



160

ACRES M/L OFFERED AS 2 TRACTS
LISTING #18338

GREENE COUNTY, IOWA FARMLAND AUCTION

THURSDAY, JUNE 26, 2025, AT 10 AM | RIPPEY PUBLIC LIBRARY IN RIPPEY, IOWA

Matt Adams

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GREENE COUNTY, IOWA | 160 ACRES M/L

FARMLAND AUCTION

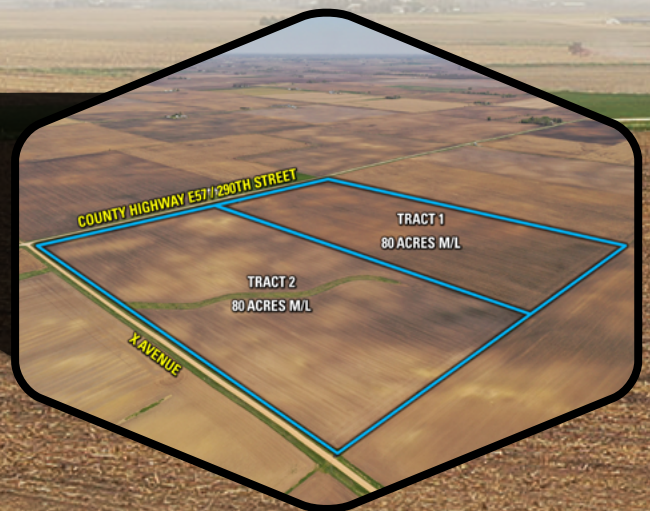
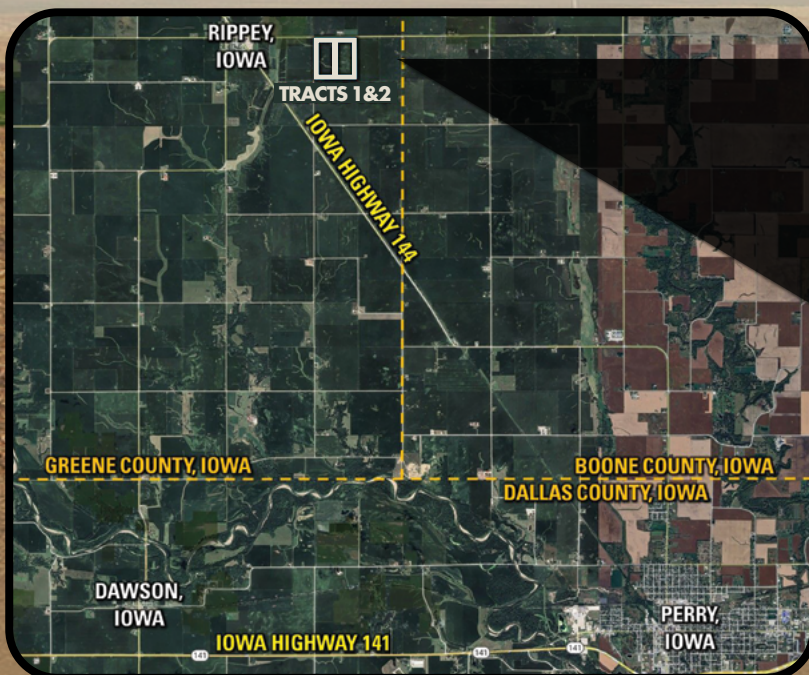
Mark your calendar for Thursday, June 26th, 2025, at 10 AM! Peoples Company is pleased to be representing the Patricia I. Anderson Estate in the sale of their family farm, located just east of Rippey, Iowa, and northwest of Perry, Iowa. The farm consists of 160 acres m/l and will be offered as two individual 80-acre tracts. The tracts have great access off paved County Highway E57/290th Street and X Avenue, offering easy access to surrounding grain markets. These nearly 100% tillable tracts have an average CSR2 soil rating of 86.2, well above the Greene County average CSR2 soil rating of 78.3. The primary soil types include top-producing loam soils of Canisteo, Clarion, Webster, and Nicollet. The cropland acres are Non-Highly Erodible Land (NHEL), and a wetland determination was completed in 2016 that designated the farmland as Prior Converted/Non-Wetland. These tracts are located in Section 12 of Washington Township, Greene County, Iowa.

Tract 1: 80 acres m/l with an estimated 78.15 FSA cropland acres and a CSR2 soil rating of 86.3.

Tract 2: 80 acres m/l with an estimated 76.33 FSA cropland acres and a CSR2 soil rating of 86.1. Currently 1.94 acres are enrolled in CRP, paying \$582 annually.

These high-quality farmland tracts are located in a strong farming community and would make for a great add-on tract to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. There are several grain marketing outlets located nearby including grain elevators and ethanol plants that can be accessed by both county and state paved highways. The farms are leased for the 2025 growing season, and the winning bidder(s)/buyer(s) will assume the current farm lease and receive the second half of the farm rent payment. See the individual tracts for more information.

The two tracts will be offered on a price per acre basis via Public Auction and will take place on Thursday, June 26th, 2025, at 10:00 AM CST at the Rippey Public Library in Rippey, Iowa. The farm will be sold as two individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or both tracts for their high bid. "Buyers Choice" auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.



DIRECTIONS TO PROPERTY:

From Rippey, Iowa, Head east on County Highway E57 / 290th Street for one mile. The farm will be on the right hand (south) side of the road. Look for Peoples Company signage.

TRACT 1 - 80 ACRES M/L

Tract 1 consists of 80 acres m/l that are nearly all tillable with an estimated 78.15 FSA cropland acres and a CSR2 soil rating of 86.3. Prominent soil types include highly productive Canisteo clay loam, Clarion loam, and Nicollet loam. Access to the farm is from the north off paved County Highway E57/290th Street. The farm is located just east of Rippey, Iowa in Section 12 of Washington Township, Greene County, Iowa.

A Wetland Determination was completed in 2016 and determined that there were no wetlands on the farm with the ground designated as Prior Converted/Non-Wetland (PC/NW), allowing for drainage tile to be installed without any restrictions, and Non-Highly Erodible Land (NHEL). Between 2022 and 2023, an acreage site was removed and converted into tillable farmland. In 2023, a Highly Erodible Land Determination was completed for the land where the acreage site was, and it determined the ground to be Non-Highly Erodible Land (NHEL).

The farmland is leased for the 2025 growing season, and the winning bidder/buyer will assume the current farm lease and receive the second half of the farm rent payment. The estimated rent payable for Tract 1 is \$10,745.



TILLABLE SOILS - TRACT 1

Code	Description	Acres	% of field	IA CSR2
L507	Canisteo clay loam	28.74	36.78%	87
L138B2	Clarion loam	25.86	33.09%	85
L55	Nicollet loam	12.10	15.48%	91
L107	Webster clay loam	9.17	11.73%	88
6	Okoboji silty clay loam	2.16	2.76%	59
L138C2	Clarion loam	0.12	0.15%	83
AVERAGE:				86.3

CSR2 OF
86.3



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Listing #18338



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TRACT 2 - 80 ACRES M/L

Tract 2 consists of 80 acres m/l with an estimated 76.33 FSA cropland acres and a CSR2 soil rating of 86.1. Prominent soil types include highly productive Clarion loam, Webster clay loam, and Nicollet loam. Access to the farm is from the west off X Avenue. The farm is located just east of Rippey, Iowa in Section 12 of Washington Township, Greene County, Iowa.

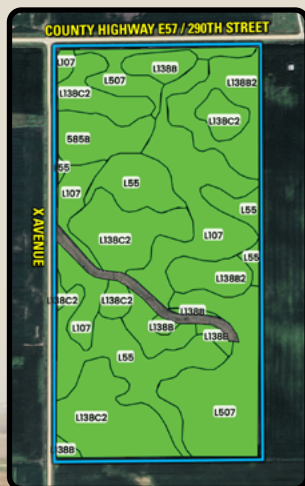
Of the cropland acres, there are an estimated 74.39 acres that are currently being farmed with 1.94 acres enrolled in the Conservation Reserve Program (CRP).

The CRP contract details are listed below:

Contract #11505A - 1.94 Acres enrolled in a Grass Waterway (Practice CP8A) with an annual payment of \$582 (\$300/acre). This contract is set to expire in September 2028.

A Wetland Determination was completed in 2016 and determined that there were no wetlands on the farm with the ground designated as Prior Converted/Non-Wetland (PC/NW), allowing for drainage tile to be installed without any restrictions, and Non-Highly Erodible Land (NHEL). According to the Greene County FSA Office, when the CRP grass waterway was installed in 2019, there were also plans to install 1,950 linear feet of drainage tile. The tile is 5" lines, and there is a tile intake to the west in the ditch. It was confirmed that tile was installed; however, Peoples Company does not warrant the location of installation of the tile, and a buyer should do their own investigation to confirm the location of tile installation.

The farmland is leased for the 2025 growing season, and the winning bidder/buyer will assume the current farm lease and receive the second half of the farm rent payment. The estimated rent payable for Tract 2 is \$10,229.

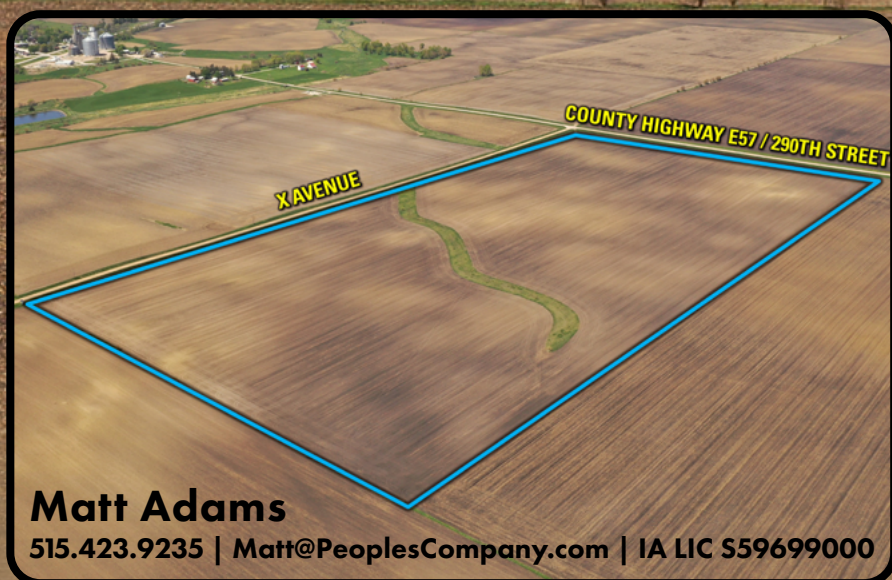


TILLABLE SOILS - TRACT 2

Code	Description	Acres	% of field	IA CSR2
L138C2	Clarion loam	18.24	24.52%	83
L107	Webster clay loam	16.05	21.58%	88
L55	Nicollet loam	13.06	17.56%	91
L507	Canisteo clay loam	12.66	17.02%	87
L138B2	Clarion loam	7.86	10.57%	85
585B	Coland-Spillville complex	3.58	4.81%	74
L138B	Clarion loam	2.94	3.95%	88
AVERAGE:				86.1



CRP MAP



AUCTION DETAILS & TERMS

The Patricia I. Anderson Estate

160 Acres M/L

Offered as Two Tracts

Thursday, June 26th, 2025 @ 10:00 AM CST

Seller: The Patricia I. Anderson Estate

Auction Location:

Rippey Public Library

224 Main Street

Rippey, Iowa 50235

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Method: The tracts will be sold via Public Auction on Thursday, June 26th, 2025 at 10:00 AM at the Rippey Public Library in Rippey, Iowa. The portfolio will be offered as two individual tracts using the "Buyer's Choice" auction method, whereas the winning bidder may elect to take one or both tracts for their high bid. The "Buyer's Choice" auction will continue until all farmland tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Agency: Peoples Company and its representatives are agents of the Seller. Winning Bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Greene County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Greene County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or before Tuesday, August 12th, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the land will be given At Closing, Subject to the Tenant's Rights.

Farm Lease: The tillable acres on both tracts are leased for the 2025 crop year. Farming rights are available for the 2026 growing season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Financing: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property will be sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a "Price Per Acre" amount. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract.

Matt Adams | 515.423.9235

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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18338



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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