

EXCELLENT NORTH IOWA FARMLAND AUCTION

THURSDAY, AUGUST 23, 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 on day of the auction.

CLOSING: Closing to be on or before October 3, 2018 at which time a good and marketable title will be conveyed to the seller. Closing to be held at the law office of Richard Vickers, Attorney at Law, Greene, IA.

POSSESSION: If buyer timely performs all obligations, possession shall be delivered at the time of closing, subject to the rights of the tenant in possession.

LEASE: Farm lease has been terminated for 2019.

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 the date of closing. Real Estate will be conveyed to the successful bidder.

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.

SURVEY: A line survey will be provided by seller if Tracts 1 and 2 are sold to different buyers.

AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Butler County farmland at public auction. You are invited to take advantage of this great opportunity to purchase 319 acres of good producing farmland in North Iowa.

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

**319± ACRES • BUTLER COUNTY, IOWA
OFFERED AS (2) TRACTS**

THURSDAY, AUGUST 23, 2018 • 3:00 PM



DIRECTIONS TO FARMLAND SITE:

FROM AREDALE, IA: Go 1 mile south on Birch Ave to 160th St.. Farm is located on NW corner of intersection. Auction signs posted on farm.

AUCTION LOCATION:

Greene Community Center
292 W. South Street
Greene, Iowa

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OWNER

Creeden Farm

FARMLAND INFORMATION

TRACT 1:

167+/- ACRES CSR2 82.7

TRACT 2:

152+/- ACRES CSR2 70.1

Mark your calendar now, to attend this important auction.

AUGUST 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	

LAND RECORD Tract #1

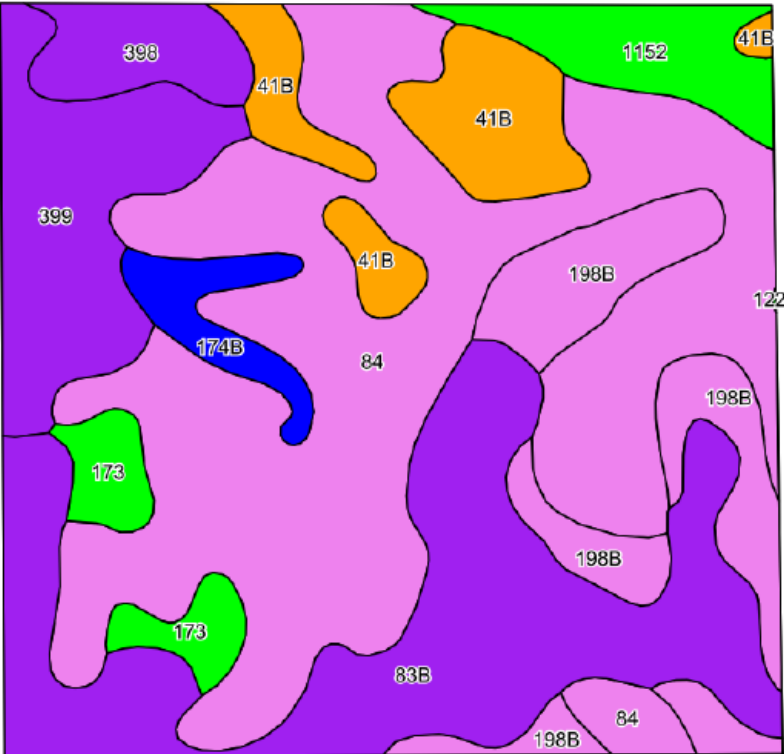
Behr Auction Service, LLC
Creeden Farm

State: Iowa
County: Butler
Location: 31-93-18
Township: Bennezette
Acres: 167
Status: NHEL
Parcel #: 0131300040

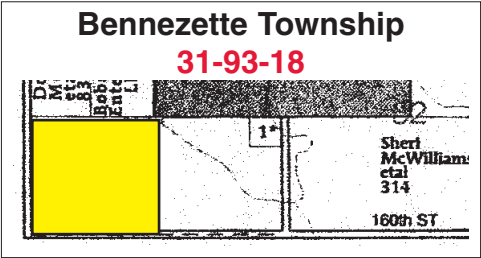


FARMLAND
167 Acres ±
Butler County
Bennezette Township 31-93-18

Gross Acres 167.4±
FSA Cropland Acres... 163.5±
CSR2 82.7±
Corn Yield..... 181.9±
Corn Base..... 112.3±
Bean Yield 50.5±
Bean Base 48.3±
Taxes..... \$4583



Please see our website for tile maps at
www.BehrAuctionService.com



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	67.07	41.0%			IIw	88
83B	Kenyon loam, 2 to 5 percent slopes	33.94	20.8%			Ile	90
198B	Floyd loam, 1 to 4 percent slopes	16.14	9.9%			IIw	89
399	Readlyn silty clay loam, 1 to 3 percent slopes	14.67	9.0%			Iw	91
41B	Sparta loamy fine sand, 2 to 5 percent slopes	11.33	6.9%			IVs Ile	39
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	6.66	4.1%			IIw	54
398	Tripoli silty clay loam, 0 to 2 percent slopes	5.17	3.2%			IIw	90
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	4.75	2.9%			IIs	59
174B	Bolan loam, 2 to 5 percent slopes	3.77	2.3%			IIs	64
Weighted Average							82.7

Specializing in farmland auctions. Whether you are selling or buying farmland give us a call.

LAND RECORD Tract #2

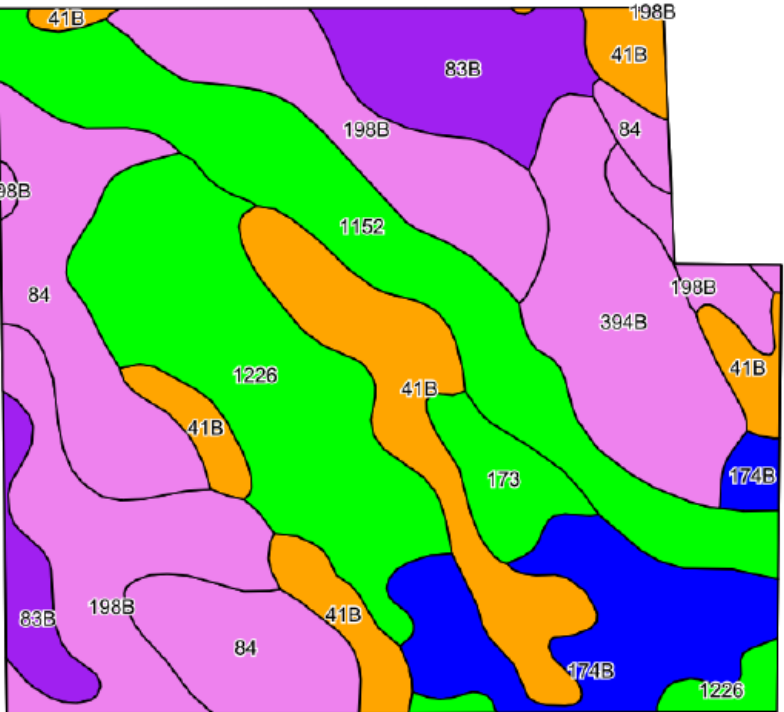
Behr Auction Service, LLC
Creeden Farm

State: Iowa
County: Butler
Location: 31-93-18
Township: Bennezette
Acres: 152
Status: NHEL
Parcel #: 0131400041

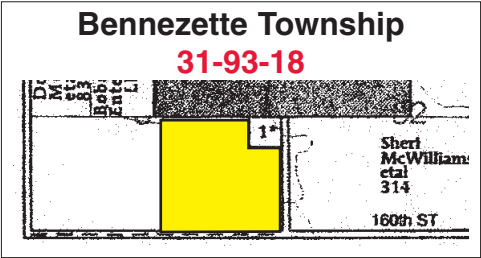


FARMLAND
152 Acres ±
Butler County
Bennezette Township 31-93-18

Gross Acres 151.9±
FSA Cropland Acres... 149.8±
CSR2 70.1±
Corn Yield..... 174.3±
Corn Base 102.9±
Bean Yield 47.1±
Bean Base 44.4±
Taxes..... \$3487



Please see our website for tile maps at
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
198B	Floyd loam, 1 to 4 percent slopes	25.46	17.0%			IIw	89
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	22.11	14.8%			IIs	59
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	20.44	13.6%			IIw	54
41B	Sparta loamy fine sand, 2 to 5 percent slopes	19.65	13.1%			IVs Ile	39
84	Clyde silty clay loam, 0 to 3 percent slopes	19.14	12.8%			IIw	88
394B	Ostrander loam, 2 to 5 percent slopes	13.93	9.3%			Ile	88
174B	Bolan loam, 2 to 5 percent slopes	13.40	8.9%			IIs	64
83B	Kenyon loam, 2 to 5 percent slopes	11.87	7.9%			Ile	90
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	3.80	2.5%			IIs	59
Weighted Average							70.1

For more information and photos of these farms please see www.BehrAuctionService.com