

EXCELLENT NORTH IOWA FARMLAND AUCTION

SATURDAY, JULY 28, 2018 • 10:00 AM

~ 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 per tract day of the auction.

CLOSING: Closing to be on or before August 31, 2018 at which time a good and marketable title will be conveyed to the seller. Closing to be held at the law office of Richard Vickers, Attorney at Law, Greene, 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 leases have been terminated for 2019.

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.

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.

CRP CONTRACT: The CRP contracts in place on these farms show on **Tract 1:** 15.5 acres with annual payment of \$3,793/yr. thru year 2022 and on **Tract 2:** 20.1 acres with annual payment of \$3,972/yr. thru year 2022.

AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Floyd County farmland at public auction. You are invited to take advantage of this great opportunity to purchase 148 acres of good producing farmland in North Iowa.

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

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

EXCELLENT NORTH IOWA FARMLAND AUCTION

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

SATURDAY, JULY 28, 2018 • 10:00 AM



DIRECTIONS TO FARMLAND SITE:

FROM MARBLE ROCK: Go 2.5 miles west on county blacktop B60 to Foothill Ave. Farm is located on NW corner of intersection. Auction signs posted on farm.

FROM ROCKFORD: Go 2 miles north on Echo Ave to 190th St. Then go 1.5 miles west on 190th St. to Cameo Rd. Then 1/2 north on Cameo Rd. Auction signs posted on farm.

AUCTION LOCATION:

Community Center
520 College Street
Marble Rock, Iowa

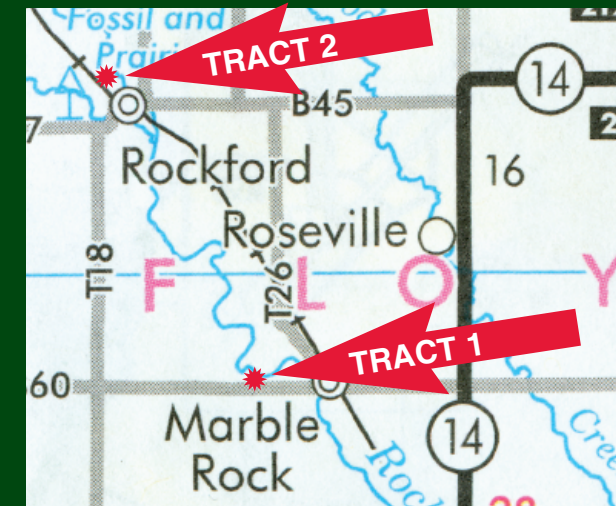
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OWNER

Edward A. Lauterbach
Estate

FARMLAND INFORMATION

TRACT 1:

88+/- ACRES CSR2 74.2

TRACT 2:

60+/- ACRES CSR2 59.4

Mark your calendar now, to attend this important auction.

JULY 2018

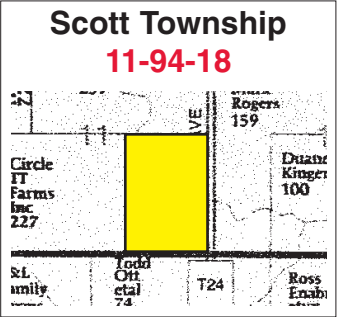
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

10:00 a.m.

LAND RECORD Tract #1

Behr Auction Service, LLC
Edward A. Lauterbach Estate

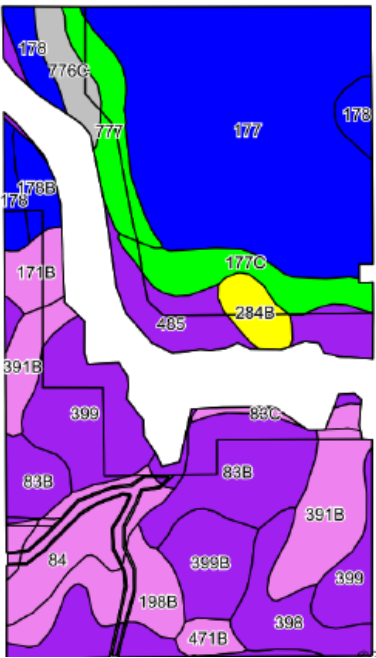
State: Iowa
County: Floyd
Location: 11-94-18
Township: Scott
Acres: 88
Status: NHEL
Parcel #: 131140000200



FARMLAND
88 Acres ±

Floyd County
Scott Township 11-94-18

Gross Acres 88.2+
FSA Cropland Acres..... 74.3+
CRP Acres 15.5+
CSR2..... 74.2+
Corn Yield..... 174.1+
Corn Base 30.7+
Bean Yield 46.4+
Bean Base 28.1+
Taxes..... \$1750

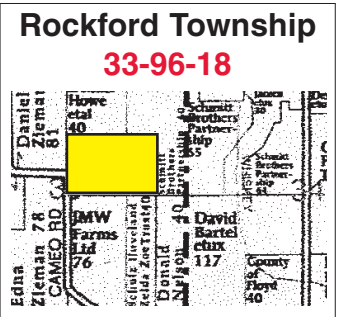


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
177	Saude loam, 0 to 2 percent slopes	22.03	29.4%		Ils	60
83B	Kenyon loam, 2 to 5 percent slopes	9.04	12.1%		Ile	90
399	Readlyn loam, 1 to 3 percent slopes	6.47	8.6%		Iw	91
391B	Clyde-Floyd complex, 1 to 4 percent slopes	5.12	6.8%		Ilw	87
485	Spillville loam, 0 to 2 percent slopes	4.53	6.0%		Ilw	90
84	Clyde silty clay loam, 0 to 3 percent slopes	3.65	4.9%		Ilw	88
198B	Floyd loam, 1 to 4 percent slopes	3.50	4.7%		Ilw	89
177C	Saude loam, 5 to 9 percent slopes	2.98	4.0%		Ille	50
398	Tripoli silty clay loam, 0 to 2 percent slopes	2.97	4.0%		Ilw	90
399B	Readlyn loam, 2 to 5 percent slopes	2.80	3.7%		Ie	91
777	Wapsie loam, 0 to 2 percent slopes	2.69	3.6%		Ils	51
178	Waukee loam, 0 to 2 percent slopes	2.51	3.3%		Ils	69
776C	Lilah sandy loam, 3 to 9 percent slopes	1.51	2.0%		IVe	5
171B	Bassett loam, 2 to 5 percent slopes	1.41	1.9%		Ile	85
284B	Flagler sandy loam, 2 to 5 percent slopes	1.34	1.8%		Ille	49
178B	Waukee loam, 2 to 5 percent slopes	1.14	1.5%		Ils	64
471B	Oran loam, 2 to 5 percent slopes	0.73	1.0%		Ile	81
83C	Kenyon loam, 5 to 9 percent slopes	0.53	0.7%		Ille	85
Weighted Average						74.2

LAND RECORD Tract #2

Behr Auction Service, LLC
Edward A. Lauterbach Estate

State: Iowa
County: Floyd
Location: 33-96-18
Township: Rockford
Acres: 60
Status: NHEL
Parcel #: 053320000300



FARMLAND
60 Acres ±

Floyd County
Rockford Township 33-96-18

Gross Acres 60.0+
FSA Cropland Acres..... 59.2+
CRP Acres 20.1+
CSR2..... 59.4+
Corn Yield..... 167.8+
Corn Base 25.3+
Bean Yield 44.3+
Bean Base 13.2+
Taxes..... \$1026

