



WE SELL FARMS



Jason Smith, CAI
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Tom Bradley
515.202.7687

DREAMDIRT.COM

POWERFUL ADVERTISING PRODUCES RESULTS

We have more buyers than sellers, we'll work hard to get your listing

DECATUR COUNTY 40 ACRES M/L WITH NEWER HOME ACREAGE AUCTION

May 13, 2017 • 10AM

Held onsite at 11704 158th Ave, Grand River, IA

Excellent opportunity to own your own farm with some hunting and crop potential.

Decatur County 40 acres m/l with newer home in 2011, the house is 1456 sqft with 3 bedrooms, 2 bath, home. All appliances stay, fireplace, rural water, taxes \$1600. 30x50 shop with half concrete new in 2011, 24x32 machine shed new in 2014.

Lots of wildlife around and a stocked pond, the farm is currently seeded down for hay. Lots of potential for the hunter for food plots, a hobby farm with your own livestock and gardens, or just quite country living located just west of Van Wert exit 6.4 miles on County Road J14.



**OPEN HOUSE • SUNDAY, MAY 7TH
from 1pm to 3pm or contact Tom to set
up a personal viewing today!**

Soil Productivity: 50.8 CSR2

Earnest Money: 10% down day of auction

Farm Lease: Open

Terms and Conditions: 10% down day of auction with balance at closing.

Closing: 30 days

DreamDirt produces results quickly for our sellers. Our powerful marketing system reaches everybody from the neighbor to national investors. Our cutting edge digital marketing and our traditional advertising has won national awards that range from #1 Auction Company Website and #1 Auction Marketing Video to #1 Agricultural Sale Bill IN THE NATION!. Let us show you how DreamDirt can market your land listing or land auction for the most money in the shortest time.

Get a FREE Market Analysis at DreamDirt.com or call 855-376-3478

Want to sell a farm? Land is in demand, there is a shortage of listings.

TESTIMONIALS

"I would highly recommend that you use their auction services if you are going to sell your farmland." ~ Jim Schmidt

"These guys aren't new, they have done this a time or two and it shows"

~Cleance Phipps

"My first contact with Jason was an e-mail I sent one night at midnight. To my surprise I received an answer in 15 minutes and then a full proposal by 1:00AM. From that point on Jason and DreamDirt provided a level of service that you really don't find today. Selling a family farm is a stressful and complicated endeavor, and when you have a question or concern, the most important quality in a professional is trust. Jason earned our trust and I am confident he will earn yours too. I highly recommend DreamDirt."

~Robert Stensland

**Professional Associations
and Memberships**



DreamDirt Farm and Ranch Real Estate, LLC • 101 S Noyes Street • Mondamin, IA 51557

Licensed in Iowa, Missouri, Nebraska, North Dakota