klinger silty clay loam, 1 to 4 percent slopes	4.88	6.4%		Iw	95
382	Maxfield silty clay loam, 0 to 2 percent slopes	4.54	6.0%		IIw	94
214C2	Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes, eroded	0.76	1.0%		IIle	29
201B	Coland-Terril complex, 1 to 4 percent slopes	0.31	0.4%		IIw	60
Weighted Average						91

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LAND RECORD TRACT 5

Behr Auction Service, LLC  
Best Farms

State: Iowa  
County: Butler  
Location: 19-90-19  
Township: Monroe  
Acres: 80  
Status: NHEL  
Parcel #: 1419100040

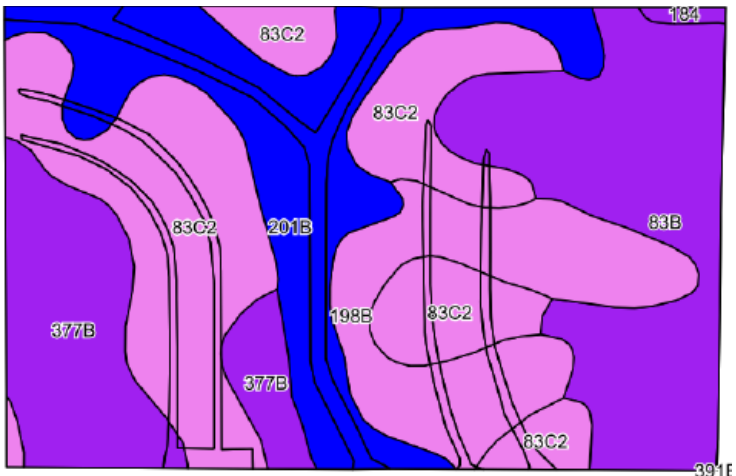
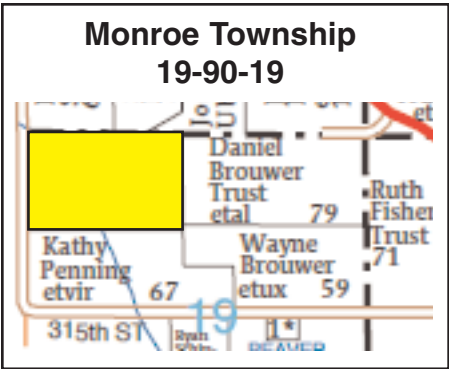


FARMLAND

80 Acres ±

Butler County  
Monroe Township  
19-90-19

Gross Acres .....80.0+  
Cropland Acres ..... 78.4+  
CSR2 ..... 82.8+  
PLC Corn Yield ..... 154.0+  
Corn Base..... 72.1+  
PLC Bean Yield ..... 52.0+  
Bean Base ..... 3.5+  
Taxes..... \$2368



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	23.81	30.4%		IIle	84
83B	Kenyon loam, 2 to 5 percent slopes	16.59	21.2%		Ile	90
201B	Coland-Terril complex, 1 to 4 percent slopes	15.27	19.5%		IIw	60
198B	Floyd loam, 1 to 4 percent slopes	11.27	14.4%		IIw	89
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	11.14	14.2%		Ile	94
184	Klinger silty clay loam, 1 to 4 percent slopes	0.31	0.4%		Iw	95
Weighted Average						82.8

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