

# PRIME CENTRAL IOWA FARMLAND AUCTION

MONDAY, DECEMBER 9, 2019 • 3:00 PM

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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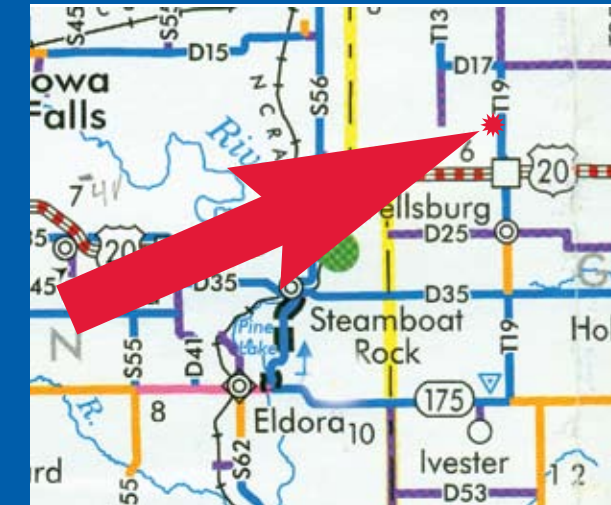
# PRIME CENTRAL IOWA FARMLAND AUCTION

**80± ACRES • GRUNDY COUNTY, IOWA**  
**OFFERED AS 1 TRACT**

MONDAY, DECEMBER 9, 2019 • 3:00 PM



*Ready To Farm Spring 2020!*



### DIRECTIONS TO FARMLAND SITE:

**FROM WELLSBURG, IOWA:** Take Hwy. T19 4 miles north to 140th St. Farm is located on NW corner of intersection. Auction signs posted on farm.

### AUCTION LOCATION:

Ackley Recreation Club  
902 8th Ave.  
Ackley, Iowa

### OWNER

**NELLIE HARKEN  
ESTATE**

### FARMLAND INFORMATION

**TRACT 1**  
**80+/- ACRES**  
**CSR2: 93.0**

Mark your calendar now,  
to attend this important auction.

### DECEMBER 2019

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	<b>9</b>	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	<b>3:00 p.m.</b>			



### AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this prime Grundy County farm at public auction. You are invited to take advantage of this great opportunity to purchase 80 acres of excellent producing farmland with a average CSR2 of 93. Ready to farm Spring 2020!

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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# LAND RECORD TRACT 1

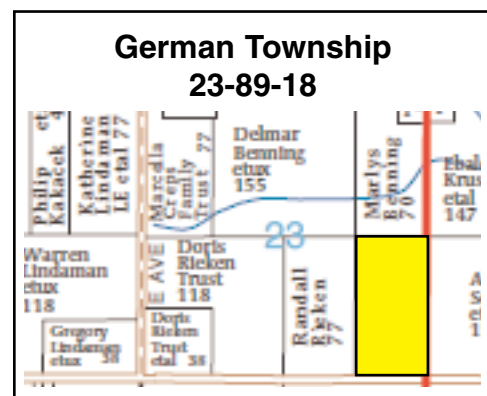
Behr Auction Service, LLC  
Nellie Harken Estate

Parcel #: 891823400005  
Status: NHEL

## FARMLAND 80 Acres ±

Grundy County  
German Township  
23-89-18

Gross Acres..... 80.0±  
FSA Cropland Acres .... 76.6±  
CSR2..... 93.0±  
PLC Corn Yield..... 153.0±  
Corn Base ..... 50.9±  
PLC Bean Yield..... 50.0±  
Bean Base..... 17.7±  
Taxes ..... \$2174



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	38.25	50.0%		Ile	94
184B	Klinger silty clay loam, 2 to 5 percent slopes	27.00	35.3%		Ile	95
933B	Sawmill-Garwin complex, 1 to 4 percent slopes	11.32	14.8%		llw	85
<b>Weighted Average</b>						<b>93</b>

# LAND RECORD TRACT 1 (cont.)



## 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:** Closing to be held on or before January 9, 2020. Seller Attorney Greg Lievens, Allison, IA.

**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 2020.

**DRAINAGE TILE:** Recent tile maps and invoices show.... 3,410 ft. of 6" tile  
400 ft. of 5" tile  
2,641 ft. of 4" tile

**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.