

Davis County, Iowa LAND AUCTION

TUESDAY, JUNE 30, 2026 @ 10:00 AM CDT

VIRTUAL LIVE

**235±
ACRES**
(SUBJECT TO SURVEY)
6 TRACTS



**OPEN HOUSE ON TRACT 6:
FRIDAY, JUNE 12
5:00 PM – 7:00 PM**



**PHYSICAL ADDRESS:
16161 TIMBER AVE | BLOOMFIELD, IA 52537**

MARILYN DOWNING ESTATE

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



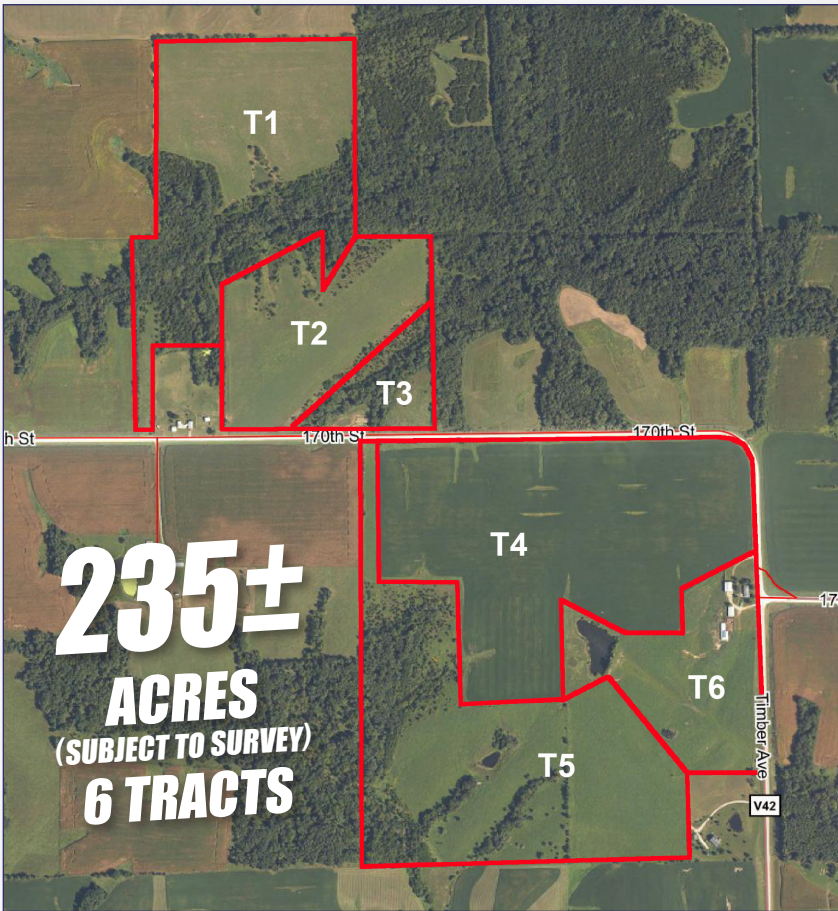
AUCTION REP:
JOHN PROBASCO
(641) 856-7355

MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

P O Box 509 | 6135 Reve Ct.
Ft. Madison, IA 52627
(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



TRACT INFORMATION

Tract 1 | 53.03 Acres (Subject to Survey)

- Armstrong, Gara, Nodaway soils
- CSR2 is 43.3
- Pond
- Pasture and hay production
- The balance of the tract is in wooded draws offering attractive hunting opportunities.
- Access is on the South by 170th St.

Tract 2 | 28.14 Acres (Subject to Survey)

- Kniffin, Armstrong, Appanoose soils
- CSR2 is 38.9
- Pasture and hay production
- Access is on the South by 170th St.

Tract 3 | 9.71 Acres (Subject to Survey)

- Armstrong, Gara, Kniffin soils
- CSR2 25.8
- This tract is in mostly timber and offers attractive hunting opportunities.
- Attractive secluded home site
- Access is on the South by 170th St.

Tract 4 | 72.28 Acres (Subject to Survey)

- Kniffin, Edina, Rinda soils
- CSR2 54.5
- Currently in row crop production
- Access is on the North by 170th St.

Tract 5 | 65.96 Acres (Subject to Survey)

- Armstrong, Kniffin, Gara soils
- CSR2 44
- Currently in pasture
- The balance of the tract is in wooded draws offering attractive hunting opportunities
- Pond
- Fenced for Livestock
- Access is on the North by 170th St.

Tract 6 | House and buildings on 26.06 Acres (Subject to Survey)

Physical Address: 16161 Timber Ave, Bloomfield, IA 52537

- Ranch Home with attached garage built in 1968
- Located on a hard surface road
- Pond
- Fenced for Livestock
- 42ft.x52ft. Barn
- 36ft.x63ft. Loafing Shed
- 20ft.x52ft. Loafing Shed
- 10ft.x12ft. Garden Shed
- 45ft.x 63.ft. Machine Shed
- Access is on the East by Timber Ave.

LOCATION

The Downing Farm is located in Section 6, T69N•R12W and Section 31, T70N•R12W, Davis County, IA.

Make plans now to participate in this Davis County, IA Land Auction. This diverse farm offers it all including productive tillable farmland, highly improved pasture land and desirable recreational acreage. This farm is improved with a country home and several storage buildings, livestock buildings and livestock holding areas. This is a must-see farm to fully grasp the magnitude of the improvements and the desirability of the property.



**OPEN HOUSE:
FRIDAY, JUNE 12
5:00 PM – 7:00 PM**



WWW.MERITAUCTIONS.COM



METHOD

The Marilyn Downing Estate will be sold in 6 individual tracts based on surveyed acres. Tracts 1-5 will be sold 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 Tracts 1-5 for their high bid. Buyer's Choice auctioning will continue until Tracts 1-5 have been sold. Tract 6 will be sold next for a lump sum dollar amount. 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 45 days, 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, in person or DocuSign. The real estate taxes will be prorated to the date of closing. Possession will be given at the time of closing subject to a 2026 farm lease in place. Full possession will be given at the time of closing for Tract 6.

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.

MERIT AUCTIONS

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



▶ **VIRTUAL LIVE
LAND AUCTION**

▶ **DAVIS COUNTY, IA**

▶ **235± ACRES
(SUBJECT TO SURVEY)
6 TRACTS**

▶ **TUESDAY,
JUNE 30, 2026
@ 10:00 AM^{CDT}**

Davis County, Iowa

LAND AUCTION

*Marilyn Downing
Estate*

