

# EXCELLENT NORTH IOWA FARMLAND AUCTION

TUESDAY, NOVEMBER 27, 2018 • 3 PM

## ~ 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:** \$30,000 per tract on day of auction.

**CLOSING:** Closing to be on or before January 15, 2019. Closing attorney Richard Vickers, Greene, 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.

**LEASE:** Farm 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 the date of closing. Real Estate will be conveyed to the successful bidder.

**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.

## AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer these Butler County farms at public auction. You are invited to take advantage of this great opportunity to purchase 149 acres of good producing farmland. Ready to farm in 2019!

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

**149± ACRES • BUTLER COUNTY, IOWA  
OFFERED AS (2) TRACTS**

**TUESDAY, NOVEMBER 27, 2018 • 3 PM**

*Ready to farm in 2019!*



## DIRECTIONS TO FARMLAND SITE:

**FROM GREENE, IA: TRACT 1:** Go 5 miles south on Hwy.14 to 160th St. Then go 3 miles west on 180th St. to Ivy Ave. Farm is located on SE corner of intersection. **TRACT 2:** Go 5 miles south on Hwy.14 to 160th St. Then go 1/2 mile east on 160th St. Farm is located on north side of road. Auction signs posted at farms.

## AUCTION LOCATION:

Greene Community Center  
292 W. South Street, Greene, Iowa

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## OWNER

Gardner Estate

## FARMLAND INFORMATION

### TRACT 1:

49+/- ACRES CSR2 83.3

### TRACT 2:

100+/- ACRES CSR2 82.8

Mark your calendar now, to attend this important auction.

## NOVEMBER 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	31



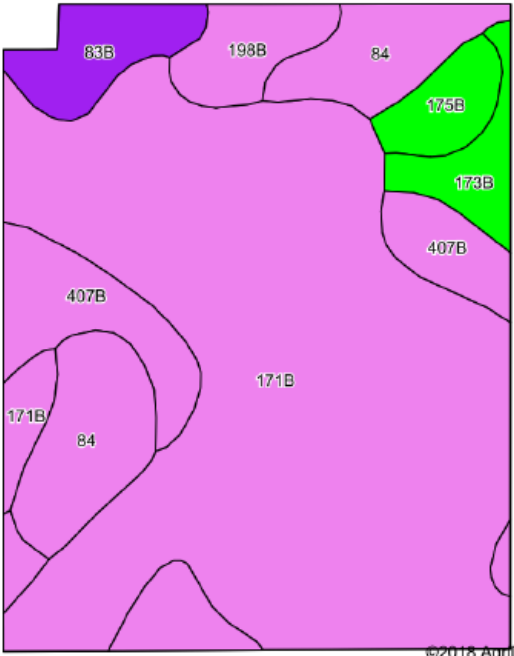
LAND RECORD Tract #1

Behr Auction Service, LLC  
Gardner Estate

Parcel #: 0604100041  
Status: NHEL  
See our website for tile maps!

**FARMLAND**  
**49 Acres ±**  
Butler County  
West Point Township  
4-92-17

Gross Acres ..... 48.8±  
FSA Cropland Acres..... 46.9±  
CSR2..... 83.3±  
Corn Yield..... 182.8±  
Corn Base ..... 22.2±  
Bean Yield ..... 52.2±  
Bean Base ..... 21.7±  
Taxes..... \$1292



West Point Township 4-92-17			
IVY AVE		JAY AVE	
Lois Kramer 40 Debner Partners 35 Dean Kramer	Roose Inc 72 Mayfield 23 Hickory 23 4	Galloway & Ippen Farms 147 Charles Kruse 64	Bernard Franken 44 Anne Voigts LE

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
171B	Bassett loam, 2 to 5 percent slopes	29.80	63.4%		Ile	85
407B	Schley silt loam, 1 to 4 percent slopes	5.58	11.9%		Ilw	81
84	Clyde silty clay loam, 0 to 3 percent slopes	5.21	11.1%		Ilw	88
83B	Kenyon loam, 2 to 5 percent slopes	1.93	4.1%		Ile	90
198B	Floyd loam, 1 to 4 percent slopes	1.65	3.5%		Ilw	89
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	1.43	3.0%		Ile	55
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.37	2.9%		Ille	50
Weighted Average						83.3

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

LAND RECORD Tract #2

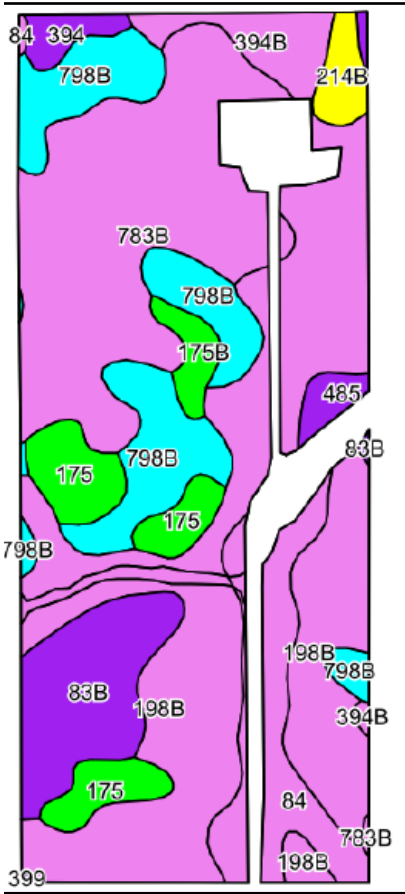
Behr Auction Service, LLC  
Gardner Estate

Parcel #: 0236400040  
0236200042  
Status: NHEL  
See our website for tile maps!



**FARMLAND**  
**152 Acres ±**  
Butler County  
Coldwater Township  
36-93-17

Gross Acres ..... 100.0±  
FSA Cropland Acres..... 90.9±  
CSR2..... 82.8±  
Corn Yield..... 182.1±  
Corn Base ..... 44.1±  
Bean Yield ..... 51.3±  
Bean Base ..... 42.1±  
Taxes..... \$3168



Coldwater Township 36-93-17			
35	1*	2*	160th ST
Doyle Brocka tux 87	Diane Windhorst Trust 70 et al	Faron Jensen et ux 79	Robert Fenneman tux 112

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
198B	Floyd loam, 1 to 4 percent slopes	32.24	35.5%		Ilw	89
783B	Cresco loam, 2 to 5 percent slopes	20.60	22.7%		Ile	85
798B	Protivin clay loam, 1 to 4 percent slopes	11.25	12.4%		Ile	72
83B	Kenyon loam, 2 to 5 percent slopes	7.08	7.8%		Ile	90
84	Clyde silty clay loam, 0 to 3 percent slopes	6.52	7.2%		Ilw	88
175	Dickinson fine sandy loam, 0 to 2 percent slopes	5.45	6.0%		Ills	55
394B	Ostrander loam, 2 to 5 percent slopes	2.82	3.1%		Ile	88
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	1.44	1.6%		Ile	49
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.31	1.4%		Ille	50
394	Ostrander loam, 0 to 2 percent slopes	1.13	1.2%		Is	94
485	Spillville loam, 0 to 2 percent slopes	1.09	1.2%		Ilw	90
Weighted Average						82.8

For more information and photos of these farms please see [www.BehrAuctionService.com](http://www.BehrAuctionService.com)