

# EXCELLENT NORTH IOWA FARMLAND AUCTION

Friday, November 17, 2017 • 3:00 pm

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469



## AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Butler County farmland at public auction. You are invited to take advantage of this great opportunity to purchase 80 acres of good producing farmland in North Iowa. Ready to farm Spring 2018!

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)

# EXCELLENT NORTH IOWA FARMLAND AUCTION

**80± ACRES • BUTLER COUNTY, IOWA**  
**OFFERED AS (1) 80 ACRE TRACT**

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## DIRECTIONS TO FARMLAND SITE:

**FROM ALLISON, IA:** Go 1.5 miles south on Hwy. 14 to 230th St. Then go 1 mile west on 230 St. to Liberty Ave. Farm is located 1/4 mile south of intersection of 230th St. & Liberty Ave. Auction signs posted on farm.

## AUCTION LOCATION:

St. James Luthern Church Hall  
421 N. Main St.  
Allison, Iowa

## OWNER

Shirley Burma Estate

## FARMLAND INFORMATION

TRACT 1: 80+/- ACRES

CSR2: 86.8

Mark your calendar now,  
to attend this important auction.

## NOVEMBER 2017

SUN	MON	TUE	WED	THU	FRI	SAT
3:00 p.m.						
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		

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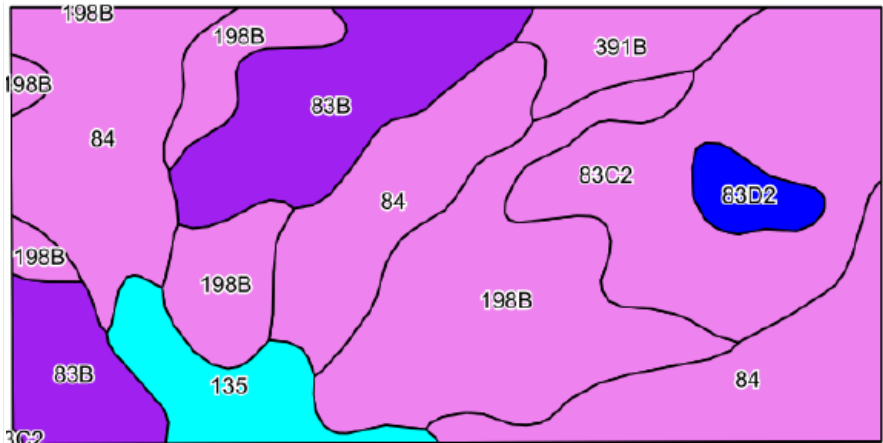
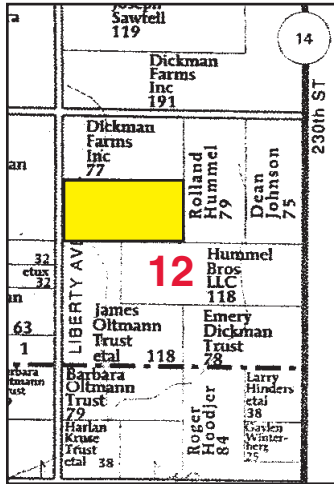
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LAND RECORD

Behr Auction Service, LLC  
Shirley Burma Estate

State: Iowa  
County: Butler  
Location: 12-91-17  
Township: Ripley  
Acres: 80  
Status: NHEL  
Parcel # 1012100041



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
84	Clyde silty clay loam, 0 to 3 percent slopes	23.45	30.5%		IIw	88	75
198B	Floyd loam, 1 to 4 percent slopes	19.49	25.4%		IIw	89	75
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	14.08	18.3%		IIIe	84	68
83B	Kenyon loam, 2 to 5 percent slopes	11.70	15.2%		Ile	90	85
135	Coland clay loam, 0 to 2 percent slopes	4.25	5.5%		IIw	74	80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.16	4.1%		IIw	87	72
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	0.73	0.9%		IIIe	61	58
Weighted Average						86.8	75.2

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

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:** \$40,000 down day of the auction.

**CLOSING:** Closing to be held on or before January 15, 2018, at which time good and marketable title will be conveyed by seller. Closing to be held at the office of attorney Gregory M. Lievens Attorney at Law, Allison, 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:** Farmland lease has been terminated for 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.

**CRP CONTRACT:** The CRP contract in place on this farm shows 0.88 acres with a payment of \$228.00 annual through September 2020.

**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.



For more information and photos of this farm see [www.BehrAuctionService.com](http://www.BehrAuctionService.com)