

EXCELLENT NORTH IOWA FARMLAND AUCTION

THURSDAY, SEPTEMBER 12, 2019 • 3:00 PM

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



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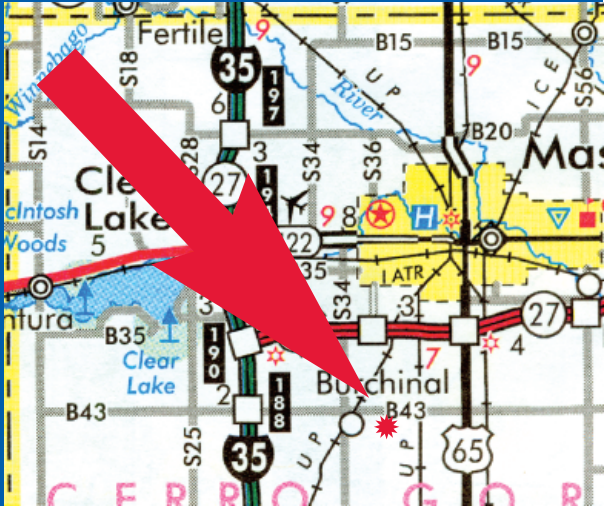
EXCELLENT NORTH IOWA FARMLAND AUCTION

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

THURSDAY, SEPTEMBER 12, 2019 • 3:00 PM



Ready To Farm Spring 2020!



DIRECTIONS TO FARMLAND SITE:

FROM BURCHINAL, IOWA: Go 1 mile east on county blacktop B43 to Mallard Ave. Then go 1/2 mile south on Mallard Ave. Farm is located on east side of road. Auction signs posted on farm.

AUCTION LOCATION:

Community Center
114 3rd St. N.
Rockwell, Iowa 50469

OWNER

**DARG FAMILY
FARM**

FARMLAND INFORMATION

TRACT 1
159+/- ACRES
CSR2: 74.0

Mark your calendar now,
to attend this important auction.

SEPTEMBER 2019

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					

3:00 p.m.



AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Cerro Gordo County farm at public auction. You are invited to take advantage of this great opportunity to purchase 159 acres of excellent producing farmland with drainage tile. Ready to farm in 2020!

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

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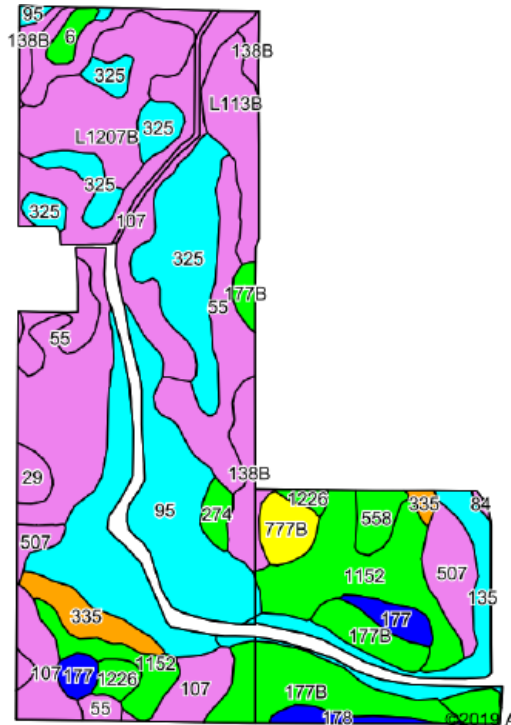
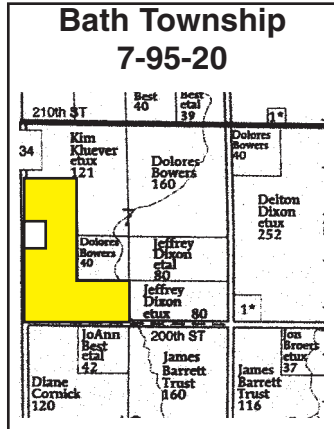
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LAND RECORD TRACT 1

Behr Auction Service, LLC

Darg Family Farm

Parcel #: 110710000300
110730000100
110730000300
110730000400
Status: NHLE



FARMLAND

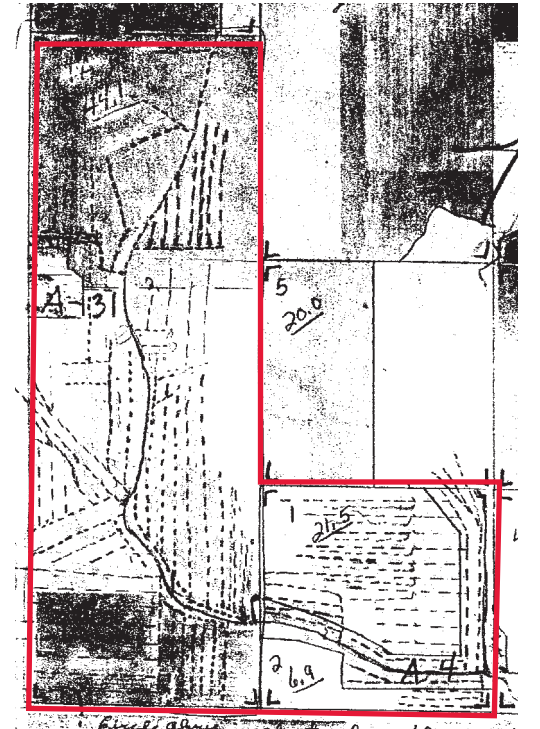
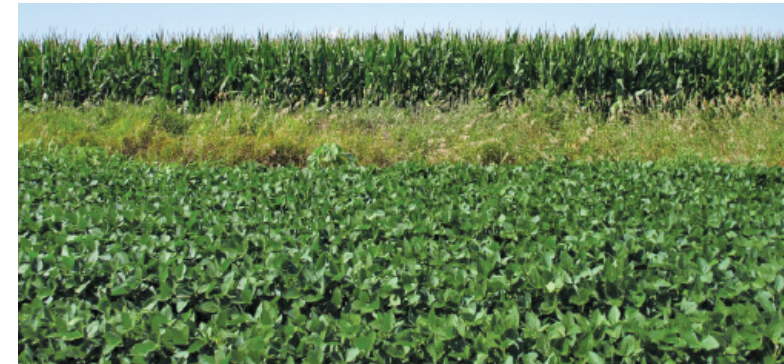
159 Acres ±

**Cerro Gordo County
Bath Township
7-95-20**

Gross Acres.....	159.1±
FSA Cropland Acres ..	147.5±
CSR2.....	74.0±
PLC Corn Yield	149.0±
Corn Base	101.9±
PLC Bean Yield.....	44.0±
Bean Base.....	45.6±
Taxes	\$3828

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	30.76	20.9%		IIw	86
95	Harps clay loam, 0 to 2 percent slopes	21.58	14.6%		IIw	72
325	Le Sueur loam, 1 to 3 percent slopes	14.17	9.6%		Iw	77
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	12.87	8.7%		IIw	54
177B	Saude loam, 2 to 5 percent slopes	10.75	7.3%		IIs	55
55	Nicollet clay loam, 1 to 3 percent slopes	10.59	7.2%		Iw	89
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	9.52	6.5%		Ile	81
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.79	3.9%		IIw	76
138B	Clarion loam, 2 to 6 percent slopes	5.01	3.4%		Ile	89
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	5.01	3.4%		Ile	85
507	Canisteo clay loam, 0 to 2 percent slopes	4.59	3.1%		IIw	84
335	Harcot loam, 0 to 2 percent slopes	3.22	2.2%		IIw	36
177	Saude loam, 0 to 2 percent slopes	2.54	1.7%		IIs	60
777B	Wapsie loam, 2 to 5 percent slopes	2.24	1.5%		Ile	47
558	Talcot clay loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	1.68	1.1%		IIw	54
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.56	1.1%		IIs	59
29	Clarion-Nicollet loams, 1 to 3 percent slopes	1.16	0.8%		Iw	89
178	Waukee loam, 0 to 2 percent slopes	1.12	0.8%		IIs	69
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.12	0.8%		IIw	54
274	Rolfe silt loam, 0 to 1 percent slopes	1.11	0.8%		IIw	57
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.95	0.6%		IIw	59
84	Clyde silty clay loam, 0 to 3 percent slopes	0.14	0.1%		IIw	88
Weighted Average						74

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 October 31, 2019. Seller Attorney B. Michael Dunn, Mason City, 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: Tile maps and invoices show
27,980 ft. of 4" tile
6,260 ft. of 5" tile
1,100' ft. of 6" 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.

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