

PRIME MINNESOTA FARMLAND AUCTION

THURSDAY, MARCH 15, 2018 • 3:00 PM

Behr Auction Service ^{LLC}



PROFESSIONAL
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469



AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this prime Fillmore County farmland at public auction. You are invited to take advantage of this great opportunity to purchase 99 acres of excellent producing farmland with drainage tile in Southern Minnesota. Ready to farm Spring 2018!

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

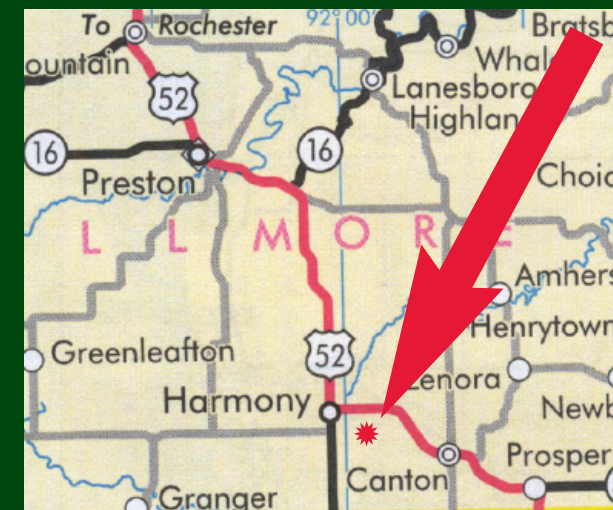
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PRIME MINNESOTA FARMLAND AUCTION

99± ACRES • FILLMORE COUNTY, MN
OFFERED AS (1) 99 ACRE TRACT

THURSDAY, MARCH 15, 2018 • 3:00 PM

Ready To Farm Spring 2018!



DIRECTIONS TO FARMLAND SITE:

FROM HARMONY, MN: Go 2 miles east on US Hwy. 52 to 341st Ave.,. Then go 1 mile south to 130th St. Farm is located on SE corner of intersection. Auction signs posted on farm.

AUCTION LOCATION:

Harmony Community Center
225 3rd Ave. SW
Harmony, Minnesota

OWNER

TNT Trust

FARMLAND INFORMATION

TRACT 1: 99+/- ACRES

CPI: 91.8

Mark your calendar now,
to attend this important auction.

MARCH 2018

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

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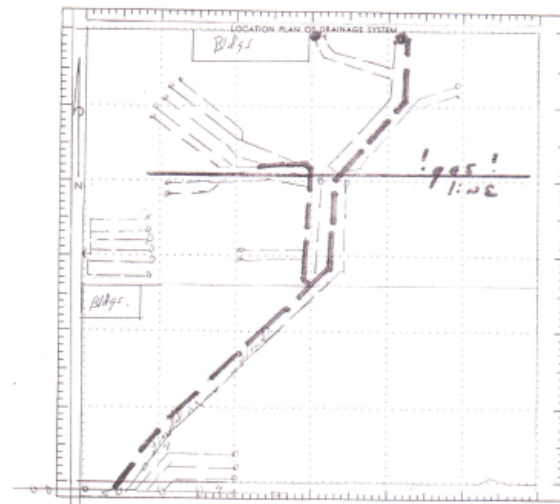
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LAND RECORD

Behr Auction Service, LLC TNT Trust

State: Minnesota
County: Fillmore
Location: 19-101-9
Township: Canton
Acres: 99
Parcel #: 08.0232.010

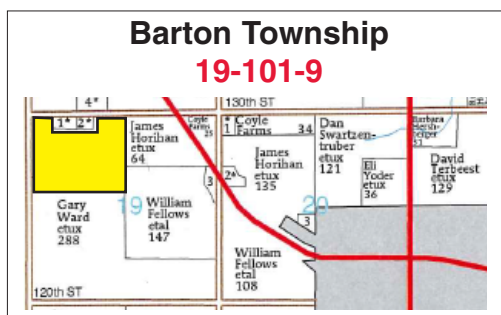
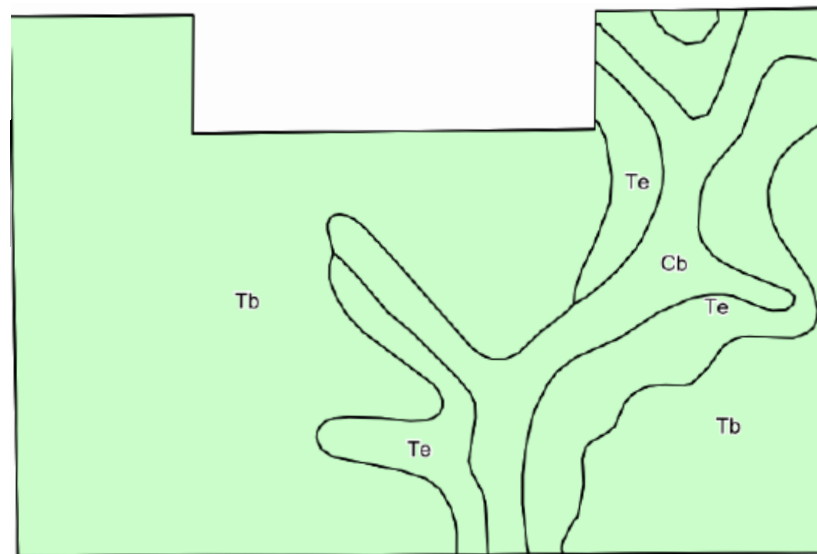


FARMLAND

99 Acres ±

Fillmore County
Canton Township
19-101-9

Gross Acres..... 99.1±
FSA Cropland Acres 96.5±
CPI..... 91.8±
Corn Yield 203.2±
Corn Base 86.1±
Bean Yield..... 65.1±
Bean Base 7.3±
Taxes \$4166



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Tb	Tama-Downs complex, driftless, 2 to 6 percent slopes	66.88	69.3%	Ile	93
Te	Tama-Downs complex, driftless, 6 to 12 percent slopes, moderately eroded	17.79	18.4%	IIle	86
Cb	Chaseburg and Judson silt loams, 2 to 6 percent slopes	11.78	12.2%	Ile	94
Weighted Average					91.8

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 April 20, 2018 or as soon as reasonably after at which time a good and marketable title will be conveyed by seller.

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

LEASE: Farm lease has been terminated for 2018. Ready to farm Spring 2018.

EASEMENT: The sale of this property is subject to any and/or all easements or assessments of record.

REAL ESTATE TAXES: 2017 real estate taxes will be paid by seller. 2018 real estate taxes will be paid by buyer.

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

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