

PRIME NORTH IOWA FARMLAND AUCTION

MONDAY, JUNE 26, 2023 • 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. 429

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 Tract 1; \$25,000 Tract 2 on day of auction.

CLOSING: Target closing date on or before August 16, 2023. Seller Attorney: Gerald M. Stambaugh, Mason City, IA.

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 is leased for 2023 crop season. Second half cash rent will go to buyer(s). Second half of cash rent Tract 1 is \$10,000 and Tract 2 is \$5,000.

CRP: Tract 2 has 6.52 acres enrolled in CRP at \$275.78 thru 2029. Total annual payment of \$1,798.00.

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.

PRIME NORTH IOWA FARMLAND AUCTION

120+/- ACRES * MITCHELL COUNTY, IA
OFFERED AS 2 TRACTS

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DIRECTIONS TO FARMLAND SITE:

FROM OSAGE, IA: Go 3.0 miles south on T38 (Lancer Ave.) to 330th Street. Then go west 2 miles to Jersey Ave. Tract 1 is located SE corner of intersection. Tract 2 located on North side of road. Auction signs posted at farms.

AUCTION LOCATION:

VFW POST 7920 BUILDING
3693 US HWY 218
OSAGE, IOWA

OWNER

JANELLE HAM

FARMLAND INFORMATION

TRACT 1: 80+/- Acres * CSR2 82.4
TRACT 2: 40+/- Acres * CSR2 73.5

Mark your calendar now,
to attend this important auction.

JUNE 2023

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

THIS AUCTION
ARRANGED
AND

CONDUCTED BY:



Auctioneer
Dennis Behr, Rockwell, IA
(641) 430-9489

Auctioneer
Cory Behr

For more information contact Auctioneers or view our website at www.bhrauctionservice.com

LAND RECORD TRACT 1

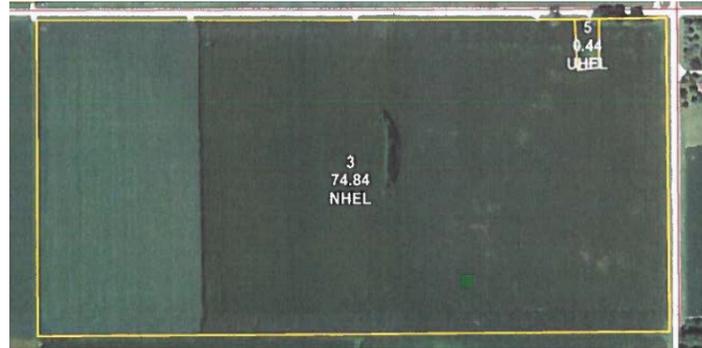
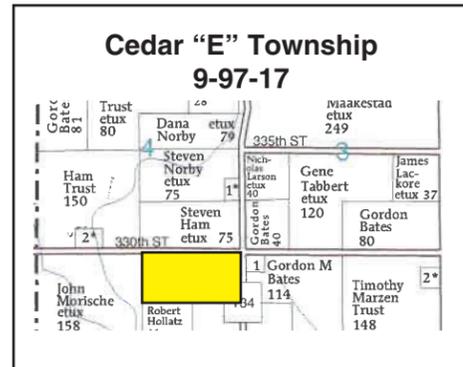
Behr Auction Service, LLC

Janelle Ham

Parcel #: 1409200001

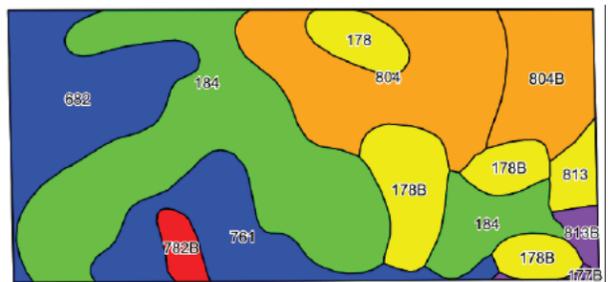
Status: NHEL

Buyer will receive 2nd half of 2023 cash rent payment on Tract 1 of \$10,000.



FARMLAND
80 Acres ±
 Mitchell County
 Cedar "E" Township
 9-97-17

Gross Acres 80.0±
 Net Acres 76.5±
 FSA Cropland Acres ... 74.8±
 CSR2 82.4±
 CRP Acres 0.0±
 Corn Base 50.0±
 Bean Base 20.6±
 Taxes \$2008



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
184	Klinger silty clay loam, 1 to 4 percent slopes	24.02	33.6%		lw	95
804	Ashdale silt loam, 0 to 2 percent slopes	11.94	16.7%		l	80
682	Maxfield silt loam, 0 to 2 percent slopes	9.64	13.5%		llw	83
761	Franklin silt loam, 1 to 3 percent slopes	7.55	10.6%		lw	85
178B	Waukee silt loam, 2 to 5 percent slopes	7.12	10.0%		lls	63
804B	Ashdale silt loam, 2 to 5 percent slopes	5.60	7.8%		lle	75
178	Waukee silt loam, 0 to 2 percent slopes	2.05	2.9%		lls	68
813	Atkinson loam, till plain, 0 to 2 percent slopes	1.41	2.0%		ls	66
782B	Donnan silt loam, 2 to 5 percent slopes	1.14	1.6%		lle	43
813B	Atkinson loam, till plain, 2 to 5 percent slopes	0.80	1.1%		lle	60
177B	Saunder loam, 2 to 5 percent slopes	0.19	0.3%		lls	55
Weighted Average					1.37	82.4

For more information contact Auctioneers or view website at www.behrauctionservice.com

AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Mitchell County farm at public auction. You are invited to take advantage of this great opportunity to purchase an excellent quality 120± acre farms.

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

LAND RECORD TRACT 2

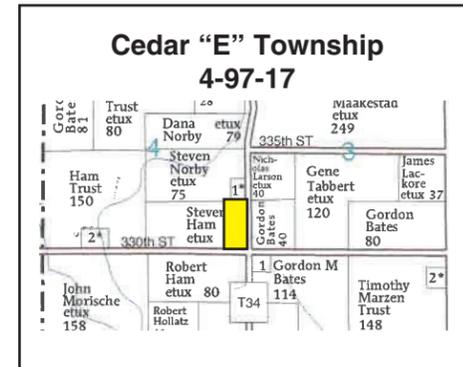
Behr Auction Service, LLC

Janelle Ham

Parcel #: 1404300004

Status: UHEL

Buyer will receive 2nd half of 2023 cash rent payment on Tract 2 of \$5,000.



FARMLAND
40 Acres ±
 Mitchell County
 Cedar "E" Township
 4-97-17

Gross Acres 40.0±
 Net Acres 39.5±
 FSA Cropland Acres ... 31.8±
 CSR2 73.5±
 CRP Acres 6.52±
 Corn Base 25.58±
 Bean Base 10.53±
 Taxes \$1188

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	15.71	40.0%		llw	54
682	Maxfield silt loam, 0 to 2 percent slopes	11.85	30.2%		llw	83
184	Klinger silty clay loam, 1 to 4 percent slopes	9.39	23.9%		lw	95
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.63	4.2%		lls	59
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.66	1.7%		lle	94
Weighted Average					1.76	73.4

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THIS AUCTION ARRANGED AND CONDUCTED BY:

Auctioneer
 Dennis Behr, Rockwell, IA
 (641) 430-9489



Auctioneer
 Cory Behr

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For more information and photos of this farm see www.BehrAuctionService.com