

LAND AUCTION CLAY COUNTY, IOWA 99.9 +/- ACRES 2 TRACTS. Two tract auction located partially in Spencer city limits. Tract 1 is Zoned B Multiple Residential. 98 cropland acres with 56.1 CSR2. Farm is perfect for future development. **Contact Land Broker Luke Skinner.**

NEW DAVIS COUNTY, IA 39 +/- ACRES. This property consists of high quality pasture and hay acres. There is a spring fed pond and fences are in great shape. Located northwest of Drakesville. **Contact Land Agent Jim Davis 641-777-5484.**

NEW WAPELLO COUNTY, IA 200 +/- ACRES. Great mix of tillable income, recreational, and pasture. There are currently 73 cropland acres with the remaining acres in draws and timber. Pond and running creek. **Contact Land Agent Jim Davis 641-777-5484.**

NEW WAPELLO COUNTY, IA 18 +/- ACRES WITH HOME. Beautiful custom home with 4 bedrooms, 3 baths. Completely remodeled in 2017. Very secluded in 18 acres of oak timber located just minutes from Eldon. **Contact Land Agent Jim Davis 641-777-5484.**

NEW DECATUR COUNTY, IA 198 +/- ACRES. Pasture for with over 150 currently in grazing production. One pond and running creek for water availability. Hard surface road access. \$3,500 Per Acre. **Contact Land Broker Matt Skinner.**

NEW SIOUX COUNTY, IA 480 +/- ACRES. Farmland investment in Northwest Iowa. The farm has 440 cropland acres and a 67 CSR2 average. Rolling farmland with terraces. **Contact Land Broker Luke Skinner.**

NEW DELAWARE COUNTY, IA 40 +/- ACRES. Recreational property in Northeast Iowa. Great building location. Maquoketa River access. Abundance of deer and turkey. North of Manchester. **Contact Land Agent Nick Skinner.**

WAYNE COUNTY, IA 246.5 +/- ACRES. Very productive tillable farm located northwest of Lineville. 198 tillable acres with a 72.1 CSR2 average. Hunting benefits. **PENDING OFFER**

KEOKUK COUNTY, IA 92.46 +/- ACRES. This farm offers a mix of tillable, CRP, and timber acres. There is a 1.5 acre stocked pond located in the middle of the property. 24x30 pole barn with camping area. Just north of Sigourney. **Call Land Agent Nick Skinner.**

FREMONT COUNTY, IA 156 +/- ACRES. This farm offers 154.69 cropland acres with a 78.7 CSR2 average. Very productive bottom farm. Located 1.5 miles south of Percival. \$6,500 Per Acre.

HENRY COUNTY, IA 75 +/- ACRES. Operating turkey farm located just west of Wayland. The property has five 62x405 broiler houses, 24x24 machine building, and 40x70 hoop building. There are 17 tillable acres.

TAMA COUNTY, IA 118.64 +/- ACRES. Located 5 miles south of Traer on a hard surface blacktop. There are 111.09 acres currently being farmed with a 90.7 CSR2. Great natural drainage.

TAMA COUNTY, IA 76.28 +/- ACRES. Located 5 miles south of Traer on a hard surface blacktop and gravel road on the east. There are 72.09 acres currently being farmed with a 89.6 CSR2. Great natural drainage.

Davis County, IA 30 +/- Acres with Home. Single family Amish home built in 1995. The home has 7 bedrooms and 3 baths. Outside garage with living quarters. 40x80 steel building workshop and horse barn. **Call Land Agent Jim Davis 641-777-5484.**

JEFFERSON COUNTY, IA 19.44 +/- ACRES. Located on the outskirts of Fairfield and just 1/2 mile from Jefferson County Hospital. The farm lays next to HWY 34. Hay and timbered draws. **Contact Land Agent Jim Davis 641-777-5484.**

WAPELLO COUNTY, IA 6.7 +/- ACRES WITH HOME. Located in Highland Center on a hard surface road. 1248 sq foot home with 4 bedrooms and 1.5 baths. 40x100 metal building and commercial property. **Contact Land Agent Jim Davis 641-777-5484.**

WAPELLO COUNTY, IA 149.5 +/- ACRES WITH HOME. Located on the outskirts of Ottumwa for that country living feel that is next to town. Large home, several garages/outbuildings, basketball court, and weightroom. Home overlooks a nice stocked pond. The 150 acres has thousands of walnut trees planted.

MADISON COUNTY, IOWA 80 +/- ACRES. Tremendous waterfowl property located in 1000+ acres of managed wetlands for waterfowl. Over \$14,000 annual income from CRP. Within 30 minutes of the Des Moines metro.

DAVIS COUNTY, IOWA 22 +/- ACRES. Amish built home built in 2018 with 3 bdrm, 1 bath. In-floor head, and 2 stall garage. Newly built barn with horse stalls and fenced in area for grazing.

DAVIS COUNTY, IA 38.6 +/- ACRES. Located just 4 miles north of Bloomfield on hard surface road HWY 63. There is a newly built pond on property along with 21 acres of tillable ground. Building sites. **Contact Land Agent Jim Davis 641-777-5484.**

WAPELLO COUNTY, IA 2 ACRE BUILDING LOT. Located on Lake Road just five miles south of Ottumwa city limits. The lot sits on hard surface road.

WAPELLO COUNTY, IA 2.61 +/- ACRES. Great building location on the south side of Ottumwa. Located on a hard surface road. This lot is has a country feel but still located on the edge of town.

WAPELLO COUNTY, IA 64.5 ACRES Located on outskirts of Ottumwa. This property has 3 different road frontages and already has a place to build a home in place. Crop field and timber. **Call Land Agent Jim Davis.**

STORY COUNTY, IA 26 ACRES. Located on the outskirts of Ames. Currently tillable with a CSR2 of 88.9. Perfect for development.

DAVIS COUNTY, IOWA 46 +/- ACRES WITH HOME. Amish built home 4 miles north of Bloomfield. 5 Bedrooms with 3 bathrooms. Livestock barn and steel utility building included. Stocked pond. **PRICE REDUCED**

Clarke County, IA 112 +/- Acres. There are 86 tillable acres with a 63.7 CSR2 average. The remaining acres are grass/pasture acres. Located northwest of Osceola. **PENDING**

TAMA COUNTY, IA 77 +/- ACRES. Located 2.5 miles south of Traer. This is a top tier farm in Iowa with 72.53 cropland acres with a 95.7 CSR2 value. **PENDING**

TAMA COUNTY, IA 81.82 +/- ACRES. This tract is a fantastic combination farm in Tama County. 48.29 cropland acres with the remaining acres being thick hardwood timber. Abundant deer sign. Located 4 miles SW of Tama. **Call Land Broker Cody Skinner PENDING**

APPANOOSE COUNTY, IA 125 +/- ACRES. Recreational farm that is a 50/50 mix of cropland and timber. Thick bedding, creek system, pond, draws, and established food plots. The 56.5 cropland acres have a 59 CSR2 value. **Call Land Agent Jim Davis 641-777-5484. PENDING**

Webster County, Iowa 80 +/- Acres With Home. There are 68 productive tillable acres with a 85.2 CSR2 value with tile in place. The home is 1,362 Sq Ft with 3 bedrooms and 1.5 baths. A 42x63 metal building with electric sits on the property. **Contact Land Broker Matt Skinner 515-443-50043. PENDING**

CLARKE COUNTY, IA 100 Acres. This farm has a 50/50 mix of CRP and timber acres. Food plot is already in place. Thick draws and CRP make for excellent whitetail habitat. Located northeast of Osceola. **PENDING**

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LAND AUCTION



**Wright County, IA 160 Acres
2 Tracts | 9 Miles NW of Clarion
SALE DATE: 11/10/20 at 1PM**

LAND FOR SALE



**Keokuk County, IA 92.46 +/- Acres
Tillable / CRP Income
North of Sigourney**

HOME FOR SALE



**Wapello County, IA 18 +/- Acres
Secluded Custom Home
4 Bedrooms, 3 Baths
Jim Davis 641-777-5484**

FARMLAND AUCTION



**Adair County, IA 79 +/- Acres
Located 8 Miles SW of Casey, IA
SALE DATE: April 9th, 2020 • 1PM ONSITE**

Call your local Iowa Land Company agent today to discuss why *Fall* is the absolute best time to maximize the yield of your Iowa farmland value. **Expect a FREE market analysis, no obligations!** Let us explain why a professional public farmland auction or traditional farmland listing is the best fit for you and your family. **OUR MARKETING PRODUCES RESULTS!**



Luke Skinner 515-468-3610 **Cody Skinner 515-443-6343** **Nick Skinner 515-650-0974** **Matt Skinner 515-443-5004**

REAL ESTATE

26482 Houston Place, Adel, IA 50003

\$595,000



Rare opportunity for a great farm/acreage (60 acres M/L). Brick ranch home with 3 bedrooms, 2 baths, remodeled kitchen with high end appliances and a recent 4 season room addition. 1st floor laundry, mud room and a new composite decking. Newer windows, doors, roof and septic system. The property is served by rural water plus there is a well. There is a new Generac backup power source. On the grounds you will find a 40x100 metal building with 3 overhead doors, 4 car garage, 2 car garage and 1 car garage, all with concrete floors. Small barn and chicken house. The property is a mix of high CSR row crop, pasture, CRP and timber with creek. NW of Adel and in the Adel Desoto Minburn School District. These don't come around often.



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Licensed to sell real estate in Iowa

MLS# 610913



**716 COLFAX ST
MURRAY, IA • \$169,000**



**3 Bedroom, 2 Bath, 2 Car attached
& 1 Car unattached.
Amazing ranch style home loaded with upgrades.**



320 W. McLane, Osceola, IA 50213
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and Surrounding Areas
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COMMERCIAL PROPERTY FOR SALE - HWY 34 ACCESS



**1701 Cromwell Road, Creston IA • MLS #5620352
\$184,500**

LAND AUCTION

**221.53 ACRES M/L IN POLK COUNTY
ONE-CHANCE SEALED BID AUCTION**

BIDS DUE: THURSDAY, NOVEMBER 5TH 2020 BEFORE 5:00 PM

This property consists of 221.53 acres m/l being offered as two tracts via a one-chance sealed bid auction. This high quality farmland is located within the growing eastern Des Moines Metro, just outside the city limits but in the path of development between Altoona and Mitchellville.

Tract 1: 138.99 acres m/l with an estimated 136.56 FSA cropland acres carrying a CSR2 value of 84.

Tract 2: 82.54 acres m/l with 55.48 FSA cropland acres carrying a CSR2 value of 84.7.



To request a sealed bid packet, please contact:
MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com



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