

# PRIME NORTH IOWA FARMLAND AUCTION

WEDNESDAY, AUGUST 21, 2019 • 2:00 PM

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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## AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer these Butler County farms at public auction. You are invited to take advantage of this great opportunity to purchase 571+/- acres of excellent farmland offered as choice of 6 tracts. Ready to farm in 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



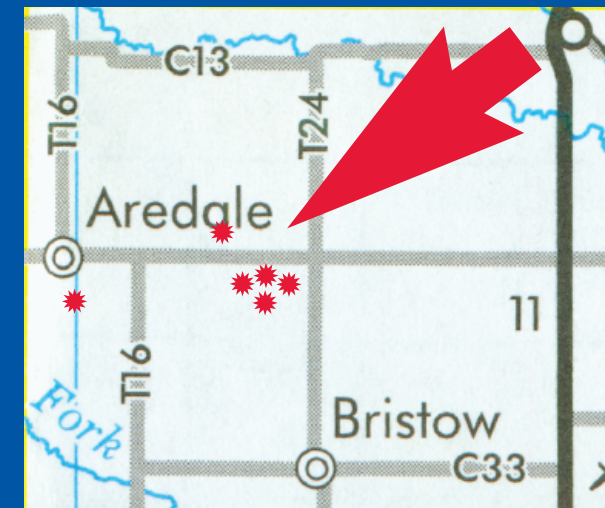
Auctioneer  
Cory Behr, Rockwell, IA  
(641) 425-8466

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# PRIME NORTH IOWA FARMLAND AUCTION

**571± ACRES • BUTLER COUNTY**  
**OFFERED AS BUYER'S CHOICE OF (6) TRACTS**

WEDNESDAY, AUGUST 21, 2019 • 2:00 PM



## DIRECTIONS TO FARMLAND SITE:

FROM AREDALE, IA: Farms are located just east and south of Aredale. Auction signs posted on farms.

## OWNER

**Triple D Ebling Farms Inc.**

## AUCTION LOCATION:

Greene Community Center  
292 W. South St.  
Greene, Iowa

## FARMLAND INFORMATION

Tract 1	110+/- Acres * CSR2 79.8
Tract 2	120+/- Acres * CSR2 88.0
Tract 3	91+/- Acres * CSR2 88.6
Tract 4	40+/- Acres * CSR2 89.2
Tract 5	103+/- Acres * CSR2 85.0
Tract 6	107+/- Acres * CSR2 69.1

Mark your calendar now,  
to attend this important auction.

## AUGUST 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	31

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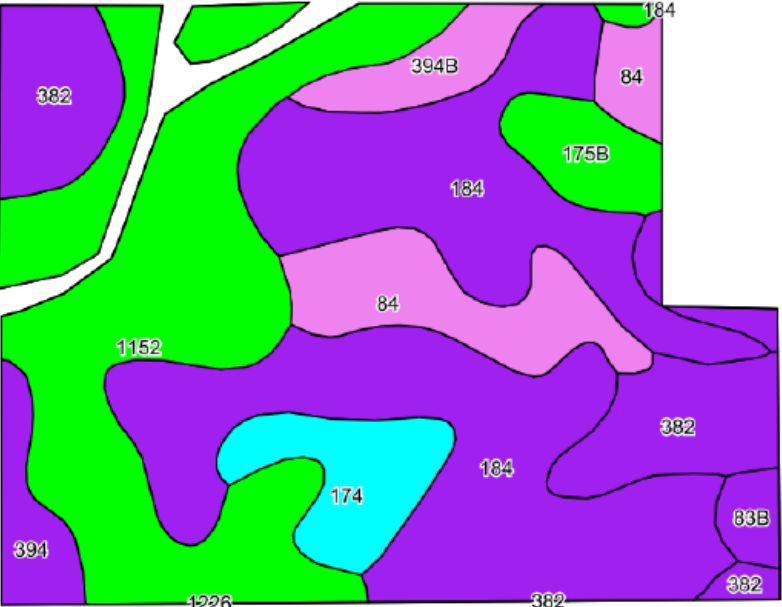
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LAND RECORD TRACT 1

Behr Auction Service, LLC  
Triple D Ebling Farms Inc.  
State: Iowa  
County: Butler  
Location: 27-93-18  
Township: Bennezette  
Acres: 110  
Status: NHEL  
Parcel #: 0127400040, 0127400041



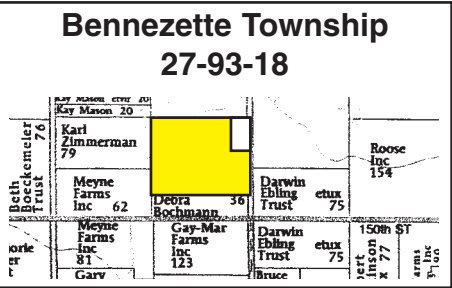
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
184	Klinger silty clay loam, 1 to 4 percent slopes	39.24	36.7%		lw	95
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	29.83	27.9%		llw	54
382	Maxfield silty clay loam, 0 to 2 percent slopes	11.55	10.8%		llw	94
84	Clyde silty clay loam, 0 to 3 percent slopes	8.92	8.3%		llw	88
174	Bolan loam, 0 to 2 percent slopes	5.44	5.1%		lls	70
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.46	3.2%		llle	50
394B	Ostrander loam, 2 to 5 percent slopes	3.13	2.9%		lle	88
394	Ostrander loam, 0 to 2 percent slopes	2.91	2.7%		ls	94
83B	Kenyon loam, 2 to 5 percent slopes	2.50	2.3%		lle	90
Weighted Average						79.8

FARMLAND

110 Acres ±

Butler County  
Bennezette Township  
27-93-18

Gross Acres:..... 110.2+  
FSA Cropland Acres:.. 106.9+  
CRP Acres: ..... 6.2+  
CSR2: ..... 79.8+  
PLC Corn Yield: ..... 159.0+  
Corn Base:..... 81.1+  
PLC Bean Yield: ..... 51.0+  
Bean Base: ..... 15.8+  
Taxes:..... \$2312+



PRIME NORTH IOWA FARMLAND

# AUCTION

WEDNESDAY, AUGUST 21, 2019 • 2:00 PM

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 on Tracts 1,2,3,5,6 and \$25,000 down on Tract 4 day of the auction.

**CLOSING:** Target closing date of December 2019/January 2020. Closing Attorney David H. Mason, Cedar Falls, IA.

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

**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.

**CRP CONTRACTS:**  
Tract 1: 6.2 ac. @ \$296.40/ac.Total annual payment of \$1,844/yr. thru 9/2028.  
Tract 4: .92 ac. @ \$219.00/ac.Total annual payment of \$201/yr. thru 9/2021  
Tract 5: 4.4 ac. @ \$340.09/ac. Total annual payment of \$1,496/yr. thru 9/2025  
Tract 5: 1.4 ac. @ \$262.80/ac. Total annual payment of \$355/yr. thru 9/2021  
Tract 6: 3.3 ac. @ \$252.22/yr. Total annual payment of \$840/yr. thru 9/2020

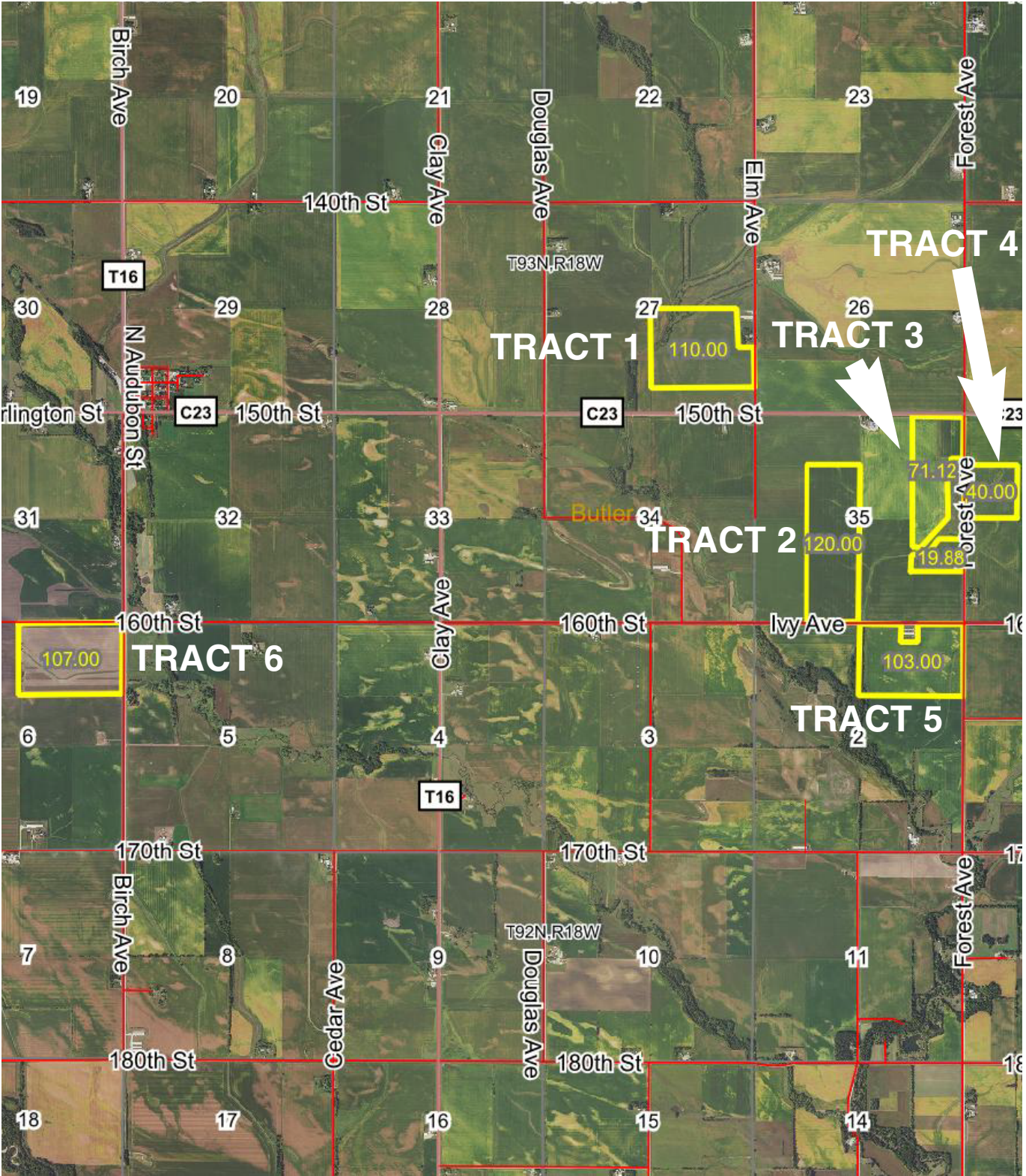
**PURCHASE AGREEMENT:** The successful bidder shall execute a purchase agreement immediately after being declared the winning bidder by the auctioneer. Please note: The purchase agreement will offer NO contingencies for financing or any other alterations to the agreement.

**TERMS:** The property is being sold "AS IS, WHERE IS" without warranty or guarantee of any kind. Each potential buyer is encouraged to perform their 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.



571 AERIAL MAP  
BUTLER COUNTY



Please see our website for drainage tile maps.

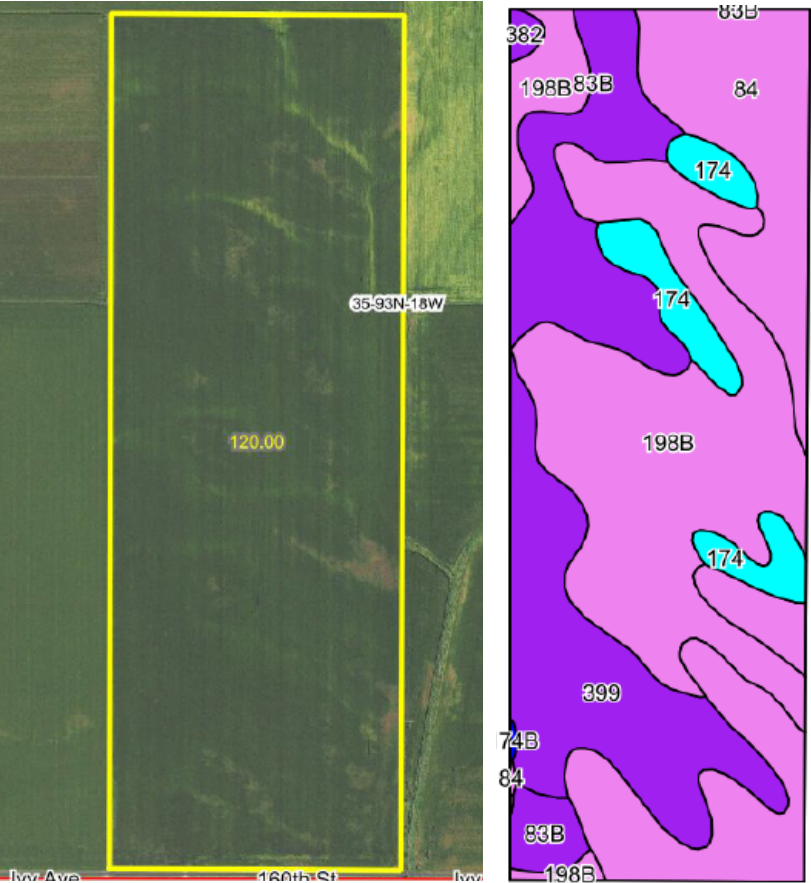
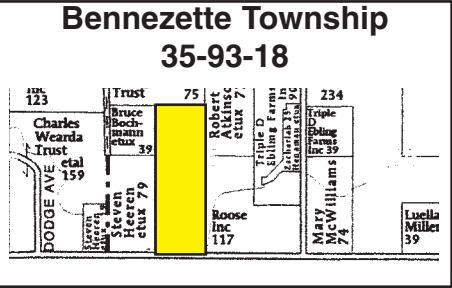
LAND RECORD TRACT 2

Behr Auction Service, LLC  
Triple D Ebling Farms Inc.  
State: Iowa  
County: Butler  
Location: 35-93-18  
Township: Bennezzette  
Acres: 120  
Status: NHEL  
Parcel #: 0135100042  
01235300041



**FARMLAND**  
**120 Acres ±**  
Butler County  
Bennezzette Township  
35-93-18

Gross Acres: ..... 120.0  
FSA Cropland Acres: ... 119.7  
CSR2: ..... 88.0  
PLC Corn Yield: ..... 159.0  
Corn Base: ..... 118.6  
PLC Bean Yield: ..... 51.0  
Bean Base: ..... 0.4  
Taxes: ..... \$2970



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**
198B	Floyd loam, 1 to 4 percent slopes	41.75	34.9%		Ilw	89
84	Clyde silty clay loam, 0 to 3 percent slopes	31.89	26.6%		Ilw	88
399	Readlyn silt loam, 1 to 3 percent slopes	20.68	17.3%		Ilw	91
83B	Kenyon loam, 2 to 5 percent slopes	16.99	14.2%		Ille	90
174	Bolan loam, 0 to 2 percent slopes	7.72	6.4%		Ilis	70
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.61	0.5%		Ilw	94
174B	Bolan loam, 2 to 5 percent slopes	0.10	0.1%		Ilis	64
Weighted Average						88

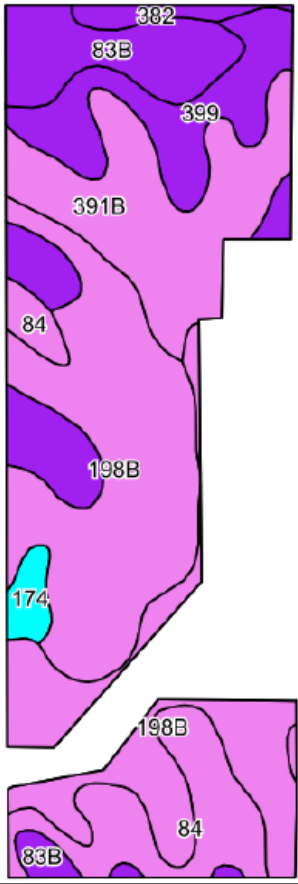
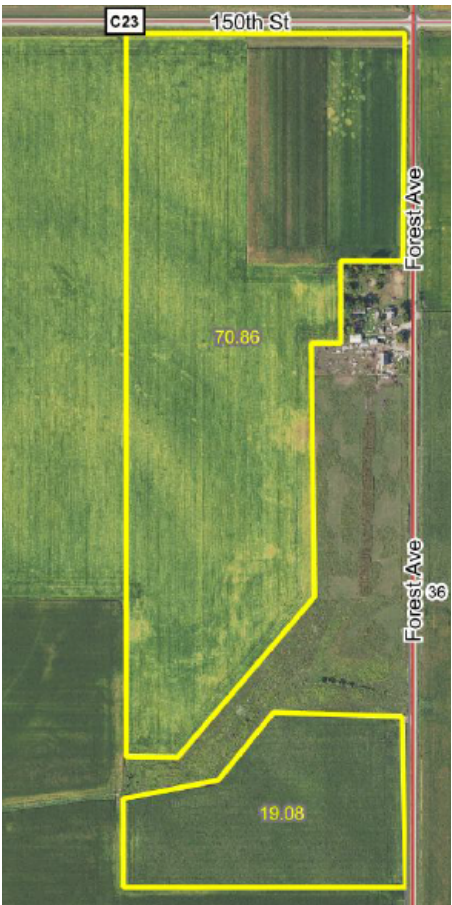
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LAND RECORD TRACT 3

Behr Auction Service, LLC  
Triple D Ebling Farms Inc.

State: Iowa  
County: Butler  
Location: 35-93-18  
Township: Bennezette  
Acres: 91  
Status: NHEL  
Parcel #: 0135200045  
0135400043

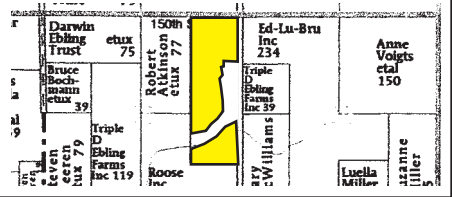


FARMLAND  
91 Acres ±

Butler County  
Bennezette Township  
35-93-18

Gross Acres: ..... 91.3+  
FSA Cropland Acres:.... 90.1+  
CSR2: ..... 88.6+  
PLC Corn Yield: ..... 159.0+  
Corn Base: ..... 62.9+  
PLC Bean Yield: ..... 51.0+  
Bean Base: ..... 27.0+  
Taxes:..... \$2051+

Bennezette Township  
35-93-18



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
198B	Floyd loam, 1 to 4 percent slopes	32.92	36.6%		Ilw	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	15.29	17.0%		Ilw	87
84	Clyde silty clay loam, 0 to 3 percent slopes	15.14	16.8%		Ilw	88
83B	Kenyon loam, 2 to 5 percent slopes	13.88	15.4%		Ille	90
399	Readlyn silt loam, 1 to 3 percent slopes	9.80	10.9%		Iw	91
174	Bolan loam, 0 to 2 percent slopes	1.54	1.7%		Ils	70
382	Maxfield silty clay loam, 0 to 2 percent slopes	1.46	1.6%		Ilw	94
Weighted Average						88.6

LAND RECORD TRACT 6

Behr Auction Service, LLC  
Triple D Ebling Farms Inc.

State: Iowa  
County: Butler  
Location: 6-92-18  
Township: Pittsford  
Acres: 107  
Status: NHEL  
Parcel #: 0506200040

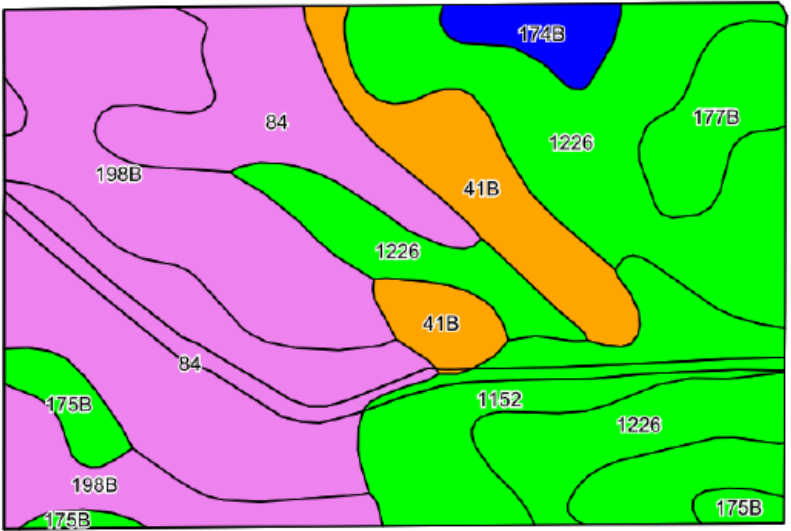
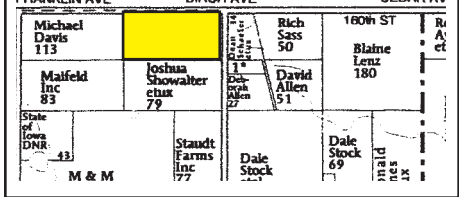


FARMLAND  
107 Acres ±

Butler County  
Pittsford Township  
6-92-18

Gross Acres: ..... 107.1+  
FSA Cropland Acres:.. 103.4+  
CRP Acres: ..... 3.3+  
CSR2: ..... 69.1+  
PLC Corn Yield: ..... 159.0+  
Corn Base: ..... 82.1+  
PLC Bean Yield: ..... 51.0+  
Bean Base: ..... 18.0+  
Taxes:..... \$2098

Pittsford Township  
6-92-18



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	25.68	24.8%		Ils		59
84	Clyde silty clay loam, 0 to 3 percent slopes	25.16	24.3%		Ilw		88
198B	Floyd loam, 1 to 4 percent slopes	19.90	19.2%		Ilw		89
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	13.62	13.2%		Ilw		54
41B	Sparta loamy fine sand, 2 to 5 percent slopes	9.33	9.0%		IVs	Ille	39
177B	Saude loam, 2 to 5 percent slopes	4.35	4.2%		Ils		55
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.00	2.9%		Ille		50
174B	Bolan loam, 2 to 5 percent slopes	2.39	2.3%		Ils		64
Weighted Average							69.1

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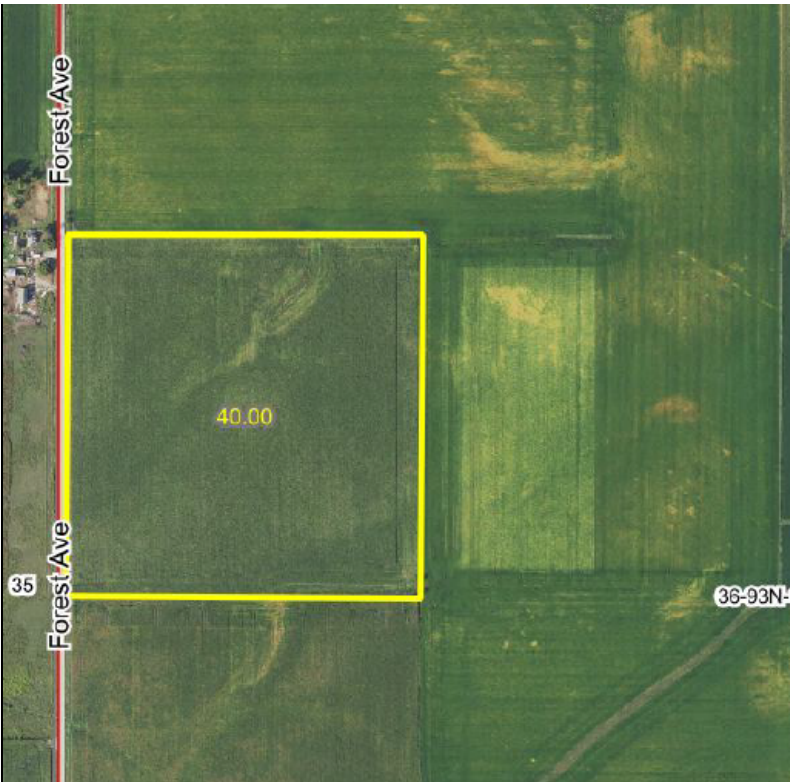
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LAND RECORD TRACT 4

Behr Auction Service, LLC  
Triple D Ebling Farms Inc.

State: Iowa  
County: Butler  
Location: 36-93-18  
Township: Bennezette  
Acres: 40  
Status: NHEL  
Parcel #: 0136100041

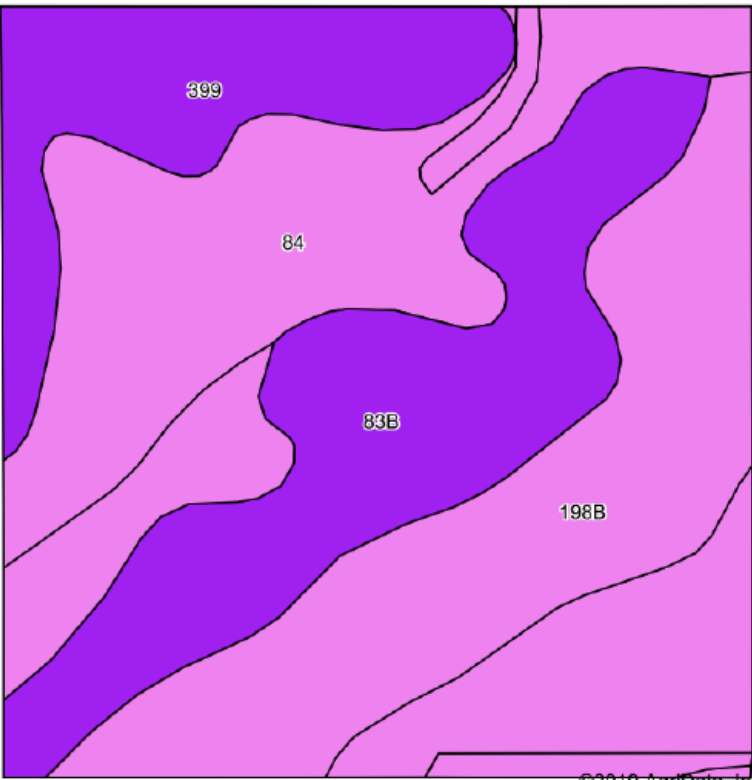


FARMLAND

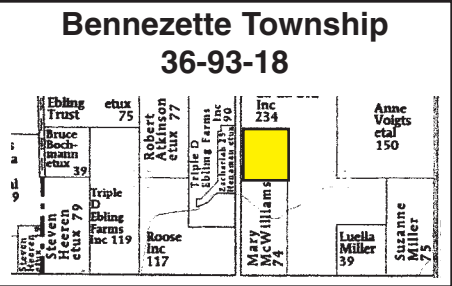
40 Acres ±

Butler County  
Bennezette Township  
36-93-18

Gross Acres ..... 40.0+  
FSA Cropland Acres.... 38.9+  
CRP Acres ..... 0.9+  
CSR2 ..... 89.2+  
PLC Corn Yield ..... 159.0+  
Corn Base..... 27.1+  
PLC Bean Yield ..... 51.0+  
Bean Base ..... 10.9+  
Taxes ..... \$892



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	13.33	34.2%		Ilw	88
198B	Floyd loam, 1 to 4 percent slopes	11.45	29.4%		Ilw	89
83B	Kenyon loam, 2 to 5 percent slopes	8.83	22.7%		Ile	90
399	Readlyn silt loam, 1 to 3 percent slopes	5.32	13.7%		Iw	91
Weighted Average						89.2

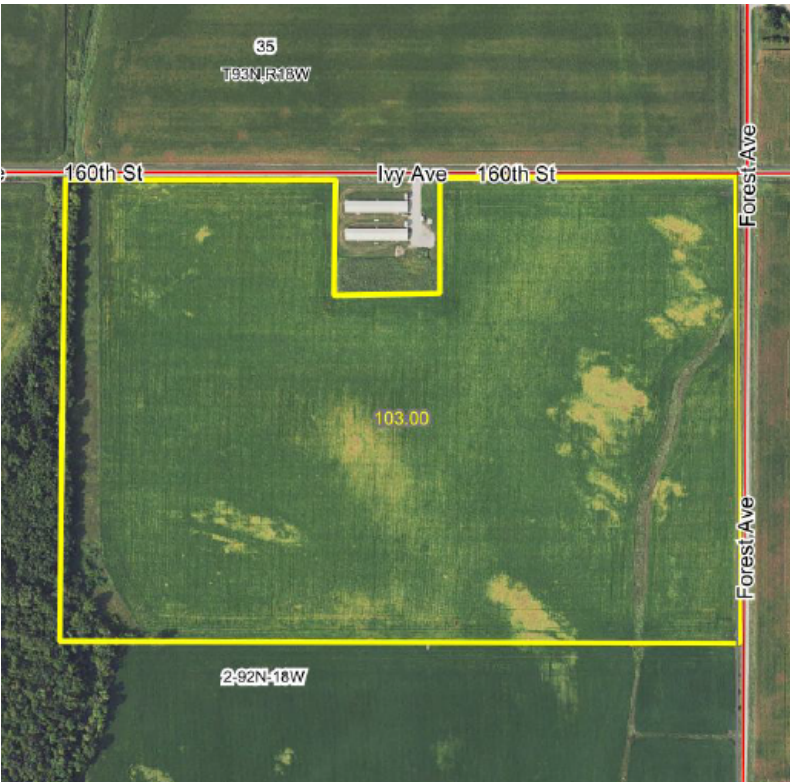


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LAND RECORD TRACT 5

Behr Auction Service, LLC  
Triple D Ebling Farms Inc.

State: Iowa  
County: Butler  
Location: 2-92-18  
Township: Pittsford  
Acres: 103  
Status: NHEL  
Parcel #: 0502200044

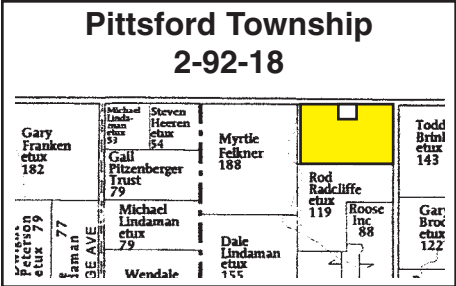
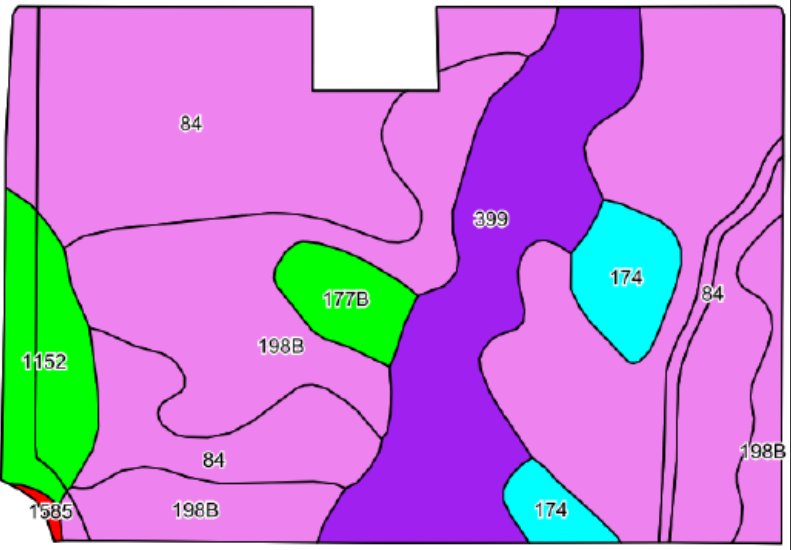


FARMLAND

103 Acres ±

Butler County  
Pittsford Township  
2-92-18

Gross Acres: ..... 103.2+  
FSA Cropland Acres:. 101.4+  
CRP Acres: ..... 5.7+  
CSR2: ..... 85.0+  
PLC Corn Yield: ..... 159.0+  
Corn Base: ..... 55.3+  
PLC Bean Yield: ..... 51.0+  
Bean Base: ..... 40.3+  
Taxes: ..... \$2206



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	50.54	49.8%		Ilw	88
198B	Floyd loam, 1 to 4 percent slopes	21.64	21.3%		Ilw	89
399	Readlyn silt loam, 1 to 3 percent slopes	16.28	16.1%		Iw	91
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	5.59	5.5%		Ilw	54
174	Bolan loam, 0 to 2 percent slopes	4.49	4.4%		Ils	70
177B	Saupe loam, 2 to 5 percent slopes	2.67	2.6%		Ils	55
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	0.20	0.2%		Vw	24
Weighted Average						85

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