

# EXCELLENT NORTH IOWA FARMLAND AUCTION

MONDAY, NOVEMBER 21, 2022 • 3:00 PM

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

FIRST CLASS MAIL  
U.S. POSTAGE  
PAID  
MASON CITY, IA  
PERMIT NO. 429



## AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Niccum Family Revocable Trust farm at public auction. You are invited to take advantage of this opportunity to purchase a nice quality farm. Ready to farm spring 2023. Both onsite and online bidding available.

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



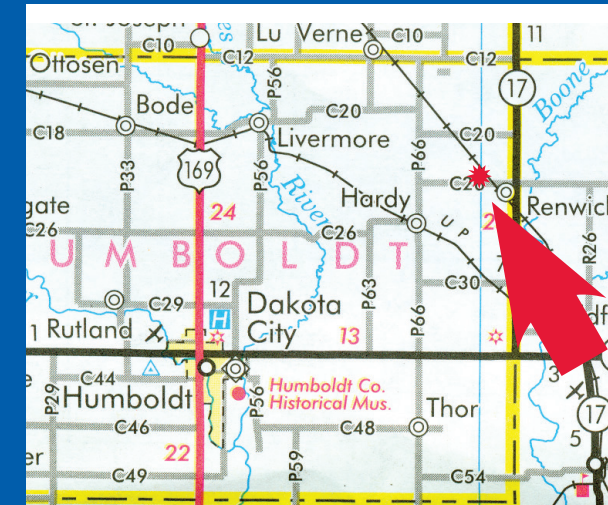
Auctioneer  
Cory Behr, Rockwell, IA  
(641) 425-8466

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

# EXCELLENT NORTH IOWA FARMLAND AUCTION

**154± ACRES • HUMBOLDT COUNTY, IA**  
**OFFERED AS 1 TRACT**

MONDAY, NOVEMBER 21, 2022 • 3:00 PM



## DIRECTIONS TO FARMLAND SITE:

**FROM RENWICK, IOWA:** Go 2 miles west on Hwy. C26 to Virginia Ave. Farm is located at northwest corner of intersection. Auction signs posted at farm.

## AUCTION LOCATION:

Community Center  
511 Main Street  
Renwick, Iowa

## OWNER

**NICCU  
FAMILY TRUST**

## FARMLAND INFORMATION

**TRACT 1**  
**154+/- ACRES**  
**CSR2: 79.9**

Mark your calendar now,  
to attend this important auction.

## NOVEMBER 2022

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			

**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)



LAND RECORD TRACT 1

Behr Auction Service, LLC  
Niccum Family Trust

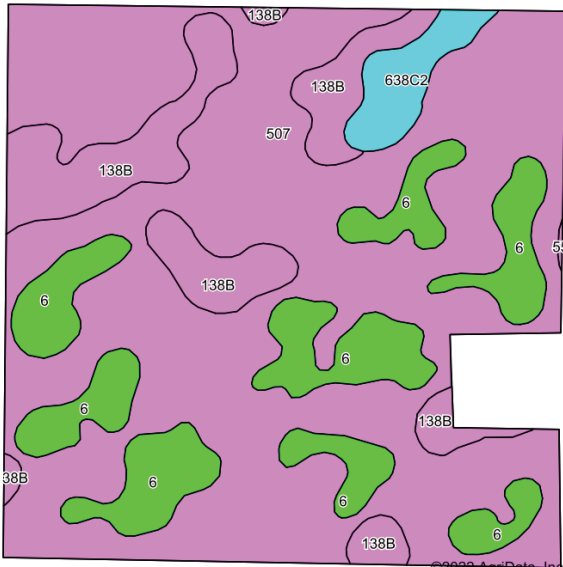
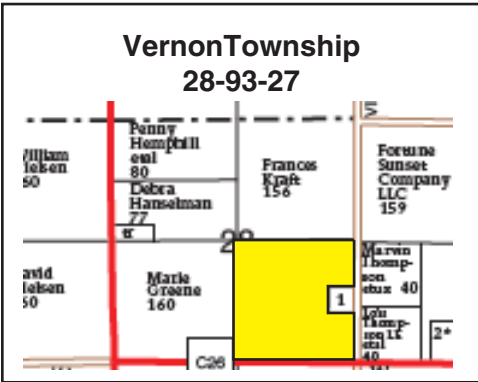
FARMLAND  
154 Acres ±

Humboldt County  
VernonTownship  
28-93-27

Gross Acres..... 153.9±  
FSA Cropland Acres .. 152.3±  
CSR2..... 79.9±  
CRP Acres..... 43.2±  
PLC Corn Yield ..... 154.0±  
Corn Base ..... 95.0±  
PLC Bean Yield..... 32.0±  
Bean Base..... 13.3±  
Taxes ..... \$4470

Parcel #: ..... 0428400001  
0428400002  
0428400003  
0428400005

Status: ..... NHEL



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
507	Canisteo clay loam, 0 to 2 percent slopes	100.88	66.2%		IIw	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	27.22	17.9%		IIIw	59
138B	Clarion loam, 2 to 6 percent slopes	19.69	12.9%		Ile	89
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.42	2.9%		IIIe	75
55	Nicollet clay loam, 1 to 3 percent slopes	0.09	0.1%		Iw	89
Weighted Average					2.21	79.9

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:** 10% down on day of auction

**CLOSING:** Target closing date of December 27, 2022. Seller Attorney: Michael Gabor, Algona, IA.

**POSSESSION:** If buyer timely performs all obligations, possession shall be delivered at the time of closing, subject to 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.

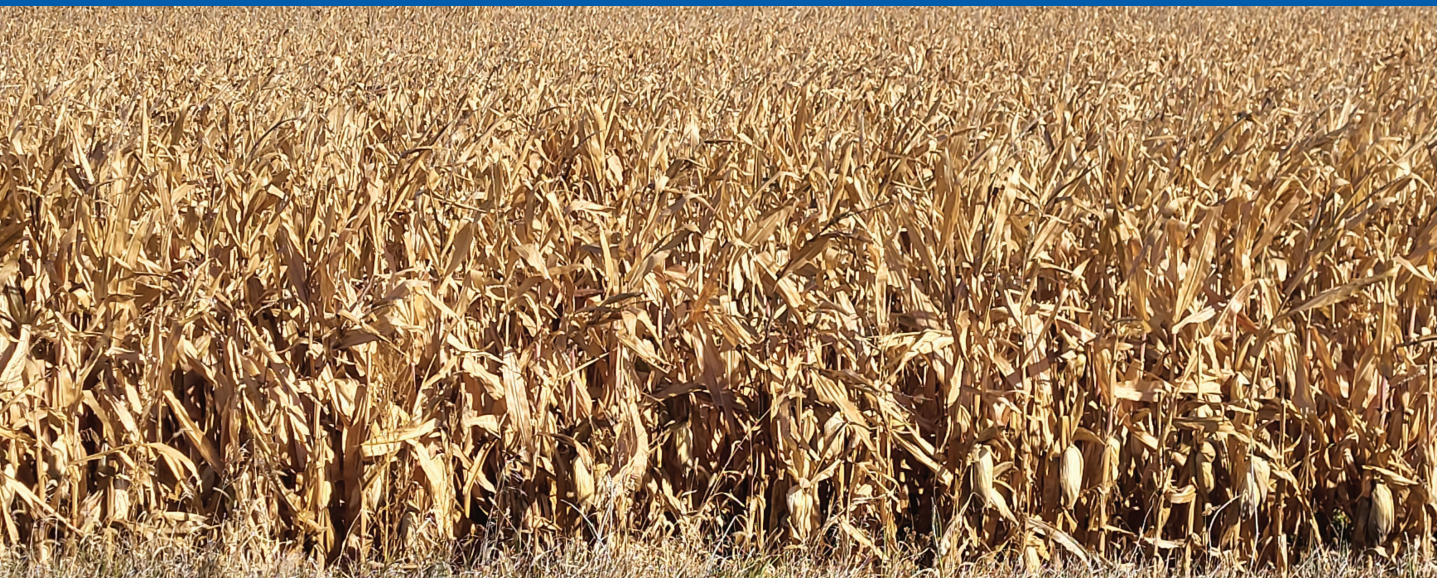
**LEASE:** Farm lease has been terminated. Open lease for 2023.

**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.

**CRP:** FSA documents show crp acres \* 21.59 ac. @ \$300/acre thru 2037 and 21.59 ac. @ \$215/ac. thru 2030. Total annual payment of \$11,119.

**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.
- 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.



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](http://www.BehrAuctionService.com)