

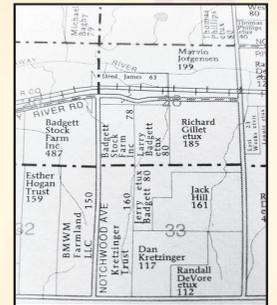
LAND AUCTION

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



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

ABSOLUTE LAND/ESTATE AUCTION

Saturday, October 5, 2019 • 10 a.m.

2455 Quail Ave., Afton, Iowa 50830

Directions: From Afton Iowa, Go 6 miles south on US Hwy 169 to County Rd. "East St. Ext" Turn south here, this turns into 255th/H45 (blacktop) follow this road 3.8 miles to Quail Ave., turn north, go 1 mile. Watch for signs!



SELLING 2 TRACTS OF LAND

TRACT 1: 79 Acres MOL CRP/Pasture

Sec/Twp/Rng: 15-71-29

Legal: 15-71-29 SW-4 NE-4 / SE-4 NE-4 Sand Creek Twp., Union County, Iowa

Farm #6694 Tract# 5553

County FSA Office: Madison County Farm Service Agency 515-462-4884

Additional Information: Tract 1 - 34.11 acres enrolled in CRP at \$269.41/per acre thru 2025. Annual payment \$9,190/yr. Balance of this farm in pasture (rented thru 2019) Average CSR2 of 58

TRACT 2 19.5 Acres MOL to include home, 2 1/2 unattached garage, 45x90 Wick metal building, barn, 10.73 ac farm ground currently planted to Aronia Berries Balance of this farm in pasture (rented thru 2019). Average CSR2 of 62



PROPERTY DESCRIPTION: TRACT 1 79 Acres MOL 34.11 Acres in CRP thru 2025. Balance in pasture, good fence, pond for livestock watering. Pasture rented thru 2019. Net Taxes: \$1126.00

TRACT 2: Approx. 19.5 acres MOL to include 8 acres of Aronia Berry, 1.56 acres CRP thru 2025, balance of land, pasture, trees, recreation and yard. A beautiful 2 story home with approx. 1797 sq. ft. of living space built in 1924. This home has a Stucco/brick exterior with a recently replaced architectural shingled roof and a full basement foundation. The home has a newer Rheem propane forced air furnace, central air and propane water heater. The home and acreage have recently been upgraded with rural water (New buyers will be required to sign binding agreement, pay permit fee for new septic system and have installed within one year of permit date.) The home has a remodeled kitchen area with a large eat-in/entry area. There is also a formal dining room with beautiful oak colonnades. A very grand living room with large brick fireplace, an open mission styled staircase to the upstairs as well as an additional sun room. There is a 1 1/2 bath on main floor and a full bath upstairs. There are 3 bedrooms all on the 2nd floor with large closets and additional sun room. A walk up attic area can possibly become a 3rd floor bonus space. A spacious rear outdoor deck area and 2 1/2 car garage await you outside. There is a 45x90 Wick metal building with complete concrete floor, one large overhead power door, 2 sets of sliders, 2 walk ins, and several windows. A large metal sided barn also sets on this property! Mature shade trees are abundant throughout! Net Taxes: \$2102.00

Auctioneer Comments: This is a Century Farm being in the Scherer family for over 100 years! It is our privilege to be chosen by the family to auction this farm and/or farm and small acreage to it's next forever family! The family will be holding an OPEN HOUSE on Sunday, September 8 from 1-3PM. All interested parties are invited to come have a look at what could become "your" century farm! A complete sale bill will come out closer to the auction date with inventory of classic pickups, tractor, acreage equipment, shop and hand tools as well as some antiques and collectibles, guns/coins and more. Mark your calendars! Will hope to see you at the auction! - Todd

AUCTION METHOD: The Multi-tract auction method will be used. Tract 1 will be auctioned until bidding reaches it's highest point, at that time - Tract 2 will then begin being auctioned until bidding reaches it's highest point at that time - Tract 1 and 2 will be combined and auctioned as a complete unit. If a higher bid is achieved through the combined effort, then the property will continue to sell to the highest bidder. If a higher bid is not achieved through the combined efforts, then the tracts will revert back to being sold as separate units to their respective highest bidder. This land is being SOLD ABSOLUTE! Auctioneer will determine all incremental bid increases.

TERMS: The winning bidder(s) will be required to pay 10% down and enter into a contract to purchase. Balance will be due within 30-60 days of auction at which time a up to date abstract and warranty deed will be delivered. Dave Jungmann P.C., Greenfield Iowa will be conducting all real estate transactions. Your bidding is not subject to financing! Financing must be arranged prior to the auction!

DISCLAIMER: Todd Crill Auctions, LLC is auctioneer only! All verbal announcements day of auction take precedence over any & all written materials. TCA, LLC is not responsible for accidents or thefts. Property is being sold as is, where is. Prospective buyers should do their own inquiry, inspections and due diligence on the above mentioned property!

The late Dean Scherer Estate

LAND/ESTATE AUCTION 162 ACRES MOL

Tuesday, November 5, 2019 • 10 a.m.

Location: At the farm 1107 120th St., Creston, IA 50801

Directions: From Creston, IA; 3 miles north on Hwy 25 to 150th St, then west 2 miles to Beechwood, then north 3 miles to auction site. From Orient, IA; 4 miles south on Hwy 25 to 110th St., then west 2 miles to Beechwood, then south 1 mile to auction site! Watch for signs!

SELLING 2 TRACTS - Locally known as "the Dick Bissell Farm"

TRACT 1: Legal Description: 158 AC MOL 08-73-31 Spaulding Twp., Union County Iowa. Tax Descriptions 08-73-31 SW-4 SW-4 (excluding: Acreage - house and buildings), 08-73-31 SE-4 SW-4, 08-73-31 NW-4 SW-4, 08-73-31 NE-4 SW-4

FSA Farm #3361 Current Property Taxes \$3,594 (both Tracts)

TRACT 2: 4 Acres (Subject to survey if sold to different buyers) Part 08-73-31 Spaulding Twp., Union County Iowa. Along with additional 2 acres in 07-73-31. Tax Desc. 07-73-31 A 2 ac Tract in SE Cor of SE4)

PROPERTY DESCRIPTION: TRACT 1 We will be selling 157 AC MOL combination farm consisting of 51 acres currently rented as high yielding crop acres. 26.13 acres in CRP at 252.00/acre. Contract thru 09/30/2026. Balance of this tract is very well improved pasture. A large watershed type pond with recent pipe replacement along with 2 small ponds for livestock watering. A livestock working corral, a small no longer used hog feed to finish facility, and a 5 bin, grain bin storage area completes this farm. Farm ground and pasture currently rented thru 2019. The overall crop acres unadjusted CSR2 rating is 70.85. This farm is currently with contract to Mid American Energy 158 acres at \$7.00 per acre for potential wind development!

TRACT 2 4 Acres MOL (subject to survey if sold to different buyers) to include a 1408 sq. ft., 3 bedroom home built in 1964. Home was built by Ace McCoy, remodeled in 1998 by Louis Blazek. Home consists of living room, large eat-in kitchen, beautiful oak cabinetry, built-in elec stove and oven, dishwasher and garbage disposal. There are 2 full baths, 1 full on main floor and 3/4 in a partially finished full basement. (New owners will be required to sign a binding agreement, pay permit fee for a new septic and have system installed within one year of permit date.) Three main floor bedrooms, one with large walk-in combination closet and laundry area. Pella windows throughout, a Rheem propane forced air furnace installed new in 2015. A Tempstra central air unit also 2015 and water heater was replaced in 2013. Roof and soffits were replaced in 2013! The home is complete with a 2 car attached garage. Utilities served to the property by Alliant Energy and SIRWA. Two incredible Morton buildings set to the northeast of the home. One, 70'x48' with twin sliding doors (opening 24W x 15' H) and a side entry door. Second building is 30'x30' with an elec overhead door 14Wx14H and front entry door. Both buildings have drip/condensation resistant roof steel installed. A small garden shed completes the acreage. Many trees. Lots of potential here!



Auctioneer Comments: This auction will be the 3rd and final auction to close out the Dick Bissell Estate. It has been a huge undertaking and many thanks go out to all that have helped or contributed some way to the cause! This farm has it all! Row crop acres, CRP payment, livestock production, pasture, grain storage, wind development, home, new buildings! Need I say more! The family will hold an Open House, Sunday, Oct. 6 from 2-4PM. Add this to your land portfolio or start that son or daughter up right! Hope to see you at the auction! - Todd

AUCTION METHOD/TERMS: Each Tract will be sold separately to the highest bidder. They will not be combined. Tract 1 sells first, followed by Tract 2. The winning bidder will pay 10% down the day of auction, and enter into a contract to purchase. Balance will be due within 30-45 days of auction at which time an up to date abstract and warranty deed will be delivered. Harvey Law Office/Lorretta Harvey, attorney will be handling all real estate transactions. Buyers financing must be arranged prior to auction.

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Dick Bissell Estate

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

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