

ESTATE AUCTION

LAND & PERSONAL PROPERTY

Saturday, June 8, 2024 • 10 A.M.

Location: 2537 US Hwy 169 • Afton, Iowa 50830

Directions: From Afton, Iowa, south on Hwy 169 7 miles to auction site
or from Mount Ayr, Iowa, north on Hwy 169 16 miles to auction site

77.7 Acres
Selling!

No
Reserves!

FARM LOCATION: 2537 US Hwy 169, Afton, IA
Sand Creek Twp - 19-71-29 Union County, Iowa

Brief Tax Description 19-71-29 SE-4 NE-4 / SW-4 NE-4

TAXABLE ACRES: 77.7 Acres

AVG CSR 2: 58.1 (East 40/62.1, West 40/53.8)

BEACON PARCELS: 1119200004, 1119200003

NET TAXES: \$1828.00/yr.

NSA OFFICE - Mount Ayr, IA - 641-464-2251

Farm #4062 Tract #7207

66 Acres currently enrolled in CRP due to expire in 2027.

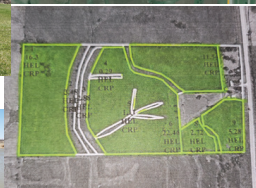
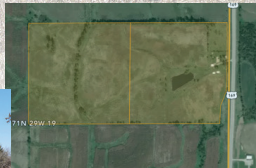
Annual payment of \$12,338. Payment to be prorated for closing

FARM DESCRIPTION: Gentle rolling Union County Farm. Currently enrolled in CRP. Balance of farm acres are homestead location and small livestock pasture area. Property boasts a nicely stocked fishing pond several outbuildings, 2 small garages and a 1970 manufactured home that sets on concrete foundation with decks and additions and is very clean and well kept. Property is on well water and septic system.

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 Jones farm will be sold as one individual tract as a multiplier or 77.7 acres times the money per acre to the highest bidder. Bidding is not contingent on buyers financing. At the conclusion of the auction winning buyer will enter into a contract to purchase and make a 10% earnest money deposit to Harvey Law Office, Lorretta Harvey Attorney, Creston, Iowa. A closing date and possession will be announced day of auction. Balance of purchase price will be payable at closing. Sellers will provide 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.



LAWN TRACTOR / LAWN & GARDEN ITEMS TOOLS & SHOP GUNS / MOUNTS

ANTIQUA TRACTOR AND ACREAGE ITEMS GOLD JEWELRY, COSTUME JEWELRY, WATCHES & MORE (large offering)

BEER CLOCKS AND TOYS, OTHER COLLECTIBLES LOCAL HISTORY BOOKS, COOKBOOKS AND OTHER BOOKS

APPLIANCES (all white, all very clean)

MODERN FURNITURE AND HOUSEWARES GLASS/KITCHENWARES

PRIMITIVES / ANTIQUES / COLLECTIBLES



TRACTOR, SXS, FARM EQUIPMENT, MISC. ACREAGE ITEMS

- 2021 New Holland Workmaster 75 Tractor, ser#ELT4575JMAX02271, MFWD 4WD, full cab w/air and heat, buddy seat, 3 cyl diesel, 12 spd power shuttle, 540 PTO, 3 pt., 16.9-30 rear, 11.2-24 front, rear wheel wts, sells with 550 LU front loader, 6' bucket, joystick controls. Tractor is in near new condition with 58 hrs.
- 2020 Kawasaki Mule model KAF820FL, 900 miles, 170 hrs, 4x4, electric power steering, windshield, roof, 2" rec hitch. Sells with extended transferable warranty till April of 2027, near new excellent condition
- 2023 Iron Craft model 1810 10' 3 pt. rotary mower, heavy deck, tandem rear tailwheels, has mowed 15 acres total, near new excellent condition
- John Deere 2445 zero-turn mower, 54" deck, 27 hp Briggs and Stratton engine, 784 hrs, very good condition
- John Deere III Hydrostatic lawn tractor, 11 hp Briggs engine, 38" deck, runs, pretty good mower
- John Deere AW 12' disc. new cylinder and hoses, new tires, seals and wheel bearings fresh packed, field ready condition

Elly and Kay Vaughn, sellers



Karen E. Jones Estate

Mike and Joyce Brincks, Co-Executors

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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Terms: Cash or good check. Mastercard and Visa credit cards welcome.

Auction Company not responsible for accidents, thefts or fire.

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