

VIRTUAL LIVE - DAVIS COUNTY, IOWA LAND AUCTION

THURSDAY, NOVEMBER 13, 2025 @ 1:00 PM



Connie Beeler Trust
"LOCALLY KNOWN AS THE JACK BEELER FARM"

80+
ACRES

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

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Ft. Madison, IA 52627

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AUCTION TO BE CONDUCTED
AS A VIRTUAL LIVE AUCTION. IF
YOU NEED ASSISTANCE WITH
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ONLINE BIDDING
PROVIDED BY:

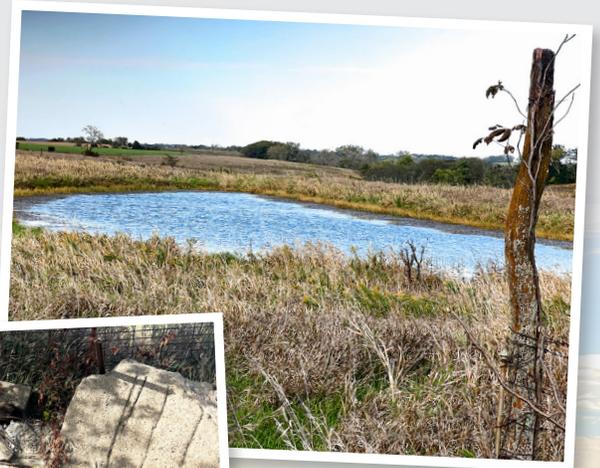
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GENERAL INFORMATION

Check out this secluded tract! Located in Section 17, T67N•R15W, Fabius Township, Davis County, Iowa, just 9 miles southeast of Moulton, Iowa. This farm offers productive tillable farmland and pastureland. A small pond is also on this tract. This farm sells with full farming rights for the 2026 season. We look forward to your participation in this upcoming Davis County, IA Land Auction!

TRACT INFORMATION

- 80± Acres
- CSR2 48.2
- Currently in Row Crop and Hay Production
- Small pond with concrete cattle waterer
- Access is on the South by 318th Street



80±
ACRES

Virtual aerial video available online!

METHOD

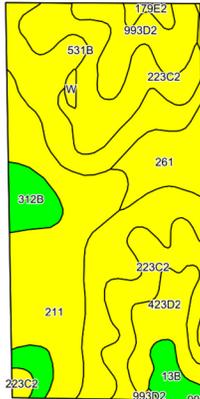
The Connie Beeler Trust will be sold on a price per acre basis based on a deeded and advertised acres. Bidding is NOT contingent upon financing, an appraisal or inspection.

TERMS

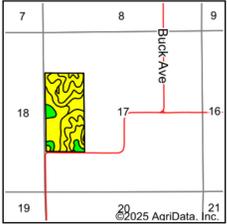
Ten (10%) percent of the bid price to be due on the day of the sale with the balance due in approximately 30 days, on or before Monday, December 15, 2025 upon delivery of a merchantable abstract and deed. At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement 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. Full possession will be given at the time of closing. The farm will sell free & clear for the 2026 crop year.

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.



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State: **Iowa**
 County: **Davis**
 Location: **17-67N-15W**
 Township: **Fabius**



Mapa Provided by: **surety**
CUSTOMER ONLINE BIDDING
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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	1 st Corn Bu	1 st Soybeans Bu	CSR2**	Corn Bu	Soybeans Bu	ⁿ NCCPI Overall	ⁿ NCCPI Corn	ⁿ NCCPI Small Grains	ⁿ NCCPI Soybeans
531B	Kniffin silt loam, 2 to 5 percent slopes	18.77	24.4%		Ille	80.0	23.2	55			69	64	69	66
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	17.40	22.7%		IVw	126.4	36.7	45			60	60	51	46
211	Edina silt loam, 0 to 1 percent slopes	16.85	22.0%		Illw	169.6	49.2	59			70	70	68	64
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	6.05	7.9%		Ive	123.2	35.7	35			66	66	56	48
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	5.16	6.7%		Ive	97.6	28.3	6			62	62	59	48
261	Appanose silt loam, 0 to 2 percent slopes	4.91	6.4%		Illw	177.6	51.5	41			74	74	70	64
312B	Seymour silt loam, 2 to 5 percent slopes	4.27	5.6%		Ille	80.0	23.2	64			70	70	70	65
13B	Omiltz-Vassar-Zook complex, 0 to 5 percent slopes	2.04	2.7%		Ilw	200.0	58.0	74	59	16	63	80	69	74
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.87	1.1%		Vle	139.2	40.4	24			62	62	49	44
W	Water	0.35	0.5%			0.0	0.0	0						
Weighted Average						124.6	36.1	48.2	1.6	0.4	ⁿ 66.8	ⁿ 65.5	ⁿ 62.6	ⁿ 57.9

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 INFORMATION!



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