

EXCELLENT NORTH IOWA FARMLAND AUCTION

FRIDAY, DECEMBER 8, 2017

~ 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 farmland tract on day of auction.

CLOSING: Closing to be on or before January 26, 2018, at which time good and marketable title will be conveyed by seller. Closing attorney Gerald M. Stambaugh, Attorney at Law, 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.

LEASE: Farmland lease has been terminated for 2018. Fall tillage will be completed after 2017 crop harvest at expense of seller.

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.
- 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.

AUCTIONEER'S NOTE

Behr Auction Service, LLC. is excited to offer this excellent Cerro Gordo County farmland and pasture at public auction. You are invited to take advantage of this great opportunity to purchase 424 acres of good producing farmland in North Iowa. Ready to Farm Spring 2018!

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



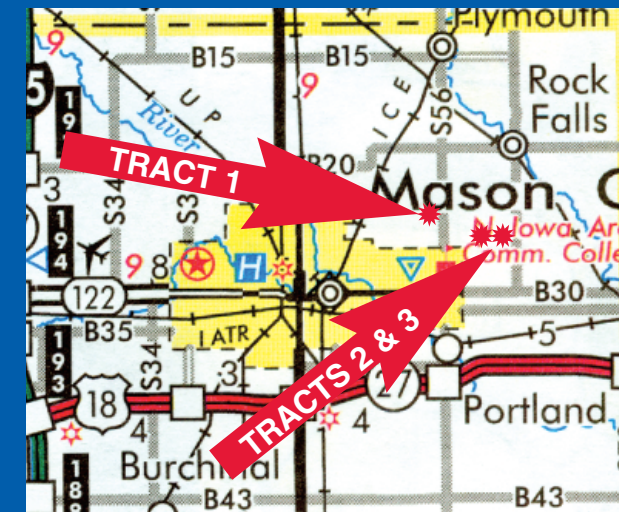
Auctioneer
Cory Behr, Rockwell, IA
(641) 425-8466

For more information contact Auctioneers or view our website at www.behrauctionservice.com

EXCELLENT NORTH IOWA FARMLAND AUCTION

424[±] ACRES • CERRO GORDO COUNTY, IOWA OFFERED AS BUYER'S CHOICE OF (3) TRACTS

FRIDAY, DECEMBER 8, 2017 • 3:00 PM



DIRECTIONS TO FARMLAND SITE:

FROM MASON CITY, IA: Go 1.5 miles north on county blacktop S56 to 290th St. **Tract 1** is located on northwest corner of intersection. Then go 1 mile east on 290th St. to Ulmus Ave. **Tract 2 & 3** are located on southwest & southeast corners of intersection. Auction signs posted on farm.

AUCTION LOCATION:

North Iowa Area Community College (NIACC)
Muse-Norris Center
500 College Dr., Mason City, Iowa

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OWNER

**Bertha Stebens
Charitable Foundation**

FARMLAND INFORMATION

TRACT 1: 154+/- ACRES CSR2 79.8
TRACT 2: 70+/- ACRES CSR2 82.1
TRACT 3: 200+/- ACRES CSR2 79.9

Mark your calendar now, to attend
this important auction.

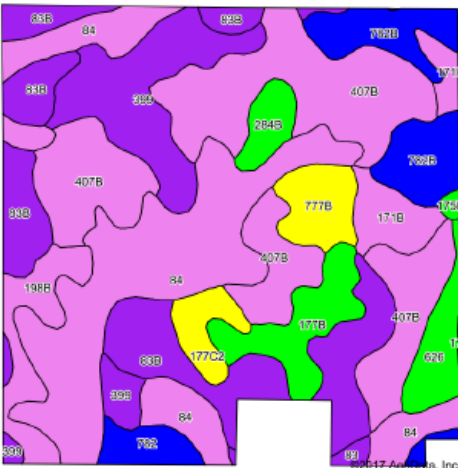
DECEMBER 2017

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
24/31	25	26	27	28	29	30

LAND RECORD Tract #1

Bertha Stebens Charitable Foundation
Behr Auction Service, LLC

Parcel #: 043040000100
043040000200
043040000300
043040000700
Status: NHEL



Farmland Tract 1
Acres 154±
Cerro Gordo County
Falls 30-97-19

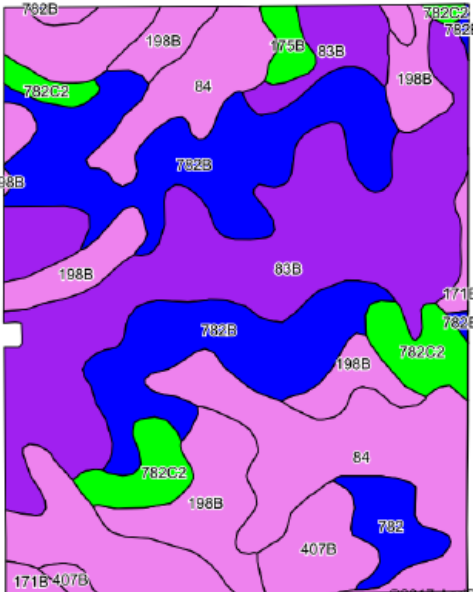
Gross Acres..... 154.1±
FSA Cropland Acres 148.6±
Average CSR2 79.8±
Corn Yield 180.6±
Corn Base 91.4±
Bean Yield..... 47.8±
Bean Base..... 57.2±
Taxes \$3490

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
407B	Schley loam, 1 to 4 percent slopes	35.29	23.7%		Ilw	81	73
84	Clyde silty clay loam, 0 to 3 percent slopes	33.98	22.9%		Ilw	88	78
83B	Kenyon loam, 2 to 5 percent slopes	21.86	14.7%		Ile	90	83
399	Readlyn loam, 1 to 3 percent slopes	13.73	9.2%		Iw	91	88
782B	Donnan loam, 2 to 5 percent slopes	9.04	6.1%		Ile	62	50
177B	Saude loam, 2 to 5 percent slopes	6.36	4.3%		Ils	55	58
198B	Floyd loam, 1 to 4 percent slopes	5.57	3.7%		Ilw	89	78
171B	Bassett loam, 2 to 5 percent slopes	5.01	3.4%		Ile	85	78
777B	Wapsie loam, 2 to 5 percent slopes	4.28	2.9%		Ile	47	53
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	3.84	2.6%		Ils	53	66
782	Donnan loam, 0 to 2 percent slopes	3.07	2.1%		Ilw	67	55
177C2	Saude loam, 5 to 9 percent slopes, eroded	2.99	2.0%		Ils	45	33
284B	Flagler sandy loam, 2 to 5 percent slopes	2.50	1.7%		Ils	51	37
83	Kenyon loam, 0 to 2 percent slopes	0.64	0.4%		Ils	91	88
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.35	0.2%		Ils	51	55
174	Bolan loam, 0 to 2 percent slopes	0.10	0.1%		Ils	70	75
Weighted Average						79.8	72.8

LAND RECORD Tract #3

Bertha Stebens Charitable Foundation
Behr Auction Service, LLC

Parcel #: 043220000200
043220000500
Status: NHEL



Farmland Tract 3
Acres 200±
Cerro Gordo County
Falls 33-97-19

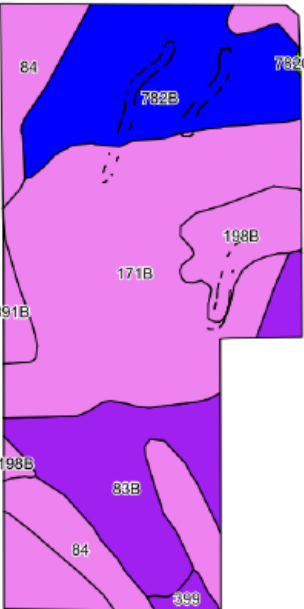
Gross Acres..... 200.0±
FSA Cropland Acres 199.1±
Average CSR2 79.9±
Corn Yield 180.7±
Corn Base 120.9±
Bean Yield..... 47.9±
Bean Base..... 78.2±
Taxes \$4642

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	54.37	27.3%		Ile	90	83
84	Clyde silty clay loam, 0 to 3 percent slopes	47.80	24.0%		Ilw	88	78
782B	Donnan loam, 2 to 5 percent slopes	43.59	21.9%		Ile	62	50
198B	Floyd loam, 1 to 4 percent slopes	24.45	12.3%		Ilw	89	78
782C2	Donnan loam, 5 to 9 percent slopes, moderately eroded	11.36	5.7%		Ils	55	30
407B	Schley loam, 1 to 4 percent slopes	7.32	3.7%		Ilw	81	73
782	Donnan loam, 0 to 2 percent slopes	4.89	2.5%		Ilw	67	55
171B	Bassett loam, 2 to 5 percent slopes	3.30	1.7%		Ile	85	78
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.03	1.0%		Ils	51	55
Weighted Average						79.9	69.5

LAND RECORD Tract #2

Bertha Stebens Charitable Foundation
Behr Auction Service, LLC

Parcel #: 043220000200
043220000500
Status: NHEL



Farmland Tract 2
Acres 70±
Cerro Gordo County
Falls 32-97-19

Gross Acres..... 70.0±
FSA Cropland Acres 67.6±
Average CSR2 82.1±
Corn Yield 181.2±
Corn Base 41.0±
Bean Yield..... 49.3±
Bean Base..... 26.5±
Taxes \$1640

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
171B	Bassett loam, 2 to 5 percent slopes	27.93	41.3%		Ile	85	78
782B	Donnan loam, 2 to 5 percent slopes	13.24	19.6%		Ile	62	50
83B	Kenyon loam, 2 to 5 percent slopes	10.80	16.0%		Ile	90	83
84	Clyde silty clay loam, 0 to 3 percent slopes	9.76	14.4%		Ilw	88	78
198B	Floyd loam, 1 to 4 percent slopes	4.14	6.1%		Ilw	89	78
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.06	1.6%		Ilw	87	78
399	Readlyn loam, 1 to 3 percent slopes	0.65	1.0%		Iw	91	88
Weighted Average						82.1	73.4

TRACTS 1, 2 & 3 AERIAL

