

THE SHAY COMPANY LLC

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

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

Over 20 years experience in farm management and retail agriculture.

FOR SALE
THE SHAY COMPANY LLC
REAL ESTATE
641-340-4110
www.theshaycompany.com



Cody Shay, CCA, Broker, Licensed in Iowa
Brandi Shay, MBA

REAL ESTATE

FOR SALE BY OWNER: Linden, IA. 4BR, 1BA, large 2-car attached garage, big kitchen, C/A, natural gas, newer roof and siding, \$69,000 list price. 515-710-4558, Realtors welcome.

THE EXCHANGE
877-462-4625

YOUNG COUPLE relocating to Southern, IA or North, MO wanting to purchase 700-800 continuous acres +/- combination farm. Prefer around the Pleasanton, IA area.
Contact: Mike 660-707-3468.

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

FARMS FOR SALE
65 Acres, 2 miles East of Martinsdale 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

INVESTORS, GOOD RETURNS. Cropland, Corridor Land. 1031's, Cash, Contract. Leasebacks "The Land Lady"
NANCY NEVINS Broker
515-681-0000
West Realty, Inc. 30 Years of service.

DEREK GRIMSRUD
Accredited Land Consultant
515-468-0663

LAND FOR SALE:
NEW Clarke Co IA 86 ACRES, w/ home, 30 tillable, \$475,000
NEW Clarke Co IA 225 AC M/L, mature timber, cabin, pond, blinds, food plots, turn key, \$831,375
NEW, Wayne Co 160 AC M/L, \$22,664/yr CRP income, 500.00 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, deer, trophy Whitetail, \$1,999,000
Madison, IA 442 AC, 317 till, 67 CSR2 soils, river bottom, timber, 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 \$18,400/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



FARMLAND AUCTION
483 ACRES M/L IN 7 TRACTS, WAYNE COUNTY

THURSDAY, OCTOBER 8, 2020 | 5:00 PM
Wayne County Fair Event Center | 800 2nd Avenue | Corydon, IA 50060

Offering 483 acres m/l of outstanding Wayne County farmland in 7 tracts to be sold at a live public auction. Tracts range from 15 acres m/l to 160 acres m/l and offer a unique opportunity to purchase high quality tillable acres, prime hunting ground with added income, or the perfect location to build your dream home.
Tract 1: 81 acres m/l, 54.42 FSA tillable, 39.2 CSR2, 14.34 acres in CRP
Tract 2: 58 acres m/l, 58.59 FSA tillable, 49 CSR2, accessible from 150th St
Tract 3: 65 acres m/l, 10.25 FSA tillable, 34.5 CSR2, machine shop, 2 ponds
Tract 4: 160 acres m/l, 78.81 FSA tillable, 45.4 CSR2, 38.13 acres in CRP
Tract 5: 79 acres m/l, 73.48 FSA tillable, 59.2 CSR2, balance in waterways
Tract 6: 15 acres m/l, 7.81 FSA tillable, 50.3 CSR2, excellent location to build
Tract 7: 25 acres m/l, 18.12 FSA tillable, 59.6 CSR2, includes pasture and pond

Jared R. Chambers | 641.414.0234 | Jared@PeoplesCompany.com
Bryan Bergdale | 712.251.8588 | Bryan@PeoplesCompany.com



LAKESHORE ES-ATES: 3088 120th Avenue, 3 miles west of Cumming. 3 Acre to 10 acre lots, \$69,900 to \$159,900, 10 minutes to W.D.M., taking reservations. Call for appointment.

Black Gold Realty
515-681-6310



The Exchange
Where there ain't no drama in selling your llama
515-462-4625



FOR SALE BY OWNER:
115 Town & Country Ln, Trenton, MO
This spacious three-bedroom, three-bathroom home provides plenty of room for any prospective buyer. Great location provides views of the neighboring country club, where you can enjoy leisurely walks or a game of golf. Just minutes away from amenities in town but secluded enough to create a peaceful atmosphere.
Asking \$99,000, open to offers.
Call/text Noah Herold at 515-468-3978 or email noahherold@gmx
Look up address on Zillow.com for more information.



4-BEDROOM, 1-bath, full basement, 1-car detached garage, for sale by owner, \$76,000, located in Creston, Iowa, 641-278-6580.

THE EXCHANGE
we get results
877-462-4625

11.3 ACRE BUILDING LOT, CRESTON: Beautiful property on the north east edge of Creston with highway access next to Hurley Creek. Exceptional opportunity to have an acreage in town for your forever home or investor building project.

301 WASHINGTON ST, DIAGONAL, IA: Nice 4 bed, 3 bath home in the heart of Diagonal, Iowa. 3 floors: Main: Living room, dining room, office w/ closet, full bath w/ multiple cabinets, kitchen w/ fridge, built in Maytag Microwave, Whirlpool Dishwasher, deck off kitchen. Basement with brick foundation, mud room with Whirlpool washer and dryer, sink gas water heater, furnace, closet off garage, full bath, sitting room, big storage closet, 2 additional closets. Upstairs: full bath, 3 bedrooms, one with own closet 2 sharing big closet. Within walking distance to two parks and the Diagonal School. PENDING.

510 CENTRAL, BEDFORD, IA: Commercial property with shop, overhead storage, storage bays and office. Extensive interior and exterior work has been done to this property. Alley overhead door 11'6" wide x 9'8" tall. Street overhead door 9'6" wide x 11'6" tall. Endless possibilities!

507 CENTRAL, BEDFORD, IA: Very nice commercial building, extensive work done inside and out. Main floor currently divided into offices, all walls could be removed for open floor plan. Lean-to storage south side of building with 11'8" wide by 11' 10" tall door. Main building street side 9'6" wide x 9'2" tall. Alley access rear overhead doors 2x - 11'6" wide x 11' tall. Basement entrance, good solid basement with drains. Many opportunities to make this building what you need.

302 E MAIN ST, LAMONI, IA: Turn-key business for sale. Selling the Lamoni Car Care center that includes a Tire Shop, Gas Station and Office. Tire Shop is 64x40 with 2 - 13'6" x 11' shop doors, 12K+ Hunter Lift, Coats Tire Machine, Coats Balance Machine, Ingersoll Rand Air Compressor, Air Bong, Schumacher charger, Oil Bucket, Floor jack, O2/acetylene tanks, bead breaker and more. Gas Station with 2 bays and ALM 12K Lift, bulk oil tanks, big max heater and more. Office has red jacket monitoring system and gas boy computers. See full details in the photos and take advantage of setting up your own business in the heart of Decatur County!

1620 +/- ACRES RINGGOLD AND DECATUR COUNTY, LAMONI: PENDING

252 +/- NET TAXABLE ACRES RINGGOLD & DECATUR COUNTIES: PENDING

222 BROADWAY, DIAGONAL, IA: PENDING

Contact:
Jake Rice 641-202-3315
Adrian Wolfe 641-414-2256
410 S. Locust | Glenwood, IA 51534
jimhughesrealestate.com



DILLENBURG LIVING TRUST PUBLIC LAND AUCTION

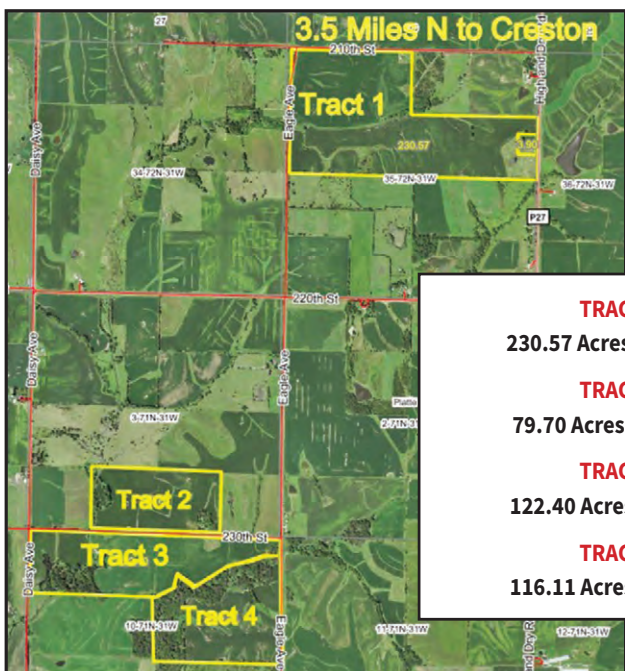
548.78 ACRES, SELLING IN 4 TRACTS

UNION COUNTY IA | DOUGLAS & PLATTE TWP

TUESDAY, SEPTEMBER 15TH @ 10:30 AM

Auction to be held at: Supertel Inn, 800 Laurel St, Creston, IA 50801

Locations Of Farms From Creston, IA: 3-4 Miles South On High & Dry Road, Signs Posted.



- TRACT 1 -** 230.57 Acres, CSRII: 67.8
- TRACT 2 -** 79.70 Acres, CSRII: 71.4
- TRACT 3 -** 122.40 Acres, CSRII 66.1
- TRACT 4 -** 116.11 Acres, CSRII 68.1



JAKE RICE, Auctioneer/Agent
Cell: 641-202-3315
ADRIAN WOLFE, Agent
641-414-2256

WWW.RICEAUCTIONCOMPANY.COM



JIM HUGHES, Broker
Office: 712-527-3114
Cell: 712-520-7300