

# EXCELLENT NORTH IOWA FARMLAND AUCTION

TUESDAY, AUGUST 20, 2019 • 3:00 PM

Behr Auction Service <sup>L</sup><sub>L</sub><sup>C</sup>



PROFESSIONAL  
AUCTIONEERS

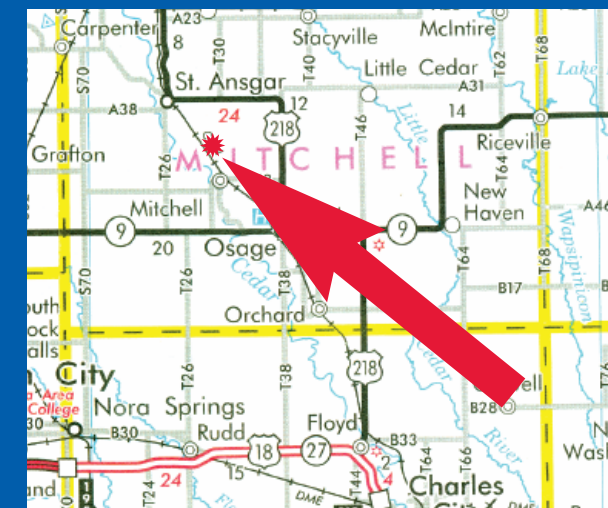
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# EXCELLENT NORTH IOWA FARMLAND AUCTION

**155± ACRES • MITCHELL COUNTY, IOWA**  
**OFFERED AS (1) 155 ACRE TRACT**

TUESDAY, AUGUST 20, 2019 • 3:00 PM



## DIRECTIONS TO FARMLAND SITE:

**FROM MITCHELL, IA:** Go 3/4 mile north on Red Ball Road to 395th St. Then 1/4 mile west on 395th St. Farm is located on NW corner of intersection of 395th St. and Red Ball Road. Auction signs posted on farm.

## AUCTION LOCATION:

American Legion  
137 W. 4th St.  
St. Ansgar, Iowa

## OWNER

**KOFOOT FAMILY  
FARM**

## FARMLAND INFORMATION

**TRACT 1: 155+/- ACRES**

**CSR2: 81.9**

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	11	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



## AUCTIONEER'S NOTE

Behr Auction Service is excited to offer this excellent Mitchell County farmland at public auction. You are invited to take advantage of this great opportunity to purchase 155 acre of good producing farmland with drainage tile.

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)

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LAND RECORD

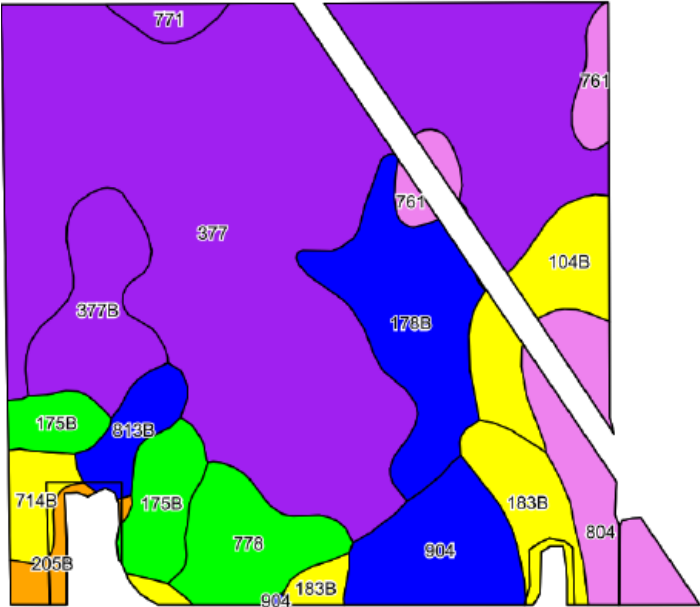
Behr Auction Service  
Kofoot Family Farm

Status: NHEL  
Parcel #: 1005100001  
1005200004

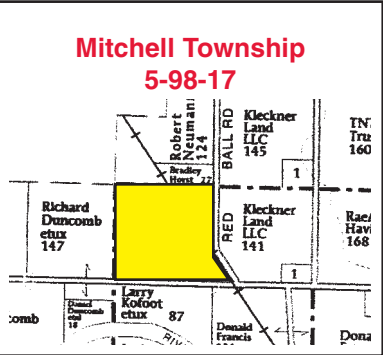
FARMLAND  
155 Acres ±

Mitchell County, Iowa  
Mitchell Township  
5-98-17

Gross Acres ..... 155.4+  
FSA Cropland Acres ..... 148.3+  
CRP Acres ..... 7.2+  
CSR2..... 81.9+  
PLC Corn Yield ..... 148.0+  
Corn Base ..... 87.5+  
PLC Bean Yield..... 47.0+  
Bean Base ..... 60.2+  
Taxes..... \$3780



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377	Dinsdale silty clay loam, 0 to 2 percent slopes	76.45	51.6%		Ie	99
178B	Waukee silt loam, 2 to 5 percent slopes	11.60	7.8%		Ile	63
804	Ashdale silt loam, 0 to 2 percent slopes	7.90	5.3%		I	80
904	Nasset silt loam, 0 to 2 percent slopes	7.78	5.2%		Ie	66
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	7.76	5.2%		Ile	94
104B	Rockton silt loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	6.57	4.4%		Ile	49
778	Satre silt loam, 0 to 2 percent slopes	6.50	4.4%		Ils	56
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	6.40	4.3%		IIle	50
183B	Dubuque silt loam, moderately deep, 2 to 5 percent slopes	6.07	4.1%		Ile	42
761	Franklin silt loam, 1 to 3 percent slopes	2.91	2.0%		Iw	85
813B	Atkinson loam, till plain, 2 to 5 percent slopes	2.89	1.9%		Ile	60
714B	Winneshiek loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	2.48	1.7%		Ile	42
205B	Whalan loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	1.63	1.1%		Ile	36
771	Waubeek silt loam, 0 to 2 percent slopes	1.31	0.9%		I	94
		Weighted Average		81.9		



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 day of the auction.

**CLOSING:** Closing to be held on or before September 25, 2019 at which time good and marketable title will be conveyed by seller. Closing to be held at law office of Patrick Rourick, Attorney at Law, St. Ansgar, Iowa.

**POSSESSION:** If buyer timely performs all obligations, possession shall be delivered at the time of closing.

**LEASE:** Farm lease has been terminated for 2020.

**REAL ESTATE TAXES:** Real Estate Taxes shall be prorated to date of closing.

**CRP CONTRACT:** The CRP contract in place on this farm show 5.4 acres @ \$237.18/ac. thru Sept. 2024 and 1.8 acres @ \$208.00/ac. thru Sept. 2024. Total annual payment of \$1,655 per year.

**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.

DRAINAGE TILE

22,347 ft. of 4" tile  
198 ft. of 5" tile  
3,679 ft. of 6" tile  
1,687 ft. of 12" tile

