SUMMER 2018

LANDPROZ

Agricultural & Recreational Real Estate / Auctions / Farm Management

PROFESSIONAL LAND BROKERS AND AUCTIONEERS

LANDPROZ

We are Proud to Partner With:

AcreValue Pro

DRIVEN
WITH PAT & NICOLE

Trophy Bucks of Iowa®

TEAM 200

DEER HUNTERS' Moon Guide™

WICKED TREE GEAR™

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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

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.

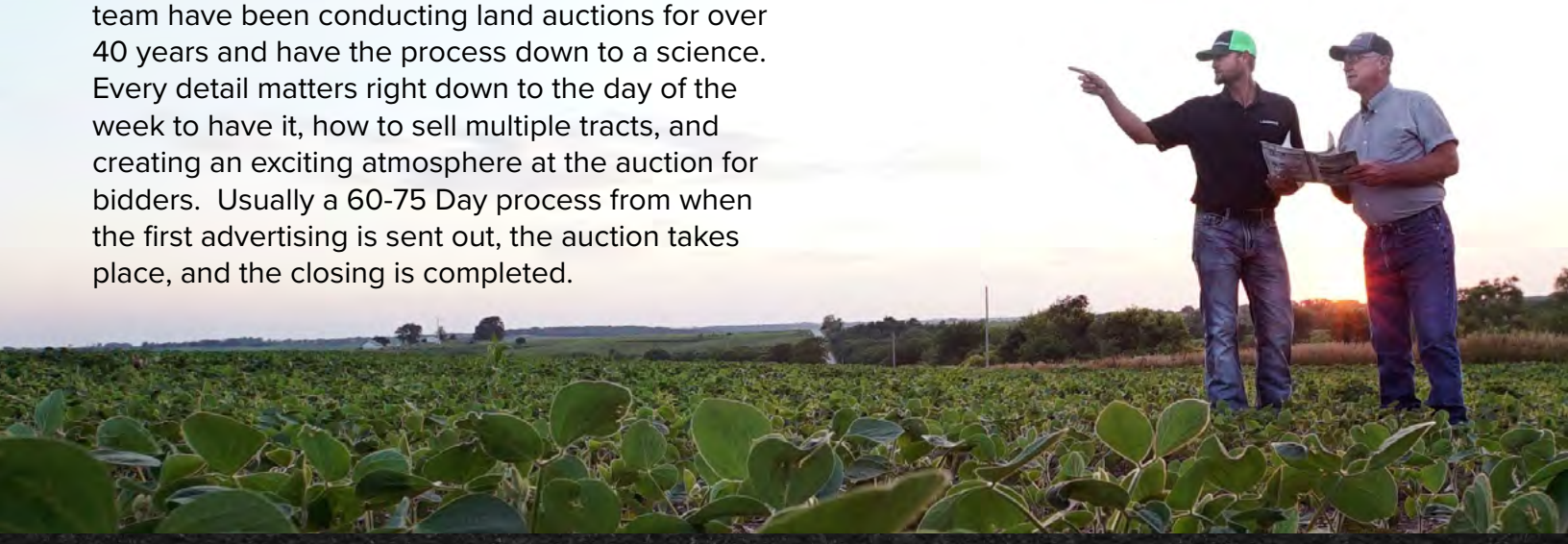
AUCTION – This method of selling land has gained popularity in recent years more than ever, and why, because it works! Some members of our team have been conducting land auctions for over 40 years and have the process down to a science. Every detail matters right down to the day of the week to have it, 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. Not finding the agent that you're looking for? Contact LandProz for additional assistance.

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

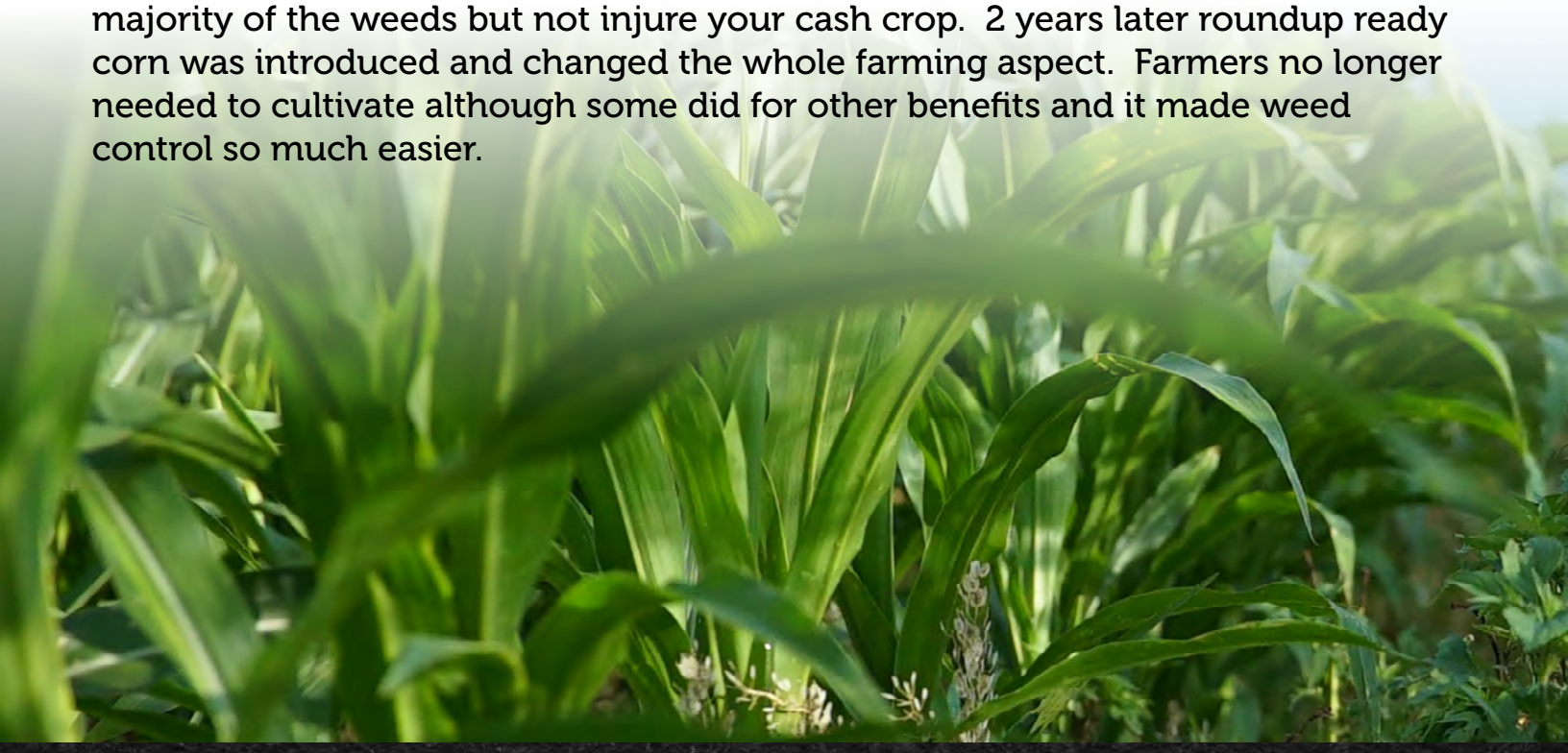
YESTERYEARS - WEED CONTROL

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 emerges 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

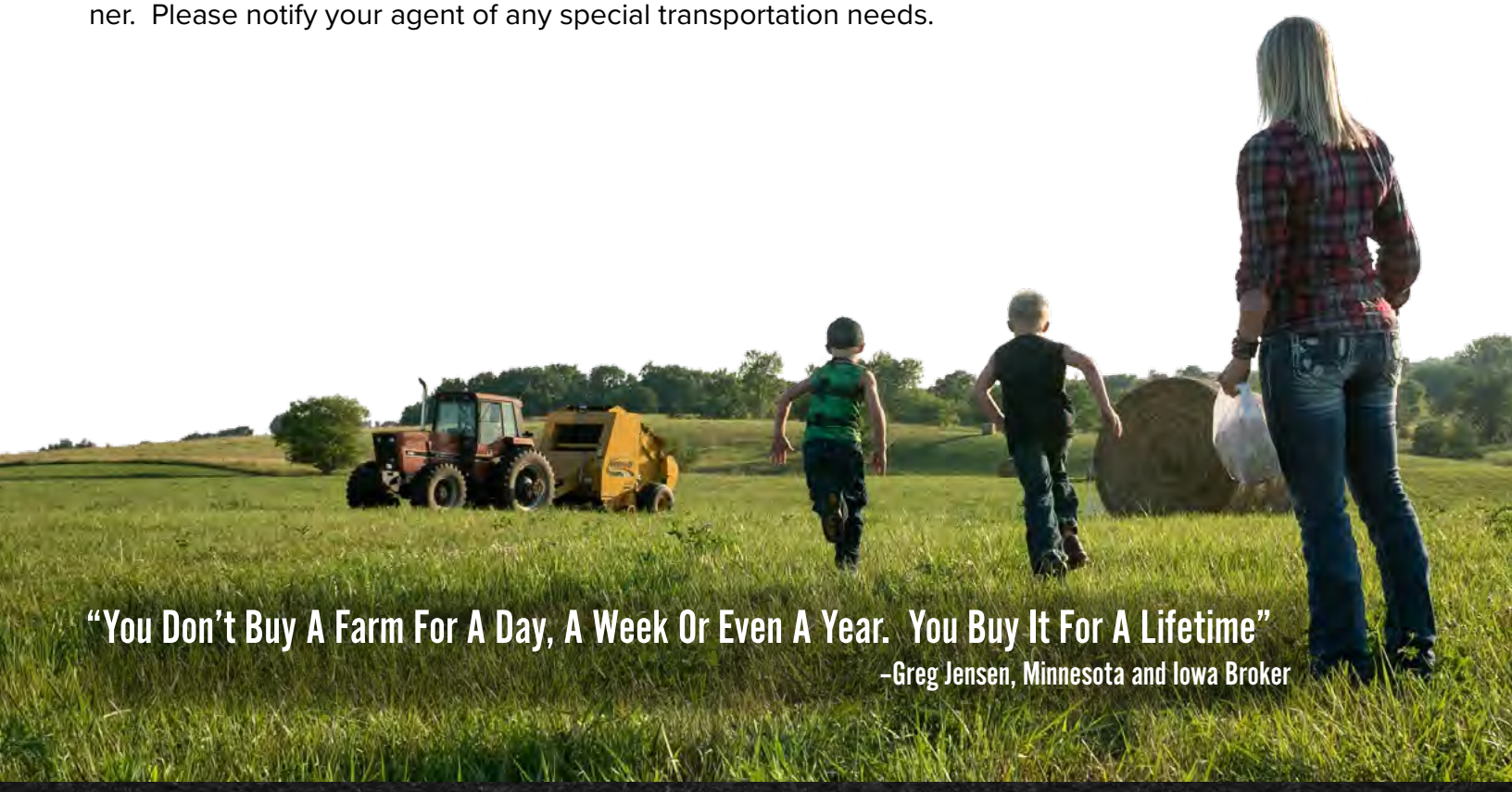
If you have gotten this far you are looking to purchase a property or at least thinking about it. This can be an exciting yet stressful process, and the most important is finding the right farm to pursue and hopefully buy. At LandProz we take pride in being able to make this experience a little easier 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.



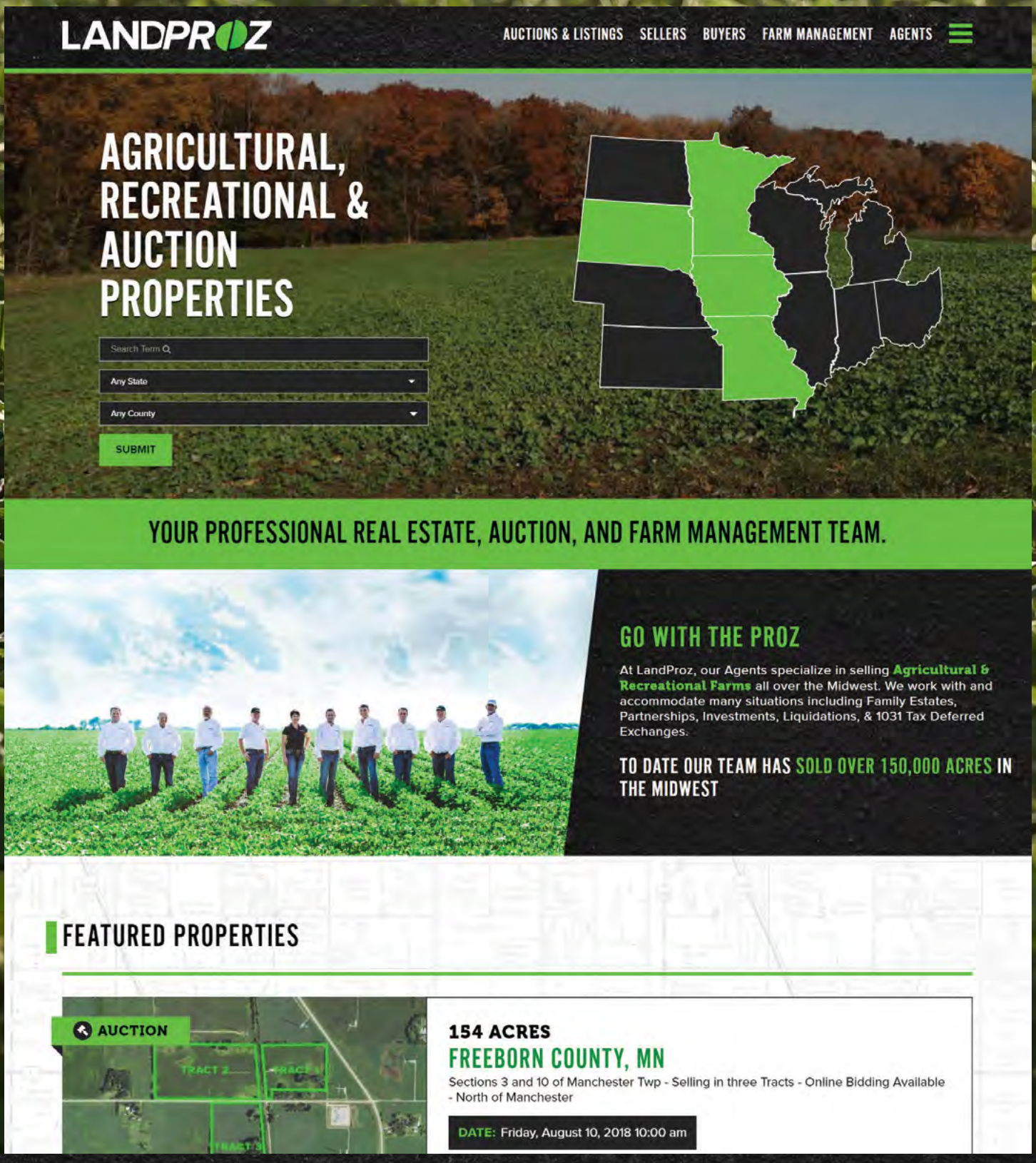
Farm Management

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

LandProz.com



LandProz.com

LANDPROZ

AUCTIONS & LISTINGS | SELLERS | BUYERS | FARM MANAGEMENT | AGENTS

SEARCH PROPERTIES

PROPERTIES

AUCTION | NEW LISTING | LISTING | PENDING | SOLD

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 >

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 >

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 >

20 ACRES

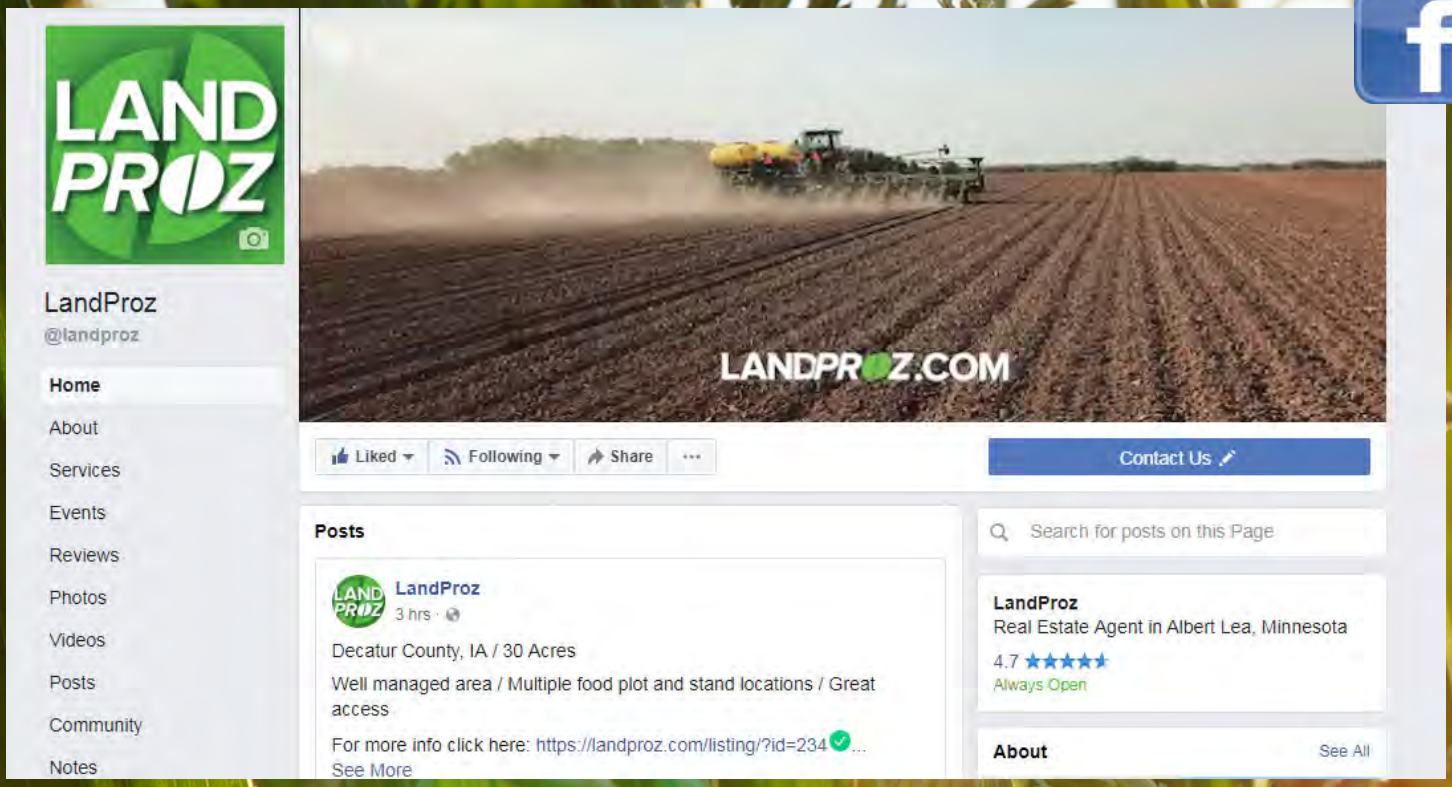
WARREN COUNTY, IA

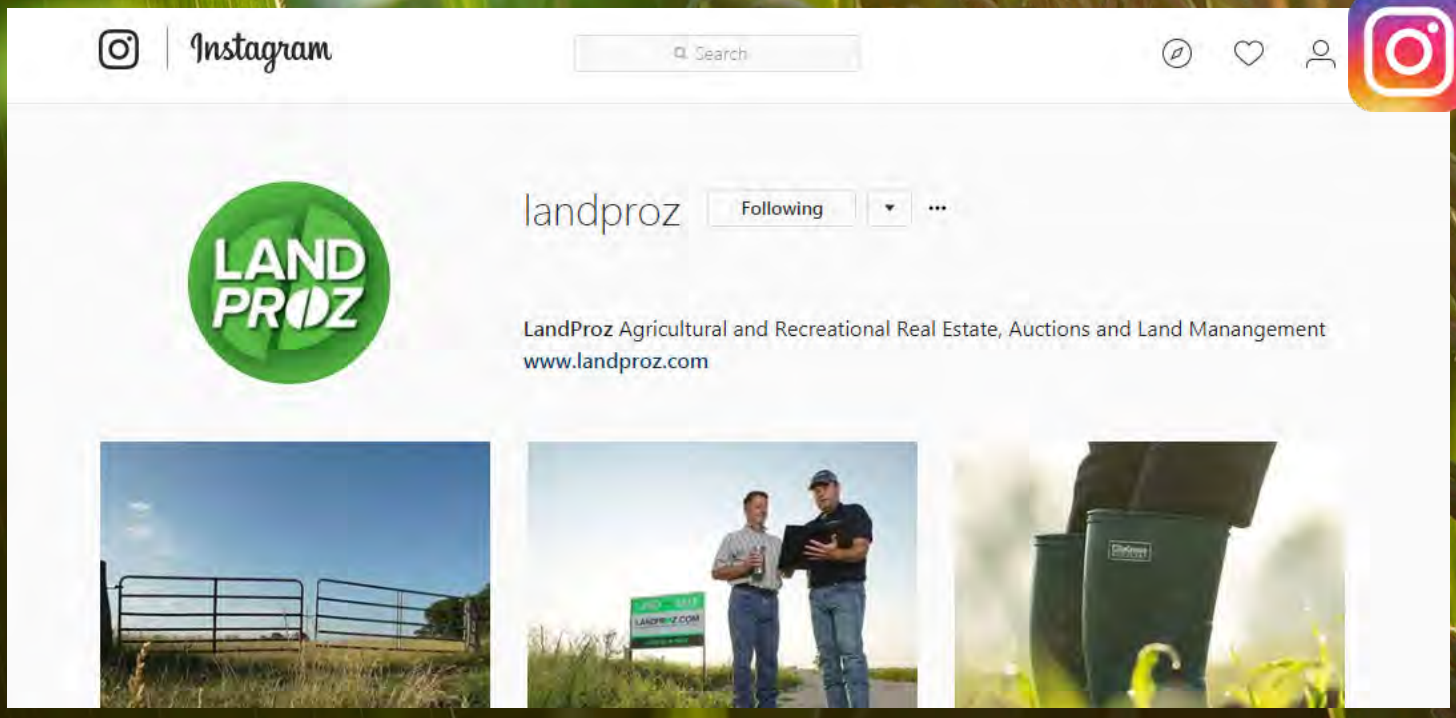
Section 36 of Liberty Twp - Diverse habitat - multiple options hunting or to build a get away cabin - West of Lacona

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

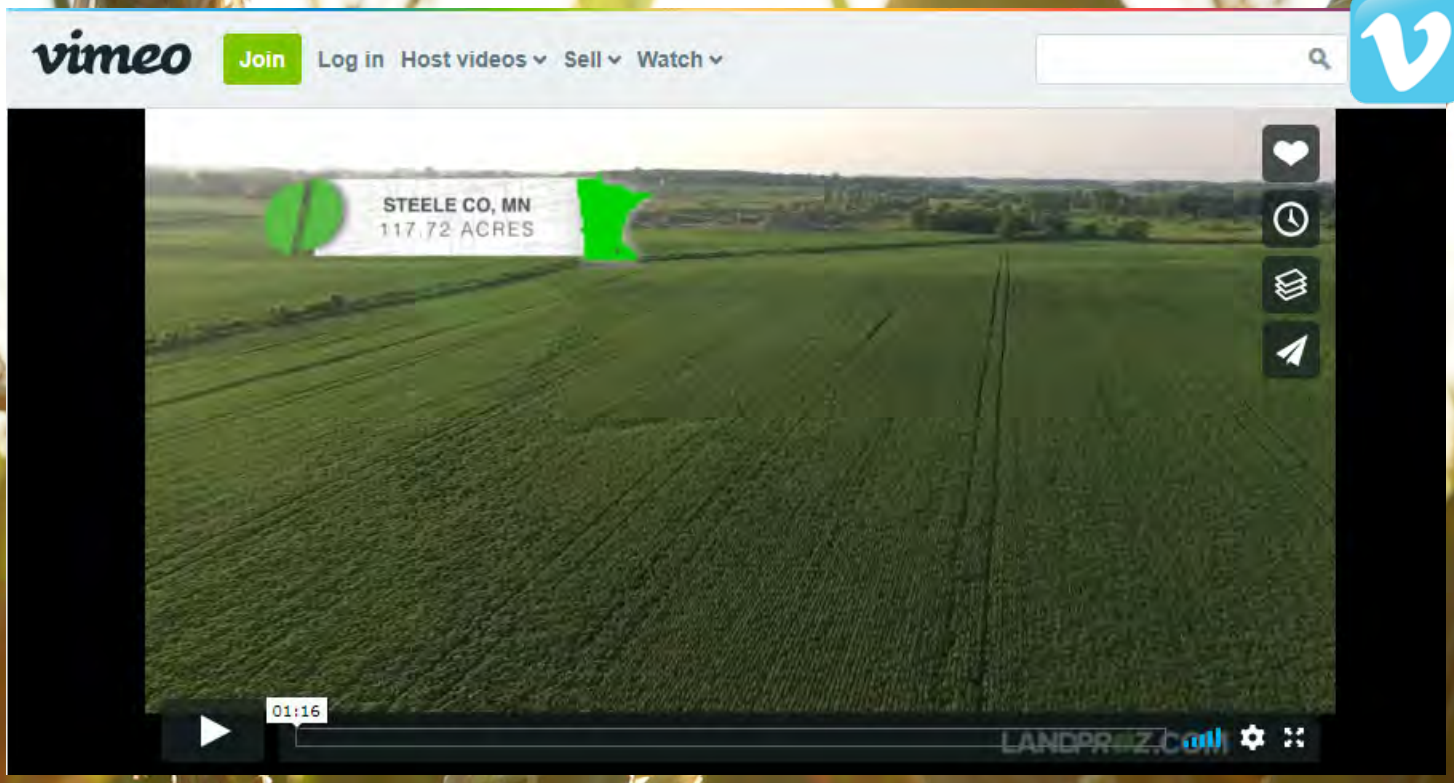
#1648 FARM

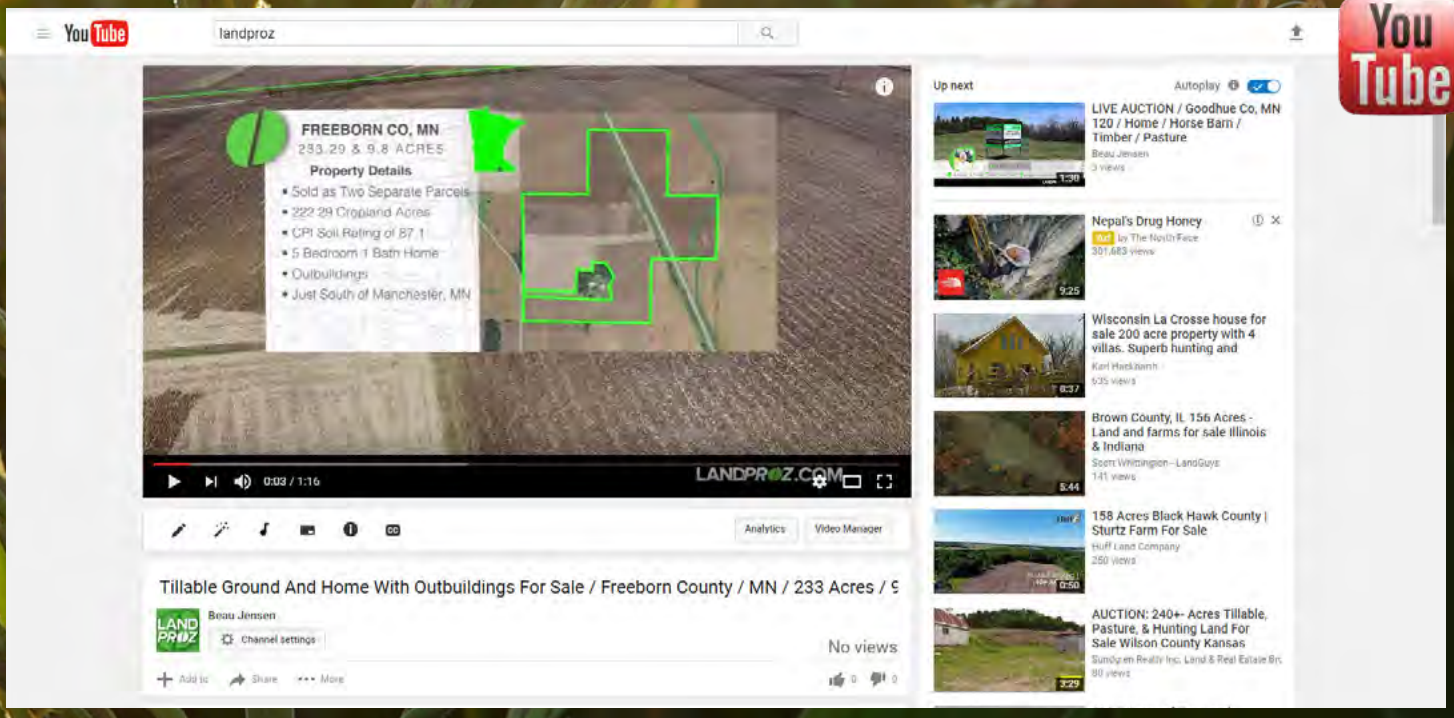
Social Media





Social Media





In the Field - Access to Hunting Property

Glen Salow,
Land Agent
Southern Iowa

Access to Hunting Property

When you hear about a farms 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, hear are just a few important thing 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 lay out 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.

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™

LandWatch

facebook

Instagram

vimeo

YouTube

SOCIAL MEDIA
Over Two Million followers in our network.

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

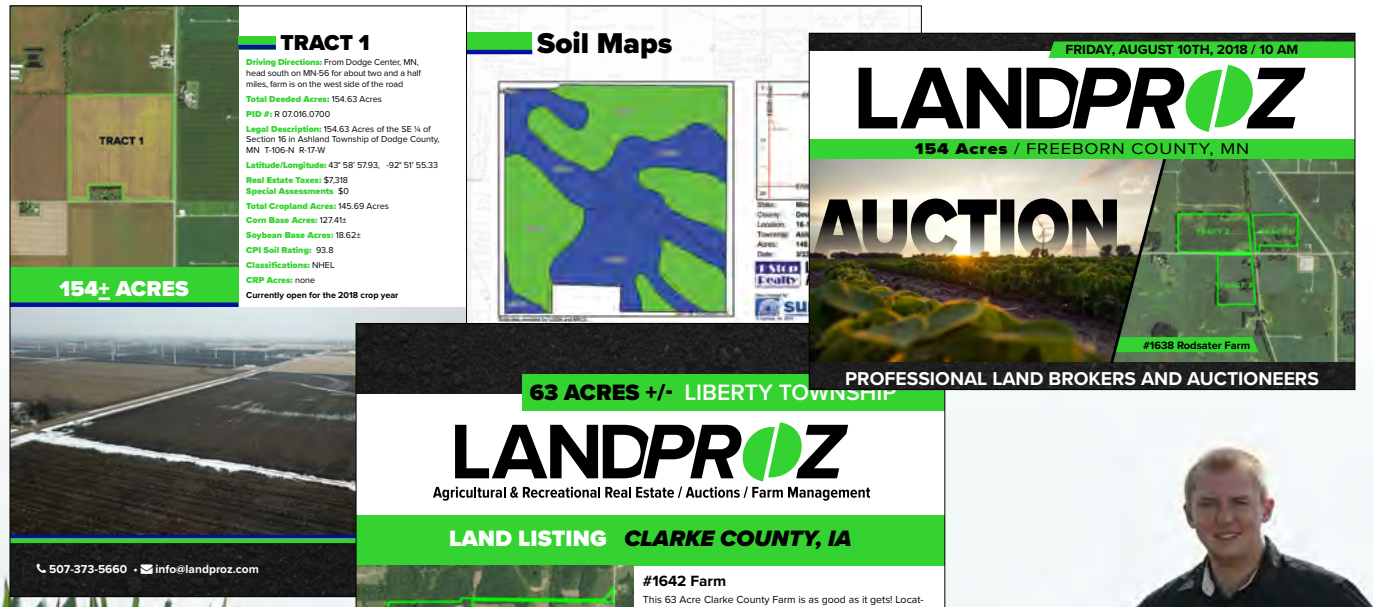
We have a full time production team to showcase your property from the air and on the ground. We will provide a fully produced drone video with voice over to promote your farm along with professional pictures to highlight the features from every angle. We also promote feature farms and certain auctions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



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.

#1638 RODSATER FAMILY FARM

- 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

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 90.5 • TRACT 3: SECTION 10 / 44.52 ACRES / 44.52 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 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*
- **5 Acres+/- Mower Co, MN** 4 Bedroom, 2.5 Bath Home and Outbuildings, North of Lansing **$205,000** *ID #1653*
- **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*

• **156 Acres+/- Freeborn Co., MN**	**PENDING**	*ID #1638*
• **40 Acres+/- Goodhue Co., MN**	**PENDING**	*ID #1630*
• **160 Acres+/- Freeborn Co., MN**	**PENDING**	*ID #1627*
• **40 Acres+/- Olmsted Co., MN**	**SOLD**	*ID #1592*
• **550 Acres+/- Freeborn Co., MN**	**SOLD**	*ID #1520*

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

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Broker Greg Jensen - MN, IA / Broker Brian Haugen - MN, SD, IA / Broker Amy Willett - MO
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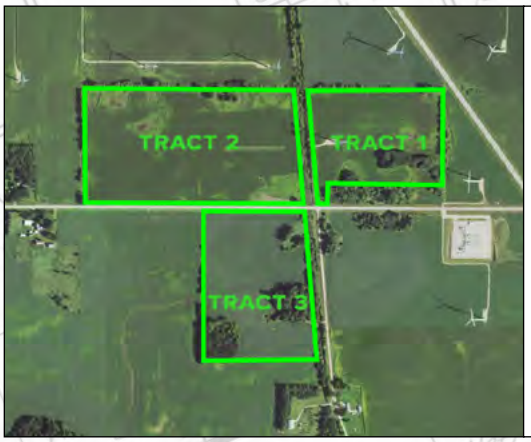
Featured Properties



154 Acres

AUCTION

FREEBORN COUNTY, MN

August 10, 2018 at 10:00 am

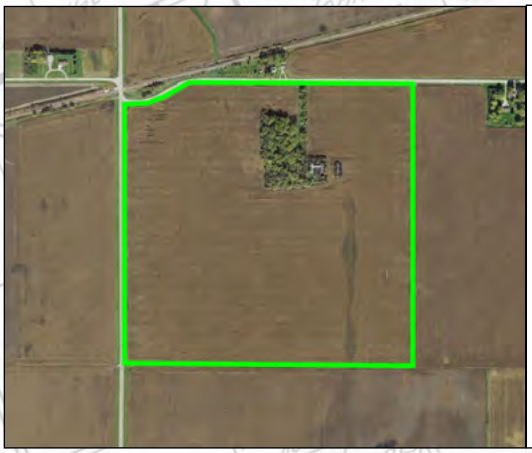
Sections 3 and 10 of Mansfield Twp - Selling as Three Tracts - Excellent Soil Ratings - North of Manchester

Rodsater Family Farm

Farm #1638

Cropland/Tillable

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



160 Acres

AUCTION

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

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

95 Acres

AUCTION

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

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

Featured Properties

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

FOR SALE

STEELE COUNTY, MN

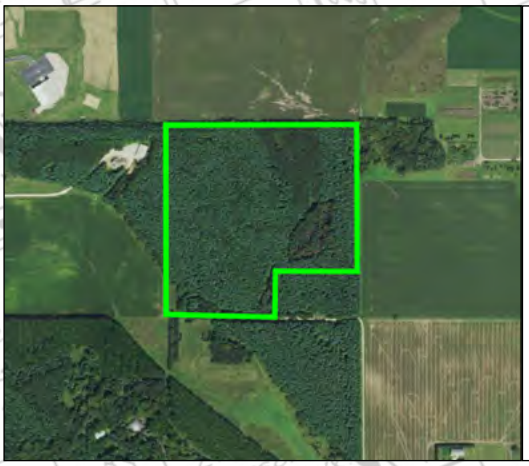
Section 24 of Lemond Twp - Nearly all tillable with a CPI of 93, Northwest of Hope

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

FOR SALE

OLMSTED COUNTY, MN

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

SOLD

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

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

SOLD

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

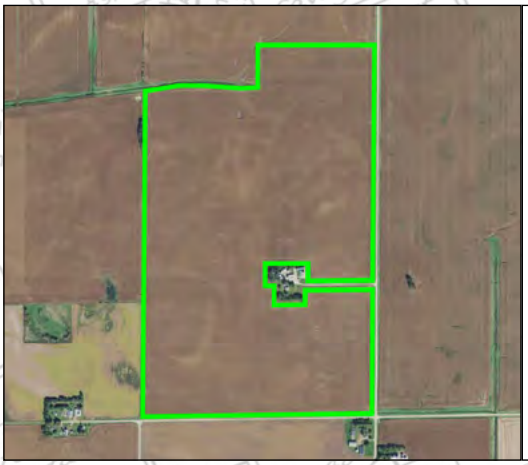
Brouwer Farm #1620

Cropland/Tillable

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 Outbuildings including Grain Bin Set Up, just South of Manchester
  SOLD $550,000 *ID #1559* — SOLD

- **120 Acres+/-** GOODHUE CO., MN Home and outbuildings 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

153 Acres

FOR SALE

PAGE COUNTY, IA

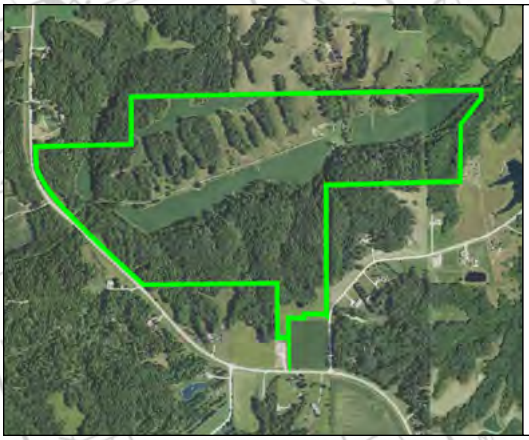
Section 23 of Amity Twp - Excellent hunting farm with over $21k in annual income!

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

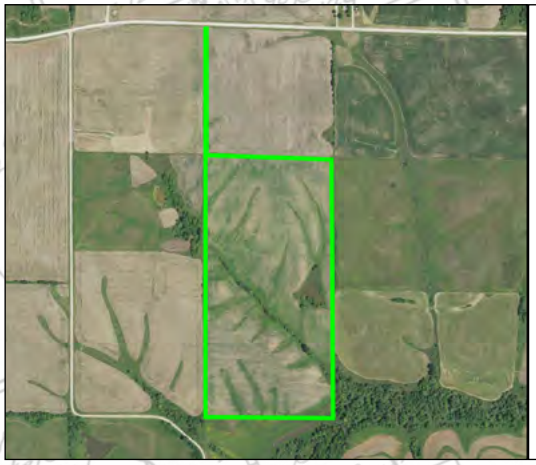
#1645 Farm

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

FOR SALE

CLARKE COUNTY, IA

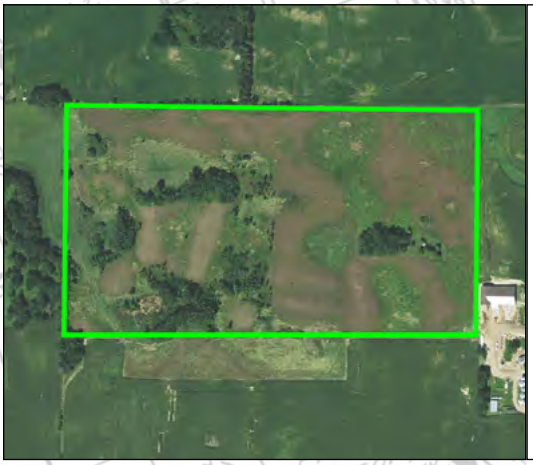
Section 20 and 29 of Franklin Twp - CRP income with wooded draws and a stocked pond, southeast of Osceola

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

#1634 Farm

Hunting

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



70 Acres

FOR SALE

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

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

FOR SALE

MONONA COUNTY, IA

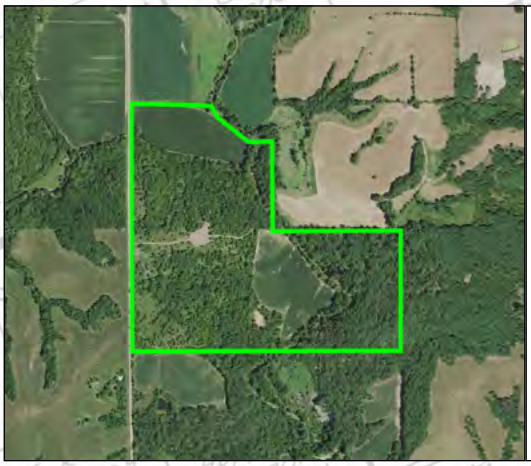
Section 21 of Franklin Twp - Great hunting for waterfowl and pheasants with CRP income just south of Onawa

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

Hecox Farm #1612

Cropland/Tillable

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



127 Acres

FOR SALE

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

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

SOLD

KEOKUK COUNTY, IA

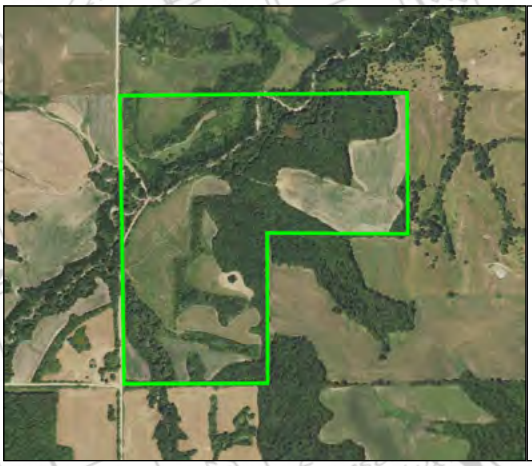
Section 20 of Washington Twp - Great combination of tillable for income and habitat for hunting whitetail and pheasants, also has ponds and a building site, Southwest of What Cheer, IA

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

Thomas East Farm #1581

Hunting

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



120 Acres

PENDING

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

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 Cropland Income **SOLD $240,000** *ID #1540* SOLD

Featured Properties

152 Acres

SOLD

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

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

139 Acres

SOLD

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

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

160 Acres

FOR SALE

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

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

Our Team

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amywillett@landproz.com

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Direct #563-370-0866
tylertisue@landproz.com

THANK YOU FOR CONSIDERING

LANDPROZ

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LandProz Real Estate, LLC 111 East Clark Street, Albert Lea, MN 56007