

# EXCELLENT NORTH IOWA FARMLAND AUCTION

THURSDAY, JULY 29, 2021 • 3:00 PM

Behr Auction Service <sup>LLC</sup>



PROFESSIONAL  
AUCTIONEERS

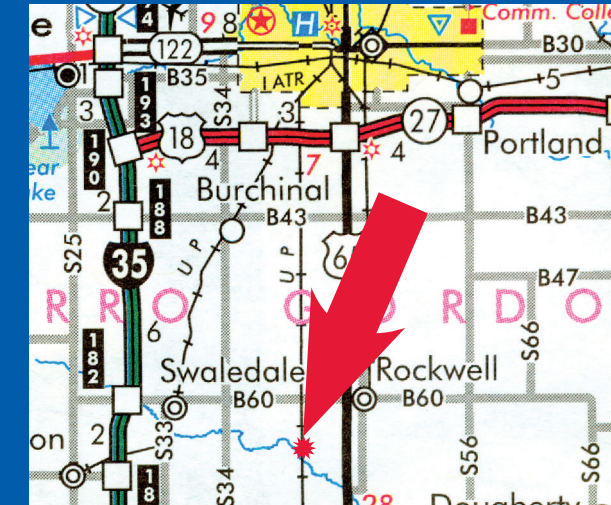
P.O. BOX 112 • ROCKWELL, IOWA 50469

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# EXCELLENT NORTH IOWA FARMLAND AUCTION

**95± ACRES • CERRO GORDO COUNTY, IOWA  
OFFERED AS 1 TRACT**

THURSDAY, JULY 29, 2021 • 3:00 PM



### AUCTIONEER'S NOTE

Behr Auction Service, LLC is excited to offer this nice Cerro Gordo County farm at public auction. You are invited to take advantage of this great opportunity to purchase a good quality 95+/- acre farm. Both onsite and online bidding available.

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)

### DIRECTIONS TO FARMLAND SITE:

**FROM ROCKWELL, IOWA:** Go 1 mile south on US Hwy. 65 to 130th St. Then go 2 miles west on 130th St to Nettle Ave. Farm is located on northwest corner of intersection of 130th and Nettle. Auction signs posted on farm.

### AUCTION LOCATION:

Community Center  
114 3rd St. N  
Rockwell, Iowa

### OWNER

**BUDDE FARM**

### FARMLAND INFORMATION

**TRACT 1**  
**95+/- ACRES**  
**CSR2: 56.1**

Mark your calendar now,  
to attend this important auction.

### JULY 2021

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	<b>29</b>	30	31

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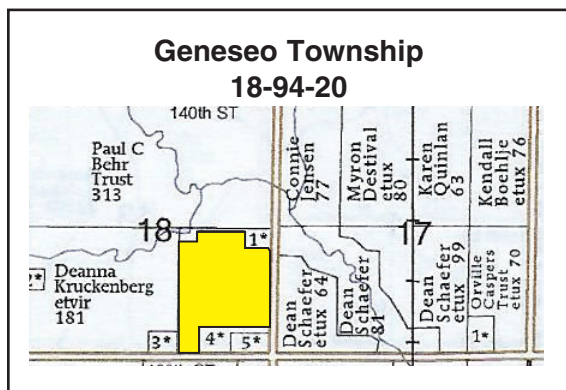
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# LAND RECORD TRACT 1

**Behr Auction Service, LLC**  
**Budde Farm**

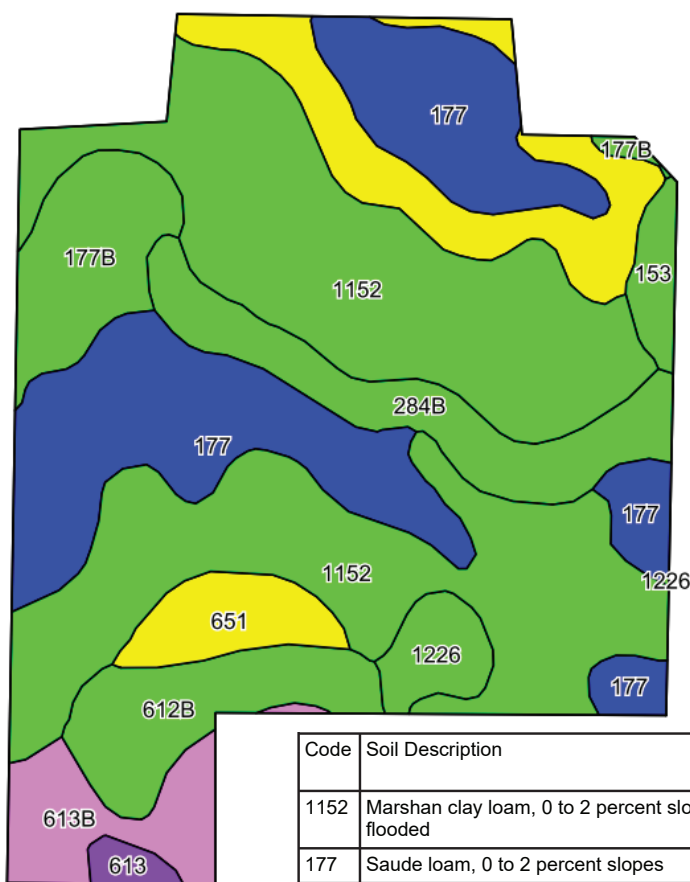


## FARMLAND 95 Acres ±

Cerro Gordo County  
Geneseo Township  
18-94-20

Gross Acres..... 95.2±  
 FSA Cropland Acres ..... 93.1±  
 CSR2..... 56.1±  
 PLC Corn Yield..... 127.0±  
 Corn Base ..... 93.0±  
 Taxes ..... \$1730

Parcel #: ..... 151840001100, 151840001200  
 Status: .....NHLEL



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	37.32	40.1%		IIw	54
177	Saude loam, 0 to 2 percent slopes	20.13	21.6%		IIs	60
284C	Flagler sandy loam, 5 to 9 percent slopes	6.98	7.5%		IIIe	44
284B	Flagler sandy loam, 2 to 5 percent slopes	6.70	7.2%		IIIe	51
177B	Saude loam, 2 to 5 percent slopes	5.40	5.8%		IIs	55
612B	Mottland loam, 2 to 5 percent slopes	5.40	5.8%		Ile	58
613B	Rosfield silt loam, 2 to 5 percent slopes	4.16	4.5%		Ile	85
651	Faxon silty clay loam, 0 to 2 percent slopes	2.95	3.2%		IIIw	46
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.02	2.2%		IIs	59
153	Shandep clay loam, 0 to 1 percent slopes	1.38	1.5%		IIIw	50
613	Rosfield silt loam, 0 to 2 percent slopes	0.66	0.7%		Ie	94
<b>Weighted Average</b>						<b>56.1</b>

# 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:** \$40,000 down on day of the auction.

**CLOSING:** Closing to be held on or before August 31, 2021. Seller Attorney: Day & Helmer, Dubuque, IA.

**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 2022.

**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.

