

LISTING #16584
Tyler Street/Highway G76
Lacona, IA 50139

147.17 Acres M/L
\$993,397.50

TYLER ST

HIGHWAY G76

WARREN



COUNTY

40 Acres M/L
\$260,000

**HERBERT AND
IDA RIPPERGER**
— Trust —

LISTING #16585
Tyler Street
Lacona, IA 50139

TYLER ST



Jake Sickels
515.681.2103
Jake@PeoplesCompany.com



John Hutchcroft
515.321.5970
JohnH@PeoplesCompany.com

**PC PEOPLES
COMPANY**
INTEGRATED LAND SOLUTIONS

LISTING #16584

Tyler Street/Highway G76
Lacona, IA 50139



HERBERT AND
IDA RIPPERGER
Trust

147.17 Acres M/L
\$993,397.50

Description

Peoples Company is pleased to represent the heirs of the Herbert and Ida Ripperger Family Trust with their sale of farmland located just east of Lacona in Warren County, Iowa. Over the course of decades, the Ripperger Family has been phenomenal stewards and left no stone unturned to maintain and take care of their land. A new owner is sure to appreciate the turnkey nature of these farms and all of the family efforts over the years.

This offering consists of 147.17 acres m/l with attributes including well manicured CRP acres, two ponds, timbered draws, and exceptional building site locations overlooking miles of Warren County countryside. The previous owner entered into two CRP contracts on this tract expiring in 2023 and 2032, totaling 121.49 acres with a combined annual payment of \$26,372.19 (these figures are subject to slight change after reconstitution by the Warren County FSA and NRCS offices). The CRP was introduced to this farm with the idea of creating better habitat for wildlife through the planting of several native and introduced grasses and legumes. There are 130.87 FSA tillable acres that carry a CSR2 of 69.9 and consist of excellent soil types for this area - giving this farm the potential to be row cropped in the future.

This property is located within Southeast Warren School District and features Warren Rural Water and electric at the road and readily available to the site. The farm can be accessed from the north off of Tyler Street in addition to Highway G76 to the south. There are established entrances on this property and trails providing ease of access to the entire farm. Multiple building site locations on this tract allow a new owner to build a home, shop, hunting cabin, etc. The timbered draws and bushy CRP cover has made this farm a large producer of a healthy population of pheasant and quail. This area is widely known for its ability to produce and hold mature whitetails in addition to a very large turkey population.

Please contact one of the listing agents today for more information regarding this excellent opportunity!

Directions

From Lacona, Iowa: Head north out of town on Highway S23 for 0.5 miles. Turn right onto Tyler Street and travel east for 0.25 miles. The property will be on the south side of Tyler Street.



LISTING #16585

Tyler Street
Lacona, IA 50139

40 Acres M/L
\$260,000



Description

Peoples Company is pleased to represent the heirs of the Herbert and Ida Ripperger Family Trust with their sale of farmland located just east of Lacona in Warren County, Iowa. Over the course of decades, the Ripperger Family has been phenomenal stewards and left no stone unturned to maintain and take care of their land. A new owner is sure to appreciate the turnkey nature of these farms and all of the family efforts over the years.

This offering consists of 40 acres m/l with attributes including well manicured CRP acres, a clean pond, timbered draws, and exceptional building site locations. The previous owner entered into three CRP contracts expiring in 2026, 2030, and 2032, totaling an estimated 29.66 acres with an estimated annual payment of \$5,148.86 (these figures are subject to slight change after reconstitution by the Warren County FSA and NRCS offices). The CRP was introduced to this farm with the idea of creating better habitat for wildlife through the planting of several native and introduced grasses and legumes.

This property is located within Southeast Warren School District and features Warren Rural Water and electric at the road and readily available to the site. There is an established entrance on this property and trails providing ease of access to the entire farm. Multiple building site locations on this tract allow a new owner to build a home, shop, hunting cabin, etc. This area is widely known for its ability to produce and hold mature whitetails in addition to a very large turkey population. The pond on this farm is in excellent condition and is known to be stocked with a wide variety of fish.

Directions

From Lacona, Iowa: Head north out of town on Highway S23 for .5 miles. Turn right onto Tyler Street and travel east for .25 miles. The property will be on the south side of Tyler Street.



113 W Salem Ave
Indianola, IA 50125



PeoplesCompany.com
Listings #16584, 16585

LISTING #16584



LISTING #16585

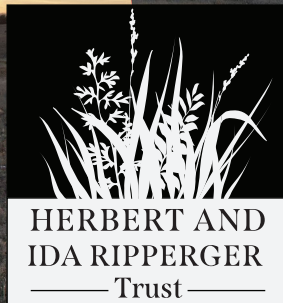


SCAN THE QR CODES WITH YOUR PHONE
CAMERA TO VIEW THESE LISTINGS ONLINE!

LISTING #16584 | 147.17 Acres M/L
Tyler Street/Highway G76, Lacona, IA 50139

LISTING #16585 | 40 Acres M/L
Tyler Street, Lacona, IA 50139

WARREN COUNTY



Jake Sickels
515.681.2103
Jake@PeoplesCompany.com



John Hutchcroft
515.321.5970
JohnH@PeoplesCompany.com

