

FARMLAND AUCTION

# Carroll County Iowa



LISTING #16663

Thursday, April 13th, 2023

Burr Oak Center / 1436 Hwy 141 / Coon Rapids, IA 50058



*Dory Rippey-Erickson Estate*

**50 ACRES M/L**

Family Owned Since 1915

Matt Adams / 515.423.9235 / Matt@PeoplesCompany.com

Mark your calendar for Thursday, April 13th, 2023 at the Burr Oak Center in Coon Rapids, Iowa! Peoples Company is pleased to represent the Dora Rippey-Erickson Estate in the sale of 50 total acres m/l of prime Carroll County, Iowa farmland. This property has been in the Rippey family since 1915, surpassing the 100-year mark and the coveted 'Century Farm' status. As farmland ownership continues to be long term, this is a rare opportunity to own land that hasn't been on the market for generations and is located in a tightly held area.

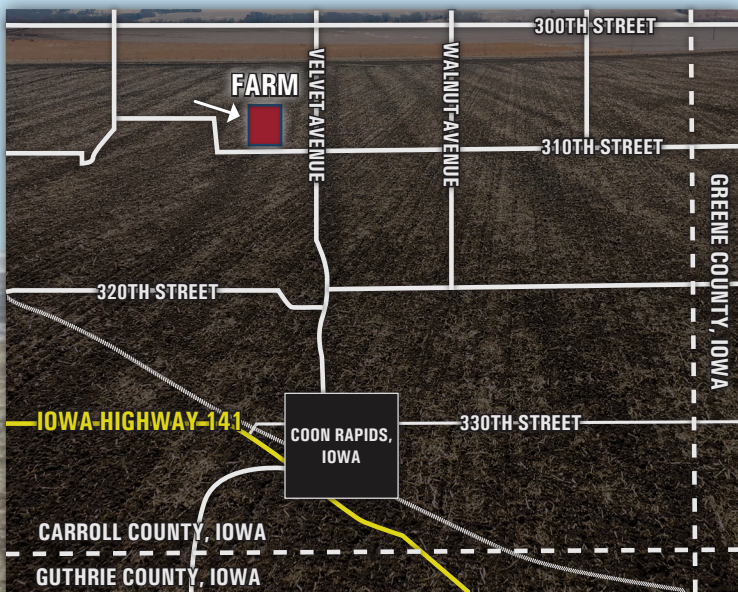


Located just north of Coon Rapids, Iowa, this nearly 100% tillable farmland tract has 48.6 NHEL FSA tillable acres with a CSR2 soil rating of 87.5 (compared to the Carroll County average CSR2 rating of 77). The primary soil types are top producing Clarion and Webster loam soils. The farm is in Drainage District 98 and there are county drainage tile lines located on the southeast corner of the property that takes water east 1 mile to the outlet. The farm is located at the top of the county tile line and water from the 6" and 8" tiles end up in a 24" main before the outlet. The affordable size of this farm would make a great add-on to an existing farming operation, or for a beginning farmer looking to make a purchase or an investment for the Buyer looking to diversify their portfolio.

The farm is located on 310th Street less than ¼ mile west of paved Co Hwy N44 and in Section 16 of Union Township. There are several grain marketing options in the area including both grain elevators and the POET Ethanol Plant a few minutes away. The farmland is leased for the 2023 farming year and the Winning Bidder/Buyer will assume the farm lease and receive 100% of the cash rent for 2023.

The single tract will be offered on a price per acre basis via Public Auction and will take place on Thursday, April 13th, 2023 at 10:00 AM located within the Burr Oak Center at 1436 Hwy 141 in Coon Rapids, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

## *Carroll County, Iowa Farmland Auction*



*From Coon Rapids:* Travel north out of town on Velvet Avenue for approximately 2 miles to 310th Street. Turn left (west) and continue for approximately 0.25 miles. The property is located on the North side of 310th Street. Look for the Peoples Company sign.

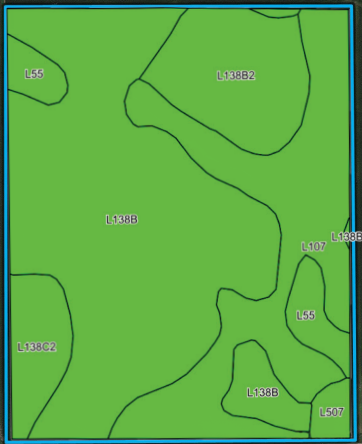
*310th Street Coon Rapids, IA 50058*



**PC PEOPLES COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

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CSR2  
87.5

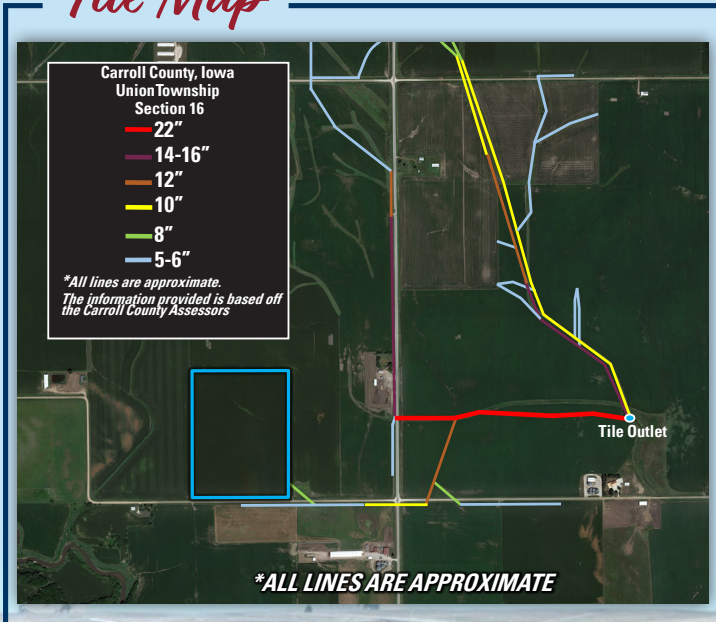


310TH STREET

Code	Soil Description	Acres	% of Field	CSR2
L138B	Clarion loam	24.76	50.9%	88
L107	Webster clay loam	12.49	25.7%	88
L138B2	Clarion loam	5.84	12.0%	85
L138C2	Clarion loam	2.63	5.4%	83
L55	Nicollet loam	2.20	4.5%	91
L507	Canisteo clay loam	0.68	1.4%	87

Weighted Average 87.5

## Tile Map



## 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 Burr Oak Lodge - Coon Rapids. 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 Carroll 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 Carroll 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 Thursday, May 25th, 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 leased 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.

**FENCES:** Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. 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.

**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.



Dory Rippey-Erickson Estate

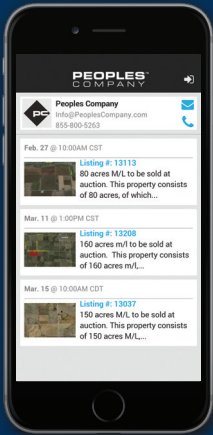
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*April 2023*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						



**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.**



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