

EXCELLENT NORTH IOWA FARMLAND AUCTION

Thursday, December 14, 2017 • 3:00 pm

Behr Auction Service ^{LLC}



PROFESSIONAL
AUCTIONEERS

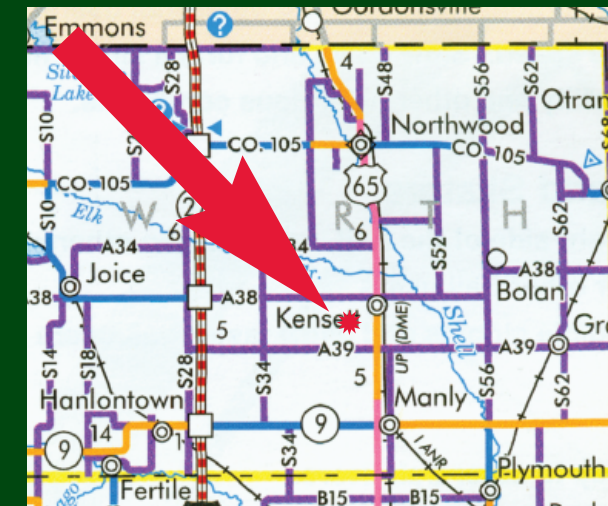
P.O. BOX 112 • ROCKWELL, IOWA 50469

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PRIME NORTH IOWA FARMLAND AUCTION

76± ACRES • WORTH COUNTY, IOWA
OFFERED AS (1) 76 ACRE TRACT

Thursday, December 14, 2017 • 3:00 pm



DIRECTIONS TO FARMLAND SITE:

FROM KENSETT, IA: Go one-half mile south on US Hwy. 65 to 400th St. Then go 1 mile west on 400th St. to Nuthatch Ave. Farmland is located on northeast corner of intersection. Auction signs posted on farm.

AUCTION LOCATION:

Kensett Community Center
300 Willow St.
Kensett, Iowa

OWNER

Doris M. Holstad Estate

FARMLAND INFORMATION

TRACT 1: 76+/- ACRES

CSR2: 90.8

Mark your calendar now,
to attend this important auction.

DECEMBER 2017

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3		5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	20	22	23
24/31	25	26	27	28	29	30



AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this excellent Worth County farmland at public auction. You are invited to take advantage of this great opportunity to purchase 76 acres of good producing farmland in North Iowa. Ready to farm Spring 2018!

For more information contact Auctioneers or view website at 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

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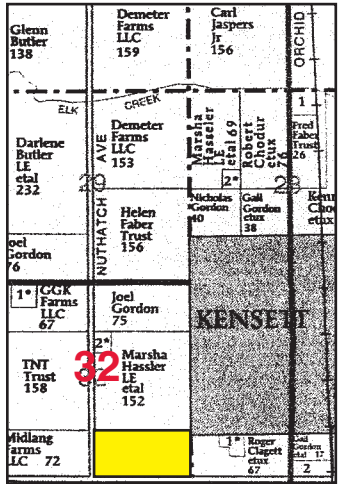
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LAND RECORD

Behr Auction Service, LLC
Doris M. Holstad Estate

State: Iowa
County: Worth
Location: 32-99-20
Township: Kensett
Acres: 76
Status: NHEL
Parcel #: 0732400004
0732400005

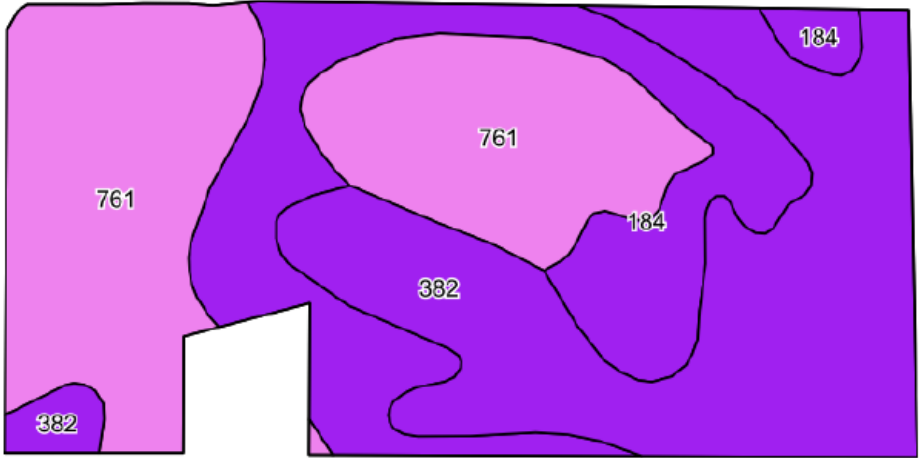


FARMLAND

76 Acres ±

Worth County, Iowa
Kensett Township
32-99-20

Gross Acres 76.5±
FSA Cropland Acres ..73.2±
Average CSR2..... 90.8±
Corn Yield..... 194.2±
Corn Base..... 73.0±
Bean Yield 55.1±
Bean Base N/A
Taxes..... \$2120



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
761	Franklin silt loam, 1 to 3 percent slopes	28.14	38.5%		Iw	85	90
382	Maxfield silty clay loam, 0 to 2 percent slopes	26.43	36.1%		Ilw	94	86
184	Klinger silty clay loam, 1 to 4 percent slopes	18.58	25.4%		Iw	95	93
Weighted Average						90.8	89.3

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

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 January 31, 2018, at which time good and marketable title will be conveyed by seller. Closing to be held at the office of attorney Scott D. Brown Attorney at Law, Mason City, Iowa.

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

LEASE: Farmland lease has been terminated for 2018. Fall tillage will be completed after 2017 crop harvest at expense of seller.

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.

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.
- 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.



For more information and photos of this farm see www.BehrAuctionService.com