

Rippey, Iowa

Listing #18618

FARMLAND AUCTION

GREENE COUNTY, IOWA



160
ACRES M/L

FRIDAY, NOVEMBER 7TH, 2025, AT 10 AM
Rippey Public Library | 224 Main Street | Rippey, Iowa 50235

MATT ADAMS

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 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

FARMLAND AUCTION

GREENE COUNTY, IOWA

Greene County, Iowa Farmland Auction – Mark your calendar for Friday, November 7th, 2025, at 10 AM! Peoples Company is pleased to represent the beneficiaries of the Raymond E. Moorman Trust in the sale of their family farm located just north of Rippey, Iowa, and south of Grand Junction, Iowa in Greene County. The farm consists of 160 acres m/l and will be offered as a single tract.

There are 147.39 certified FSA cropland acres with a CSR2 soil rating of 80.4 and prominent soil types of Clarion loam, Clarion-Storden complex, and Webster clay loam. Currently, an estimated 133.80 acres m/l were planted this year, with the balance discontinued in the Conservation Reserve Program (CRP). These acres are eligible to be farmed moving forward.

Snake Creek runs diagonally through the tract, and access is from the west off V Avenue. No established crossings are in place to cross over the creek; however, there are driveways in the northwest and southwest corners that offer access to both sides of the creek. Additionally, a dead-end county road stops at the eastern boundary of the farm, offering additional access to the east side of the property.

This tract has multiple nearby grain marketing options with the Landus co-op in Rippey, Iowa, and the Louis Dreyfus ethanol plant in Grand Junction, Iowa. Located just east of Iowa Highway 144, the Iowa highway system is also within easy access. This tract would make a great add-on to an existing farming operation or a smart investment for the buyer looking to diversify their portfolio.

The farm will be offered as a single tract on a price-per-acre basis through a traditional public auction. The public auction will take place on Friday, November 7th, 2025, at 10:00 AM at the Rippey Public Library in Rippey, Iowa. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

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TILLABLE SOILS MAP



DESCRIPTION	ACRES	% OF FIELD	IA CSR2
● Clarion loam	40.16	27.25 %	85
● Clarion-Storden complex	34.13	23.15 %	75
● Webster clay loam	24.70	16.75 %	88
● Coland-Spillville complex	19.51	13.24 %	74
● Nicollet loam	12.40	8.41 %	91
● Canisteo clay loam	6.82	4.63 %	87
● Okoboji silty clay loam	3.32	2.25 %	59
● Salida-Storden complex	2.33	1.58 %	26
● Knoke silty clay loam	2.05	1.39 %	56
● Clarion loam	1.68	1.14 %	88

IA CSR2: 80.4

AUCTION DETAILS AND TERMS

Seller: The Raymond E. Moorman Trust

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 tract will be sold via Public Auction on Friday, November 7th, 2025, at 10:00 AM at the Rippey Public Library in Rippey, Iowa. The farm will be sold as one individual tract on a price-per-acre basis to the High Bidder. 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, December 23rd, 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: 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.

Seller reserves the right to accept or reject any and all bids.



12119 Stratford Drive
Clive, IA 50325



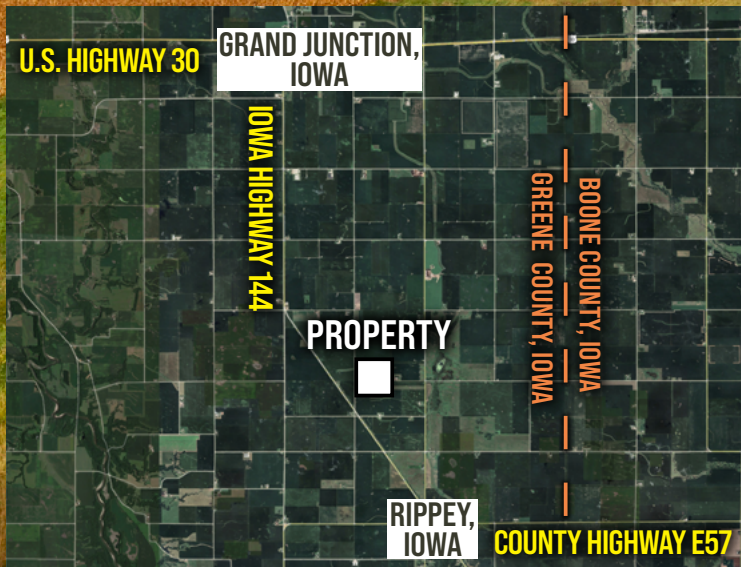
PeoplesCompany.com
Listing #18618



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

FARMLAND AUCTION

GREENE COUNTY, IOWA



DIRECTIONS

From Grand Junction, Iowa: Head south out of town on Iowa Highway 144. Continue for four miles. Turn left (north) onto V Avenue and go for one quarter of a mile. The farm will be on the right hand (east) side of the road. Look for Peoples Company signage.

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