



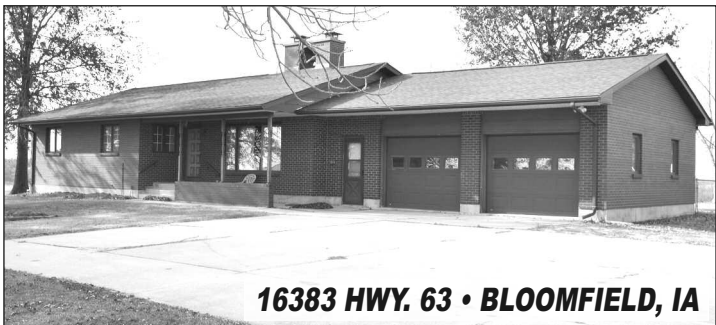
# Davis County, IA

# LAND AUCTION

## 40 ACRES • 2 TRACTS

SALE TO BE HELD AT THE AMERICAN LEGION IN BLOOMFIELD, IA

# THURS., DEC. 19<sup>TH</sup> AT 5:00 P.M.



**16383 HWY. 63 • BLOOMFIELD, IA**

LAND IS LOCATED IN SECTION 6, T69N•R13W, PERRY TOWNSHIP,  
DAVIS COUNTY, IA.

*This property is located approximately 2½ miles north of  
Bloomfield, IA on Highway 63.*

### **TRACT 1 - 5 ACRES ± (Subject to final survey)**

- This tract is improved with a very attractive 3 bedroom, 3 bathroom home on approximately 5 acres ±. This home features a large fireplace, as well as a full basement with ¾ bath & full kitchen and an oversized 2 car attached garage. There is a Geo Thermal system with central air. This home had a new roof, septic system and peat moss in 2011.
- Other improvements on this tract include a 52x90 steel sided building with cement floor and a separate office area and a large landscaped yard with mature plantings.

### **TRACT 2 - 35 ACRES ± (Subject to final survey)**

- FSA figures should indicate 31 acres of open pasture land.
- This tract offers good fences and stocked and fenced pond with a cattle waterer.
- New owner will be required to build ½ fence along the south boundary.

# LONNIE & SUSAN LAWSON

REPRESENTING ATTORNEY: Rick Lynch

207 South Washington Street • Bloomfield, IA • Phone: 641-664-3188

FOR ADDITIONAL INFORMATION CONTACT:

**LINCOLN LYNCH 641-208-3649 OR JOHN PROBASCO 641-856-7355**

*Call for a detailed color brochure!*

*Additional info. available online – Scan the code, or visit:*

**[www.sullivanauctioneers.com](http://www.sullivanauctioneers.com)**



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