

EXCELLENT NORTH IOWA FARMLAND AUCTION

THURSDAY, FEBRUARY 18, 2021 • 3:00 PM

Behr Auction Service ^{LLC}



PROFESSIONAL
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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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



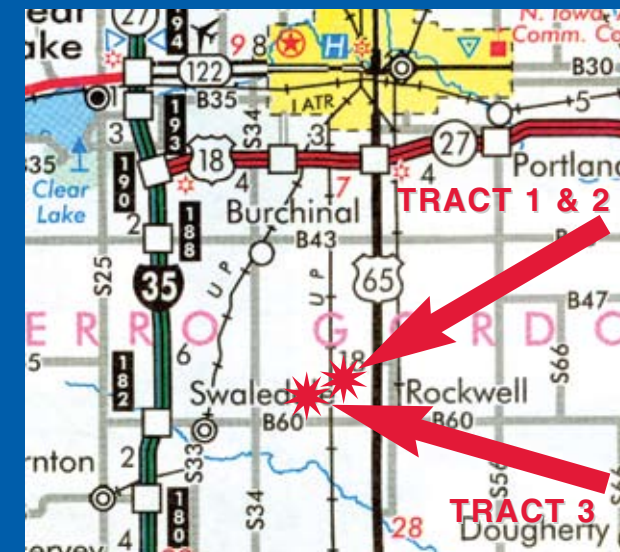
Auctioneer
Cory Behr, Rockwell, IA
(641) 425-8466

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EXCELLENT NORTH IOWA FARMLAND AUCTION

**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.

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
		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					

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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

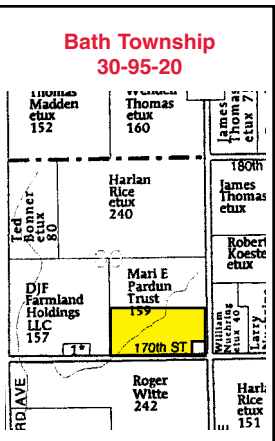
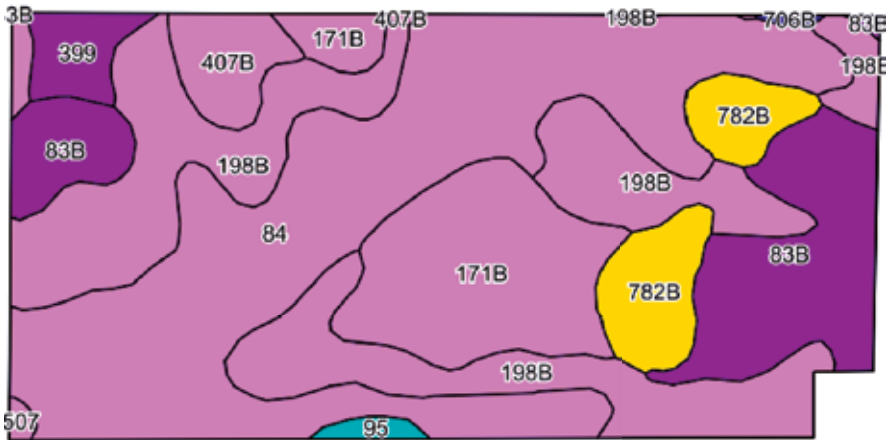
FARMLAND 79 Acres ±

Cerro Gordo County
Bath Township
30-95-20

Gross Acres 79.0±
FSA Cropland Acres 76.2±
CSR2 85.2±
PLC Corn Yield 125.0±
Corn Base 46.5±
PLC Bean Yield 39.0±
Bean Base 27.6±
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%		IIw	88
198B	Floyd loam, 1 to 4 percent slopes	20.92	27.5%		IIw	89
83B	Kenyon loam, 2 to 5 percent slopes	9.82	12.9%		IIe	90
171B	Bassett loam, 2 to 5 percent slopes	9.72	12.8%		IIe	85
782B	Donnan loam, 2 to 5 percent slopes	4.54	6.0%		IIe	43
407B	Schley loam, 1 to 4 percent slopes	2.28	3.0%		IIw	81
399	Readlyn silt loam, 1 to 3 percent slopes	1.69	2.2%		Iw	91
95	Harps clay loam, 0 to 2 percent slopes	0.41	0.5%		IIw	72
507	Canisteo clay loam, 0 to 2 percent slopes	0.19	0.2%		IIw	84
706B	Cerlin silt loam, 2 to 5 percent slopes	0.11	0.1%		IIe	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.

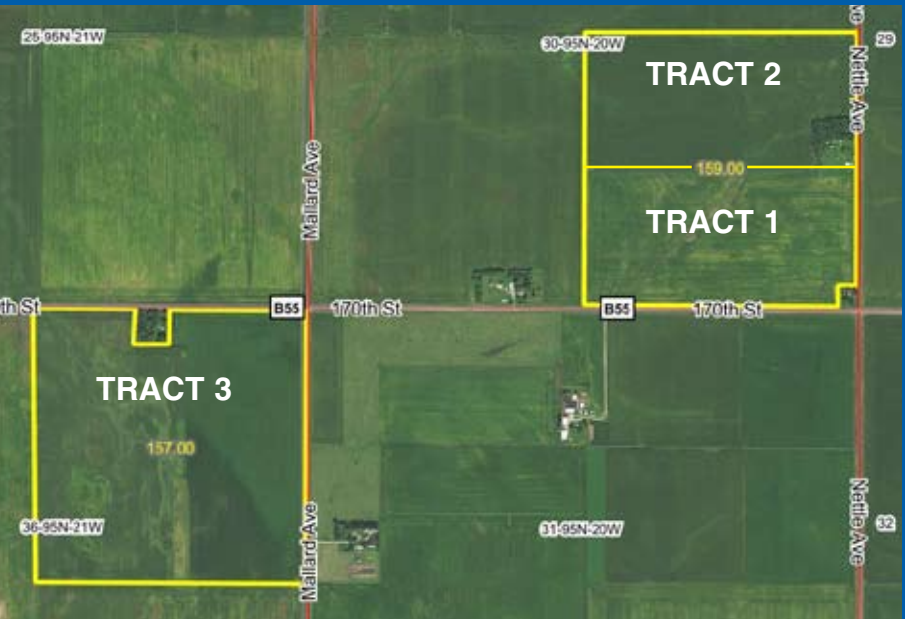
CASH RENT PAYMENT: Tract 3 is leased for 2021. Lease will be assigned to new buyer to receive all 2021 crop cash rent.

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.



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

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

