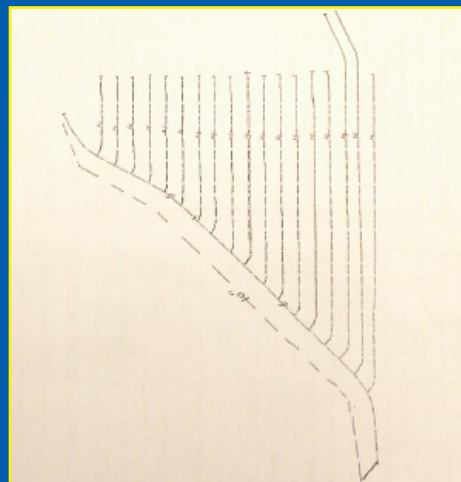


EXCELLENT NORTH IOWA FARMLAND AUCTION

SATURDAY, JANUARY 6, 2018 • 11:00 AM



2013 Tile Map

12,590 ft. 4"

700 ft. 5"

950 ft. 6"

60 ft. 10"



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 100 acres of good producing farmland in North Iowa.

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



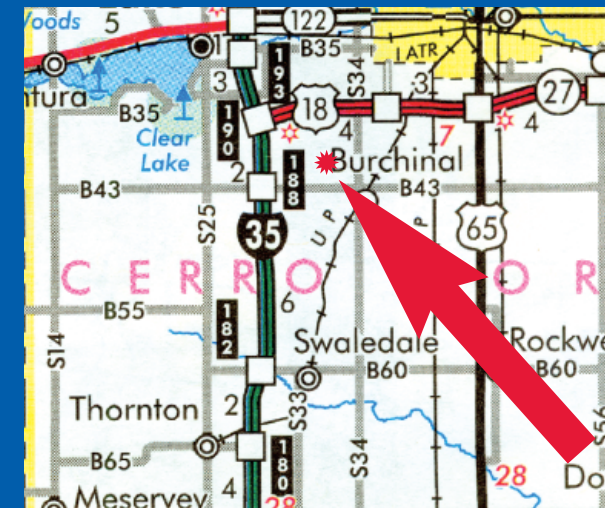
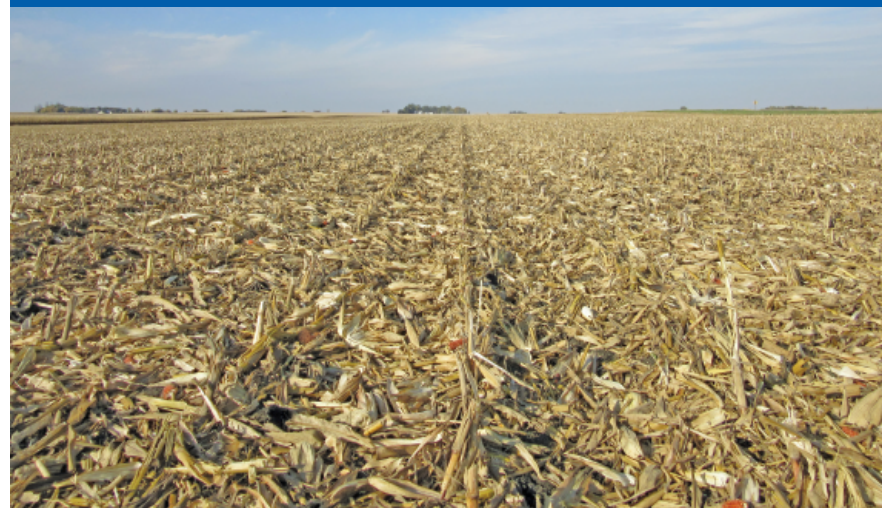
Auctioneer
Cory Behr, Rockwell, IA
(641) 425-8466

For more information contact Auctioneers or view our website at www.behrauctionservice.com

PRIME NORTH IOWA FARMLAND AUCTION

100± ACRES • CERRO GORDO COUNTY, IOWA
OFFERED AS (1) 100 ACRE TRACT

SATURDAY, JANUARY 6, 2018 • 11:00 AM



DIRECTIONS TO FARMLAND SITE:

FROM BURCHINAL, IA: Go 2 miles west on county blacktop Hwy. B43 to Jonquil Ave. Then go 2 miles north on Jonquil Ave. to 230th St. Farm is located on southwest corner of intersection. Auction signs posted on farm.

AUCTION LOCATION:

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

OWNER

WD Farm

FARMLAND INFORMATION

TRACT 1: 100+/- ACRES

CSR2: 85.2

Mark your calendar now,
to attend this important auction.

JANUARY 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			

11:00 a.m.

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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LAND RECORD

Behr Auction Service, LLC WD Farm

State: Iowa
County: Cerro Gordo
Location: 33-96-21
Township: Lake
Acres: 100
Status: NHEL
Parcel # 063320000200
 063320000700
 063320000800
 063320000900

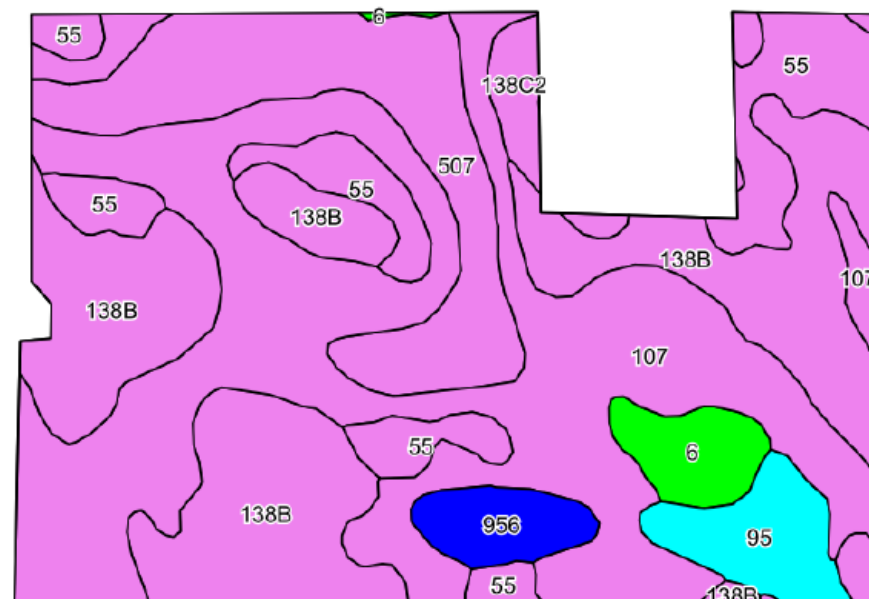


FARMLAND

100 Acres ±

Cerro Gordo County, Iowa
 Lake Township
 33-96-21

Gross Acres 100.0+/-
FSA Cropland Acres.... 96.5+/-
Average CSR2..... 85.2+/-
Corn Yield..... 182.4+/-
Corn Base..... 95.5+/-
Bean Yield 52.7+/-
Bean Base 1.1+/-
Taxes \$2356



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	37.34	38.7%		IIw	86	83
138B	Clarion loam, 2 to 6 percent slopes	26.86	27.8%		Ile	89	80
507	Canisteo clay loam, 0 to 2 percent slopes	12.20	12.6%		IIw	84	78
55	Nicollet clay loam, 1 to 3 percent slopes	9.93	10.3%		Iw	89	88
95	Harps clay loam, 0 to 2 percent slopes	3.60	3.7%		IIw	72	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.59	2.7%		IIIw	59	57
956	Harps-Okoboji complex, 0 to 2 percent slopes	2.36	2.4%		IIw	69	57
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.60	1.7%		IIIe	83	63
Weighted Average						85.2	79.6

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 February 28, 2018, at which time good and marketable title will be conveyed by seller. Closing to be held at the office of attorney Gerald M. Stambaugh 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: The farm is leased for 2018 at \$275.00 per acre. Lease will be assigned to Buyer with a payment of \$26,537.50 due March 1, 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.

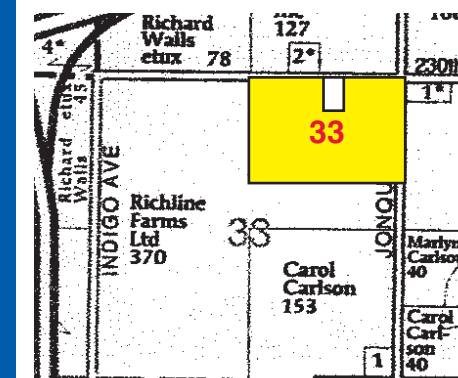
PURCHASE AGREEMENT: The successful bidder shall execute a purchase agreement immediately after being declared the winning bidder by the auctioneer. Please note: The purchase agreement will offer NO contingencies for financing or any other alterations to the agreement.

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.



Cerro Gordo County, Iowa
 Lake Township
 33-96-21



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