

SELLING A FARM IS COMPLICATED.

Selling one at the edge of a city, even more so.

Ruth Warren did that recently, with the help of Carrie Duffy from Black Dirt Land Sales and Management. **“She got everything sold. And she’s been such a wonderful friend. She’s been working all over trying to find us ground. She got the job done.”**

The Warren sale happened with twists and turns. Before the Century farm at 212th Street could be sold, some old deeds needed to be put in order. Old errors were discovered. Carrie connected Ruth with an attorney who could unwind and fix the title for the property.

Ruth’s son Mike appreciates Carrie’s expertise and the way she managed every detail, so he could focus on his demanding job. **“She did an awful lot of running. She was working both sides, getting our farm sold and helping us find ground to reinvest in, with a 1031 land exchange.”**

Ruth had married Ray Warren in 1968 and raised her kids on the Warren family farm. She spent 38 years on that land. Her husband died young, from cancer.

“I’m a widow and I had to have some money coming in, because I’m retired. Carrie helped us so much and now I’ll be getting an income from land rent. The place that we sold had been providing my income before. I relied on that rent to pay my taxes and live on what was left.”

Carrie helped Ruth find another farm, even accompanying her to the land auction and bidding on her behalf.

“Before we found this ground, I was on pins and needles. I was worried about finding ground. I didn’t want to give the government thirty percent of the land I sold. Carrie just really worked her heart out and got it all done and now I’m just relaxed.”

Carrie also walked the Warrens through the process of finding the right tenant for this new farm near Beatrice. They heard from ten interested farmers and made a selection based on which farmer would be the best steward of their land.

Mike Warren is relieved to have put the process in Carrie’s hands. **“Having a professional that’s in the business assures that you’re going to do it right.”**



Carrie Duffy meeting with Ruth Warren and her son Mike.

