

PROPERTIES

Boley Real Estate

America's Land Specialist

Licensed in Iowa & Missouri

1480 South Clinton • Albia, IA 52531

LAND AUCTION

387 M/L TOTAL ACRES
6 Tracts in Davis County, IA

SELLER - Tom & Rhonda Brakke

SATURDAY, MARCH 30, 2019- 10:00 AM

SALE TO BE HELD AT THE SOUTHFORK MOTEL • 907 WASHINGTON ST, BLOOMFIELD, IA

www.boleylestate.com • (641) 932-1234

Tyler Boley, Broker • tboleylestate.com - Cory Behr, Auctioneer

THIS COMBINATION FARM BEING SOLD IN 6 TRACTS HAS SOMETHING TO OFFER FOR EACH TYPE OF BUYER. IT FEATURES PREMIER HUNTING SPOTS IN THE FAMOUS SOUTHEAST IOWA WITH ITS MATURE TIMBER AND BEDDING AREAS THROUGHOUT EACH TRACT. EACH TRACT PROVIDES TILLABLE ACRES THAT COULD BE MAXIMIZED FOR FULL INCOME POTENTIAL. THERE ARE PONDS ON TWO OF THE SIX TRACTS. EACH TRACT OFFERS ROAD FRONTAGE FROM AT LEAST ONE POINT FOR EASY ACCESS. TRACT 1 INCLUDES A BEAUTIFUL CUSTOM BUILT 2,760 SQ. FT. 6BR/2.5 BA LOG HOME BUILT IN 2011 AND A SECOND CABIN WITH WONDERFUL VIEWS OF THE ROLLING SOUTHERN IOWA HILLS. THIS TRACT ALSO HAS A PRIVATE GATED ENTRANCE AS WELL AS 75'x45' MACHINE SHED & POND.

TRACT 1

49 M/L ACRES

- 49 m/l total acres
- FSA indicated tillable acres = 9.4
- Average CSR2 = 65
- Custom built 2,760 sq. ft 6BR/2.5BA log home
- 2nd cabin
- 75' x 45' machine shed
- Pond & gated entrance

TRACT 2

32 M/L ACRES

- 32 m/l total acres
- FSA indicated tillable acres = 8.5
- Average CSR2 = 31
- 21 +/- acres timber & pine grove
- Pond
- Access from Kress Ave

TRACT 3

71 M/L ACRES

- 71 m/l total acres
- FSA indicated tillable acres = 23.3
- Average CSR2 = 29
- 54 +/- acres mature timber and cedar thickets
- Access from Kress & 132nd

TRACT 4

70 M/L ACRES

- 70 m/l total acres
- FSA indicated tillable acres = 22.7
- Average CSR2 = 52
- 47 +/- acres mature timber
- Tower blind included
- Access from Jewel Ave

TRACT 5

61 M/L ACRES

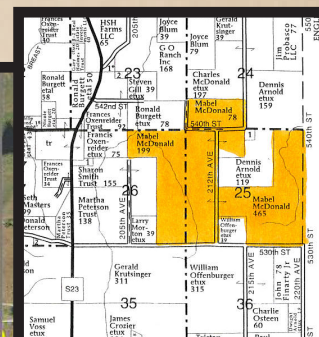
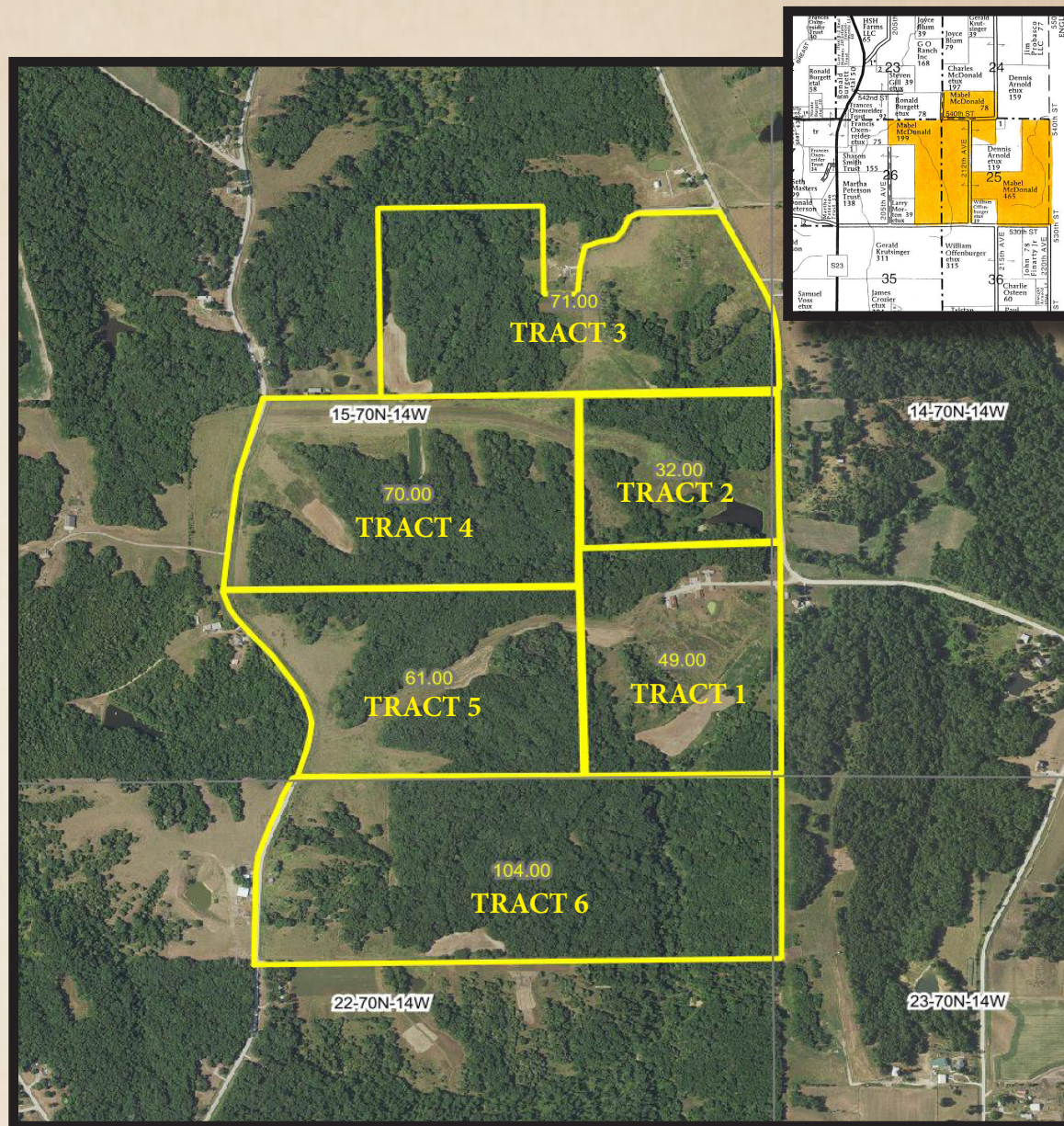
- 61 m/l total acres
- FSA indicated tillable acres = 17.1
- Average CSR2 = 58
- 44 +/- acres mature timber wooded draws & pine grove
- Tower blind included

TRACT 6

104 M/L ACRES

- 104 m/l total acres
- FSA indicated tillable acres = 10.1
- Average CSR2 = 49
- 90 +/- acres mature oak, walnut, hickory & cedar
- Tower blind included

12577 Kress Avenue • Bloomfield, IA



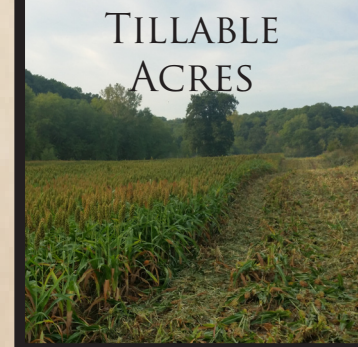
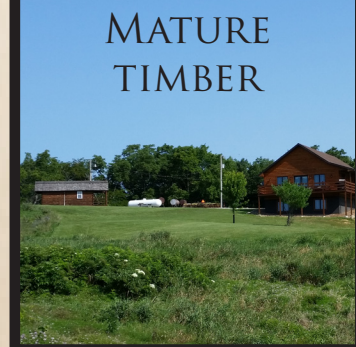
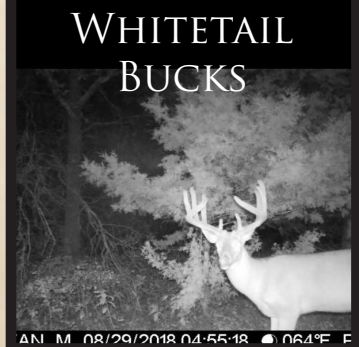
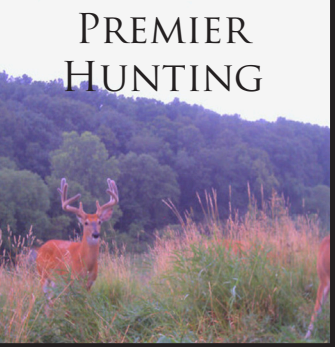
PREMIER
HUNTING

LOG HOME

WHITETAIL
BUCKS

MATURE
TIMBER

TILLABLE
ACRES



Terms & Conditions

On parcels with tillable acres, buyers will have full possession beginning March 1, 2016. The current farm lease will be terminated prior to September 1, 2015 in accordance with Iowa law and the current tenant will retain rights to harvest crops until March 1, 2016. All sales are subject to court approval and seller reserves the right to reject any and all bids. All information has been obtained from sources deemed reliable, but buyers are encouraged to make their own inspections. 10% to be paid the day of sale with remaining balance due the day of closing. Possession will be given at the time of closing upon delivery of a merchantable abstract and deed. The current real estate taxes will be pro rated to the date of closing. All announcements made the day of sale take precedence over any prior advertising either written or oral. Although none are expected, for parcels requiring survey, the 10% down payment required will be based on indicated acres. The final sales price will be adjusted according to final surveys. If a buyer is interested in any of the tracts but unable to make it to the auction, phone bidding can be arranged by registering with the auction company at least 48 hours prior

Cory Behr,
Auctioneer
(641) 425-8466