

# PRIME NORTH IOWA FARMLAND AUCTION

WEDNESDAY, SEPTEMBER 9, 2020 • 3:00 PM

**Behr Auction Service**  
PROFESSIONAL  
AUCTIONEERS  
P.O. BOX 112 • ROCKWELL, IOWA 50469

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### AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this prime Butler County farm at public auction. You are invited to take advantage of this great opportunity to purchase this 160 acre pattern tiled farm. Ready to farm Spring 2021!

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



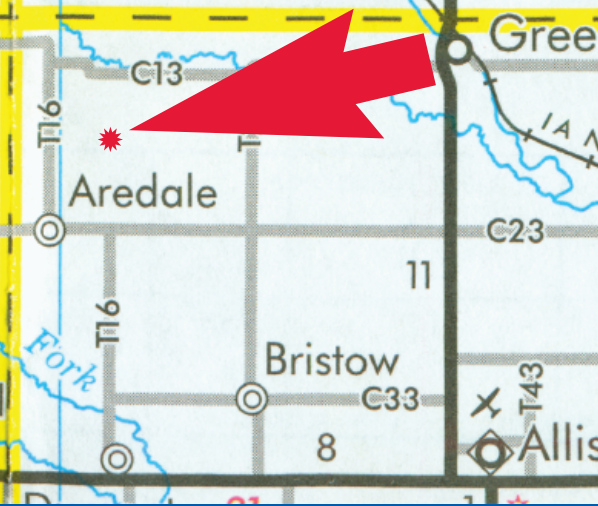
Auctioneer  
Cory Behr, Rockwell, IA  
(641) 425-8466

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# PRIME NORTH IOWA FARMLAND AUCTION

**160± ACRES • BUTLER COUNTY, IOWA**  
**OFFERED AS 1 TRACT**

WEDNESDAY, SEPTEMBER 9, 2020 • 3:00 PM



### DIRECTIONS TO FARMLAND SITE:

**FROM AREDALE, IOWA:** Go 2.5 miles north on Hwy. T16 to 120th St. Then go 2 miles east on 120th St. to Douglas Ave. Farm is located at southwest corner of intersection of 120th St. and Douglas Ave. Auction signs posted on farm.

### AUCTION LOCATION:

Community Center  
292 West South Street  
Greene, Iowa

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### OWNER

**KYLE FAMILY TRUST  
ST. MARY CHURCH**

### FARMLAND INFORMATION

**TRACT 1**  
**160+/- ACRES CSR2: 87.4**  
**PATTERN TILE**

Mark your calendar now,  
to attend this important auction.

### SEPTEMBER 2020

| 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  |     |     |

LAND RECORD TRACT 1

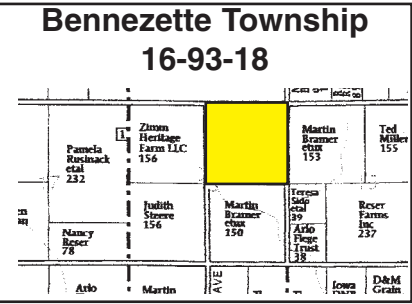
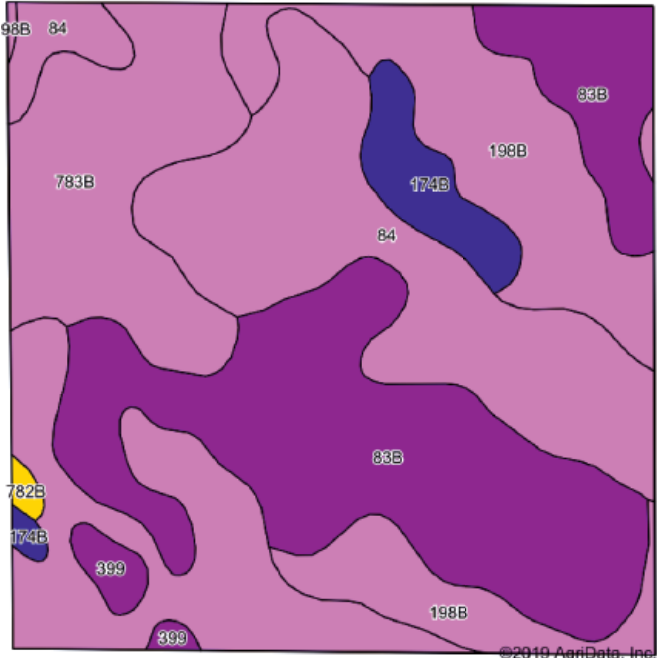
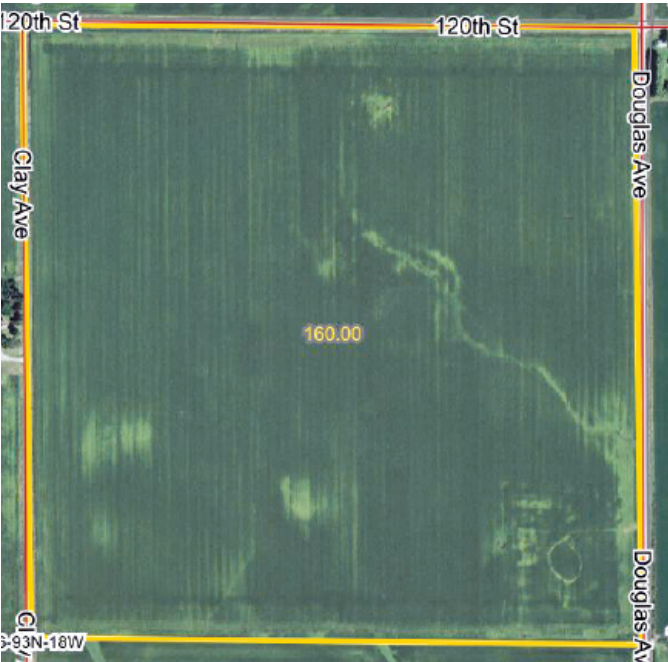
BEHR AUCTION SERVICE, LLC  
KYLE FAMILY TRUST-ST. MARY CHURCH

Parcel #: 0116200040  
Status: NHEL

FARMLAND  
160 Acres ±

Butler County  
Bennezette Township  
16-93-18

Gross Acres..... 160.0±  
FSA Cropland Acres ..... 155.7±  
CSR2..... 87.4±  
PLC Corn Yield ..... 160.0±  
Corn Base ..... 132.8±  
PLC Bean Yield..... 53.0±  
Bean Base..... 12.9±  
Taxes ..... \$3493



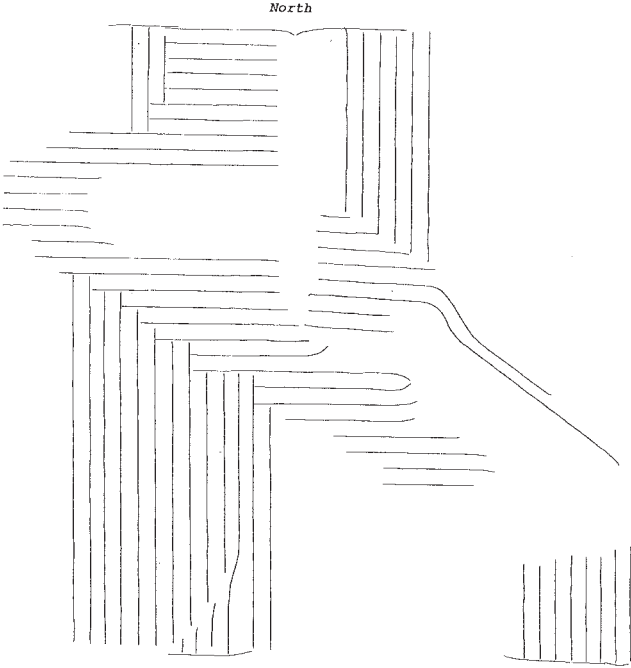
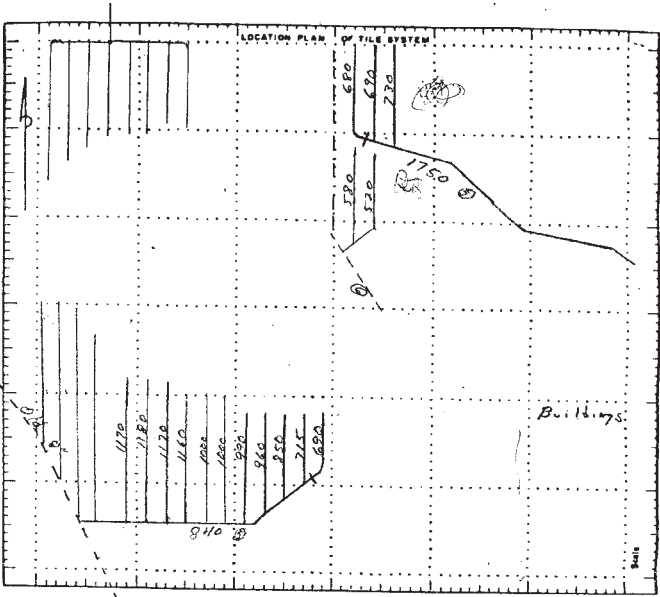
| Code             | Soil Description                             | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|----------------------------------------------|-------|------------------|-------------|------------------|--------|
| 84               | Clyde silty clay loam, 0 to 3 percent slopes | 52.80 | 33.9%            |             | Ilw              | 88     |
| 83B              | Kenyon loam, 2 to 5 percent slopes           | 47.01 | 30.2%            |             | Ile              | 90     |
| 198B             | Floyd loam, 1 to 4 percent slopes            | 26.35 | 16.9%            |             | Ilw              | 89     |
| 783B             | Cresco loam, 2 to 5 percent slopes           | 21.22 | 13.6%            |             | Ile              | 85     |
| 174B             | Bolan loam, 2 to 5 percent slopes            | 5.83  | 3.7%             |             | Ils              | 64     |
| 399              | Readlyn silt loam, 1 to 3 percent slopes     | 1.98  | 1.3%             |             | Iw               | 91     |
| 782B             | Donnan loam, 2 to 5 percent slopes           | 0.51  | 0.3%             |             | Ile              | 43     |
| Weighted Average |                                              |       |                  |             |                  | 87.4   |

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 on day of the auction.  
**CLOSING:** October 15, 2020. Seller Attorney: Vickers Law Office, Greene, 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.

DRAINAGE TILE: 64,161 ft. of 4" tile  
2,590 ft, of 5" tile



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](http://www.BehrAuctionService.com)