

EXCELLENT NORTH IOWA FARMLAND AUCTION

WEDNESDAY, DECEMBER 28, 2022 • 3:00 PM

Behr Auction Service ^{LLC}



PROFESSIONAL
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this nice Fred D. Faber Trust Farm at public auction located on hard surfaced road. You are invited to take advantage of this opportunity to purchase a good quality farm. Ready to farm spring 2023. Both onsite and online bidding available.

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



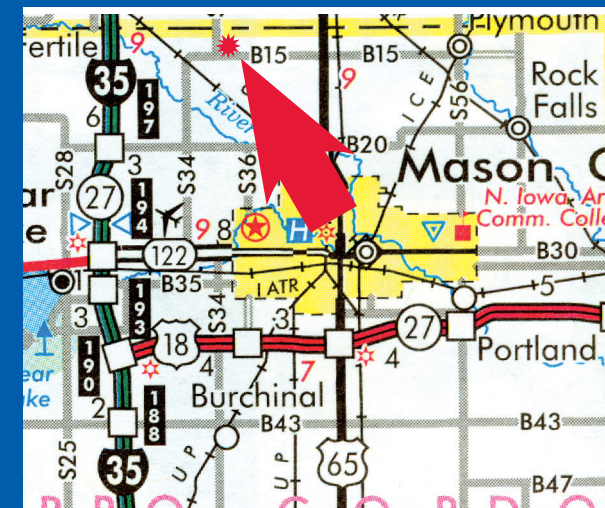
Auctioneer
Cory Behr, Rockwell, IA
(641) 425-8466

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

EXCELLENT IOWA FARMLAND AUCTION

90± ACRES • CERRO GORDO COUNTY, IA
OFFERED AS 1 TRACT

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DIRECTIONS TO FARMLAND SITE:

FROM MANLY, IA: Go 3 miles south on Hwy. 65 to Hwy. B15 Then go 3 miles west on Hwy. B15 to Hwy. S34. Farm is located on northeast corner of intersection. Auction signs posted at farm.

AUCTION LOCATION:

Community Center
106 S. Broadway St.
Manly, Iowa

OWNER

**FRED D. FABER
TRUST**

FARMLAND INFORMATION

TRACT 1
90+/- ACRES
CSR2: 62.6

Mark your calendar now,
to attend this important auction.

DECEMBER 2022

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12		14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

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LAND RECORD TRACT 1

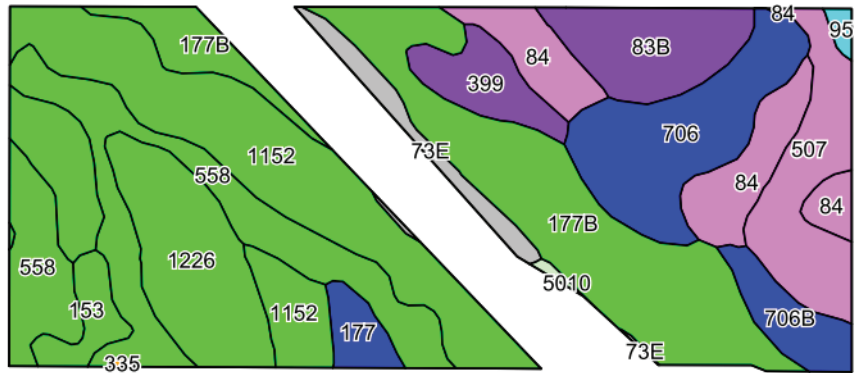
Behr Auction Service, LLC
Fred D. Faber Trust Farm

FARMLAND
90± Acres

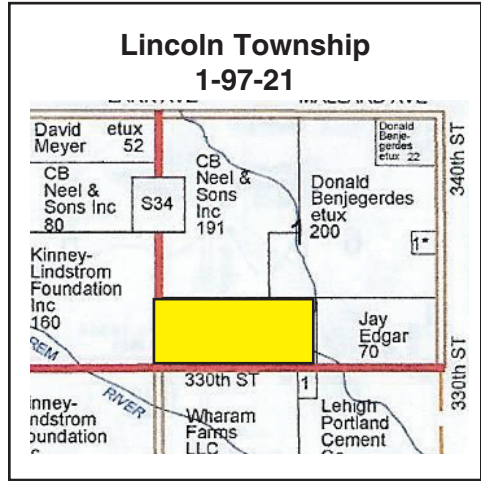
Cerro Gordo County
Lincoln Township
1-97-21

Gross Acres 90.0±
FSA Cropland Acres ... 73.9±
CSR2 62.6±
Pasture Acres 9.8±
Corn Base 61.0±
Bean Base 12.9±
Taxes \$1552

Parcel #: 020130000400
020130000500
020140000400



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	14.79	20.0%		Ilw	54
177B	Saupe loam, 2 to 5 percent slopes	13.41	18.2%		Ilw	55
558	Talcot clay loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	10.27	13.9%		Ilw	54
706	Cerlin silt loam, 0 to 2 percent slopes	6.57	8.9%		Ilw	69
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.99	8.1%		Ilw	59
84	Clyde silty clay loam, 0 to 3 percent slopes	5.28	7.1%		Ilw	88
507	Canisteo clay loam, 0 to 2 percent slopes	4.76	6.4%		Ilw	84
83B	Kenyon loam, 2 to 5 percent slopes	3.99	5.4%		Ile	90
399	Readlyn silt loam, 1 to 3 percent slopes	2.31	3.1%		Iw	91
706B	Cerlin silt loam, 2 to 5 percent slopes	1.98	2.7%		Ile	64
73E	Hawick gravelly sandy loam, 12 to 20 percent slopes	1.61	2.2%		Vlls	5
153	Shandep clay loam, 0 to 1 percent slopes	1.38	1.9%		Illw	50
177	Saupe loam, 0 to 2 percent slopes	1.16	1.6%		Ilw	60
95	Harps clay loam, 0 to 2 percent slopes	0.26	0.4%		Ilw	72
5010	Pitts, sand and gravel	0.12	0.2%			0
Weighted Average					*.	62.6



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

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: \$25,000 down on day of auction

CLOSING: Target closing date of January 31, 2023. Seller Attorney: Collin Davison, 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. Open lease for 2023.

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.



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