



DAVIS COUNTY, IOWA LAND AUCTION

THURS., MARCH 31ST @ 6:00 P.M.

SALE TO BE HELD AT THE "GET-TO-GATHER" BANQUET ROOM,
107 E. JEFFERSON ST., BLOOMFIELD, IA (NORTH SIDE OF THE SQUARE).

**LAND REPRESENTS PRODUCTIVE TILLABLE FARMLAND
AND SELLS FREE & CLEAR FOR THE '16 CROP YEAR!**

TRACT INFORMATION

- FSA info. should indicate 111.95 acres tillable
- Productive soils: Edina, Clarinda & Seymour
- CSR2: 50
- Improved with terraces & tile inlets
- Access is on the north side by CR 230th St.

**124 ACRES±
1 TRACT**

**MAPS & PHOTOS
ONLINE!**

METHOD & TERMS

The Lynch farm will sell on a price per acre basis, based on the advertised acres. Ten percent (10%) of the bid price will be paid on the day of sale with the balance due at the time of closing, on or before Friday, April 29, 2016, upon delivery of a merchantable abstract and deed. Immediately following the auction, the successful buyer(s) shall enter into a written agreement with the seller. Taxes will be prorated to the date of closing, based on the last available tax statement. Full possession will be given at the time of closing.

All announcements sale day shall take precedence over any prior advertising either written or oral. 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. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is being sold "as is".

JIM & BRANDEE LYNCH • SELLERS

ATTORNEY: RICK LYNCH • BLOOMFIELD, IA • (641) 664-3188

**FOR DETAILS CONTACT OUR NATIONAL REP:
JOHN PROBASCO (641) 856-7355**

**SULLIVAN AUCTIONEERS, LLC • TOLL FREE (844) 847-2161
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