

# LAND AUCTION

**Monday, September 16, 2019 • 11 a.m.**

**Location: At the farm. Directions: From Corning, Iowa Intersections of Hwy 34 & 148 go east on Hwy. 34 - 5 miles to Orange Ave then north 1 1/4 miles on Orange to auction site!**

## Brief Legal:

33-72-33 Corning/Prescott Twp.

**158.5 Acres M/L Net Acres**

FSA Farm #690 **Taxes: \$2,338/yr**

**LIVE &  
ONLINE  
AUCTION**

**ON-SITE**



**DESCRIPTION:** We will be selling at auction the Hill/Curtis farm, east of Corning, Iowa in rural Adams County. This farm sets 1 1/2 miles north of Hwy 34 on Orange Ave. This is a 158.5 acre tract of land. Approx. 27.5 acres of cropland with balance of land consisting of gentle rolling pastures. There are areas of mature timber along with ponds for livestock watering. The farm has an average CSR2 of 51.1. This farm has been in the Hill family since 1946 when Walter and June Hill purchased it. A wonderful opportunity to own a combination farm consisting of crop, livestock and recreation acres along with the potential home and building sites. Rural Water Available. Farm is currently rented thru 2019.

**TERMS:** The farm will be selling to the highest bidder. Winning bidder will pay 10% down day of auction and enter into a contract to purchase with balance due at closing on or about November 1st, 2019. The family is sincere in selling property but does reserve the right to refuse or reject any and all offers. Engel/Maharry Law Office, Ted Engel Attorney will be handling all real estate transactions. Todd Crill Auctions is auctioneer only! All verbal announcements auction day take precedence over any and all written materials. Potential buyers should do their own research on farm being sold. Auction company not responsible for accidents, theft or inaccuracies in description.

## HILL / CURTIS FARM



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.toddcrillauctions.com** or follow us on facebook

**NO RESTROOM • NO FOOD**

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

Live and Online Bidding at **proxibid** [www.proxibid.com/toddcrillauctions](http://www.proxibid.com/toddcrillauctions)

