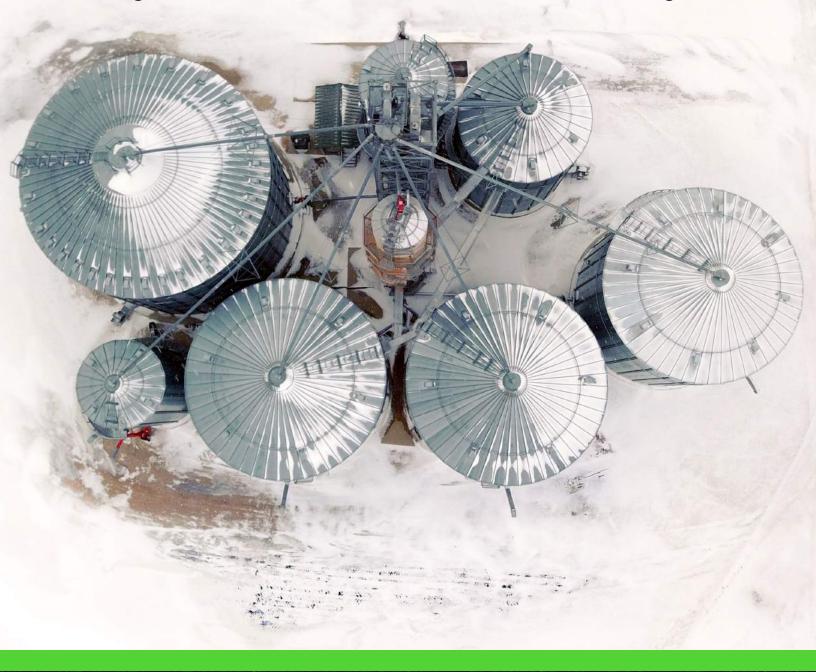
LANDPR

Agricultural & Recreational Real Estate / Auctions / Farm Management





Agricultural & Recreational Real Estate, Auctions and Farm Management.

We are Proud to Partner With:











CONTENTS

- 4 LOVE OF THE LAND
- 5 WHO WE ARE
- 6 SELLER INFO
- 8 LANDPROZ TIPS
- 9 BUYER INFO
- 10 FARM MANAGEMENT
- 11 IN THE FIELD
- 12 WEBSITE
- 14 SOCIAL MEDIA
- 16 MARKETING
- **20 FEATURED PROPERTIES**
- 33 OUR TEAM

Love of the Land

As another growing season quickly approaches we find ourselves making preparations for the upcoming year. This usually includes how to improve one's property. If you are a farmer this could be new planting practices, adding tile, or erosion control. And if you are hunter it could be new food plot methods, cover enhancement, or water source improvements. All benefit the land and in many cases add value to your farm. Just looking back on a lot of the improvements I have made on my land makes me appreciate a property that is well maintained, and all the work that goes into it.

All of the efforts mentioned above can really set your farm apart from others when you decide to sell too. Many times even the slightest improvements pay off. The best way to access your property is to put yourself in the buyers' shoes and ask yourself what would appeal to you if you were buying. This will give you a good idea of what to improve upon or change. Another benefit will be how much better any pictures or video will look when advertising, which will attract more buyers, and will make you money!

So start planning now and someday when you are ready to sell or pass your property on it will be at its full potential!

Beau Gensen

Beau Jensen, LandProz Owner, Land Agent, Auctioneer

Who We Are

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

The LandProz Team has SOLD more than 157,000 Acres in Midwest

LandProz land specialists were hand selected because of their extensive knowledge and expertise in the agricultural and recreational land industry. We know that our agents can help you find the land you're looking for, or help you sell your existing land.

Our team is proud to work with many types of buyers and sellers including Individuals, partnerships, family estates, investment groups and banks. Our land specialists are accommodating of many different situations including estates, 1031 tax deferred exchanges, liquidation and court orders. Leave your land to the Proz and call us today.

Licensed Real Estate Brokers, Agents & Auctioneers

- Specializing in Agricultural & Recreational Properties
- Offering Live Auctions & Listings
- We work with many types of buyers and sellers including: Individuals, Partnerships, Family Estates, Investment Groups, & Banks
- LandProz accommodates many situations including: Estates, 1031 Tax Deferred Exchanges, Liquidation,
 & Court Orders
- Comprehensive & Lease Management for Cropland Acres



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
- Government Programs / CRP / WRP
- Livestock Facilities
- Buildable 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. Both are great, but for each situation one is best, and working with 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.

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 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.

MARKETING

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

- Exclusive List of Buyers and Investors
- Nationwide Custom Marketing Plan
- Exposure on 100's of Land Specific Websites
- Aggressive Social Media Marketing
- Professional Drone & Video Production Staff
- Eye Catching Signage and Hard Copy Ads



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 farmable 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



LANDPROZ Tips

Seed Bed Prep For Frost Seeding

Most people have heard of the term frost seeding, and a lot have seen how productive it can be. Often times this is the most ideal option if you can't get large equipment in to a small area. This method of planting your food plots, can also have a much higher germination rate than your traditional spring seeding.

The first thing you will have to consider is the current cover type and how can you kill it. In most cases a grassy area can easily be taken care of by a late summer mow in "August", which will allow it to green up. After a month of regrowth "September" you then will spray it, killing everything by using a non selective herbicide such as RoundUp.

The main reason for spraying in the fall is because grasses are taking nutrients in to the root system, and it will take in the herbicide to the roots. This will then kill it, which means less grass competition in your food plot seeding.

Before you distribute the seed, lightly harrow over the area, which will significantly help you will seed to soil contact.

Frost seeding is so popular because the freeze thaw cycle helps pull the seed in contact with the soil. This is when you broadcast the seed on top of snow, and when it melts, the moisture pulls this seed in contact with the soil. As spring quickly approaches your seeds will begin to produce a lush green food plot to attract wildlife in your area.

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.



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



Hunting Property Management. Many times there are circumstances when a landowner does not have the time or the resources to improve their property. Our team can assist you with every aspect of this, and ensure that when you take the time to enjoy your farm, it will be at its best!

- Planting Food Plots
- Securing Payments
- Habitat Improvements TSI, CRP, Ponds, Etc
- · Lease Agreements & Negotiations if needed



In the Field

No matter what piece of real estate you decide to invest in, having your property surveyed for optimal drainage conditions is a big benefit. Knowing the topography and the layout of your land can substantially affect the value of it. If you are wanting to drain your fields it's nice to know your outlets and drainage options which allow you to better plan your most effective tiling options.

Having a survey done is also needed in order to establish potential conservation drainage efforts. One common conservation effort is to install a controlled drainage system in to your field, there are many benefits to this compared to traditional tiling methods. One benefit of this system is the tile will hold more nutrients in your field during the fallow season since a lift gate remains closed, holding the water in as long as needed. These tiling techniques improve the water quality in your local water resources, and it allows the farmer to maintain control of the water table throughout the year. However, this is a better options on farms with a relatively flat landscape.

It's important to plan your tiling projects looking in to the future. You won't want to tile a field when considering to enroll it in to CRP, build a house, or numerous other reasons. When you are ready to buy, or looking to sell, keep this information in mind. Drainage can be a simple but very significant feature that highly affect your property's market value.

For Additional information in regards to a drainage design for your farm contact Mike Lehmann @ AIR-ROW Surveying, LLC

507-381-9791



LandProz.com

AGRICULTURAL, RECREATIONAL & AUCTION PROPERTIES SOURCE TO THE STATE OF THE STATE OF

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



GO WITH THE PROZ

At LandProz, our Agents specialize in selling Agricultural 8 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

192 ACRES

UNION COUNTY, IA

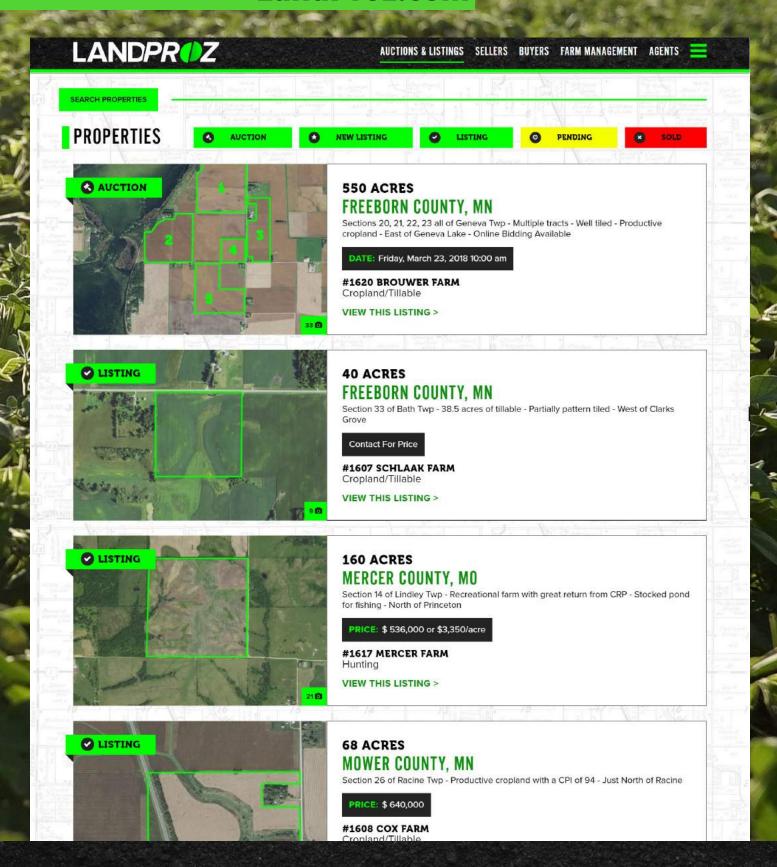
Section 27 of New Hope Twp - 146 acres of tillable - Stocked pond - South West of West Des Moines or West of Osceola

PRICE: \$ 1,113,600 or \$5,800/acre

MCDONALD FARM #1579



LandProz.com



Social Media



Estate, Auctions, & Farm Management

@landproz

Home

About

Services

Events

Reviews

Photos Videos

Posts







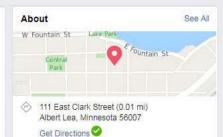
 Following ▼ → Share ···



LandProz - Real Estate, Auctions, & Farm Management February 13 at 12:34pm - 🚱

American Fred Hatch, the son of a farmer, and his father Lewis Hatch are commonly believed to have invented the first modern tower silo in 1873, in the McHenry County of the United State's Illinois, that quickly became popular throughout the United States.

#AgFact #countrylife #agriculture #grainbin #farming #farmer #crops #tillable #cropland #LandProz #GoWithTheProz



Contact Us 🖋

Instagram

Q Search











landproz

Following



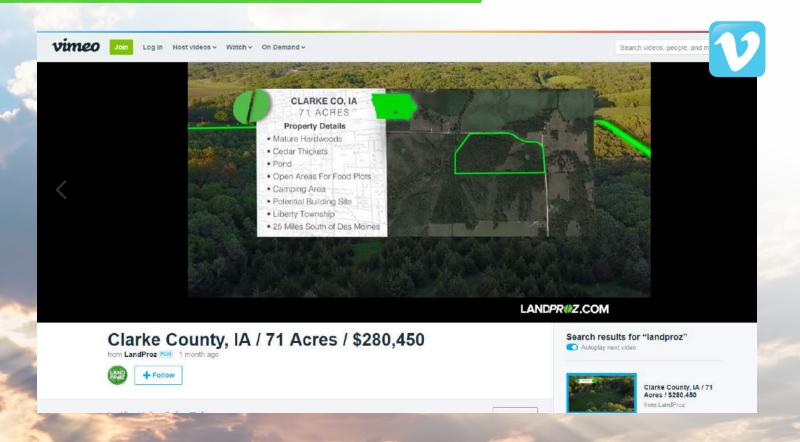
LandProz Agricultural and Recreational Real Estate, Auctions and Land Manangement www.landproz.com

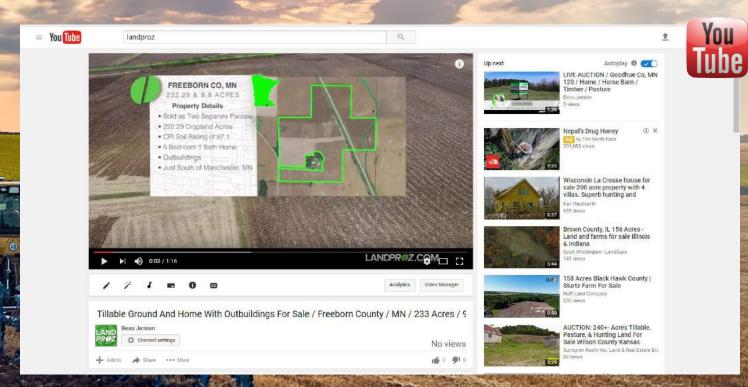






Social Media





Marketing



Photography



Videography



Drone Services



Production





Networking & Social Media



Print & Signage

Marketing

GENEVA TWP / FREEBORN COUNTY. MN

FRI.. MARCH 23 @ 10



- Mk. Browner Ives in California and has decided to sell his. innancia tarm land et public auction on March 23, 2018.
- This Highly productive land is in class presimily but will be ting in the separate track Two of these backs have ingarlion wells and plytis. POnline Bidding Avellebia

152.27 Decelor Japan / 148.77 Tillable arms / CPI - 67.9 / Son. 20 - Treet 2: WCW Decelor 9225 Tilbilis nova / CPI - 954 / San. 29 - Teat & 96.23 Doorhal area / 89.9 Tilbilis novar / CPI - 70 / Sam. 21 - Teatr 4: 40 Doodard acres / 27.40 Tillable acres / CPI - 70.8 / Sam. 29 et Sr 120 Demiselmens / 18301 Wilde nove / CPI - 701 / San. 20 « Terran \$50,000 down on inder data on or about May 5, 2018. 2% Bayor's Fee will apply.

gregjensen@landproz.com

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

- era Con., MOI Se wall tiled productive conjunct just East of Garava Luke
- t/- Perfecult Co., M.B. Ferror to Fooder Hog Scotley, Ferroing \$100,000 (C) JEGS able, West of Albert Law
- 78 Accents Blook Co., M.B. Vay Productive Crepterd with a CPI of 77 and a great ratum Northwest of Hope #4,000 to 0 /600
- 78 Acrest President Da., 189 House, grain bin satup, outbaildings and 7892 acres of tillable, North of Hollandels (1874,000 to 7698

- 40 Amerik Olevated Occurs, ISS	PENDING	(D) FORE 2
- III Amerik-President Co., Mili	EOLD	D 7605
- III Accest/- Bissis Do., 1891	EOLD	D-M603
- 37 Acresti- Moder Dr., EN	EOLD	D MSRR
- 07 Acresti: Walanto Co., Mill	EOLD	ID 16503
- 32 Acrest/- Clevelari Co., 181	EOLD	ID 10864



Brian Haugen MN Broker / SD Broker / Farm Management PRO **507-208-0791**

brianhaugen@landproz.com

CALL TODAY, SELL **TOMORROW**

Leading Southern Minnesota in Auction Results

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

LANDPR Z.COM

Agricultural & Recreational Real Estate / Auctions / Farm Management

347 Acres / JACKSON COUNTY, MN

AUCTION

Tract 1 Section 21

S. W

#1580 Burnham Farm

Tract 2 Section 33

SATURDAY, November 11, 2017 / 10 AM

Featured Properties

AUCTIONS





550 Acres

FREEBORN COUNTY, MN

March 23, 2018 at 10:00 am

AUCTION

Mr. Brouwer lives in California and has decided to sell his Minnesota farm land at public auction on March 23, 2018 at 10 a.m. This Highly productive land is in close proximity but will be selling in five separate tracts. Two of these tracts have irrigation wells and pivots.

Sections 20, 21, 22 and 23 of Geneva Twp - Five Tracts - Well tiled, productive cropland - East of Geneva Lake

Jacob and Jeanette Brouwer Estate

Farm #1620

Cropland/Tillable



GREG JENSEN

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

MINNESOTA



196 Acres

FREEBORN COUNTY. MN

Section 12 of Freeman Twp - Well tiled cropland with a CPI of 89.4, southwest of Glenville, MN

Listing Price: \$7,200/acre or \$1,411,200

#1622 Farm

Cropland/Tillable



FOR SALE

ODEAN JERDEE

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

Featured Properties



PENDING

PENDING

160 Acres

FARIBAULT COUNTY, MN

Section 12 of Foster Twp - Well tiled cropland with a CPI of 92.6 North of Walters, MN

Reichow Farm #1609 Cropland/Tillable



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



69.75 Acres

FREEBORN COUNTY. MN

Enrolled in EWP for great habitat for whitetail deer, pheasants or ducks between Hollandale and Hayward

Halla Farm #1603 Hunting



BEAU JENSEN

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

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

\$259,998 ID #1624

• 76 Acres+/- MOWER CO., MN Cropland North of Racine with a CPI of 94

\$639,996 *ID #1608*

• 40 Acres+/- FARIBAULT CO., MN Productive cropland with a CPI of 93.3 North of Walters **\$290,000** ID #1623 • 40 Acres+/- FREEBORN CO., MN Nearly all tillable with a CPI of 78.5 West of Clarks Grove

\$290,000 ID #1607

• 5 Acres+/- FARIBAULT CO., MN Farrow to Feeder Hog facility, Financing available, West of **\$90,000** ID #1618 Albert Lea

• 35 Acre+/- FREEBORN CO., MN Tillable with CRP North of Clarks Grove

\$252,175 *ID #1606*



FOR SALE

PENDING

OLMSTED COUNTY, MN

Section 18 of New Haven Twp - Highly productive, well fertilized cropland with a CPI of 83.8 South of Pine Island

Listing Price: \$6,696/acre or \$260,000

Heimberg Farm #1592 *Cropland/Tillable*



BRIAN HAUGEN

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



236 Acres

FREEBORN COUNTY, MN

Section 22 of Geneva Township - Great cropland with a CPI of 90 east of Geneva Lake

Phillips Family Farm #1587

Cropland/Tillable



GREG JENSEN

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

 20 Acres+/- FREEBORN CO., MN Nearly all tillable with a CPI of 80.5 bordering the East edge of Hollandale

\$130,000 *ID #1602*

 79 Acres+/- FREEBORN CO., MN House, grain bin setup and outbuildings along with 71.93 acres of tillable, North of Hollandale

\$870,000 *ID #1*598

 15 Acres+/- FREEBORN CO., MN Pattern tiled with outlet and 14.97 acres of tillable, North of Hollandale \$117,000/acre ID #1600 120 Acres+/- FREEBORN CO., MN Wonderful building site with 96.4 acres of tillable, Southwest of Glenville

SOLD \$416,160 *ID #1593*

 80 Acres+/- FREEBORN CO., MN Well tiled with 76.03 acres of tillable, North of Hollandale SOLD \$560,000 ID #1599 • 77 Acres+/- STEELE CO., MN Excellent cropland with a CPI of 91.1 west of Blooming Prairie \$693,000/D #1586

FOR SALE



SOLD

JACKSON COUNTY. MN

Section 21 and 23 of Des Moines Twp - Excellent cropland with an average CPI of 94.5 near Jackson

Sold Price: \$7,990/acre or \$2,772,500

Burnham Farm #1580

Cropland/Tillable



FOR SALE

GREG JENSEN

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



28 Acres

STEELE COUNTY. MN

Section 34 of Aurora Twp - Great building site with pasture and outbuildings just outside of Bixby

Listing Price: \$7,336/acre or \$209.000

Christianson Farm #1575

Cropland/Tillable

ENDING



ALEX WAYNE

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

• 75 Acres+/- FARIBAULT CO., MN Cropland with a CPI of 85.2, North of Kiester

\$474,975 *ID #1584*

• 80 Acres+/- FREEBORN CO., MN Home and Outbuildings including Grain Bin Set Up, just South of Manchester

SOLD \$550,000 *ID #1559*

• 61 Acres+/- FREEBORN CO., MN Great Cropland. 53.17 Acres of tillable South of Glenville

PENDING *ID #1576*

• 163 Acres+/- FREEBORN CO., MN Very Productive Farm with a CPI of 87.1 located just minutes from Manchester, MN

\$1,173,274 *ID #1558*

• 37 Acres+/- MEEKER CO., MN Level cropland with great drainage South of Cosmos

SOLD \$240,463 *ID #1569*

• 36 Acres+/- Olmsted Co., MN Great location with great soils near Pine Island, currently in CRP

SOLD \$247,176 *ID #1554*



SOLD

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 or \$240.463

Athmann Farm #1569 Cropland/Tillable



BRIAN HAUGEN

Broker/Farm Management Southern Minnesota 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 #1553Cropland/Tillable



GREG JENSEN

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

- 173 Acres+/- FREEBORN CO., MN Cropland with CPI of 86.3 just North of the MN/IA Boarder SOLD \$838,877 ID #1552
- 88 Acres+/- STEELE CO., MN Great combination of Cropland with a CPI of 85.5 and Mature Timber South of Owatonna

\$424,248 *ID #1543*

- 97 Acres+/- WABASHA CO., MN High Producing Cropland in the Bluffs near Lake City SOLD \$589,275 ID #1549
- 80 Acres+/- FREEBORN CO., MN Great Cropland with CPI of 83 South of Albert Lea
 - **SOLD \$356,800** *ID #1541*

- 115 Acres+/- STEELE CO., MN Great Tile Maps and CPI of 84.8 Northwest of Blooming Prairie
 SOLD \$704,835 ID #1547
- 212 Acres+/- STEELE CO., MN Well Tiled, Productive Cropland East of Ellendale

\$1,378,000 *ID #1529*





Acres

WABASHA COUNTY, MN

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



FOR SALE

SOLD

BRIAN HAUGEN

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



132 Acres

MOWER COUNTY, MN

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

 102 Acres+/- FREEBORN CO., MN Cropland with CPI of 87.4 West of Geneva

SOLD \$534,684 *ID #1535*

• 212 Acres+/- STEELE CO., MN Well Tiled, Productive Cropland East of Ellendale

\$1,378,000 *ID #1529*

• 120 Acres+/- FREEBORN CO., MN Cropland East of Conger

SOLD \$468,000 *ID #1532*

 96 Acres+/- FREEBORN CO., MN Cropland Northeast of Hollandale

SOLD \$489,600 *ID #1515*

• 198 Acres+/- FREEBORN CO., MN Level Cropland just outside of Albert Lea

SOLD \$1,300,068 *ID #1530*

• **78 Acres+/- STEELE CO., MN** Very Productive cropland with 76.72 acres of tillable West of Hope \$452,400 ID #1508

FOR SALE

Featured Properties

IOWA



294 Acres

DECATUR/WAYNE COUNTY. IA

FOR SALE

FOR SALE

Section 36 of Woodland Twp and Section 31 of Jefferson Two -Nice mix of income and hunting, includes a 3 bedroom, 2 bath cabin and storage shed, north of Lineville

Listing Price: \$4,250/acre or \$1,249,500

Blahnik Farm #1621

Hunting



SCOTT POWERS

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



40 Acres

WORTH COUNTY. IA

Section 9 of Silver Lake Twp - Cropland with a CSR of 74.8, partially pattern tiled East of Emmons

Listing Price: \$8,250/acre or \$330,000

#1615 Farm Cropland/Tillable



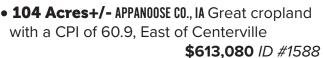
159 Acres +/- RINGGOLD CO., IA Home and large

BEAU JENSEN

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

• 73 Acres+/- WORTH CO., IA Very productive cropland with deer, turkey and pheasent hunting, \$361,350 ID #1616 west of Northwood

buildings, tillable and CRP for income, and great habitat for wildlife south of Shannon **SOLD \$636,000** *ID #1589*



- 288 Acres+/- CLARKE CO., IA Mix of CRP and Timber for great wildlife habitat with established food plots NE of Osceola **PENDING** *ID #1591*
- 40 Acres+/- CLARKE CO., IA Cropland and pasture with hunting, Southwest of New Virginia
- 120 Acres+/- CLARKE CO., IA Great mix of tillable and timber for hunting and income, south of Stephens State Forest

\$407,880 ID #1596



\$150,000 *ID #1585*



APPANOOSE COUNTY, IA

Section 7 of Caldwell Twp - Great hunting farm with excellent income producing bottom ground - Southeast of Centerville

Listing Price: \$3,275/acre or \$415.925

Appanoose Farm #1614 Hunting



FOR SALE

FOR SALE

GLEN SALOW

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



120 Acres

LUCAS COUNTY. IA

Section 11 of Pleasent Twp - Diverse mixture of cedars, hardwoods, CRP and water sources for habitat, well maintained hunting farm, south of Knoxville

Listing Price: \$3,495/acre or \$419,400

Lucas County Farm #1613 Hunting

ENDING



GLEN SALOW

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

- 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*
- 50 Acres+/- KEOKUK CO... IA Great combination of tillable for income and habitat for hunting

PENDING *ID #1581*

• 192 Acres+/- UNION CO., IA Cropland, pasture land, and a pond makes for a great multi-use property West of Osceola

\$1,113,600 ID #1579

Southwest of What Cheer, IA

• 143 Acres+/- CLARKE CO., IA Well managed with mature hardwoods and established food PENDING ID #1574 plots, and a metal building with living guarters East of Osceola

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

• 80 Acres+/- DECATUR CO., IA Stocked pond and an abundance of deer and pheasants, South of Des Moines **SOLD \$300,000** *ID #1568*



MONONA COUNTY, IA

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

Listing Price: \$5,565/acre or \$345,000

Hecox Farm #1612

Cropland/Tillable



FOR SALE

FOR SALE

BEAU JENSEN

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



95 Acres

MONROE COUNTY. IA

Section 26 of Troy Twp - Great combination of hardwoods, creek and bedding areas with well established stand locations, south east of Albia

Listing Price: \$2,995/acre or \$284,525

Monroe Farm #1611

Hunting



GLEN SALOW

Land Agent Southern Iowa Direct # 515-494-5560 glensalow@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*

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

SOLD \$663,000 ID #1557

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

\$1,400,070 *ID #1565*

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

SOLD \$447,960 *ID #1556*

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

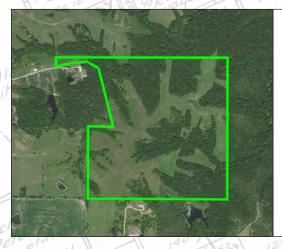
\$741,825 ID #1564

• 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 \$688,000 *ID#1555*

LANDPROZ.COM 1-800-GO-4-PROZ

Featured Properties



PENDING

FOR SALE

150 Acres

DECATUR COUNTY, IA

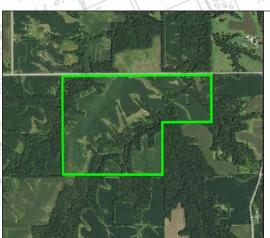
Section 36 of Bloomington Twp - ombination of CRP land and wooded draws with established food plats just north of Lamoni

Decatur Farm #1604 *Hunting*



GLEN SALOW

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



200 Acres

MARION/MAHASKA COUNTY, IA

Section 25 of Liberty Twp of Marion County and Section 30 of Jefferson Twp of Mahaska County. Great combination of tillable and hunting south of Bussey

Listing Price: \$3,250/acre or \$598,000

Bussey Farm #1597Hunting



CHIP TERPSTRA

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

- 212 Acres+/- DECATUR CO., IA Well Managed
 Area with Tillable Income between Leon and
 Grand River
 SOLD \$816,200ID #1550
- 80 Acres+/- APPANOOSE CO., IA Established Food Plots, Stocked Pond, Building Site and Cropland Income
 SOLD \$240,000 ID #1540
- 205 Acres+/- DECATUR CO., IA Top End Hunting Area with Great Income Between Leon and Garden Grove

SOLD \$1,189,000 *ID #1538*

- 127 Acres+/- APPANOOSE CO., IA Hunting with Income Potential near Centerville SOLD \$323,850 ID #1537
- 178 Acres+/- DECATUR CO., IA Mature Timber with Cropland and CRP for Great Whitetail Hunting just South of Lamoni

SOLD \$640,800 *ID #1533*

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

SOLD \$580,000 ID #1527

Featured Properties



80 Acres

ADAIR COUNTY, IA

SOLD

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

Sold Price: \$4,250/acre

or \$340,000

Lemon Farm #1578

Hunting



COREY HANSEN

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



71 Acres

CLARKE/WARREN COUNTY, IA

SOLD

Great balance of Woodland and open areas with lots of recreation potential

Sold Price: \$3,750/acre or \$266,000

Clarke/Warren Farm #1571

Hunting



GLEN SALOW

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

MISSOURI



160 Acres

MERCER COUNTY. MO

FOR SALE

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

Listing Price: \$3,350/acre

or \$536,000

Mercer Farm #1617

Hunting



GLEN SALOW

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

Our Team



BEAU JENSENOwner / Agent / 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
Minnesota / South Dakota
Direct # 507-208-0791
brianhaugen@landproz.com





Our Team



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



JASON DIERS

Land Agent Northeast Iowa Direct # 563-920-9185 jasondiers@landproz.com



JAMES KNUTSON

Land Agent Southern Minnesota Direct #507-383-3603 jamesknutson@landproz.com



JOSH RAIMANN

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



ODEAN JERDEE

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



Our Team





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



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







VIEW ALL OUR PROPERTIES AT

LANDPROZ.COM