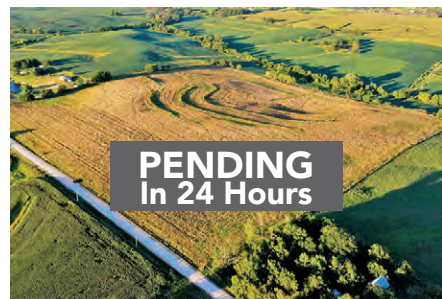


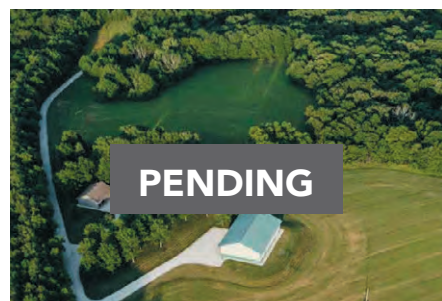
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In 24 Hours

Madison County // 40 ± Acres



PENDING

Dallas County // 40 ± Acres



SOLD

Warren County // 111 ± Acres

We're currently looking for land in your area:

- Upland & waterfowl hunting property between Newton and Albia area (up to \$2M budget)
- Investment grade tillable / CRP farm. South Central Iowa, 60+ CSR2 soils. 4%+ return. (up to \$1M budget)
- 40+ acres of timber / hunting ground with building site
- 40+ acre property with 2+ acre stocked pond, income and timber
- 100+ acres of hunting property in South Central Iowa
- Up to 200 acres tillable. North of I-80. Lease options available.
- Various other clients looking for pasture, timber ground, and farmland within 100 mile radius of Des Moines.

Curious what your land is worth? Call today.

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**CHRIS WEARMOUTH**  
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**CHUCK JOHNSON**  
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**ZACK WAHLERT**  
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### Madison County Farm For Sale By Owner

80 acres pasture land with pond and creek; no buildings; 50.3 CSR2. Leased through December 2020, although the lease could be assumed by a current buyer.

Located east of Macksburg on the Macksburg Road (Madison County G61); approximately 15 miles southwest of Winterset. Priced at \$360,000 (\$4,500 per acre).

Contact Richard Tucker at  
(515) 238-3833



**1639 Dogwood Ave., Creston, IA:** 4 bedroom, 4 bath, 1 1/2 story home overlooking Summit Lake. Located on 2.22 acres. 3-car attached garage + detached garage. 1 mile outside of city limits on hard surfaced road.  
**Priced to sell \$389,000.**

Go to: [callahanrealestate.us](http://callahanrealestate.us)  
to view all the great details on this property!  
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## PC LAND AUCTION

238 ACRES M/L IN JASPER COUNTY

Offered in Three Separate Tracts

Tuesday, September 22, 2020 | 10:00 AM

Jasper County Fairgrounds, Exhibit Hall | 359 N Walnut St. | Colfax, Iowa

Peoples Company is pleased to be representing the Estate of Thomas Phelan in the sale of Jasper County farmland, including two high quality tillable tracts of farmland and an acreage site located less than a half mile from State Highway 117.

**Tract 1:** 119.50 acres m/l with 111.57 FSA cropland acres carrying a CSR2 value of 74.3.

**Tract 2:** 116.35 acres m/l with 108.15 FSA cropland acres carrying a CSR2 value of 68.3.

**Tract 3:** 2.15 acres m/l with a 1,200 square-foot single-family home built in 1996.

Matt Adams: 515.423.9235 | [Matt@PeoplesCompany.com](mailto:Matt@PeoplesCompany.com)



PeoplesCompany.com  
Listing #15101

### Preferred Properties of Iowa, Inc.

#### FARMS FOR SALE - FEATURED NEW LISTINGS!

- 103.5 Acres, ML, Union Co: CSR2 60.9; Nice Crop Farm Near 3 Mile!
- 120 Acres, ML, Cass Co: Crop & CRP Income with good rec quality!
- 77 Acres, ML, Clarke Co: Excellent CRP income & hunting potential!
- 72 Acres, ML, Decatur Co: CRP-IHAP Income - Nice location on US 69!
- 145 Acres, ML, Ringgold Co., Nice hunting farm - CRP-IHAP income!
- 97 Acres, ML, Clarke Co., very nice crop farm with great location!
- 52 Acres, ML, Clarke Co., Great laying row crop farm near Osceola!
- 39 Acres, ML, Page Co., Just outside Clarinda - build and/or hunt!
- 141.5 Acres, ML, Adams Co., Productive row crop farm near Prescott!

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

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