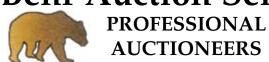
EXCELLENT NORTH IOWA FARMLAND

THURSDAY, FEBRUARY 18, 2021 • 3:00 PM

Behr Auction Service



P.O. BOX 112 • ROCKWELL, IOWA 50469

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







AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer these Cerro Gordo County farms at public auction, You're invited to take advantage of this opportunity to purchase 316 acres of farmland offered as 3 tracts.

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

316+ ACRES CERRO GORDO COUNTY, IA **OFFERED AS (3) TRACTS**

THURSDAY, FEBRUARY 18, 2021 • 3:00 PM



FARMLAND INFORMATION

TRACT 1: 79+/- ACRES • CSR2 85.2 TRACT 2: 80+/- ACRES • CSR2 79.6 TRACT 3: 157+/- ACRES • CSR2 53.2 **DIRECTIONS TO FARMLAND SITE:**

FROM ROCKWELL, IA: Go 1 mile north on Hwy. 65. Then go 2 miles west on 170th St. to Nettle Ave. Tracts 1 & 2 located on NW corner of intersection. of 170th & Nettle Ave. For Tract 3 continue 1 mile west on 170th St. to Mallard Ave. Farm is located on SW corner of intersection. Auction signs posted on farms.

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OWNER

Mari E. Pardun Trust Homer A. Pardun Trust

AUCTION LOCATION

Community Center 114 3rd St. N. Rockwell, Iowa

Mark your calendar now, to attend this important auction.

FEBRUARY 2021

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
| 3 | | 3 | m. | 4 | 5 | 6 |
| 7 | 8 | 9 | 11 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | | | | | | |

LAND RECORD Tract #1

Behr Auction Service, LLC Mari E. Pardun Trust Homer A. Pardun Trust

State: Iowa

County: Cerro Gordo Location: 30-95-20 Township: Bath

Acres: 79

Parcel #: 113040000300

113040000400

Status: NHEL

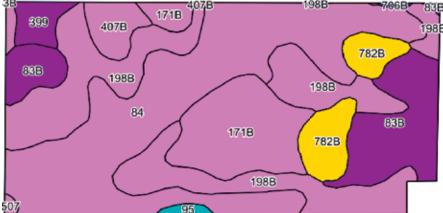
FARMLAND 79 Acres ±

Cerro Gordo County Bath Township 30-95-20

| Gross Acres | . 79.0 <u>+</u> |
|--------------------|-----------------|
| FSA Cropland Acres | . 76.2 <u>+</u> |
| CSR2 | . 85.2 <u>+</u> |
| PLC Corn Yield | 125.0 <u>+</u> |
| Corn Base | . 46.5 <u>+</u> |
| PLC Bean Yield | . 39.0 <u>+</u> |
| Bean Base | . 27.6 <u>+</u> |
| Taxes | \$2140 |
| | |

Tract 1 & Tract 2 Ready To Farm Spring 2021!







| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|----------------------------------------------|-------|------------------|-------------|------------------|--------|
| 84 | Clyde silty clay loam, 0 to 3 percent slopes | 26.52 | 34.8% | | Ilw | 88 |
| 198B | Floyd loam, 1 to 4 percent slopes | 20.92 | 27.5% | | llw | 89 |
| 83B | Kenyon loam, 2 to 5 percent slopes | 9.82 | 12.9% | | lle | 90 |
| 171B | Bassett loam, 2 to 5 percent slopes | 9.72 | 12.8% | | lle | 85 |
| 782B | Donnan loam, 2 to 5 percent slopes | 4.54 | 6.0% | | lle | 43 |
| 407B | Schley loam, 1 to 4 percent slopes | 2.28 | 3.0% | | llw | 81 |
| 399 | Readlyn silt loam, 1 to 3 percent slopes | 1.69 | 2.2% | | lw | 91 |
| 95 | Harps clay loam, 0 to 2 percent slopes | 0.41 | 0.5% | | llw | 72 |
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 0.19 | 0.2% | | llw | 84 |
| 706B | Cerlin silt loam, 2 to 5 percent slopes | 0.11 | 0.1% | | lle | 64 |
| Weighted Average | | | | | | 85.2 |



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 per tract day of the auction.

CLOSING: Closing to be held on or before April 1, 2021. Seller Attorney: Gerald M. Stambaugh, Mason City, Iowa.

POSSESSION: If buyer timely performs all obligations, possession shall be delivered at closing, subject of 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 2021 on Tracts 1 & 2. Farm lease on Tract 3 has been terminated for 2022.

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.

CASH RENT PAYMENT: Tract 3 is leased for 2021. Lease will be assigned to new buyer to receive all 2021 crop cash rent.

TRACT 3: \$7,995 March 15 \$7,995 December 15 TILE: Please see our website for drainage tile maps.

TERMS: The property is being sold "AS IS, WHERE IS" without warranty or guarantee of any kind. Each potential buyer is encouraged to perform their 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.





LAND RECORD Tract #2

Behr Auction Service, LLC Mari E. Pardun Trust Homer A. Pardun Trust

State: Iowa

County: Cerro Gordo Location: 30-95-20 Township: Bath

Acres: 80

Parcel #: 113040000100

113040000200

Status: NHEL

FARMLAND 80 Acres ±

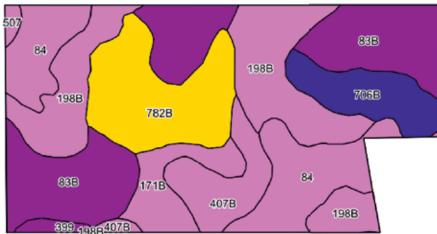
Cerro Gordo County Bath Township 30-95-20

| Gross Acres | . 80.0 <u>+</u> |
|--------------------|-----------------|
| FSA Cropland Acres | . 73.9 <u>+</u> |
| CSR2 | . 79.6 <u>+</u> |
| PLC Corn Yield | 125.0 <u>+</u> |
| Corn Base | . 45.1 <u>+</u> |
| PLC Bean Yield | . 39.0 <u>+</u> |
| Bean Base | . 26.7 <u>+</u> |
| Taxes | \$2074 |



Tract 2 includes a 40' x 40' steel building.







| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|----------------------------------------------|-------|------------------|-------------|------------------|--------|
| 83B | Kenyon loam, 2 to 5 percent slopes | 18.94 | 25.6% | | lle | 90 |
| 198B | Floyd loam, 1 to 4 percent slopes | 16.25 | 22.0% | | llw | 89 |
| 84 | Clyde silty clay loam, 0 to 3 percent slopes | 11.44 | 15.5% | | llw | 88 |
| 782B | Donnan loam, 2 to 5 percent slopes | 11.01 | 14.9% | | lle | 43 |
| 407B | Schley loam, 1 to 4 percent slopes | 5.46 | 7.4% | | llw | 81 |
| 706B | Cerlin silt loam, 2 to 5 percent slopes | 5.43 | 7.3% | | lle | 64 |
| 171B | Bassett loam, 2 to 5 percent slopes | 4.28 | 5.8% | | lle | 85 |
| 399 | Readlyn silt loam, 1 to 3 percent slopes | 0.67 | 0.9% | | lw | 91 |
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 0.42 | 0.6% | | llw | 84 |
| Weighted Average | | | | | | 79.6 |



LAND RECORD Tract #3

Behr Auction Service, LLC

Mari E. Pardun Trust Homer A. Pardun Trust

State: Iowa

County: Cerro Gordo Location: 36-95-21 Township: Mount Vernon

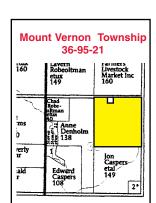
Acres: 157

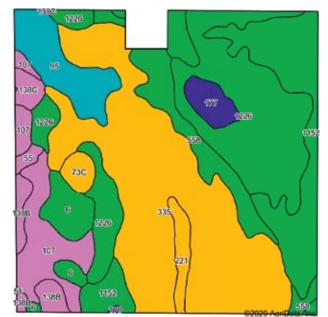
Parcel #: 103620000100

103620000300 103620000400

103620000500

Status: NHEL









FARMLAND 157 Acres ±

Cerro Gordo County Mount Vernon Township 36-95-21

| Gross Acres FSA Cropland Acres | _ |
|-----------------------------------|----------------|
| CSR2 | |
| PLC Corn Yield | 126.0 <u>+</u> |
| Corn Base | 92.5 <u>+</u> |
| PLC Bean Yield | 36.0 <u>+</u> |
| Bean Base | 57.5 <u>+</u> |
| Taxes | . \$2704 |

| | | 1 | STILL ON | 100 | | |
|------------------|-----------------------------------------------------------------------------|-------|------------------|----------------|---------------------|--------|
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
| 335 | Harcot loam, 0 to 2 percent slopes | 50.09 | 33.1% | | llw | 36 |
| 1226 | Lawler loam, 0 to 2 percent slopes, rarely flooded | 32.25 | 21.3% | | lls | 59 |
| 1152 | Marshan clay loam, 0 to 2 percent slopes, rarely flooded | 22.47 | 14.8% | | llw | 54 |
| 107 | Webster clay loam, 0 to 2 percent slopes | 10.51 | 6.9% | | llw | 86 |
| 558 | Talcot clay loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes | 8.87 | 5.9% | | llw | 54 |
| 95 | Harps clay loam, 0 to 2 percent slopes | 8.78 | 5.8% | | llw | 72 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 5.21 | 3.4% | | IIIw | 59 |
| 138B | Clarion loam, 2 to 6 percent slopes | 3.11 | 2.1% | | lle | 89 |
| 177 | Saude loam, 0 to 2 percent slopes | 3.01 | 2.0% | | lls | 60 |
| 221 | Klossner muck, 0 to 1 percent slopes | 2.51 | 1.7% | | Illw | 32 |
| 73C | Hawick gravelly sandy loam, 6 to 12 percent slopes | 1.82 | 1.2% | | IVs | 31 |
| 138C | Clarion loam, 6 to 10 percent slopes | 1.61 | 1.1% | | IIIe | 84 |
| 55 | Nicollet clay loam, 1 to 3 percent slopes | 0.75 | 0.5% | | lw | 89 |
| 559 | Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes | 0.24 | 0.2% | | llw | 54 |
| 178 | Waukee loam, 0 to 2 percent slopes | 0.13 | 0.1% | | lls | 69 |
| Weighted Average | | | | | 53.2 | |