

PRIME NORTH IOWA FARMLAND AUCTION

THURSDAY, DECEMBER 3, 2020 • 3 PM

Behr Auction Service ^{LLC}



PROFESSIONAL
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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

~ 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 seller and Behr Auction Service, LLC.

DEPOSIT: \$30,000 per tract on day of auction.

CLOSING: Closing to be held on or before January 6, 2021. Seller Attorney Philip Garland, Garner, IA.

POSSESSION: If buyer timely performs all obligations, possession shall be delivered at the time of closing, subject to the rights of the tenant in possession.

LEASE: Farm lease has been terminated for 2021.

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 the date of closing.

DRAINAGE TILE: Please see website for tile maps.

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.

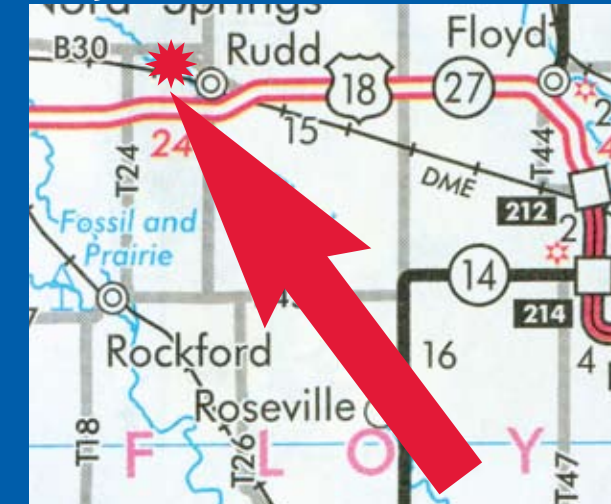
TERMS: The property is being sold "AS IS, WHERE IS" without warranty or guarantee of any kind. Each potential buyer is encouraged to perform his/her own independent inspections, investigations, inquiries and due diligence concerning the described property.

- 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.
- Net 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.

PRIME NORTH IOWA FARMLAND AUCTION

**158± ACRES CERRO FLOYD COUNTY, IOWA
OFFERED AS (2) TRACTS**

THURSDAY, DECEMBER 3, 2020 • 3 PM



DIRECTIONS TO FARMLAND SITE:

FROM RUDD, IOWA: Go 1/2 mile west on Hwy. B30. Farms are located on both north and south side of road. Auction signs posted on farms.

AUCTION LOCATION:

Community Center
501 Floyd St.
Rudd, Iowa

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.bhrauctionservice.com

OWNER

HOYT A. TATUM ESTATE

FARMLAND INFORMATION

TRACT 1:

44+/- ACRES CSR2 91.4

TRACT 2:

114+/- ACRES CSR2 82.7

Mark your calendar now, to attend this important auction.

DECEMBER 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	31		

3:00 p.m.

LAND RECORD Tract #1

Behr Auction Service, LLC
Hoyt A. Tatum Estate



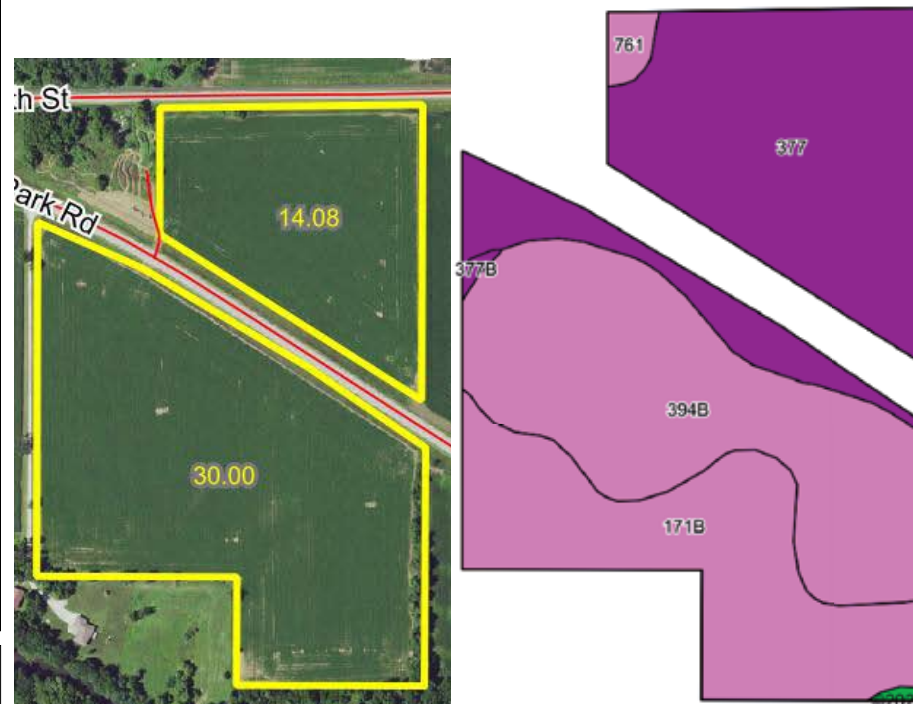
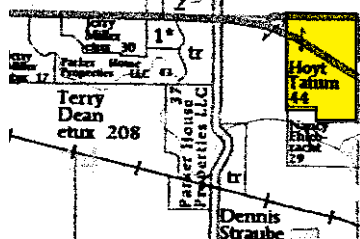
FARMLAND

44 Acres ±

Floyd County
Rock Grove Township
13-96-18

Gross Acres 44.1±
FSA Cropland Acres: ... 43.8±
CSR2:..... 91.4±
PLC Corn Yield: 136.0±
Corn Base: 34.1±
PLC Bean Yield:..... 37.0±
Bean Base: 7.9±
Taxes: \$1434±
Parcel #: 051317601000
Status:.....NHLE

Rock Grove Township
13-96-18



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**
377	Dinsdale silty clay loam, 0 to 2 percent slopes	16.78	39.0%		Ie	99
394B	Ostrander loam, 2 to 5 percent slopes	14.75	34.2%		Ile	88
171B	Bassett loam, 2 to 5 percent slopes	10.76	25.0%		Ile	85
761	Franklin silt loam, 0 to 3 percent slopes	0.55	1.3%		Iw	85
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.13	0.3%		Ile	94
171D2	Bassett loam, 9 to 14 percent slopes, eroded	0.10	0.2%		Ille	54
Weighted Average						91.4

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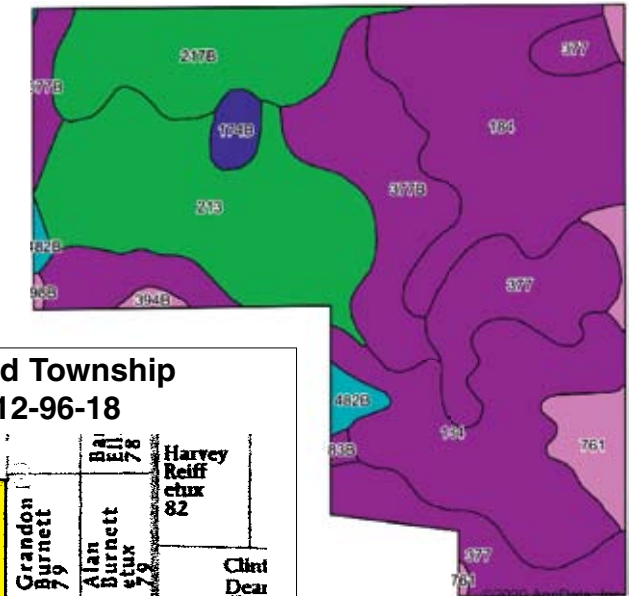
AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer these Floyd County farms at public auction. You are invited to take advantage of this great opportunity to purchase 158 acres of excellent producing farmland. Ready to farm Spring 2021!

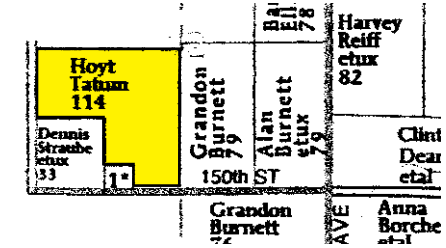
Specializing in farmland auctions. Whether you are selling or buying farmland give us a call.

LAND RECORD Tract #2

Behr Auction Service, LLC
Hoyt A. Tatum Estate



Rudd Township
12-96-18



FARMLAND

114 Acres ±

Floyd County
Rudd Township
12-96-18

Gross Acres 113.9±
FSA Cropland Acres:.. 110.5±
CSR2:..... 82.7±
PLC Corn Yield: 136.0±
Corn Base: 87.5±
PLC Bean Yield:..... 37.0±
Bean Base: 20.3±
Taxes: \$3385
Parcel #: 051230000600
Status:.....NHLE



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**
184	Klinger silty clay loam, 1 to 4 percent slopes	41.28	37.4%		Iw	95
213	Rockton loam, 30 to 40 inches to limestone, till plain, 0 to 2 percent slopes	20.52	18.6%		Ils	54
377	Dinsdale silty clay loam, 0 to 2 percent slopes	15.66	14.2%		Ie	99
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	12.75	11.5%		Ile	94
217B	Ripon silt loam, 30 to 40 inches to limestone, 1 to 5 percent slopes	11.92	10.8%		Ile	58
761	Franklin silt loam, 0 to 3 percent slopes	4.60	4.2%		Iw	85
174B	Bolan loam, 2 to 5 percent slopes	1.44	1.3%		Ils	64
482B	Racine loam, 2 to 5 percent slopes	1.43	1.3%		Ile	76
394B	Ostrander loam, 2 to 5 percent slopes	0.45	0.4%		Ile	88
83B	Kenyon loam, 2 to 5 percent slopes	0.29	0.3%		Ile	90
198B	Floyd loam, 1 to 4 percent slopes	0.15	0.1%		Ihw	89
Weighted Average						82.7

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