

PRIME NORTH IOWA FARMLAND AUCTION

TUESDAY, JANUARY 15, 2019 • 3 PM

Behr Auction Service
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 day on day of auction.

CLOSING: Closing to be held on before March 1, 2019. Closing attorney Richard Vickers, Greene, 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 2019.

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.

CRP CONTRACT: The CRP contract in place on Tract 2 shows .71 acres at \$227 annual payment thru Sept. 2023.

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

**137± ACRES • BUTLER COUNTY, IOWA
OFFERED AS (2) TRACTS**

TUESDAY, JANUARY 15, 2019 • 3 PM

Ready to farm in 2019!



DIRECTIONS TO FARMLAND SITE:

FROM GREENE, IA: Go 3 miles west on county Hwy. C13 to Ivy Ave. Then go 2 miles south. Tract 1 is located on NE corner of Ivy Ave. and 130th St. Tract 2 is just another half mile south. Auction signs posted at farms.

AUCTION LOCATION:

**Greene Community Center
292 W. South Street
Greene, 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.behrauctionservice.com

OWNER

SCHIPPER FARMS

FARMLAND INFORMATION

TRACT 1:

77+/- ACRES CSR2 88.0

TRACT 2:

60+/- ACRES CSR2 88.9

Mark your calendar now, to attend this important auction.

JANUARY 2019

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7		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
Schipper Farms

Parcel #: 0216300042

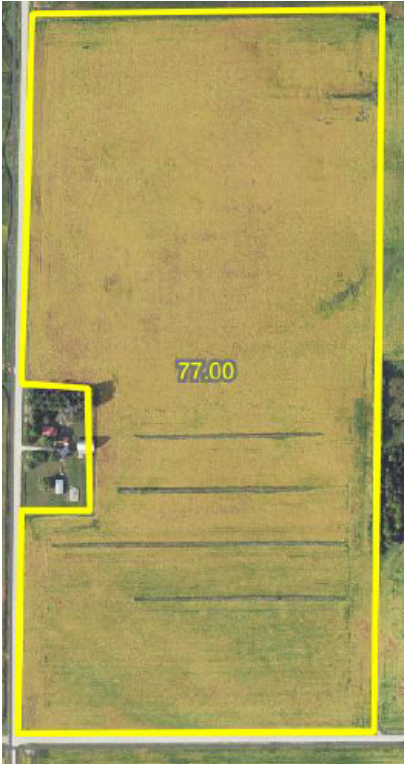
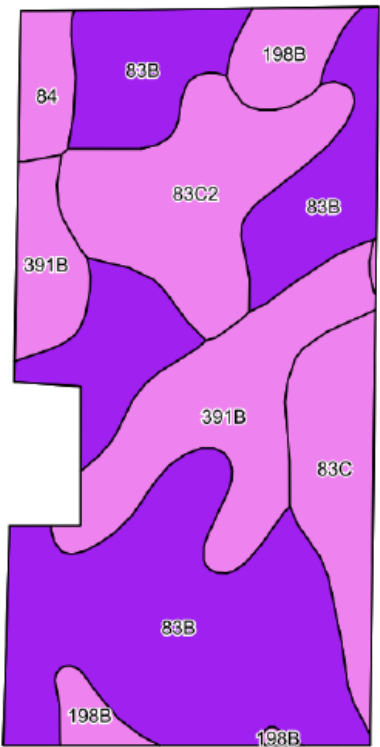
Status: NHEL

See our website for tile maps!

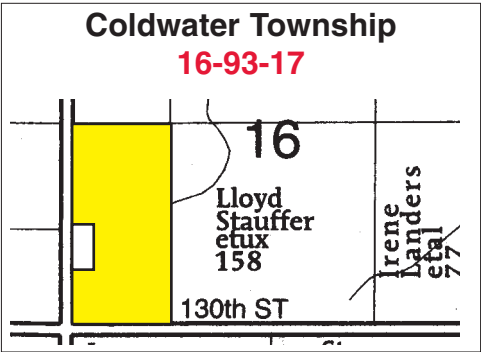
FARMLAND 77 Acres ±

Butler County
Coldwater Township
16-93-17

Gross Acres 76.9±
FSA Cropland Acres..... 74.0±
CSR2 88.0±
Corn Yield..... 193.4±
Corn Base 37.5±
Bean Yield 56.1±
Bean Base 36.5±
Taxes..... \$2399



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	35.86	48.5%		Ile	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	13.98	18.9%		Ilw	87
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	11.03	14.9%		Ille	84
83C	Kenyon loam, 5 to 9 percent slopes	6.79	9.2%		Ille	85
198B	Floyd loam, 1 to 4 percent slopes	4.02	5.4%		Ilw	89
84	Clyde silty clay loam, 0 to 3 percent slopes	2.32	3.1%		Ilw	88
Weighted Average						88



For more information contact Auctioneers or view website at www.behrauctionservice.com

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 137 acres of good producing farmland with drainage tile. Ready to farm in 2019!

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

LAND RECORD Tract #2

Behr Auction Service, LLC
Schipper Farms

Parcel #: 0221100045

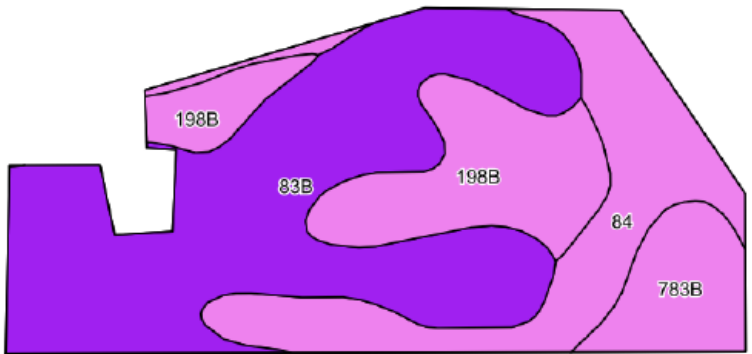
Status: NHEL

See our website for tile maps!

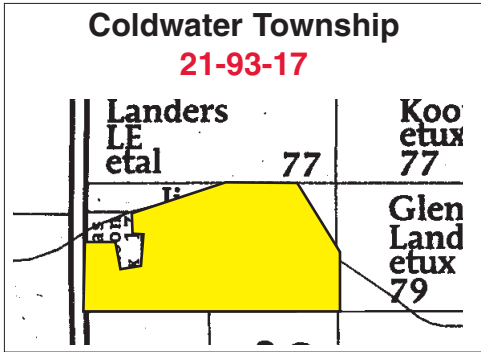
FARMLAND 60 Acres ±

Butler County
Coldwater Township
21-93-17

Gross Acres 60.3±
FSA Cropland Acres..... 59.2±
CRP Acres 0.71±
CSR2 88.9±
Corn Yield..... 193.4±
Corn Base 33.8±
Bean Yield 56.1±
Bean Base 18.5±
Taxes..... \$1939



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	29.65	50.1%		Ile	90
84	Clyde silty clay loam, 0 to 3 percent slopes	13.17	22.2%		Ilw	88
198B	Floyd loam, 1 to 4 percent slopes	11.36	19.2%		Ilw	89
783B	Cresco loam, 2 to 5 percent slopes	5.02	8.5%		Ile	85
Weighted Average						88.9



THIS AUCTION ARRANGED AND CONDUCTED BY:

Auctioneer
Dennis Behr, Rockwell, IA
(641) 430-9489



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(641) 425-8466

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For more information and photos of these farms please see www.BehrAuctionService.com