

PRIME NORTH IOWA FARMLAND AUCTION

FRIDAY, DECEMBER 9, 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 prime Hejlik Farm at public auction with premier soils. You are invited to take advantage of this opportunity to purchase a nice 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



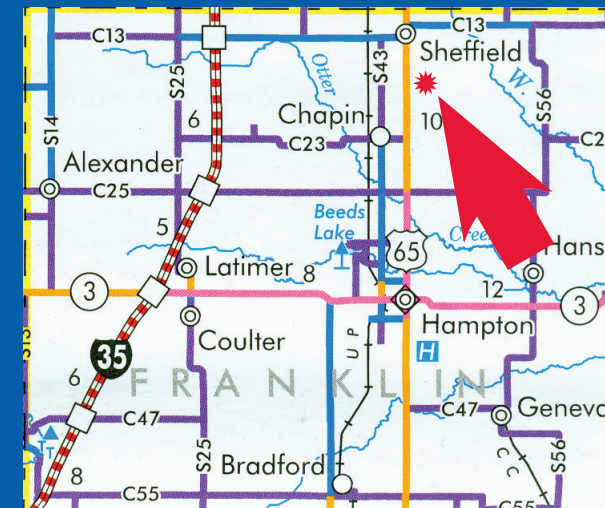
Auctioneer
Cory Behr, Rockwell, IA
(641) 425-8466

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PRIME NORTH IOWA FARMLAND AUCTION

32± ACRES • FRANKLIN COUNTY, IA
OFFERED AS 1 TRACT

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DIRECTIONS TO FARMLAND SITE:

FROM SHEFFIELD, IA: Go 1 mile south on Hwy. 65 to 240th St. Then go 3/4 mile east on 240th St. Farm is located on south side of road. Auction signs posted at farm.

AUCTION LOCATION:

Harriman Park Shelter #6
Hwy. 65
Hampton, Iowa

OWNER

**BILL & RECCA
HEJLIK**

FARMLAND INFORMATION

TRACT 1
32+/- ACRES
CSR2: 89.6

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	13	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

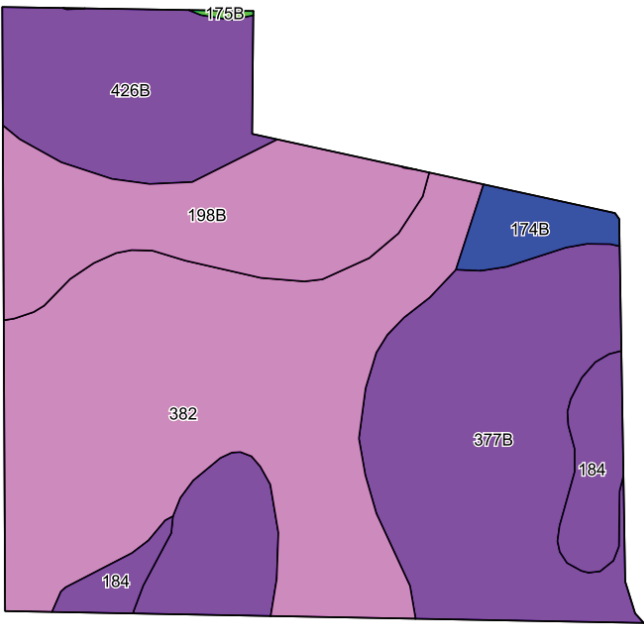
Behr Auction Service, LLC
Bill & Recca Hejlik

FARMLAND 32 Acres ±

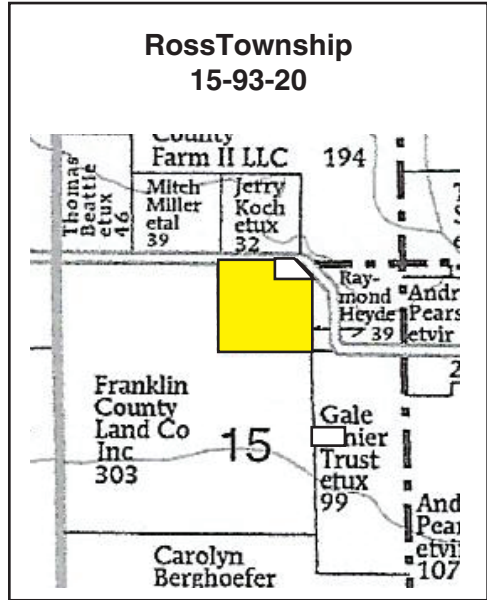
Franklin County
Ross Township
15-93-20

Gross Acres 32.2±
FSA Cropland Acres ... 31.7±
CSR2 89.6±
Corn Base 16.0±
Bean Base 15.7±
Taxes \$1086

Parcel #: 0315200006



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
382	Maxfield silty clay loam, 0 to 2 percent slopes	11.67	36.8%		IIw	87
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	9.14	28.9%		Ile	94
198B	Floyd loam, 1 to 4 percent slopes	4.50	14.2%		IIw	89
426B	Aredale loam, 2 to 5 percent slopes	3.97	12.5%		Ile	91
184	Klinger silty clay loam, 1 to 4 percent slopes	1.52	4.8%		Iw	95
174B	Bolan loam, 2 to 5 percent slopes	0.87	2.7%		Ils	64
Weighted Average					1.95	89.6



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 18, 2023. Seller Attorney: Laird Law Firm.

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.
- 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