

# DAVIS COUNTY, IOWA LAND AUCTION

*virtual live!*  
TUESDAY, DECEMBER 2, 2025 @ 10:00 AM CST

**84.23**  
**TAXABLE ACRES**

**SAMUEL P. & ELIZABETH THOMAS**

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



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AUCTION TO BE CONDUCTED AS  
A VIRTUAL LIVE AUCTION. IF YOU  
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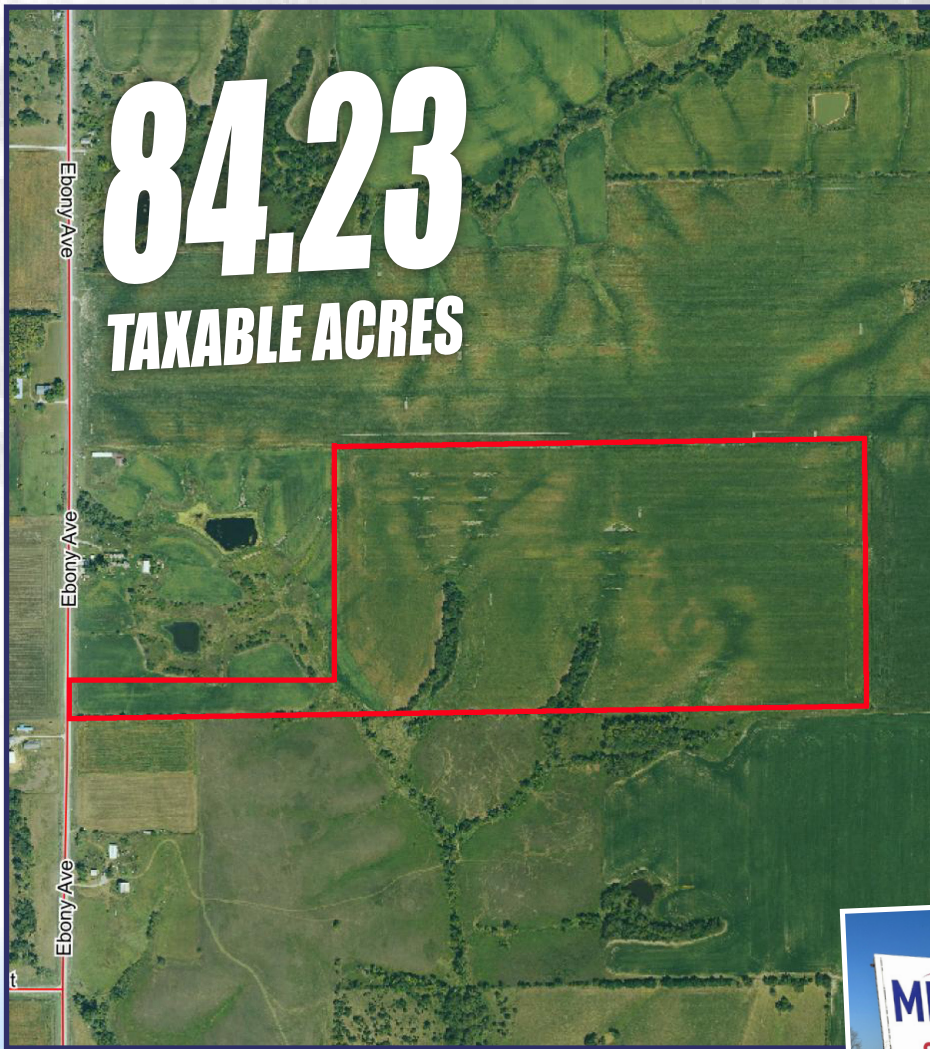
## GENERAL INFORMATION

The Samuel P. & Elizabeth Thomas Farm is located in Section 11, T68N•R15W, Davis County, Iowa.

Make plans now to participate in this upcoming Davis County, Iowa Land Auction! One mile south of West Grove, Iowa. This farm offers productive tillable farmland with improvements including tile and terraces. 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!

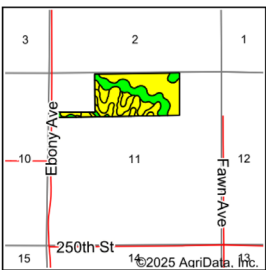
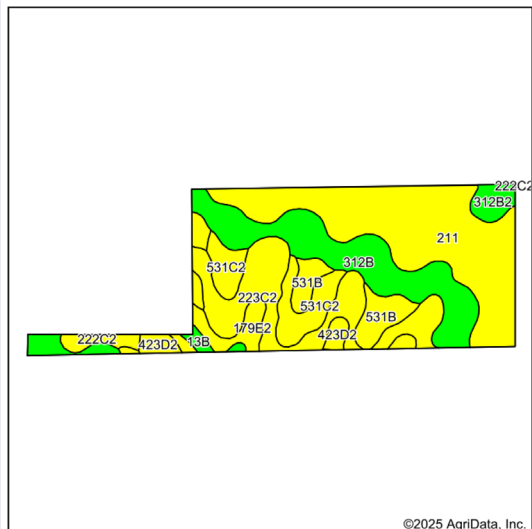
## TRACT INFORMATION

- 84.23 Taxable Acres
- FSA figures should indicate 81.03 farmland acres
- CSR2 52.8
- Currently in Row Crop Production
- Access is on the West by Ebony Ave.



**VIRTUAL AERIAL VIDEO  
AVAILABLE ONLINE!**





State: Iowa  
County: Davis  
Location: 11-68N-15W  
Township: West Grove



| Soils data provided by USDA and NRCS.     |   |       |                  |             |                  |            |                |        |     |               |                   |
|---|---|-------|------------------|-------------|------------------|------------|----------------|--------|-----|---------------|-------------------|
| Area Symbol: 1A051, Soil Area Version: 32 |   |       |                  |             |                  |            |                |        |     |               |                   |
| Code                                      | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *1 Corn Bu | *1 Soybeans Bu | CSR2** | CSR | *n NCCPI Corn | *n NCCPI Soybeans |
| 211                                       | Edina silt loam, 0 to 1 percent slopes                              | 28.14 | 33.6%            |             | IIIw             | 169.6      | 49.2           | 59     | 60  | 70            | 64                |
| 312B                                      | Seymour silt loam, 2 to 5 percent slopes                            | 18.41 | 22.0%            |             | IIle             | 80.0       | 23.2           | 64     | 60  | 70            | 65                |
| 223C2                                     | Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded     | 14.77 | 17.6%            |             | IVw              | 126.4      | 36.7           | 45     | 22  | 60            | 46                |
| 531C2                                     | Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded   | 6.64  | 7.9%             |             | IIle             | 80.0       | 23.2           | 48     | 31  | 56            | 60                |
| 531B                                      | Kniffin silt loam, 2 to 5 percent slopes                            | 4.88  | 5.8%             |             | IIle             | 80.0       | 23.2           | 55     | 54  | 64            | 66                |
| 179E2                                     | Gara loam, 14 to 18 percent slopes, moderately eroded               | 2.99  | 3.6%             |             | Vle              | 139.2      | 40.4           | 24     | 33  | 62            | 44                |
| 423D2                                     | Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded | 2.87  | 3.4%             |             | IVe              | 97.6       | 28.3           | 6      | 13  | 62            | 48                |
| 222C2                                     | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded  | 2.35  | 2.8%             |             | IVw              | 140.8      | 40.8           | 28     | 25  | 54            | 42                |
| 312B2                                     | Seymour silty clay loam, 2 to 5 percent slopes, moderately eroded   | 2.04  | 2.4%             |             | IIle             | 80.0       | 23.2           | 61     | 55  | 64            | 60                |
| 13B                                       | Olmitz-Vesser-Zook complex, 0 to 5 percent slopes                   | 0.77  | 0.9%             |             | IIw              | 200.0      | 58.0           | 74     | 60  | 80            | 74                |
| Weighted Average                          |   |       |                  |             | 3.34             | 123.8      | 35.9           | 52.8   | 47  | *n 65.7       | *n 59             |

scan for  
full details  
online!



METHOD

The Samuel P. & Elizabeth Thomas farm will be sold on a price per acre basis based on taxable 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, January 5, 2026 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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► **DAVIS COUNTY, IA**

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► **84.23 TAXABLE  
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