



DAVIS COUNTY, IOWA LAND AUCTION

76.56 ACRES± • 1 TRACT

SALE TO BE HELD AT THE AMERICAN LEGION, 211 E. JEFFERSON ST. • BLOOMFIELD, IA

TUES., DEC. 22 AT 6:00 P.M.



**FARM SELLS FREE
& CLEAR FOR THE
'16 CROP YEAR!**

The "Delzell" Farm is located in Section 26, Grove Township, Davis County, IA. From Bloomfield, IA take Hwy. 2 SE approximately 5 miles to Rainbow Ave., then right or south 2 miles to 270th St., then right or west 1/2 mile to the farm. Watch for pre-sale directional signs. This highly productive farm sells with full possession for '16 crop year. Rarely does a farm of this "caliber" come up for sale in this area!

TRACT INFORMATION

- FSA figures should indicate 73.83 acres tillable crop land.
- Productive soils include Seymour, Edina & Clarinda.
- CSR2: 50.3.
- This farm is improved with an extensive amount of field drainage tile and terraces.
- Access is on the north by 270th St. and on the west by Quake Ave.

METHOD AND TERMS

The farm will be sold on a price per acre basis, based on 76.56 taxable 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 scheduled to be on or before Friday, January 22, 2016, upon delivery of a merchantable abstract and deed. Immediately following the auction, the successful buyer 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. Possession will be given at the time of closing subject to a farm lease for 2015. Farm sells free and clear for 2016.

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".

TOM DELZELL

REPRESENTING ATTORNEY: RICK LYNCH OF LYNCH LAW OFFICE
207 S. Washington St. • Bloomfield, IA • Ph: (641) 664-3188

FOR ADDITIONAL INFO., CONTACT: JOHN PROBASCO 641-856-7355

SULLIVAN AUCTIONEERS, LLC • TOLL FREE (844) 847-2161
IL LIC. #444000107 • www.sullivanauctioneers.com