

# EXCELLENT NORTHEAST IOWA FARMLAND AUCTION

SATURDAY, SEPTEMBER 8, 2018 • 10 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:** \$50,000 down on day of the auction.

**CLOSING:** Closing to be on or before October 19, 2018 at which time a good and marketable title will be conveyed to the seller. Closing to be held at the law office of David R. Mason, Attorney at Law, Cedar Falls, 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 2019.

**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing. Real Estate will be conveyed to the successful bidder. If the successful bidder wants the real estate divided and conveyed to different parties, the successful bidder will be responsible for those costs.

**CRP CONTRACT:** The CRP contracts in place on this farm show 1.6 acres at \$251.66 per year thru 2021 and 2.7 acres at \$236.22 thru 2019. Total CRP acres 4.3 acres with annual payment of \$1,041.

**EASEMENT:** The sale of this property is subject to any and or all easements or assessments of record.

**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.

### AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Black Hawk County farmland at public auction. You are invited to take advantage of this great opportunity to purchase 80 acres of good producing farmland with highway frontage located just west of the the Cedar Falls/Waterloo metro area.

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

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

# EXCELLENT NORTHEAST IOWA FARMLAND AUCTION

**80± ACRES • BLACK HAWK COUNTY, IOWA  
OFFERED AS (1) 80 ACRE TRACT**

SATURDAY, SEPTEMBER 8, 2018 • 10 AM



### DIRECTIONS TO FARMLAND SITE:

**FROM NEW HARTFORD, IA:** Go 1.5 miles south and 4.5 miles east on Hwy. 57. Auction signs posted on farm.

**FROM CEDAR FALLS, IA:** Go 2 miles west on Hwy. 57. Auction signs posted on farm.

### AUCTION LOCATION:

Community Building  
303 Broadway St.  
New Hartford, Iowa

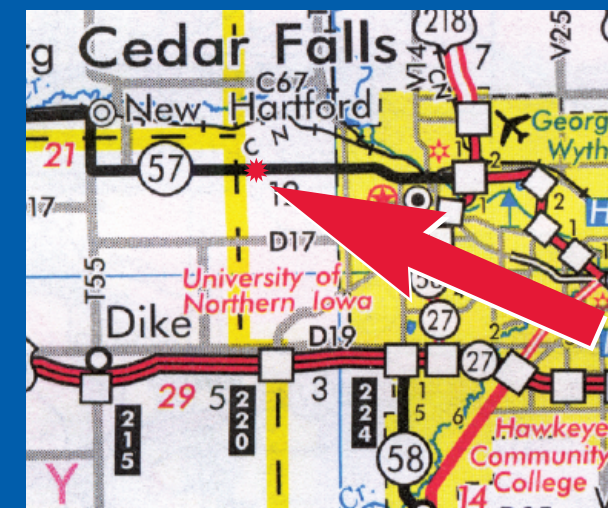
THIS AUCTION  
ARRANGED  
AND  
CONDUCTED BY:



**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

Arlyne M. Lockard Estate

### FARMLAND INFORMATION

**TRACT 1**  
**80+/- ACRES**  
**CSR2 82.6**

Mark your calendar now, to attend  
this important auction.

### SEPTEMBER 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
23/30	24/31	25	26	27	28	29



# LAND RECORD Tract #1

Behr Auction Service, LLC  
Arlyne M. Lockard Estate

State: Iowa  
County: Black Hawk  
Location: 8-89-14  
Township: Cedar Falls  
Acres: 80  
Status: NHEL  
Parcel# 891408101001  
891408101002

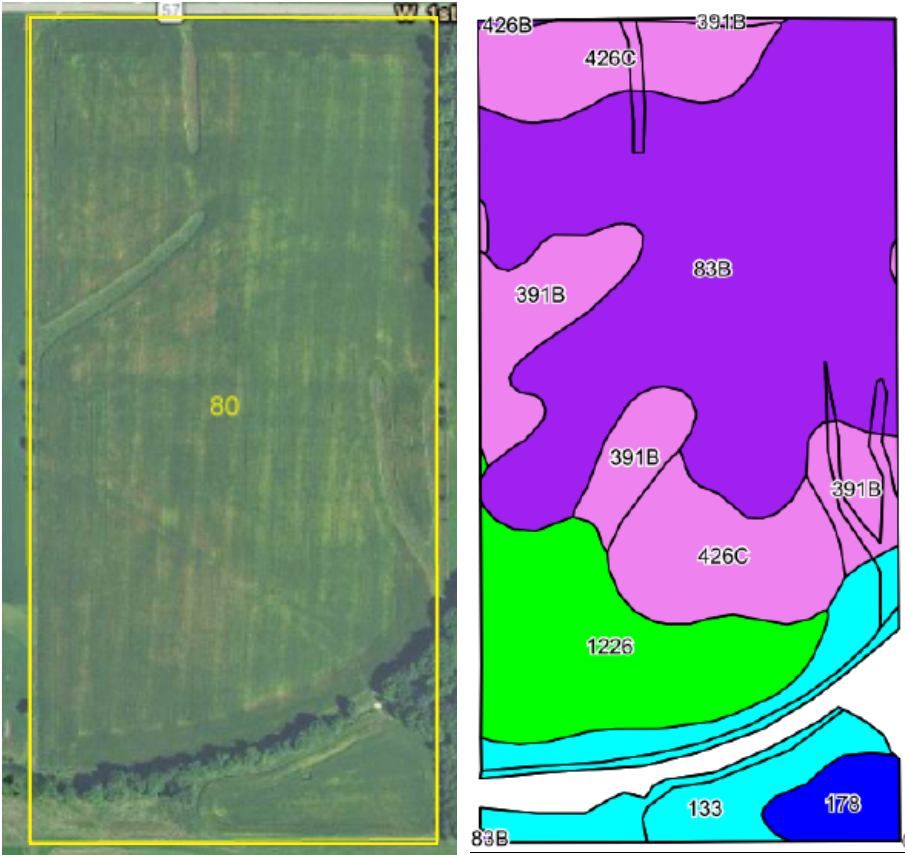
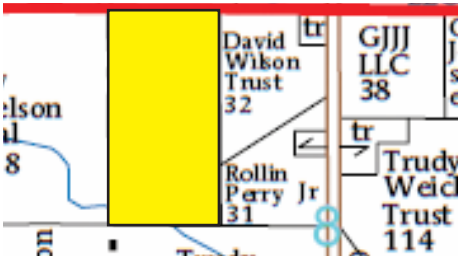


## FARMLAND 80 Acres ±

Black Hawk County  
Cedar Falls Township  
8-89-14

Gross Acres ..... 80.0±  
FSA Cropland Acres..... 75.9±  
CRP Acres ..... 4.3±  
CSR2 ..... 82.6±  
Corn Yield..... 181.8±  
Corn Base ..... 71.6±  
Bean Yield ..... 50.5±  
Bean Base ..... N/A  
Taxes..... \$2344

### Cedar Falls Township 8-89-14



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	33.47	44.1%		Ile	90
426C	Aredale loam, 5 to 9 percent slopes	11.67	15.4%		IIle	86
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	10.94	14.4%		IIs	59
391B	Clyde-Floyd complex, 1 to 4 percent slopes	8.81	11.6%		IIw	87
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.71	11.5%		IIw	78
178	Waukee loam, 0 to 2 percent slopes	2.18	2.9%		IIs	69
426B	Aredale loam, 2 to 5 percent slopes	0.11	0.1%		Ile	91
Weighted Average						82.6

# TILE/AERIAL TRACT #1

## DRAINAGE TILE

(See our website for tile maps)

34,851 ft. of 4"  
1,155 ft. of 5"

## PATTERN TILED



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



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

Please see our website for tile maps at [www.BehrAuctionService.com](http://www.BehrAuctionService.com)