

# PRIME NORTH IOWA FARMLAND AUCTION

TUESDAY, JULY 23, 2019 • 3:00 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 prime Floyd County farms at public auction. You're invited to take advantage of this great opportunity to purchase 269 acres offered as 3 tracts. Excellent soils, good drainage tile, and 2nd half cash rent goes to the buyer!

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



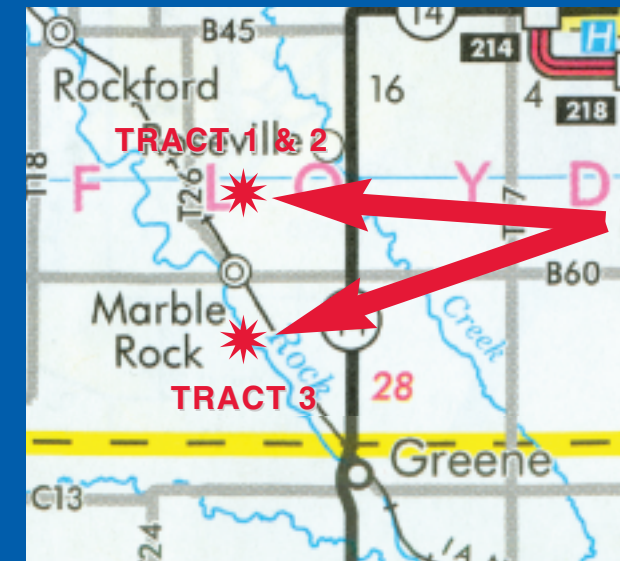
Auctioneer  
Cory Behr, Rockwell, IA  
(641) 425-8466

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# PRIME NORTH IOWA FARMLAND AUCTION

**269+ ACRES FLOYD COUNTY, IA**  
**OFFERED AS (3) TRACTS**

TUESDAY, JULY 23, 2019 • 3:00 PM



## FARMLAND INFORMATION

TRACT 1: 109+/- ACRES • CSR2 87.0

TRACT 2: 80+/- ACRES • CSR2 89.6

TRACT 3: 80+/- ACRES • CSR2 89.3

## DIRECTIONS TO FARMLAND SITE:

FROM MARBLE ROCK, IA: (Tracts 1 & 2) Go 2 miles north on Indigo Ave. to 240th St. Farms are located on both SE and NE corner of intersection. (Tract 3) Go. 2.5 miles south on Indigo Ave. to 300th St. Farm located on SE corner of intersection. Auction signs posted at locations.

## OWNER

Ewald Family

## AUCTION LOCATION

Greene Community Center  
292 W. South Street  
Greene, Iowa

Mark your calendar now, to attend this important auction.

## JULY 2019

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.**

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# LAND RECORD Tract #1

**Behr Auction Service, LLC**  
**Ewald Family**

State: Iowa  
County: Floyd  
Location: 28-95-17  
Township: Ulster  
Acres: 109  
Parcel #: 102830000400  
Status: NHLE

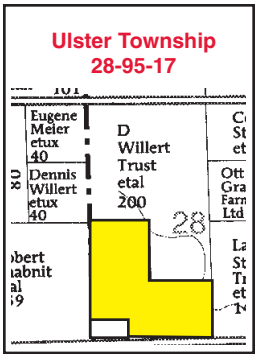
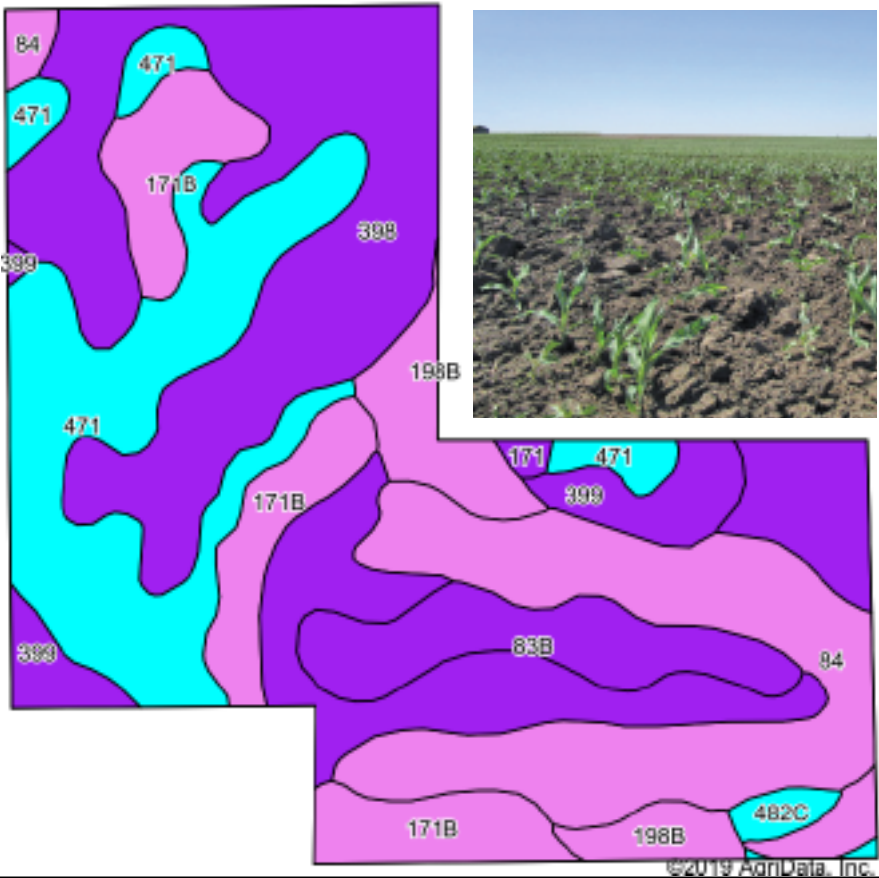
**FARMLAND**  
**109 Acres ±**  
Floyd County  
Ulster Township  
28-95-17

Gross Acres ..... 108.9±  
FSA Cropland Acres .. 108.7±  
CRP Acres ..... 0.8±  
CSR2 ..... 87.0±  
PLC Corn Yield ..... 159.0±  
Corn Base ..... 54.2±  
PLC Bean Yield ..... 44.0±  
Bean Base ..... 54.0±  
Taxes ..... \$2712

There are 0.8 acres in a CRP contract at \$316.60/ac.

Total payment of \$252/yr. thru Sept. 2025.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
398	Tripoli silty clay loam, 0 to 2 percent slopes	28.76	26.5%		Ilw	90
471	Oran loam, 0 to 2 percent slopes	20.51	18.9%		Iw	79
84	Clyde silty clay loam, 0 to 3 percent slopes	19.18	17.6%		Ilw	88
399	Readlyn silt loam, 1 to 3 percent slopes	14.30	13.2%		Iw	91
171B	Bassett loam, 2 to 5 percent slopes	11.43	10.5%		Ile	85
83B	Kenyon loam, 2 to 5 percent slopes	6.87	6.3%		Ile	90
198B	Floyd loam, 1 to 4 percent slopes	5.29	4.9%		Ilw	89
482B	Racine loam, 2 to 5 percent slopes	1.13	1.0%		Ile	84
482C	Racine loam, 5 to 9 percent slopes	0.89	0.8%		Ille	77
171	Bassett loam, 0 to 2 percent slopes	0.34	0.3%		Iw	90
Weighted Average						87



## 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:** Closing to be held on or before September 3, 2019. Closing to be held at law office of Richard Vickers, Attorney at Law, Greene, Iowa.

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

**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:** Lease has been terminated for 2020.

**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.

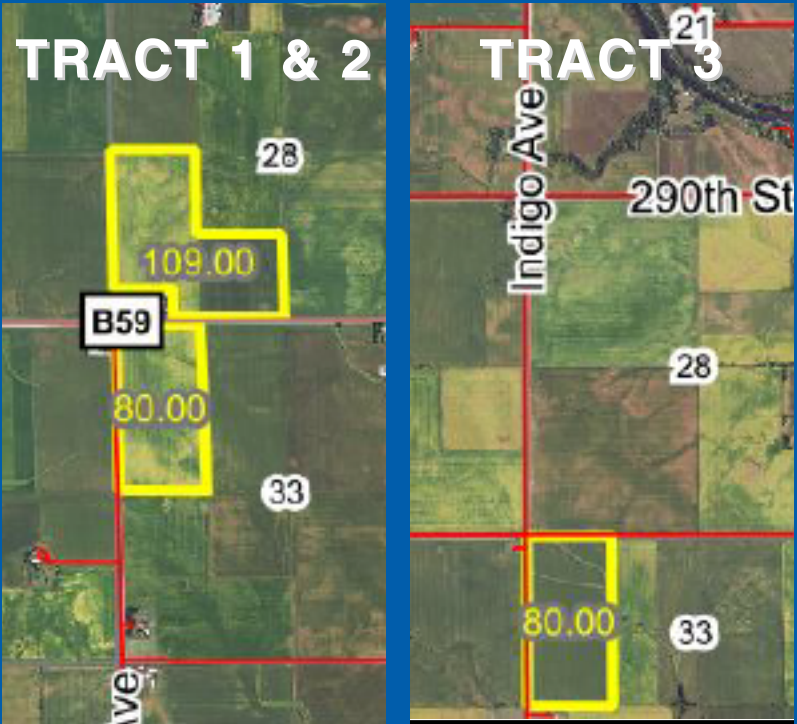
**CASH RENT PAYMENT:** Farm is leased for 2019. Lease will be assigned to new buyer(s) to receive the 2nd half rent due Sept. 30th. Total remaining payment of \$13,587.50 on Tract 1. Total remaining payment of \$9,912.50 on Tract 2. Total remaining payment of \$9,550.00 on Tract 3.

**TILE:** Please see our website for drainage tile maps.

**TERMS:** The property is being sold "AS IS, WHERE IS" without warranty or guarantee of any kind. Each potential buyer is encouraged to perform their 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.

## 269 ACRE AERIAL



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

For more information and photos of this farm see [www.BehrAuctionService.com](http://www.BehrAuctionService.com)



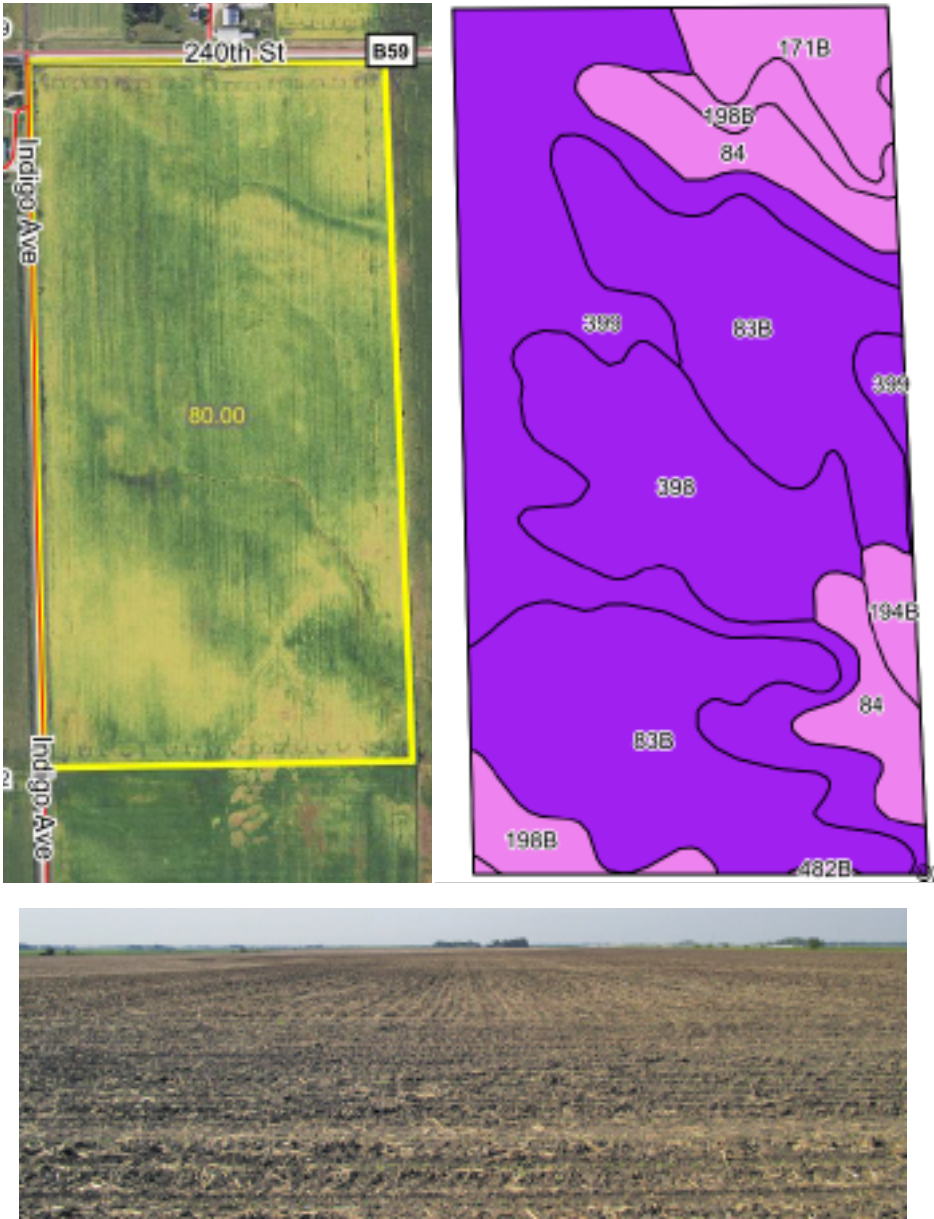
# LAND RECORD Tract #2

Behr Auction Service, LLC  
Ewald Family

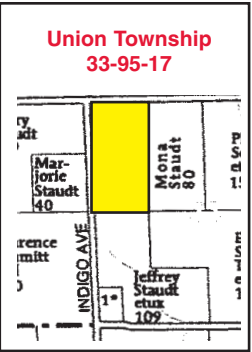
State: Iowa  
County: Floyd  
Location: 33-95-17  
Township: Union  
Acres: 80  
Parcel #: 103310000100  
Status: NHEL

**FARMLAND**  
**80 Acres ±**  
Floyd County  
Union Township  
33-95-17

Gross Acres ..... 79.7±  
FSA Cropland Acres .... 79.3±  
CSR2 ..... 89.6±  
PLC Corn Yield ..... 159.0±  
Corn Base..... 39.6±  
PLC Bean Yield ..... 44.0±  
Bean Base ..... 39.4±  
Taxes ..... \$2016



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	28.22	35.6%		Ile	90
399	Readlyn silt loam, 1 to 3 percent slopes	22.71	28.6%		Iw	91
398	Tripoli silty clay loam, 0 to 2 percent slopes	11.94	15.1%		Ilw	90
84	Clyde silty clay loam, 0 to 3 percent slopes	6.93	8.7%		Ilw	88
171B	Bassett loam, 2 to 5 percent slopes	4.29	5.4%		Ile	85
198B	Floyd loam, 1 to 4 percent slopes	3.80	4.8%		Ilw	89
194B	Norville silty clay loam, 2 to 5 percent slopes	1.27	1.6%		Ile	80
482B	Racine loam, 2 to 5 percent slopes	0.12	0.2%		Ile	84
Weighted Average						89.6



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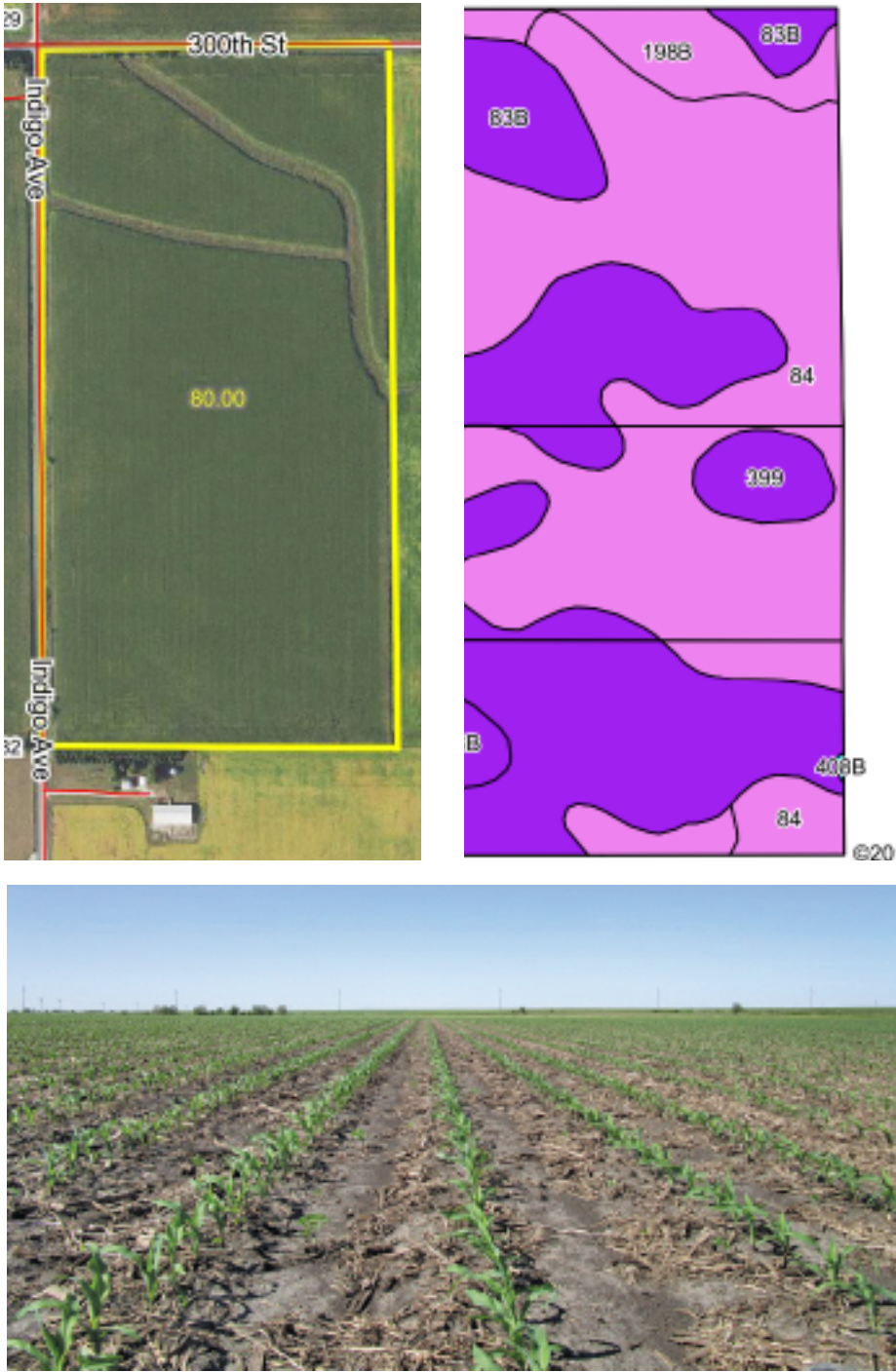
# LAND RECORD Tract #3

Behr Auction Service, LLC  
Ewald Family

State: Iowa  
County: Floyd  
Location: 33-94-17  
Township: Union  
Acres: 80  
Parcel #: 143310000100  
143310000200  
143310000300  
Status: NHEL

**FARMLAND**  
**80 Acres ±**  
Floyd County  
Union Township  
33-94-17

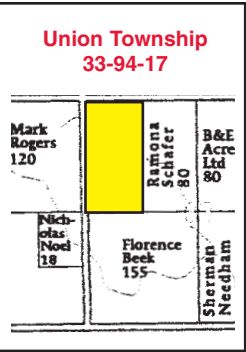
Gross Acres ..... 80.0±  
FSA Cropland Acres .... 76.4±  
CRP Acres ..... 4.1±  
CSR2 ..... 89.3±  
PLC Corn Yield ..... 159.0±  
Corn Base..... 38.6±  
PLC Bean Yield ..... 44.0±  
Bean Base ..... 33.7±  
Taxes ..... \$1992



There are 4.1 acres in a CRP contract at \$307.20/ac.

Total payment of \$1260/yr. thru Sept. 2024.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	36.36	47.6%		Ilw	88
399	Readlyn silt loam, 1 to 3 percent slopes	27.48	36.0%		Iw	91
83B	Kenyon loam, 2 to 5 percent slopes	7.22	9.5%		Ile	90
198B	Floyd loam, 1 to 4 percent slopes	5.33	7.0%		Ilw	89
Weighted Average						89.3



For more information and photos of this farm see [www.BehrAuctionService.com](http://www.BehrAuctionService.com)