

EXCELLENT NORTH IOWA FARMLAND AUCTION

WEDNESDAY, JULY 10, 2019 • 3 PM

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



~ 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 on day of auction.

CLOSING: Closing to be held on or before August 30, 2019. Closing attorney Michael G. Byrne, Mason City, 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.

CASH RENT PAYMENT: Farm is leased for 2019. Lease will be assigned to new buyer(s) to receive the 2nd half rent. Total remaining payment of \$9,843.00 on Tract 1 due Oct. 1, 2019. Total remaining payment of \$19,157 on Tract 2 due on Oct. 1, 2019.

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.

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**237[±] ACRES • CERRO GORDO COUNTY, IOWA
OFFERED AS (2) TRACTS**

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DIRECTIONS TO FARMLAND SITE:

FROM DOUGHERTY, IOWA: Go 2.5 miles west on 110th St. Farms located on both north and south side of road. Auction signs posted on farms.

AUCTION LOCATION:

**STPATS Community Center
410 Patrick St.
Dougherty, Iowa**

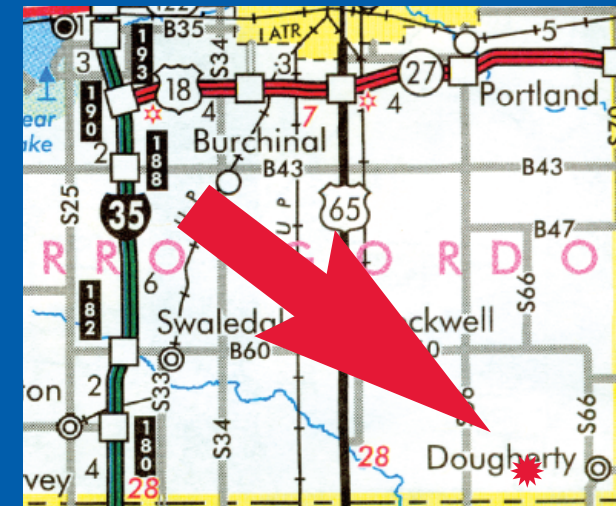
THIS AUCTION
ARRANGED
AND
CONDUCTED BY:

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



OWNER

KELLEY FARM

FARMLAND INFORMATION

TRACT 1:

80+/- ACRES CSR2 74.5

TRACT 2:

155+/- ACRES CSR2 64.9

Mark your calendar now, to attend this important auction.

JULY 2019

SUN	MON	TUE	WED	THU	FRI	SAT
1 3:00 p.m.	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			

LAND RECORD Tract #1

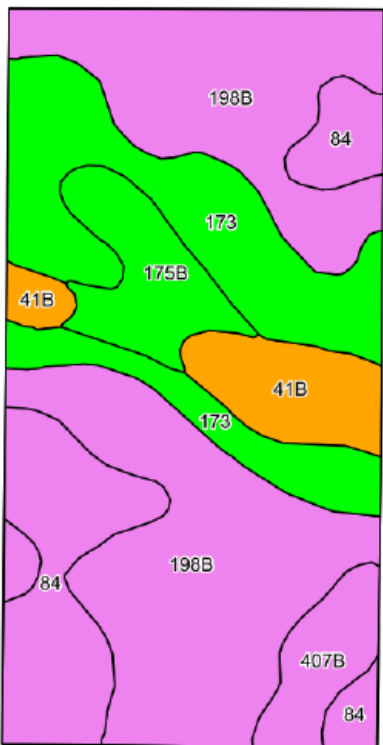
Behr Auction Service
Kelley Farm

Parcel #: 162830000200
162830000400
Status: NHEL

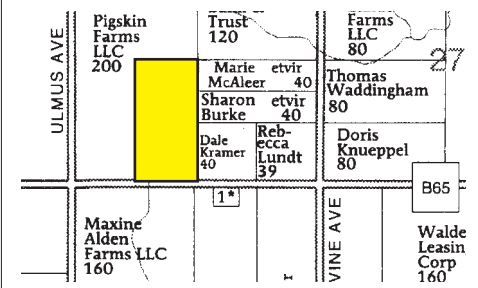
FARMLAND 80 Acres ±

Cerro Gordo County
Dougherty Township
28-94-19

Gross Acres 80.0±
FSA Cropland Acres..... 78.4±
CSR2 74.5±
PLC Corn Yield 138.0±
Corn Base 40.5±
PLC Bean Yield 39.0±
Bean Base 37.3±
Taxes..... \$1744



Dougherty Township 28-94-19



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
198B	Floyd loam, 1 to 4 percent slopes	34.02	43.4%		Ilw		89
173	Hoopeston fine sandy loam, 1 to 3 percent slopes	17.29	22.0%		Ile		55
84	Clyde silty clay loam, 0 to 3 percent slopes	12.17	15.5%		Ilw		88
41B	Sparta loamy fine sand, 2 to 5 percent slopes	5.86	7.5%		IVs	Ile	39
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	5.47	7.0%		IIIe		50
407B	Schley loam, 1 to 4 percent slopes	3.61	4.6%		Ilw		81
Weighted Average							74.5

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

AUCTIONEER'S NOTE

Behr Auction Service is excited to offer these Dougherty County farms at public auction. You are invited to take advantage of this great opportunity to purchase 237 acres of good producing farmland. Two century farms that have been in the family since 1891!

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

LAND RECORD Tract #2

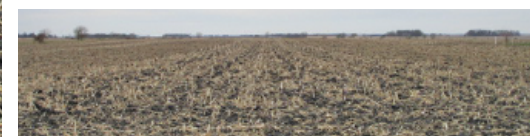
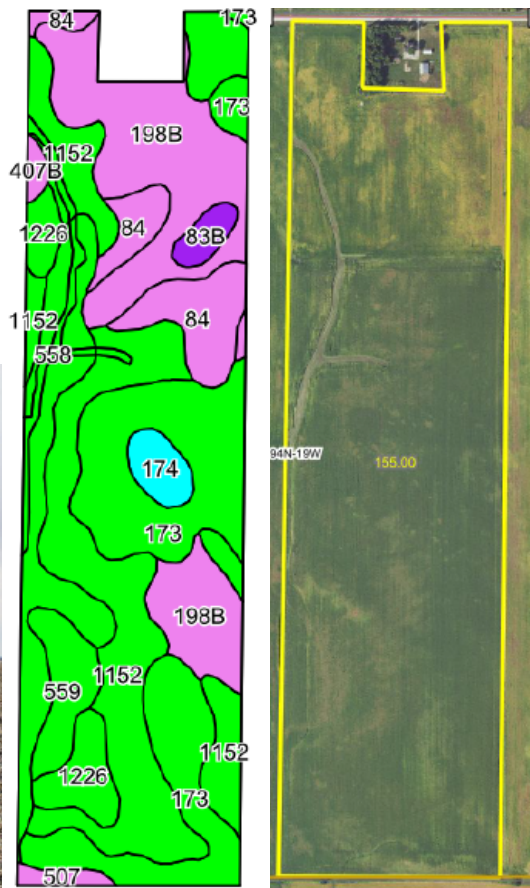
Behr Auction Service
Kelley Farm

Parcel #: 163320000300, 163320000600
163340000100, 163340000300
Status: NHEL

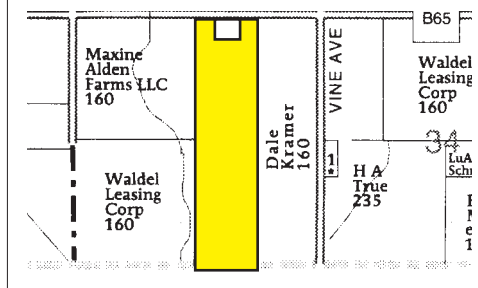
FARMLAND 155 Acres ±

Cerro Gordo County
Dougherty Township
33-94-19

Gross Acres 154.6±
FSA Cropland Acres... 152.6±
CSR2 64.9±
PLC Corn Yield 138.0±
Corn Base 79.5±
PLC Bean Yield 39.0±
Bean Base 73.0±
Taxes..... \$2962



Dougherty Township 33-94-19



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	41.76	27.4%		Ilw	54
173	Hoopeston fine sandy loam, 1 to 3 percent slopes	34.07	22.3%		Ile	55
198B	Floyd loam, 1 to 4 percent slopes	30.25	19.8%		Ilw	89
558	Talcot clay loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	16.54	10.8%		Ilw	54
84	Clyde silty clay loam, 0 to 3 percent slopes	10.75	7.1%		Ilw	88
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	6.57	4.3%		Ils	59
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	5.54	3.6%		Ilw	54
174	Bolan loam, 0 to 2 percent slopes	2.98	2.0%		Ils	70
83B	Kenyon loam, 2 to 5 percent slopes	1.91	1.3%		Ile	90
507	Canisteo clay loam, 0 to 2 percent slopes	1.22	0.8%		Ilw	84
407B	Schley loam, 1 to 4 percent slopes	0.86	0.6%		Ilw	81
Weighted Average						64.9

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For more information and photos of these farms please see www.BehrAuctionService.com