

# DAVIS CO. IOWA FARM AUCTION

## 139 ACRE FARM SELLS ABSOLUTE!

**Location:** 19190 Jaguar Trail Bloomfield, IA 52537. GPS Coordinates: 40.770626, -92.461922. **Directions:** From Bloomfield take US Hwy 63 to S West St, left on Goode St to Jaguar Trail to property on right. From Drakesville on 180th St take Ice Ave South, left on 200th St to Jaguar Trail to property on left. Signs Posted.

**MONDAY, AUGUST 17TH, 2020 • 5:00 PM**

**139 +/- Acres \* 5 Bed 2 Bath Home \* Excellent Shops & Barns  
5 Land Parcels \* Building Lot Potential \* Ponds & Creek  
Tillable Acreage & Pasture \* Fenced \* Hunting Land \* Stock Farm  
Drakesville Township \* Davis County \* Davis County Comm Schools**

**Property Preview: Monday, August 3rd at 5:00 PM**

Selling a 138.26-acre farm w/improvements just outside Bloomfield, IA. The land is comprised of an excellent mix of pasture, some tillable bottom ground, along w/enough woods to offer good IA hunting. The farm features an older 2 story 5-bedroom, 2 bath farmhouse along w/an excellent set of outbuildings including a 40'x56' heated shop w/vinyl siding & steel roofing. The shop is metal lined inside w/a bathroom & a wood boiler heated concrete floor. There is a 50'x72'x14' post frame building w/a concrete floor that can be used for a machinery shop, cold storage or manufacturing. Remaining outbuildings are made up of a gambrel loft barn w/tie stall, storage below & large hay loft above. Parcel 2 features a metal building formerly used as a sawmill. Come join us at the property tour on Monday, Aug 3rd at 5:00 PM. or call auctioneer to set up a time to view. The farm will be offered in 5 parcels & you will also have an opportunity to purchase it in its entirety.



MAP IS FOR INFORMATION PURPOSES ONLY AND NOT FINAL SURVEY

**Personal Property Auction will be held on August 8th at 9:00 AM.**

**Parcel 1:** 63.6 acres, mix of open & wooded w/tillable acreage

**Parcel 2:** 8.4 acres w/metal outbuilding

**Parcel 3:** 10 acres w/home & outbuildings

**Parcel 4:** 12.3 acres, open & wooded

**Parcel 5:** 45.385 acres, open & wooded w/pond

**Legal:** Parcel #04024582 and 04024581 in Drakesville Township of Davis County \* Davis County Comm Schools. Taxes per half year are: \$1495.00.

**Terms:** 10% Buyers Premium. 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, property sells "AS IS". Any required inspections must be completed prior to bidding. Property sells subject to all articles of record. Announcements day of sale take precedence over all previous advertising and statements. Auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots. Contact agent for the sale order pertaining to this auction and or see sale order addendum day of sale for more details. Go online at Kaufman-auctions for additional bidding terms. Call Jason with questions 740.541.7475.

**Auction by order of: Omar & Lucy Kuhns**

# KAUFMAN REALTY & AUCTIONS

**(855) 439-4111 [www.kaufman-auctions.com](http://www.kaufman-auctions.com)**

**JASON MILLER, REALTOR & AUCTIONEER**

**(740) 541-7475 [jason@kaufmanrealty.com](mailto:jason@kaufmanrealty.com)**