

DAVIS COUNTY, IOWA & SCHUYLER COUNTY, MISSOURI

LAND AUCTION

VIRTUAL LIVE! THURSDAY, OCTOBER 1, 2026 @ 10:00 AM

455+
Acres
10 TRACTS



OPEN HOUSES

TRACTS 7 & 8: MONDAY, SEPTEMBER 21ST | 4:00 - 5:00 PM
10000 WALNUT STREET | COATSVILLE, MO

TRACT 10: MONDAY, SEPTEMBER 21ST | 2:00 - 3:00 PM
407 CEDAR STREET | QUEEN CITY, MO

JOHN C. BEELER ESTATE – JOE BEELER, PERSONAL REPRESENTATIVE

REPRESENTING ATTORNEYS:

Kelly Lynch | Lynch Law Office | 207 S. Washington Street | Bloomfield, IA 52537 | (641) 664-3188

Andrew R. Farwell | The Farwell Law Firm LLC | 715 N Baltimore Street | Kirksville, MO 63501 | (660) 665-2115

TITLE WORK BY:

PICKELL ABSTRACT CO.

118 W. Jackson | PO Box 127 | Lancaster, MO 63548
(660) 457-3804



AUCTION REPRESENTATIVE:
JOHN PROBASCO
(641) 856-7355

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

MERIT AUCTIONS

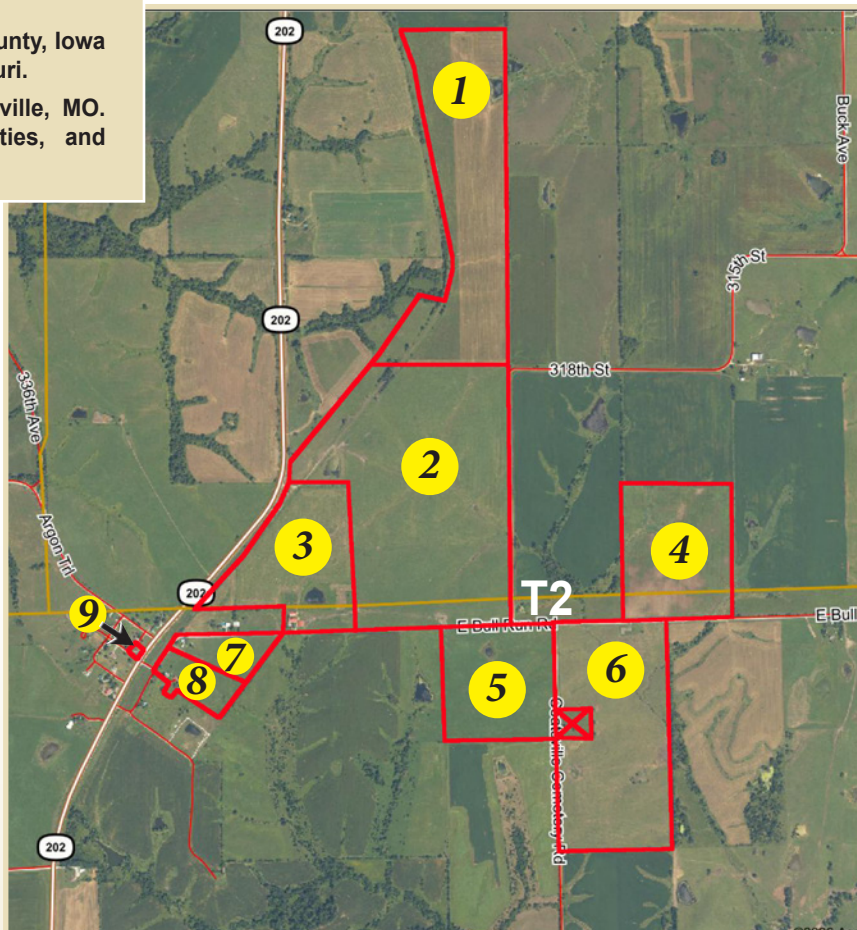
“Specializing in Farm Real Estate & Ag Equipment”

**P O Box 509 | 6135 Reve Court
Ft. Madison, IA 52627**

(833) 273-9300 | www.MeritAuctions.com

This property is located near the village of Coatsville, MO. Featuring a home, outbuildings, livestock facilities, and improved pasture with ample water and good fences.

- Access is on the East by Cedar St.





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METHOD

The Beeler farm will be sold in 10 individual tracts based on a survey and deeded acres. Tracts 1-6 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 1-6 for their high bid. Buyer's Choice auctioning will continue until Tracts 1-6 have been sold. Tracts 7-10 will be sold through the marketing method of "Buyer's Choice" for total lump sum dollar amounts. 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 60 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 pasture lease. The tracts sell free & clear for the 2027 farming season. Full possession will be given at the time of closing for Tracts 9 & 10.

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.

**ALSO SELLING
 PERSONAL PROPERTY
 @ 1:00 PM
 TIMED ONLINE**



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SCHUYLER COUNTY, MO
VIRTUAL LIVE
LAND AUCTION!**

► **THURSDAY,
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@ 10:00 AM CENTRAL**

► **455± ACRES
10 TRACTS**

► **OPEN HOUSES ON
TRACTS 7, 8 & 10
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FT. MADISON, IA 52627

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