

EXCELLENT NORTH IOWA FARMLAND AUCTION

MONDAY, SEPTEMBER 23, 2019 • 3:00 PM

Behr Auction Service ^{LLC}



PROFESSIONAL
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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

EXCELLENT NORTH IOWA FARMLAND AUCTION

157± ACRES • HANCOCK COUNTY, IOWA
OFFERED AS 1 TRACT

MONDAY, SEPTEMBER 23, 2019 • 3:00 PM



Ready To Farm Spring 2020!



DIRECTIONS TO FARMLAND SITE:

FROM GOODELL, IOWA: Go 3 miles east on county blacktop B63 to Welch Ave. Farm is located on northeast corner of intersection. Auction signs posted on farm.

AUCTION LOCATION:

Community Hall
315 Broadway St.
Goodell Iowa

OWNER

**LESLIE E. PALS
ESTATE**

FARMLAND INFORMATION

TRACT 1
157+/- ACRES
CSR2: 75.3

Mark your calendar now,
to attend this important auction.

SEPTEMBER 2019

| 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 | | | | | |

3:00 p.m.



AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Hancock County farm at public auction. You are invited to take advantage of this great opportunity to purchase 157 acres of excellent producing farmland on a hard surfaced road. Ready to farm in 2020!

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

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LAND RECORD TRACT 1

Behr Auction Service, LLC
Leslie E. Pals Estate

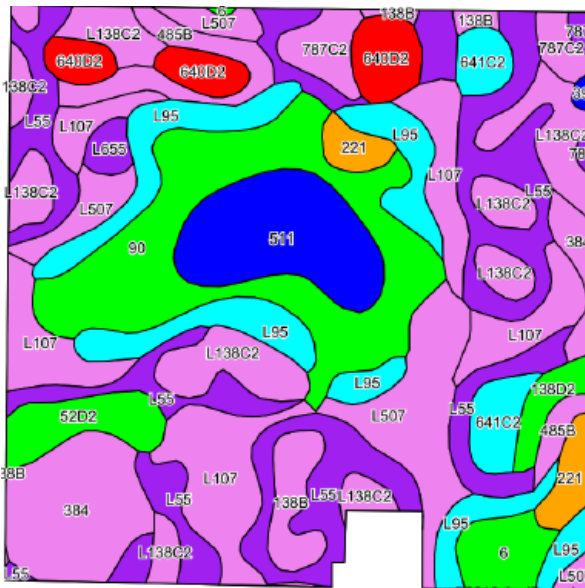
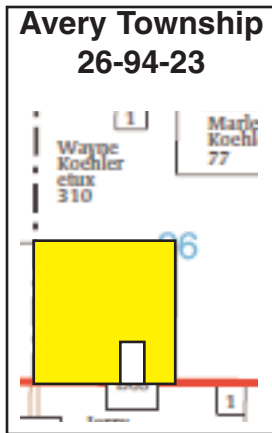
Parcel #: 1626301000
1626326000
1626351000
1626377000
Status: NHFL

FARMLAND

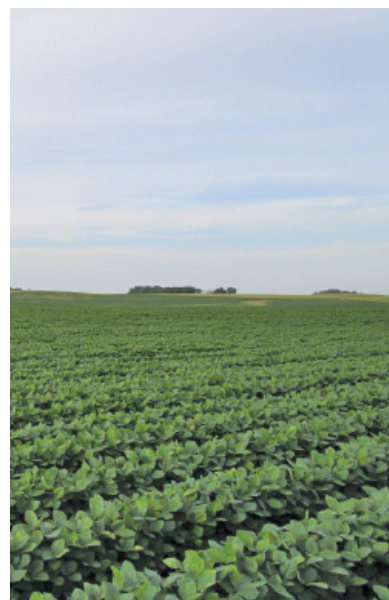
157 Acres ±

**Hancock County
Avery Township
26-94-23**

| | |
|-----------------------|----------------|
| Gross Acres..... | 157.1 <u>±</u> |
| FSA Cropland Acres .. | 152.2 <u>±</u> |
| CSR2..... | 75.3 <u>±</u> |
| PLC Corn Yield | 140.0 <u>±</u> |
| Corn Base | 113.6 <u>±</u> |
| PLC Bean Yield..... | 43.0 <u>±</u> |
| Bean Base..... | 37.9 <u>±</u> |
| Taxes | \$2742 |



| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|--|-------|------------------|-------------|------------------|--------|
| L55 | Nicollet loam, 1 to 3 percent slopes | 25.59 | 16.8% | | le | 91 |
| 90 | Okoboji mucky silt loam, 0 to 1 percent slopes | 19.16 | 12.6% | | lllw | 53 |
| L107 | Webster clay loam, Bemis moraine, 0 to 2 percent slopes | 16.42 | 10.8% | | llw | 88 |
| L138C2 | Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded | 14.29 | 9.4% | | llle | 83 |
| L95 | Harpis clay loam, Bemis moraine, 0 to 2 percent slopes | 14.00 | 9.2% | | llw | 75 |
| L507 | Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes | 10.73 | 7.0% | | llw | 87 |
| 384 | Collinwood silty clay loam, 1 to 3 percent slopes | 9.65 | 6.3% | | llw | 82 |
| 511 | Blue Earth mucky silt loam, 0 to 1 percent slopes | 9.03 | 5.9% | | lllw | 66 |
| 640D2 | Sunburg sandy loam, 9 to 14 percent slopes, moderately eroded | 5.17 | 3.4% | | llle | 28 |
| 485B | Spillville loam, 2 to 5 percent slopes | 4.25 | 2.8% | | lle | 88 |
| 641C2 | Clarion-Sunburg complex, 5 to 9 percent slopes, moderately eroded | 3.66 | 2.4% | | llle | 71 |
| 52D2 | Bode clay loam, 9 to 14 percent slopes, moderately eroded | 3.45 | 2.3% | | llle | 55 |
| 787C2 | Vinje silty clay loam, 5 to 9 percent slopes, moderately eroded | 3.33 | 2.2% | | llle | 81 |
| 138B | Clarion loam, 2 to 6 percent slopes | 3.18 | 2.1% | | lle | 89 |
| 221 | Klossner muck, 0 to 1 percent slopes | 3.02 | 2.0% | | lllw | 32 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 2.89 | 1.9% | | lllw | 59 |
| 138D2 | Clarion loam, 9 to 14 percent slopes, moderately eroded | 1.69 | 1.1% | | llle | 55 |
| 787B | Vinje silty clay loam, 2 to 5 percent slopes | 1.41 | 0.9% | | lle | 90 |
| L655 | Crippin loam, Bemis moraine, 1 to 3 percent slopes | 0.98 | 0.6% | | le | 91 |
| 390 | Waldorf silty clay loam, 0 to 2 percent slopes | 0.33 | 0.2% | | llw | 69 |
| Weighted Average | | | | | | 75.3 |



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

LAND RECORD TRACT 1 (cont.)



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: \$50,000 down on day of the auction.

CLOSING: Closing to be held on or before November 13, 2019. Seller Attorney Scott D. Brown, Mason City, 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 for 2020.

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.
- 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.

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