

# PRIME NORTH IOWA FARMLAND AUCTION

SATURDAY, JANUARY 11, 2020 • 10:30 AM

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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MASON CITY, IA  
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# PRIME NORTH IOWA FARMLAND AUCTION

**55± ACRES • CERRO GORDO COUNTY, IOWA  
OFFERED AS 1 TRACT**

SATURDAY, JANUARY 11, 2020 • 10:30 AM



### AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this prime Cerro Gordo County farm at public auction. You are invited to take advantage of this great opportunity to purchase 55 acres of excellent soils with drainage tile. 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

For more information contact Auctioneers or view our website at [www.behrauctionservice.com](http://www.behrauctionservice.com)

### DIRECTIONS TO FARMLAND SITE:

**FROM BURCHINAL, IOWA:** Go 1 mile west on Hwy. B43 to Killdeer Ave. Then go 1 mile north on Killdeer Ave. to 220th St. Farm is located on SW corner of intersection. Auction signs posted on farm.

### AUCTION LOCATION:

Holiday Inn Express  
3041 4th St. SW  
Mason City, Iowa

### OWNER

**KEITH & LETHA  
MARKWARDT FARM**

### FARMLAND INFORMATION

**TRACT 1  
55+/- ACRES  
CSR2: 83.8**

Mark your calendar now,  
to attend this important auction.

### JANUARY 2020

| SUN | MON       | TUE | WED | THU | FRI | SAT |
|-----|-----------|-----|-----|-----|-----|-----|
|     |           | 3   | 4   | 5   | 6   | 7   |
| 8   |           | 10  | 11  | 12  | 13  | 14  |
| 15  | 6         | 17  | 18  | 19  | 20  | 21  |
| 22  | <b>11</b> | 24  | 25  | 26  | 27  | 28  |
| 29  | 30        | 31  |     |     |     |     |

**10:30 a.m.**

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# LAND RECORD TRACT 1

Behr Auction Service, LLC  
Keith & Letha Markwardt Farm

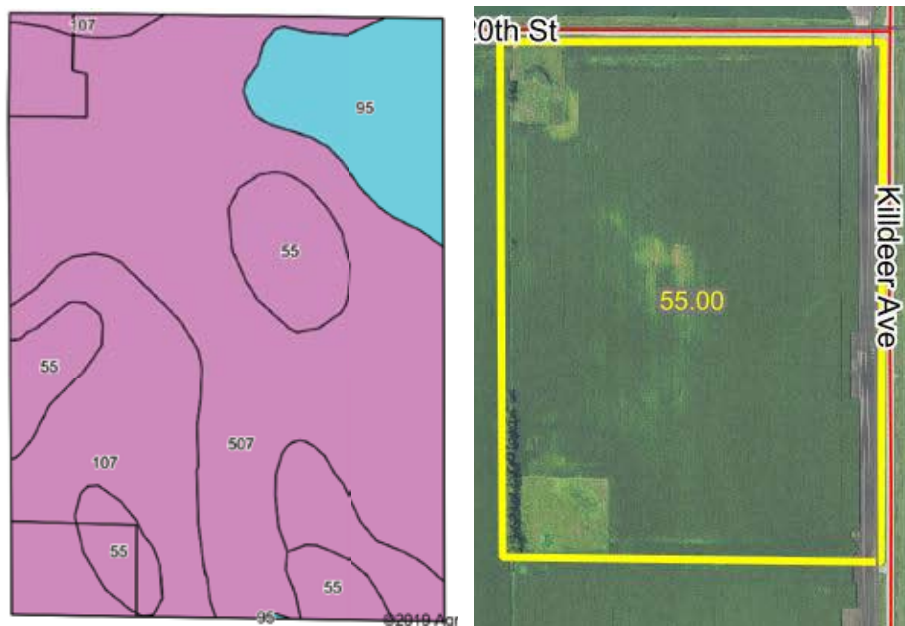
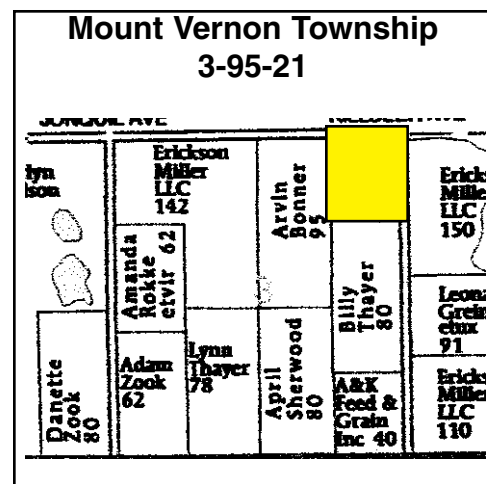
Parcel #: 100320000200  
Status: NHEL

## FARMLAND

**55 Acres ±**

Cerro Gordo County  
Mount Vernon Township  
3-95-21

Gross Acres..... 54.9±  
FSA Cropland Acres .... 51.9±  
CRP Acres..... 3.5±  
CSR2..... 83.8±  
PLC Corn Yield..... 153.0±  
Corn Base ..... 36.1±  
PLC Bean Yield..... 54.0±  
Bean Base..... 11.6±  
Taxes ..... \$1328



| Code             | Soil Description                          | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|---|-------|------------------|-------------|------------------|--------|
| 507              | Canisteo clay loam, 0 to 2 percent slopes | 26.87 | 51.8%            |             | Ilw              | 84     |
| 107              | Webster clay loam, 0 to 2 percent slopes  | 12.50 | 24.1%            |             | Ilw              | 86     |
| 55               | Nicollet clay loam, 1 to 3 percent slopes | 6.83  | 13.2%            |             | lw               | 89     |
| 95               | Harps clay loam, 0 to 2 percent slopes    | 5.64  | 10.9%            |             | Ilw              | 72     |
| Weighted Average |   |       |                  |             |                  | 83.8   |

# LAND RECORD TRACT 1 (cont.)



14,200 ft. of 4" tile  
1,500 ft. of 6" tile

## 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:** \$30,000 down on day of the auction.

**CLOSING:** February 14, 2020. Seller Attorney Scott D. Brown, 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.

**CRP CONTRACT:** The CRP contract on this farm shows 3.5 ac. @ \$338.40/ac. Total annual payment of \$1,191 thru Sept. 2026.

**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.