

# EXCELLENT NORTH IOWA LAND AUCTION

TUESDAY, SEPTEMBER 17, 2019 • 3:00 PM

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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MASON CITY, IA  
PERMIT NO. 251



## AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Floyd County farm at public auction. You are invited to take advantage of this great opportunity to purchase 80 acres of excellent producing farmland with acreage and farm building setup. Buyer gets option to farm additional 744+/- cropland acres! A turn key farm operation. 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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# EXCELLENT NORTH IOWA LAND AUCTION

**80+ ACRES FLOYD COUNTY, IA**  
**OFFERED AS 1 TRACT**

TUESDAY, SEPTEMBER 17, 2019 • 3:00 PM



## DIRECTIONS TO FARMLAND SITE:

**FROM MARBLE ROCK, IOWA:** Go 2 miles west on county blacktop B60 to Foothill Ave. Then go 1 mile north on Foothill Ave to 260th St. Farm is located on northeast corner of intersection. (2578 Foothill Ave.) Auction signs posted on farm.

## AUCTION LOCATION

Community Center  
520 College St.  
Marble Rock Iowa

## OWNER

**Ott Grain  
Farms Ltd.**

## FARMLAND INFORMATION

**TRACT 1**  
**80+/- ACRES**  
**CSR2 70.4**

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.**

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# LAND RECORD Tract #1

**Behr Auction Service, LLC**  
**Ott Grain Farms, Ltd.**

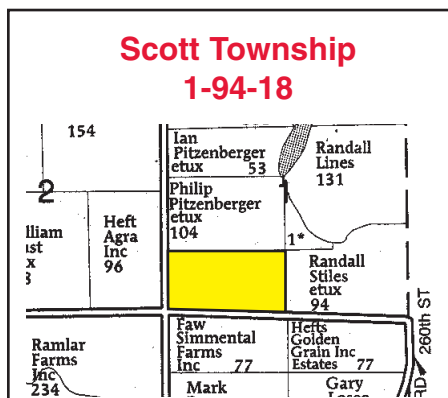
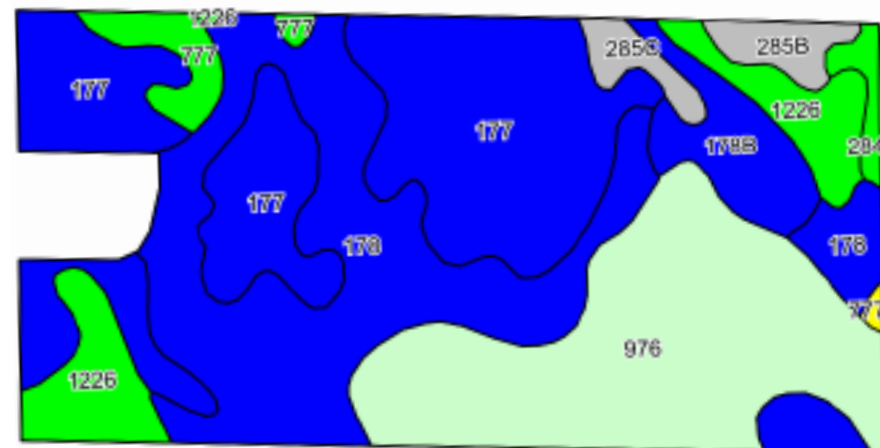
Parcel #: 130130000200  
Status: NHEL

# FARMLAND

## 80 Acres $\pm$

**Floyd County  
Scott Township  
1-94-18**

Gross Acres .....	79.6+
FSA Cropland Acres..	74.7+
CRP Acres .....	22.6+
CSR2 .....	70.4+
PLC Corn Yield .....	164.0+
Corn Base.....	48.4+
PLC Bean Yield .....	45.0+
Bean Base .....	3.7+
Taxes.....	\$3910

[illegible]

## 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 Donald Esser, Mason City, IA.

**POSSESSION:** If buyer timely performs all obligations; possession shall be delivered at closing, subject to the rights of tenant in possession. Possession on House at closing. Possession on grain bins/building site on or before Spring 2020.

**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.

**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.

**CRP CONTRACT:** The CRP contract on this farm shows 22.6 acres at \$226.08/ac.Total annual payment of \$5,109/yr. thru 2025.

**TILE:** Please see our website for drainage tile maps.

**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.

**FARM LEASE OPTION:** The buyer of the 80+/- acres will have first option to farm an additional 744+/- tillable cropland acres on a cash rent basis owned by the sellers. Lease term would be 3 years. Please call auctioneer for more details.



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

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



# ACREAGE/BUILDING SITE



## 2578 Foothill Avenue

This 80 acre farm also includes a very nice, spacious 3 bedroom 3 full bathroom ranch home. Ready to move into. Interior of home was remodeled in 2008/2012. Updates include bedrooms with walk-in closets, complete kitchen with walk-in pantry & 3 stoves, tile floor, gas fireplace. Other amenities include newer roof, central AC, LP furnace, single stall attached garage.

A turn key grain farm setup on site highlighted by 170,000 bu. grain storage with newer Sukup dryer with touch screen controls and wet holding bin. A 60' x 80' machine shed and 56' x 90' machine shed includes a heated shop with concrete floor. 480 volt 3 phase electricity on farm site along with LP storage tanks.

Yard has multiple nice shade trees and owners have taken great pride and care of the family farm and have been meticulous in care and maintenance. Farm offers numerous possibilities. Country living at its finest!



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# 744 +/- Acre Option



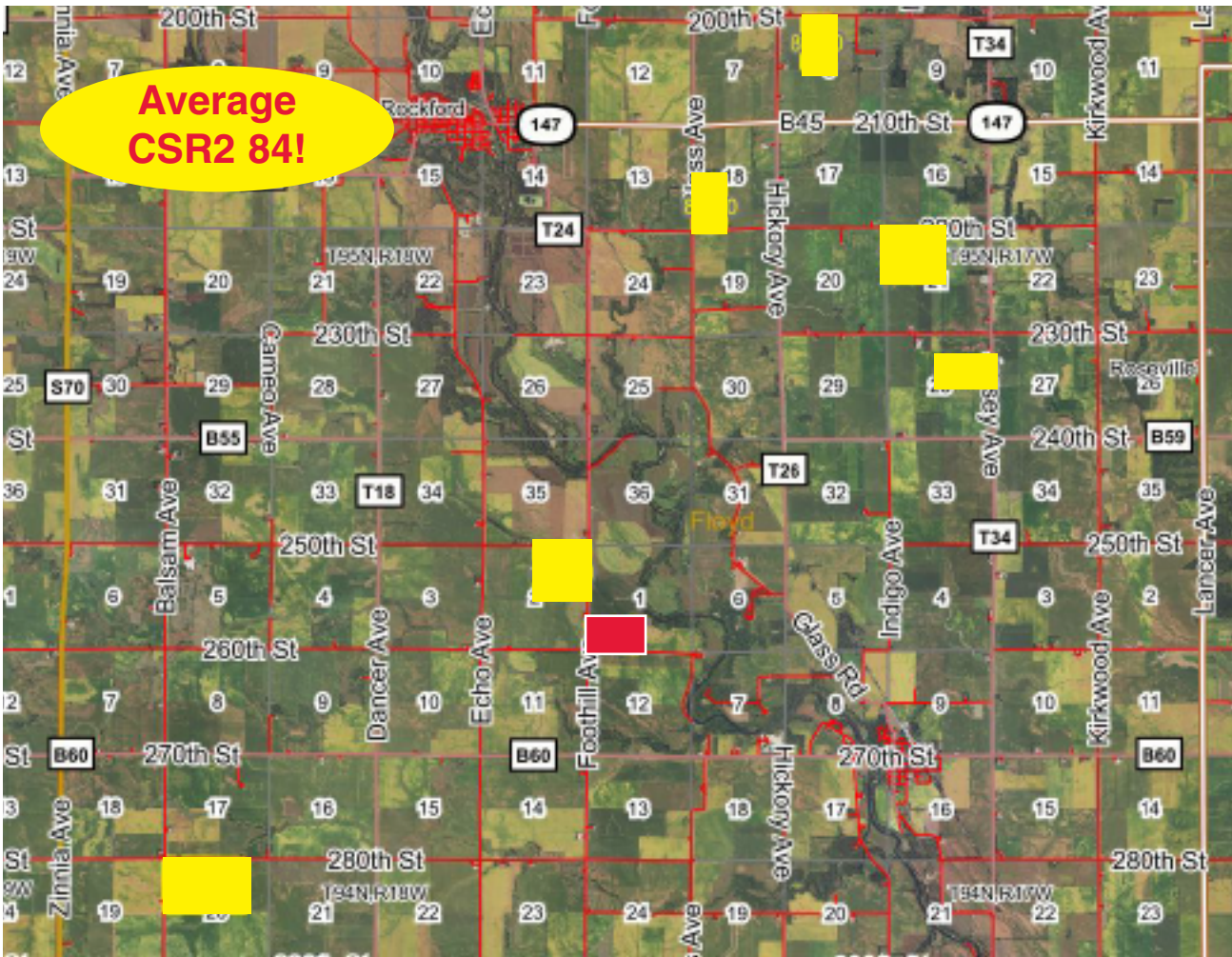
67.0+/- tillable acres  
CSR2 86.2



157.8+/- tillable acres  
CSR2 85.0



79.9+/- tillable acres  
CSR2 83.3



79.2+/- tillable acres  
CSR2 89.0



149.5+/- tillable acres  
CSR2 69.6



210.2+/- tillable acres  
CSR2 90.9

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