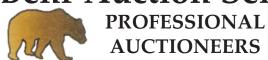
# EXCELLENT NORTH IOWA FARMLAND

**SATURDAY, APRIL 6, 2019 • 10:00 AM** 

## **Behr Auction Service** 3



P.O. BOX 112 • ROCKWELL, IOWA 50469

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#### **AUCTIONEER'S NOTE**

Behr Auction Service is excited to offer this excellent Worth County farmland at public auction. You are invited to take advantage of this great opportunity to purchase 154 acres of good producing farmland with drainage tile. Ready to farm Spring 2019!

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

Proudly serving lowa and the Midwest for over 35 year

Professional Auctioneers

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# EXCELLENT NORTH IOWA FARMLAND

154± ACRES • WORTH COUNTY, IOWA OFFERED AS (1) 154 ACRE TRACT

**SATURDAY, APRIL 6, 2019 • 10:00 AM** 



#### **DIRECTIONS TO FARMLAND SITE:**

**FROM KENSETT, IA:** Go 2 miles north on US Hwy. 65 to 430th St. Farm is located on NW corner of intersection. Auction signs posted on farm.

#### **AUCTION LOCATION:**

Kensett Community Center 300 Willow St. Kensett, Iowa

This Auction
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Dennis Behr, Rockwell, IA
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#### **OWNER**

EVELYN GARNAS TRUST

**FARMLAND INFORMATION** 

**TRACT 1: 154+/- ACRES** 

**CSR2:** 45.6

Mark your calendar now, to attend this important auction.

#### **APRIL 2019**

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

## LAND RECORD

## **Behr Auction Service, LLC Evelyn Garnas Trust**

**NHEL** Status:

Parcel #: 0716300001

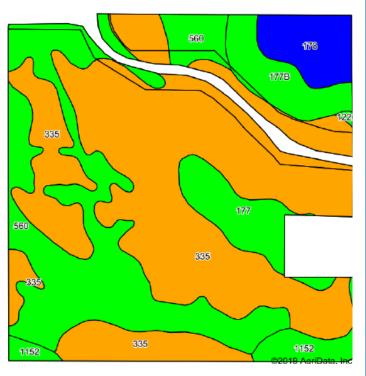
> 0716300002 0716300003 0716300005

### **FARMLAND** 154 Acres ±

Worth County, Iowa **Kensett Township** 16-99-20

Gross Acres	153.86 <u>+</u>
FSA Cropland Acres	142.99 <u>+</u>
CRP Acres	11.1 <u>+</u>
Corn Yield	172. 3 <u>+</u>
Corn Base	128.6 <u>+</u>
Bean Yield	45. 1 <u>+</u>
Bean Base	N/A
Taxes	\$2286







Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	Kensett Township 16-99-20
<b>33</b> 5	Harcot loam, 0 to 2 percent slopes, rarely flooded	77.21	54.0%		llw	37	chix Trenhaile
560	Talcot clay loam, 0 to 2 percent slopes, rarely flooded	38.30	26.8%		llw	53	
177	Saude loam, 0 to 2 percent slopes, rarely flooded	8.15	5.7%		lls	59	Walter
177B	Saude loam, 2 to 5 percent slopes, rarely flooded	7.46	5.2%		lls	55	- Utt 1. Jr 215 40
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	7.10	5.0%		lls	69	<u> </u>
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.59	3.2%		llw	54	430th ST + Roger
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.19	0.1%		lls	59	Dennis Roger Schipull Gordon Trust ≥ 297 etux 150
Weighted Average							150

## **TERMS & CONDITIONS**

**REGISTRATION:** To register, prospective **PURCHASE AGREEMENT:** The successful Auction Service, LLC.

May 10, 2019, at which time good and Closing to be held at law office of Gerlad M. Stambaugh, Attorney at Law, Mason City, lowa.

POSSESSION: If buyer timely performs all obligations, possession shall be delivered at the time of closing.

**LEASE:** Farm lease has been terminated. Ready to farm Spring 2019.

**REAL ESTATE TAXES:** Real Estate Taxes • Owner reserves the right to accept or reject shall be prorated to date of closing.

place on this farm shows 11.1 acres @ \$182.99/ac. thru Sept. 2019. Total annual payment of \$2,031 per year.

buyers should provide, name, address, bidder shall execute a purchase agreement phone number and show proof of deposit by immediately after being declared the winning bank letter of credit, guaranteed for the bidder by the auctioneer. Please note: The amount of deposit or through prior purchase agreement will offer NO arrangements suitable to sellers and Behr contingencies for financing or any other alterations to the agreement.

DEPOSIT: \$30,000 down day of the auction. TERMS: The property is being sold "AS IS, CLOSING: Closing to be held on or before WHERE IS" without warranty or guarantee of any kind. Each potential buyer is encouraged marketable title will be conveyed by seller. 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.
- any or all bids.
- CRP CONTRACT: The CRP contract in 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.

#### **DRAINAGE TILE MAPS** 34,507 ft. of 4" tile 5.703 ft. of 5" tile



# TILE **MAPS**

