

150  
Acres!

# ESTATE AUCTION

No  
Reserve

## 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**

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

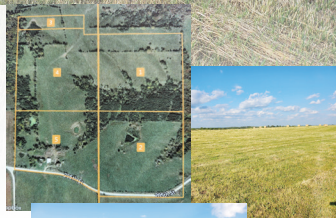
Farm #4018 Tract #3203

**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 G. 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.

**Also selling: Livestock Trailer • Pickup / Cars  
4 Wheeler / Lawnmower / Tractor-Loader  
Livestock Equipment / Show and Grooming  
Misc. • Old Equipment / Tools / Misc.**



*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*

## The Eldon Miller Estate John Miller, Executor

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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*\*\*Auction Company not responsible for accidents, thefts or fire.\*\**

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