

EXCELLENT NORTH IOWA FARMLAND AUCTION

THURSDAY, JUNE 28, 2018 • 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 excellent Butler County farmland at public auction. You are invited to take advantage of this great opportunity to purchase 94 acres of good producing farmland and 4 acre building site in North Iowa. 2018 cash rent goes to the buyer!

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 NORTH IOWA FARMLAND AUCTION

98± ACRES • BUTLER COUNTY, IOWA
OFFERED AS (2) TRACTS

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DIRECTIONS TO FARMLAND SITE:

FROM CLARKSVILLE, IA: Go 4 miles north and 2 miles east on Highway 188. Then go 2 miles north on Union Ave. to 120th St.. Then 1/2 mile east on 120th St. Farm is located on north side of road. Auction signs posted on farm.

AUCTION LOCATION:

AMVETS Community Center
102 E. Greene St.
Clarksville, Iowa

OWNER

Clarence H. Wedeking
Estate

FARMLAND INFORMATION

TRACT 1

94+/- ACRES CSR2: 70.4

TRACT 2

4+/- ACRES BUILDING SITE

Mark your calendar now,
to attend this important auction.

JUNE 2018

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3		5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	25	22	23
24	25	26	27	28	29	30

3 p.m.

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LAND RECORD TRACT 1

Behr Auction Service, LLC
Clarence H. Wedeking Estate

State: Iowa
County: Butler
Location: 9-93-15
Township: Fremont
Acres: 94
Status: NHEL
Parcel #: 0409300041
0409400040

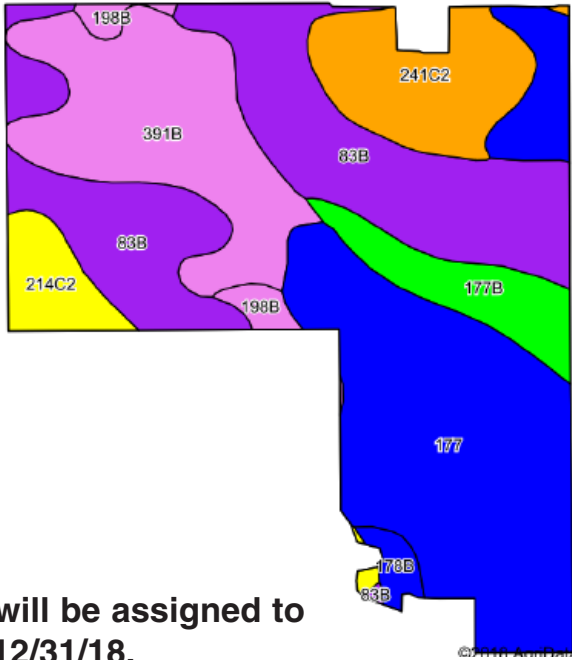
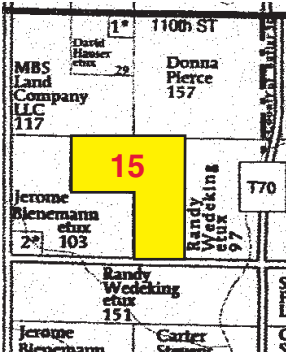
FARMLAND

94 Acres ±

Butler County, Iowa
Fremont Township
9-93-15

Gross Acres 94.0+
FSA Cropland Acres.. 91.5+
Average CSR2..... 70.4+
Corn Yield..... 174.5+
Corn Base..... 91.3+
Bean Yield47.1+
Bean Base N/A
Taxes..... \$1952

Fremont
Township
9-93-15



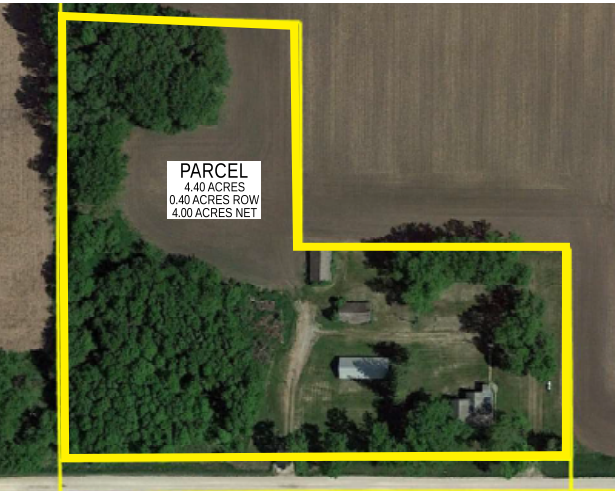
PLEASE NOTE: Farm is leased for 2018. Lease will be assigned to new buyer with a total payment of \$18,000 due 12/31/18.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
177	Saude loam, 0 to 2 percent slopes	29.71	32.5%		IIs	60
83B	Kenyon loam, 2 to 5 percent slopes	25.13	27.5%		IIe	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	16.20	17.7%		IIw	87
241C2	Saude-Burkhardt complex, 2 to 9 percent slopes, moderately eroded	8.89	9.7%		IVe	38
177B	Saude loam, 2 to 5 percent slopes	5.25	5.7%		IIs	55
214C2	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes, moderately eroded	3.73	4.1%		IIIe	41
198B	Floyd loam, 1 to 4 percent slopes	1.54	1.7%		IIw	89
178B	Waukee loam, 2 to 5 percent slopes	1.07	1.2%		IIs	64
Weighted Average						70.4

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

LAND RECORD TRACT 2

Behr Auction Service, LLC
Clarence H. Wedeking Estate



Tract 2 includes a 4+/- building site with multiple outbuildings and mature shade trees.

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

CLOSING: Closing to be on or before August 14, 2018, at which time good and marketable title will be conveyed by seller. Closing to be held at the law office of Richard Vickers, Attorney at Law, Greene, 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.

LEASE: Farmland is leased for 2018. Lease will be assigned to new buyer with a rent payment of \$18,000 due Dec. 31, 2018. Farm lease has been terminated for 2019.

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.

PLEASE NOTE: If Tracts 1 & 2 are sold to different buyers. Tract 1 will receive a \$1,000 credit at closing to install a field driveway for separate access.

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