

# PRIME NORTH IOWA FARMLAND AUCTION

WEDNESDAY, FEBRUARY 10, 2021 • 3:00 PM

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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MASON CITY, IA  
PERMIT NO. 251

# PRIME NORTH IOWA FARMLAND AUCTION

**154± ACRES • MITCHELL COUNTY, IOWA**  
**OFFERED AS 1 TRACT**

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### AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this prime Mitchell County farm at public auction. You are invited to take advantage of this great opportunity to purchase one of the very best farms in Iowa with prime soils, pattern tile, and extra income from wind lease. Ready to farm Spring 2021!

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)

### DIRECTIONS TO FARMLAND SITE:

**FROM ST. ANSGAR, IOWA:** Take Hwy. 218 1.5 miles north to 440th St. Then go 1 mile east on 440th St. Then go 1.25 mile north on Glass Ave. Farm is located on east side of road. Auction signs posted on farm.

### AUCTION LOCATION:

South Square  
202 S. Washington  
St. Ansgar, Iowa

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### OWNER

NISLEY  
FARM

### FARMLAND INFORMATION

**TRACT 1**  
**154+/- ACRES**  
**CSR2: 96.2**

Mark your calendar now,  
to attend this important auction.

### FEBRUARY 2021

SUN	MON	TUE	WED	THU	FRI	SAT
		2	3	4	5	6
7	8	9	<b>10</b>	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

**3:00 p.m.**



# LAND RECORD TRACT 1

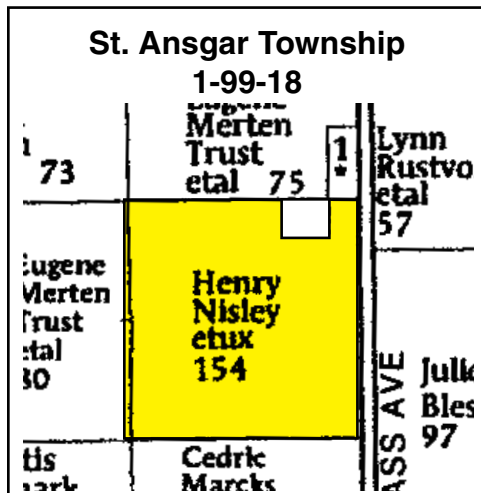
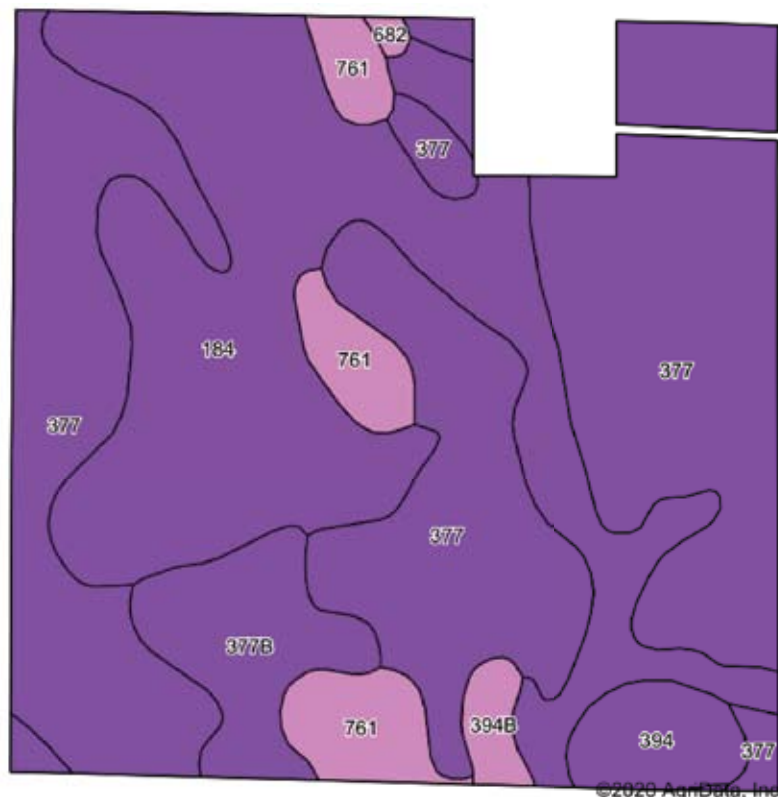
**Behr Auction Service, LLC**  
**Nisley Farm**

## FARMLAND 154 Acres ±

Mitchell County  
 St. Ansgar Township  
 1-99-18

Gross Acres ..... 153.7±  
 FSA Cropland Acres..... 151.6±  
 CSR2 ..... 96.2±  
 PLC Corn Yield..... 161.0±  
 Corn Base..... 79.7±  
 PLC Bean Yield ..... 51.0±  
 Bean Base ..... 71.9±  
 Taxes ..... \$4716

Parcel #:.....0501200004  
 0501400001  
 Status:.....NHEL



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377	Dinsdale silty clay loam, 0 to 2 percent slopes	76.20	50.3%		le	99
184	Klinger silty clay loam, 1 to 4 percent slopes	51.26	33.8%		lw	95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	8.86	5.8%		lle	94
761	Franklin silt loam, 1 to 3 percent slopes	8.79	5.8%		lw	85
394	Ostrander loam, 0 to 2 percent slopes	4.39	2.9%		ls	94
394B	Ostrander loam, 2 to 5 percent slopes	1.77	1.2%		lle	88
682	Maxfield silt loam, 0 to 2 percent slopes	0.34	0.2%		llw	83
Weighted Average						96.2

# 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:** March 15, 2021. Seller Attorney: Scott D. Brown, Mason City, 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.

**FALL TILLAGE:** The fall tillage has been completed at no expense to the buyer.

**CERTIFICATION:** Farm is organic certified. Buyer also has rights for all conventional farming.

**WIND LEASE:** There is a wind lease in place with Turtle Creek Wind Farm. Current lease includes a total annual payment of \$15,313.36+/- to farm owner.

### DRAINAGE TILE

- 4" Tile 126,198 ft.
- 5" Tile 426 ft.
- 6" Tile 429 ft.
- 8" Tile 852 ft.
- 10" Tile 1,394 ft.
- 12" Tile 1,287 ft.

