

SUMMER 2018

# LANDPROZ

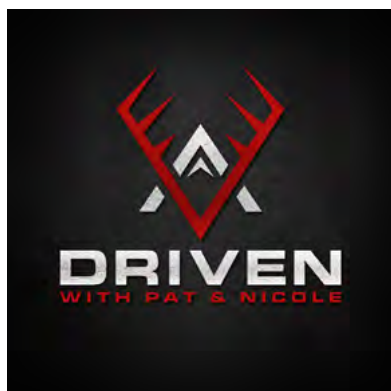
Agricultural & Recreational Real Estate / Auctions / Farm Management



PROFESSIONAL LAND BROKERS AND AUCTIONEERS

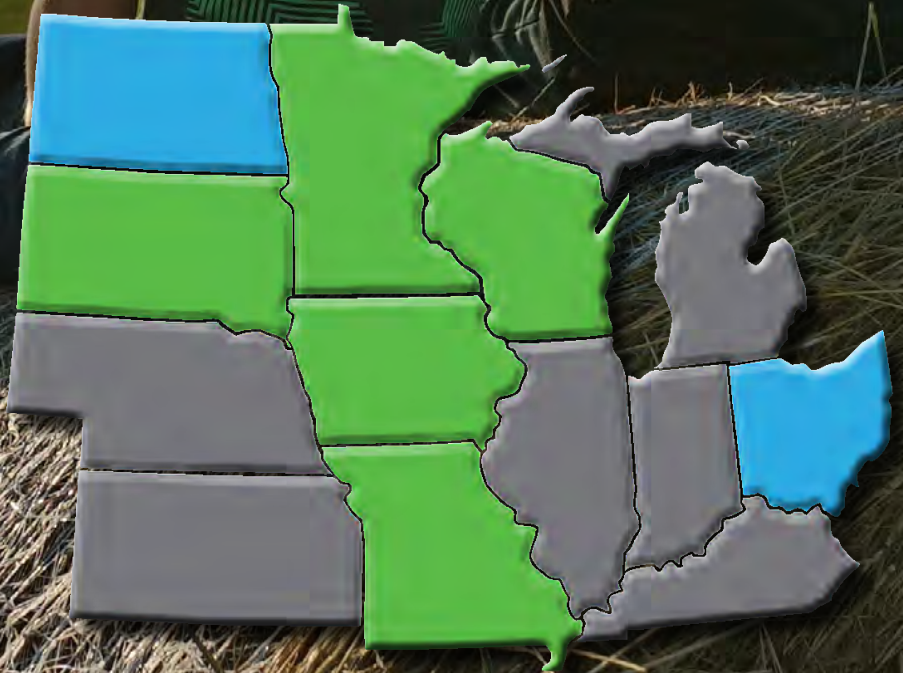
# LANDPROZ

We are Proud to Partner With:



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## Editorial

As I write this, summer is in high gear and fall is on the not so distant horizon. The first 2 quarters saw very stable to strong sales in both the cropland and hunting property markets. Looking ahead a few factors may weigh in on the tillable and hunting land should remain strong with support from a healthy economy.

The LandProz Team has assisted a record number of buyers and sellers so far in 2018 with sales almost being directly even between farmland and recreational properties. We continue to add to our already expanding team of Ag and Rec land specialists, and by the end of this year will have brokers and agents in 7 Midwest states.

In addition to adding team members, LandProz also has partnered with a number of companies including 2 nationally broadcasted TV shows and a multiple large social media networks to help our clients promote their farms. We also now offer fully produced local TV ads as part of our feature property and auction marketing campaign. In an ever changing fast paced world we know how important it is to advertise our client's properties where they will be seen!

So whether you are in the market to sell or buy our team is happy to assist you and your family in any way we can. Have a great summer and we will talk to you again when the leaves start to change!

*Beau Jensen*



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 161,000 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.

### **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



# LANDPROZ.COM



# 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
- 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. 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 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](http://www.landproz.com). Not finding the agent that you're looking for? Contact LandProz for additional assistance.

- [sales@landproz.com](mailto:sales@landproz.com)
- 1-844-GO-4-PROZ



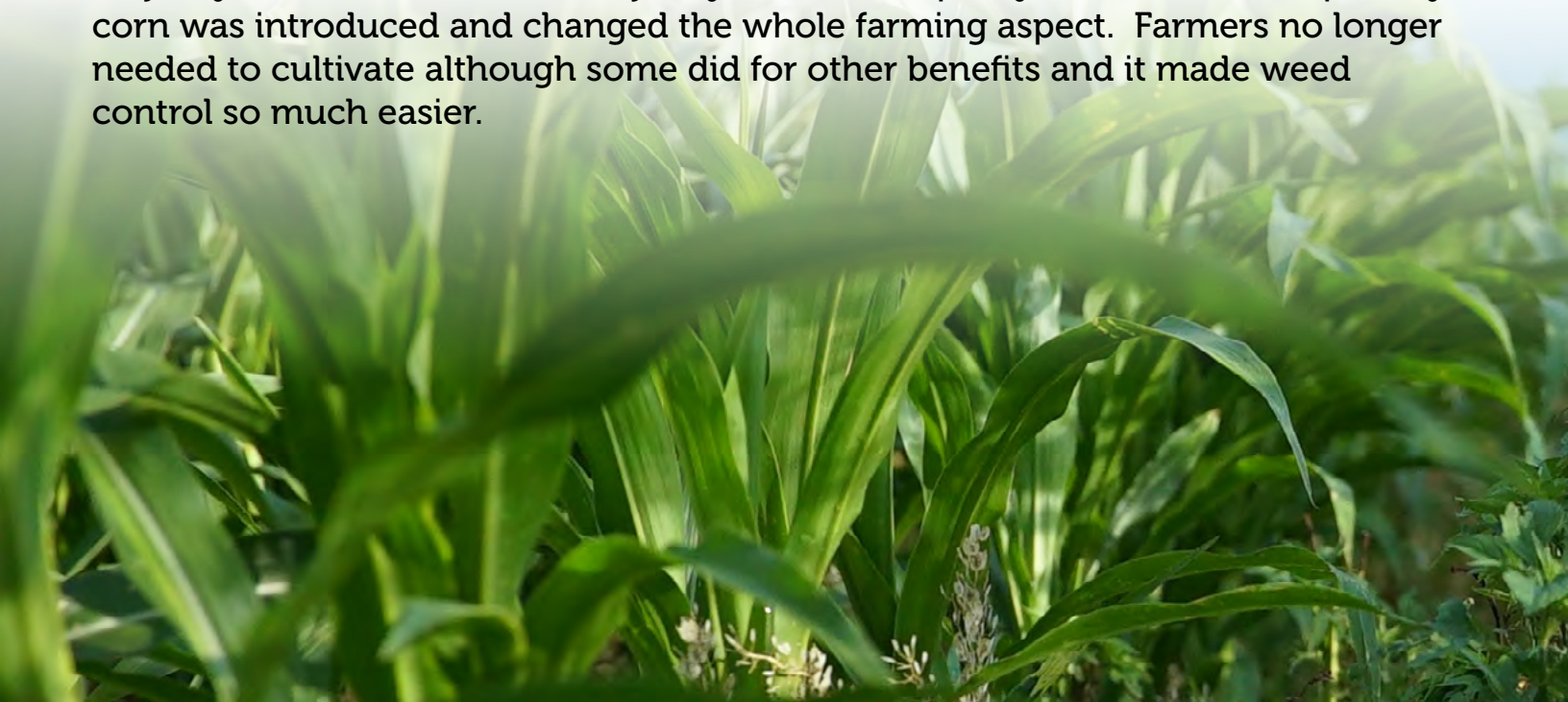
## YESTERYEARS - WEED CONTROL

A plant that is not valued where it is growing and tends to overgrow and or choke out more desirable plants is the definition of a weed. As everyone knows over the last 100 years there have been major advances in agriculture with weed control being one of them.

The original mode of action was hand weeding and then it advanced to horse drawn cultivators/plows. In the 40's a few tractor companies began creating row crop tractors that could carry a cultivator on the tractor. This was a huge step in the right direction because farmers needed to raise more crops to create more product and weed control was a critical step in that process.

In around 1950 2,4-D was then brought to farmers and was widely adapted as a corn herbicide for broadleaf's. It worked great, but farmers still needed to cultivate to extend their weed control into later season because 2,4-D has always been a pre-plant or early post emergence herbicide. After 2,4-D got adapted the synthetic herbicides really took off. There was not a lot of change after the initial rush until 1970 when John Franz invented glyphosate (Roundup) which is a broad spectrum herbicide that would kill anything at the time.

In 1996 roundup ready soybeans were invented and really took the world by storm. This means that you can spray roundup post emerge and it would kill a majority of the weeds but not injure your cash crop. 2 years later roundup ready corn was introduced and changed the whole farming aspect. Farmers no longer needed to cultivate although some did for other benefits and it made weed control so much easier.





This has led to some major growing concerns we have today in agriculture with weed control. We have used Glyphosate for too long and weeds are adapting and are able to survive and reproduce following exposure to a dose of herbicide that would normally kill the weeds. The weed control system has gone backwards over the last ten years because of this. Farmers are back to mixing multiple chemicals in a tank to control multiple species of weeds instead of only using glyphosate. Pre emergents have become very popular again because we need to continue to change and use multiple modes of action to continue to control these weeds. Multiple companies are working on new technologies in certain crops that will continue to help with weed control but we need to continue to use multiple modes of action to prevent any more weeds becoming resistant to the new technologies.

Some of my favorite herbicides for corn are HPPD inhibitors. They are a great broadleaf herbicide with good residual and also some have partial control on grasses. For Soybeans I really like PPO inhibitors such as Fomesafen post emerge along with newer technologies such as Liberty Link system or the newest extend system. Always try to start clean by using a pre-emergent and stay clean using multiple modes of action post emergent.



Alex Wayne,  
Land Agent  
Southern Minnesota

# 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, stands in the foreground of a grassy field, looking towards the horizon. Two children, a boy in a green shirt and a girl in a black shirt, are walking away from her towards a red tractor and a yellow combine harvester in the distance. A large hay bale is visible to the right of the children. The scene is set in a rural, open field with trees in the background 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**

# Farm Management

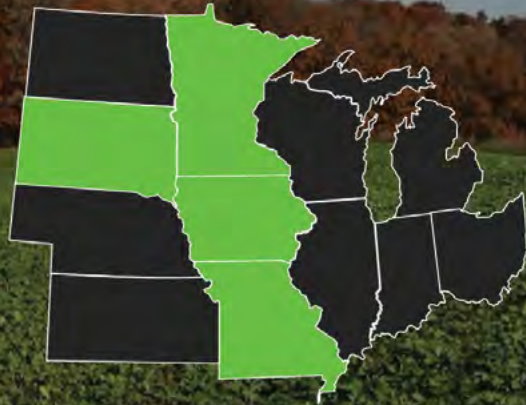
**Farm & Cropland Management** can be time consuming, stressful, and for some a loss in optimal revenue. This is where your local LandProz Agent and our Farm Management Team can help! We work with the landowner to create a farm portfolio that reflects their needs and goals. After that the rest is up 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



- 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

### AGRICULTURAL, RECREATIONAL & AUCTION PROPERTIES



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



#### 154 ACRES FREEBORN COUNTY, MN

Sections 3 and 10 of Manchester Twp - Selling in three Tracts - Online Bidding Available - North of Manchester

DATE: Friday, August 10, 2018 10:00 am

SEARCH PROPERTIES

### PROPERTIES

⌕ AUCTION

★ NEW LISTING

✓ LISTING

⊖ PENDING

★ SOLD

⌕ AUCTION



#### 95 ACRES FREEBORN COUNTY, MN

Section 30 of Oakland Township - CPI 91.6 - More Information Coming Soon

**DATE:** Saturday, November 17, 2018 10:00 am

**#1647 TROY AND TAMMY OUDEKERK**  
Cropland/Tillable

[VIEW THIS LISTING >](#)

⌕ AUCTION



#### 154 ACRES FREEBORN COUNTY, MN

Sections 3 and 10 of Manchester Twp - Selling in three Tracts - Online Bidding Available - North of Manchester

**DATE:** Friday, August 10, 2018 10:00 am

**#1638 RODSATER FAMILY FARM**  
Cropland/Tillable

[VIEW THIS LISTING >](#)

★ NEW LISTING



#### 154 ACRES PAGE COUNTY, IA

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

**PRICE:** \$ 765,865 or \$4,973/acre

**#1649 FARM**  
Hunting

[VIEW THIS LISTING >](#)

★ NEW LISTING



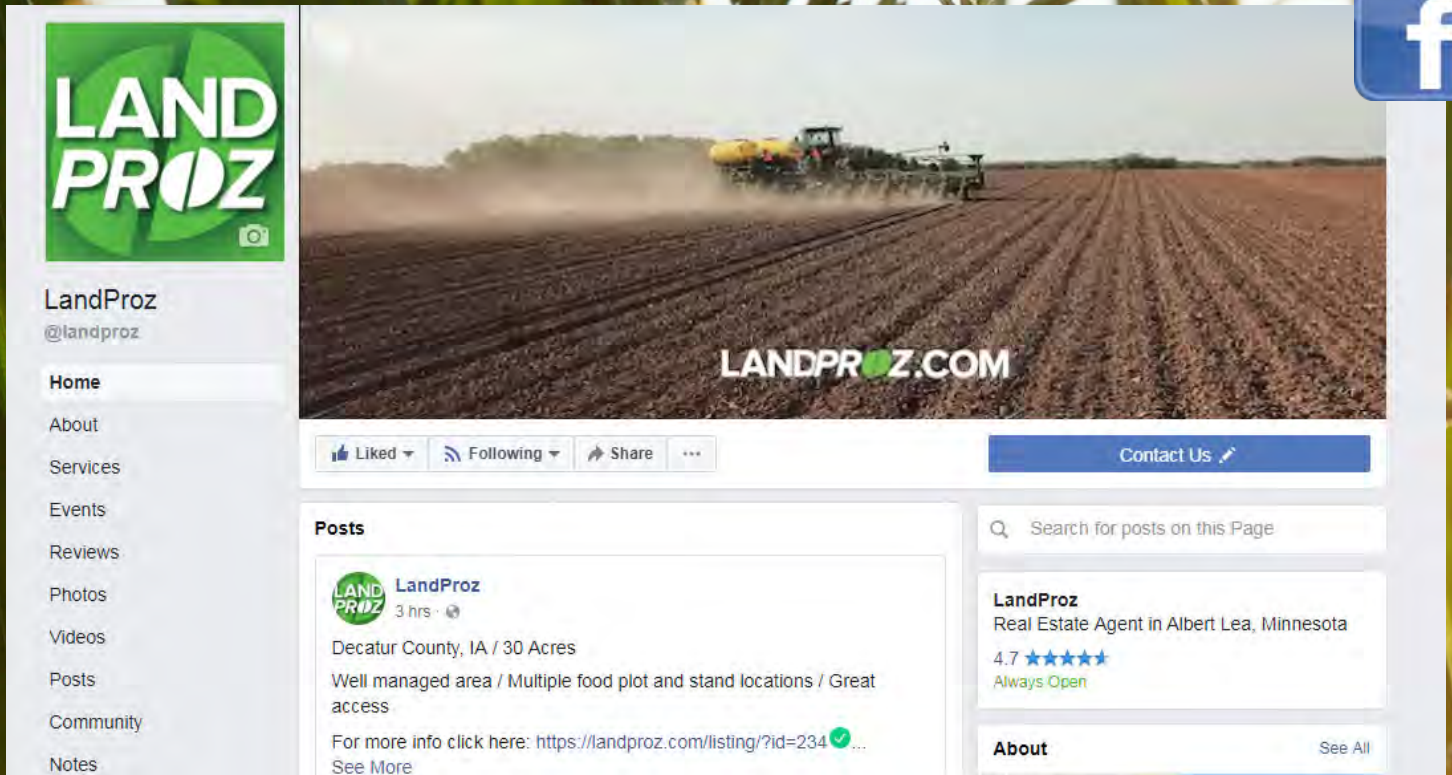
#### 20 ACRES WARREN COUNTY, IA

Section 36 of Liberty Twp - Diverse habitat - multiple options hunting or to build a get away cabin - West of Lacona

**PRICE:** \$ 85,000 or \$4,250/acre


**#1648 FARM**  
Hunting

# Social Media



**LAND PROZ**  
@landproz

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Videos  
Posts  
Community  
Notes



LANDPROZ.COM

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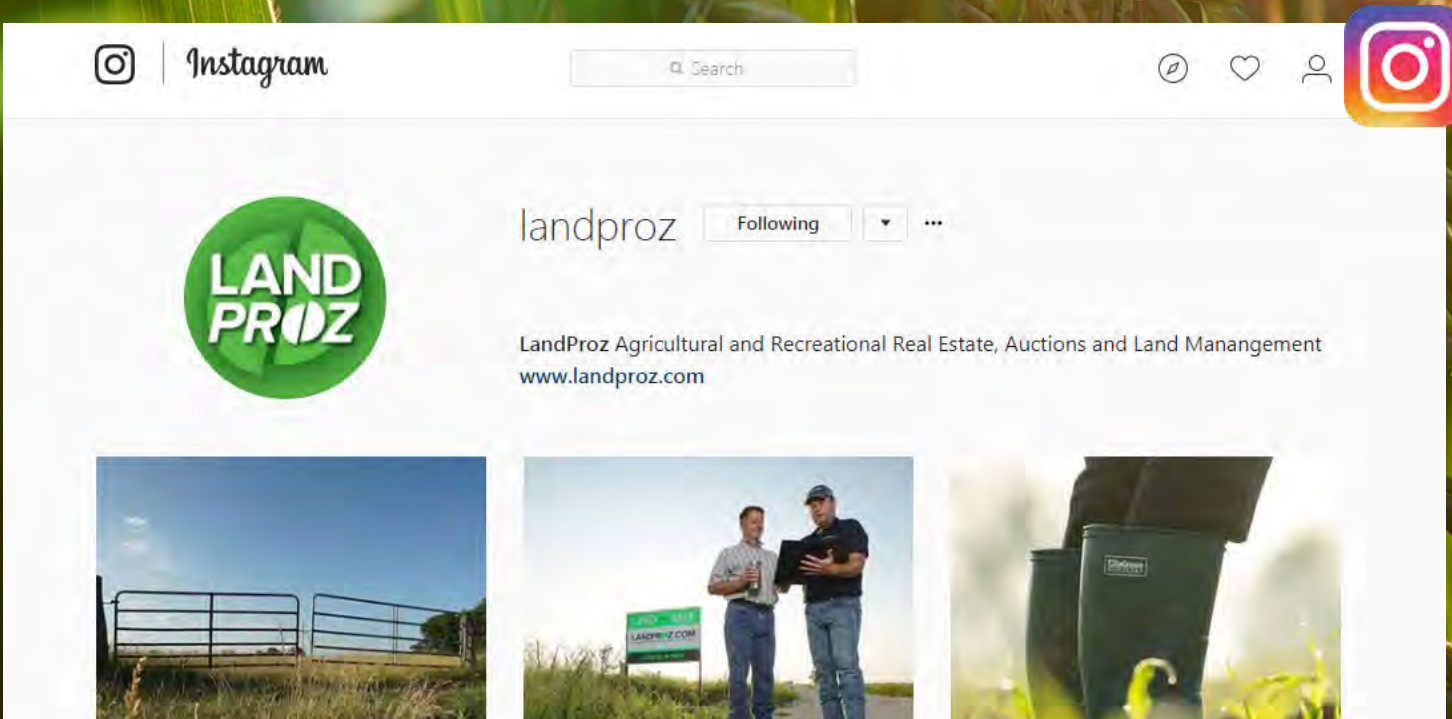
**Posts**

**LandProz** 3 hrs · 🌐  
Decatur County, IA / 30 Acres  
Well managed area / Multiple food plot and stand locations / Great access  
For more info click here: <https://landproz.com/listing/?id=234> ...  
See More

Search for posts on this Page


**LandProz**  
Real Estate Agent in Albert Lea, Minnesota  
4.7 ★★★★★  
Always Open

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



# Social Media

**vimeo** Join Log in Host videos Sell Watch

STEELE CO, MN  
117.72 ACRES

01:16

LANDPROZ.COM

This screenshot shows a Vimeo video player. The video content is an aerial view of a vast green agricultural field. A white text box with a green outline is overlaid on the video, containing the text 'STEELE CO, MN' and '117.72 ACRES'. To the right of the text box is a small green map of Minnesota with a red dot indicating the location. The video player interface includes a play button, a progress bar at 01:16, and a search bar at the top. The LANDPROZ.COM logo is visible in the bottom right corner of the video frame.

**YouTube** landproz

FREEBORN CO, MN  
233.29 & 9.8 ACRES

**Property Details**

- Sold as Two Separate Parcels
- 222.29 Cropland Acres
- CFI Soil Rating of B7.1
- 5 Bedroom 1 Bath Home
- Outbuildings
- Just South of Manchester, MN

0:03 / 1:16

LANDPROZ.COM

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

Beau Jensen

Channel settings

No views

Up next


- LIVE AUCTION / Goodhue Co, MN 120 / Home / Horse Barn / Timber / Pasture
- Nepal's Drug Honey
- Wisconsin La Crosse house for sale 200 acre property with 4 villas. Superb hunting and
- Brown County, IL 156 Acres - Land and farms for sale Illinois & Indiana
- 158 Acres Black Hawk County | Sturtz Farm For Sale
- AUCTION: 240+ Acres Tillable, Pasture, & Hunting Land For Sale Wilson County Kansas

This screenshot shows a YouTube video player. The video content is an aerial view of a field with a white text box overlaid. The text box contains the text 'FREEBORN CO, MN' and '233.29 & 9.8 ACRES'. Below this, under the heading 'Property Details', there is a bulleted list of features: 'Sold as Two Separate Parcels', '222.29 Cropland Acres', 'CFI Soil Rating of B7.1', '5 Bedroom 1 Bath Home', 'Outbuildings', and 'Just South of Manchester, MN'. The video player interface includes a play button, a progress bar at 0:03 / 1:16, and a search bar at the top. The LANDPROZ.COM logo is visible in the bottom right corner of the video frame. To the right of the video player is a 'Up next' section with several video thumbnails and titles.

## In the Field - Access to Hunting Property

### Access to Hunting Property

When you hear about a farm's access point, what exactly does that mean you may ask? Well, access to a Property for hunting is one of the most crucial elements when it comes to choosing the right property for you, here are just a few important things you want to consider. First thing to look for are road frontages; you need to be able to drive a vehicle or UTV to the property. Road frontage access or even easement access is the most crucial part of any property. Ideally most people would like access from more than one direction and more than one road. Another important element is from what direction is the entrance and access point. This has been a debated question for quite some time now with many hunters agreeing that access from the west is usually the best. But that can vary on the season you're hunting and the layout of the terrain on the property. Take for example if you are a firearm hunter hunting the later part of the season or a bowhunter hunting the first cold front of October, you're going to be dealing with a predominant northwest wind which puts you in great shape with a west entrance for access. One last important thing is to study the layout of the terrain and the habitat of the property. Make sure the access is not next to a main bedding area where you can't sneak by or your scent will blow into during a specific season. Or is it close to the best area you want to put a food plot with good entry and exit points. Having great access to a property should always be at the top of your check list. So the next time you're looking for that perfect hunting property, make sure the access is top notch to fit your specific needs.

A man in a black polo shirt and blue jeans stands on a dirt road. The background shows a green field with trees and a utility tower in the distance.

Glen Salow,  
Land Agent  
Southern Iowa



# Marketing



Photography



Videography



Drone Services



Production



Networking & Social Media



Print & Signage



# Marketing

In today's ever changing world understanding how to market properly is everything. Here are just some of the ways that we will promote your property.

**WEBSITES** – landproz.com

**PLUS** - Hundreds of other land specific websites.

This is our company website that is one of the best designed in the industry. This desktop and mobile friendly site features all properties with aerials, pictures, drone videos, Google mapping, detailed descriptions, full color printable PDFs, social share icons, and more. In addition to our site we subscribe and promote your property on hundreds of other land specific websites.

**LANDPROZ.COM**



**Lands of America™**



**facebook**

## **SOCIAL MEDIA**

*Over Two Million followers in our network.*

**Instagram**

**vimeo**

**You Tube**

Facebook, Instagram, Youtube, & Vimeo to start. We also partner with a number of other companies that promote our properties on their pages. Social media has become so important in the marketplace that we actually have full time staff dedicated to just this.

# Marketing

## DRONE VIDEO / NATIONAL AND LOCAL TV

We have a full time production team to showcase your property from the air and on the ground. We will provide a fully produced drone video with voice over to promote your farm along with professional pictures to highlight the features from every angle. We also promote feature farms and certain auctions on National and local television stations with 30 and 15 second ads.




# Marketing

## POSTCARDS / BOOKLETS

We mail directly to thousands of BUYERS.

Our marketing team can create custom mailers and books for each property. The postcards are sent to thousands of land buyers from our exclusive client list. Booklets are made specifically for your property and are available digitally and in hard copy as needed. We also place custom newspaper and magazine ads.



**TRACT 1**

Driving Directions: From Dodge Center, MN, head south on MN-56 for about two and a half miles, farm is on the west side of the road

Total Deeded Acres: 154.63 Acres  
PID #: R 07016.0700

Legal Description: 154.63 Acres of the SE 1/4 of Section 16 in Ashland Township of Dodge County, MN. T-106-N R-17-W


Latitude/Longitude: 43° 58' 57.93" -92° 51' 55.33"

Real Estate Taxes: \$7,318  
Special Assessments: \$0

Total Cropland Acres: 145.69 Acres  
Corn Base Acres: 127.41  
Soybean Base Acres: 18.62±  
CPI Soil Ratings: 93.8  
Classifications: NHFL  
CRP Acres: none  
Currently open for the 2018 crop year

**154+ ACRES**

**Soil Maps**




FRIDAY, AUGUST 10TH, 2018 / 10 AM

**LANDPROZ**

154 Acres / FREEBORN COUNTY, MN

**AUCTION**



#1638 Rodsater Farm


PROFESSIONAL LAND BROKERS AND AUCTIONEERS

**63 ACRES +/- LIBERTY TOWNSHIP**

**LANDPROZ**

Agricultural & Recreational Real Estate / Auctions / Farm Management

**LAND LISTING CLARKE COUNTY, IA**




**#1642 Farm**

This 63 Acre Clarke County 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 just south of the Clarke / Warren County Line 1/4 mile from Hwy 69
- 25 Miles south of Des Moines / 14 Miles south of Indianola
- Mature Hardwoods / Cedar Thickets / Pond
- Great Access from the East
- Deeded, rocked driveway all the way back
- Established Food Plot
- 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


Contact LandProz Agent Glen Salow (515) 494-5560 for more information. Showing by appointment only!

Listing Price: **\$252,000 or \$4,000/acre**



For more information contact your LandProz Agent  
**GLEN SALOW**  
Land Agent  
Southern Iowa  
Direct # 515-494-5560  
glen.salow@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 Lee, MN 56007



**LAND FOR SALE**

**LANDPROZ**

LandProz Real Estate, LLC / Auctions / Farm Management

**KALEB LEHMANN**  
507-317-8035

1844 GO-4-PROZ / 111 EAST CLARK STREET / ALBERT LEE, MN 56007

## 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!

MANCHESTER TWP / FREEBORN COUNTY, MN

### LAND AUCTION

**154 ACRES+/- • 3 TRACTS**

SALE TO BE HELD AT BEND IN THE ROAD, 25483 STATE HWY 13, MANCHESTER, MN

**FRIDAY, AUGUST 10 @ 10 A.M.**



- These tracts have excellent soil ratings. Tract 1 has a wind tower for extra annual revenue and tract 3 has a build-able site. The Rodsater farm has something for everyone.
- Located just north of Manchester
- Online Bidding Available

#1638 RODSATER FAMILY FARM

TRACT 1: SECTION 3 / 38.58 ACRES / 34 CROPLAND ACRES / CPI OF 93.3 / WIND TOWER INCOME  
 TRACT 2: SECTION 3 / 73 ACRES / 62.5 CROPLAND ACRES / CPI OF 80.5 • TRACT 3: SECTION 10 / 44.92 ACRES / 44.92 CROPLAND ACRES / CPI OF 91.2 / BUILDING SITE • TERMS: \$25,000 DOWN ON EACH TRACT THE DAY OF THE SALE. BALANCE DUE ON OR ABOUT OCT. 1, 2018.

**LANDPROZ.COM**  
 Agricultural & Recreational Real Estate / Auctions / Farm Management

Broker/ Auctioneer **GREG JENSEN 507-383-1067**

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

## LAND FOR SALE

- AUCTION 8/10/18 156 Acres+/- Freeborn Co., MN** Very Productive cropland with an average CPI of 91.5, North of Manchester  
*Rodsater Family Farm ID #1638*
- NEW AUCTION 9/15/18 160 Acres+/- Steele Co., MN** Selling as Two Tracts, great location for a building site, tillable cropland with a CPI of 93.5, just outside of Owatonna  
*Allen Terpstra Farm ID #1650*
- AUCTION 11/17/18 95 Acres+/- Freeborn Co., MN** Nearly all tillable farm with a CPI of 90.8, North of Myrtle  
*Troy Oudekerk Farm #1647*
- 35 Acres+/- Olmsted Co., MN** Heavily wooded, secluded farm, potential building site, just North of Rochester  
**\$399,000 ID #1635**
- 5 Acres+/- Mower Co., MN** Farm site with two homes and outbuilding southwest of Rochester  
**\$270,000 ID #1629**
- 5 Acres+/- Faribault Co., MN** Farrow to Feeder Hog facility, financing available, West of Albert Lea  
**\$90,000 ID #1618**
- 40 Acres+/- Goodhue Co., MN** PENDING ID #1630
- 160 Acres+/- Freeborn Co., MN** PENDING ID #1627
- 550 Acres+/- Freeborn Co., MN** SOLD ID #1520
- 78 Acres+/- Steele Co., MN** SOLD ID #1508



**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**

## LANDPROZ.COM

Agricultural & Recreational Real Estate / Auctions / Farm Management

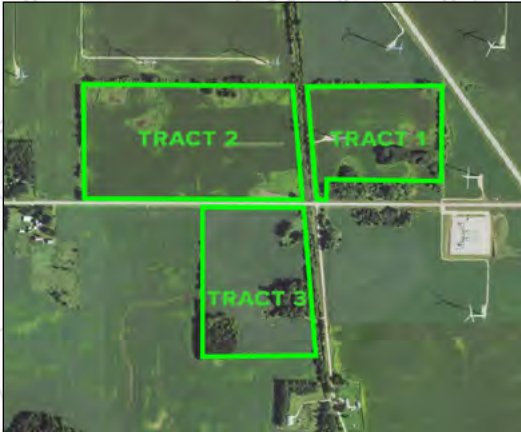
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Broker Greg Jensen - MN, IA / Broker Brian Haugen - MN, SD / Broker Amy Willett - MO  
 LandProz Real Estate, LLC, 111 East Clark Street, Albert Lea, MN 56007



## Featured Properties

# Realty AUCTIONS



**154 Acres**

**FREEBORN COUNTY, MN**

*August 10, 2018 at 10:00 am*

Sections 3 and 10 of Mansfield Twp - Selling as Three Tracts - Excellent Soil Ratings - North of Manchester

**Rodsater Family Farm**

**Farm #1638**

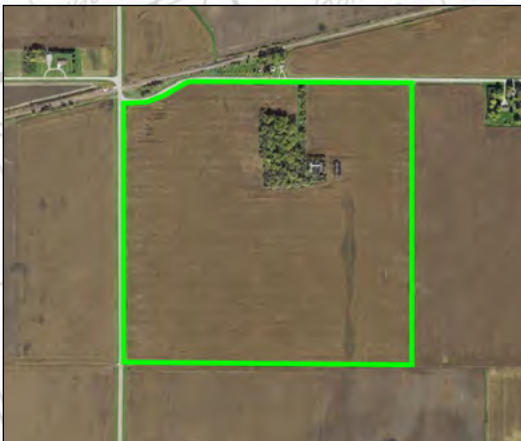
*Cropland/Tillable*

**AUCTION**



**GREG JENSEN**

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



**160 Acres**

**STEELE COUNTY, MN**

*September 15, 2018 at 10:00 am*

Sections 13 of Meriden Twp - Selling as Two Tracts - Great location for a building site - Tillable cropland with a CPI of 93.5 - Just off the edge of Owatonna

**Allen Terpstra Farm #1650**

*Cropland/Tillable*

**AUCTION**



**KALEB LEHMANN**

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



**95 Acres**

**FREEBORN COUNTY, MN**

*November 17, 2018 at 10:00 am*

Sections 30 of Oakland Twp - Excellent cropland with a CPI of 90.8 - East of Hayward

**Troy & Tammy Oadekerk Farm #1647**

*Cropland/Tillable*

**AUCTION**



**GREG JENSEN**

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

# Featured Properties

# MINNESOTA



**43 Acres**

**FOR SALE**

**FREEBORN COUNTY, MN**

Section 11 of Bath Twp - Well tiled cropland with a CPI of 71.6 - North of Clarks Grove, MN

*Listing Price: \$7,816/acre or \$340,000*

**Mortenson Farm #1646**  
*Cropland/Tillable*



**GREG JENSEN**

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



**109 Acres**

**FOR SALE**

**FARIBAULT COUNTY, MN**

Section 3 of Verona Twp - Home and cattle buildings - pasture with Creek running through - Just West of Winnebago

*Listing Price: \$500,000*

**Golly Farm #1643**  
*Pasture*



**ALEX WAYNE**

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

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

**FOR SALE**

• **34 Acres+/-** FARIBAULT CO., MN Well tiled cropland with a CPI of 92.7 North of Walters  
**SOLD \$7,500/acre ID #1624**

**SOLD**

• **160 Acres+/-** FREEBORN CO., MN Sold in 2 tracts, acreage / cropland with CPI of 86.8, NW of Clarks Grove  
**PENDING ID #1627**

**PENDING**

• **40 Acres+/-** FARIBAULT CO., MN Productive cropland with a CPI of 93.3 North of Walters  
**SOLD \$7,250/acre 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**

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

**FOR SALE**

# Featured Properties



**54.31 Acres**  
**STEELE COUNTY, MN**

**FOR SALE**

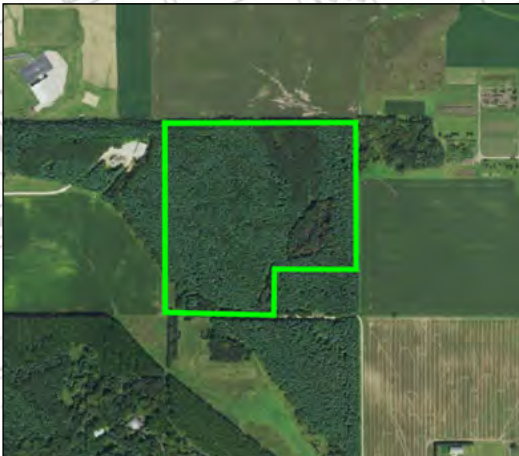
Section 24 of Lemond Twp - Nearly all tillable with a CPI of 93, Northwest of Hope

*Listing Price: \$8,286/acre or \$450,000*

**Stoltz Farm #1639**  
*Cropland/Tillable*



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



**35 Acres**  
**OLMSTED COUNTY, MN**

**FOR SALE**

Section 33 of Oronoco Twp - Heavily wooded, secluded farm, potential building site, just North of Rochester

*Listing Price: \$399,000*

**Bandel Farm #1635**  
*Timber*



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

• **9 Acres+/-** FREEBORN CO., MN Nearly all tillable with a CPI of 79.3 - Along the East edge of Hollandale  
**SOLD \$65,000 ID #1610**

**SOLD**

• **40 Acres+/-** FREEBORN CO., MN Nearly all tillable with a CPI of 78.5 West of Clarks Grove  
**\$290,000 ID #1607**

**FOR SALE**

• **160 Acres+/-** FARIBAULT CO., MN Well tiled cropland with a CPI of 92.6 North of Walters, MN  
**SOLD \$6,875/acre ID #1609**

**SOLD**

• **35 Acre+/-** FREEBORN CO., MN Tillable with CRP North of Clarks Grove  
**\$252,175 ID #1606**

**FOR SALE**

• **76 Acres+/-** MOWER CO., MN Cropland North of Racine with a CPI of 94  
**\$639,996 ID #1608**

**FOR SALE**

• **20 Acres+/-** FREEBORN CO., MN Nearly all tillable with a CPI of 80.5 bordering the East edge of Hollandale  
**SOLD \$120,000 ID #1602**

**SOLD**



# Featured Properties



**PENDING**

**50 Acres**  
**GOODHUE COUNTY, MN**

Section 11 of Holden Twp - Recreational farm with home and outbuildings north of Kenyon

**Jacobson Farm #1630**  
*Home/Cabin*



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



**PENDING**

**880 Acres**  
**DODGE COUNTY, MN**

Ashland and Hayfield Twp - Sold in 5 tracts, well tiled, great soils, Between Hayfield and Dodge Center

**Zaitz Trust LLP #1628**  
*Cropland/Tillable*



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

• **155 Acres+/-** MOWER CO., MN Great soils with a CPI of 82.8, North of LeRoy  
**SOLD \$1,111,000 ID #1601**

**SOLD**

• **79 Acres+/-** FREEBORN CO., MN House, grain bin setup and outbuildings along with 71.93 acres of tillable, North of Hollandale  
**SOLD \$752,000 ID #1598**

**SOLD**

• **15 Acres+/-** FREEBORN CO., MN Pattern tiled with outlet and 14.97 acres of tillable, North of Hollandale  
**SOLD \$117,000/acre ID #1600**

**SOLD**

• **120 Acres+/-** FREEBORN CO., MN Wonderful building site with 96.4 acres of tillable, Southwest of Glenville  
**SOLD \$416,160 ID #1593**

**SOLD**

• **80 Acres+/-** FREEBORN CO., MN Well tiled with 76.03 acres of tillable, North of Hollandale  
**SOLD \$560,000 ID #1599**

**SOLD**

• **40 Acres+/-** OLMSTED CO., MN Highly productive, well fertilized cropland with a CPI of 83.8 South of Pine Island  
**SOLD \$230,000 ID #1592**

**SOLD**

# Featured Properties



**196 Acres**

**FREEBORN COUNTY, MN**

Section 15 of Freeman Twp - Well tiled cropland with a CPI of 89.4 - Southwest of Glenville, MN

*Sold Price: \$1,273,285*

**Schrad Farm #1622**

*Cropland/Tillable*

**SOLD**



**ODEAN JERDEE**

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



**550 Acres**

**FREEBORN COUNTY, MN**

Sections 20, 21, 22 and 23 of Geneva Twp - Sold as 5 tracts - well tiled productive cropland - Just East of Geneva Lake

*Total Sold Price: \$3,033,389*

**Brouwer Farm #1620**

*Cropland/Tillable*

**SOLD**



**GREG JENSEN**

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

• **77 Acres+/- STEELE CO., MN** Excellent cropland with a CPI of 91.1 west of Blooming Prairie  
**\$693,000 ID #1586**

**FOR SALE**

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

**PENDING**

• **75 Acres+/- FARIBAULT CO., MN** Cropland with a CPI of 85.2, North of Kiester  
**\$474,975 ID #1584**

**FOR SALE**

• **28 Acres+/- STEELE CO., MN** Great building site with pasture and outbuildings just outside of Bixby  
**\$7,336/acre ID #1575**

**FOR SALE**

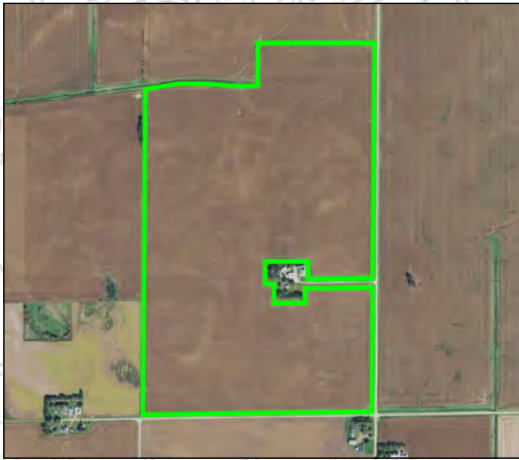
• **347 Acres+/- JACKSON CO., MN** Excellent cropland with an average CPI of 94.5 near Jackson, MN  
**SOLD \$2,772,500 ID #1580**

**SOLD**

• **37 Acres+/- MEEKER CO., MN** Level cropland with great drainage South of Cosmos  
**SOLD \$240,463 ID #1569**

**SOLD**

# Featured Properties



**236 Acres**  
**FREEBORN COUNTY, MN**

**SOLD**

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

*Sold Price: \$7,825/acre  
or \$1,838,850*

**Phillips Family Farm  
#1587**

*Cropland/Tillable*



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

• **80 Acres+/-** FREEBORN CO., MN Home and Out-buildings including Grain Bin Set Up, just South of Manchester  
**SOLD \$550,000 ID #1559**

**SOLD**

• **120 Acres+/-** GOODHUE CO., MN Home and out-buildings with fence and stalls set up for horses - Timber with great hunting just West of Red Wing  
**SOLD \$4,500/acre ID #1553**

**SOLD**

• **163 Acres+/-** FREEBORN CO., MN Very Productive Farm with a CPI of 87.1 located just minutes from Manchester, MN  
**\$882,000 ID #1558**

**SOLD**

• **173 Acres+/-** FREEBORN CO., MN Cropland with CPI of 86.3 just North of the MN/IA Boarder  
**SOLD \$838,877 ID #1552**

**SOLD**

• **36 Acres+/-** Olmsted Co., MN Great location with great soils near Pine Island, currently in CRP  
**SOLD \$247,176 ID #1554**

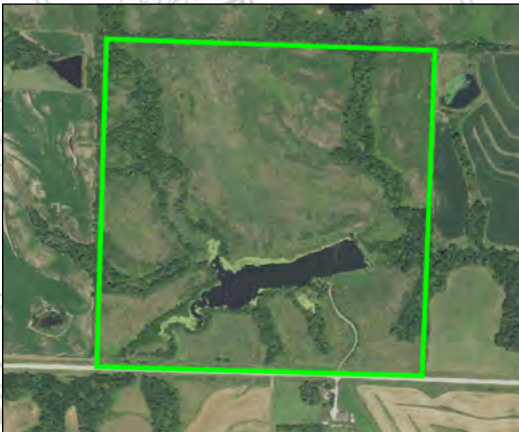
**SOLD**

• **212 Acres+/-** STEELE CO., MN Well Tiled, Productive Cropland East of Ellendale  
**\$1,378,000 ID #1529**

**FOR SALE**

# Featured Properties

## IOWA



**153 Acres**

**FOR SALE**

**PAGE COUNTY, IA**

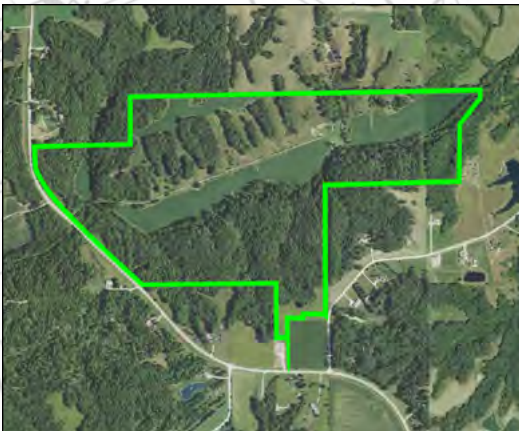
Section 23 of Amity Twp - Excellent hunting farm with over \$21k in annual income!

*Listing Price: \$4,990/acre  
or \$765,865*

**#1649 Farm**  
Hunting



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



**253 Acres**

**FOR SALE**

**LEE COUNTY, IA**

Sections 16 and 21 of West Point Twp - Very Diverse Habitat - Cropland and CRP for income - 2 bedroom farmhouse - South of West Point, IA

*Listing Price: \$3,500/acre  
or \$885,500*

**#1645 Farm**  
Hunting



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

• **338 Acres+/-** DECATUR CO., IA Great hunting property with tillable for added income, West of Decatur City **Pending ID #1637**

**PENDING**

• **40 Acres+/-** WORTH CO., IA Cropland with a CSR of 74.8, partially pattern tiled East of Emmons **\$8,250/acre ID #1615**

**FOR SALE**

• **30 Acres+/-** DECATUR CO., IA Great location, well managed area, west of Garden Grove **SOLD \$165,847 ID #1633**

**SOLD**

• **95 Acre+/-** MONROE CO., IA Great combination of hardwoods, creek and bedding areas with well established stand locations, south east of Albia **SOLD \$270,750 ID #1611**

**SOLD**

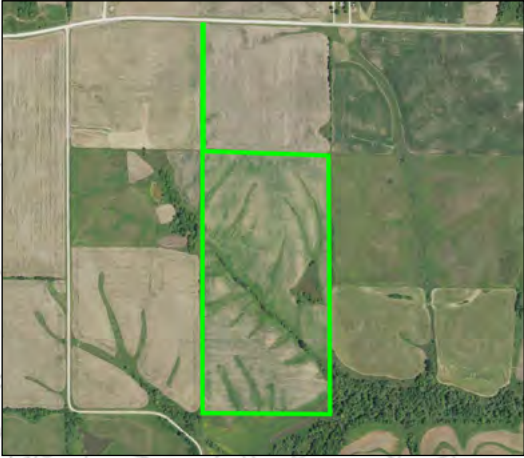
• **367 Acres+/-** DECATUR CO., IA Well maintained property with habitat, well built metal cabin, southwest of Decatur City **SOLD ID #1632**

**SOLD**

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

**SOLD**

# Featured Properties



**80 Acres**

**CLARKE COUNTY, IA**

Section 20 and 29 of Franklin Twp - CRP income with wooded draws and a stocked pond, southeast of Osceola

*Listing Price: \$4,500/acre  
or \$360,000*

**#1634 Farm**  
Hunting

**FOR SALE**



**GLEN SALOW**

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



**70 Acres**

**WORTH COUNTY, IA**

Section 19 of Hartland Twp - Very productive cropland with deer, turkey and pheasant hunting, west of Northwood

*Listing Price: \$4,950/acre  
or \$365,359*

**#1616 Farm**  
Cropland/Tillable

**FOR SALE**



**BEAU JENSEN**

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

• **120 Acres+/- CLARKE CO., IA** Mix of tillable and timber for hunting and income, south of Stephens State Forest **Sold \$384,000 ID #1596**

**SOLD**

• **104 Acres+/- APPANOOSE CO., IA** Great cropland with a CPI of 60.9, East of Centerville **Sold \$480,000 ID #1588**

**SOLD**

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

**PENDING**

• **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**

• **159 Acres +/- RINGGOLD CO., IA** Home and large buildings, tillable and CRP for income, and great habitat for wildlife south of Shannon City **SOLD \$636,000 ID #1589**

**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 \$4,250/acre ID #1578**

**SOLD**

# Featured Properties



**62 Acres**

**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**

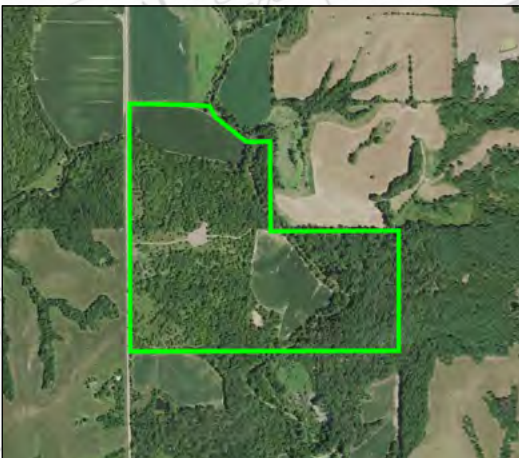
*Cropland/Tillable*

**FOR SALE**



**BEAU JENSEN**

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



**127 Acres**

**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**



**GLEN SALOW**

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

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

**SOLD**

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

**SOLD \$66,000 ID #1567**

**SOLD**

• **71 Acres+/- Warren Co., IA** Great balance of Woodland and open areas with lots of recreation potential **SOLD ID #1571**

**SOLD**

• **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**

**FOR SALE**

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

**SOLD**

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

**\$741,825 ID #1564**

**FOR SALE**

# Featured Properties



**50 Acres**

**KEOKUK COUNTY, IA**

Section 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

*Listing Price: \$3,150/acre  
or \$157,604*

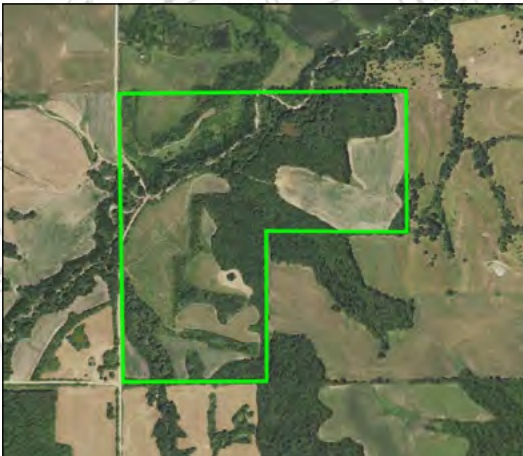
**Thomas East Farm #1581**  
*Hunting*

**SOLD**



**CHIP TERPSTRA**

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



**120 Acres**

**LUCAS COUNTY, IA**

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

**Lucas County Farm #1613**  
*Hunting*

**PENDING**



**GLEN SALOW**

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

• **100 Acres+/-** DAVIS CO., IA Perfect Year Round Recreational Property. Established Food Plots & Stand Sites, Two Fully Stocked Ponds near Floris, IA **SOLD \$2,450/acre ID #1561**

**SOLD**

• **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**

**SOLD**

• **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**

**SOLD**

• **212 Acres+/-** DECATUR CO., IA Well Managed Area with Tillable Income between Leon and Grand River **SOLD \$816,200 ID #1550**

**SOLD**

• **120 Acres+/-** DECATUR CO., IA Secluded Top End Whitetail Hunting with Tillable Income near Grand River **SOLD \$447,960 ID #1556**

**SOLD**

• **80 Acres+/-** APPANOOSE CO., IA Established Food Plots, Stocked Pond, Building Site and Crop-land Income **SOLD \$240,000 ID #1540**

**SOLD**

## Featured Properties



**152 Acres**

**UNION COUNTY, IA**

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

*Sold Price: \$5,624/acre  
or \$854,804*

**McDonald Farm #1579**

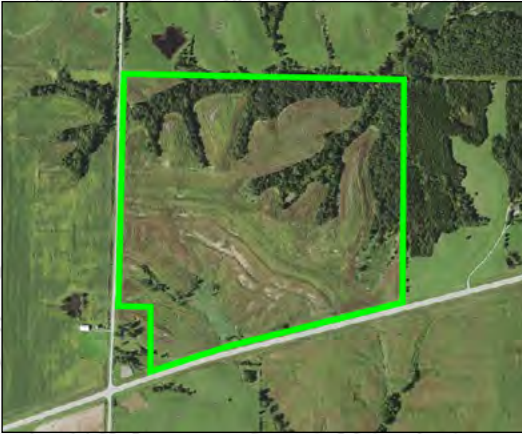
*Cropland/Tillable*

**SOLD**



**COREY HANSEN**

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



**139 Acres**

**DECATUR COUNTY, IA**

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

*Sold Price: \$4,158/acre  
or \$578,000*

**Linder Farm #1583**

*Hunting*

**SOLD**



**SCOTT POWERS**

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

# MISSOURI



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

**Mercer Farm #1617**

*Hunting*

**FOR SALE**



**GLEN SALOW**

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



# Our Team

## **GREG JENSEN**

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gregjensen@landproz.com



## **BEAU JENSEN**

Owner / Agent / Auctioneer  
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beaujensen@landproz.com



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amywillett@landproz.com



## **BRIAN HAUGEN**

Broker/Farm Management  
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brianhaugen@landproz.com



## **AARON HOUK**

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## **ALEX WAYNE**

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alexwayne@landproz.com



# Our Team

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patreeve@landproz.com



## ODEAN JERDEE

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# Our Team

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jjwise@landproz.com



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joshraimann@landproz.com



## **KALEB LAHMANN**

Land Agent  
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kaleblahmann@landproz.com



## **SCOTT POWERS**

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Southern Iowa  
Direct #515-480-3008  
scottpowers@landproz.com



## **TYLER TISUE**

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





THANK YOU FOR CONSIDERING

**LANDPROZ**

VIEW ALL OUR PROPERTIES AT

**LANDPROZ.COM**

✉ [Info@landproz.com](mailto:Info@landproz.com) / ☎ 1-844-GO-4-PROZ

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