

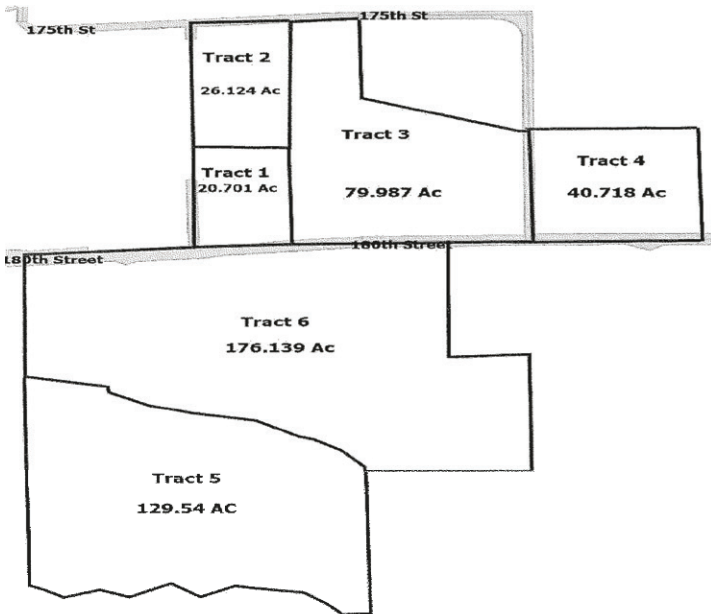
# Davis County, Iowa Land Auction

Monday, October 22 • 10 a.m. Sharp

16834 180th St., Drakesville, Iowa

473.21 Surveyed Acres—6 tracts

Land is located in sections 5-6-7-8 Drakesville Township, Davis County, Iowa. General directions to sale site 1 mile west of Drakesville, Iowa on 180th black top road.



## Tract I: 20.701 acres

Open pastureland and two story wood frame home, garage, machine shed, open front shed, grain bins. Has 34.95 C.S.R. rating.

## Tract II: 26.124 acres

Tillable farm ground, has a 56.97 C.S.R. rating

## Tract III: 79.987 acres

Tillable farm ground, has a 54.97 C.S.R. rating

## Tract IV: 40.718 acres

Tillable farm ground, has a 53.57 C.S.R. rating

## Tract V: 129.540 acres

Tillable farm ground, Fox River bottom, has 76.18 C.S.R. rating

## Tract VI: 176.139 acres

Tillable farm ground and open pastureland. Has open front cattle shed, hay barn, ideal cattle farm

**Terms:** Twenty (20%) percent of the successful bid price shall be due on the day of auction with the balance of the bid price due at closing which shall be held at the Lynch Law Office on or before November 30, 2018. Immediately following the auction, the successful bidder(s) shall enter into a written agreement with the Estate for the sale of the real estate. The real estate taxes shall be prorated to the date of closing. Title to all tracts will be conveyed by recorded surveyed description.

**The successful bidder(s) shall be given possession of all of the Tracts at the time of closing, but SUBJECT TO a farm lease that terminates on March 1, 2019. The successful bidder of Tract 1 shall be given full possession of the house and pasture at the time of closing.**

**Tract 6 is subject to a perpetual easement for ingress and egress to Tract 5.**

**The Estate is NOT required to and will NOT inspect or update the septic system on Tract 1.**

Any and all announcements made the day of the auction shall take precedence over any prior advertising either written or oral. This real estate is being sold "AS IS" without any representations or warranties made regarding the real estate, either express or implied.

**Please Note:** This will be a rare opportunity to purchase one of the top farms to be offered at public auction in this area. If you are interested in viewing this farm please call the Auction Co. at 641-208-0254 or 641-664-1385. All 6 tracts will be sold at Tract 1. The farm will be sold in 6 individual tracks and will not be combined at the conclusion of the auction.

C.K. Pettit  
Iowa City, Iowa  
Executor for Estate

## Lewis Horn Estate

16834 180th Street, Drakesville, Iowa

Ashley Leyda Walkup  
Attorney at Law  
Lynch Law Office  
Bloomfield, Iowa  
Attorney for Estate

**Terms: Cash or good check.  
\$35.00 returned check fee. Not  
responsible in case of accident**

The information in this sale brochure was obtained from the best reliable sources available to us. However, the Auctioneers or their employees will not be held liable should the above information be incorrect. Any announcement made day of sale will take precedence over any previous advertising.

SALE CONDUCTED BY

## Don Horn Auctioneering Service

209 East Jefferson, Bloomfield, IA

Phone: 641-664-1385 • 641-722-3796 -Home

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