

FALL 2017

LANDPROZ

Agricultural & Recreational Real Estate / Auctions / Farm Management





LANDPROZ

**Agricultural & Recreational Real Estate,
Auctions and Farm Management.**

We are Proud to Partner With:



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Love of the Land

For many, fall seems to be their favorite time of year. Whether it's the smells and sights of colorful leaves, farm equipment on the move, recently worked dirt, or the bucks roaming the hardwoods. This is the season when all of the hard work pays off and it's finally time to enjoy the harvest!

Everything mentioned above is made possible by the land we live on and enjoy every day. So, it is important that we, as temporary stewards do our part and leave it in better condition than when we started. The key to all of this is conservation!

Fall and conservation have a lot in common. This is the time of year that something is shown for all of the years efforts, and therefore it is our duty to replenish the resource to ensure that the cycle may continue. From the crop fields to the timber we as landowners and tenants have a duty to help renew Mother Nature's bounty. This can be done via quality soil fertility and tillage practices, erosion control, planting cover and nut bearing trees, creating water sources, or controlled burning. These are just a few of the ways we can improve the land we all love!

As populations continue to rise, the way we manage our natural resources has never been more important! Technology has played a key role in the way we manage the land and helped multiply what an acre of land can produce. But technology can only advance so far and that is why land is so precious to own and long term, is an investment that has been so good to so many! So, next time you are enjoying the fall harvest remember to make a personal goal to help give back, your future depends upon it!

Beau Jensen

Beau Jensen,
LandProz Owner,
Land Agent, Auctioneer



Who We Are

At LandProz, our team consists of **LAND OWNERS, FARMERS, HUNTERS,** and **CONSERVATIONISTS.** So, I guess you could say we practice what we preach. Land has been good to so many of us, and we believe this is why our agents connect so well with all of our clients!

The LandProz Team is headed by its Primary Broker and Auctioneer, Greg Jensen, who has been in the farm sales business since 1971. As a team we have sold over **156,000 ACRES** in the Midwest.

Each one of our Land Specialists was hand selected because of their **KNOWLEDGE** and **EXPERTISE** in the **AGRICULTURAL & RECREATIONAL LAND INDUSTRY.**

LANDPROZ.COM



What We Specialize In



CROPLAND



HUNTING PROPERTIES



PASTURE



AUCTIONS



FARM MANAGEMENT

In the Field - Mobile Trail Cams

Over recent years, the use of trail cameras have completely changed the game when it comes to hunting. From cameras that used film that needed to be developed after only a few photos, to 32 GB SD cards and year long battery life, trail cameras have become one of the most vital tools to a hunter's success. To take it a step further, now technology has advanced so far, that a person doesn't even need to leave their living room to check the memory cards; the photos can be sent directly to your phone within seconds of being taken. At a cost as low as 5 dollars a month, you can set up a plan and before you know it photos are rolling in. A person instantly saves gas money, along with your own personal time that could be used elsewhere. No longer does a person need to drive hours to their lease to find out their batteries are dead, or that a person had been trespassing on private property and you knowingly could've had the cops there while they were in the wrong. Placing these cameras in the woods, while having complete control in your hand at home is remarkable! Several companies have this technology, but it doesn't just revolve around hunting. Any more, these mobile cameras can be used for security, research, and many other purposes. As time goes on, it's going to be interesting to see how far this breakthrough technology will go!



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Information for Sellers

Selling land for any reason is a major decision. This is a process that you only get to do one time on any given farm, so choosing the right avenue to complete that task is everything. It all begins with the company you hire and the method that they use to market and sell your property.

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. From the second you decide to work with us until the closing is completed. We handle everything from A-Z

What is the best sales method for my farm?

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

Auction – This method of selling land has gained popularity in recent years more than ever, and why, because it works! Some members of our team have been conducting 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.

Private Treaty – also known as “listing” 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 land has to be sold, and more! With this method the property can sell in just days or may take a little longer, but once the purchase agreement is signed it usually takes around 30 to 45 days to close.

Hybrid Sale Method – This is a newer type of auction in a controlled environment and for sellers that want the traditional feel but without the open door setting. Unlike an open public auction, only pre-registered buyers are allowed to attend the day of the sale. Any qualified and interested party may sign up but the auction is held behind closed doors from spectators. The sale itself differs from a live auction and is conducted in the LandProz Hybrid Method Style which is more of round table bidding format. It is usually a 60-75 Day process from when the first advertising is sent out, the hybrid auction takes place, and the closing is completed.



Go With The **PROZ**

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 farmable acres enrolled in CRP?
- Are any acres in WRP, RIM, or other similar programs?

What is my property worth?

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.

How will LandProz market my farm?

LandProz offers many ways for you to reach buyers and market your land by using a variety of marketing strategies and advertisements.

- LandProz Website www.landproz.com
- Website Ads on Other Land, Real Estate, & Auction Websites
- Our Personal Email List of Investors & Farmers
- Social Media – Facebook, Instagram, Twitter & Snapchat
- Direct Mailers to Resident & Absentee Landowners
- Fliers Placed in Proven Frequent Buyer Locations
- Online & Hard Copy Newspaper & Shopper Ads
- Radio – FM & AM stations, all Genres of Music & Farm Programs
- Signage – Large Custom Built LandProz Signs Designed Specifically for your Land
- Direct Contact – We Personally Call or Go See as Many Potential Buyers as Possible

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

What do I need to do during the sales process?

From the minute you decide to work with us until the closing process is completed, we take care of you and your land. Once we have all the materials we need, your LandProz agent will do the rest!



Yesteryears - The Groundhog Thresher

J.I. Case lived in New York state as a young man, and bought 6 "Groundhog Threshing Machines". It's purpose was to beat out the kernels of wheat and separate them from the straw. Case had read that the country around Rochester, Wisconsin was the wheat center of the Midwest, and he planned to begin his career as a thresherman there. Along the way, he ended up selling 5 of the machines, while the 6th he saved to earn a living and to make improvements on. He worked on it for more than 2 years and in 1842 Case developed a machine he felt was successful and immediately began doing demonstrations and taking orders. The company exploded and began to create larger threshing machines, then led to steam engines, automobiles and the tractors that Case IH is known for today.



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; however the most important part is finding the right farm to pursue and hopefully buy. At LandProz we take pride in being able to make this experience 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.

Getting Started

Contact one of our LandProz agents to get started today. Browse 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.



“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

Farm Management

Farm & Cropland Management can be time consuming, stressful, and for some a loss in optimal revenue. This is where your local LandProz Agent and our Farm Management Team can help! We work with the landowner to create a farm portfolio that reflects their needs and goals. After that the rest is up to our LandProz Team. We locate, negotiate, and secure the best return for you and administrate improvements for your property. The only thing left for you to do is put the money in the bank!

- 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
- LandProz Hunting Lease & Recreational Land Management



Hunting Leases & Property Management

Many times there are **timber/recreation acres** on a farm that the owner does not utilize themselves. This is a great source of extra income above and beyond cropland acres. This is where your LandProz Agent can help. They can locate and negotiate with hunters that are willing to pay a premium to lease your property and also oversee any project you want to have completed to improve habitat. All you do is collect the money!

- Hunting Lease Agreements & Negotiations
- Securing Payments
- Locating Hunters
- Habitat Improvements – TSI, CRP, Ponds, Etc
- We have large equipment to accommodate all food plot situations
- Our Team has a number of agents that have a substantial amount of hunting & recreational land management experience. We have three agents who have each harvested over 20 bucks that gross 150" or better and personally manage over 4,000 acres in Southern Iowa THAT THEY OWN!



Hedge Concepts To Manage Money

Are Cash Commodities like Corn, Soybeans, and Wheat just Agricultural Production residing in the field or grain bin; or are those Cash Commodities actually Money needing Management?

Agricultural land under production within the LANDPROZ spotlight primarily produces corn, soybeans, and wheat. These commodities are openly traded in the futures markets, organized by the CME Group, and influence the cash value of those commodities. Buyers and Sellers across the United States and even the world come together within the electronic trading platform on a second by second, bid/offer/trade, and set the perceived value of those commodities every day Monday through Friday.

This fluctuating value of corn, soybeans, and wheat has been occurring for well over a hundred years. This fluctuating value has been and will probably continue to be an acceptable method to determine the value of the respective commodity for the balance sheet. Values posted on a given day's settlement may not allow for a profitable bottom line for the producer of the commodity. Without a Risk Management Plan, non-profitable values applied to the balance sheet is not always acceptable. Values may have traded at potentially profitable opportunities within the life of the futures contract, in most instances, spanning approximately two years. That's a long time and a lot of fluctuation of perceived pricing values! Perhaps the per acre production of corn, soybeans, and wheat multiplied by the daily cash value is actually money needing management.

Market participants like end users or grain elevators offer "to-arrive cash contracts" securing a particular value upon delivery of the cash commodity. The delivery process and conversion of this physical commodity to cash allow deposit of the transaction into a financial institution.

The futures market offers the producer of the cash commodity the opportunity to hedge the value of the cash commodity as a temporary transaction until a more opportune time to commit the physical commodity to a "to-arrive cash contract." Relative to the cash commodity producer, this temporary hedge transaction can be accomplished in the form of Short Futures or structured with Long Put Options on Futures. Through the use of the temporary hedge, the producer can evaluate and make decisions relative to their operation. This evaluation seeks to understand the benefit of shifting financial fluctuation risk to the futures market or returning the fluctuation risk to the operation.

Before using the futures market, you should develop a thorough understanding of the futures market and seek a relationship with a competent commodity broker specializing in agricultural hedging.

By the time you are reading this article, the USDA will have released the Monthly Crop Production and WASDE Report for August. Much attention is currently focused on the potential crop size and projected carry out for this production cycle based on the implications of less than trend-line national yields. Market participants will be benchmarking the June 23, 2017, lows of the futures market and making a judgment about those values; as well as projecting ideas about the trading range during the upcoming harvest and also post-harvest values.

Additionally, market participants will focus on potential carry out levels, and how, if any, projected carryout levels may or may not impact futures spread movement within the production cycle and futures spread to the next production cycle. Once again, we must recognize that there are substantial financial risks associated with transactions within the futures market and futures spreads within the futures market.

Farm Front Futures LLC commodity brokers specialize in agriculture production hedging and have cash grain merchandising experience to draw upon while developing risk management plans.

Timothy K. Allison

Timothy K. Allison, Albert Lea, Minnesota, owns/manages Farm Front Futures LLC, established in 2013. Farm Front Futures LLC is registered with the National Futures Association (NFA) as a Guaranteed Introducing Broker (GIB) of Rosenthal Collins Group (RCG). Tim is registered with the NFA as Principal and Associated Person of Farm Front Futures LLC.

Tim's objective as a commodity broker is to assist farm clients in navigating the rise and fall of the futures market. His passion for technical analysis of the futures market energizes him as author of several newsletters.

Tim may be contacted by email tallison@farmfrontfutures.com or by phone 507.271.5466. Farm Front Futures LLC also has a branch office at Goodhue, Minnesota, managed by Todd Ryan, Associated Person and may be contacted by email tryan@farmfrontfutures.com or by phone 651.764.5590.

Commodity trading is risky and the risk of loss in trading commodities can be substantial; therefore, carefully consider whether such trading is suitable for you in light of your financial condition. Past financial results are not necessarily indicative of future performance, and there is no guarantee that your trading experience will be similar to past financial performance.



AGRICULTURAL, RECREATIONAL & AUCTION PROPERTIES



Search Term 

Any State

Any County

SUBMIT

YOUR PROFESSIONAL REAL ESTATE, AUCTION, AND FARM MANAGEMENT TEAM.

GO WITH THE PROZ

At LandProz, our Agents specialize in selling **Agricultural & Recreational Farms** all over the Midwest. We work with and accommodate many situations including Family Estates, Partnerships, Investments, Liquidations, & 1031 Tax Deferred Exchanges.

TO DATE OUR TEAM HAS SOLD OVER 150,000 ACRES IN THE MIDWEST



FEATURED PROPERTIES

347 ACRES
JACKSON COUNTY, MN

Sections 21 and 33 of Des Moines Twp - 2 Parcels - Excellent cropland - CPI average of 61.5


 **AUCTION**


SEARCH PROPERTIES

PROPERTIES

 AUCTION

 NEW LISTING

 LISTING

 PENDING

 SOLD



347 ACRES JACKSON COUNTY, MN

Sections 21 and 33 of Des Moines Twp - 2 Parcels - Excellent cropland - CPI average of 94.5 - Just West of Jackson, MN

DATE: Saturday, November 11, 2017 10:00 am

BURNHAM ESTATE #1580
Cropland/Tillable

[VIEW THIS LISTING >](#)



57 ACRES FREEBORN COUNTY, MN

Section 20 of Shell Rock Twp - 53.17 acres of tillable - Productive Cropland - Southeast of Glenville

DATE: Saturday, September 30, 2017 10:00 am

CHRISTENSEN FARM #1576
Cropland/Tillable

[VIEW THIS LISTING >](#)



192 ACRES UNION COUNTY, IA

Section 27 of New Hope Twp - 146 acres of tillable - Stocked pond - South West of West Des Moines or West of Osceola

PRICE: \$ 1,190,400 or \$6,200/acre

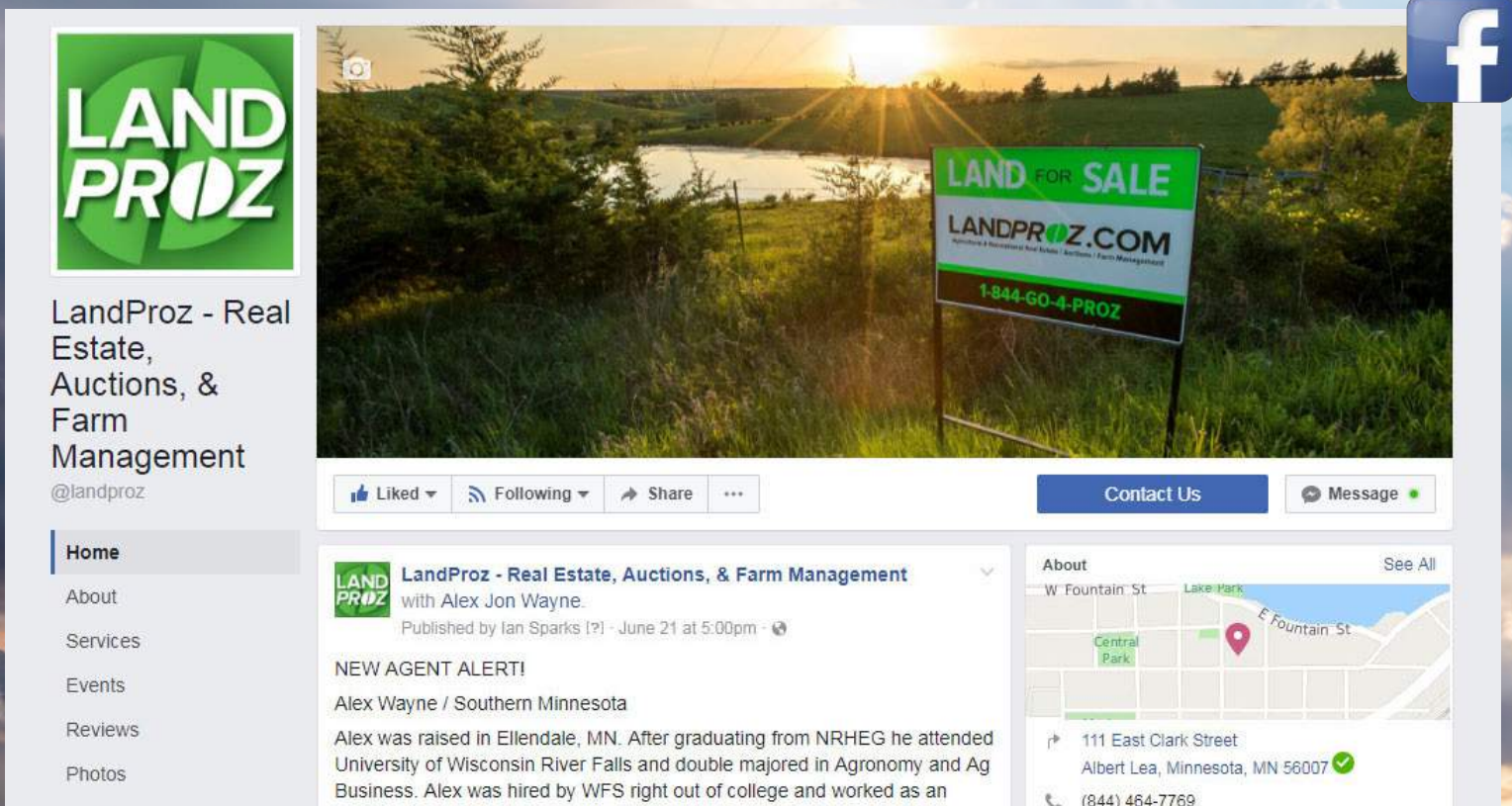
MCDONALD FARM #1579
Cropland/Tillable

[VIEW THIS LISTING >](#)



80 ACRES ADAIR COUNTY, IA

Social Media



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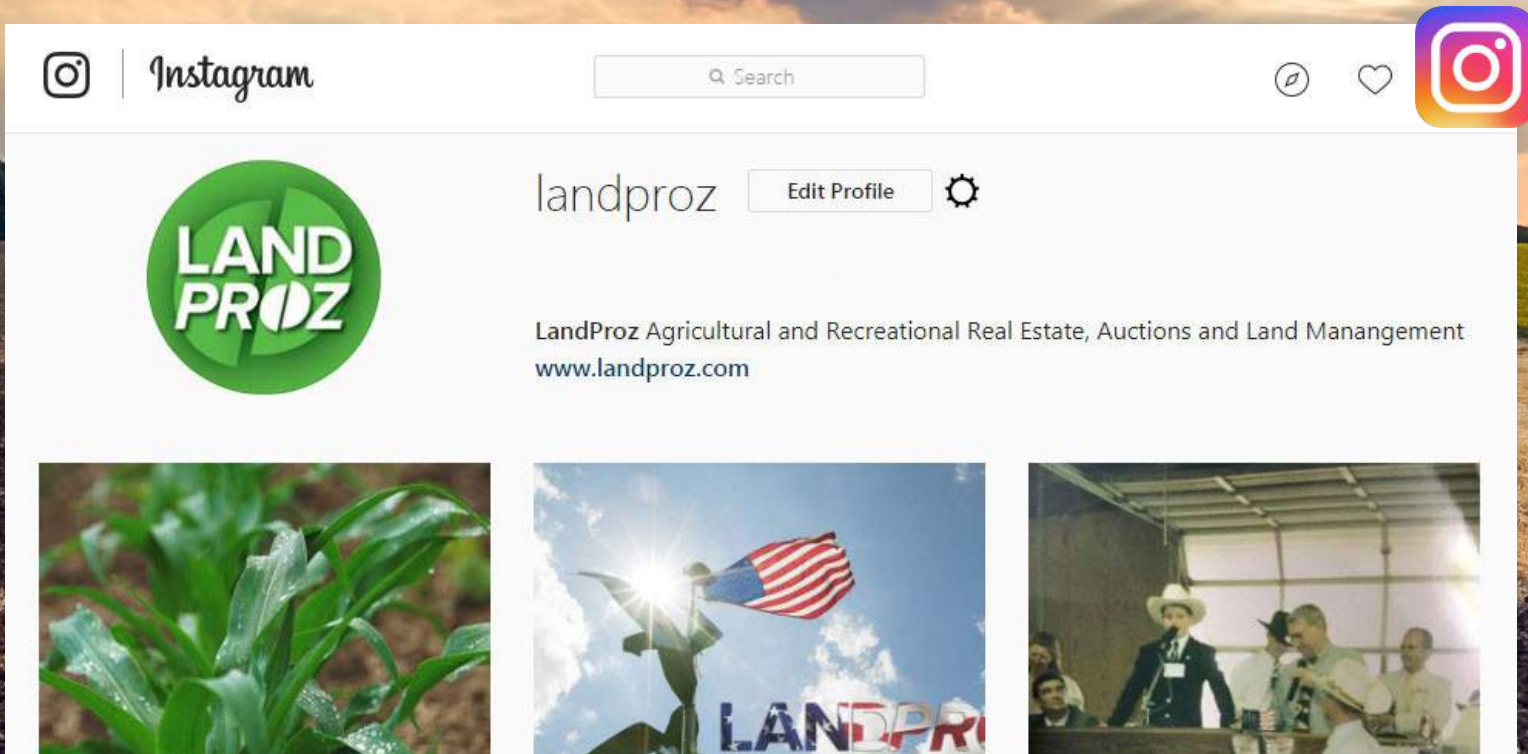
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LandProz - Real Estate, Auctions, & Farm Management with Alex Jon Wayne.
Published by Ian Sparks [?] · June 21 at 5:00pm ·

NEW AGENT ALERT!
Alex Wayne / Southern Minnesota
Alex was raised in Ellendale, MN. After graduating from NRHEG he attended University of Wisconsin River Falls and double majored in Agronomy and Ag Business. Alex was hired by WFS right out of college and worked as an

About See All
W Fountain St Lake Park E Fountain St
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111 East Clark Street
Albert Lea, Minnesota, MN 56007 ✓
(844) 464-7769



Instagram Search

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LandProz Agricultural and Recreational Real Estate, Auctions and Land Management
www.landproz.com

Three photos: 1. Close-up of green corn leaves. 2. American flag waving against a bright sun with 'LANDPROZ' text at the bottom. 3. A group of people at an auction, including a man in a cowboy hat.

Social Media

CLARKE CO, IA
71 ACRES

Property Details

- Mature Hardwoods
- Cedar Thickets
- Pond
- Open Areas For Food Plots
- Camping Area
- Potential Building Site
- Liberty Township
- 25 Miles South of Des Moines

Clarke County, IA / 71 Acres / \$280,450
from LandProz Plus 1 month ago

Search results for "landproz"
Autoplay next video

Clarke County, IA / 71 Acres / \$280,450
from LandProz

FREEBORN CO, MN
233.29 & 9.8 ACRES

Property Details

- Sold as Two Separate Parcels
- 222.29 Cropland Acres
- CPI Soil Rating of 87.1
- 5 Bedroom 1 Bath Home
- Outbuildings
- Just South of Manchester, MN

Tillable Ground And Home With Outbuildings For Sale / Freeborn County / MN / 233 Acres / \$

Beau Jensen
No views

Up next

- LIVE AUCTION / Goodhue Co, MN 120 / Home / Horse Barn / Timber / Pasture
Beau Jensen
3 views
- Nepal's Drug Honey
Ad by The North Face
301,683 views
- Wisconsin La Crosse house for sale 200 acre property with 4 villas. Superb hunting and
Karl Hookbarr
635 views
- Brown County, IL 156 Acres - Land and farms for sale Illinois & Indiana
Scott Whittington - LandGuys
141 views
- 158 Acres Black Hawk County | Sturtz Farm For Sale
Huff Land Company
250 views
- AUCTION: 240+ Acres Tillable, Pasture, & Hunting Land For Sale Wilson County Kansas
Sundgren Realty Inc. Land & Real Estate Bro
86 views

Marketing



Photography



Videography



Drone Services



Production



Networking & Social Media



Print & Signage



Marketing - Property Fliers

Printable brochures are available for each property, highlighting the best features as well as pictures and agent information.

Booklets provide more in depth information and are available for auctions and featured properties.

115 ACRES +/- BLOOMING PRAIRIE TWP

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201 ACRES +/- HAMILTON TWP

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88 ACRES +/- SOMERSET TWP

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233 ACRES +/- MANCHESTER TWP

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71 ACRES +/- LIBERTY TOWNSHIP

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LAND LISTING CLARKE COUNTY, IA

#1571 Clarke / Warren Farm

The 71 Acre Clarke / Warren Farm is as good as it gets! Located 25 miles south of the Des Moines Metro area just off Hwy 69 this property has everything a landowner or hunter could want. The cover is made up of a perfect balance of hardwoods, cedars, and open areas. This creates endless possibilities for stand locations and multiple options for a home/cabin if desired. The deer and turkey hunting is excellent and very few animals have been harvested in recent years. This is truly a property that is untouched where you can be the architect in nature's design.

- Located on the Clarke / Warren County Line ¼ mile from Hwy 69
- 25 Miles south of Des Moines / 14 Miles south of Indianola
- See Listing #1570 for adjoining 77 Acres
- Mature Hardwoods / Cedar Thickets / Pond
- Great Access from North & East
- Multiple Open Areas for Food Plots
- Perfect place to build a Home or Cabin
- High abundance of Deer and Turkey providing excellent hunting
- Well Managed Area with QDMA minded neighbors
- Large bottom crop fields to the north to draw in deer from
- Trail system throughout the property for access – Park Like Atmosphere
- Seller is a licensed real estate agent in IA & MN

Listing Price: \$280,450 or \$3,950/acre

For more information contact your LandProz Agent
GLEN SALOW
 Land Agent
 Southern Iowa
 Direct # 515-494-5560
 glensalow@landproz.com

sales@LandProz.com **LANDPROZ.COM** 1-844-GO-4-PROZ
GO WITH THE PROZ
Broker Greg Jensen - MN, IA / Broker Amy Willett - MO / LandProz Real Estate, LLC / 111 East Clark Street, Albert Lea, MN 56007

Marketing - Auction Postcards

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Agricultural & Recreational Real Estate / Auctions / Farm Management

57 Acres / FREEBORN COUNTY, MN

AUCTION

#1576 Christensen Farm



SATURDAY, September 30, 2017 / 10 AM

LAND AUCTION

#1576 Christensen Farm

Auction Location: Glenville Legion Post 264, 331 West Main St, Glenville, MN

Driving Directions: From Glenville, take U.S Hwy 65 south out of town about one mile, farm is on the East side of the road.

Total Deeded Acres: 57 m/l

PID #: 020200120

Legal Description: W 1/2 of NE 1/4 of section 20 in Shell Rock Township, Freeborn County, MN T-101-N R-20-W

Latitude/Longitude: 43° 32' 16.9 -93° 15' 13.55

Real Estate Taxes: \$2,140

Total Cropland Acres: 53.17 Acres

Corn Base Acres: 26.67 **PLC Yield:** 149 bu

Soybean Base Acres: 25.83 **PLC Yield:** 37 bu

CPI Soil Rating: 66.3

Classifications: NHEL

CRP Acres: 0

Topography: level

Terms: - \$20,000 (nonrefundable) down the day of the sale. Balance due on or about Nov. 15, 2017. 0% Buyer's Fee will apply. Any Statement made the day of the auction takes precedence over previous material.

**Auction to be held at Glenville Legion Post 264,
331 West Main St, Glenville, MN**

PICTURES, MAPS, TERMS, DETAILS AT
LANDPROZ.COM

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

Broker Greg Jensen - MN, IA / Broker Brian Haugen - MN / Broker Amy Willett - MO
LandProz Real Estate, LLC 111 East Clark Street, Albert Lea, MN 56007

Contact your LandProz Agent today!



Greg Jensen
Minnesota and Iowa
Land Broker \ Auctioneer

507-383-1067

gregjensen@landproz.com

PRESORTED STANDARD
U.S. POSTAGE PAID
Glenville, Minnesota
Permit No. 6
Zip Code 56036

Marketing - Newspaper Ads

DES MOINES TWP / JACKSON COUNTY, MN

LAND AUCTION

347 ACRES+/- • 2 TRACTS

SALE TO BE HELD AT THE JACKSON GOLF COURSE, 951 HWY 71, JACKSON, MN

SAT., NOVEMBER 11 @ 10 A.M.



#1580 BURNHAM ESTATE

These excellent Jackson County Farms are definitely showcase properties. If you're looking for the "Best of the Best," location, production and soil types in land for your families future, attend this auction.



Contact Broker/
Auctioneer
GREG JENSEN
507-383-1067
gregjensen@landproz.com

Tract 1: 197.5 Deeded acres / 190.81 Tillable acres / CPI - 94.3 / Sec. 21 • Tract 2: 150 Deeded acres / 143.43 Tillable acres / CPI - 94.8 / Sec. 33 • Terms: \$100,000 down on Tract 1, \$100,000 down on Tract 2 the day of the sale, remainder due on or about Dec. 22, 2017. 0% Buyer's Fee will apply.

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Agricultural & Recreational Real Estate / Auctions / Farm Management

507-373-5660 info@landproz.com

Broker Greg Jensen - MN, IA / Broker Brian Haugen - MN / Broker Amy Willett - MO
LandProz Real Estate, LLC. 111 East Clark Street, Albert Lea, MN 56007

ATTENTION LAND OWNERS

WE HAVE BUYERS IN BUCHANAN,
CLAYTON, DELAWARE, DUBUQUE,
FAYETTE, JONES, AND LINN COUNTIES



JASON DIERS
Land Agent in Northeast Iowa
563-920-9185
jasondiers@landproz.com
Agricultural & Recreational Land Specialist
- Including Investments, Estates, & 1031 Tax
Deferred Exchanges - Licensed in Iowa for 9
years - Resides in Colesburg, IA

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Broker Greg Jensen - MN, IA / Broker Brian Haugen - MN / Broker Amy Willett - MO
LandProz Real Estate, LLC. 111 East Clark Street, Albert Lea, MN 56007

LAND FOR SALE

- **80 Acres+/- Appanoose Co., IA** Nice balance of CRP and Timber North-west of Mystic **PENDING \$3,495/acre ID #1545**
- **80 Acres+/- Appanoose Co., IA** Hardwoods/Tillable with pond and building sight Northeast of Centerville **\$3500/acre ID #1540**
- **127 Acres+/- Appanoose Co., IA** Great Hunting area with income potential South of Centerville **SOLD \$323,850 ID #1537**
- **NEW 120 Acres+/- Decatur Co., IA** Secluded Top End Whitetail Hunting with Tillable Income **PENDING \$455,000 ID #1556**
- **NEW 160 Acres+/- Decatur Co., IA** Timber & Thick Cedars / 3-200"+ Deer taken on or adj. to Farm in 5 yrs **PENDING \$4,300/acre ID#1555**
- **NEW 212 Acres+/- Decatur Co., IA** Turn key whitetail farm with income North of Decatur City **PENDING \$4,245/acre ID #1550**
- **NEW 205 Acres+/- Decatur Co., IA** Tillable and CRP income in a managed hunting area west of High Point **PENDING \$6,200/acre ID #1538**
- **180 Acres+/- Decatur Co., IA** Premier established whitetail hunting near Lamoni **SOLD \$640,800 ID #1533**
- **80 Acres+/- Decatur Co., IA** Hunting with Cropland, woods and ponds North East of Leon **SOLD \$7,250/acre ID #1527**
- **100 Acres+/- Decatur Co., IA** Cropland, woods and ponds with great potential, Northeast of Leon **\$6,380/acre ID #1526**
- **201 Acres+/- Decatur Co., IA** Hunting with great income Northeast of Pleasanton **PENDING \$5,473/acre ID #1544**
- **235 Acres+/- Decatur Co., IA** Cropland with high CSR and Excellent Hunting near Leon **SOLD \$877,600 ID #1510**



Glen Salow
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Scott Powers
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515-480-3008
scottpowers@landproz.com

CLARKE / DECATUR / APPANOOSE / WAYNE / LUCAS

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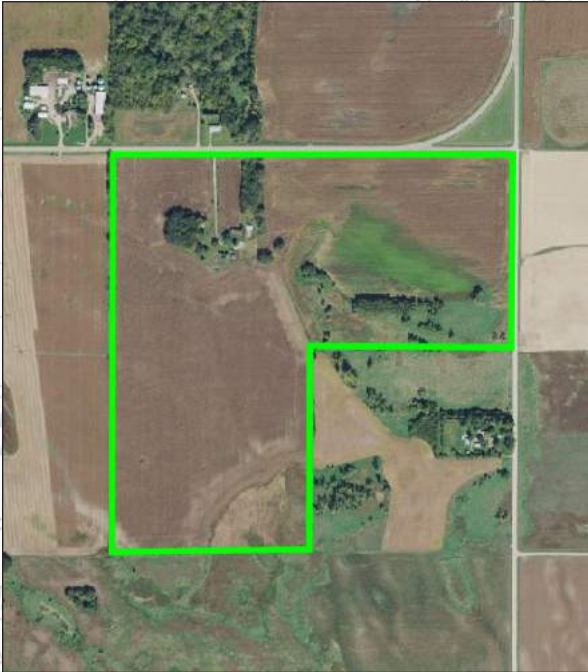
Agricultural & Recreational Real Estate / Auctions / Farm Management

1-844-GO-4-PROZ • info@landproz.com

Broker Greg Jensen, Licensed in Minnesota and Iowa
LandProz Real Estate, LLC. 111 East Clark Street, Albert Lea, MN 56007

Featured Properties

AUCTIONS



120 Acres **FREEBORN COUNTY, MN**

AUCTION

November 4, 2017 at 10:00 am

This farm has a wonderful building site off a great black top road. It would be a great place for someone wanting to build a home on their own farm. There are 96.4 productive tillable acres. This gives any bidder a great opportunity to buy a farm with endless potential.

Section 24 of Freeman Twp - Great building site - 96.4 Acres tillable - Southwest of Glenville, MN

Thompson Family

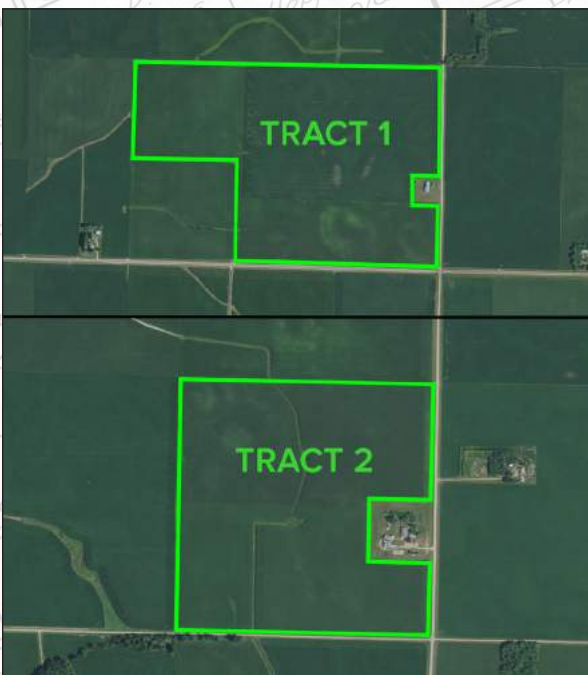
Farm #1593

Cropland/Tillable



GREG JENSEN

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



344 Acres **JACKSON COUNTY, MN**

AUCTION

November 11, 2017 at 10:00 am

These excellent Jackson County Farms are definitely showcase properties. If you're looking for the "Best of the Best," location, production and soil types in land for your families future, attend this auction.

Section 21 and 33 of Des Moines Twp - 2 Tracts - Exceptional Cropland - CPI averaging 94.5 - Just West of Jackson, MN

Burnham Farm #1580

Cropland/Tillable



GREG JENSEN

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

Featured Properties

MINNESOTA



28 Acres

FOR SALE

STEELE COUNTY, MN

10.49 Acres of tillable with a great building site, pasture and outbuildings just outside of Bixby

Listing Price: \$7,336/acre

Christianson Farm #1575

Cropland/Tillable



ALEX WAYNE

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



80 Acres

PENDING

FREEBORN COUNTY, MN

Home and Outbuildings including Grain Bin Set Up and cropland with a CPI of 88.9, just South of Manchester

Jacobs Farm #1559

Home/Tillable



GREG JENSEN

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

• **40 Acres+/- OLMSTED CO., MN** Highly productive, well fertilized cropland with a CPI of 83.8 South of Pine Island **\$6,695/acre ID #1592**

FOR SALE

• **75 Acres+/- FARIBAULT CO., MN** Cropland with a CPI of 85.2 and a 100' x 150' Steel Shed, North of Kiester **\$6,333/acre ID #1584**

FOR SALE

• **236 Acres+/- FREEBORN CO., MN** Great cropland with a CPI of 90 east of Geneva Lake **\$9,000/acre ID #1587**

FOR SALE

• **61 Acres+/- FREEBORN CO., MN** Great Cropland, 53.17 Acres of tillable South of Glenville **PENDING ID #1576**

PENDING

• **77 Acres+/- STEELE CO., MN** Excellent cropland with a CPI of 91.1 west of Blooming Prairie **\$9,000/acre ID #1586**

FOR SALE

• **163 Acres+/- FREEBORN CO., MN** Very Productive Farm with a CPI of 87.1 located just minutes from Manchester, MN **\$7,198/acre ID #1558**

FOR SALE

Featured Properties



37 Acres

MEEKER COUNTY, MN

Level cropland 36.93 acres of tillable, great drainage and a CPI of 80.1, South of Cosmos

Sold Price: \$6,499/acre

Athmann Farm #1569

Cropland/Tillable

SOLD



BRIAN HAUGEN

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



12 Acres

WRIGHT COUNTY, MN

Section 2 of Franklin Twp - Beautiful yard with ponds and pasture - Set up for horses - 4 Bedroom House - Just outside of Delano

Listing Price: \$725,000

Durst Farm #1562

Home/Cabin

FOR SALE



AMY WILLETT

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

- **173 Acres+/-** FREEBORN CO., MN Cropland with CPI of 86.3 just North of the MN/IA Boarder
PENDING ID #1552

PENDING

- **80 Acres+/-** FREEBORN CO., MN Great Cropland with CPI of 83 South of Albert Lea
SOLD \$4,460/acre ID #1541

SOLD

- **115 Acres+/-** STEELE CO., MN Great Tile Maps and CPI of 84.8 Northwest of Blooming Prairie
SOLD \$6,129/acre ID #1547

SOLD

- **70 Acres+/-** MOWER CO., MN Productive Cropland with a CPI of 94 North of Racine
\$6,400/acre ID #1536

FOR SALE

- **88 Acres+/-** STEELE CO., MN Great combination of Cropland with a CPI of 85.5 and Mature Timber South of Owatonna
\$4,821/acre ID #1543

FOR SALE

- **102 Acres+/-** FREEBORN CO., MN Cropland with CPI of 87.4 West of Geneva
SOLD \$5,242/acre ID #1535

SOLD

Featured Properties



36 Acres
OLMSTED COUNTY, MN

PENDING

Section 17 of New Haven Township - 35.7 Cropland Acres - CPI Soil Rating 84.1 - Near Pine Island, MN - Great Location with Great Soils

Kramer Farm #1554
Cropland/Tillable



BRIAN HAUGEN
Broker/Farm Management
Southern Minnesota
Direct # 507-208-0791
brianhaugen@landproz.com



120 Acres
GOODHUE COUNTY, MN

SOLD

Home & Outbuildings - West of Red Wing, MN - Mature Timber with Excellent Hunting - Fenced Pasture that is Great for Horses - Min from the River & Treasure Island Casino

Sold Price: \$4,500/acre
or \$540,000

Dubey Farm #1553
Cropland/Tillable



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

• **120 Acres+/-** FREEBORN CO., MN Great tract of tillable cropland East of Conger
SOLD \$468,000 ID #1532

SOLD

• **115 Acres+/-** FREEBORN CO., MN Cropland North-east of Wells with CPI of 89
SOLD \$7,240/acre ID #1524

SOLD

• **198 Acres+/-** FREEBORN CO., MN Level Cropland just outside of Albert Lea
SOLD \$6,566/acre ID #1530

SOLD

• **22 Acres+/-** STEELE CO., MN Woodland and Tillable in Lemond Township West of Hope
SOLD \$73,800 ID #1523

SOLD

• **212 Acres+/-** STEELE CO., MN Well Tiled, Productive Cropland East of Ellendale
\$6,500/acre ID #1529

FOR SALE

• **52 Acres+/-** FREEBORN CO., MN Cropland with Gravel Lease North of Albert Lea
SOLD \$4,800/acre ID #1522

SOLD

Featured Properties



97 Acres
WABASHA COUNTY, MN

SOLD

High Producing Cropland with 82.1 acres of tillable and a CPI of 78.7 in the Bluffs near Lake City

Sold Price: \$6,075/acre
 or \$589,275

Moyer Farm #1549
 Cropland/Tillable



BRIAN HAUGEN
 Broker/Farm Management
 Southern Minnesota
 Direct # 507-208-0791
 brianhaugen@landproz.com



132 Acres
MOWER COUNTY, MN

FOR SALE

Cropland with a CPI of 88.6 with a Great Opportunity for Development on the West Edge of Austin

Listing Price: \$2,648,400

Oak Knoll Grain #1542
 Cropland/Tillable



BEAU JENSEN
 Land Agent/Auctioneer
 Minnesota and Iowa
 Direct # 507-402-0553
 beaujensen@landproz.com

• **65 Acres+/- STEELE CO., MN** WRP Hunting land Northwest of Blooming Prairie
SOLD \$34,198 ID #1518

SOLD

• **29 Acres+/- FREEBORN CO., MN** 29.38 acres of tillable cropland with a CPI of 84.3 Northeast of Maple Island
\$6,700/acre ID #1514

FOR SALE

• **127 Acres+/- FREEBORN CO., MN** WRP land, great for hunting Northeast of Hollandale
SOLD \$79,375 ID #1516

SOLD

• **81 Acres+/- FREEBORN CO., MN** Tillable cropland with a CPI of 77.8 Southeast of Hollandale
SOLD \$6,500/acre ID #1513

SOLD

• **96 Acres+/- FREEBORN CO., MN** Cropland with 92.24 acres of tillable, Northeast of Hollandale
\$6,000/acre ID #1515

FOR SALE

• **20 Acres+/- FREEBORN CO., MN** Productive tillable cropland with a CPI of 81 West of Hollandale
SOLD \$6,320/acre ID #1512

SOLD

Featured Properties



40 Acres
DODGE COUNTY, MN

SOLD

Excellent Cropland with CPI of 93 Southeast of Blooming Prairie
Sold Price: \$5,000/acre
or \$200,000

Boullian Farm #1525
Cropland/Tillable



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



450 Acres
HOUSTON COUNTY, MN

SOLD

Secluded Premier Hunting Farm Large Enough to Manage East of Rushford

Sold Price: \$2,400/acre
or \$1,080,000

Ladwig Farm #1507
Hunting



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

• **252 Acres+/-** FREEBORN CO., MN Top notch farm with Lake shore Southwest of Albert Lea
SOLD \$7,316/acre ID #1509

SOLD

• **240 Acres+/-** FREEBORN CO., MN Cropland with CPI of 84.4, Great Outlet, West of Manchester
\$6,500/acre ID #1505

FOR SALE

• **117 Acres+/-** STEELE CO., MN Very Productive cropland with 115.2 acres of tillable West of Hope
\$6,390/acre ID #1508

FOR SALE

• **212 Acres+/-** FREEBORN CO., MN Cropland with CRP North of Clarks Grove
SOLD \$840,000 ID #1503

SOLD

• **74 Acres+/-** FREEBORN CO., MN Cropland with 65.83 acres of tillable and shoreline on Albert Lea Lake
SOLD \$5,406/acre ID #1506

SOLD

• **60 Acres+/-** FREEBORN CO., MN Pattern Tiled Cropland with a Great Outlet North of Hayward
SOLD \$5,500/acre ID #1502

SOLD

Featured Properties

IOWA



159 Acres

RINGGOLD COUNTY, IA

Home and large buildings, tillable and CRP for income, a stocked pond and great habitat for deer and turkeys south of Shannon City

Listing Price: \$4,245/acre
or \$675,000

O'Day Farm #1589
Cabin/Hunting

FOR SALE



GLEN SALOW

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



139 Acres

DECATUR COUNTY, IA

Great location for whitetail hunting, extra income potential with tillable and hunting lease, just East of Leon

Listing Price: \$4,250/acre
or \$590,750

Linder Farm #1583
Hunting

FOR SALE



SCOTT POWERS

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

• **288 Acres+/- CLARKE CO., IA** Mix of CRP and Timber for great wildlife habitat with established food plots NE of Osceola **\$3,595/acre ID #1591**

FOR SALE

• **30 Acres+/- KEOKUK CO., IA** Very productive cropland with 27 acres of tillable, Southwest of What Cheer, IA **PENDING ID #1582**

PENDING

• **104 Acres+/- APPANOOSE CO., IA** Great cropland with a CPI of 60.9, East of Centerville **\$5,895/acre ID #1588**

FOR SALE

• **73 Acres+/- WARREN CO., IA** Great balance of Woodland and open areas with lots of recreation potential **PENDING ID #1571**

PENDING

• **40 Acres+/- CLARKE CO., IA** Cropland and pasture with hunting, Southwest of New Virginia **\$3,750/acre ID #1585**

FOR SALE

• **80 Acres+/- DECATUR CO., IA** Stocked pond and an abundance of deer and pheasants, South of Des Moines **SOLD \$3,750/acre ID #1568**

SOLD

Featured Properties



50 Acres

KEOKUK COUNTY, IA

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

Thomas Farm #1581

Hunting

PENDING



CHIP TERPSTRA

Land Agent
Southeast Iowa
641-780-2304
chipterpstra@landproz.com



80 Acres

ADAIR COUNTY, MN

Great combination of cropland and timber with a potential building site with an existing shed West of Des Moines

*Listing Price: \$4,550/acre
or \$364,000*

Lemon Farm #1578

Hunting

FOR SALE



COREY HANSEN

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

• **18 Acres+/-** DECATUR CO., IA Great building site with stocked ponds and timber full of wildlife, South of Des Moines

PENDING ID #1567

PENDING

• **135 Acres+/-** DECATUR CO., IA Well managed with multiple food plots, stand locations and diverse habitat, West of VanWert

\$5,495/acre ID #1564

FOR SALE

• **138 Acres+/-** DECATUR CO., IA Timber and CRP, this property has established food plots and stand sites near Garden Grove

\$5,949/acre ID #1566

FOR SALE

• **195 Acres+/-** DECATUR CO., IA Turn Key Hunting Farm with 60 Tillable Acres for Income and Mature Hardwoods, West of Decatur City

SOLD \$3,400/acre ID #1557

SOLD

• **354 Acres+/-** DECATUR CO., IA Well managed area with very diverse habitat and 65 acres of tillable, West of Decatur City

\$3,955/acre ID #1565

FOR SALE

• **120 Acres+/-** DECATUR CO., IA Secluded Top End Whitetail Hunting with Tillable Income near Grand River

SOLD \$3,733/acre ID #1556

SOLD

Featured Properties



192 Acres
UNION COUNTY, MN

FOR SALE

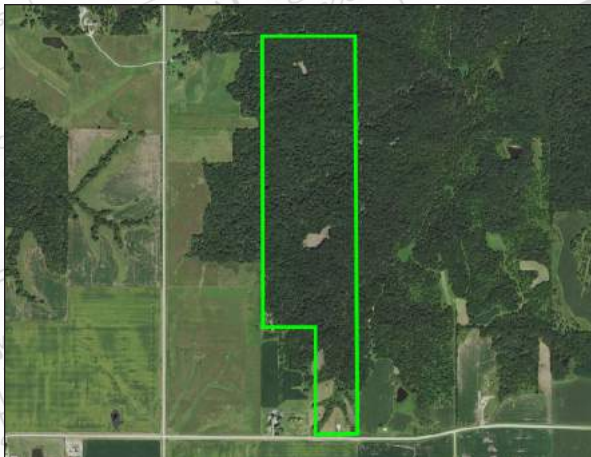
Cropland, pasture land, and a pond makes for a great multi-use property West of Osceola

*Listing Price: \$6,200/acre
or \$1,190,400*

McDonald Farm #1579
Hunting



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



143 Acres
CLARKE COUNTY, IA

FOR SALE

Well managed with mature hardwoods and established food plots, and a metal building with living quarters East of Osceola

*Listing Price: \$3,750/acre
or \$536,250*

McCarty Farm #1574
Hunting



GLEN SALOW
Land Agent
Southern Iowa
Direct # 515-494-5560
glensalow@landproz.com

• **160 Acres+/-** - DECATUR CO., IA Timber & Thick Cedars / 3-200"+ Deer taken on or adj. to Farm in 5 yrs, located Southeast of Leon
SOLD \$4,300/acre ID#1555

SOLD

• **205 Acres+/-** - DECATUR CO., IA Top End Hunting Area with Great Tillable Income Between Leon and Garden Grove
SOLD \$5,800/acre ID #1538

SOLD

• **212 Acres+/-** - DECATUR CO., IA Well Managed Area with Tillable Income between Leon and Grand River
SOLD \$3,850/acre ID #1550

SOLD

• **127 Acres+/-** - APPANOOSE CO., IA Hunting with Income Potential near Centerville
SOLD \$323,850 ID #1537

SOLD

• **80 Acres+/-** - APPANOOSE CO., IA Established Food Plots, Stocked Pond, Building Site and Cropland Income
SOLD \$3,000/acre ID #1540

SOLD

• **178 Acres+/-** - DECATUR CO., IA Timber with Cropland and CRP for Great Whitetail Hunting just South of Lamoni
SOLD \$3,600/acre ID #1533

SOLD

Featured Properties



40 Acres
CLARKE COUNTY, MN

FOR SALE

Multiple building site options as well as pond potential with 30.27 acres of tillable income South of West Des Moines

*Listing Price: \$3,750/acre
or \$150,000*

Schafer Farm #1577
Hunting



GLEN SALOW
Land Agent
Southern Iowa
Direct # 515-494-5560
glensalow@landproz.com



100 Acres
DAVIS COUNTY, IA

SOLD

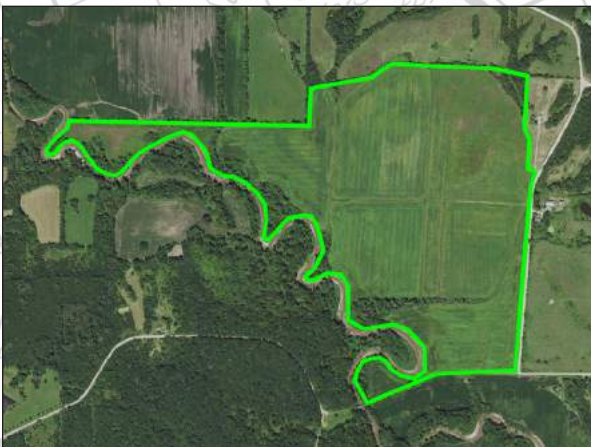
Perfect Year Round Recreational Property. Established Food Plots & Stand Sites, Two Fully Stocked Ponds near Floris, IA

*Sold Price: \$2,450/acre
or \$245,000*

Haganman Farm #1561
Hunting



CHIP TERPSTRA
Land Agent
Southeast Iowa
Direct # 641-780-2304
chipterpstra@landproz.com



201 Acres
DECATUR COUNTY, IA

FOR SALE

Excellent Hunting, Cropland with CSR of 70 for Great Income near Leon

*Listing Price: \$5,473/acre
or \$1,100,000*

Stier Farm #1544
Hunting



SCOTT POWERS
Land Agent / Auctioneer
Southern Iowa
515-480-3008
scottpowers@landproz.com

• **80 Acres+/-** - DECATUR CO., IA Tillable and CRP Income, Pond and a Shed with Living Quarters Northeast of Leon

SOLD \$7,250/acre ID #1527

SOLD

• **231 Acres+/-** - DECATUR CO., IA World class white-tail hunting in a highly managed area with bottom ground tillable near Leon

SOLD \$3,800/acre ID #1510

SOLD

Featured Properties



80 Acres

APPANOOSE COUNTY, IA

Nice Balance of CRP for income and Timber for Hunting in a great area just northwest of Mystic

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

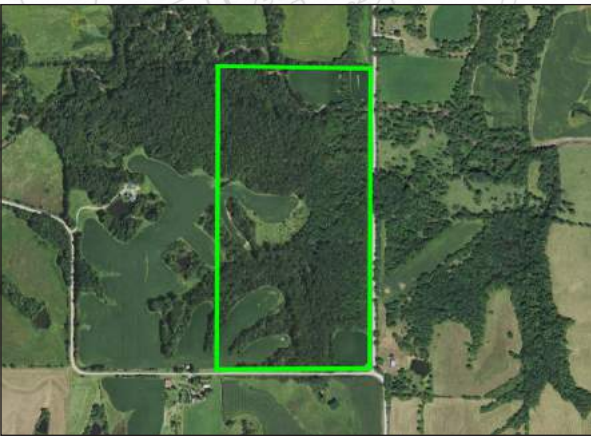
Wellendorf Farm #1545
Hunting

SOLD



SCOTT POWERS

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



80 Acres

MAHASKA COUNTY, IA

Section 4 of Jefferson Twp - 16 acres cropland income acres - CSR of 56 - Year round water supply - Great building location - Minutes from Bussey, IA

*Listing Price: \$3,000/acre
or \$240,000*

Mahaska Farm #1560
Hunting

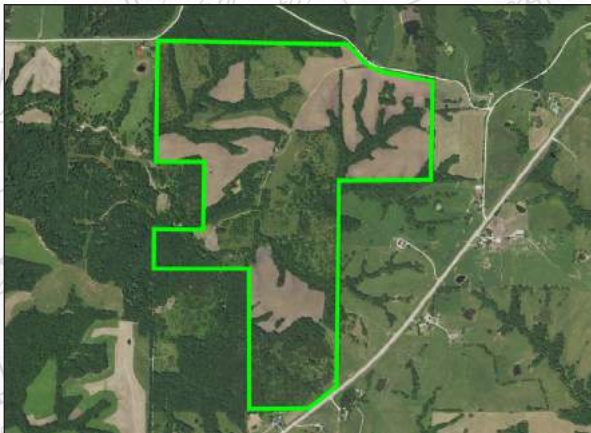
FOR SALE



CHIP TERPSTRA

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

MISSOURI



294 Acres

MERCER COUNTY, MO

Section 11 of Morgan Twp - Well managed - Timber - Creek and Ponds - Established Trails and Food Plots - North of Princeton, MO

*Listing Price: \$2,786/acre
or \$819,000*

Ware Farm #1563
Hunting

FOR SALE



GLEN SALOW

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

Our Team

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Broker / Auctioneer
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gregjensen@landproz.com



BEAU JENSEN

Owner / Agent / Auctioneer
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Direct #507-402-0553
beaujensen@landproz.com



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Broker / Land Agent
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BRIAN HAUGEN

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aaronhouk@landproz.com



ALEX WAYNE

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Our Team

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Direct #507-383-4970
joshadams@landproz.com



JOSH CARPENTER

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



SCOTT POWERS

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



SEAN ASADA

Land Agent
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Direct #515-402-2543
seanasada@landproz.com





THANK YOU FOR CONSIDERING
LANDPROZ

VIEW ALL OUR PROPERTIES AT
LANDPROZ.COM

✉ Info@landproz.com / ☎ 1-844-GO-4-PROZ

Broker Greg Jensen Licensed in Minnesota and Iowa / Associate Broker Brian Haugen in Minnesota / Broker Amy Willett Licensed in Missouri
LandProz Real Estate, LLC 111 East Clark Street, Albert Lea, MN 56007