

PRIME NORTH IOWA FARMLAND AUCTION

TUESDAY, SEPTEMBER 15, 2020 • 3:00 PM

Behr Auction Service ^L_L^C



PROFESSIONAL
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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



AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this prime Floyd County farm at public auction. You are invited to take advantage of this great opportunity to purchase this 80 acre farm with excellent producing soils. Ready to farm Spring 2021!!

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



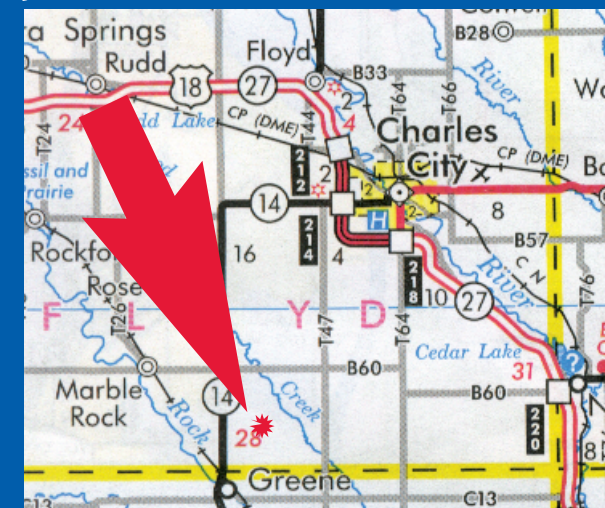
Auctioneer
Cory Behr, Rockwell, IA
(641) 425-8466

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

PRIME NORTH IOWA FARMLAND AUCTION

80± ACRES • FLOYD COUNTY, IOWA
OFFERED AS 1 TRACT

TUESDAY, SEPTEMBER 15, 2020 • 3:00 PM



DIRECTIONS TO FARMLAND SITE:

FROM GREENE, IOWA: Go 2 miles north on Hwy. 14 to 290th St. Then go 1 mile east on 290th St. to March Ave. Farm is located at southwest corner of intersection of 290th St. and March Ave. Auction signs posted on farm.

AUCTION LOCATION:

Community Center
292 West South Street
Greene, 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

**BARBARA E. STOCK
ESTATE**

FARMLAND INFORMATION

TRACT 1
80+/- ACRES
CSR2: 88.6

Mark your calendar now,
to attend this important auction.

SEPTEMBER 2020

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	8	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

3:00 p.m.

LAND RECORD TRACT 1

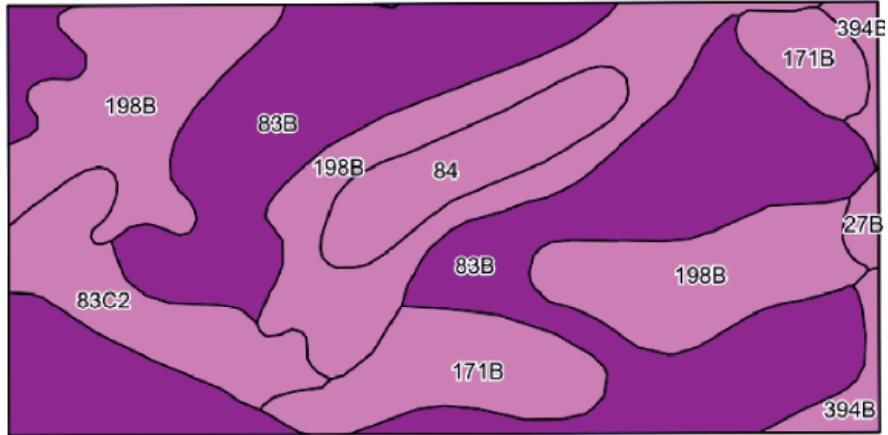
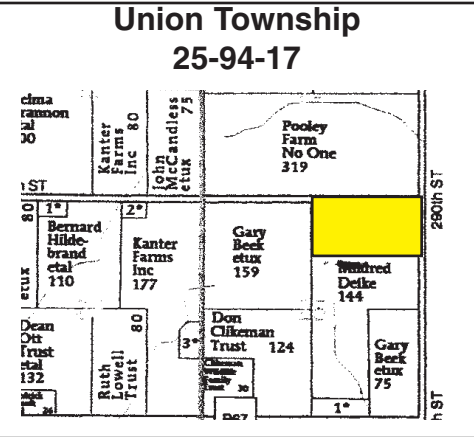
Behr Auction Service, LLC
Barbara E. Stock Estate

FARMLAND
80 Acres ±

Floyd County
Union Township
25-94-17

Gross Acres..... 80.0±
FSA Cropland Acres 76.3±
CSR2..... 88.6±
PLC Corn Yield 139.0±
Corn Base 38.1±
PLC Bean Yield..... 47.0±
Bean Base..... 38.2±
Taxes \$2567

Parcel #: 1425200001
Status: NHEL



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	34.09	44.7%		Ile	90
198B	Floyd loam, 1 to 4 percent slopes	22.72	29.8%		IIw	89
171B	Bassett loam, 2 to 5 percent slopes	7.23	9.5%		Ile	85
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	5.46	7.2%		IIIe	84
84	Clyde silty clay loam, 0 to 3 percent slopes	4.42	5.8%		IIw	88
394B	Ostrander loam, 2 to 5 percent slopes	1.82	2.4%		Ile	88
27B	Terril loam, 2 to 5 percent slopes	0.53	0.7%		Ile	88
Weighted Average						88.6

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 on day of the auction.

CLOSING: October 15, 2020. Seller Attorney: Vickers Law Office, Greene, Iowa.

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 2021.

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.



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