

ONLINE ONLY AUCTION

232 ACRES M/L IN GREENE COUNTY

BIDDING IS CURRENTLY LIVE! BIDDING ENDS THURSDAY, SEPTEMBER 10TH AT 4:00 PM

One of the most unique West Central Iowa recreational properties for sale! Offering 232 m/l acres in two tracts along the North Raccoon River. The "River Farm" is located just 4 miles west of Jefferson, Iowa in Greene County and immediately south of US Hwy 30.

TRACT 2 CONSISTS OF 141 ACRES M/L TRACT 1 CONSISTS OF 91 ACRES M/L

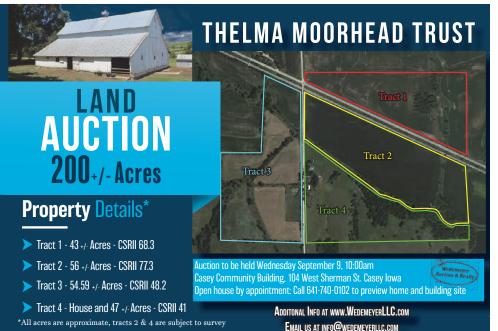
- 21 acre m/l stocked lake
- Sand Beach
- Zip Line
- Raccoon River Access
- Motocross Tracks
- Groomed Trails
- Row Crop Production
- Hunting / Fishing
- Camping

MATT ADAMS 515.423.9235 MATT@PEOPLESCOMPANY.COM

RILEY SIEREN 319.591.0111 RILEY@PEOPLESCOMPANY.COM



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THE EXCHANGE GETS RESULTS

Preferred Properties of Iowa, Inc.

FARMS FOR SALE - FEATURED LISTINGS!

- 52 acres, ml, Clarke Co., Osceola highly productive crop farm!
- 18-30 acre recreation tracts, near nice rec areas in Union Co., IA!
- 880K bushel grain facility with great ROI potential in SW IA.
- 40 Acres, ML, Page Co., Clarinda, great building site pasture/rec.
 2 Nodaway Co., MO tracts: 102.3 & 200 acres nice crop farms!
- 141 Acres, ML, Adams Co., Prescott strong quality row crop farm!
- 187 Acres, ML, Union Co., Afton, excellent row crop & rec farm!
- 2 Sullivan Co., MO Tracts: 111 & 249 acres, crop & timber!
- 35 Acres, ML, Warren Co., New Virginia very nice row crop farm! Many more forms available, visit our website: call 641-333-2705

southwestiowaland.com

500 W. Temple St., Lenox, IA 50351 - Dan Zeeh, Broker - Tom Miller, Agent/Owner

ESTATE

200 ACRES

Good Madison

County Farmland, 156 Tillable Acres, Great Hunting & Wildlife.

\$7,000/acre. For Sale By Owner, Randy

515-468-0027

ACRES good hunting, 30 acres pasture, Lucas county, \$5,000 acre, 515-236-1574.



DEREK GRIMSRUD Accredited Land Consultant 515-468-0663

LAND FOR SALE: NEW Clarke Co IA 86 ACRES, with home, 30

NEW Clarke Co IA 225 AC M/L, mature timber, cabin, large ponds deluxe blinds, food piots, turn key, \$831,375

tillable, **\$475,000**

NEW, Wayne Co 160 AC **M/L,** \$22,664/yr CRP income, blinds, food plots, over 4% return, trophy

managed area, **\$560,000** Warren, IA 11 AC, 5 min. from Indianola, timber, river, wetlands, food plots, \$119,000

Adair, IA 500 AC, w/ lodge, 371 till, 100 AC timber, recommon, trophy Whitetail, **\$1,999,000**

Madison, IA 442 AC, 317 till, 67 CSR2 soils river bottom in DOINGer, deer, turkey, 65K annual income, **\$2,599,000**

Adair, IA 197 AC, 170 till, 67CSR2 soils, 10K per year windmill, income, tile/terrace, **\$1,400,000**

Adair, IA 329 AC, w/ home, hoop building, 165 till, 19 AC CRP, rental income from home, \$7,800 /year, trophy Whitetail, \$1,500,000

Adair, IA 120 AC, 90 AC CRP pays \$13,460/ year, food plots, blinds, \$440,000

Madison, IA 95 AC, w/ home, 35 AC CRP, pays \$8,300/\$0, lineber, creek, home rental income, \$7,200/year, **\$450,000**

REDUCED: Marion IA 180 AC, large ponds, timber, 30 AS Pay, south of Knoxville, \$2,300/acre. Lucas IA 1005 AC, m/l, over 60KsoruaDincome, CRP, pasture, tillable, \$3,768,750

Warren Co., IA, 704 **Acres,** 67K income and CRP, 250 acres mature timber, **\$3,300,000**

Derek Grimsrud, ALC Agent – IA, MN & MO 515-468-0663

derek.grimsrud@ whitetailproperties.com **Whitetail Properties** Real Estate LLC



THE EXCHANGE we get results 877-462-4625

LAND AUCTION

144.47 ACRES M/L IN WARREN COUNTY

Wednesday, August 26th, 2020 | 10:00 AM American Legion Hall | 105 W 1st Avenue | Indianola, IA 50125

Peoples Company is pleased to be representing the Andrew Klyn Trust with their sale of Warren County, Iowa farmland. The property consists of a total of 144.47 acres m/l and will be sold in two separate tracts via the "Buyer's Choice" public auction method. Both of these tracts consist of highly tillable farmland along with the opportunity for multiple building sites. The farmland is leased for the 2020 crop year and the buyer will receive the second half of the rent payment.

John Hutchcroft: 515.321.5970 Jake Sickels: 515.681.2103



www.PeoplesCompany.com **Listing #15034**





110 W Madison St. Mount Ayr, IA www.theshaycompany.com

- Farm Management
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- Accounting Services

THE SHAY COMPANY 641-340-4110

Over 20 years experience in farm management and retail agriculture.

Brandi Shay, MBA



LAND & ACREAGE AUCTION

240 acres m/l ~ Cass County, IA

Saturday, Sept. 26 ~ 10:00 AM

78 Main St. ~ Massena, IA Will be sold in 3 separate tracts Acreage will be approx. 3.5 acres

WALTER McCURDY ESTATE

James Mailander Attorney & Closing Agent Full sale bill at: www.massenalivestock.com





Helen K. Saylor-Kimes • Broker Licensed in the State of Iowa

Check on these or visit our website www.saylorrealtyosceola.com

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