



RIVER FARM

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

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

MATT ADAMS 515.423.9235
MATT@PEOPLES COMPANY.COM

RILEY SIEREN 319.591.0111
RILEY@PEOPLES COMPANY.COM



PEOPLES COMPANY.COM
LISTING #15075

THELMA MOORHEAD TRUST

LAND AUCTION

200+/- Acres

Property Details*

- ▶ Tract 1 - 43 +/- Acres - CSRII 68.3
- ▶ Tract 2 - 56 +/- Acres - CSRII 77.3
- ▶ Tract 3 - 54.59 +/- Acres - CSRII 48.2
- ▶ Tract 4 - House and 47 +/- Acres - CSRII 41

*All acres are approximate, tracts 2 & 4 are subject to survey

Auction to be held Wednesday September 9, 10:00am
Casey Community Building, 104 West Sherman St. Casey Iowa
Open house by appointment. Call 641-740-0102 to preview home and building site

ADDITIONAL INFO AT WWW.WEDEMAYERLLC.COM
EMAIL US AT INFO@WEDEMAYERLLC.COM

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 farms available, visit our website: **call 641-333-2705**

southwestiowaland.com

500 W. Temple St., Lenox, IA 50851 • Dan Zech, Broker - Tom Miller, Agent/Owner

REAL ESTATE

200 ACRES
Good Madison County Farmland, 156 Tillable Acres, Great Hunting & Wildlife.
\$7,000/acre.
For Sale By Owner,
Randy
515-468-0027.

80 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 tillable, **\$475,000**
NEW Clarke Co IA 225 AC M/L, mature timber, cabin, large ponds, deluxe blinds, food plots, turn key, **\$831,375**
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, river, trophy Whitetail, **\$1,999,000**

Madison, IA 442 AC, 317 till, 67 CSR2 soils river bottom, trophy 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 \$18,000/year, food plots, blinds, **\$440,000**

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

REDUCED: Marion IA 180 AC, large ponds, timber, 30 Acre, south of Knoxville, **\$2,300/acre.**

Lucas IA 1005 AC, m/l, over 60K annual income, 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

We want to purchase your manufactured or mobile home for cash!

Century Homes of Oskaloosa
1712 Pella Ave.
Oskaloosa, IA
www.centuryhomes.net
641.672.2344

We are looking for primarily for 16' wides or double wides.

THE SHAY COMPANY LLC

- Farm Management
- Real Estate Sales
- Land Rent Negotiation
- Accounting Services

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

FOR SALE

THE SHAY COMPANY LLC
REAL ESTATE

641-340-4110

WWW.THESHAYCOMPANY.COM

Over 20 years experience in farm management and retail agriculture.

Cody Shay, CCA, Broker, Licensed in Iowa
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

1996 CLOVER ST
OSCEOLA, IA • \$442,000

24+ Acre retreat! This 6 BR home has it all! Functional and open floor plan with stone feature fireplace, beamed ceilings, and beautiful views from every room! Custom cabinets with pull out shelving, dining area with access to custom deck and patio below! Master suite with private bath, 2 additional BR's up and a full bath plus 3 more BR's down and a 3/4 bath, large finished family room, pool table, walkout to patio, and a second fireplace! Manicured lawn with established landscaping that is just gorgeous! Surrounded by mature timber with wildlife galore.

320 W. McLane, Osceola, IA 50213
Ph: 641-342-2141 Cell: 641-340-1818
Helen K. Saylor-Kimes • Broker
Licensed in the State of Iowa

Osceola:
and Surrounding Areas
Farms, Acreages, Residential & Commercial Properties

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