

GREENE COUNTY, IOWA



COON FAMILY FARM

Family-Owned for 150 years



78.69
ACRES M/L

Thursday, March 30th 2023 | 10:00 AM

224 Main Street | Rippey, Iowa 50235

Matt Adams | 515.423.9235 | Matt@PeoplesCompany.com



GREENE COUNTY FARMLAND AUCTION

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Rippey Public Library
224 Main Street | Rippey, Iowa 50235

78.69 Acres M/L
CSR2 of 86.9

Peoples Company is representing the Eva Marie Coon Family in the sale of 78.69 acres m/l of prime Greene County, Iowa farmland. This family farm originated from the late Lewis Coon sometime in the early 1870's and has provided for the family for more than four generations, or over 150 years earning the prestigious Heritage Farm status.

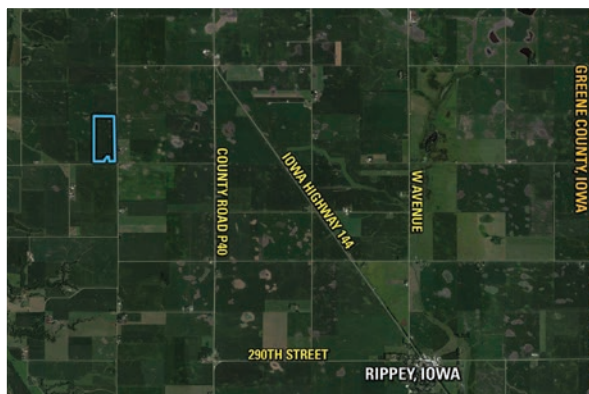
This nearly 100% tillable farm consists of 75.11 FSA tillable acres with an above average CSR2 soil rating of 86.9. (The average CSR2 rating for Greene County is 78). The primary soil types on this tract include top-producing Canisteo, Nicollet, and Clarion loams. The farm is located four miles northwest of Rippey, Iowa, and five miles southwest of Grand Junction, Iowa on the northwest corner of the 270th Street and T Avenue intersection.

The most recent farmer is local to the area and has operated the farm under a crop share agreement ever since the Coon Family retired from farming. This farm has produced consistently strong yields with APH (Actual Production History) records of 198 bushels per acre for corn and 57 bushels per acre for soybeans; compared to the 10-year average yields for Greene County of 182 for corn and 52 for soybeans. The most recent 5-year average corn yield has been 212 bushels per acre. The farm lease has been terminated and farming rights for 2023 will be open for the 2023 crop season.

This farm would make for an outstanding add-on unit to an existing farm operation or investment-grade quality land purchase with convenient access to several competing grain marketing options including grain elevators and ethanol plants. Located in Section 30 of Washington Township with paved Co Hwy P40 one mile east of the farm and IA Hwy 144 one and a half miles away. The single tract will be offered on a price per acre basis.

Directions









From Rippey, Iowa: Travel west out of town on 290th Street for approximately 2 miles to County Highway P40. Turn right (north) and continue for approximately 2 miles to 270th Street and turn left (west). Continue for approximately 1 mile on 270th Street. The property is located on the northwest corner where 270th Street and T Avenue intersect. Look for the Peoples Company sign.



Crop Yields

Year	Corn	Soybeans
2012	201	42
2013	179	45
2014	201	52
2015	149	44
2016	198	64
2017	192	60
2018	210	65
2019	236	63
2020	178	51
2021	216	67
2022	220	56
Avg. Yield History	198	57
Approved APH Yields	207	58

Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L507	Canisteo clay loam	20.33	27.1%		87
L55	Nicollet loam	19.03	25.3%		91
L138B	Clarion loam	18.58	24.7%		88
L107	Webster clay loam	6.58	8.8%		88
L138B2	Clarion loam	5.03	6.7%		85
L138C2	Clarion loam	2.66	3.5%		83
4	Knoke silty clay loam	2.18	2.9%		56
6	Okoboji silty clay loam	0.72	1.0%		59
Weighted Avg					86.9



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, May 12th, 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. Earlier possession can be given if Winning Bidder and Seller agree to do so. Contact Agent for more information.

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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16661

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Scan for
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