

EXCELLENT NORTH IOWA FARMLAND AUCTION

SATURDAY, JANUARY 12, 2019 • 10:00 AM

Behr Auction Service ^{LLC}



PROFESSIONAL
AUCTIONEERS

P.O. BOX 112 • ROCKWELL, IOWA 50469

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MASON CITY, IA
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AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer these excellent Cerro Gordo County farms at public auction. You are invited to take advantage of this great opportunity to purchase 320 acres of cropland, pasture, and farm building site offered as 3 tracts in highly coveted Dougherty Township. Ready to farm Spring 2019!

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

EXCELLENT NORTH IOWA FARMLAND AUCTION

CROPLAND, ACREAGE/BUILDING SITE, PASTURE

320_± ACRES CERRO GORDO COUNTY, IA
OFFERED AS (3) TRACTS

SATURDAY, JANUARY 12, 2019 • 10:00 AM

Ready to farm Spring 2019!



FARMLAND INFORMATION

TRACT 1: 77+/- ACRES CSR2 79.0
TRACT 2: 93+/- ACRES CSR2 72.8
TRACT 3: 150+/- ACRES CSR2 78.0

DIRECTIONS TO FARMLAND SITE:

FROM DOUGHERTY, IOWA: Go 2 miles north on county Hwy. S66 to 130th St. Go 2 miles west on 130th St. to Vine Ave. Farms are located on SW and SE corners of intersection. Local address 3734 Vine Ave. Auction signs posted at location.

OWNER

Harriet L. Lundt
Estate

AUCTION LOCATION

Dougherty Community Center
410 Patrick St.
Dougherty, Iowa

Mark your calendar now, to attend
this important auction.

JANUARY 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	24	26
27	28	29	30	31		

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LAND RECORD Tract #1

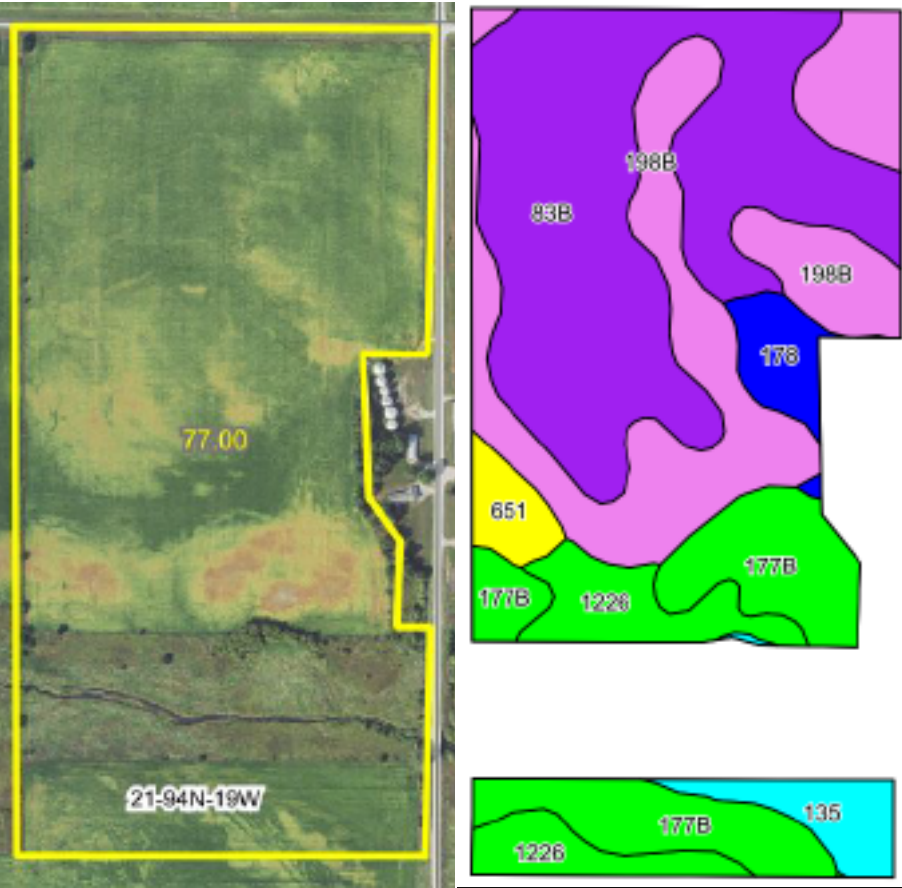
Behr Auction Service, LLC
Harriet L. Lundt Estate

State: Iowa
County: Cerro Gordo
Location: 21-94-19
Township: Dougherty
Acres 77
Parcel # 162120000300
162120000400
162120000500
162120000600
Status NHEL



FARMLAND
77 Acres ±
Cerro Gordo County
Dougherty Township
21-94-19

Gross Acres 76.8±
FSA Cropland Acres.. 60.7±
Average CSR2..... 79.2±
PLC Corn Yield 130±
Corn Base..... 55.1±
PLC Bean Yield 49.0±
Bean Base 5.6±
Taxes..... \$1341



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	24.10	39.7%		Ile	90
198B	Floyd loam, 1 to 4 percent slopes	15.89	26.2%		Ilw	89
177B	Saude loam, 2 to 5 percent slopes	9.58	15.8%		Ils	55
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.23	8.6%		Ils	59
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.34	3.9%		Ilw	76
178	Waukee loam, 0 to 2 percent slopes	2.03	3.3%		Ils	69
651	Faxon silty clay loam, 0 to 2 percent slopes	1.55	2.6%		Illw	46
Weighted Average						79.2

Dougherty Township
21-94-19

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 per tract day of the auction.

CLOSING: Closing to be held on or before March 1, 2019. Closing to be held at the law office of Steve K. Daniels, Attorney at Law, Waterloo, 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.

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 2019.

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.

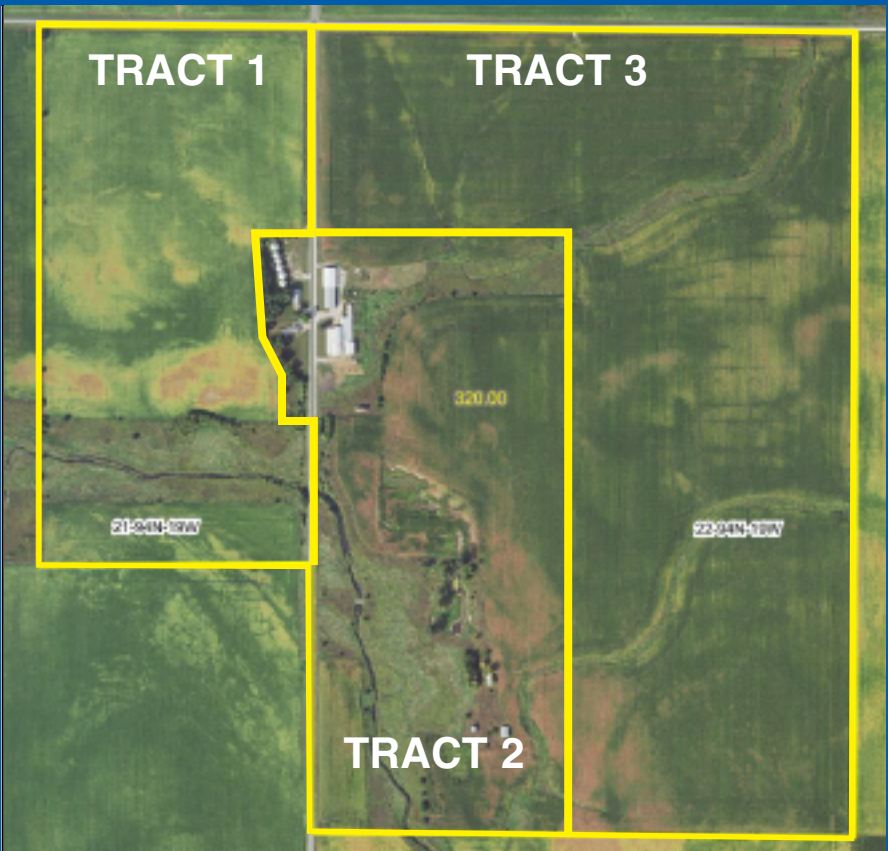
TERMS: The property is being sold "AS IS, WHERE IS" without warranty or guarantee of any kind. Each potential buyer is encouraged to perform their own independent inspections, investigations, inquiries and due diligence concerning the described property.

- 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.

PLEASE NOTE: Tract 2 contains a acreage/building site located at 3734 Vine Avenue, Dougherty, IA. Property being sold "as is" condition.

- * Home built in 2013
- * Grain Bins with Dryer System
- * 60' x 90' Lester pole building w/concrete floor
- * (2) 50' x 60' Lester livestock sheds
- * Quonset/shop building
- * Tillable cropland acres & fenced pasture

320 ACRE AERIAL



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

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

LAND RECORD Tract #2

Behr Auction Service, LLC
Harriet L. Lundt Estate

State: Iowa
County: Cerro Gordo
Location: 21-94-19, 22-94-19
Township: Dougherty
Acres 93
Parcel # 162120000400
162120000500
162210000100
162210000600

Status NHEL

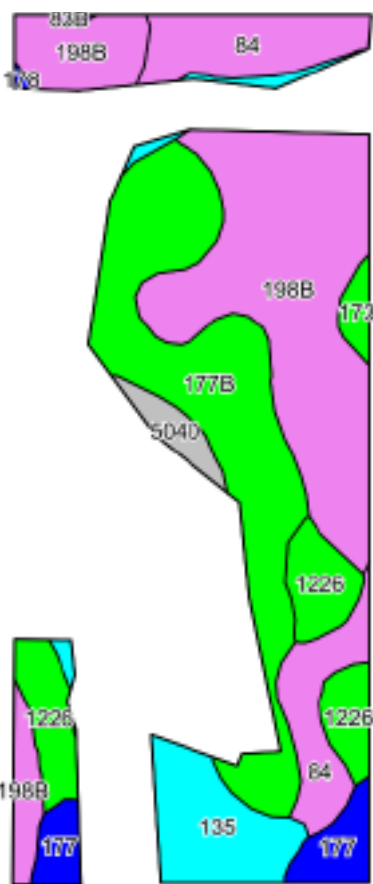
NOTE: Newer ranch home built in 2013. 1800 sq. ft. living space. 30' x 36' with 30'x 36' attached 3-stall garage. 3 main level bedrooms, 2 main level bathrooms. Ruud furnace and Central Air. Also includes quonset/shop building, Grain bin dryer setup (3) 30' diameter bins, (2) 36' diameter bins, 1 holding bin, GSI Dryer Air System.



FARMLAND 93 Acres ±

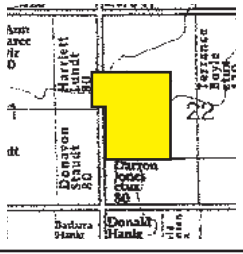
Cerro Gordo County
Dougherty Township
21-94-19, 22-94-19

Gross Acres 93.2+
FSA Cropland Acres.. 54.8+
Average CSR2..... 72.8+
PLC Corn Yield 130.0+
Corn Base..... 50.9+
PLC Bean Yield 49.0+
Bean Base 5.1+
Taxes..... \$2178



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
198B	Floyd loam, 1 to 4 percent slopes	17.93	35.3%		IIw	89
177B	Saude loam, 2 to 5 percent slopes	12.74	25.1%		IIs	55
84	Clyde silty clay loam, 0 to 3 percent slopes	6.49	12.8%		IIw	88
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.90	9.6%		IIs	59
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.67	9.2%		IIw	76
177	Saude loam, 0 to 2 percent slopes	2.35	4.6%		IIs	60
5040	Anthropotic Udorthents, 2 to 9 percent slopes	1.02	2.0%		VIIs	5
173	Hoopeston fine sandy loam, 1 to 3 percent slopes	0.60	1.2%		Ile	55
178	Waukee loam, 0 to 2 percent slopes	0.08	0.2%		IIs	69
83B	Kenyon loam, 2 to 5 percent slopes	0.06	0.1%		Ile	90
Weighted Average						72.8

Dougherty Township
21-94-19
22-94-19



LAND RECORD Tract #3

Behr Auction Service, LLC
Harriet L. Lundt Estate

State: Iowa
County: Cerro Gordo
Location: 22-94-19
Township: Dougherty
Acres 150
Parcel #'s 162210000100
162210000400
162210000500
162230000200

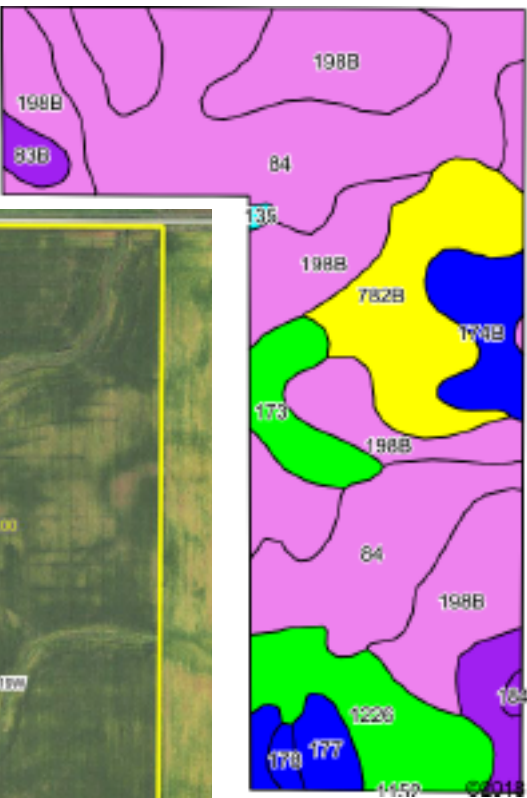
Status NHEL



FARMLAND 150 Acres ±

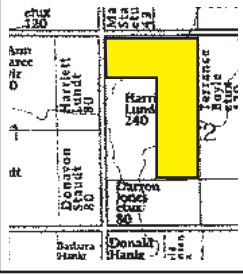
Cerro Gordo County
Dougherty Township
22-94-19

Gross Acres 150.0+
FSA Cropland Acres 146.7+
Average CSR2..... 78.0+
PLC Corn Yield 130.0+
Corn Base..... 125.8+
PLC Bean Yield 49.0+
Bean Base 12.9+
Taxes..... \$3367



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
198B	Floyd loam, 1 to 4 percent slopes	49.44	33.7%		IIw	89
84	Clyde silty clay loam, 0 to 3 percent slopes	45.95	31.3%		IIw	88
782B	Donnan loam, 2 to 5 percent slopes	16.11	11.0%		Ile	43
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	11.66	7.9%		IIs	59
174B	Bolan loam, 2 to 5 percent slopes	6.57	4.5%		IIs	64
173	Hoopeston fine sandy loam, 1 to 3 percent slopes	5.89	4.0%		Ile	55
177	Saude loam, 0 to 2 percent slopes	3.84	2.6%		IIs	60
382	Maxfield silty clay loam, 0 to 2 percent slopes	3.84	2.6%		IIw	94
83B	Kenyon loam, 2 to 5 percent slopes	1.82	1.2%		Ile	90
178	Waukee loam, 0 to 2 percent slopes	0.93	0.6%		IIs	69
184	Klinger silty clay loam, 1 to 4 percent slopes	0.38	0.3%		Iw	95
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.28	0.2%		IIw	76
Weighted Average						78

Dougherty Township
22-94-19



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