

*Davis County Iowa*  
**LAND AUCTION**

**40 acres M/L - selling in 2 tracts**

**Saturday, June 24, 2023 @ 9:00 A.M.**

From Bloomfield, Iowa: Go west 7 miles on Hwy 2 to West Grove. Then north on Echo Avenue 3 miles to 202<sup>nd</sup> Street at auction site. Watch for signs!

*All lines drawn on maps, photos, etc. are approximate and no liability for errors is assumed. Buyers should verify the information to their satisfaction. Real Estate is being sold as is! For more information or to view the property, contact Joe at 641.722.3112*

**Terms of Real Estate:** Both tracts will be sold for the total lump sum figure, 10% of the bid price to be paid day of the auction, with the balance paid at closing on or before 30 days. Full possession will be given at time of closing; except for the crop will be until harvested. Property will sell at 2:00 pm. Closing and title work by Lynch Law Office 641-664-1997

**TRACT 1:** 25 acres m/l - Improvements include 48'x48' shouse, built in 2016. 5 bedrooms, 1 1/2 bath. 60'x120' barn w/32' insulated shop/office area, built in 2016. 8 box stalls w/ 18'x56' lean-to. (3) 13'x125' farrowing barns w/outside runs, built with door panels in 2018. This tract has a small orchard, and consists of mostly pasture with the east side currently being tilled. Good access with Echo Avenue on entire west side and 202nd St. on the south side.

**TRACT 2:** 15 acres m/l of pasture and farmland with access Echo Ave. on the West side.

**Machinery & Livestock Related • Horse & Horse Related  
Hog Equipment • Shop Tools - Mower - Guns - Misc.  
Household - Freezer Trailer • Wheels**

Lunch on grounds, also bake sale with proceeds to help needy family.

**Joe & Malinda Schmucker**  
**14648 202nd Street • Bloomfield, Iowa 52537**

**High Auction Service LLC** Downing Mo - Randy High 660.216.0515

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Cash or check with proper ID. Not responsible for accidents or theft. Announcements day of the sale take precedence over any advertising.