

# PRIME NORTH IOWA LAND AUCTION

TUESDAY, SEPTEMBER 24, 2019 • 3 PM

**Behr Auction Service**  
PROFESSIONAL  
AUCTIONEERS  
P.O. BOX 112 • ROCKWELL, IOWA 50469



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

## ~ 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:** \$30,000 on Tract 1 and \$10,000 on Tract 2 on day of the auction.

**CLOSING:** Closing to be held on or before October 31, 2019. Seller Attorney Amy Swanson, Parkersburg, 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 2020.

**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.

**DRAINAGE TILE:** Tile maps and invoices indicate the farm has drainage tile. Please see website for more tile information.

**CRP CONTRACT:** The CRP contracts on this farm show Tract 1: 3.0 acres at \$315.60/ac. thru Sept. 2024. Tract 2: 1.7 acres at \$79.20/ac. thru Sept. 2027.

**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.

# PRIME NORTH IOWA LAND AUCTION

**144± ACRES • FLOYD COUNTY, IOWA  
OFFERED AS (2) TRACTS**

**TUESDAY, SEPTEMBER 24, 2019 • 3 PM**



## DIRECTIONS TO FARMLAND SITE:

**FROM GREENE, IOWA:** Go 1.5 miles north on state highway 14 to 300th St.. Then go 1 mile east on 300th St.. Then 3/4 mile north on March Ave.(2945 March Ave.) Farm is located on west side of road. Auction signs posted on farm.

## AUCTION LOCATION:

Community Center  
292 W. South Street  
Greene, Iowa

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](http://www.behrauctionservice.com)



## OWNER

**MILDRED E. DEIKE ESTATE**

## FARMLAND INFORMATION

### TRACT 1:

130+/- ACRES CSR2 85.1

### TRACT 2:

14+/- ACRES ACREAGE

Mark your calendar now, to attend this important auction.

## SEPTEMBER 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					

**3:00 p.m.**



# LAND RECORD Tract #1

Behr Auction Service, LLC  
Mildred E. Deike Estate

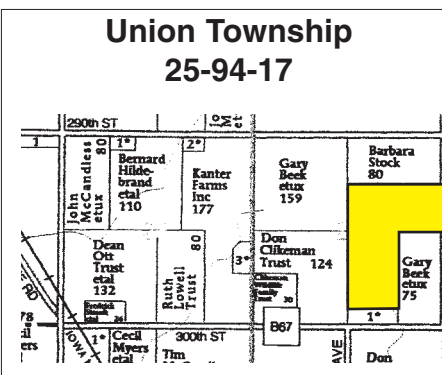
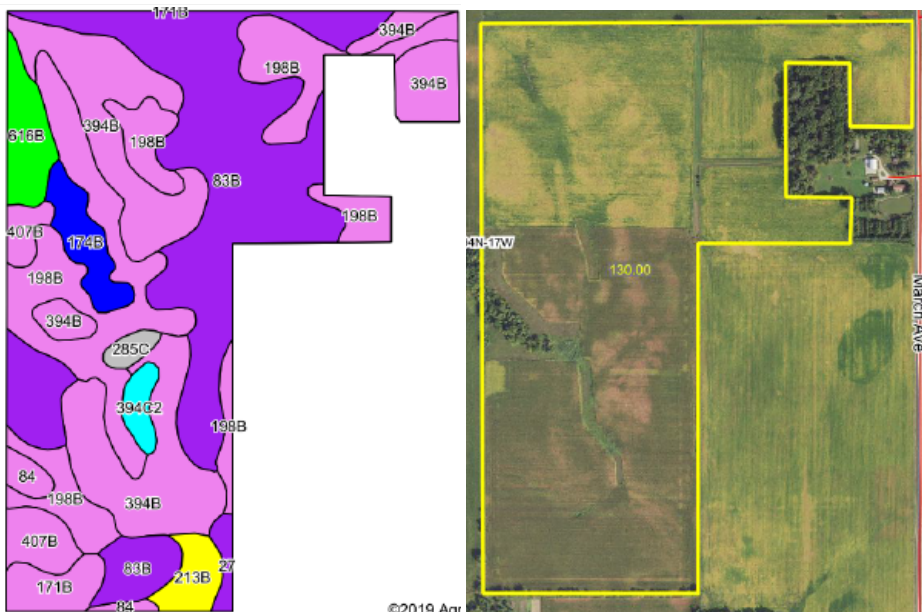
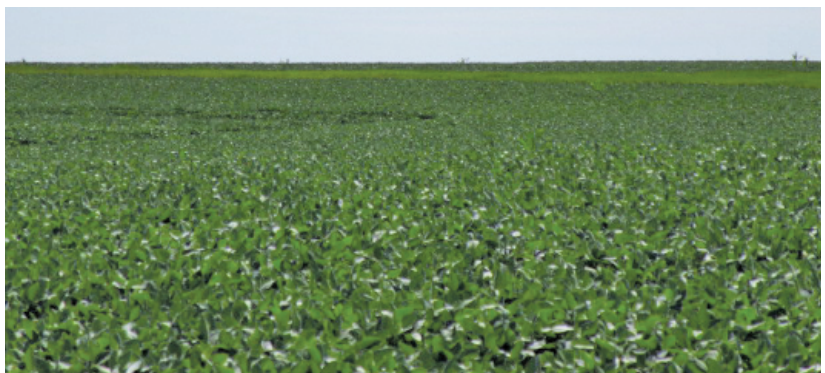
## FARMLAND 130 Acres ±

Floyd County  
Union Township  
25-94-17

Gross Acres ..... 130.0+  
FSA Cropland Acres 126.2+  
CRP Acres ..... 3.0+  
CSR2 ..... 85.1+  
PLC Corn Yield..... 134.0+  
Corn Base..... 61.8+  
PLC Bean Yield ..... 46.0+  
Bean Base ..... 61.8+  
Taxes ..... \$3760

Parcel #:..... 142540000100  
142520000200

Status:..... NHLE



For more information contact Auctioneers or view website at [www.behrauctionservice.com](http://www.behrauctionservice.com)

### AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Floyd County farm at public auction. You are invited to take advantage of this great opportunity to purchase 144 acres of excellent producing farmland with drainage tile. Ready to farm in 2020! Also a very nice acreage with ranch home, outbuildings, and pond.

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

# LAND RECORD Tract #2

Behr Auction Service, LLC  
Mildred E. Deike Estate



## 2945 March Avenue

Tract 2 includes a 14+/- acreage/building site. A nice 1836 square feet manufactured home built in 2002. Home includes 3 bedrooms, 2.5 bathrooms, kitchen, great room, dining room, and deck overlooking a pond. Also features central AC and gas furnace. A detached 2-stall garage and numerous outbuildings and grain bin for additional storage options. A well established tree windbreak and many shade trees throughout the yard. Owner takes great care and pride in this property!

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For more information and photos of these farms please see [www.BehrAuctionService.com](http://www.BehrAuctionService.com)