

# EXCELLENT NORTH IOWA FARMLAND AUCTION

THURSDAY, JUNE 24, 2021 • 3:00 PM

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

FIRST CLASS MAIL  
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MASON CITY, IA  
PERMIT NO. 251



## AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this real nice Floyd County farm at public auction. You are invited to take advantage of this great opportunity to purchase a good quality 154+/- acre farm with great soils and a bonus irrigation system.

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

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# EXCELLENT NORTH IOWA FARMLAND AUCTION

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

THURSDAY, JUNE 24, 2021 • 3:00 PM



## DIRECTIONS TO FARMLAND SITE:

**FROM ROCKFORD, IOWA:** Take Hwy. B47 .1/2 mile SW to Hwy. T18. Go 1.5 miles south to 230th St. Then go 1 mile west on 230th St. to Cameo Rd. Take Cameo Rd 1/2 mile south to 235th St. Farm is located on NW corner of intersection. Auction signs posted on farm.

## AUCTION LOCATION:

Community Center  
206 W. Main Ave.  
Rockford, Iowa

## OWNER

**SMITH  
FARM**

## FARMLAND INFORMATION

**TRACT 1**  
**154+/- ACRES**  
**CSR2: 73.3**

Mark your calendar now,  
to attend this important auction.

## JUNE 2021

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

**3:00 p.m.**

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# LAND RECORD TRACT 1

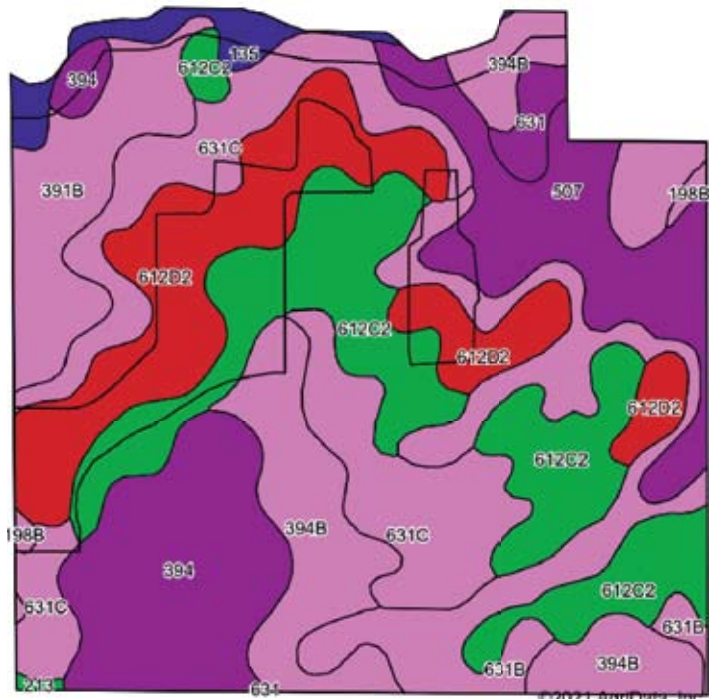
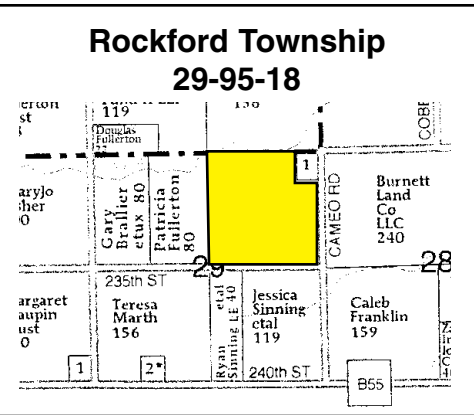
Behr Auction Service, LLC  
Smith Farm

## FARMLAND 154 Acres ±

Floyd County  
Rockford Township  
29-95-18

Gross Acres ..... 153.6±  
FSA Cropland Acres..... 145.1±  
CSR2 ..... 73.3±  
CRP Acres ..... 6.0±  
PLC Corn Yield..... 153.0±  
Corn Base..... 80.8±  
PLC Bean Yield ..... 47.0±  
Bean Base ..... 41.6±  
Taxes ..... \$3692

Parcel #:.....092900002  
Status:.....NH/EL



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
612C2	Mottland loam, 5 to 9 percent slopes, moderately eroded	25.54	17.6%		IIIe	54
631C	Limecreek silty clay loam, 5 to 9 percent slopes	21.32	14.7%		IIIe	84
612D2	Mottland loam, 9 to 14 percent slopes, moderately eroded	20.73	14.3%		IVe	28
394B	Ostrander loam, 2 to 5 percent slopes	18.15	12.5%		IIe	88
394	Ostrander loam, 0 to 2 percent slopes	16.05	11.1%		Is	94
631B	Limecreek silty clay loam, 2 to 5 percent slopes	14.70	10.1%		IIe	89
507	Canisteo silty clay loam, 0 to 2 percent slopes	13.51	9.3%		IIw	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	9.46	6.5%		IIw	87
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	3.06	2.1%		IIw	65
631	Limecreek silty clay loam, 0 to 2 percent slopes	1.72	1.2%		I	96
198B	Floyd loam, 1 to 4 percent slopes	0.60	0.4%		IIw	89
213	Rockton loam, 30 to 40 inches to limestone, till plain, 0 to 2 percent slopes	0.18	0.1%		IIs	54
Weighted Average						73.3

# 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:** Target closing date of mid-November 2021. Seller is flexible to move closing date earlier if Buyer desires. Seller Attorney: Gerald M. Stambaugh, 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 2022.

**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.

**CRP CONTRACT:** The CRP contract in place shows 6.04 acres CRP at \$310.18/ac. thru Sept. 2030. Total annual payment of \$1,873/yr.

**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](http://www.BehrAuctionService.com)