

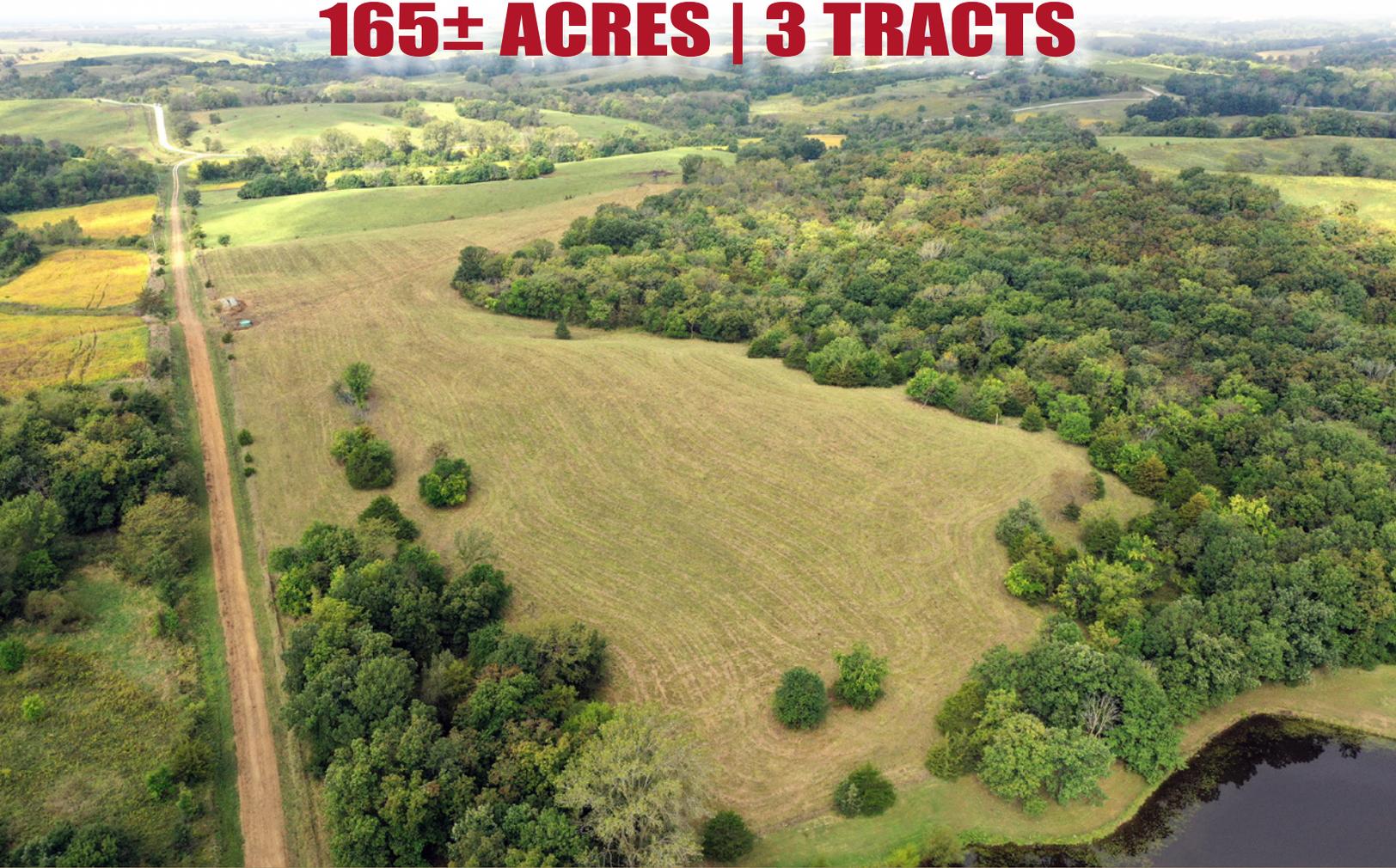
*Davis County, Iowa*

**VIRTUAL LIVE  
AUCTION!**

# LAND AUCTION

**THURSDAY, OCTOBER 30, 2025 @ 10:00 AM**

**165± ACRES | 3 TRACTS**



## MYSTIC MEADOWS LLC

REPRESENTING ATTORNEY: Rick L. Lynch | Lynch Law Office  
207 S. Washington Street | Bloomfield, IA 52537 | (641) 664-3188



AUCTION MANAGER:  
JOHN PROBASCO  
(641) 856-7355

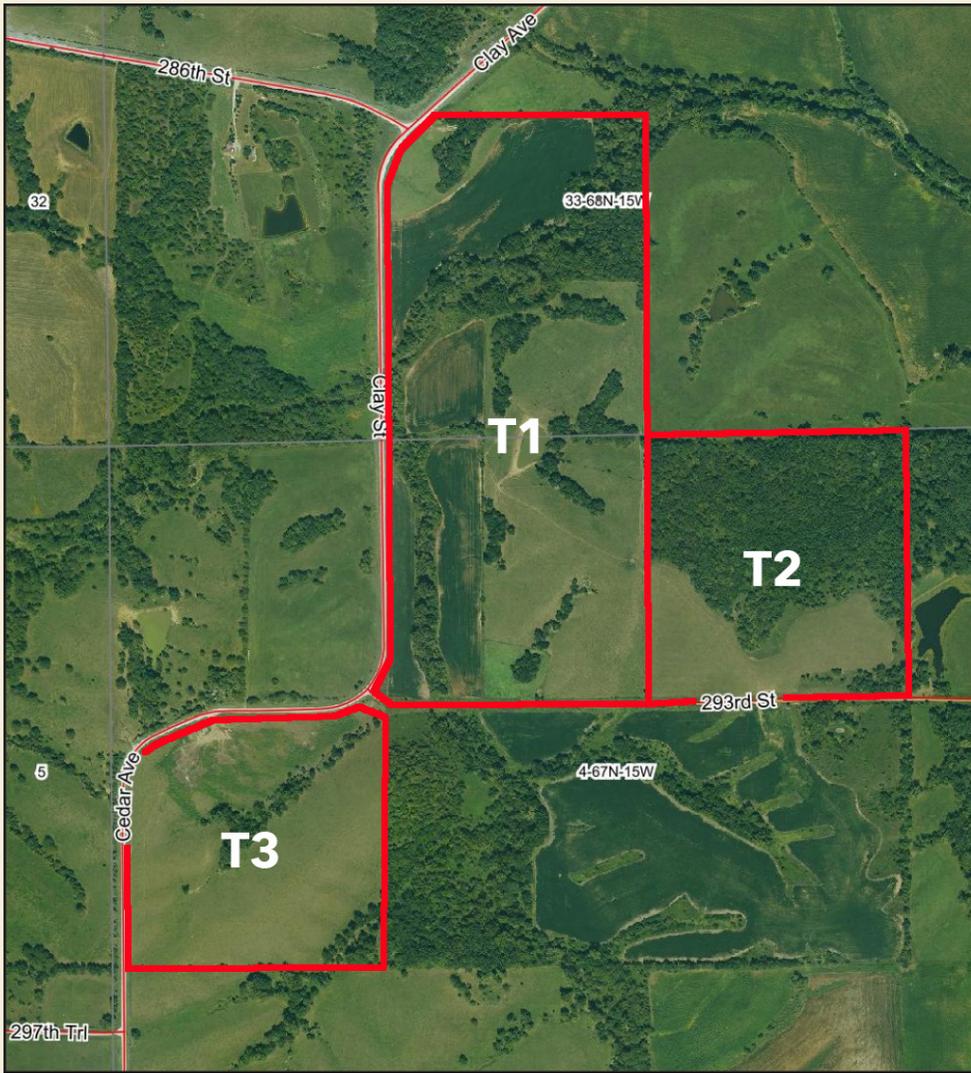


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*Auction to be conducted as a  
virtual live auction.  
Please call auction company  
for assistance.  
(833) 273-9300*

ONLINE BIDDING  
PROVIDED BY: **proxibid.**



## GENERAL INFORMATION

Mystic Meadows LLC Farm is located 7.5 miles Southeast of Moulton, Iowa, this is well managed farm and sells with full farming rights for the 2026 season. This farm offers tillable farmland, pastureland, livestock pasture, and desirable timber offering attractive hunting opportunities. Merit Auctions looks forward to your participation in this upcoming Davis County, Iowa Land Auction!

## METHOD

The Mystic Meadows farm will be sold in 3 individual tracts. All tracts will be sold next on a price per acre basis through the marketing method of "Buyer's Choice", whereas the high bidder has the privilege to take any or all 3 tracts for their high bid. Buyer's Choice auctioning will continue until Tracts 1-3 have been sold. The tracts will NOT be offered in its entirety or in any combinations. Bidding is NOT contingent upon financing, an appraisal or inspection.

## TERMS

Ten (10%) percent of the bid price to be due on the day of the sale with the balance due in approximately 30 days, on or before Monday, December 1, 2025 upon delivery of a merchantable abstract and deed.

At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email, DocuSign, or in person. The real estate taxes will be prorated to the date of closing. Possession will be given at the time of closing, subject to a lease with a tenant for the 2025 crop year and sells free and clear for the 2026 farming season. For questions, contact the Auction Representative.

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. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.



# TRACT INFORMATION

## TRACT 1 | 85.69 ACRES

- Nodaway, Gara, Olmitz Soils
- CSR2 is 48.9
- Pond
- Currently in row crop and hay production
- The balance of the tract is in wooded draws
- Access is on the West by Clay St.

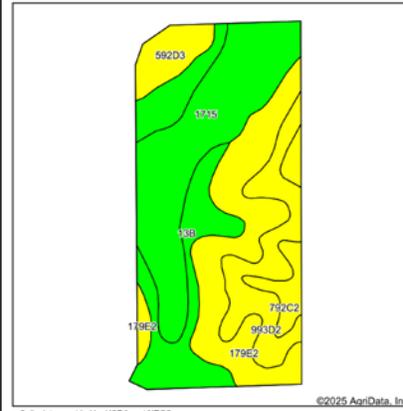
## TRACT 2 | 40 ACRES

- Gara, Gara Armstrong, Olmitz soils
- CSR2 32.1
- Currently in hay production
- The balance of the tract is in wooded draws offering attractive hunting opportunities.
- Access is on the South by 293rd St.

## TRACT 3 | 38.37 ACRES

- Gara, Gara Armstrong, Olmitz soils
- CSR2 39.6
- Fenced for Livestock
- Currently in cattle pasture
- Access is on the North by Cedar Ave.

## TRACT 1 SOILS



State: Iowa  
County: Davis  
Location: 33-68N-15W  
Township: Fabius



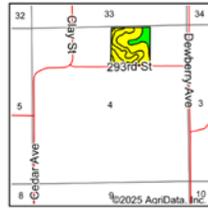
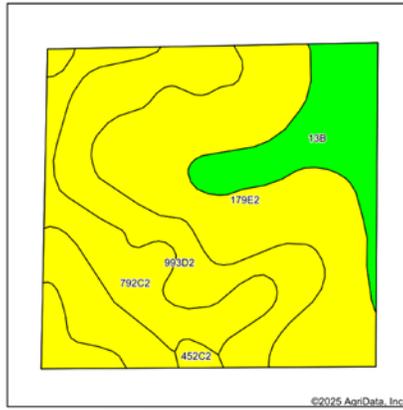
Soils data provided by USDA and NRCS.

Area Symbol: IA051, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c'	1' Corn Bu	1' Soybeans Bu	CSR2**	CSR	1" NCCPI Corn	1" NCCPI Soybeans	
1715	Nodaway-Lexon-Ackmore silt loams, 0 to 2 percent slopes	27.52	30.6%		Illw	203.2	58.9	78	60	65	83	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	22.28	24.7%		Vie	139.2	40.4	24	33	62	44	
13B	Olmitz-Vesper-Zook complex, 0 to 5 percent slopes	17.73	19.7%		Ilw	200.0	58.0	74	60	80	74	
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	12.98	14.4%		Ive	123.2	35.7	35	20	66	48	
592D3	Myatic clay loam, 9 to 14 percent slopes, severely eroded	5.26	5.8%		Vie	88.0	25.5	17	5	57	38	
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	4.35	4.8%		Illc	123.2	35.7	31	27	65	47	
<b>Weighted Average</b>						<b>3.86</b>	<b>164.6</b>	<b>47.7</b>	<b>61.8</b>	<b>48.9</b>	<b>73</b>	<b>62.2</b>

VIRTUAL AERIAL VIDEO AVAILABLE ONLINE!  
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## TRACT 2 SOILS



State: Iowa  
County: Davis  
Location: 4-67N-15W  
Township: Fabius

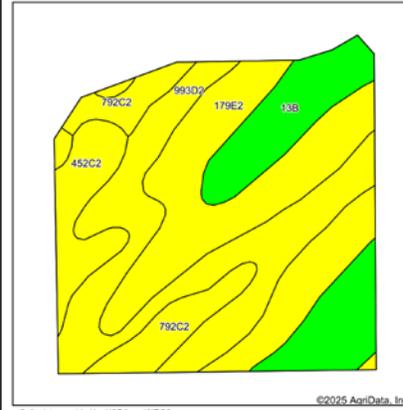


Soils data provided by USDA and NRCS.

Area Symbol: IA051, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c'	1' Corn Bu	1' Soybeans Bu	CSR2**	CSR	1" NCCPI Corn	1" NCCPI Soybeans	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	15.16	39.4%		Vie	139.2	40.4	24	33	62	44	
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	11.62	30.1%		Ive	123.2	35.7	35	20	66	48	
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	5.73	14.9%		Illc	123.2	35.7	31	27	65	47	
13B	Olmitz-Vesper-Zook complex, 0 to 5 percent slopes	5.68	14.7%		Ilw	200.0	58.0	74	60	80	74	
452C2	Linnville silt loam, 5 to 9 percent slopes, moderately eroded	0.36	0.9%		Illc	80.0	23.2	46	31	71	52	
<b>Weighted Average</b>						<b>4.33</b>	<b>140.4</b>	<b>40.7</b>	<b>35.9</b>	<b>32.1</b>	<b>66.4</b>	<b>50.1</b>

## TRACT 3 SOILS



State: Iowa  
County: Davis  
Location: 4-67N-15W  
Township: Fabius



Soils data provided by USDA and NRCS.

Area Symbol: IA051, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c'	1' Corn Bu	1' Soybeans Bu	CSR2**	CSR	1" NCCPI Corn	1" NCCPI Soybeans	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	12.47	33.5%		Vie	139.2	40.4	24	33	62	44	
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	10.92	29.3%		Ive	123.2	35.7	35	20	66	48	
13B	Olmitz-Vesper-Zook complex, 0 to 5 percent slopes	7.15	19.2%		Ilw	200.0	58.0	74	60	80	74	
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	3.58	9.6%		Illc	123.2	35.7	31	27	65	47	
452C2	Linnville silt loam, 5 to 9 percent slopes, moderately eroded	3.11	8.4%		Illc	80.0	23.2	46	31	71	52	
<b>Weighted Average</b>						<b>4.11</b>	<b>139.7</b>	<b>40.5</b>	<b>39.3</b>	<b>33.6</b>	<b>67.7</b>	<b>51.9</b>



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3 TRACTS**

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IOWA  
LAND AUCTION**

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