

# EXCELLENT NORTH IOWA FARMLAND AUCTION

**TUESDAY, MARCH 24, 2020 • 3:00 PM**

**Behr Auction Service** LLC



**PROFESSIONAL  
AUCTIONEERS**

P.O. BOX 112 • ROCKWELL, IOWA 50469

FIRST CLASS MAIL  
U.S. POSTAGE  
PAID  
MASON CITY, IA  
PERMIT NO. 251



## **AUCTIONEER'S NOTE**

Behr Auction Service, LLC is excited to offer this nice Butler County farm at public auction. You are invited to take advantage of this great opportunity to purchase 76 acres with excellent soils. Farm is pattern tiled. Ready to farm Spring 2020!

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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# EXCELLENT NORTH IOWA FARMLAND AUCTION

**76± ACRES • BUTLER COUNTY, IOWA  
OFFERED AS 1 TRACT**

**TUESDAY, MARCH 24, 2020 • 3:00 PM**

*Ready To Farm Spring 2020!*



## **DIRECTIONS TO FARMLAND SITE:**

**FROM GREENE, IOWA:** Go 1/2 mile west on Hwy. C13. Then 1.5 miles south on Kipling Ave. Then 1/2 mile west on 125th St. Farm is located on NW corner of intersection. Auction signs posted on farm.

## **AUCTION LOCATION:**

**Community Center  
292 W. South St.  
Greene, Iowa**

## **OWNER**

**STEERE  
FARM**

## **FARMLAND INFORMATION**

**TRACT 1  
76+/- ACRES  
CSR2: 85.3**

Mark your calendar now,  
to attend this important auction.

## **MARCH 2020**

| 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 PM**

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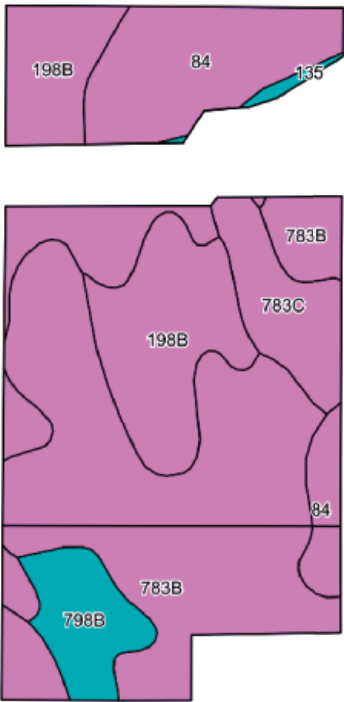
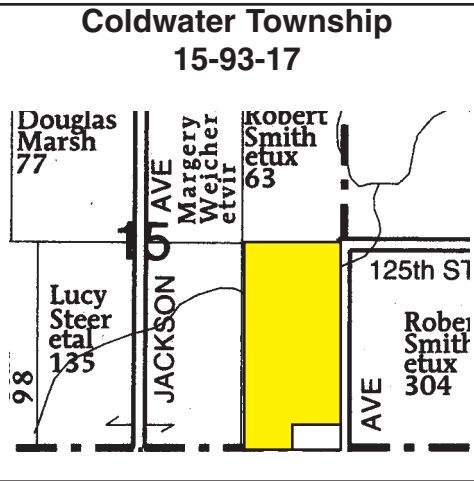
LAND RECORD TRACT 1

Behr Auction Service, LLC  
Steere Farm

Parcel #: 0215400042  
Status: NHEL

**FARMLAND**  
**76 Acres ±**  
Butler County  
Coldwater Township  
15-93-17

Gross Acres..... 76.3±  
FSA Cropland Acres .... 65.5±  
CSR2..... 85.3±  
PLC Corn Yield ..... 140.0±  
Corn Base ..... 48.9±  
PLC Bean Yield..... 45.0±  
Bean Base..... 20.1±  
Taxes ..... \$1563



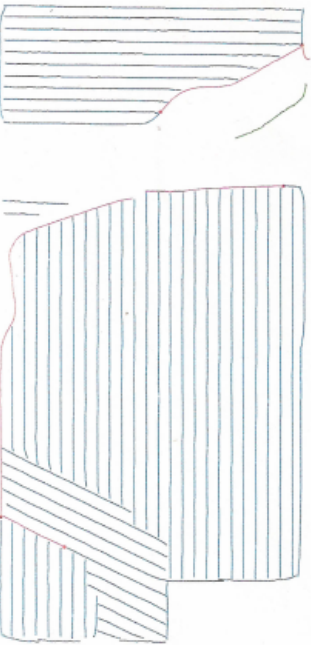
| Code             | Soil Description                             | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|--|-------|------------------|-------------|------------------|--------|
| 783B             | Cresco loam, 2 to 5 percent slopes           | 28.77 | 43.9%            |             | Ile              | 85     |
| 84               | Clyde silty clay loam, 0 to 3 percent slopes | 15.03 | 23.0%            |             | IIlw             | 88     |
| 198B             | Floyd loam, 1 to 4 percent slopes            | 12.60 | 19.2%            |             | IIlw             | 89     |
| 783C             | Cresco loam, 5 to 9 percent slopes           | 4.63  | 7.1%             |             | IIIle            | 81     |
| 798B             | Protivin clay loam, 1 to 4 percent slopes    | 4.08  | 6.2%             |             | Ile              | 72     |
| 135              | Coland clay loam, 0 to 2 percent slopes      | 0.37  | 0.6%             |             | IIlw             | 74     |
| Weighted Average |  |       |                  |             |                  | 85.3   |

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

LAND RECORD TRACT 1 (cont.)



PATTERN TILE MAP



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:** \$30,000 down on day of the auction.

**CLOSING:** April 24, 2020. Seller Attorney Vickers Law Office, Greene, 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.

**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:** Farm lease has been terminated for 2020. Ready to farm Spring 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.

**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.
- 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.

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