

SPRING 2019

LANDPROZ

Agricultural & Recreational Real Estate / Auctions / Farm Management



PROFESSIONAL LAND BROKERS AND AUCTIONEERS

LANDPROZ

We are Proud to Partner With:



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Who We Are

PROFESSIONAL LAND BROKERS, AGENTS, AUCTIONEERS & FARM MANAGERS

LandProz is a team of landowners, farmers, hunters, and conservationists.

To Date the LandProz Team has SOLD more than 172,000 Acres in Midwest

LandProz brokers and agents were hand selected because of their extensive knowledge and expertise in the agricultural and recreational land industry. Our team can help you find that perfect farm you have been looking for, or help you with the sale of your current property.

Many of us have been selling and specializing in land sales for years, with some being in the business for the better part of four decades. Combine that experience with the newer generation of brokers and agents who understand innovative marketing strategies, modern networking, and the future of farm management, and that is what makes our team one of the best in the industry!



Information for Sellers

We appreciate your interest in LandProz and our team. Our goal is to provide as much information as possible so you can make the right decision for you and your property.

WE SPECIALIZE IN

- Cropland / Tillable / Large Farms
- Hunting Properties / Timber
- Ag & Rec Land Auctions
- Government Programs / CRP / WRP
- Livestock Facilities
- Build-able Sites
- 1031 Exchanges
- Family Estates
- Investment Properties
- Exit Options for Land Owners
- Multi-Parcel Auctions
- State & Federal Acquisition

SALES METHOD

This is a very important part of the process once you have decided to sell. All are great, but for each situation one is best, and working with the right company and agent will ensure you will have help selecting the correct type of sale.

We offer ONLINE BIDDING for all auctions via the LandProz App!

LIVE AUCTION – or public auction has gained popularity in recent years more than ever, and why, because it works! Some members of our team have been conducting live land auctions for over 40 years and have the process down to a science. Every detail matters right down to the day of the week to have it, how to sell multiple tracts, and creating an exciting atmosphere at the auction for bidders. Usually a 60-75 Day process from when the first advertising is sent out, the auction takes place, and the closing is completed.

SEALED BID AUCTION – this method has many similarities to a traditional auction but allows for more privacy during the sale. Only preregistered bidders are allowed to attend the closed door process or bid online. Each bidder has a chance to submit a bid per round until the highest price is achieved and the winning bid/buyer is realized. Usually a 60-75 Day process from when the first advertising is sent out, the auction takes place, and the closing is completed.

ONLINE ONLY AUCTION – with this method our company promotes your property just like the previous two types of auction options, but all of the bidding is done online through our app. We set a sale time frame with a start and end date/time. The bidders will register and place their bids and can increase them up until the time expires. Usually a 50-60 Day process from when the first advertising is sent out, the online auction takes place, and the closing is completed.

LISTING – also known as private treaty is a great way to market your farm also. This method is used for many reasons including comfort of the sellers, a unique property that may take an extra effort to find the right buyer, no real time limits on when the property has to be sold, and more! With this method there is not a set time frame, but once the purchase agreement is signed it usually takes around 30 to 45 days to close.



Go With The *PROZ*

WHAT IS MY PROPERTY WORTH & GETTING STARTED

Many factors are evaluated in order to determine your farm's value. Our LandProz agents will complete a No Cost Land Evaluation and provide you with a complimentary analysis of your farm.

What Type of Property Do you Have?

No two farms are alike. This is what makes the sale process unique and challenging. Here are a few things to think about, which will eventually help determine how we market and price your farm. Do not be concerned if you don't know all of the answers, this is where your LandProz Agent can help!

- Do you have mostly cropland, timber, or pasture?
- Where is the farm located and how is it accessed?
- Has the Property been surveyed?
- Does it need to be surveyed?
- What are the soil types and what is the soil rating?
- Is there tile and tile maps? Where is the outlet?
- Are there lakes, ponds, fences, or outbuildings?
- Is there currently a lease agreement with a tenant?
- Are there any farm-able acres enrolled in CRP?
- Are any acres in WRP, RIM, or other similar programs?

How do I find a LandProz Agent or Auctioneer for my area?

To find one of our specialized agents near you, browse our team on our website at www.landproz.com. Not finding the agent that you're looking for? Contact LandProz for additional assistance.

- sales@landproz.com
- 1-844-GO-4-PROZ



Information for Buyers

People own land for many different reasons but one thing that they all have in common is their love for the land. There's something to be said about being able to work the ground, watch the crops grow, experience a frosty fall morning in the woods, and just simply enjoy God's creation.

HOW LANDPROZ CAN HELP

If you have gotten this far, you are looking to purchase a property or at least thinking about it. This can be an exciting yet stressful process, and the most important is finding the right farm to pursue and hopefully buy. At LandProz we take pride in being able to make this experience a little easier for you. Our expert staff and industry leading marketing ensures that you will have as much information as possible that is detailed and easy to understand when selecting your farm.

FINDING A PROPERTY

Contact one of our LandProz agents to get started today. Browse our available land for sale using our specialized online listing inventory system. Don't forget to sign up to receive email alerts about upcoming properties that meet your criteria.

VIEWING A PROPERTY

At LandProz, our agents are always there for you. We will assist you throughout the entire buying and selling process and will always be there to answer any questions you may have about the property. Our Agents will do their best to work with your schedule to view properties and do so in a timely manner. Please notify your agent of any special transportation needs.

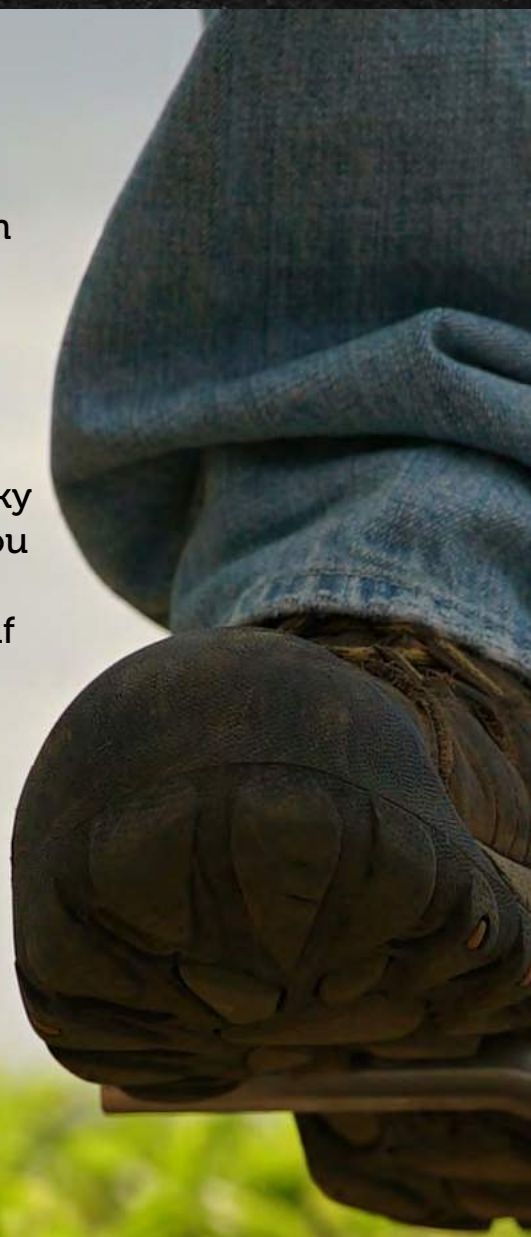
A woman with long blonde hair, wearing a red and black plaid shirt and blue jeans, is walking away from the camera through a lush green field. Two young boys are running ahead of her. In the background, a red tractor and a yellow combine harvester are parked near a large round hay bale. The scene is set in a rural landscape with rolling hills and trees under a clear sky.


"You Don't Buy A Farm For A Day, A Week Or Even A Year. You Buy It For A Lifetime"

-Greg Jensen, Minnesota and Iowa Broker


SPRING FARM PREP

In 1 month farmers will be very eager to start pulling equipment out and get to some spring planting. There are a few things that are always good to think about when coming up on the biggest decision a farmer makes. First off, it is always a decision on whether plant or not early. The last few years the earliest planted corn has been the best stand and best yielding we have planted. One great thing to do to check if fit or not is dig 2-4 inches into the seedbed, take a handful of soil and squeeze. If it feels tacky or forms a ribbon, soils are too wet for spring tillage. If you decide to continue on working soil make sure to let the soil lay for a minimum of 12 hours before planting into it if possible. This can sometimes be difficult to do especially with the narrow planting windows but it will help with even emergence dramatically. Plant emergence, plant population, and evenness of plant spacing are three of the initial factors that will ultimately affect your final yield. Some of the factors that lead to even emergence and good overall stand are checking over the planter. Making sure each row unit and the bar in general are level, will help with even emergence. You want to make





sure your opening disks are making a true V and not a W. Having a true V will increase seed to soil contact dramatically and will help with emergence. Almost all planters have a diameter of opening disk between 13.5-15 inches. Anytime you lose a half inch of diameter it is time to replace the opening disks. There are many other things to check over with your planter prior to spring planting but those are some of the bigger ones. When planting, the yield potential of the seed is at stake. The environment in which the seed is placed has a tremendous impact on what that seed will produce and we only get one chance at having the highest yield possible.



Alex Wayne,
Land Agent
Southern Minnesota

Farm Management

THE "FUTURE" FARM MANAGEMENT


Farm and Cropland Management can be a time consuming, stressful and for many a loss in optimal revenue and a depletion of valuable farm land. This is where your local LandProz Farm Management Team can help. We work very closely with each landowner to create a favorable Farm Operation and Preservation Plan that reflects their needs and goals, after that you can feel confident to leave the work up to the LandProz Team. Depending on each of our clients specific needs we secure the "best return" to you and your valuable farmland.

REDEFINING FARM MANAGEMENT

The Next Generation of Farm Operations and Preservation

At LandProz, our belief is the old way of managing farms as a service is an outdated and extremely flawed model. We feel it is merely a one sided transaction where the traditional farm manager looks for the highest payer year in and out. That model is very ill received by operators and most importantly what we have witnessed is the farm does not receive this well either. We sincerely agree that a favorable rate of return is of utmost importance for your valuable land asset but it cannot be the only determining factor. LandProz believes that there are many more definitions of "return". "Return" is not a one year payment plan. "Return" is a solid consistent steward of the land. "Return" is safe best management practices on every farm. "Return" to LandProz is vetting the best operators and giving them time to know and understand your farm and all of its uniqueness to better care for it over time. "Return" is sharing in the profits of the "great" times, maintaining in the "average" times and surviving the "tough" times together, just like Grandpa or Dad taught. "Return" is providing accurate data to you in real time each time an operator is active on your farm. LandProz delivers to you the very "best return"

Our model of Farm management is replacing the old outdated model of farm management with proven success. LandProz provides this equitable structure by working with the nearest and best Farm Management Pro's in your area that know the local land and have been brought up in and around the farm. Our Farm Management Pro's earn our designation with their past farm experience, their locale and our proven farm management policies and procedures. LandProz is not your outdated suit and tie salesman trying to make the biggest dollar, we are dirt on our boots farm guys and gals who know how best to operate and preserve your farm. LandProz Farm Management Pros partner with the very best operators/farmers nearest to your farm land. LandProz believes that no one besides maybe Grandpa or Dad know and understand your location, what works best, and what improvements would yield the best long term value and return for your farm as our great operators/farmers who we honor to preserve your land. We strongly believe and value our operator/farmer relationships and they are key to delivering you the very "best returns," LandProz decided we did not want the operator/farmer who is many miles away, who does not spend much time on your farm or truly does not understand the uniqueness of the area your farm is in. LandProz decided to best serve you and your farms legacy we wouldn't just decide to go with

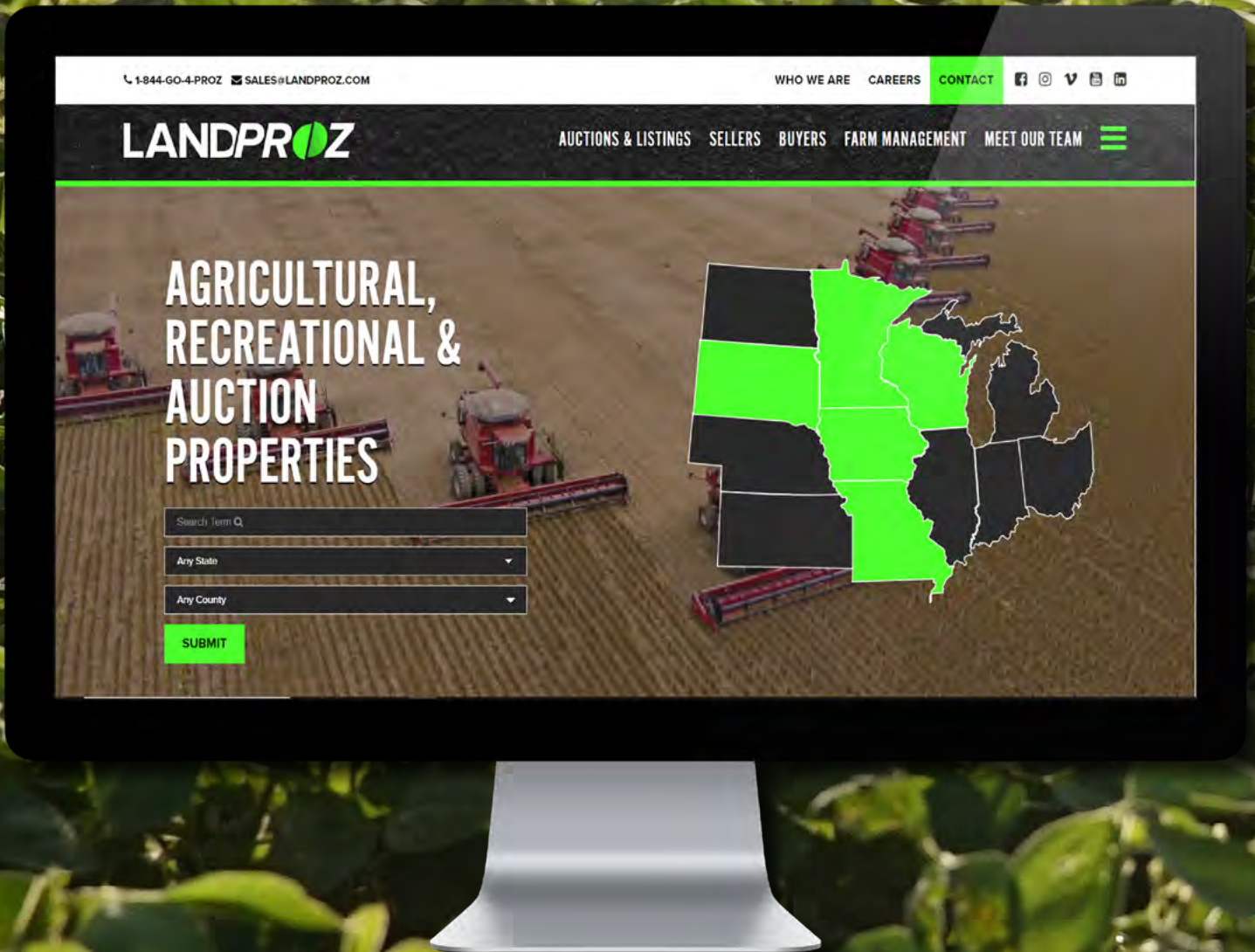


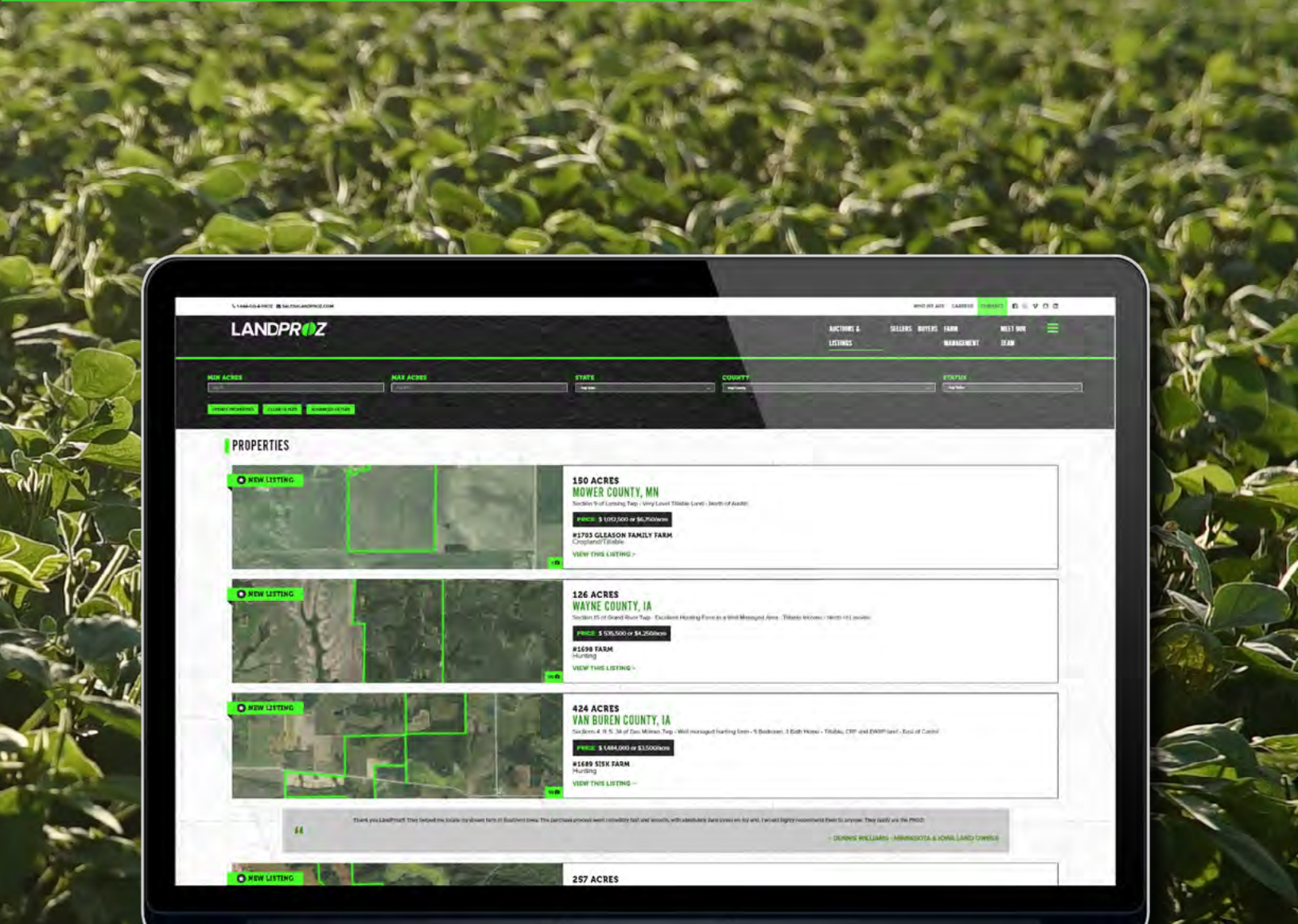
the highest paying bandit that comes from afar and robs your valuable land of high yields and leaves it depleted after a short 1, 2, or 3 year term. The dated farm management system of yesterday has developed these unfortunate examples. After the next guy swoops in and offers \$5 or \$10 more an acre the vicious cycle continues. As many operators/farmers retire or exit farming, the pool of qualified farmers continues to decline. It begins to be a small world amongst these folks and word spreads very quickly amongst the communities about the dated model of depleted managed farms.

LandProz knows that your farm is a long term hold asset maybe 3-5 generations in some cases. We believe we need to align that same principal by allowing our great operator/farmers, if they are performing well, to keep them as a long term hold as well, to best serve your farm. Our strategy is a 2 sided, 2 way street that delivers you the “best return” and that friends, is the next generation of Farm Operations and Preservation.

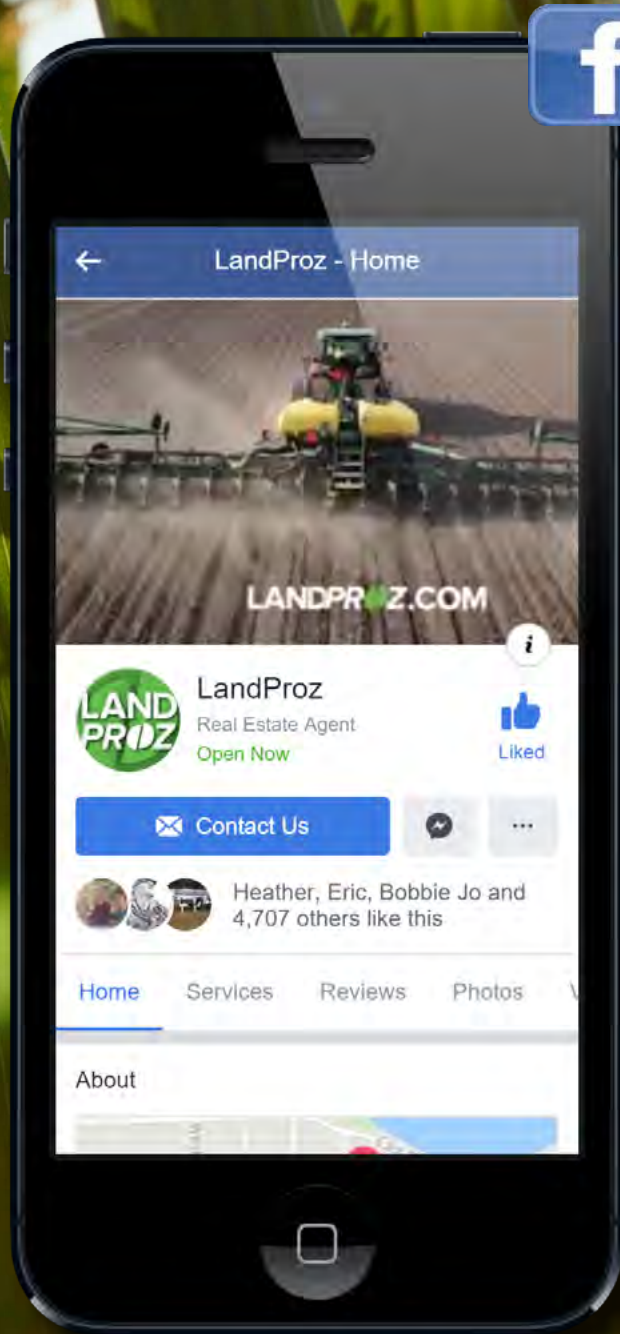
WHAT WE SPECIALIZE IN

- Full Service Cropland/Pasture Management
- Lease Negotiations & Agreements – Annual or Multi Year
- Locating Tenants/Farmers
- Securing Payments
- Drainage/Tile/Terrace Improvements
- Access/Driveway Improvements
- CRP Sign-up/Maintenance
- Wetlands
- Timber Harvest
- Full Reporting and accounting in easy to understand forms
- Buffer and Land Regulation Compliance
- Farm Government Program Sign Up
 - Farm Crop Planning
 - Farm Profitability / Budgeting
 - Farm Scouting
 - Fertility Management





Social Media



Social Media



The Elusive Shed Antler

The sport of shed hunting has populated to a degree I would have never imagined possible 20 years ago. Not only to the hunters but also the non-hunters as well. When I asked to shed hunt back in the late 90's and early 2000's most landowners believed I was a man wondering the woods looking for a small building. To some this sport is more than just a hobby, it's a never-ending addiction. I have learned over years there are a few things that can give you a good start on adding to your piles.

You can start by locating them first and it is fairly easy. Drive around and glass agricultural fields in January when most deer are visible in daylight hours from being run down from the rut and are back on the food source. Another option is a trail camera with good cold weather batteries and a couple hundred pounds of corn, or any other grain will tell you a lot in two weeks' time. When shed hunting, try to walk food sources first, and not bother or pressure the deer in their bedding areas until all have shed out. The biggest mistake people make is going in too early. Not applying pressure to them, not only ensures they will shed on the property you have permission for, but you're also not adding any pressure to the deer herd itself. During the cold

winter months food and less stress are the main ingredients to keeping a healthy deer herd. So, try not to be that guy that runs in them in circles every seven days.

When in search of sheds, focus a lot on southerly slopes, especially those with cedars, locust and hedge trees on them. Any type of warm grasses, especially after a snow melt as the grasses will all be laid over flat making sheds very easy to spot. All the waterways and terraces in the agricultural fields are also key areas and usually produce the best in my opinion. I have had quite a few shed seasons in the triple digits, most sheds I spot are 20 to 30 yards out and are in



Glen Salow,
Broker
Southern Iowa

During a recent farm showing a client spotted this 93" shed laying on the north side of a standing corn field next to a cedar tree. The landowner was happy to know the deer made it and even more excited to know the antler would be given to him.



and around the Ag fields and the bedding areas. Try to look and focus on finding four inches of antler and not that 90-incher we all dream about. You will save yourself a lot of walking by carrying a good set of optics with you to glass all the look-alikes. The best days for shed hunting are on somewhat dark gloomy days, especially right after a rain as the sheds will really stick out. And most importantly, make sure you have permission on the property you're on. With today's technology lots of people run all types of trail cameras during shed season, and the last thing you want is to end

up on social media from a frustrated landowner trying to identify you. So always respect and know your property boundaries. Finding a big shed is an accomplishment for anyone and is quite an achievement considering the odds. But remember, it is also an enjoyable and priceless time you can spend with your family and friends in the outdoors.



Marketing



Photography



Videography



Drone Services



Production



Networking & Social Media



Print & Signage



Marketing

LandProz only offers advertising options to its clients and does not claim to be affiliated or in partnership with the following media unless otherwise stated.

500+ Land Specific Websites – we start with landproz.com which is one of the industry leading land company websites and from there put your property on hundreds of other land specific websites including landwatch.com, landsofamerica.com, landandfarm.com, and land.com just to name a few.

LANDPROZ.COM



 **Lands of America™**

Online Bidding via LandProz App – we offer an online bidding option to all of our buyers that are unable to attend an auction or want to bid anonymously. This is an easy to download app and requires money down to register to bid.



Over 2 Million Social Media Followers in Our Network – with social media becoming more important in the real estate market, we have a full time staff dedicated to the promotion of every one of our properties we sell. We utilize our company and professional broker and agent Facebook, Instagram, Twitter, Youtube, Vimeo, Snapchat, and LinkedIn pages to feature your listings and auctions. We also partner with other industry companies that promote our properties so our reach is in the millions organically and in the hundreds of millions when boosted.

facebook

 **Instagram**

vimeo

You Tube

Marketing

National & Local TV Advertising – we offer both locally and nationally televised ads for our featured properties and land auctions. In addition to custom 15 and 30 second ads that we produce in house for local news and television stations, we also are partnered with Driven with Pat and Nicole on the Outdoor Channel and Team 200 hosted by Adam Hays on the Pursuit Channel, which allows our company to showcase your property to millions of viewers nationwide.



Professional Full Time Video & Drone Production Staff – we have a full time in house staff that produces fully finished drone videos, television ads, featured property highlights, power points, and more. Each video may have graphics, aerial maps, soil maps, important statistics, directions to the property, pictures, and a professional voice over.



Marketing

Exclusive Direct Mailing List of Buyers & Investors – we produce and send out 1000's of custom postcards or booklets on our featured listings and auctions. This includes resident and non resident potential buyers and investors alike. We update our lists monthly so we are making sure to reach the most recent and active clients looking in your area. All are full color and laminated to ensure that they showcase the property at it's best when they arrive.

Eye Catching Signage & Hard Copy Ads – at LandProz we provide vibrant high quality signage to each of our clients who wishes to have on placed on their property. We also produce full color quarterly books, property booklets, postcards, flyers, banners, and newspaper ads to promote all of our listings and auctions. We have a full time in house graphic design team, so if you have any special requests we are happy to accommodate you.



Marketing

Partnerships with Industry Leading Companies – we know that working well with others can provide better results in almost any situation, and the land industry isn't any different. Our partners include both Ag and Rec companies like AcreValue, Conservis, Trophy Bucks, Driven, Team 200, The Moonguide, and Wicked. These great relationships allow us as a company to network and promote your property farther and faster than we could alone.

NETWORKING

The agent and company will utilize its network to personally promote your property. Sometimes as the saying goes it can be who you know!



Featured Properties

AUCTIONS



235 Acres

FREEBORN COUNTY, MN

March 30, 2019 at 10:00 am

Sections 17 and 18 of Manchester Twp - Selling in 4 tracts, great soil types, wind tower on tract 1, home and outbuildings on tract 4, west of Manchester

#1710 Emrud Trust

Cropland/Tillable

AUCTION



GREG JENSEN

Broker/Auctioneer
Minnesota and Iowa
507-383-1067
gregjensen@landproz.com

MINNESOTA



122 Acres

FREEBORN COUNTY, MN

Section 14 and 15 of Nunda Twp - Productive cropland, partially tiled with a great return on investment.

#1705 Farm

Cropland/Tillable

PENDING



BEAU JENSEN

Broker/Auctioneer
Minnesota and Iowa
Direct # 507-402-0553
beaujensen@landproz.com

• **8.5 Acres+/- STEELE CO., MN** Great building site with pasture and outbuildings just outside of Bixby
\$109,000 ID #1696

FOR SALE

• **40 Acres+/- FREEBORN CO., MN** Very level farm with great drainage and outlets, east of Geneva Lake
\$232,000 ID #1692

FOR SALE

Featured Properties



150 Acres

MOWER COUNTY, MN

Section 9 of Lansing Twp - Great level tillable farm with CPI of 73.8, near Lansing

#1703 Gleason Family Farm

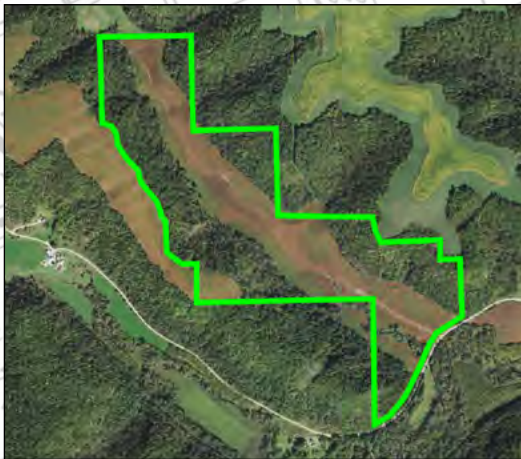
Cropland/Tillable

PENDING



BRIAN HAUGEN

Broker/Farm Management
MN, SD, IA, WI
507-208-0791
brianhaugen@landproz.com



257 Acres

WABASHA COUNTY, MN

Section 9, 10 and 15 of Watopa Twp - Secluded valley with exceptional views, tillable and CRP income, northeast of Rochester

*Listing Price: \$1,493,000
or \$5,809/acre*

#1702 Sheehan Farm

Hunting

FOR SALE



PAT REEVE

Land Agent
Southeastern Minnesota
507-259-9194
patreeve@landproz.com

- **125 Acres+/-** FREEBORN CO., MN Selling in two tracts, tillable with some CRP just north of Albert Lea and northeast of Maple Island
AUCTION Pending ID #1685

PENDING

- **178 Acres+/-** GOODHUE CO., MN Excellent soil types, good access, southeast of Wanamingo
SOLD \$1,146,000 ID #1679

SOLD

- **85 Acres+/-** FREEBORN CO., MN Selling in 2 tracts, West of Geneva
AUCTION SOLD \$354,437 ID #1681

SOLD

- **1053 Acres+/-** DODGE CO., MN Selling in 5 tracts, premium cropland near Hayfield
AUCTION SOLD \$7,454,000 ID #1677

SOLD

- **130 Acres+/-** MOWER CO., MN Prime farmland with good drainage, near Waltham
AUCTION Pending ID #1680

PENDING

- **9 Acres+/-** WABASHA CO., MN Great access in a proven hunting area, South of Wabasha
SOLD \$28,000 ID #1676

SOLD

Featured Properties



98 Acres

WABASHA COUNTY, MN

Section 15 of West Albany Twp - Mix of tillable, pasture and timber, Northeast of West Albany

*Listing Price: \$525,000
or \$5,357/acre*

#1695 Beltz Farm

Cropland/Tillable

FOR SALE



KELLY BOLIN

Land Agent
Southeast Minnesota
651-380-2857
kellybolin@landproz.com



63 Acres

GOODHUE COUNTY, MN

Section 28 of Roscoe Twp - Excellent tillable with CPI of 90.9, west of Pine Island

*Listing Price: \$480,000
or \$7,620/acre*

#1694 Billman Roscoe Farm

Cropland/Tillable

FOR SALE



BRIAN HAUGEN

Broker/Farm Management
Southern Minnesota
507-208-0791
brianhaugen@landproz.com

• **136 Acres+/-** FREEBORN CO., MN Productive cropland southwest of Hollandale
Sold \$710,000 ID #1675

SOLD

• **33 Acres+/-** OLMSTED CO., MN Build-able site near Pine Island
SOLD \$300,000 ID #1669

SOLD

• **67 Acres+/-** MOWER CO., MN Productive tillable with a CPI soil rating of 94, north of Racine
\$477,333 ID #1673

FOR SALE

• **161.5 Acres+/-** FREEBORN CO., MN Productive cropland with a CPI of 80.8, northeast of Hayward
AUCTION SOLD \$955,800 ID #1668

SOLD

• **30 Acres+/-** FREEBORN CO., MN Nearly all tillable with a CPI of 80.1 on the east edge of Hollandale
\$217,634 ID #1671

FOR SALE

• **333 Acres+/-** MOWER CO., MN Cropland sold as two tracts, CPIs at 89.8 and 83.3, south of Austin
AUCTION SOLD \$2,559,040 ID #1667

SOLD

Featured Properties



51 Acres

COTTONWOOD COUNTY, MN

Section 5 of Springfield Township - 5 Acre pond and habitat for wildlife, enrolled in RIM program, Northwest of Windom

Listing Price: \$89,900

#1693 Dragt Farm

Hunting

FOR SALE



KALEB LEHMANN

Land Agent
Central Minnesota
507-317-8035
kaleblehmann@landproz.com



141 Acres

FREEBORN COUNTY, MN

Section 29 of Moscow Twp - Excellent cropland, tiled with a CPI of 81, Northeast of Hayward

*Listing Price: \$834,850
or \$5900/acre*

**#1683 M&M Haugebak
Family Trust**

Cropland/Tillable

FOR SALE



ODEAN JERDEE

Land Agent
Minnesota and Iowa
507-383-1402
odeanjerdee@landproz.com

- **40 Acres+/-** FARIBAUT CO., MN Tillable farm with excellent soil types, CPI of 91.7, North of Bricelyn

AUCTION SOLD \$268,000 ID #1664

SOLD

- **5.5 Acre+/-** BLUE EARTH CO., MN Hobby farm with home, outbuildings and pasture, north of Mapleton

\$222,000 ID #1656

FOR SALE

- **46 Acres+/-** COTTONWOOD CO., MN Home surrounded by wildlife north of Storden

SOLD \$189,000 ID #1659

SOLD

- **5 Acres+/-** MOWER CO, MN Home and outbuildings, north of Lansing

\$205,000 ID #1653

FOR SALE

- **80 Acres+/-** GOODHUE CO., MN Home with outbuildings and tillable, southeast of Wanamingo

Pending ID #1658

PENDING

- **240 Acres+/-** MOWER CO., MN Well tiled productive cropland north of Lyle

SOLD \$1,926,400 ID #1651

SOLD

Featured Properties



454 Acres

DODGE COUNTY, MN

Section 13 of Ashland Twp - Excellent cropland - All pattern tilled - South of Dodge Center

Listing Price: \$4,257,600 or \$9,400/acre

#1682 Oehlke Family Farm

Cropland/Tillable

FOR SALE



GREG JENSEN

Broker/Auctioneer
Minnesota and Iowa
507-383-1067
gregjensen@landproz.com



100 Acres

OLMSTED COUNTY, MN

Section 3 of Cascade Twp - Prime Future Development Potential North of Rochester

Listing Price: \$2,400,000

#1670 R & D Developments of Rochester LLP

Development

FOR SALE



BRIAN HAUGEN

Broker/Farm Management
Southern Minnesota
507-208-0791
brianhaugen@landproz.com

- **95 Acres+/- FREEBORN CO., MN** Nearly all tillable farm with a CPI of 90.8, North of Myrtle
AUCTION SOLD \$665,000 ID #1647

SOLD

- **4.5 Acres+/- FREEBORN CO., MN** Productive, tiled cropland, west of Geneva
Pending ID #1646

PENDING

- **154 Acres+/- FREEBORN CO., MN** Very Productive cropland with an average CPI of 91.5
AUCTION SOLD \$807,590 ID #1638

SOLD

- **35 Acres+/- OLMSTED CO., MN** Heavily wooded, secluded farm, potential building site, just North of Rochester
\$348,900 ID #1635

FOR SALE

- **50 Acres+/- GOODHUE CO., MN** Recreational farm with home and outbuildings north of Kenyon
SOLD \$489,900 ID #1630

SOLD

- **5 Acres+/- MOWER CO., MN** Building site with two homes and outbuildings, southwest of Rochester
\$270,000 ID #1629

FOR SALE

Featured Properties



120 Acres

WILKIN COUNTY, MN

SOLD

AUCTION - Section 9 of Foxhome Twp - Highly productive cropland with a CPI of 87.2, near Fergus Falls

Sold Price: \$606,000 or \$5,050/acre

#1666 Gretchen Farnberg Trust

Cropland/Tillable



BRIAN HAUGEN

Broker/Farm Management
Southern Minnesota
507-208-0791
brianhaugen@landproz.com



51 Acres

REDWOOD COUNTY, MN

SOLD

Section 15 of Lamberton Twp - Home with hunting potential and CRP income - North of Lamberton

Sold Price: \$224,900

#1660 Warner Farm

Home/Cabin



CHAD STAVNES

MN Land Broker
LandProz Heartland Real Estate
Direct # 507-828-7045
chadstavnes@landproz.com

- **880 Acres+/-** DODGE CO., MN Selling in 5 tracts, well tiled, great soils, Between Hayfield and Dodge Center

AUCTION SOLD \$7,944,508 ID #1628

SOLD

- **34 Acres+/-** FARIBAULT CO., MN Well tiled cropland with a CPI of 92.7 North of Walters

SOLD \$255,000 ID #1624

SOLD

- **160 Acres+/-** FREEBORN CO., MN Selling in 2 tracts, home with 13 acres, and cropland with CPI of 86.8, NW of Clarks Grove

SOLD \$901,312 ID #1627

SOLD

- **40 Acres+/-** FARIBAULT CO., MN Productive cropland with a CPI of 93.3 North of Walters

SOLD \$290,000 ID #1623

SOLD

- **40 Acres+/-** FARIBAULT CO., MN Productive cropland with a CPI of 93.3, Northwest of Easton

SOLD \$330,000 ID #1625

SOLD

- **196 Acres+/-** FREEBORN CO., MN Well tiled cropland with a CPI of 89.4, southwest of Glenville, MN

SOLD \$1,273,216 ID #1622

SOLD

Featured Properties



109 Acres

FARIBAULT COUNTY, MN

Section 5 of Verona Twp - Home and cattle setup with pasture on Elm Creek, west of Winnebago, MN

#1643 Golly Farm

Home/Cabin

PENDING



ALEX WAYNE

Land Agent
Southern Minnesota
507-456-6559
alexwayne@landproz.com



54 Acres

STEELE COUNTY, MN

Section 24 of Lemond Twp - Nearly all tillable with a CPI of 93, Northwest of Hope

#1639 Stoltz Farm

Cropland/Tillable

PENDING



ALEX WAYNE

Land Agent
Southern Minnesota
507-456-6559
alexwayne@landproz.com

• **550 Acres+/-** FREEBORN CO., MN Selling in 5 tracts, well tiled productive cropland just East of Geneva Lake

AUCTION SOLD \$3,033,389 ID #1620

SOLD

• **155 Acres+/-** MOWER CO., MN Great soils with a CPI of 82.8, North of LeRoy

SOLD \$1,111,000 ID #1601

SOLD

• **160 Acres+/-** FARIBAULT CO., MN Well tiled cropland with a CPI of 92.6 North of Walters, MN

SOLD \$1,100,000 ID #1609

SOLD

• **77 Acres+/-** STEELE CO., MN Excellent cropland with a CPI of 91.1 west of Blooming Prairie

\$693,000 ID #1586

FOR SALE

• **69.75 Acres+/-** FREEBORN CO., MN Enrolled in EWP for great habitat for whitetail deer, pheasants or ducks between Hollandale and Hayward

SOLD \$78,469 ID #1603

SOLD

• **240 Acres+/-** FREEBORN CO., MN Cropland with CPI of 84.4, Great Outlet, West of Manchester

\$1,560,000 ID #1505

FOR SALE

Featured Properties

IOWA



80 Acres

PENDING

WORTH COUNTY, IA

Section 23 of Silver Lake Twp - Productive cropland with CRP for income and wildlife, CSR2 soil rating of 75.4, East of Lake Mills

#1701 Farm

Cropland/Tillable



BEAU JENSEN

Broker/Auctioneer
Minnesota and Iowa
Direct # 507-402-0553
beaujensen@landproz.com



126 Acres

FOR SALE

WAYNE COUNTY, IA

Section 15 of Grand River Twp - Excellent hunting farm in a well managed area with tillable income, north of Lineville

*Listing Price: \$535,500
or \$4,250/acre*

#1698 Farm

Hunting



GLEN SALOW

Broker
Southern Iowa
Direct # 515-494-5560
glensalow@landproz.com

- **389 Acres+/-** DECATUR CO., IA Stellar hunting farm with proven tract record northwest of Lineville

Pending ID #1709

PENDING

- **73 Acres+/-** WORTH CO., IA Great Combination Farm with a Good Return on investment, west of Northwood

\$361,669 ID #1706

FOR SALE

- **40 Acres+/-** WORTH CO., IA Productive cropland partial pattern tiled and a CSR soil rating of 74.8, east of Emmons

\$300,000 ID #1707

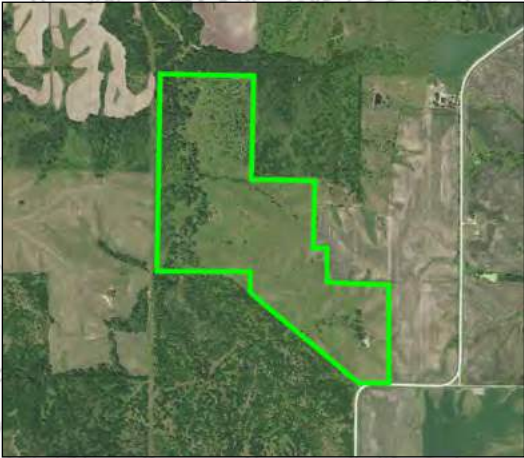
FOR SALE

- **82 Acres+/-** CLARKE CO., IA Well managed hunting farm with a proven genetics, southeast of Osceola

Pending ID #1700

PENDING

Featured Properties



138 Acres

CLARKE COUNTY, IA

Section 23 and 26 of Madison Twp - Well maintained farm currently used for pasture, abundance of wildlife, northeast of Murray

#1691 Farm

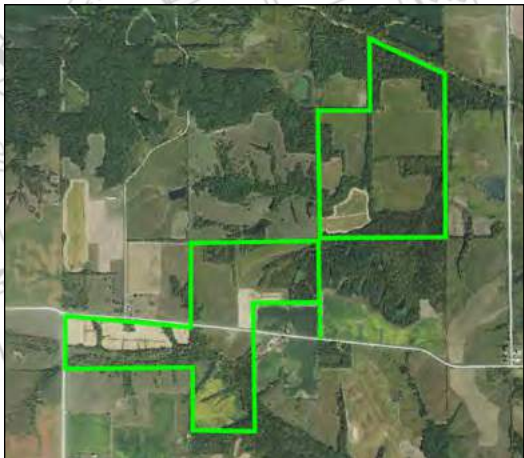
Hunting

PENDING



GLEN SALOW

Broker
Southern Iowa
Direct # 515-494-5560
glensalow@landproz.com



424 Acres

VAN BUREN COUNTY, IA

Sections 4, 9, 5 and 34 of Des Moines Twp - Well managed hunting farm with 5 bedroom, 3 bath home. Tillable, CRP and EWRP land, east of Cantril

Listing Price: \$1,484,000 or \$3,500/acre

#1689 Farm

Hunting

FOR SALE



TYLER TISUE

Land Agent
Southeast Iowa
Direct # 563-370-0866
tylertisue@landproz.com

- **82 Acres+/- CLARKE CO., IA** Great management hunting farm with excellent history, southeast of Osceola
Pending ID #1699

PENDING

- **39 Acres+/- PAGE CO., IA** New cabin on well maintained property
SOLD \$160,000 ID #1672

SOLD

- **115 Acres+/- CLARKE CO., IA** Well maintained tillable farm with a CSR2 of 65 northeast of Murray
Pending ID #1690

PENDING

- **253 Acres+/- CLARKE CO., IA** Hunting, pasture, tillable and ponds, north of Murray
\$841,225 ID #1657

FOR SALE

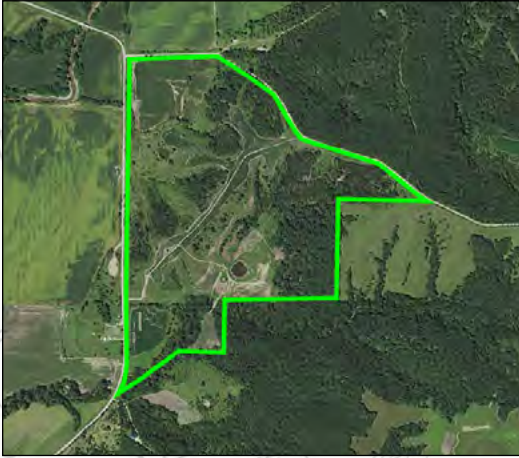
- **315 Acres+/- WAYNE CO., IA** Tillable acres with a machine shed and grain bin, East of Confidence
Pending ID #1678

PENDING

- **420 Acres+/- DECATUR CO., IA** Log home in a forested area west of Lineville
Pending ID #1654

PENDING

Featured Properties



212 Acres

PENDING

DECATUR COUNTY, IA

Sections 4 and 9 of Decatur Twp - Mix of habitat and tillable with established food plots and stand locations, north of Decatur City

#1687 Farm

Hunting



GLEN SALOW

Broker
Southern Iowa
Direct # 515-494-5560
glensalow@landproz.com



80 Acres

SOLD

APPANOOSE COUNTY, IA

Sections 6 and 7 of Walnut Twp - Nice Balance of CRP for income and Timber for Hunting in a great area just northwest of Mystic

*Sold Price: \$256,000 or
\$3,200/acre*

#1545 Wellendorf Farm

Hunting



SCOTT POWERS

Land Agent / Auctioneer
Southern Iowa
Direct # 515-480-3008
scottpowers@landproz.com

- **63 Acres+/- CLARKE CO., IA** Perfect balance of hardwoods, cedars and open areas, well managed, south of Indianola
SOLD \$234,512 ID #1642

SOLD

- **160 Acres+/- CLARKE CO., IA** Excellent habitat, well maintained, potential building site, Northeast of Osceola
SOLD \$615,927 ID #1641

SOLD

- **178 Acres+/- DECATUR CO., IA** CRP for income, proven genetics, established food plots, southwest of Decatur City
\$782,310 ID #1640

FOR SALE

- **338 Acres+/- DECATUR CO., IA** Great hunting property with tillable for added income, West of Decatur City
SOLD \$1,050,000 ID #1637

SOLD

- **30 Acres+/- DECATUR CO., IA** Great location between several managed farms with mature trees and food plot areas, west of Garden Grove
SOLD \$165,847 ID #1633

SOLD

- **367 Acres+/- DECATUR CO., IA** Well maintained property with whitetail habitat, a great trail system and well built metal cabin, southwest of Decatur City
SOLD ID #1632

SOLD

Featured Properties



80 Acres

WARREN COUNTY, IA

Sections 16 of Virginia Twp - Home and outbuildings, timber, CRP, pond, north of New Virginia

Listing Price: \$749,995

#1662 Farm

Hunting

FOR SALE



GLEN SALOW

Broker
Southern Iowa
Direct # 515-494-5560
glensalow@landproz.com



153 Acres

PAGE COUNTY, IA

Section 23 of Amity Twp - Excellent hunting farm with over \$21k in annual income! South of Clarinda

#1649 Farm

Hunting

PENDING



BEAU JENSEN

Broker/Auctioneer
Minnesota and Iowa
Direct # 507-402-0553
beaujensen@landproz.com

• **331 Acres+/-** DECATUR CO., IA Great whitetail hunting, tillable and CRP income, just west of Garden Grove **\$2,346,128 ID #1626**

FOR SALE

• **288 Acres+/-** CLARKE CO., IA Mix of CRP and Timber with established food plots in a well managed area Northeast of Osceola **SOLD \$950,400 ID #1591**

SOLD

• **150 Acres+/-** DECATUR CO., IA Combination of CRP land and wooded draws with established food plots just north of Lamoni **SOLD \$482,100 ID #1604**

SOLD

• **159 Acres +/-** RINGGOLD CO., IA Home and out buildings, tillable and CRP for income, a stocked pond south of Shannon City **SOLD \$636,000 ID #1589**

SOLD

• **120 Acres+/-** CLARKE CO., IA Great mix of tillable and timber for hunting and income, about one mile south of Stephens State Forest **SOLD ID #1596**

SOLD

• **104 Acres+/-** APPANOOSE CO., IA Excellent bottom ground with a CSR2 of 60.9 East of Center-ville **SOLD \$479,960 ID #1588**

SOLD

Featured Properties



357 Acres

LUCAS COUNTY, IA

Sections 18 and 19 of Benton Twp - Partially tilled and well maintained, south of Chariton

Listing Price: \$2,100,000 or \$5,882/acre

#1636 Farm

Hunting

FOR SALE



GLEN SALOW

Broker
Southern Iowa
Direct # 515-494-5560
glenalow@landproz.com



62 Acres

MONONA COUNTY, IA

Section 21 of Franklin Twp - Great hunting for waterfowl and pheasants with CRP income just south of Onawa

Sold Price: \$297,600 or \$4,800/acre

Hecox Farm #1612

Cropland/Tillable

SOLD



BEAU JENSEN

Broker/Auctioneer
Minnesota and Iowa
Direct # 507-402-0553
beaujensen@landproz.com

• **40 Acres+/- CLARKE CO., IA** Cropland and pasture with hunting, Southwest of New Virginia
SOLD \$130,000 ID #1585

SOLD

• **152 Acres+/- UNION CO., IA** Cropland with 138 acres of tillable and great access, west of Osceola
SOLD \$854,848 ID #1579

SOLD

• **139 Acres+/- DECATUR CO., IA** Great location for whitetail hunting, extra income potential with tillable and hunting lease, just East of Leon
SOLD \$577,962 ID #1583

SOLD

• **80 Acres+/- ADAIR CO., IA** Great combination of cropland and timber with a potential building site with an existing shed West of Des Moines
SOLD \$340,000 ID #1578

SOLD

• **50 Acres+/- KEOKUK CO., IA** Great combination of tillable for income and habitat for hunting whitetail and pheasants, Southwest of What Cheer, IA
SOLD \$157,604 ID #1581

SOLD

• **143 Acres+/- Clarke Co., IA** Well managed with mature hardwoods and established food plots, metal building with living quarters East of Osceola
SOLD \$471,900 ID #1574

SOLD

Featured Properties



50 Acres

KEOKUK COUNTY, IA

Sections 20 of Washington Twp - Great combination of tillable for income and habitat for hunting whitetail and pheasants, also has ponds and a building site, Southwest of What Cheer, IA

*Sold Price: \$157,604 or
\$3,152/acre*

#1581 Thomas East Farm

Hunting

SOLD



CHIP TERPSTRA

Land Agent
Southern Iowa
Direct # 641-780-2304
chipterpstra@landproz.com

MISSOURI



29 Acres

SCHUYLER COUNTY, MO

Section 34 of Chariton Twp - Cabin and outbuildings in a well managed area, north of Lancaster.

Listing Price: \$149,000

#1665 Houser Farm

Home/Cabin

FOR SALE



AARON HOUK

Land Agent
Missouri / Iowa
Direct # 573-338-8332
aaronhouk@landproz.com



160 Acres

MERCER COUNTY, MO

Section 14 of Lindley Twp - Recreational property with great return from CRP and stocked pond for fishing, North of Princeton

*Listing Price: \$536,000 or
\$3,350/acre*

Mercer Farm #1617

Hunting

FOR SALE



GLEN SALOW

Broker
Southern Iowa
Direct # 515-494-5560
glensalow@landproz.com

Our Team

GREG JENSEN

Broker / Auctioneer
Minnesota / Iowa
Direct #507-383-1067
gregjensen@landproz.com



BEAU JENSEN

Owner / Broker / Auctioneer
Minnesota / Iowa
Direct #507-402-0553
beaujensen@landproz.com



AMY WILLETT

Broker / Land Agent
Missouri / Minnesota
Direct #507-373-5660
amywillett@landproz.com



BRIAN HAUGEN

Broker/Farm Management
MN, SD, IA, WI
Direct # 507-208-0791
brianhaugen@landproz.com



CHAD STAVNES

MN Land Broker
LandProz Heartland Real Estate
Direct #507-828-7045
chadstavnes@landproz.com



GLEN SALOW

Broker / Land Agent
Iowa / Missouri
Direct #515-494-5560
glensalow@landproz.com



Our Team

AARON HOUK

Land Agent
Central MO / Southeast IA
Direct #573-338-8332
aaronhouk@landproz.com



ALEX WAYNE

Land Agent
Southern Minnesota
Direct #507-456-6559
alexwayne@landproz.com



CHIP TERPSTRA

Land Agent
Southeastern Iowa
Direct #641-780-2304
chipterpstra@landproz.com



COREY HANSEN

Land Agent
West Central Iowa
Direct #515-306-6753
coreyhansen@landproz.com



ED BEHR

Auctioneer
Northern Iowa
Direct #641-740-7340
edbehr@landproz.com



JJ WISE

Land Agent / Auctioneer
Northern Iowa
Direct #641-420-7355
jjwise@landproz.com



Our Team

JOSH ADAMS

Land Agent
Southern Minnesota
Direct #507-383-4970
joshadams@landproz.com



JOSH CARPENTER

Land Agent
Northern Iowa
Direct #641-860-0922
joshcarpenter@landproz.com



JOSH RAIMANN

Farm Management
Minnesota / Iowa
Direct #507-402-1481
joshraimann@landproz.com



KALEB LEHMANN

Land Agent
Central Minnesota
Direct #507-317-8035
kaleblehmann@landproz.com



KELLY BOLIN

Land Agent
Southeast Minnesota
Direct #651-380-2857
kellybolin@landproz.com



PAT REEVE

Land Agent
Minnesota / Iowa
Direct #507-259-9194
patreeve@landproz.com



Our Team

ODEAN JERDEE

Land Agent
Minnesota / Iowa
Direct #507-383-1402
odeanjerdee@landproz.com



SCOTT POWERS

Land Agent / Auctioneer
Southern Iowa
Direct #515-480-3008
scottpowers@landproz.com



TYLER HANSEN

MN Land Agent
LandProz Heartland Real Estate
Direct #507-828-7050
tylerhansen@landproz.com



TYLER NELSON

Land Agent
Southwest Wisconsin
Direct #608-604-5844
tylernelson@landproz.com



TYLER TISUE

Land Agent
Southeast Iowa
Direct #563-370-0866
tylertisue@landproz.com





THANK YOU FOR CONSIDERING
LANDPROZ

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Broker Greg Jensen Licensed in Minnesota and Iowa / Broker Beau Jensen Licensed in Iowa
Broker Brian Haugen in Minnesota, South Dakota, Iowa and Wisconsin / Broker Amy Willett Licensed in Missouri / Broker Glen Salow Licensed in Iowa
LandProz Real Estate, LLC 111 East Clark Street, Albert Lea, MN 56007