



Sudderberg
TRUST FARM



120
ACRES M/L

GREENE COUNTY, IOWA
FARMLAND AUCTION

DEC. 16
2022

CONTACT MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com

GREENE COUNTY, IOWA | DEC. 16 FARMLAND AUCTION | 2022

Ripsey Public Library | 224 Main Street | Ripsey, Iowa 50235

GREENE COUNTY, IOWA FARMLAND AUCTION Mark your calendar for Friday, December 16th, 2022 at 10AM! Peoples Company is pleased to represent the Sudderberg Trust in the sale of 120 total acres m/l of prime Greene County, Iowa farmland. Located 1.50 miles east of Ripsey, Iowa on the north side of paved County Highway E57 / 290th Street, this nearly 100% tillable farm includes 117.16 FSA NHEL cropland acres with above county average CSR2 soil ratings of 87.3 (compared to the Greene County CSR2 average of 61.4).

The farmland soils on this tract consist of Canisteo clay loam, Clarion loam, and Nicollet loam. Additionally, the farm has recently been used to grow seed corn.

The farm is located at the "top" of the County Tile (Drainage District #16) and would be one of the first

farms to drain. The county drainage tile lines range in size from 6" to 14" that flows into a 22" drainage tile that eventually outlets into Beaver Creek.. This farm would make for an outstanding add-on unit to an existing farm operation or investment-grade quality land purchase with several competing grain marketing options, including grain elevators and ethanol plants nearby to market crops. The farm is available for the 2023 cropping season.

The single tract will be offered on a price per acre basis via Public Auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available. This property is located east of Ripsey, Iowa

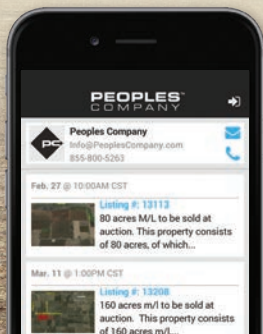
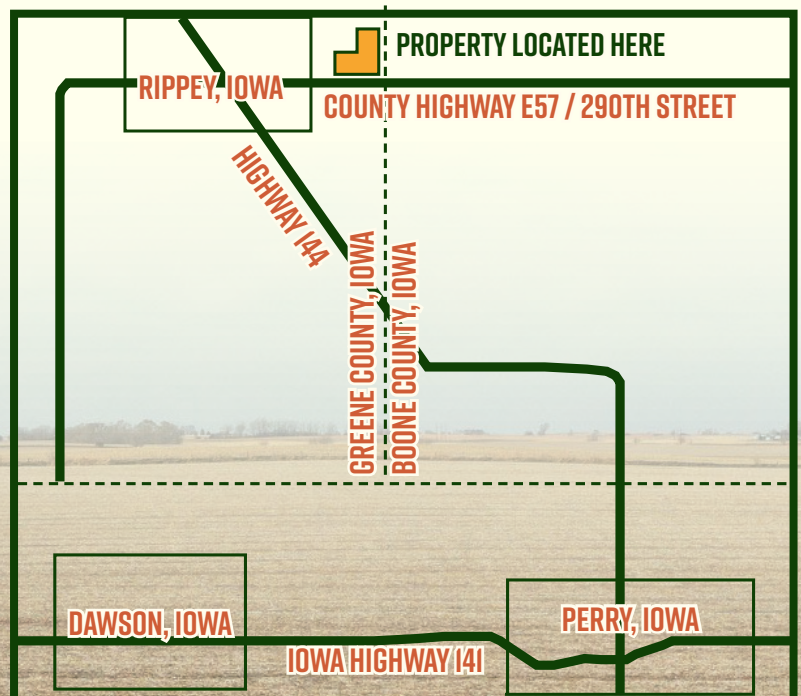
in the southeast quarter of Section 1 in Washington Township, Greene County, Iowa. Don't miss out on this tremendous opportunity to own Iowa farmland!



DIRECTIONS

From Ripsey, Iowa: Travel east out of town on County Highway E57/290th Street for 1.50 miles. The farm is located on the north side of the highway. Look for the Peoples Company sign.

**SCAN FOR
MORE INFO**



Not able to make it to the live auction but still want to bid? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.

AUCTION TERMS & CONDITIONS

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 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 tract will be offered via Public Auction and will take place at 10:00 AM at the Rippey Public Library - Large Conference Room in Rippey, Iowa. The farmland tract will be sold on a per-acre basis through a traditional auction method. 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 in order 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.

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 Peoples Company's Trust Account.

Closing: Closing will occur on or before Friday, January 27th, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

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

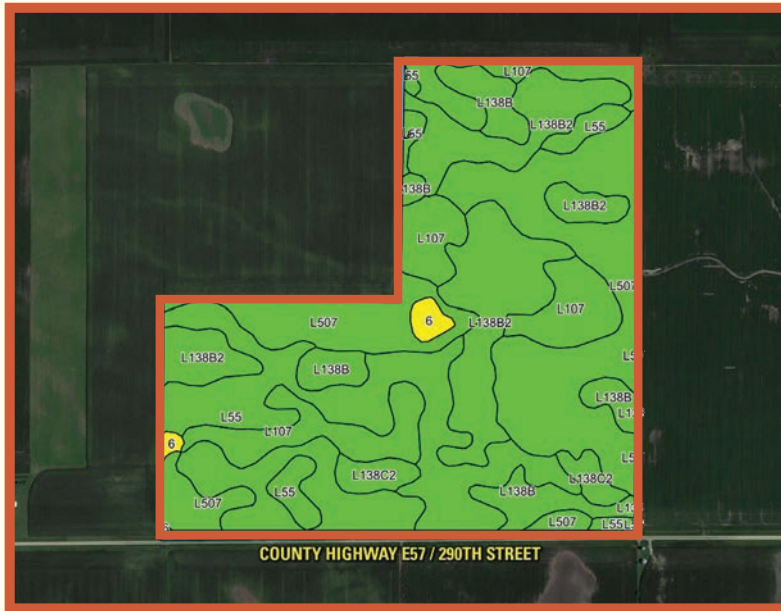
Farm Lease: The farm is open for the 2023 cropping season.

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

Surveys: No additional surveying or staking will be provided by the Seller.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is 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 per-acre basis. Peoples Company and its representatives are agents of the Seller. 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.

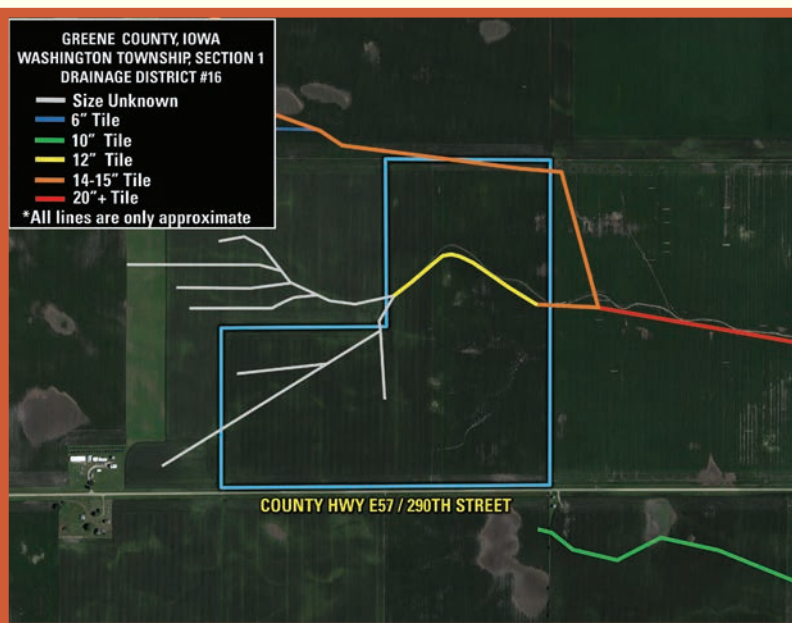
Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to 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 abstract.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L507	Canisteo clay loam	32.80	28.0%		87
L138B2	Clarion loam, Bemis moraine	22.80	19.5%		85
L55	Nicollet loam	22.39	19.1%		91
L107	Webster clay loam	17.83	15.2%		88
L138B	Clarion loam, Bemis moraine	16.98	14.5%		88
L138C2	Clarion loam, Bemis moraine	3.11	2.7%		83
6	Okoboji silty clay loam	1.25	1.1%		59
Weighted Avg					87.3

COUNTY DRAINAGE TILE MAP





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16507

DECEMBER

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COUNTY HIGHWAY E57 / 290TH STREET

RIPPEY, IOWA

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