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FARMLAND AUCTION
183.42 ACRES M/L | 3 TRACTS | WARREN COUNTY, IOWA

THURSDAY, MARCH 25, 2021 AT 10:00 AM
The Wright Place | 340 Wright Road, Suite A | Norwalk, IA 50211

Peoples Company is pleased to be representing the Estate of James and Patricia Dean in the sale of 183.42 total acres m/l located in Warren County just south of Martensdale, Iowa. The property will be offered via a "Buyer's Choice" Public Auction in three individual tracts. The highest bidder on auction day will have the choice of Tract 1, Tract 2, Tract 3, or any combination of tracts.

These high-quality farmland tracts are situated just south of Highway 92 along Highway R45 in Sections 27 and 34 of Jefferson Township in Warren County. The farm recently underwent an installation of over 30,000 linear feet of drainage tile in 2017 and 2019, increasing average yield. Full farming rights are available to the highest bidder for the 2021 crop year.

Located within 25 miles of the Des Moines Metro, these tracts offer an exquisite combination of country living and urban convenience within the Martensdale-St. Mary's School District. The property includes several potential executive buildings sites with scenic views overlooking the Middle River Valley and rolling hills of Warren County. These tracts offer an exceptional long-term farmland investment opportunity with many residential opportunities.

Tract 1: 53.59 Acres M/L | Tract 2: 25.83 Acres M/L | Tract 3: 104 Acres M/L



Steve Bruere: 515.222.1347
Steve@PeoplesCompany.com

Listing #15340
PeoplesCompany.com

Virtual Online Auction - Bid @ www.SullivanAuctioneers.com

DALLAS COUNTY, IOWA LAND AUCTION

5 Acres± Swine Facility 1 Tract

MONDAY, MARCH 15TH AT 10:00 A.M.



The Bugbee property is located in Section 15, Lincoln Township, Dallas County, Iowa. (7 miles south of Dawson, Iowa or 13 miles southwest of Perry, Iowa.)

Pork producers and investors, mark your calendars now for this upcoming Dallas County, Iowa real estate auction. This turn key facility features (3) 1,100 head capacity wean to finish buildings. Included on this parcel is a 1.4 million gallon Slurrystore, bulk bins and office. This is an unprecedented opportunity to purchase a facility that is clean and ready to receive your pigs. This is an auction you not want to miss!

Tom Bugbee - Seller
Attorney: C. Scott Finneseth • Finneseth, Dalen and Powell, PLC
1401 Willis Avenue, P.O. Box 487, Perry, IA 50220 • Ph: 515-465-4641

FOR ADDITIONAL INFO, CONTACT AUCTION MANAGERS:
John Probasco (641) 856-7355 • Jim Huff (319) 931-9292

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REAL ESTATE



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LAND FOR SALE:
NEW, Hardin Co IA 22 acres, w/ outbuildings and living quarters, pasture, bldg sites, on blacktop, horse facilities **\$400,000**

Decatur, IA, 118AC, 18K CRP income, pond, **\$3,500/AC.**

Clarke Co IA 225 AC M/L, mature timber, cabin, lake, **SOLD**, deluxe blinds, food plots, turn key, **\$831,375**

NEW, Wayne Co 160 AC M/L, \$22,664/yr CRP income, **SOLD**, 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, **SOLD**, 100m, trophy Whitetail, **\$1,999,000**

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

Adair, IA 120 AC, 90 AC CRP pays \$18,400/year, food plots, blinds, **\$440,000**

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

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

Lucas IA 1005 AC, m/l, over 60K annual income, CRP, pasture, tillable, **\$3,768,750**

Derek Grimsrud, ALC Agent - IA, MN & MO
515-468-0663
derek.grimsrud@whitetailproperties.com
Whitetail Properties Real Estate LLC



LOOKING FOR 8 to 12 acres of land in Warren or Madison County along the I-35 corridor - within 5 miles east or west of 35. Serious buyer in a good financial position who would respect and appreciate the property. Looking to slow things down and enjoy the sunsets and thunderstorms more and city life less. Please email with a brief description and location - you'll get a prompt, courteous reply. stinsonjim8@gmail.com

THE EXCHANGE GETS RESULTS

FARMS FOR SALE
65 Acres, 2 miles East of Martensdale on south side of paving, 40 row crop, 10 timber, 13 pasture or sodbust, fantastic location, recreation & income.
Black Gold Realty
515-681-6310
blackgoldrealty@gmail.com

LOOKING TO BUY 80-acres of deer/turkey hunting land or lease for first season shot gun. 515-229-2282.



CRESTON REALTY

Dino Groumoutis, Broker
118 W Union Street • Creston, IA 50801
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<p>154 ACRES LAND FOR SALE MONONA CO, IOWA LISTING PRICE \$608,300</p> 	<p>324 ACRES FARM-LAND AUCTION BOX BUTTE CO, NEBRASKA ONLINE BIDDING ENDS 3/10</p> 	<p>RIVERSIDE RACEWAY FOR SALE MADISON COUNTY, IOWA LISTING PRICE \$490,000</p> 
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FARMBID AUCTION
BIDDING CLOSSES EACH THURSDAY!



MORE AUCTIONS ONLINE! PHOTOS, INFO, VIDEOS AT DREAMDIRT.COM

JASON SMITH, CAI (515) 537-6633 Jason@DreamDirt.com
TOM BRADLEY, CAI (515) 202-7687 Tom@DreamDirt.com

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