

Live
Auction

283
Acres

LAND AUCTION

Thursday, Sept. 9, 2021 • 10 a.m.

**Auction Location: 1447 Cromwell Rd. , Creston IA
(Todd Crill Auctions Building)**

**FARM LOCATION: Sections 18, 19 Spaulding
Twp, Union County, Iowa**

FARM DESCRIPTION: This farm has been owned by Cliff for over 50 years. 283 acres of well maintained, excellent yielding, crop production land. Excellent conservation practices to include Terraces, over 70,000' of documented tile, hayed head lands and field borders. No interior fences. Farm does have two small ponds, one with gravity flow water. Annual fertilization and soil maintenance program. Major opportunity to add farmland acres that have all the work done to your existing portfolio!

Taxable Acres: 283
Annual Taxes: \$5,760
Avg CSR II: 71.7

Farm 3974 Tract 3174
Farmland 281.30 Cropland 248.31
CRP 8.38
Corn Base 90.70 Bean Base 73.70



Auctioneer Comments: Cliff has decided it's time to let someone else enjoy the rewards of the farm he has so meticulously taken care of over the years! Don't miss a chance to purchase a farm ready to work for you. Hope to see you at the auction. - Todd

Cliff Moulin - Seller

Auction conducted by Todd Crill Auctions, Creston, Iowa

Todd Crill, Auctioneer - 712-621-1453

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

www.toddrillauctions.com or follow us on facebook

REFRESHMENTS - INDOOR SEATING - RESTROOMS

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

Live and Online Bidding at **proxibid** www.proxibid.com/toddrillauctions