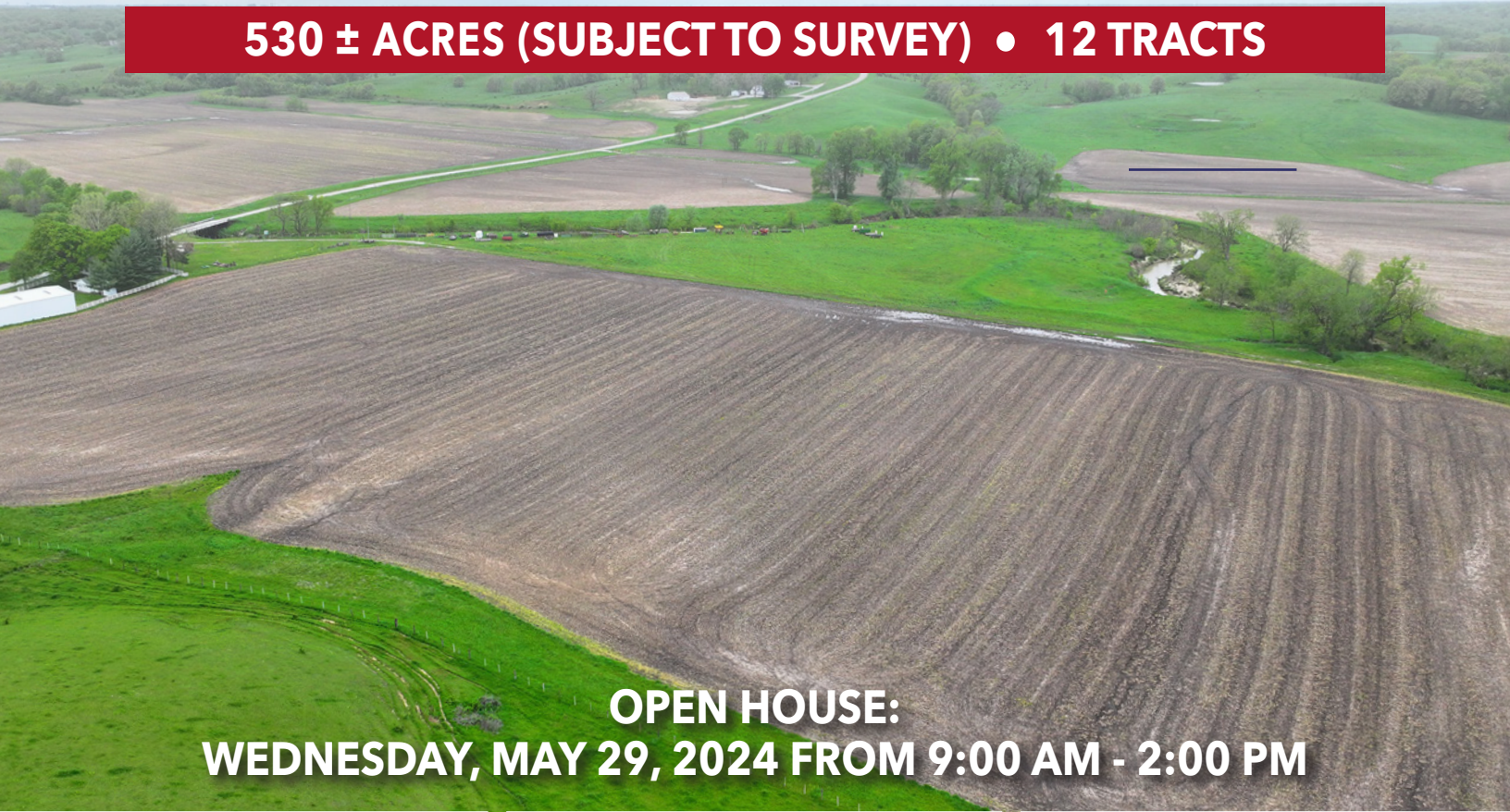


Appanoose County, Iowa

LAND & PERSONAL PROPERTY AUCTION

**WEDNESDAY, JUNE 12, 2024
AT 10:00 AM & 12:00 PM**

530 ± ACRES (SUBJECT TO SURVEY) • 12 TRACTS



**OPEN HOUSE:
WEDNESDAY, MAY 29, 2024 FROM 9:00 AM - 2:00 PM**



CAROL MILLER ESTATE & THE CARSON MILLER ESTATE

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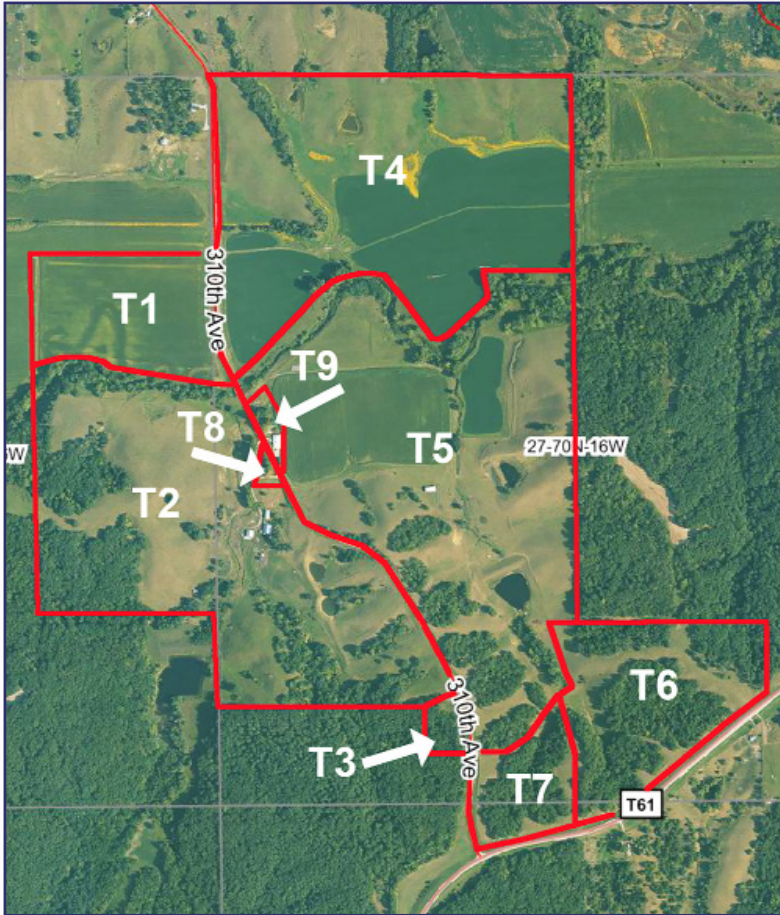
Representing Attorney:
Edward E. Cox | Cox Law Firm, LLP
105 W. Van Buren
Centerville, IA 52544
(641) 216-8350



AUCTION REP:
JOHN PROBASCO (641) 856-7355

CAROL MILLER ESTATE & THE CARSON MILLER ESTATE

530± ACRES (SUBJECT TO SURVEY) • 12 TRACTS



LOCATION

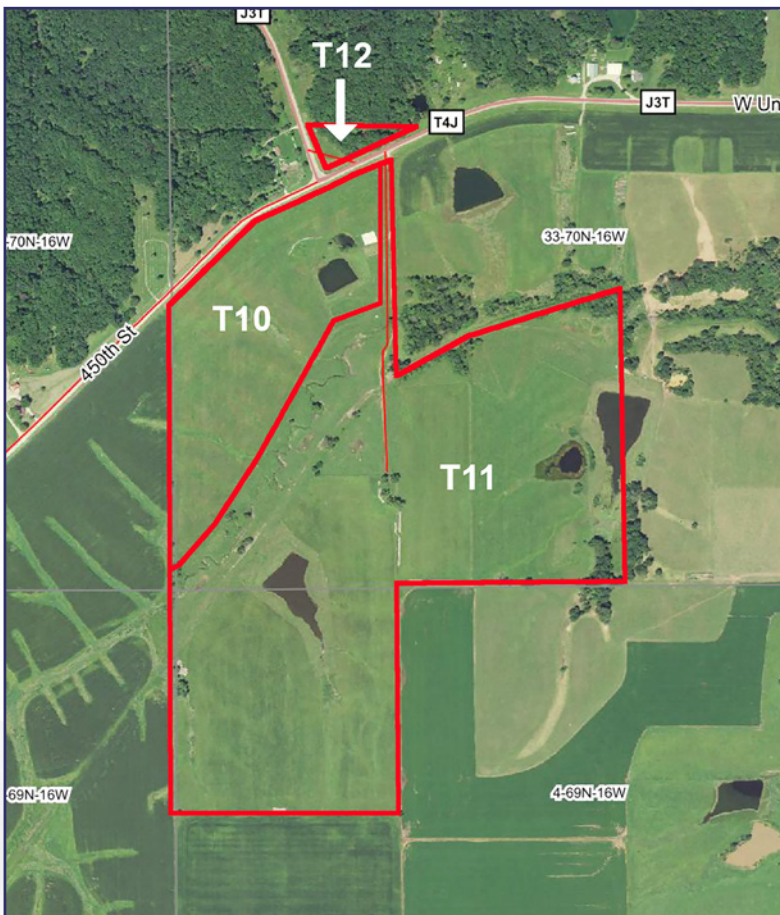
Land is located in Sections 27 & 28, Union Township & Sections 27 & 34, Udell Township, Appanoose County, IA north and west of the small town of Unionville, IA (Unionville, IA is located approximately 15 miles northeast of Centerville, IA or 8 miles southeast of Moravia, IA). Tracts 1-9 are located approximately 1 mile north of Unionville, IA on Co. Rd. T61. Tracts 10-12 are located approximately 1 mile west of Unionville, IA on Co. Rd. T4J.

AUCTIONEER'S NOTE

Make plans now to participate in this Appanoose County, IA Land Auction. This diverse farm offers it all including productive tillable farmland, highly improved pasture land and desirable recreational acreage. This farm is improved with 2 country homes and several machinery storage buildings, livestock buildings and livestock holding areas. This is a must-see farm to fully grasp the magnitude of the improvements and the desirability of the property.

We look forward to your participation in this upcoming southern Iowa land auction that offers one of the top farms that will be sold in the area in 2024!

**ADDITIONAL PHOTOS,
VIRTUAL AERIAL TOUR & SOIL
MAPS AVAILABLE ONLINE!**





WEDNESDAY, MAY 29, 2024 FROM 9:00 AM - 2:00 PM



**TRACT 8
COUNTRY HOME & ACREAGE**

**PHYSICAL ADDRESS:
14537 310TH AVE, UNIONVILLE, IA 52594**



**TRACT 9
COUNTRY HOME & 1.60 ACRES ±**

**PHYSICAL ADDRESS:
14490 310TH AVE, UNIONVILLE, IA 52594**

METHOD

The Miller farm will be sold in 12 individual tracts based on a survey that is currently in progress. Tracts 1-7 will be sold on a price per acre basis through the marketing method of "Buyer's Choice", whereas the high bidder has the privilege to take any or all 7 tracts for their high bid. Buyer's Choice auctioning will continue until Tracts 1-7 have been sold. Tracts 8 & 9 will be sold next for a lump sum dollar amount. Tracts 10-12 will be sold next on a price per acre basis through the marketing method of "Buyer's Choice", whereas the high bidder has the privilege to take any or all 3 tracts for their high bid. Buyer's Choice auctioning will continue until Tracts 10-12 have been sold. The tracts will NOT be offered in its entirety or in any combinations. Bidding is NOT contingent upon financing, an appraisal or inspection.

TERMS

Ten (10%) percent of the bid price to be due on the day of the sale with the balance due in approximately 30 days, on or before Friday, July 12, 2024 upon delivery of a merchantable abstract and deed.

At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email or DocuSign. The real estate taxes will be prorated to the date of closing. Possession will be given at the time of closing subject to a 2024 crop lease on the tillable acres. The pasture on all Tracts sells free & clear for the 2024 grazing year. Full possession will be given at the time of closing for Tracts 8 & 9. Subject to the Iowa Septic System Law the septic systems on Tracts 8 & 9 are exempt from any testing and upgrades. Any future septic system testing and upgrades will be at the buyer(s) expense.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.

WEDNESDAY, JUNE 12, 2024 AT 10:00 AM**TRACT 1 • 25 ACRES ±****(subject to survey)**

- FSA information indicates approximately 24.56 acres of tillable cropland, currently in row crop production.
- Productive Nodaway & Chequest soils.
- CSR2 is 72.3.
- Access is on the east by 310th Ave.

TRACT 2 • 99 ACRES ±**(subject to survey)**

- FSA information indicates approximately 27.86 acres of tillable cropland, currently in improved pastureland. The balance of the tract is in improved pastureland and wooded draws that offer awesome recreational acreage.
- Olmitz-Vesser- Colo, Keswick & Lindley soils.
- CSR2 is 35.6.
- This tract is improved with several very usable livestock and storage buildings, several 100ft. of continuous pipe fencing, concrete livestock pens, livestock waterers and much more. There are (4) ponds located on this parcel and the exterior/ interior fences are well above average.
- Access is on the east by 310th Ave.

TRACT 3 • 8 ACRES ±**(subject to survey)**

- This attractive small tract in nearly 100% wooded that offers desirable recreational acreage as well as a neat home or cabin building site.
- Access is on the east by 310th Ave.

TRACT 4 • 100 ACRES ±**(subject to survey)**

- FSA information indicates approximately 89.37 acres of tillable cropland, currently in row crop production and improved pastureland.
- Nodaway, Chequest & Olmitz-Vesser-Colo soils.
- CSR2 is 54.9.
- This tract is improved with a small livestock gathering pen and (2) ponds that include livestock waterers.
- Access is on the west by 310th Ave.

TRACT 5 • 121 ACRES ±**(subject to survey)**

- FSA information indicates approximately 35.27 acres of tillable cropland, currently in row crop and hay production. The balance of the tract features wooded draws offering attractive hunting and recreational acreage.
- Nodaway, Olmitz-Vesser-Colo & Lindley soils.
- CSR2 is 49.3.
- This tract is improved with a 40ft. x 60ft. steel machinery/ livestock building, a livestock gathering pen and (2) ponds that include livestock waterers. The exterior/ interior fence are in good condition.
- Access is on the west by 310th Ave.

TRACT 6 • 34 ACRES ±**(subject to survey)**

- This nice tract features hardwood timber draws that offers awesome hunting and recreational acreage. Rathbun Rural Water is in close proximity to the tract and there are several attractive home buildings sites.
- Conveniently located on a hard surface road and approximately 30 minutes from Ottumwa or Albia, IA.
- Access is on the southeast by Co. Rd. T61.

TRACT 7 • 13 ACRES ±**(subject to survey)**

- This attractive small tract features hardwood draws offering hunting/ recreational opportunities and several nice home building sites. Rathbun Rural Water is in close proximity.
- Hard surface access and conveniently located to Ottumwa & Albia, IA.
- Access is on the south by Co. Rd. T61 & on the west by 310th Ave.

TRACT 8 • COUNTRY HOME & ACREAGE (subject to survey)**14537 310TH AVE, UNIONVILLE, IA 52594**

- This tract features a single story ranch style home that was built in 1968. The home includes 1,288 sq. ft. of living area, offers 2 bedrooms and a single bath.
- A GFA furnace provides the heat and there is air conditioning.
- There is a (2) stall attached car port include with the dwelling.
- Access is on the northeast by 310th Ave.

TRACT 9 • COUNTRY HOME & 1.60 ACRES ± (subject to survey)**14490 310TH AVE, UNIONVILLE, IA 52594**

- This tract features a single story home that offers 1,440 sq. ft. of living area. The home includes 3 bedrooms and a single bath.
- A GFA furnace provides the heat source and there is air conditioning. There is a 20ft. x 22ft. detached garage and a small carport on the parcel.
- This tract is improved with a nice 50ft. x 100ft. steel storage building that includes a concrete floor.
- Access is on the southwest by 310th Ave.

TRACT 10 • 32 ACRES ±**(subject to survey)**

- FSA information indicates approximately 27.70 acres of tillable cropland currently in hay production. The balance of the tract is in waterways and a building site.
- Pershing, Lamoni & Clarinda soils.
- CSR2 is 39.6
- This tract is improved with a 56ft. x 70ft. hay/ livestock barn, that includes a cattle catch chute and alley ways. Other improvements livestock sorting pens, several 100ft. of continuous fence panels and (2) ponds. This parcel has good exterior & interior fences.
- Access is on the north by Co. Rd. T4J.

TRACT 11 • 119 ACRES ±**(subject to survey)**

- FSA information indicates approximately 85.21 acres of tillable cropland, currently in hay production.
- Olmitz-Vesser-Colo, Seymour & Clarinda soils.
- CSR2 is 41.1.
- This tract is improved with (2) ponds and a 50% ownership of a large pond that has split water system (For details contact the auction manager). This tract has good exterior & interior fences.
- Access is on the north by Co. Rd. T4J.

TRACT 12 • 2 ACRES ±**(subject to survey)**

- This parcel has great potential for a small business venture or for a new home site.
- Nicely located on a hard surface road in close proximity to Sundown Lake.
- Access is on the west by Co. Rd. J3T.

Miller Farm Photos



SEE ADDITIONAL PHOTOS ON OUR WEBSITE AT WWW.MERITAUCTIONS.COM

WEDNESDAY, JUNE 12, 2024 AT 12:00 PM

TRACTORS

- 2000 John Deere 5510 MFWD tractor, PowrReverser trans., 2 hyd. outlets, 540 PTO, 3-pt., rear weights, OROPS w/ Westendorf canopy, 16.9-30 tires, 11.2-24 front tires, 9,070 hours, sells complete w/ John Deere 541 loader, 72in. Material bucket, joystick control, SN LV5510S350039
- 1996 John Deere 6300 MFWD tractor, Power Quad trans. w/ right hand reverser, 2 hyd. outlets, 540/1000 PTO, 3-pt, grill guard, 18.4-34 rear tires, 13.6-24 front tires, 6,541 hours, SN 196606L
- 1993 John Deere 6400 MFWD tractor, Power Quad trans., 2 hyd. outlets, 540 PTO, 3-pt., grill guard, 18.4-34 rear tires, 13.6-24 front tires, 9,992 hours, sells complete w/ John Deere 640 loader, 84in. material bucket, joystick control, SN XLO6400M116450
- 1974 John Deere 4430 2wd tractor, QR trans., 2 hyd. outlets, 540/1000 PTO, 3-pt., front weights, 20.8-38 rear tires & duals, 10:00-16 front tires, 5,435 hours, SN 4430H021652R
- John Deere 2630 2wd tractor, 1 hyd. outlet, 540 PTO, 3-pt., front & rear weights, John Deere Roll-a-Gard OROPS w/ canopy, 16.9-28 rear tires, 9.5-15 front tires, showing 459 hours
- 1951 John Deere MT 2wd tractor, 540 PTO, fenders, 11/2/10-34 rear tires, 5:00-16 front tires, SN 30360
- Harvest Hand 48in. loader pallet forks, JD 640/740 loader mounts
- John Deere 640/740 loader & Global bale forks

FARM EQUIPMENT

- John Deere 7000 4 row 38in. planter, no-till, liquid fert., SN 046175
- John Deere BWA 14ft. disc
- John Deere 4-14in. & 4-16in. plows w/ Midwest buster bar attachments
- Noble 14ft. field cultivator
- (2) 4 section harrows on carts
- Bush Hog 125 12ft. pull type rotary mower, (2) laminate tires, 540 PTO, SN 768
- Bush Hog 14ft. pull type rotary mower, (2) laminate tires, 540 PTO
- John Deere 7ft. 3-pt. rotary cutter, single dolly wheel, 540 PTO
- Bush Hog 3-pt. post hole digger, 12in. bit, 540 PTO
- 9in., 12in. & 15in. post hole digger bits
- John Deere 4 row 3-pt. hoe
- John Deere front mount 2 row cultivator
- Several 3-pt. bale spears
- John Deere 6ft. 3-pt. blade
- 7ft. blade w/ Global hookup

- Unverferth 275bu. gravity wagon, 11L-15 tires
- Big Butch 6ft. x 12ft. wood barge box, John Deere 963 gear, hoist, 14in. tires
- Heider 6ft. x 12ft. wood barge box, John Deere 953 gear, hoist, 15in. tires
- 7ft. x 12ft. wood barge box, Westendorf gear, hoist, 14in. tires
- Viking 6in. X 26ft. truck auger, 540 PTO
- Mayrath 6in. x 28ft. hyd. drive truck auger
- Kewanee 500 50ft. hay/ grain elevator w/ 10ft. drag
- Several shop built 2-wheel trailers
- 5ft. x 8ft. 3-pt. carry-all

UTV & LAWNMOWERS

- Polaris Ranger 900XP 4wd UTV, cab w/ soft doors, dump bed, 25-11.00-12 rear tires, 25-10.00-12 front tires, 2,190 miles, 506 hours, VIN 3NSRTE875HG846689
- 2011 Honda TRX420FPM Ranger 4wd ATV, front & rear racks, 2,724 miles
- John Deere GX345 lawnmower, Kawasaki 20hp engine, hydro trans., 54in. deck, 907 hours, SN M0G345B113630
- John Deere X728 Ultimate 4wd lawnmower, Kawasaki 27hp engine, hydro trans., 60in. 7 Iron commercial deck, 516 hours, SN M0X728A051234

GRAIN TRUCK, PICKUPS & CARS

- 1971 Ford 700 single axle grain truck, gas engine, 5-2 spd. trans., tag axle, 10.00-20 tires, 78183 miles, sells complete w/ Knapheide 16ft. steel grain/ livestock bed, VIN N71DVP30985
- 2011 Chevrolet Impala 4 door car, V-6 engine, auto trans, cloth interior, 225/55R17 tires, 127,084 miles, VIN 2G1WG5E34C1102022
- 1999 Mercury Grand Marquis LS 4 door car, 4.6L engine, auto trans., fully equipped w/ leather interior, 225/60R16 tires, 88,529 miles, VIN 2MEFM75WXXX689253
- 1999 Dodge Ram 1500 extended cab 4wd pickup, 6.5ft. bed, Laramie edition, 5.2L V-8 engine, auto trans., cloth interior, power windows, power locks, 265/75R16 tires, 76,134 miles, VIN 3B7HF12Y3WM296552
- 1996 Ford F250 XLT 4wd extended cab pickup, 8ft. bed, Power Stroke diesel engine, auto trans., power window, power locks, cloth interior, ball hitch, 235/85R16 tires, 211,273 miles, VIN 1FTHX26F3TEA45589

TRAILERS

- 2003 Titan Mfg. 6ft. x 16ft. Classic livestock trailer, bumper hitch, tandem axle, ball hitch, VIN 4TGB1620231026489
- 1992 Bonanza 6ft. x 12ft. livestock trailer, bumper hitch, tandem axle, ball hitch, VIN 1X7BS1220NC509637
- 1978 Chief 16ft. livestock trailer, bumper hitch, tandem axle, single divide gate, 15in. tires, VIN 4958
- 1973 Schuster 8ft. x 19ft. trailer, gooseneck hitch, triple axle, 9.00-14.5 tires, VIN A316G3175
- Shop built 6 bale hay trailer

HAY & LIVESTOCK EQUIPMENT

- 2021 New Holland Procart 1428 Plus 14 wheel hay rake, (2) kicker wheels, SN YNZSN0145
- 2014 New Holland H6750 MoMax 9ft. 3-pt. disc mower, 540 PTO, SN YDN143734
- New Holland 617 9ft. 3-pt. disc mower, 540 PTO, SN 642308
- Vermeer R23 Twin Rake, 4 bar, SN 262
- New Holland 518 manure spreader, 540 PTO, 10.00-20 tires, SN 338827
- John Deere 122 chuck wagon & John Deere gear, SN 001650
- 7.5ft. x 14ft. hayrack & John Deere 953 gear
- 7.5ft. x 14ft. hayrack & gear
- (2) 8ft. x 14ft. hayrack & gear
- Section of wooden & concrete feed bunks
- Several quality bale feeders
- Quantity of quality gates of various lengths
- Quantity of steel & wood posts, barb wire, fence braces etc.

FARM SUPPORT ITEMS

- 500 gal. fuel tank w/ Gasboy 110 volt pump
- 300 gal. fuel tank w/ stand
- 200 gal. fuel tank w/ stand
- 10ft. x 16ft. wooden storage building
- Stihl MS362C & MS261C chainsaws & others
- Stihl BG 86 gas blower
- Assortment of Milwaukee power tools
- Torch set & cart
- Cast Air 60 gal. upright air compressor, 6hp
- Duracraft 1200 5/8in. drill press
- Craftsman 3/4in. socket set
- Anvil on stand
- Balco 150 5in. bench vise
- Quantity of shop & hand tools



Auctioneers Note: Mark your calendars now for this upcoming Southern Iowa Estate Auction for the late Carol Miller and Carson Miller. The Miller family is well known in the area and are outstanding cattlemen, horsemen, and stewards of the land. This auction will feature well cared for and top of the line items; you will not be disappointed in the quality. We look forward to seeing you at the real estate and equipment inspection on **Wednesday, May 29, from 9 AM-2 PM**, we urge you to come and take a look. This will be a timed online auction with No buyer's premiums or reserves. Loader & operator will be available the day after the sale to assist in loading. Not responsible for accidents, errors or omissions. All items are sold as-is, with no guarantees or warranties.

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