

LIVE AUCTION!

ESTATE AUCTION

SELLING LAND & PERSONAL PROPERTY

Absolute Land and Personal Property

Saturday, Sept. 26, 2026 • 9 A.M.

Location: 1084 Cromwell Rd., Creston, Iowa 50801

Directions: 4 miles west of Creston on the Cromwell Pavement to the Farm.

Auction Day Sale Order: Starting on Personal Property Items at 9AM. Real Estate sells at 1PM!

FARM LOCATION: Douglas Twp, Union County, Iowa

Sec/Twp/Rng: 18-72-31

BEACON PARCEL ID: 0518226001, 0518276001

BRIEF LEGAL: 18-72-31 NE-4 NE-4. 18-72-31 SE-4 NE-4

TAXABLE ACRES: 79 Acres

CROP ACRES: 63.26

AVG CSR 2: Front 40/62.88 Back 40/84.26 Approx. Avg. 73.5

FSA OFFICE - Corning, Iowa Farm #250 Tract #65

NET TAXES: \$ 2,394.00

FARM DESCRIPTION: Selling 79 acres (two tracts) of very productive Union County, Iowa Farmland. This farm offers diversity in top producing tillable acres along with existing pasture livestock areas. A single family two story home built in 1922, eat-in kitchen with dining room and living room areas on main level. Hardwood and Yellow pine trims with beautiful built-in colonnades. Second story has 4 bedrooms with one bath. Home has full basement with block foundation (2nd toilet and shower area in basement.) Home has propane forced air furnace, elec. water heater, central air, septic system and rural water. House roof installed in 2012. Outbuildings include a 62'x42' Morton Building, 42'x30' galvanized bldg., 10'x16' small garage and a 24' 5 ring York grain bin with drying floor, fan, stirator and unloading auger. Property sits on paved road. Farm has experienced long term ownership nearing the century mark!

CONDITIONS: Current leases will terminate with 2026 production year. Farm is being sold Absolute with NO RESERVE! Two adjoining tracts 79 acres total. Each bidder is responsible for their own inspection, inquiry and due diligence concerning the property. Home will be available for inspection after Sept. 1st.

TERMS/CLOSING/POSSESSION: Farm is being sold as one parcel to the highest bidder on a dollar per acre basis to be multiplied by 79 acres. Winning bidder will pay a 10% down, non-refundable deposit and enter into a contract to purchase. Harvey Law Office, Creston, Iowa, Loretta Harvey, Attorney is sellers attorney and closing agent. A closing date and possession will be announced day of auction. Balance of purchase price will be payable at closing. Sellers will provide current abstract of title.

DISCLAIMER: Information published is believed to be reliable. All verbal announcements day of auction take precedence over any written materials. Auctioneer does not guarantee any accuracies. Auction Co. not responsible for accidents or discrepancies. Todd Crill Auctions is auctioneer only!



TRACTOR & FARM EQUIPMENT

- 1967 John Deere 4020 gas tractor, WF, 540 PTO, 3 pt. Powershift Trans, 2 sets rear hyd., 16.9x34 rears, 11-15 fronts, add-on cab, shows 5,327 hours.
- Allied 595 Hydraulic Loader with 7' bucket (loader sells separate from tractor)
- John Deere 7000 Planter, 38" rows, markers
- John Deere 450 pull-type sickle mower w/9' bar
- Miller Wagon Gear with metal box and hyd. cylinder
- John Deere 34 manure spreader, 540 PTO, needs floor
- 3 pt. bale spear

FARM MISC./TOOLS

- Poly Add-on saddle tanks
- Hydraulic cylinders
- Auxiliary Tractor Fuel Tank
- 6" Balco shop vice
- (9) 5'x8' square tube gates
- 12' square horse stall
- Car ramps
- Long handled tools
- Aluminum ladders
- Fiberglass ladders
- Craftsman Shop vac
- Portable Dog kennel

ZERO TURN MOWER/OUTDOOR ITEMS

- Toro Time Cutter 50" zero turn mower, 23 HP Kawasaki Engine, 461 hrs
- Yard Machines 20" push mower
- Stihl MM 55 garden tiller
- Stihl MS 210 16" chainsaw with case
- Echo weed-eater
- Fimco 15 gal sprayer
- Agri-Fab fertilizer cart
- Wrought iron outdoor patio furniture
- New Maverick poly deer hunting blind
- Generac 1700 PSI gas powered pressure washer
- Halogen Lights on stand

ANTIQUE /PRIMITIVE /MODERN FURNITURE

- Oak step back kitchen cupboard
- Oak 5 legged square kitchen table
- 8-ladder back wicker bottom chairs
- Upright curved glass curio cabinet
- Set of 3 marble top end tables
- Oak rocking chair
- Small oak drop front writing desk
- Quartersawn oak wash stand
- Modern oak TV stand
- Oak Spanish Revival buffet/bar cabinet
- Art-deco style vanity, dresser, head/foot, bedroom set
- Best Seat Solutions blue lift chair
- Walnut vanity
- Walnut full size bed
- Curved front oak dresser
- Oak clothing armoire
- Small child's desk
- Oak kitchen table with press back chairs
- Sewing Machine stands
- Broadcast tube radio
- 2 Old Primitive upright wood cabinets 6'

APPLIANCES / HOUSEWARES

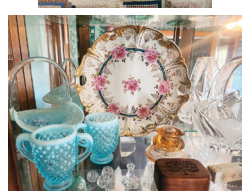
- 2008 Frigidaire Professional stainless side by side refrigerator/freezer, frost proof, 25.9 cu. ft., ice-n-water in door
- Frigidaire Gallery stainless elec stove
- Amana HE white top load wash machine
- Maytag white elec dryer
- Large selection housewares, kitchen items

ANTIQUES /COLLECTIBLES / GLASSWARE

- John Deere E 1.5 hp gas engine
- Old runner sleds
- Wood boxes full of decoys
- Lightning rod ball
- Cromwell yearbooks
- "Hidden Assets" bronze statuary
- Breyers Horse and other Horse toys
- Misc. Trophys
- "Buck Taylor" framed print
- Several framed prints/lithos
- Bisque faced doll
- Aladdin lamp
- Monarch glass coffee jar
- Crock bowls
- Pyrex items
- Keen Kutter Silverware
- Large Copper boiler
- Large "old sleepy eye" pitcher
- Printers drawer
- Large selection clear Fostoria
- Several pcs Fenton
- Misc. Carnival Glass
- Glass bells/baskets
- Red Fostoria coin glass
- Decorator/Souvenir plates
- Vintage ceramic light up Xmas tree
- Holiday decor
- Old albums
- Postcards
- Kims Gibson Girl color book
- Child's wood rocking chairs
- 15-20 Willow Tree items, NIB

QUILTS

- Log Cabin Block Pattern Quilt, dated/stitched "1890" (77x85)
- Early Patchwork Stamp Quilt (80x94)
- Double Wedding Ring Quilt (70x79)
- Grandmothers' Flower Garden Quilt (63x75)
- Snowball, Periwinkle, Patchwork and Embroidered Quilts
- Misc. blankets, linens, doilies, lace and more!



AUCTIONEER COMMENTS: It is our privilege to conduct this Auction for the Kiesling Family! This is a live auction at the farm and one that you won't want to miss! Hope to see you at the auction! - Todd

Vicki Kiesling and the late Robert Kiesling Estate

Jennifer Kiesling/Curtis Kiesling Co-Executors