

EXCELLENT NORTH IOWA LAND AUCTION

AUCTION

SATURDAY, MARCH 9, 2019 • 10 AM

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 these Floyd County farms at public auction. You are invited to take advantage of this great opportunity to purchase 160 acres of land offered as two tracts with good drainage tile, currently enrolled in CRP with \$27,836 per year annual income. Excellent investment and recreation opportunities with future row crop farming potential!

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 LAND AUCTION

AUCTION

160± ACRES • FLOYD COUNTY, IOWA
OFFERED AS (2) TRACTS

SATURDAY, MARCH 9, 2019 • 10 AM



DIRECTIONS TO FARMLAND SITE:

FROM GREENE, IA: Go 3 miles east on county blacktop Hwy. C13 to Hwy. T47. Then go 2 miles north to 300th St.. Then 1/4 mile west on 300th St. Farm is located on north side of road. Auction signs posted at farm.

AUCTION LOCATION:

Greene Community Center
292 W. South Street
Greene, Iowa

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OWNER

BRUNNER FARM

FARMLAND INFORMATION

TRACT 1:

78+/- ACRES CSR2 72.1

TRACT 2:

82+/- ACRES CSR2 56.6

Mark your calendar now, to attend this important auction.

MARCH 2019

| 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 |
| 24/31 | 25 | 26 | 27 | 28 | 29 | 30 |

LAND RECORD Tract #1

Behr Auction Service, LLC
Brunner Farm

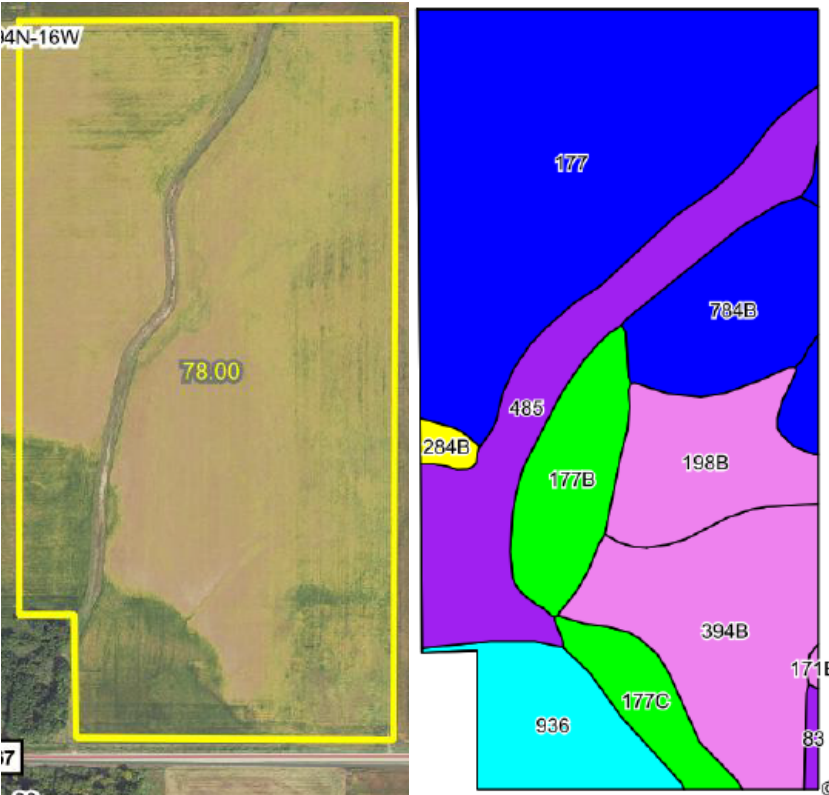
Parcel #: 152830000200
Status: NHEL

Tract 1 currently has 77.1+/- acres enrolled in CRP at \$230.55/ac. Total annual payment of \$17,775/year thru 2027.

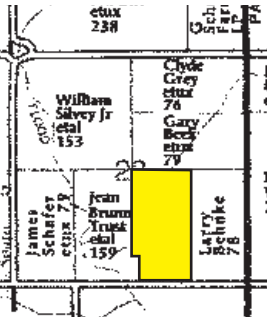
FARMLAND
78 Acres ±

Floyd County
Pleasant Grove
Township
28-94-16

Gross Acres 78.0±
FSA Cropland Acres..... 77.1±
CRP Acres 77.1±
CSR2 72.1±
Taxes..... \$1688



Pleasant Grove
Township
28-94-16



| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|--|-------|------------------|-------------|------------------|--------|
| 177 | Saude loam, 0 to 2 percent slopes | 26.90 | 35.8% | | Ils | 60 |
| 394B | Ostrander loam, 2 to 5 percent slopes | 10.82 | 14.4% | | Ile | 88 |
| 485 | Spillville loam, 0 to 2 percent slopes | 10.50 | 14.0% | | Ilw | 90 |
| 784B | Riceville silt loam, 1 to 4 percent slopes | 6.46 | 8.6% | | Ilw | 68 |
| 198B | Floyd loam, 1 to 4 percent slopes | 6.23 | 8.3% | | Ilw | 89 |
| 936 | Coland-Spillville complex, 0 to 2 percent slopes | 5.42 | 7.2% | | Ilw | 79 |
| 177B | Saude loam, 2 to 5 percent slopes | 5.13 | 6.8% | | Ils | 55 |
| 177C | Saude loam, 5 to 9 percent slopes | 2.82 | 3.7% | | IIIe | 50 |
| 284B | Flagler sandy loam, 2 to 5 percent slopes | 0.54 | 0.7% | | IIIe | 49 |
| 83 | Kenyon loam, 0 to 2 percent slopes | 0.33 | 0.4% | | I | 96 |
| 171B | Bassett loam, 2 to 5 percent slopes | 0.09 | 0.1% | | Ile | 85 |
| Weighted Average | | | | | | 72.1 |



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

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AUCTION
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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 tract day on day of auction.

CLOSING: Closing to be held on before April 15, 2019. Closing Attorney Todd Prichard, Charles City, IA.

POSSESSION: If buyer timely performs all obligations, possession shall be delivered at the time of closing, subject to the rights of the 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 the date of closing.

CRP CONTRACT: The CRP contracts in place on this farm shows 114.21 acres at \$230.55/ac. thru Sept. 2027 in grass and 19.0 acres at \$79.20 thru Sept. 2032 in tree program. Total annual payment of \$27,836/yr.

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.
- 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.

LAND RECORD Tract #2

Behr Auction Service, LLC
Brunner Farm

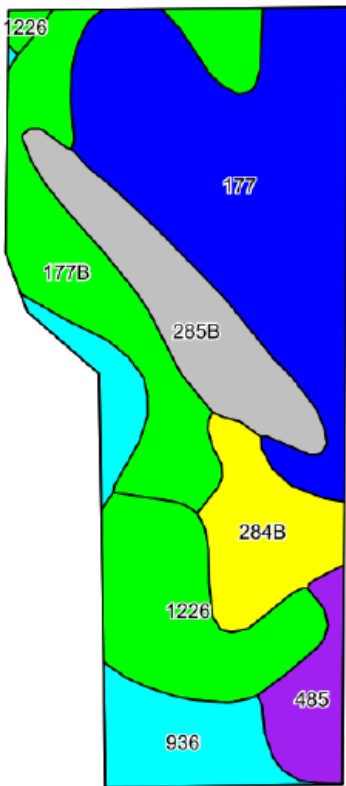
Parcel #: 152830000200
Status: NHEL

Tract 2 currently has 37.1+/- acres enrolled in CRP at \$230.55/ac. thru 2027 & 19.0+/- acres in tree program at \$87.20/ac. thru 2032. Total annual payment of \$10,061/yr.

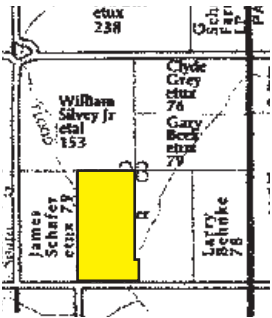
FARMLAND
82 Acres ±

Floyd County
Pleasant Grove
Township
28-94-16

Gross Acres 82.0±
FSA Cropland Acres..... 56.1±
CRP Acres 56.1±
CSR2..... 56.6±
Taxes..... \$870

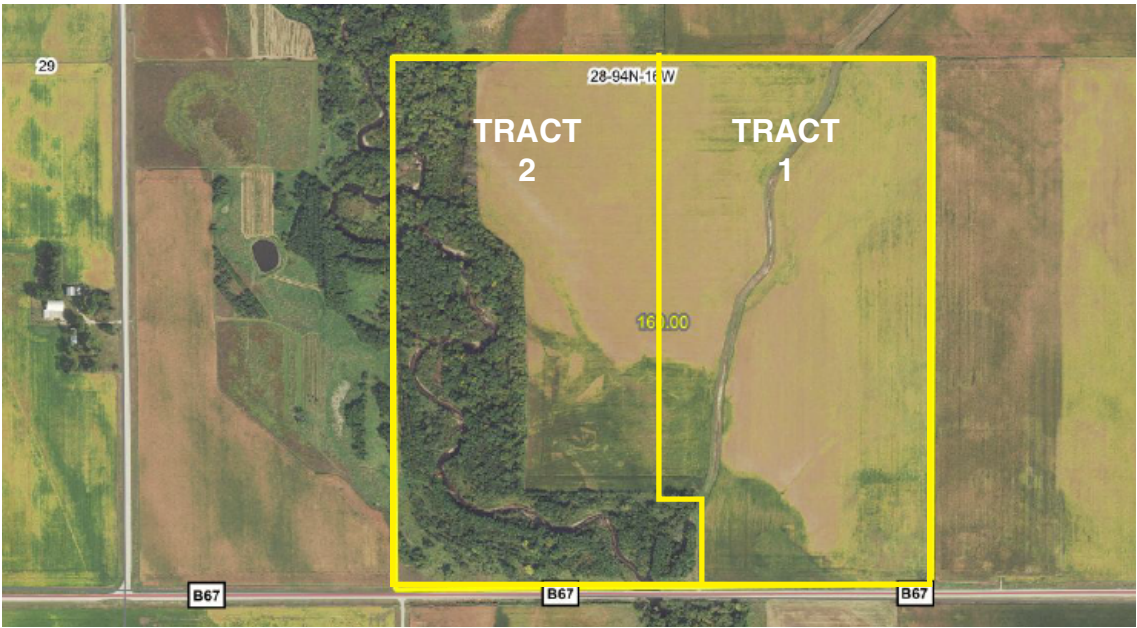


Pleasant Grove
Township
28-94-16

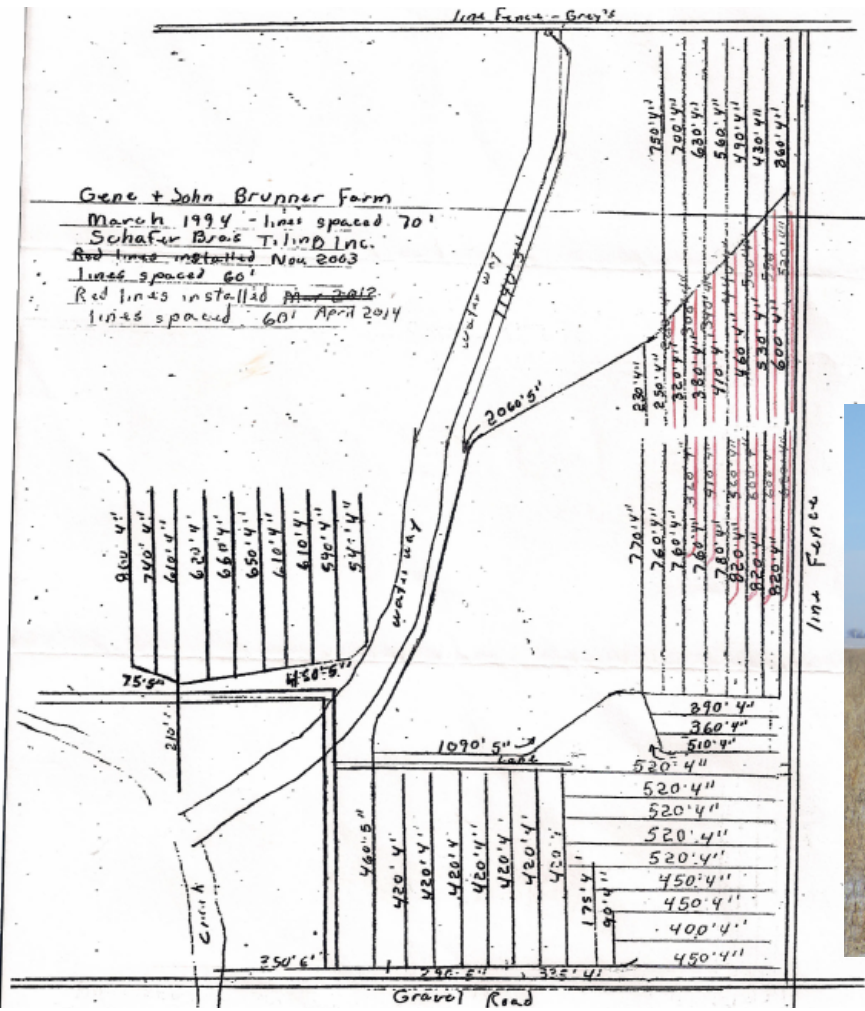


| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | Irr Class *c | CSR2** |
|------------------|--|-------|------------------|-------------|------------------|--------------|--------|
| 177 | Saupe loam, 0 to 2 percent slopes | 12.65 | 33.9% | | IIIs | | 60 |
| 177B | Saupe loam, 2 to 5 percent slopes | 6.53 | 17.5% | | IIIs | | 55 |
| 1226 | Lawler loam, 0 to 2 percent slopes, rarely flooded | 4.95 | 13.3% | | IIIs | | 59 |
| 285B | Burkhardt sandy loam, 2 to 5 percent slopes | 4.24 | 11.4% | | IIIs | Ile | 17 |
| 936 | Coland-Spillville complex, 0 to 2 percent slopes | 3.93 | 10.5% | | IIW | | 79 |
| 284B | Flagler sandy loam, 2 to 5 percent slopes | 3.21 | 8.6% | | IIle | | 49 |
| 485 | Spillville loam, 0 to 2 percent slopes | 1.82 | 4.9% | | IIW | | 90 |
| Weighted Average | | | | | | | 56.6 |

160 ACRE AERIAL



TILE MAP



Drainage tile installed in
2014, 2003, 1994 on 70', 60'
and 30' spacing.

35,040 ft. 4" tile
6,275 ft. 5" tile
350 ft. 6" tile



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