

EXCELLENT NORTH IOWA FARMLAND AUCTION

WEDNESDAY, SEPTEMBER 18, 2019 • 3 PM

Behr Auction Service ^{LLC}



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 of the auction.

CLOSING: Closing to be held on or before October 30, 2019. Closing Attorney Scott D. Brown, Mason City, 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.

CRP CONTRACT: The CRP contracts in place on this farm shows. Tract 1: 6.28 ac. at \$340.13/ac. thru 2024. Tract 2: 14.23 ac. at \$350.22/ac. thru 2024 and 4.7 ac. at \$154.49/ac. thru 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.

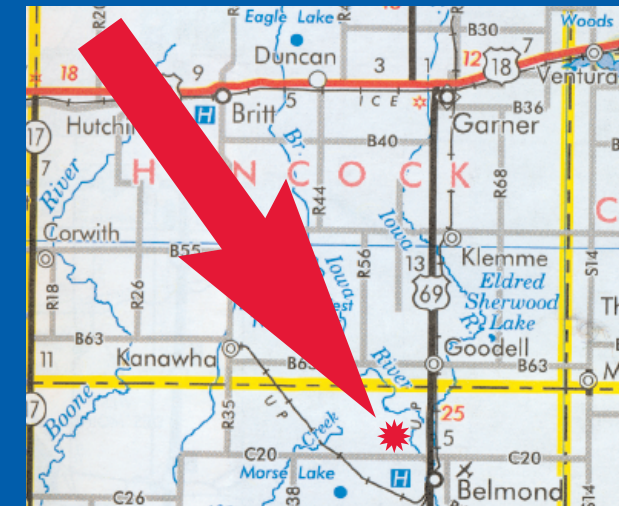
TERMS: The property is being sold "AS IS, WHERE IS" without warranty or guarantee of any kind. Each potential buyer is encouraged to perform his/her own independent inspections, investigations, inquiries and due diligence concerning the described property.

- 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.

EXCELLENT NORTH IOWA FARMLAND AUCTION

**212[±] ACRES • WRIGHT COUNTY, IOWA
OFFERED AS (2) TRACTS**

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DIRECTIONS TO FARMLAND SITE:

FROM BELMOND, IOWA: Go 1 mile north on US Hwy. 69. Then go west 2 miles on Hwy. C20 to Quincy Ave. Then go 1.75 miles north on Quincy Ave to 112th St. Land is located on NE corner of intersection. Auction signs posted on farms.

AUCTION LOCATION:

**Cattleman's at the Club
1608 3rd St. NE
Belmond, 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

DETTMAN-HAMMERVOLD FARM

FARMLAND INFORMATION

TRACT 1:

80+/- ACRES CSR2 71.3

TRACT 2:

132+/- ACRES CSR2 63.5

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					

LAND RECORD Tract #1

Behr Auction Service Dettman-Hammervold Farm

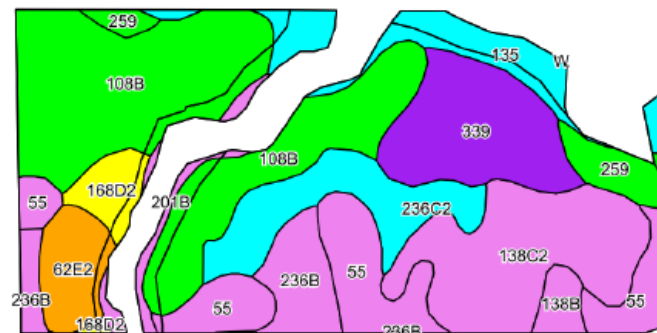


FARMLAND
80 Acres ±

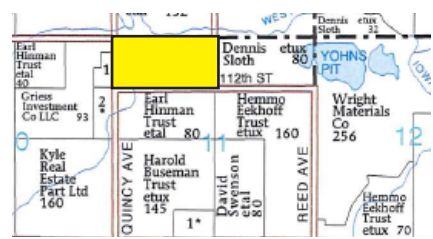
**Wright County
Belmond Township
11-93-24**

Gross Acres	80.0+
FSA Cropland Acres.....	63.2+
CRP Acres	6.3+
CSR2	71.3+
PLC Corn Yield	140.0+
Corn Base	32.8+
PLC Bean Yield	37.0+
Bean Base	24.1+
Taxes.....	\$1982

Parcel #: 0311100001
0311100002
Status:..... NHEL/HEL



Belmond Township
11-93-24



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**
108B	Wadena loam, 2 to 6 percent slopes	18.36	29.1%	Good	Ile	52
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	9.13	14.4%	Marginal	IIle	83
55	Nicollet clay loam, 1 to 3 percent slopes	7.48	11.8%	Good	Iw	85
339	Truman silt loam, 0 to 2 percent slopes	6.79	10.7%	Marginal	Iw	96
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	5.22	8.3%	Marginal	IIle	76
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.28	6.8%	Good	IIw	76
236B	Lester loam, 2 to 6 percent slopes	3.39	5.4%	Marginal	Ile	85
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	2.64	4.2%	Marginal	IVe	32
259	Biscay clay loam, 0 to 2 percent slopes	2.10	3.3%	Good	IIw	52
168D2	Hayden loam, 10 to 22 percent slopes, moderately eroded	1.69	2.7%	Marginal	IVe	42
201B	Coland-Terril complex, 1 to 5 percent slopes	1.16	1.8%	Good	Ile	80
138B	Clarion loam, 2 to 6 percent slopes	0.96	1.5%	Marginal	Ile	85
Weighted Average						71.3

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

AUCTIONEER'S NOTE

Behr Auction Service is excited to offer these Wright County farms at public auction. You are invited to take advantage of this great opportunity to purchase 212+/- acres of land with good income potential. Ready to farm 2020!

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

LAND RECORD Tract #2

Behr Auction Service Dettman-Hammervold Farm

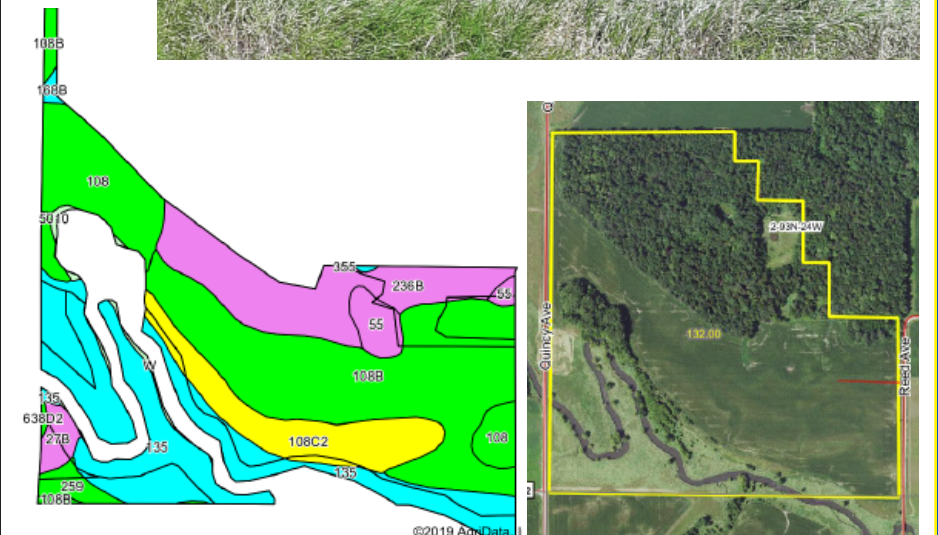


FARMLAND
132 Acres ±

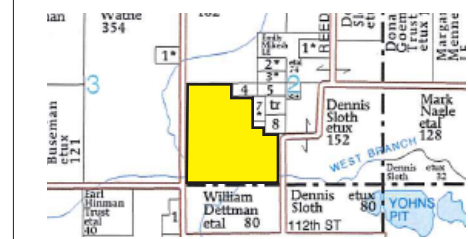
**Wright County
Belmond Township
2-93-24**

Gross Acres	132.0+
FSA Cropland Acres.....	76.6+
CRP Acres	18.9+
CSR2	63.5+
PLC Corn Yield	140.0+
Corn Base	31.6+
PLC Bean Yield	37.0+
Bean Base	21.2+
Taxes	\$1892

Parcel #:..... 163320000300
163320000600
163340000100
163340000300
Status: NHLE



Belmond Township
2-93-24



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	CSR2**
108B	Wadena loam, 2 to 6 percent slopes	25.22	32.9%		Ile	52
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	18.39	24.0%		IIW	76
236B	Lester loam, 2 to 6 percent slopes	11.10	14.5%		Ile	85
108	Wadena loam, 0 to 2 percent slopes	8.45	11.0%		IIls	56
108C2	Wadena loam, 6 to 12 percent slopes, moderately eroded	7.80	10.2%		IIle	44
55	Nicollet clay loam, 1 to 3 percent slopes	2.08	2.7%		IW	89
27B	Terril loam, 2 to 6 percent slopes	1.28	1.7%		Ile	87
259	Biscay clay loam, 0 to 2 percent slopes	1.20	1.6%		IIW	52
W	Water	0.36	0.5%			0
168B	Hayden loam, 2 to 6 percent slopes	0.32	0.4%		Ile	76
5010	Pits, sand and gravel	0.24	0.3%			0
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.12	0.2%		Ive	53
Weighted Average						63.5

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