

EXCELLENT NORTH IOWA FARMLAND AUCTION

THURSDAY, AUGUST 2, 2018 • 3:00 p.m.

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 Cerro Gordo & Franklin County farmland and acreage site at public auction. You are invited to take advantage of this great opportunity to purchase 297 acres of good producing farmland and acreage site in North Iowa.

THIS AUCTION ARRANGED AND CONDUCTED BY:

Auctioneer
Dennis Behr, Rockwell, IA
(641) 430-9489



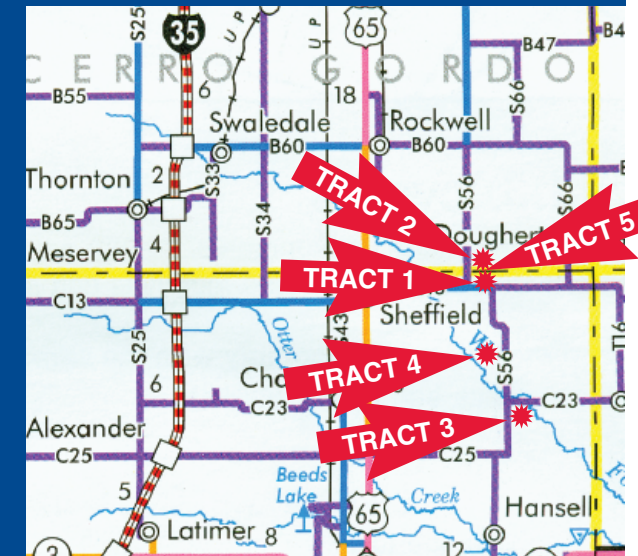
Auctioneer
Cory Behr, Rockwell, IA
(641) 425-8466

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

EXCELLENT NORTH IOWA FARMLAND AUCTION

297[±] ACRES • CERRO GORDO & FRANKLIN COUNTY
OFFERED AS (5) TRACTS AT PUBLIC AUCTION

THURSDAY, AUGUST 2, 2018 • 3:00 p.m.



FARMLAND INFORMATION/DIRECTIONS

- | | | | | |
|----|--------------|-----------|--------------------------------|-----------|
| 1) | 60+/- Acres | Dougherty | 32-94-19 | CSR2 88.7 |
| 2) | 155+/- Acres | Dougherty | 32-94-19 | CSR2 72.5 |
| 3) | 39+/- Acres | West Fork | 33-93-19 | CSR2 94.9 |
| 4) | 38+/- Acres | West Fork | 17-93-19 | CSR2 70.3 |
| 5) | 5+/- Acres | Acreage | 1427 Thrush Ave. Sheffield, IA | |

OWNER

Wihlm Family

AUCTION LOCATION

S.T.P.A.T.S. Community Center
410 Patrick St.
Dougherty, Iowa

**Mark your calendar now, to attend
this important auction.**

AUGUST 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		

3:00 p.m.

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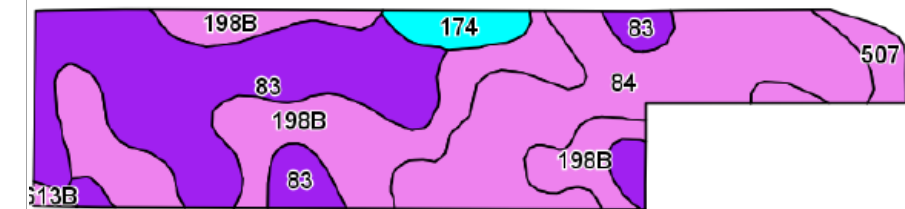
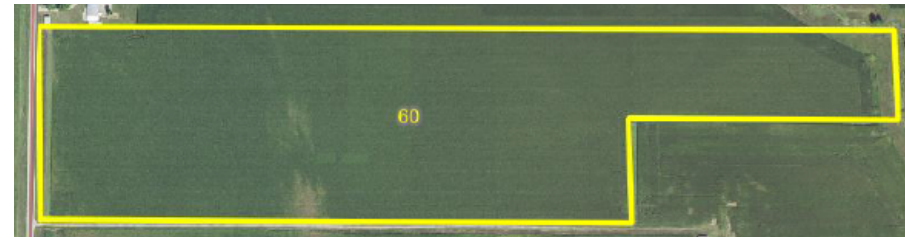
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LAND RECORD Tract #1

Behr Auction Service, LLC
Wihlm Family



Please Note: The CRP contract on Tract 1 shows .8 acre with annual payment of \$212.00 thru Sept. 2018. On Tract 2 shows 5.4 acres with annual payment of \$1,058.00 thru Sept. 2018.

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
83	Kenyon loam, 0 to 2 percent slopes	19.04	32.9%		I	91
198B	Floyd loam, 1 to 4 percent slopes	17.20	29.7%		IIW	89
84	Clyde silty clay loam, 0 to 3 percent slopes	16.31	28.2%		IIW	88
507	Canisteo silty clay loam, 0 to 2 percent slopes	1.96	3.4%		IIW	88
174	Bolan loam, 0 to 2 percent slopes	1.85	3.2%		II	70
83B	Kenyon loam, 2 to 5 percent slopes	0.82	1.4%		Ile	90
611	Rosfield variant silty clay loam, 1 to 3 percent slopes	0.40	0.7%		IIW	92
613B	Rosfield silt loam, 2 to 5 percent slopes	0.29	0.5%		Ile	85
Weighted Average						88.7

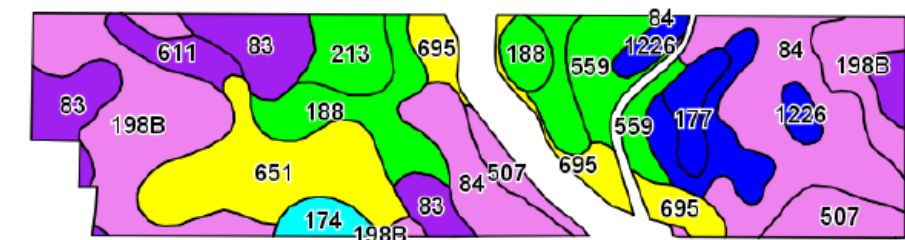
Farmland Tract 1 Acres 60±

Cerro Gordo County, Iowa
Dougherty 32-94-19

Gross Acres..... 60.3±
FSA Cropland Acres .. 57.9±
CRP Acres..... 0.8±
Average CSR2 88.7±
Corn Yield..... 192.6±
Corn Base.....33.1 ±
Bean Yield..... 51.4±
Bean Base.....24.3 ±
Taxes \$1476

LAND RECORD Tract #2

Behr Auction Service, LLC
Wihlm Family



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	25.81	18.3%		IIW	88
198B	Floyd loam, 1 to 4 percent slopes	24.18	17.1%		IIW	89
651	Faxon silty clay loam, 0 to 2 percent slopes	16.01	11.3%		IIW	46
83	Kenyon loam, 0 to 2 percent slopes	12.84	9.1%		I	91
188	Kensett loam, 0 to 2 percent slopes	11.43	8.1%		II	57
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	9.49	6.7%		II	60
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	7.77	5.5%		IIW	54
695	Tifer silty clay loam, 0 to 2 percent slopes	7.58	5.4%		IIW	46
507	Canisteo silty clay loam, 0 to 2 percent slopes	6.98	4.9%		IIW	88
213	Rockton loam, 30 to 40 inches to limestone, 0 to 2 percent	4.91	3.5%		II	58
1152	Marshall clay loam, 0 to 2 percent slopes	3.47	2.5%		IIW	55
611	Rosfield variant silty clay loam, 1 to 3 percent slopes	3.43	2.4%		IIW	92
177	Saunder loam, 0 to 2 percent slopes	3.24	2.3%		II	60
174	Bolan loam, 0 to 2 percent slopes	2.44	1.7%		II	70
83B	Kenyon loam, 2 to 5 percent slopes	1.73	1.2%		Ile	90
Weighted Average						72.5

Farmland Tract 2 Acres 155±

Cerro Gordo County, Iowa
Dougherty 32-94-19

Gross Acres..... 155.0±
FSA Cropland Acres 148.5±
CRP Acres..... 5.4±
Average CSR2 72.5±
Corn Yield..... 181.7±
Corn Base.....77.5 ±
Bean Yield..... 48.9±
Bean Base.....64.6 ±
Taxes \$3126

EXCELLENT NORTH IOWA FARMLAND AUCTION THURSDAY, AUGUST 2, 2018 • 3:00 P.M.

~ 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 seller and Behr Auction Service, LLC.

DEPOSIT: \$25,000 per farmland tract (Tracts 1-4) and \$5,000 on acreage (Tract 5) day of the auction.

CLOSING: Closing to be held on or before December 1, 2018 at which time a good and marketable title will be conveyed by seller. Closing attorney Scott D. Brown, Attorney at Law, Mason City, Iowa.

COURT APPROVAL: All sales subject to court approval.

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 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.

CRP CONTRACT: Please note there are CRP contracts on Tracts 1,2,4.

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.
- Net taxes are estimated.
- 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.
- Buyer of Tract 2 shall be given \$1,500 credit for construction of field driveway.

www.BehrAuctionService.com

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

THURSDAY, AUGUST 2, 2018 • 3:00 P.M.



LAND RECORD Tract #3

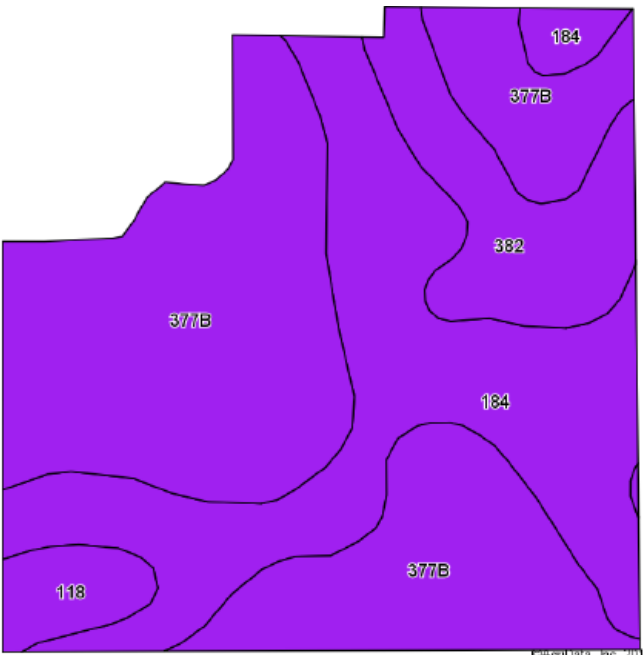
Behr Auction Service, LLC
Wihlm Family



Farmland Tract 3 Acres 39±

Franklin County, Iowa
West Fork 33-93-19

Gross Acres 39.0±
FSA Cropland Acres 33.8±
Average CSR2 94.9±
Corn Yield 204.5±
Corn Base 25.1 ±
Bean Yield 55.1±
Bean Base 8.7 ±
Taxes \$1314



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	17.55	51.9%		Ile	95
184	Klinger silty clay loam, 1 to 3 percent slopes	11.36	33.6%		I	95
382	Maxfield silty clay loam, 0 to 2 percent slopes	3.72	11.0%		Ilw	94
118	Garwin silty clay loam, 0 to 2 percent slopes	1.17	3.5%		Ilw	94
Weighted Average						94.9

LAND RECORD Tract #4

Behr Auction Service, LLC
Wihlm Family

Please Note: The CRP contract on Tract 4 shows 17.3 acres with annual payment of \$2,780.00 thru Sept. 2018.

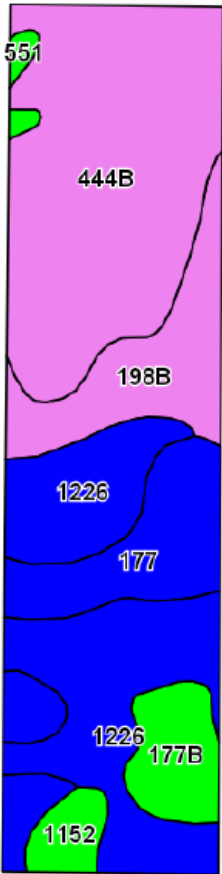
Farmland Tract 4 Acres 38±

Franklin County, Iowa
West Fork 17-93-19

Gross Acres 38.0±
FSA Cropland Acres .. 36.9±
CRP Acres 17.3±
Average CSR2 70.3±
Corn Yield 173.4±
Corn Base 19.7 +
Bean Yield 46.8±
Bean Base N/A
Taxes \$828

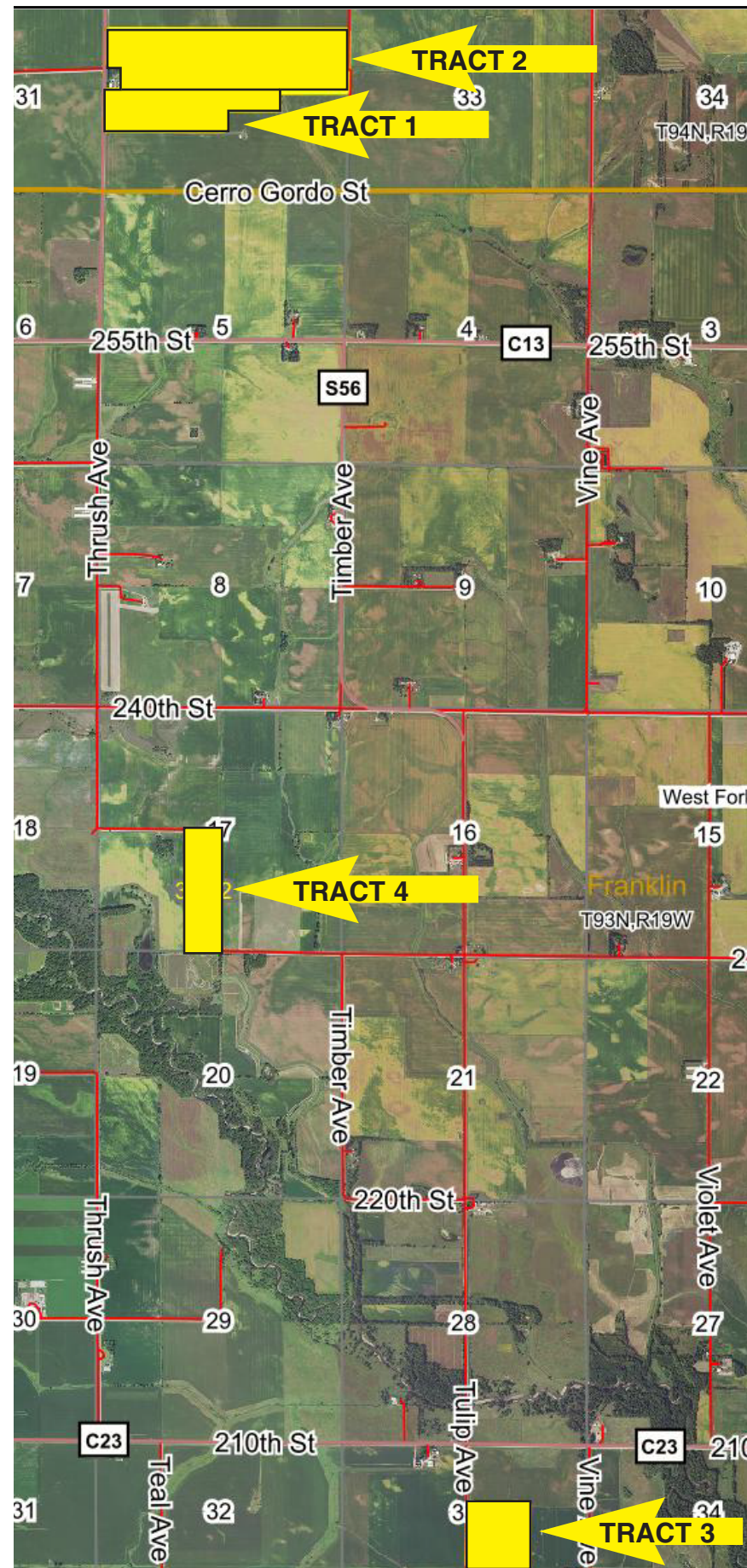


Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
444B	Jacwin loam, 1 to 5 percent slopes	13.72	36.6%		Ile	80
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	10.12	27.0%		Ils	60
177	Saunder loam, 0 to 2 percent slopes	5.51	14.7%		Ils	60
198B	Floyd loam, 1 to 4 percent slopes	4.48	11.9%		Ilw	89
177B	Saunder loam, 2 to 5 percent slopes	2.25	6.0%		Ile	55
1152	Marshall clay loam, 0 to 2 percent slopes	1.08	2.9%		Ilw	55
551	Calamine silty clay loam, 1 to 3 percent slopes	0.35	0.9%		Ilw	55
Weighted Average						70.3

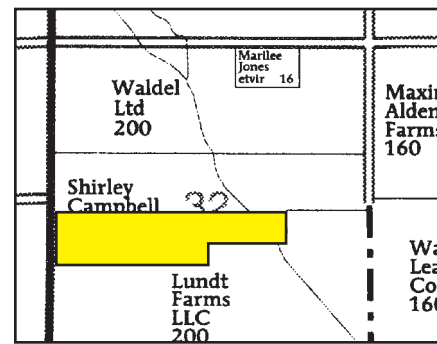


For more information and photos of these farms please see www.BehrAuctionService.com

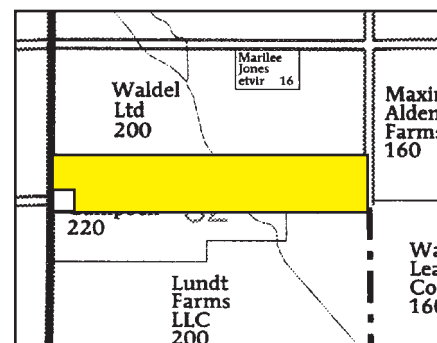
297+/- AERIAL



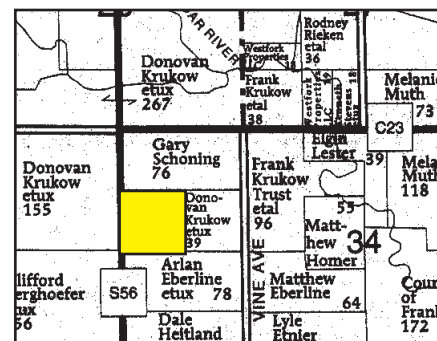
TRACT 1 PLAT



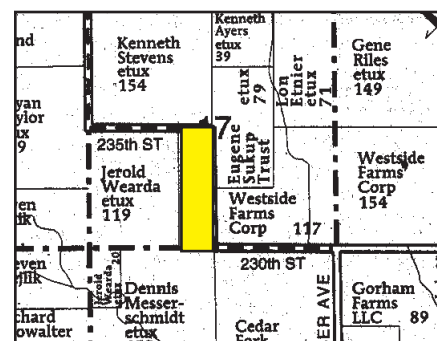
TRACT 2 PLAT



TRACT 3 PLAT



TRACT 4 PLAT



LAND RECORD Tract #5

Behr Auction Service, LLC
Wihlm Family

A very nice acreage consisting of 5+/- acres including a 3-bedroom ranch style home with attached 2-stall garage. Located adjacent to hard surfaced road; county blacktop S56. Also numerous outbuildings for storage and/or livestock along with 3 grain bins. A well established windbreak on the north and west sides of property and many mature shade trees throughout the yard. Annual taxes \$1,304.

The main level of home includes 3 bedrooms with spacious closets, 1.75 bathrooms, laundry, kitchen, dining room, and storage. The basement is ready for additional living and and storage space options. High efficiency furnace and central air conditioning. Near new roof. Appliances stay with home. Country living at its finest!

A survey of acreage will be completed at expense of sellers.

Real Estate inspection: Anytime by appointment. See our website for more details and photos.



TRACT 5 AERIAL
& 5+/- ACRES



1427 THRUSH AVENUE
SHEFFIELD, IOWA



See our website for more details and photos @ www.BehrAuctionService.com