

150 Acres!

No Reserve!

ESTATE AUCTION

LAND & PERSONAL PROPERTY

Saturday, September 9, 2023 • 10 A.M.

Location: 2683 205th St. • Afton, IA 50830

Directions: From intersection of Hwy 34 and Hwy 169 at Afton, Iowa go south on 169 to E. Filmore. Go east on Filmore to High School Drive (turns into Pheasant Ave) Stay on blacktop until 205th St., then east 1/8 mile. Watch for signs

FARM LOCATION: 2683 205th St., Afton, IA Union Twp - Sec 25, 26, Union County Iowa

Brief Tax Description

26-72-29 NE-4 SE-4 (EX PT PCL D in the E-2 SE-4 Survey BK 5 PGS 241-242)
26-72-29 SE-4 NE-4 (EX PT PCL F - Survey BK 5 PGS 342-343)
26-72-29 NE-4 NE-4 (EX PT PCL F - Survey BK PGS 342-343)
25-72-29 SW-4 NW-4 (EX PT PCL A - Survey BK 5 PGS 342-343)
25-72-29 NW-4 SW-4

Taxable Acres: 150 Acres

Avg CSR 2: 55.3

Net Taxes: \$2,811.97

Beacon Parcels: 0726400007, 0726200006, 0726200005, 0725100005, 0725300001

FSA Office - Corning, IA - 641-322-4240

Farm #4018 Tract #3203

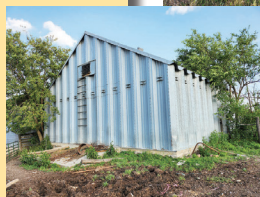
FARM DESCRIPTION: Gentle rolling pasture land in the heart of Union County. Fairly open ridges with some tillable potentials (107 acres potentially). Several ponds. Balance in timber and wooded areas. An uninhabited farm house and 2 metal buildings set at SW corner of farm.

CONDITIONS: Sale is subject to easements, covenants and leases. No current leases believed to be in place. No warranties or guarantees by seller or Todd Crill Auctions, LLC. Farm is being sold with NO RESERVE! Each bidder is responsible for their own inspection, inquiry and due diligence concerning the property. Existing home and buildings sell with the farm. Inspection of farm is allowed by contacting Auction Co.

TERMS/CLOSING/POSSESSION

The Miller Farm will be sold as one individual tract as a multiplier of 150+/- acres times the money per acre bid to the highest bidder. Bidding is not contingent on buyers financing. At the conclusion of Auction winning buyer will enter into a contract to purchase and make a 10% earnest money deposit to Nielsen Law, P.C./Todd C. Nielsen, Attorney, Creston, Iowa. A closing date and possession will be announced at time of auction. The balance of purchase price will be payable at closing. Sellers will provide a current abstract of title.

DISCLAIMER: Information published is believed to be reliable. All verbal announcements day of auction take precedence over any written materials. Auctioneer does not guarantee any accuracies. Auction Co. not responsible for accidents or discrepancies. Todd Crill Auctions is auctioneer only.



Auctioneer Comments: The potential is here! Currently pasture, but some acres could go to row crop or hay! Building site! or Sites? Timber and recreation! Take a good look at this one! Few tools, Livestock trailer and misc. sell first at 10AM. Land will sell at 12 Noon! Hope to see you at the auction. - Todd

Livestock Trailer Pickup / Cars

- 2006 Barrett 28' Aluminum Gooseneck Livestock Trailer
- 2003 Dodge Ram 3500 Quad Cab ST/SLT Dually, Cummins 24V Turbo Diesel, DewEze parallel squeeze bale bed, 537,000 miles! Yes, that's right! Last serviced Feb. 26 of 2023! Runs, drives good, heavy farm truck
- 2011 Ford Crown Victoria, runs/drives
- 2005 Ford Crown Victoria - parts

4 Wheeler /Lawnmower / Tractor-Loader

- Honda Foreman 4x4 4 wheeler
- Cub Cadet LT 1042 Lawn Tractor
- Case 995 diesel tractor, WF, 3 pt, 540 PTO, 16.9x30 rears on spin out rims, shows 1792 hrs sells with Model 60 Case loader, 5; bucket (Tractor has set outdoors and not ran for years)

Livestock Equipment / Show and Grooming

- Raised deck grooming chute w/head gate
- Reg. working chute w/headgate and palpation cage
- Reg. grooming chute
- Aluminum showbox
- Misc. grooming equipment and tools
- Calf pullers and chains
- Large Rubbermaid wheelbarrow
- Fans, misc. cattle tags, supplies, many pipe gates (various lengths)

Misc.

- Complete "Great Majestic" cast iron wood cook stove
- Oak roll top desk
- Oak rocking chair
- Many cattle publications, banners, CDs & DVDs as Eldon was owner of The National Livestock Exhibitor

Old Equipment / Tools / Misc.

- 8 bale gooseneck hay trailer (truck axle type)
- 5 Cox portable calf creepers (various levels of rust)
- Heavy 3 pt blade
- New Holland 855 baler for iron
- 3 pt. carrier
- Calv. flare box wagon/gear
- Welding table
- Fence stretchers
- Fencing pliers
- Elec. and solar fences
- Step/Ext ladders
- Boss Buck ATV/UTV seeder
- Plastic tubs
- Briggs Stratton 5.5 hp 2200 PSI power washer
- Chore Master 1250 PSI water pump

The Eldon Miller Estate John Miller, Executor

TODD CRILL
AUCTIONS

Your Estate Auction Specialists

Auction conducted by Todd Crill Auctions, LLC, Creston, IA

Todd Crill, Auctioneer - 712-621-1453

Auctioneers: Matt Johnston • Nathan Ramsey
Michelle Crill, Auction Coordinator - 641-745-9223

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