

# EXCELLENT NORTH IOWA FARMLAND AUCTION

WEDNESDAY, MARCH 18, 2020 • 3:00 PM

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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MASON CITY, IA  
PERMIT NO. 251



## AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this nice Franklin County farm at public auction. You are invited to take advantage of this great opportunity to purchase 152 acres with excellent soils that is adjacent to hard surfaced road. Ready to farm Spring 2020!

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

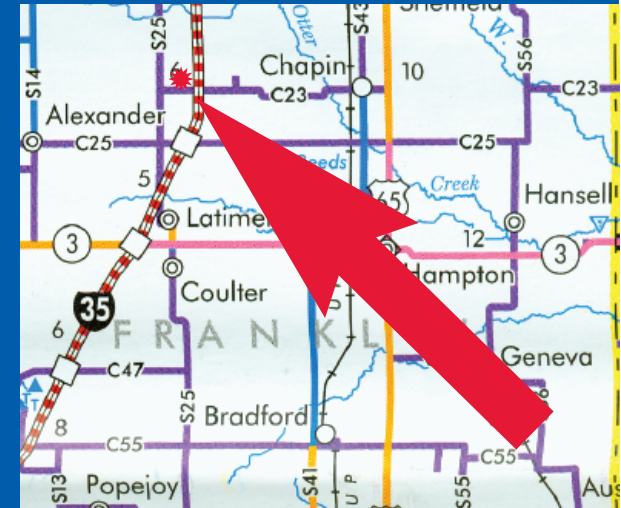
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# EXCELLENT NORTH IOWA FARMLAND AUCTION

**152± ACRES • FRANKLIN COUNTY, IOWA**  
**OFFERED AS 1 TRACT**

WEDNESDAY, MARCH 18, 2020 • 3:00 PM

*Ready To Farm Spring 2020!*



## DIRECTIONS TO FARMLAND SITE:

**FROM LATIMER, IOWA:** Go 4 miles north on Hwy. S25. Then 1/2 mile east on Hwy. C23. Farm is located on north side of road. Auction signs posted on farm.

## AUCTION LOCATION:

Community Center  
104 N. Akir St.  
Latimer, Iowa

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## OWNER

**FREIE-GREUB JOINT  
REVOCABLE TRUST**

## FARMLAND INFORMATION

**TRACT 1**  
**152+/- ACRES**  
**CSR2: 86.7**

Mark your calendar now,  
to attend this important auction.

## MARCH 2020

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				

**3:00 PM**



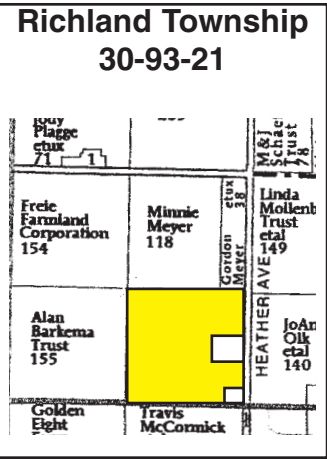
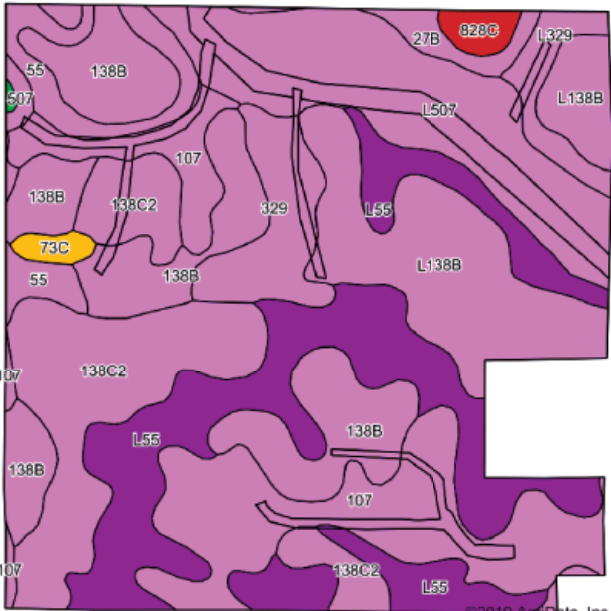
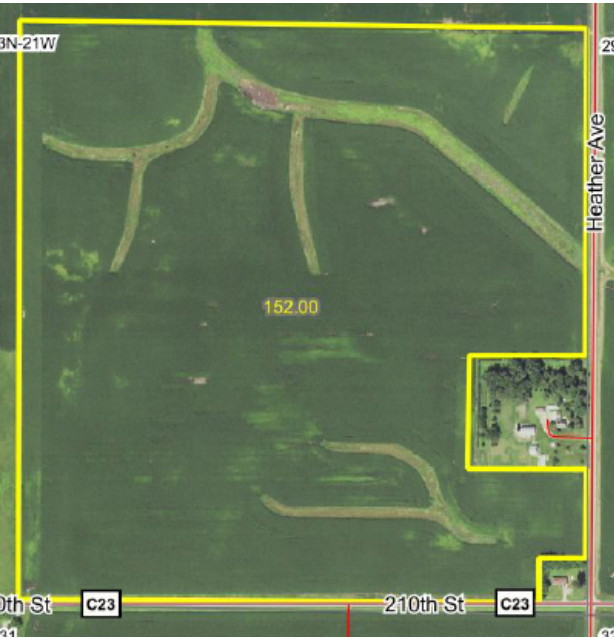
LAND RECORD TRACT 1

Behr Auction Service, LLC  
Freie-Greub Joint  
Revocable Trust

Parcel #: 0215400042  
Status: NHEL

**FARMLAND**  
**152 Acres ±**  
Franklin County  
Richland Township  
30-93-21

Gross Acres..... 152.1±  
FSA Cropland Acres .. 149.3±  
CSR2..... 85.6±  
CRP Acres..... 8.9±  
PLC Corn Yield ..... 145.0±  
Corn Base ..... 93.4±  
PLC Bean Yield..... 39.0±  
Bean Base..... 46.9±  
Taxes ..... \$4836



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L55	Nicollet loam, 1 to 3 percent slopes	28.34	19.0%		Ie	91
138B	Clarion loam, 2 to 6 percent slopes	22.14	14.8%		Ile	89
107	Webster clay loam, 0 to 2 percent slopes	21.87	14.6%		Ilw	86
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	20.31	13.6%		Ille	83
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	18.78	12.6%		Ilw	87
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	18.58	12.4%		Ile	88
329	Webster-Nicollet complex, 0 to 3 percent slopes	6.17	4.1%		Ilw	87
55	Nicollet clay loam, 1 to 3 percent slopes	5.54	3.7%		Iw	89
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	2.87	1.9%		Ilw	89
27B	Terril loam, 2 to 6 percent slopes	1.91	1.3%		Ile	87
828C	Zenon sandy loam, 5 to 14 percent slopes	1.26	0.8%		Ille	28
73C	Hawick gravelly sandy loam, 6 to 12 percent slopes	0.91	0.6%		IVs	31
507	Canisteo clay loam, 0 to 2 percent slopes	0.52	0.3%		Ilw	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.11	0.1%		Illw	59
Weighted Average						86.7

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

LAND RECORD TRACT 1 (cont.)



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 down on day of the auction.

**CLOSING:** Closing to be held on or before April 18, 2020. 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 2020. Ready to farm Spring 2020!

**CRP CONTRACT:** The CRP contract in place on this farm shows 4.57 acres @ \$386.40/ac. thru Sept. 2025 and 4.36 acres @ \$250.80/ac. thru Sept. 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.

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