

EXCELLENT NORTH IOWA LAND AUCTION

WEDNESDAY, MARCH 11, 2020 • 3:00 PM

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



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

~ 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 on Tract 1 and \$5,000 on Tract 2 down on day of the auction.

CLOSING: Closing to be held on or before April 15, 2020. Seller Attorney Philip Garland, Garner, Iowa.

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. Ready to farm Spring 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.

CRP CONTRACT: The CRP contract on this farm shows 1.1+/- ac. on Tract 1 and 3.9+/- ac. on Tract 2 @ \$181.55/ac. thru Sept. 2020.

WIND LEASE: The lease for the wind turbine on this farm shows a payment of \$2,500/yr. thru Dec. 2060.

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.

EXCELLENT NORTH IOWA LAND AUCTION

**77± ACRES • HANCOCK COUNTY, IOWA
OFFERED AS (2) TRACTS**

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Ready To Farm Spring 2020!

DIRECTIONS TO FARMLAND SITE:

FROM GOODELL, IOWA: Go 2.5 miles west on Hwy. B63. Then 4 miles north on Hwy. R56 to 150th St. Farm is located at SE corner of intersection. (1480 Palm Ave.) Auction signs posted on farm.

AUCTION LOCATION:

Community Center
315 Broadway St.
Goodell, 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

CHARLES B. LARSON ESTATE

FARMLAND INFORMATION

TRACT 1:

70+/- ACRES CSR2 79.2

TRACT 2:

7+/- ACRES ACREAGE

Mark your calendar now, to attend this important auction.

MARCH 2020

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	31				

3:00 p.m.

LAND RECORD Tract #1

Behr Auction Service, LLC
Charles B. Larson Estate



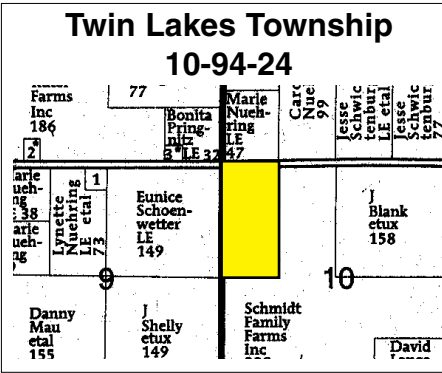
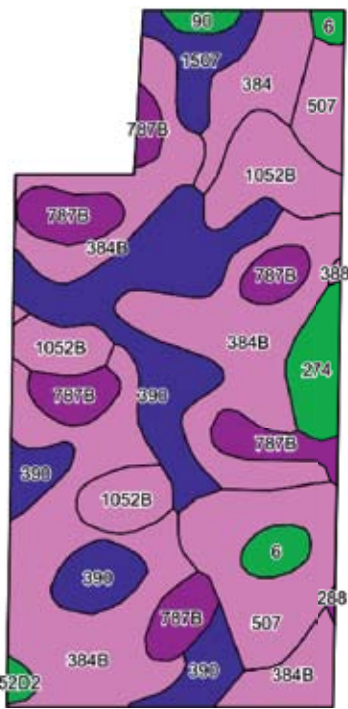
FARMLAND 70 Acres ±

Hancock County
Twin Lakes Township
10-94-24

Gross Acres 70.0+
FSA Cropland Acres.. 66.7+
CSR2 79.2+
PLC Corn Yield..... 166.0+
Corn Base..... 44.5+
Bean Yield..... 51.0+
Bean Base 21.4+
Taxes \$2347

Parcel #:..... 1510226000
1510251000

Status:..... NHLE



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
384B	Collinwood silty clay loam, 2 to 6 percent slopes	24.80	37.2%		Ile	82
390	Waldorf silty clay loam, 0 to 2 percent slopes	12.01	18.0%		Ilw	69
507	Canisteo clay loam, 0 to 2 percent slopes	7.55	11.3%		Ilw	84
787B	Vinje silty clay loam, 2 to 5 percent slopes	6.89	10.3%		Ile	90
1052B	Bode-Kamrar clay loams, 2 to 5 percent slopes	6.31	9.5%		Ile	88
384	Collinwood silty clay loam, 1 to 3 percent slopes	3.05	4.6%		Ilw	82
274	Rolle silt loam, 0 to 1 percent slopes	2.04	3.1%		Illw	57
1507	Brownston silty clay loam, 0 to 2 percent slopes	1.88	2.8%		Ilw	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.23	1.8%		Illw	59
90	Okoboji mucky silt loam, 0 to 1 percent slopes	0.47	0.7%		Illw	53
52D2	Bode clay loam, 9 to 14 percent slopes, moderately eroded	0.32	0.5%		Ille	55
388	Kossuth silty clay loam, 0 to 2 percent slopes	0.07	0.1%		Ilw	86
288	Ottosen clay loam, 1 to 3 percent slopes	0.06	0.1%		Iw	91
Weighted Average						79.2

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

AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this nice Hancock County farmland and acreage at public auction. You are invited to take advantage of this great opportunity to purchase 70 acres of excellent soils with additional income from wind lease. Ready to farm Spring 2020! Also a separate 7 acre acreage tract that includes a nice ranch home.

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

LAND RECORD Tract #2

Behr Auction Service, LLC
Charles B. Larson Estate



1480 Palm Ave.

Tract 2 includes a 7+/- acre acreage/building site located on a hard surfaced road. A nice 1,120 square ft. ranch home with full basement. Features include kitchen, bathroom, 2 bedrooms, gas furnace and central AC. Acreage includes a detached 2-stall garage and other outbuildings for additional storage and/or livestock. A well established windbreak on northwest side of property. Country living at it's finest.

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