

EXCELLENT NORTH IOWA FARMLAND AUCTION

THURSDAY, NOVEMBER 12, 2020 • 3:00 PM

Behr Auction Service ^{LLC}



PROFESSIONAL
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

FIRST CLASS MAIL
U.S. POSTAGE
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MASON CITY, IA
PERMIT NO. 251



AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this nice Cerro Gordo County farm at public auction. You are invited to take advantage of this great opportunity to purchase this 140 acre farm with excellent producing soils. Ready to farm Spring 2021!

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 FARMLAND AUCTION

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

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DIRECTIONS TO FARMLAND SITE:

FROM MASON CITY, IOWA: Take 12th St. 1 mile east to Spruce Ave. Then go 1/2 mile north to 280th St. Go 1/2 mile east on 280th St. Farm is located on north side of road. Auction signs posted on farm.

AUCTION LOCATION:

Community Center
3 Nottingham St.
Rock Falls, Iowa

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OWNER

**ALLEN M. LATHROP
ESTATE**

FARMLAND INFORMATION

**TRACT 1
140+/- ACRES
CSR2: 83.7**

Mark your calendar now,
to attend this important auction.

NOVEMBER 2020

SUN	MON	TUE	WED	THU	FRI	SAT
		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					

3:00 p.m.

LAND RECORD TRACT 1

Behr Auction Service, LLC
Allen M. Lathrop Estate

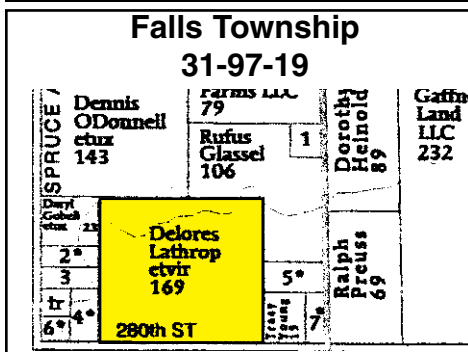
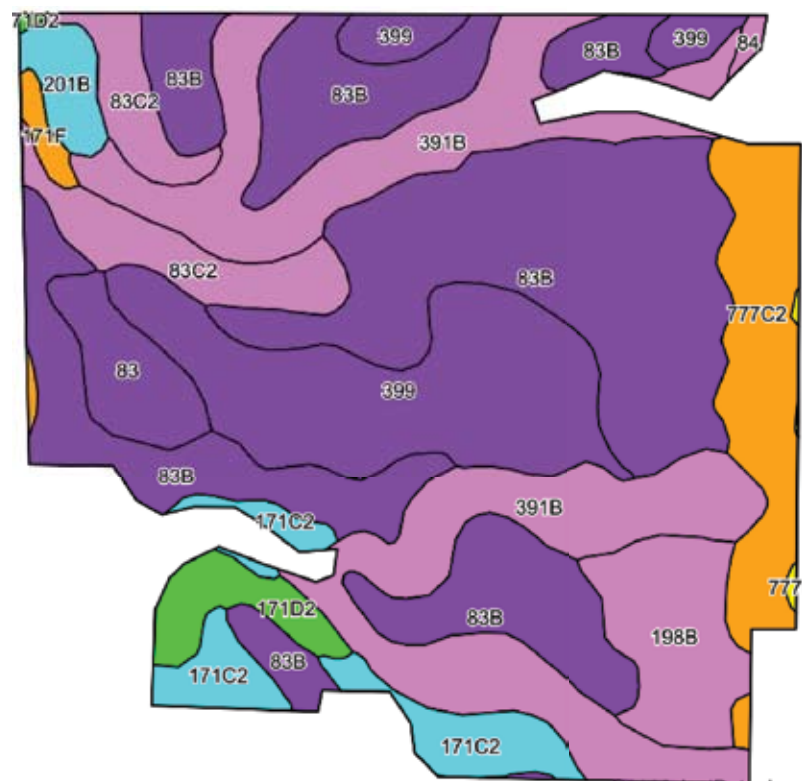
FARMLAND 140 Acres ±

Cerro Gordo County
 Falls Township
 31-97-19

Gross Acres 140.1±
 FSA Cropland Acres..... 132.0±
 CSR2 83.6±
 PLC Corn Yield..... 159.0±
 Corn Base..... 73.9±
 PLC Bean Yield 44.0±
 Bean Base 32.3±
 Taxes \$3480

Parcel #:04313000900
 04314000100
 04314000400
 043130001100

Status:NHEL/HEL



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	48.43	36.7%		Ille	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	26.68	20.2%		Ilw	87
399	Readlyn silt loam, 1 to 3 percent slopes	18.00	13.6%		Iw	91
777C2	Wapsie loam, 5 to 9 percent slopes, moderately eroded	8.99	6.8%		IIIe	39
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	7.37	5.6%		IIIe	84
198B	Floyd loam, 1 to 4 percent slopes	6.45	4.9%		Ilw	89
171C2	Bassett loam, 5 to 9 percent slopes, eroded	5.94	4.5%		IIIe	77
83	Kenyon loam, 0 to 2 percent slopes	3.82	2.9%		Is	91
171D2	Bassett loam, 9 to 14 percent slopes, eroded	2.91	2.2%		IIIe	54
201B	Coland-Terril complex, 1 to 4 percent slopes	2.05	1.6%		Ilw	76
171F	Bassett loam, 14 to 25 percent slopes	0.90	0.7%		VIe	33
84	Clyde silty clay loam, 0 to 3 percent slopes	0.30	0.2%		Ilw	88
777B	Wapsie loam, 2 to 5 percent slopes	0.16	0.1%		Ile	47
Weighted Average						83.7

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: \$45,000 down on day of the auction.

CLOSING: December 29, 2020. Seller Attorney: Collin Davison, 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 2021.

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.

CRP CONTRACT: The CRP contracts on this farm show 32.6 acres currently enrolled with total annual payment of \$6,961/yr.

DRAINAGE TILE: Please see website for tile map.



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

For more information and photos of this farm see www.BehrAuctionService.com