

# EXCELLENT NORTH IOWA FARMLAND AUCTION

TUESDAY, JANUARY 16, 2018 • 3:00 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 seller and Behr Auction Service, LLC.

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

**CLOSING:** Closing to be on or before February 27, 2018, at which time good and marketable title will be conveyed by seller. Closing attorney Donald E. Esser Attorney at Law, Mason City, Iowa.

**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.

**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.

**CRP CONTRACT:** The CRP contracts in place on this farm show on Tract 1 \* 3.0 acres with annual payment of \$610.00/year and on Tract 2 \* 2.4 acres with annual payment of \$351.00/year to 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.
- 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 Floyd County farmland and pasture at public auction. You are invited to take advantage of this great opportunity to purchase 270 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](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

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

# EXCELLENT NORTH IOWA FARMLAND AUCTION

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

TUESDAY, JANUARY 16, 2018 • 3:00 PM



## DIRECTIONS TO FARMLAND SITE:

**FROM ROCKFORD, IA:** Go 3.5 miles west on county blacktop Hwy. B47 to county blacktop Hwy. S70. Then go 1/2 mile north to 210th St. Farm is located on northeast corner of intersection. Auction signs posted on farm.

## AUCTION LOCATION:

Lions Community Center  
16 South Summit Avenue  
Nora Springs, Iowa

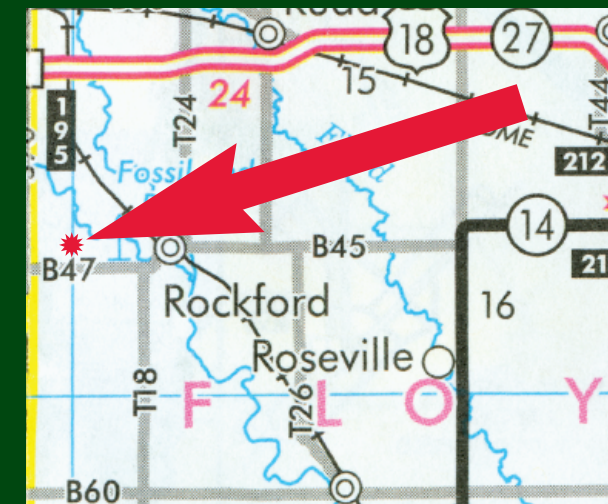
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## OWNER

Ott Grain Farms, Ltd.

## FARMLAND INFORMATION

### TRACT 1:

127+/- ACRES CSR2 78.8

### TRACT 2:

143+/- ACRES CSR2 64.4

Mark your calendar now, to attend this important auction.

## JANUARY 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	24	25	26	27
28	29	30	31			

3:00 p.m.



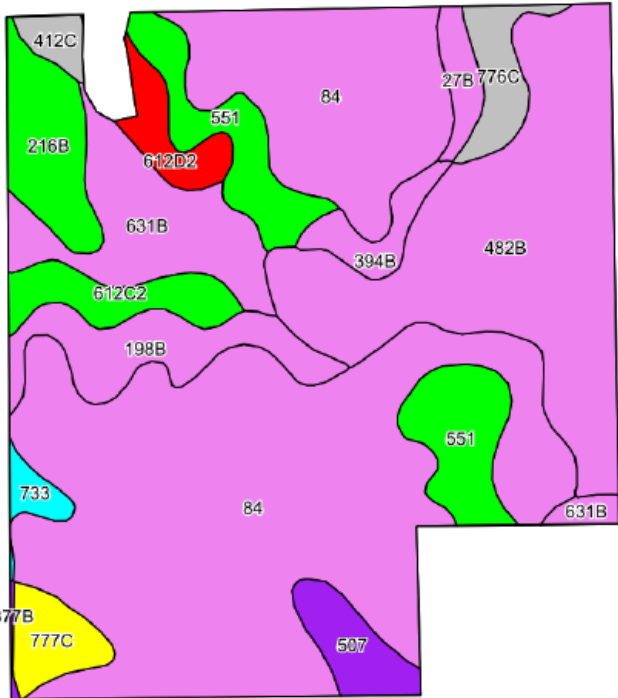
LAND RECORD Tract #1

Behr Auction Service, LLC  
Ott Grain Farms, Ltd.

State: Iowa  
County: Floyd  
Location: 7-95-18  
Township: Rockford  
Acres: 127  
Status: NHEL  
Parcel #: 090730000200

**TRACT 1**  
**Acres 127±**  
Floyd County, Iowa  
Rockford 7-95-18  
Gross Acres..... 126.7±  
FSA Cropland Acres..... 122.2±  
CRP Acres..... 3.0±  
Average CSR2 ..... 78.8±  
Corn Yield..... 180.8±  
Corn Base ..... 45.4±  
Bean Yield ..... 48.9±  
Bean Base ..... 40.2±  
Taxes ..... \$2810

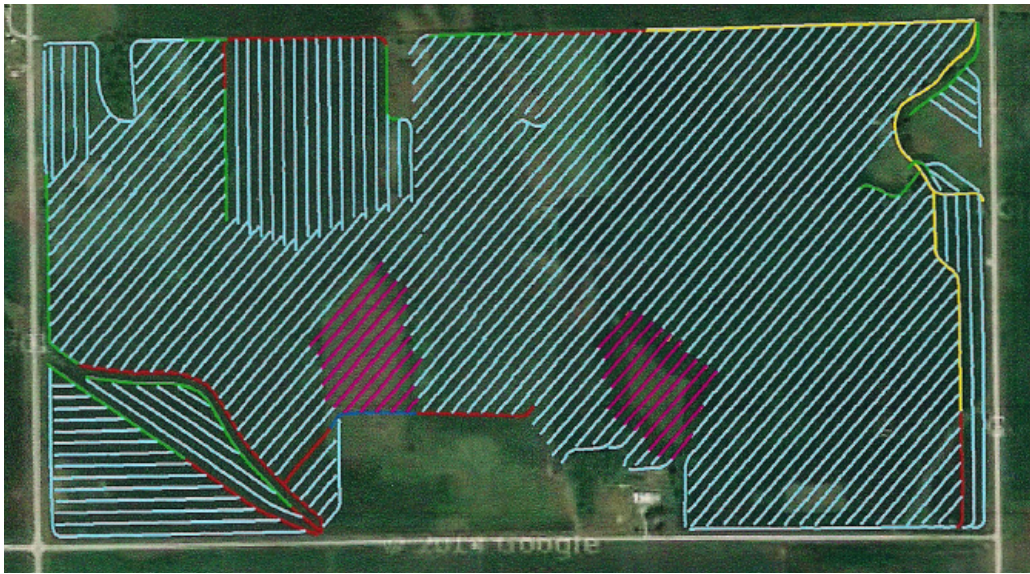
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class "c	CSR2**	CSR
84	Clyde silty clay loam, 0 to 3 percent slopes	55.73	45.6%		Ilw	88	77
482B	Racine loam, 2 to 5 percent slopes	22.68	18.6%		Ille	84	79
551	Calamine silty clay loam, 0 to 3 percent slopes	8.26	6.8%		Ilw	56	60
631B	Limecreek silty clay loam, 2 to 5 percent slopes	8.12	6.6%		Ille	89	82
198B	Floyd loam, 1 to 4 percent slopes	5.20	4.3%		Ilw	89	74
216B	Ripon silt loam, 20 to 30 inches to limestone, 1 to 5 percent slopes	4.46	3.6%		Ille	51	65
612C2	Mottland loam, 5 to 9 percent slopes, moderately eroded	3.10	2.5%		Ille	54	46
507	Canisteo silty clay loam, 0 to 2 percent slopes	2.53	2.1%		Ilw	90	79
776C	Lilah sandy loam, 3 to 9 percent slopes	2.37	1.9%		IVe	5	8
777C	Wapsie loam, 5 to 9 percent slopes	2.30	1.9%		Ille	43	33
612D2	Mottland loam, 9 to 14 percent slopes, moderately eroded	2.16	1.8%		IVe	28	38
394B	Ostrander loam, 2 to 5 percent slopes	1.88	1.5%		Ille	87	84
27B	Terril loam, 2 to 5 percent slopes	1.38	1.1%		Ille	88	87
412C	Emeline loam, 2 to 9 percent slopes	0.97	0.8%		IVs	5	13
733	Calco silty clay loam, 0 to 2 percent slopes	0.92	0.8%		Ilw	78	75
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.14	0.1%		Ille	94	90
Weighted Average						78.8	72.1



AERIAL MAP



TILE MAP



- 4 Inch Tile
- 4 inch non perf
- 5 Inch Tile
- 6 Inch Tile
- 6 inch non perf
- 8 Inch Tile
- 10 Inch Tile
- 12 Inch Tile

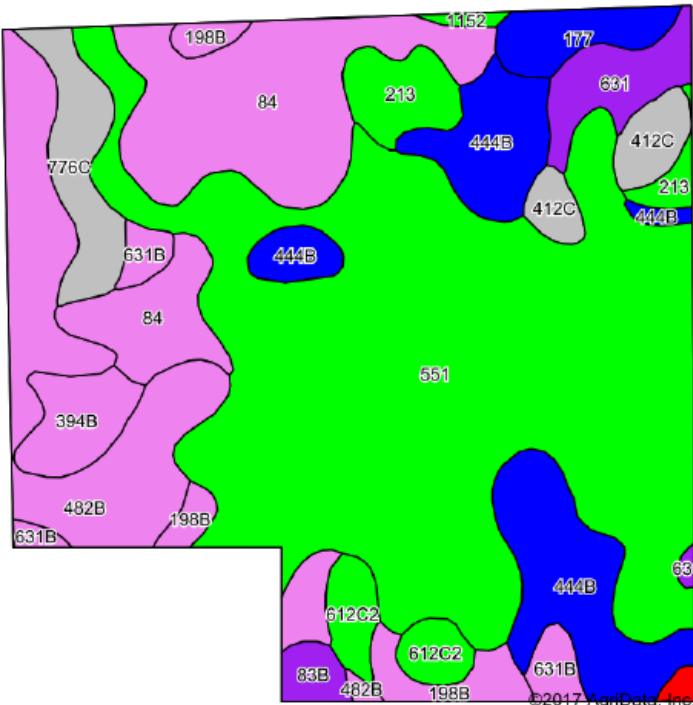
LAND RECORD Tract #2

Behr Auction Service, LLC  
Ott Grain Farms, Ltd.

State: Iowa  
County: Floyd  
Location: 7-95-18  
Township: Rockford  
Acres: 143  
Status: NHEL/HEL  
Parcel #: 090740000900

**TRACT 2**  
**Acres 143±**  
Floyd County, Iowa  
Rockford 7-95-18  
Gross Acres..... 143.2±  
FSA Cropland Acres..... 139.9±  
CRP Acres..... 2.4±  
Average CSR2 ..... 64.4±  
Corn Yield..... 170.7±  
Corn Base ..... 52.1±  
Bean Yield ..... 45.6±  
Bean Base ..... 46.1±  
Taxes ..... \$2380

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class "c	CSR2**	CSR
551	Calamine silty clay loam, 0 to 3 percent slopes	62.72	44.8%		Ilw	56	60
84	Clyde silty clay loam, 0 to 3 percent slopes	17.81	12.7%		Ilw	88	77
444B	Jacwin silty clay loam, 1 to 5 percent slopes	13.98	10.0%		Ille	63	60
482B	Racine loam, 2 to 5 percent slopes	13.42	9.6%		Ille	84	79
776C	Lilah sandy loam, 3 to 9 percent slopes	4.41	3.2%		IVe	5	8
213	Rockton loam, 30 to 40 inches to limestone, 0 to 2 percent slopes	3.65	2.6%		Ille	55	79
631	Limecreek silty clay loam, 0 to 2 percent slopes	3.57	2.6%		Ille	96	87
631B	Limecreek silty clay loam, 2 to 5 percent slopes	3.55	2.5%		Ille	89	82
198B	Floyd loam, 1 to 4 percent slopes	3.35	2.4%		Ilw	89	74
394B	Ostrander loam, 2 to 5 percent slopes	3.04	2.2%		Ille	87	84
612C2	Mottland loam, 5 to 9 percent slopes, moderately eroded	2.99	2.1%		Ille	54	46
412C	Emeline loam, 2 to 9 percent slopes	2.83	2.0%		IVs	5	13
177	Saude loam, 0 to 2 percent slopes	2.75	2.0%		Ille	60	63
83B	Kenyon loam, 2 to 5 percent slopes	1.17	0.8%		Ille	90	84
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.33	0.2%		Ilw	54	67
612D2	Mottland loam, 9 to 14 percent slopes, moderately eroded	0.33	0.2%		IVe	28	38
Weighted Average						64.4	63.9



PLAT

