

# EXCELLENT NORTH IOWA FARMLAND AUCTION

Saturday, January 6, 2018 • 3:00 pm

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

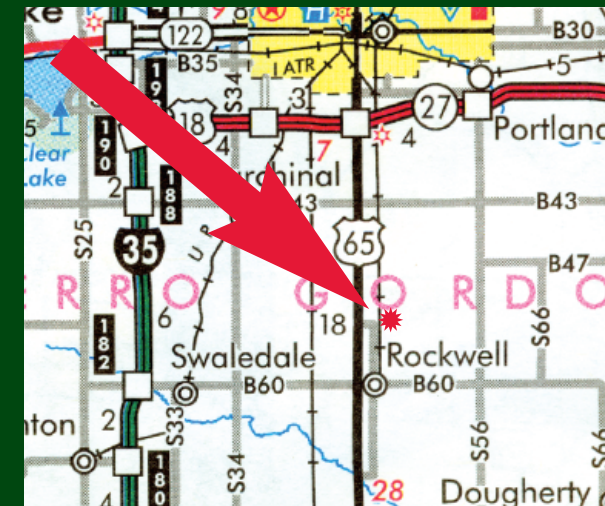
P.O. BOX 112 • ROCKWELL, IOWA 50469

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# PRIME NORTH IOWA FARMLAND AUCTION

**80± ACRES • CERRO GORDO COUNTY, IOWA**  
**OFFERED AS (1) 80 ACRE TRACT**

Saturday, January 6, 2018 • 3:00 pm



## DIRECTIONS TO FARMLAND SITE:

**FROM ROCKWELL, IA:** Go 3.5 miles north on US Hwy. 65 to 190th St. Then go 1 mile east on 190th St. to Quail Ave. Farmland is located on northwest corner of intersection. Auction signs posted on farm.

## AUCTION LOCATION:

Rockwell Community Center  
114 3rd St. North  
Rockwell, Iowa

## OWNER

**Marilyn Schwanke**

## FARMLAND INFORMATION

**TRACT 1: 80+/- ACRES**

**CSR2: 90.1**

Mark your calendar now,  
to attend this important auction.

## JANUARY 2018

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	<b>6</b>
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 p.m.**

## AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Cerro Gordo County farmland at public auction. You are invited to take advantage of this great opportunity to purchase 80 acres of good producing farmland in North Iowa. Ready to farm Spring 2018!

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)

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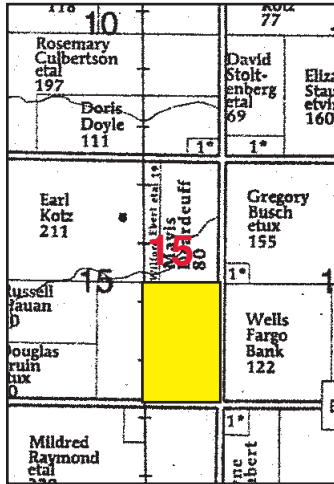
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LAND RECORD

Behr Auction Service, LLC  
Shirley Burma Estate

State: Iowa  
County: Cerro Gordo  
Location: 15-95-20  
Township: Bath  
Acres: 80  
Status: NHEL  
Parcel #: 111540000200  
111540000400

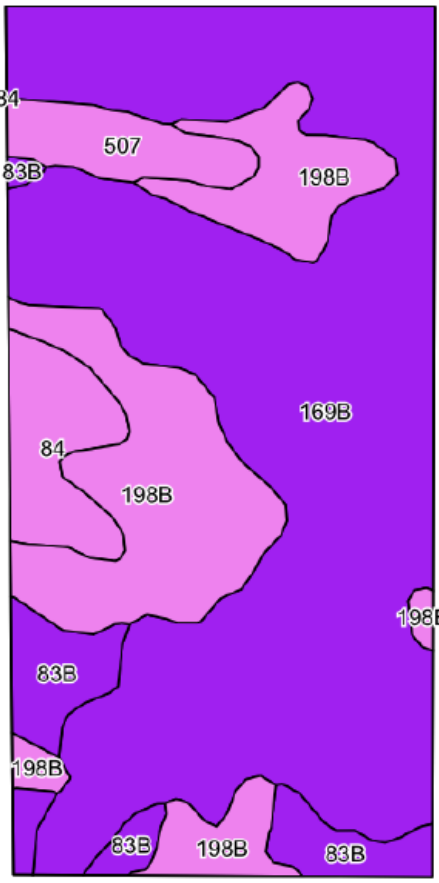
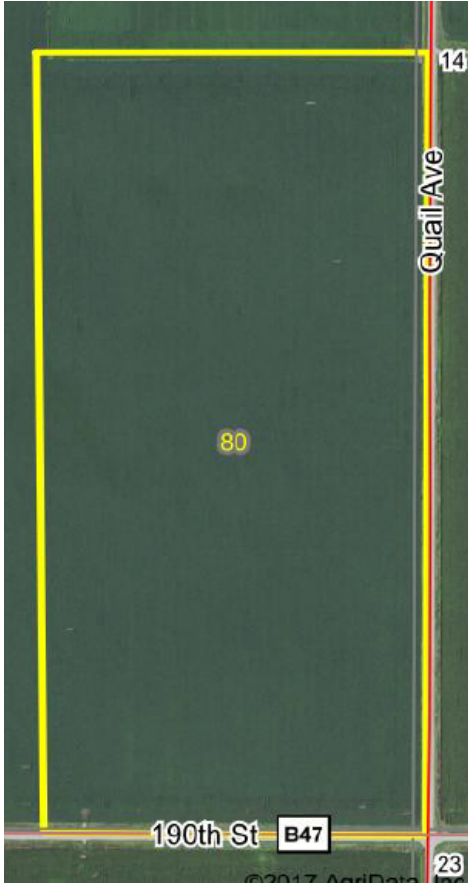


FARMLAND

80 Acres ±

Cerro Gordo County, Iowa  
Bath Township  
15-95-20

Gross Acres ..... 80.0±  
FSA Cropland Acres.. 76.7±  
Average CSR2..... 90.1±  
Corn Yield..... 194.2±  
Corn Base..... 46.1±  
Bean Yield ..... 54.8±  
Bean Base ..... 30.6±  
Taxes..... \$1972



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
169B	Clarion loam, 2 to 5 percent long slopes	48.02	62.6%		Ile	91	85
198B	Floyd loam, 1 to 4 percent slopes	16.35	21.3%		Ilw	89	78
83B	Kenyon loam, 2 to 5 percent slopes	5.38	7.0%		Ile	90	83
84	Clyde silty clay loam, 0 to 3 percent slopes	3.92	5.1%		Ilw	88	78
507	Canisteo clay loam, 0 to 2 percent slopes	2.99	3.9%		Ilw	84	78
Weighted Average						90.1	82.7

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

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 day of the auction.

**CLOSING:** Closing to be held on or before Februray 21, 2018, at which time good and marketable title will be conveyed by seller. Closing to be held at the office of attorney Jacqueline R. Conway Attorney at Law, 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.

**LEASE:** Farmland lease has been terminated for 2018.

**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.

**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)