

# EXCELLENT NORTH IOWA LAND AUCTION

WEDNESDAY, OCTOBER 30, 2019 • 3 PM

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

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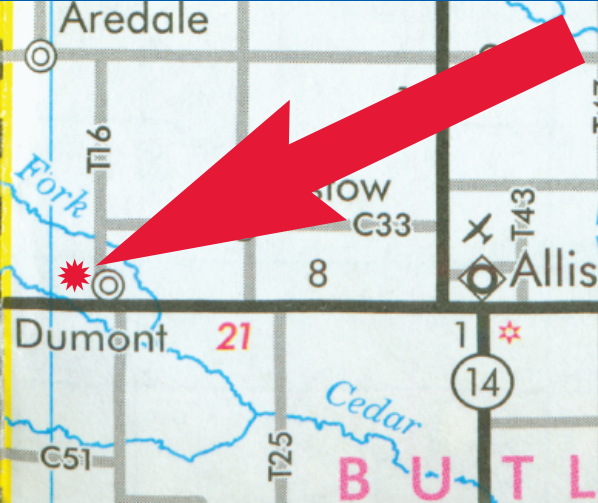
# EXCELLENT NORTH IOWA LAND AUCTION

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

WEDNESDAY, OCTOBER 30, 2019 • 3 PM



*Ready To Farm Spring 2020!*



### DIRECTIONS TO FARMLAND SITE:

**FROM DUMONT, IOWA:** On northwest side of town. Take 200th St. 3/4 mile west. Farm is located on south side of road. (11002 200th St.) Auction signs posted on farm.

### AUCTION LOCATION:

American Legion Hall  
508 Main Street  
Dumont, 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](http://www.behrauctionservice.com)

### OWNER

FRANCES L. MOODY ESTATE

### FARMLAND INFORMATION

#### TRACT 1:

116+/- ACRES      CSR2 77.7

#### TRACT 2:

4+/- ACRES      ACREAGE

Mark your calendar now, to attend this important auction.

### OCTOBER 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		

**~ 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 on Tract 1 and \$5,000 on Tract 2 down on day of the auction.

**CLOSING:** Closing to be held on or before November 27, 2019. Seller Attorney Greg Lievens, Allison, Iowa.

**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 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 the date of closing.

**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.



# LAND RECORD Tract #1

Behr Auction Service, LLC  
Frances L. Moody Estate

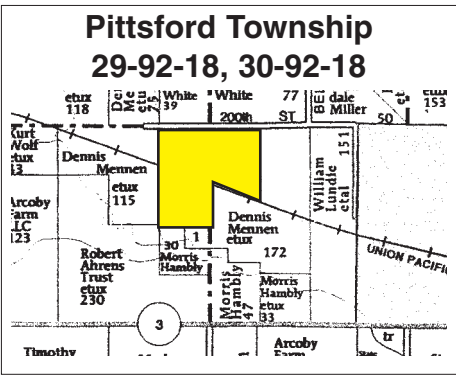
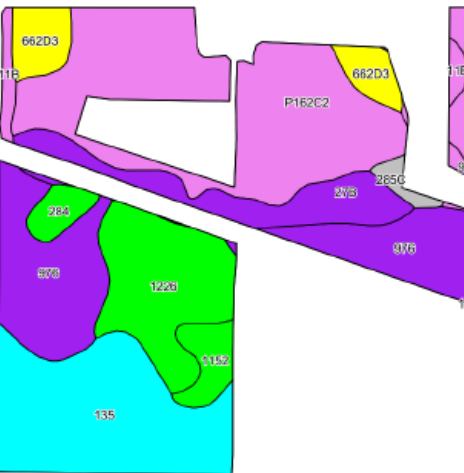
## FARMLAND 116 Acres ±

Butler County  
Pittsford Township  
29-92-18, 30-92-18

Gross Acres..... 116.0+  
FSA Cropland Acres.. 95.5+  
CSR2 ..... 77.7+  
PLC Bean Yield ..... 27.0+  
Bean Base ..... 30.9+  
Taxes ..... \$2411

Parcel #:..... 0529100040  
0530200041

Status:..... NHEL/HEL



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	28.97	30.3%		IVe		82
135	Coland clay loam, 0 to 2 percent slopes	18.00	18.9%		IIW		74
976	Raddle silt loam, 0 to 2 percent slopes	17.78	18.6%		Is		97
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	11.50	12.0%		IIIs		59
27B	Terril loam, 2 to 5 percent slopes	7.41	7.8%		IIe		90
662D3	Mt. Carroll silt loam, 9 to 14 percent slopes, severely eroded	4.56	4.8%		IVe		47
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	2.46	2.6%		IIW		54
11B	Colo-Ely complex, 0 to 5 percent slopes	2.11	2.2%		IIW		86
284	Flagler sandy loam, 0 to 2 percent slopes	1.73	1.8%		IIIs		56
285C	Burkhardt sandy loam, 2 to 9 percent slopes	0.88	0.9%		IIe	IIe	13
981B	Worthen silt loam, 2 to 5 percent slopes	0.09	0.1%		IIe		94
Weighted Average							77.7

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### AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Butler County farmland and acreage with ranch home at public auction. You are invited to take advantage of this great opportunity to purchase 120 acres of excellent producing farmland and a acreage/building site close to Dumont, IA. Ready to farm in 2020!

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

# LAND RECORD Tract #2

Behr Auction Service, LLC  
Frances L. Moody Estate



## 11002 200th St.

Tract 2 includes a 4+/- acreage/building site located just outside of Dumont, IA. A nice ranch home. Features include kitchen, bathroom, 3 bedrooms, gas furnace, and central AC. Acreage includes numerous outbuildings for equipment storage and/or livestock. Also 2 grain bins on site. Many mature shade trees and established tree windbreak. Country living at it's finest!

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Professional Auctioneers

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For more information and photos of these farms please see [www.BehrAuctionService.com](http://www.BehrAuctionService.com)