

# Community Prospectus



## Bloomfield-Davis County, Iowa

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Bloomfield Main Street

101 E. Franklin St.  
Bloomfield, Iowa 52537

641-664-2309

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[www.bloomfieldmainstreet.com](http://www.bloomfieldmainstreet.com)



## Welcome!

The City of Bloomfield and the citizens of Davis County are eager to welcome new businesses and residents to our friendly, family-oriented community, which is a progressive one while also valuing its past.

Bloomfield Main Street, Davis County Development Corporation, and the City of Bloomfield stand ready to help you become a part of our community and realize your goals by supplying guidance and assistance.

## Bloomfield-Davis County, Iowa Contact Information

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# Special People...a Special Place

When you come to Bloomfield, Iowa, the majestic beauty of the Davis County Courthouse will be the first thing to captivate you. A one-of-its-kind in the State of Iowa, it, however, transcends its uniqueness and graceful French Renaissance architecture. It is more than the timeless limestone from which it rose.

It is a symbol of a people and of a community unlike any other. Only a special breed could have in 1876 contracted to build such an edifice among the rolling hills of southern Iowa. It defines an uncommonly friendly, independent, trusting, innovative, creative and industrious

populace that, despite their small number, have touched you and all Americans.

Starting with the great warrior chief Black Hawk, who roamed Davis County before the coming of the white man; to James Jordan, his white friend who led the way to settlement; to those unshaven, rough talking pioneers from Kentucky, who gave the area its unlikely name of the Hairy Nation; there have always been special people to define the character of the community.

In the shadows of the Davis County Courthouse, a hardy stock of people have grown up, lived, played and worked while touching the nation, including:

- a two-time Presidential candidate who forever changed the way this nation's candidates would garner the votes to become the world's most powerful person;
- several U.S. Senators including current Arizona Senator Jon Kyl, several members of the U.S. House of Representatives; and an undersecretary of the Department of Interior;
- Iowa governors, state senators, representatives and other state leaders;
- two Major League baseball players;
- an all-pro NFL wide receiver;
- an Olympian;
- nationally-known musicians and artists;
- presidents of numerous state and national organizations;
- a renowned pharmacology researcher;
- the man who invented the fountain pen;
- heads of national and regional corporations;
- and those who remain because it is their choice and wish to welcome you to be a part of a community they know is "Iowa's Best" that provides "Life Like it Oughta Be."



*It is a community truly  
defined by great people*

# Bloomfield

Located in the far south of Iowa just north of the state's border with Missouri, Bloomfield, the county seat and by far the largest city in Davis County, offers a relaxing pace of life.

A hundred miles from the bustle of the nearest Interstate highway with no railroad whistles to wake you at night, Bloomfield is still easily accessible from the great Midwestern cities of Chicago, Minneapolis, Omaha, Kansas City, St.

Louis and, of course, Des Moines. The famed Canada to the Gulf Route 63 intersects in Bloomfield with State Highway 2, one of the first and very popular national east-to-west motor corridors.

Both are now modern, two-lane highways that connect with the world through some of the most scenic areas in southern Iowa and northern Missouri. Highway 2 ba-



sically mirrors the route the Mormons took as they followed Joseph Smith to Salt Lake City. There is easy access to some of the Midwest's best outdoor activities, crafts and the new vacation destination of the Honey Creek Resort at nearby Lake Rathbun.

In Bloomfield, one experiences the loveliness of the four seasons, but not the extremes that keep you from enjoying the natural outdoors. It is a great place to live:

Population: 2,601

Average Yearly Temperature: 51.3 degrees

Median Vacant For-Sale Houses: \$130,660

Owner-Occupied Homes: 69.9%

Median Resident Age: 40.4 years

Median Household Income: \$40,102

Cost of Living Index: 73.3 (U.S. average is 100)

## Business Opportunities

The Davis County Courthouse, which is listed on the National Register of Historic Places, sits in the middle of the Bloomfield square, which is listed on the National Register of Historic Districts.

The traditional business hub of Davis County, the square features four sides of historic buildings that house a business mix of retail, specialty shops, professional services and restaurants. Bloomfield businesses serve a diverse set of consumer groups including young families, agricultural customers, professionals, seniors, and the Amish Community. Plenty of free parking provides easy customer access. Many of these historic buildings feature recently renovated second-story housing units that provide extra income for the businesses housed below. Many more opportunities remain for second-story renovation into modest to luxury living spaces.

Highway 63 crosses the east side of the square, bringing business people, shoppers and tourists directly to the square. The courtyard surrounding the Davis County Courthouse is used several times per year for community-wide and regional outdoor events that attract big crowds. At Christmas time, a dazzling display of lights and decorations make Bloomfield a magical, Christmas city.



Opportunities are available for new retail, specialty, professional and restaurant businesses. Readily available are:

- Buildings for sale and rent,
- A building inventory from Bloomfield Main Street,
- Recent local market research data,
- Assistance in business development and expansion from Bloomfield Main Street and Davis County Development Corporation,
- Business start-up financial assistance from Bloomfield Main Street, the Davis County Development Corporation, local cooperative utilities, the City of Bloomfield, and four financial institutions with full services.

# Industrial and Infrastructure

Locally owned industries include Davencorp Welding and Fabrication, the Bloomfield Foundry, Snowman Snowplow, and Performance Pipe (a Chevron-Phillips Company).

Bloomfield's Industrial Park has lots available with the following utilities in place: electricity, water, gas, sewer and fiber-optics. Three buildings are currently available in the Industrial Park including a new speculative building.

Davis County Development Corporation, City of Bloomfield, and Southern Iowa Electric Cooperative provide assistance for new industries and expansion.

## Infrastructure

Davis County is served by recently upgraded and resurfaced Highways 63 and 2. Twenty minutes to the north is a new four-lane, Iowa-Illinois freight corridor and forty minutes to the south is a four-lane section of Highway 63.

Bloomfield's Municipal Airport has a 3400 ft. paved, lighted runway and full-time, full-service, fixed-base operations.

The City of Bloomfield supplies water to its customers from Lake Fisher, located at the edge of Bloomfield and ranked among Iowa's best in surface water protection. Lake Rathbun serves as a backup source.

Southern Iowa Electric Cooperative supplies power to Davis County and the Bloomfield Industrial Park while the City supplies gas and sewer services.

Citizens Mutual Telephone Cooperative offers the latest in broadband services to residents of Davis County including:

- high-speed Internet access,
  - Broadband business applications,
  - VoIP services, and
  - CMTV Premier Video,
- all by means of fiber and soft-switch technology.

# Choose Bloomfield for Quality of Life

The City of Bloomfield has numerous housing opportunities, quality schools and medical facilities, a rural-small town lifestyle and great recreational opportunities.

## Housing

Housing opportunities include:

- New housing additions with available lots,
- Renovated upper-story housing in the Main Street District,



- Rehabilitated older homes, and
- Opportunities for investments in housing.

## Education

The Davis County Community Schools consist of a Middle School constructed in 1970, an Elementary School built in 1990, with construction of a new high school to begin in 2009.

The motto of the school system is: One School, One Community, One Goal—The Best That We Can Be! The school strives to live up to that motto by:

- Providing a comprehensive curriculum that culminates in several dual-credit



courses at the high school level,

- Providing special programs to meet the needs of all students from those with special needs to the gifted and talented extended learning program,
- Providing a strong emphasis on reading in K-2 classrooms with a maximum size of 17-20
- Providing strong extra-curricular programs in fine arts, athletics, and community service,
- Meeting all "No Child Left Behind" academic goals,
- Providing over \$48,000 in Dollars for Scholars scholarships annually,

The city also sports a recently constructed daycare center, and Indian Hills Community College has located a satellite center in Bloomfield.

## Medical Facilities

The Davis County Hospital is a 25-bed critical care access hospital with a 32-bed long-term care unit. The facility is currently undergoing remodeling and expansion.

Full-time physicians specializing in family practice, obstetrics, and general surgery staff the hospital. Specialty physician services include all major care specialties including orthopedics, cardiology, internal medicine, rheumatology, podiatry, neurology, ear, nose and throat.

Also present in the community are:

- Dental, optometric and chiropractic care,
- Bloomfield Care Center, which provides skilled nursing home care and assisted living, and
- REScare.



# Recreational, Cultural, and Tourism

Those living in or visiting Davis County truly experience “Life Like It Oughta Be.” Local residents recognize the many and varied community assets they experience on a daily basis and are making an effort to share those assets with new residents and tourists. (See Davis County Tourism Corporation’s website: [visitdaviscounty.com](http://visitdaviscounty.com))

## Outdoor attractions

- McGowen Recreation and Wildlife Area sports new cabins, a campground, nine fishing ponds, hiking and horseback riding trails.
- Lake Wapello State Park (one of Iowa’s finest) has a renovated lodge and cabins, camping facilities, hiking and boating opportunities, and a recently rehabilitated and restocked lake with great fishing.
- Lake Fisher not only provides Bloomfield’s water supply, but great recreational opportunities as well. The State’s record largemouth bass was caught in this lake, which is surrounded by picnicking, camping, and disc golf facilities as well as ball diamonds.
- Lake Rathbun and the new Honey Creek Resort and Destination Park (the first state-owned resort area) are less than an hour’s drive away.
- Some of the country’s best hunting ground for pheasant, deer, quail and wild turkey is found in Davis County. Hunters come from all over the nation.
- The Izaak Walton League provides trap-shooting opportunities.
- The Municipal Swimming Pool, Bloomfield Country Club, Mutchler Community Center and numerous parks provide many opportunities for outdoor and indoor activities.

## Historical assets

- Davis County’s Courthouse and Bloomfield’s Square are both on the National Register of Historic Places.
- The Mormon Trail goes through Davis County as does a Scenic Byway.
- The home of General Weaver, Civil War General and presidential candidate, is now a beautiful bed and breakfast in Bloomfield.
- The Davis County Historical Complex includes five buildings—home of Dr. Findley, a one-room school, Mormon log cabin, old mill barn, and an old country church—all housing many artifacts from Davis County’s past plus a large mural depicting the Civil War Guerrilla Raid, which took place in Davis County.
- A monument has been erected in Davis County to commemorate the northernmost point of the invasion of the Southern forces into Union Territory. An annual Civil War battle re-enactment is held at this site.
- The Troy Academy was one of the first institutions of higher learning west of the Mississippi, and the



Bloomfield Public Library is a Carnegie Library.

- A Sears & Roebuck mail-order house serves as an official Iowa Welcome Center in Bloomfield.

## Many youth opportunities are provided

- T-Ball, Little League Baseball, Softball and Babe Ruth Baseball programs are important activities for Davis County youth as well as organized soccer and youth football leagues.
- 4-H provides a wide array of learning opportunities for many Davis County youth

## Entertainment and cultural opportunities abound in Davis County

- The Davis County Fairgrounds hosts one of the best county fairs in the state, the Ft. Bloomfield Rodeo, an Old Time Country Music Festival (filling the grounds with 800+ Rvs), and many more events throughout the year.
- All of Davis County’s towns host annual festivals and numerous other events.
- The Davis County Fine Arts Council sponsors many activities and throughout the year to provide opportunities for its musicians, actors, and artists and for the enjoyment of the public.

## Other Davis County assets

- An Amish community consisting of 77 Amish businesses including furniture shops, greenhouses, lumberyards, sawmills, quilt shops, harness shops, country stores, and more is located west of Bloomfield.
- Most major denominational churches are present in the county.