

Davis County, Iowa LAND AUCTION

VIRTUAL LIVE



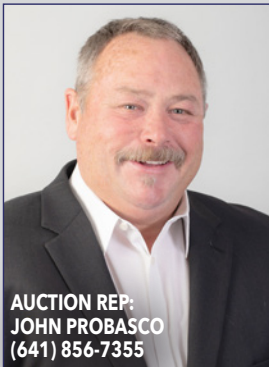
**TUESDAY, AUGUST 5
@ 10:00 AM CDT**

133±

**TAXABLE ACRES
TO BE SOLD IN 2 TRACTS**

HOPKINS FAMILY FARM

REPRESENTING ATTORNEY: RICK L. LYNCH | LYNCH LAW OFFICE
207 S. WASHINGTON STREET | BLOOMFIELD, IA 52537 | (641) 664-3188



AUCTION REP:
JOHN PROBASCO
(641) 856-7355

MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

P O Box 509 | 6135 Reve Ct.
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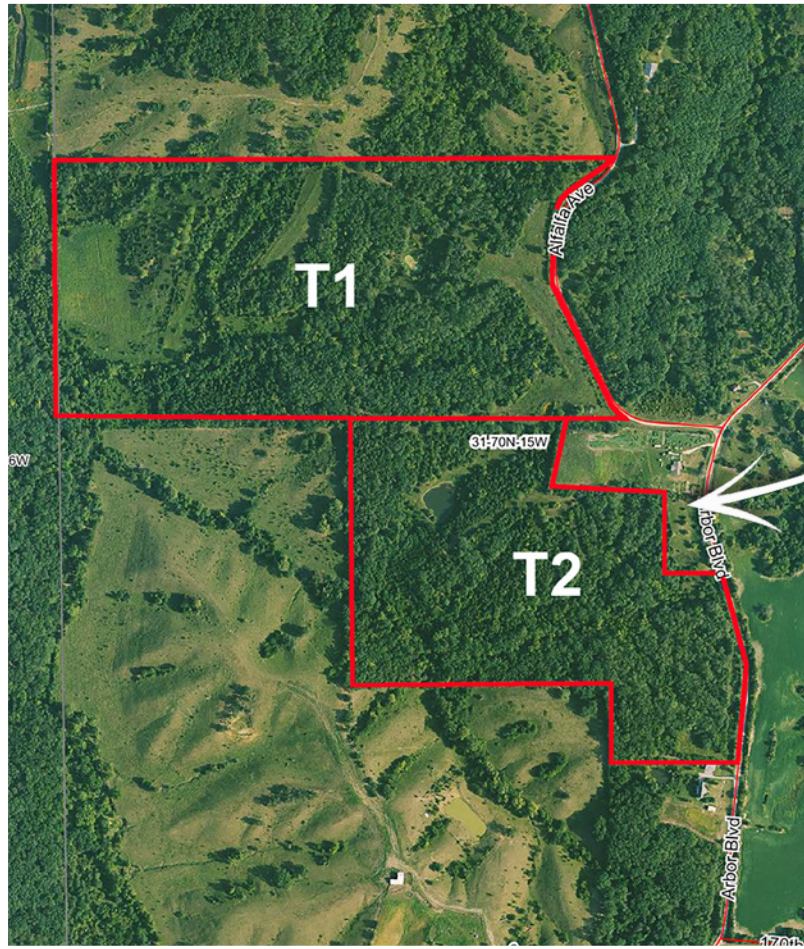
(833) 273-9300 | www.MeritAuctions.com

AUCTION TO BE CONDUCTED AS A
VIRTUAL LIVE AUCTION. IF YOU NEED
ASSISTANCE WITH INTERNET BIDDING,
PLEASE CONTACT OUR OFFICE AT:
(833) 273-9300

ONLINE BIDDING
PROVIDED BY: **proxibid**

LOCATION

Make plans now to participate in this upcoming Davis County, IA land auction. Land is located in Section 31, T70N•R15W, Marion Township, Davis County, IA. These tracts represent outstanding deer & turkey hunting, income producing CRP, attractive home sites and the potential for timber harvesting!



TRACT 1 • 80 ACRES ±

(subject to survey)

- FSA figures should indicate 16.9 HEL cropland acres and 23.1 acres currently enrolled in CRP until 9/30/2031 at the rate of \$79.20
- CSR2 of 74 on tillable acres
- Attractive home sites
- Mature timber with food plot areas
- Logging potential
- Whitetail deer and turkey habitat
- Fantastic country setting!
- Access on the east by Alfalfa Ave.

TRACT 2 • 53 ACRES ±

(subject to survey)

- FSA figures should indicate 14.55 acres currently enrolled in CRP until 9/30/2031 at the rate of \$79.20
- Attractive home sites
- Excellent hunting opportunities!
- Mature, stocked farm pond
- Access on the east by Arbor Ave.

HOPKINS FAMILY FARM

WWW.MERITACTIONS.COM



*Virtual Aerial Video
Available Online!*



133±
TAXABLE ACRES
TO BE SOLD IN 2 TRACTS

**CHECK OUT
MORE
INFORMATION
ONLINE!**

METHOD & TERMS

Tracts 1 and 2 will be sold on a price per acre basis, based on surveyed acres & will be sold through the marketing method of "Buyers Choice," whereas the high bidder can elect to purchase either or both tracts for their high bid. If the high bidder does not elect to purchase both tracts, then the remaining tract will be offered in the same manner.

The tracts will NOT be offered in their entirety at the conclusion of the auction.

Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.

Immediately following the auction, the successful buyer(s) will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. Signing of said agreement will be executed via email, DocuSign, or in person. The balance of the purchase price will be due at closing which will take place on or before Wednesday, September 10th, 2025 subject to court approval. The seller will provide a merchantable abstract and deed. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing.

All announcements made on sale day shall take precedence over prior advertising, either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate, however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no express or implied warranties made by the seller or Merit Auctions pertaining to the real estate, which is being sold "AS IS".

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PO BOX 509 • 6135 REVE CT.
FT. MADISON, IA 52627



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Davis County, Iowa **LAND AUCTION**

**AUGUST
5TH**

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