



LISTING #19616

168.07 ACRES M/L

Terrace Avenue & 318th Street Rippey, IA 50235

GREENE COUNTY, IOWA

FARMLAND AVAILABLE

MATT ADAMS | 515.423.9235

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Peoples Company is pleased to present 168.07 acres m/l of Greene County, Iowa farmland located just northwest of Perry, Iowa, in the southeast corner of the county. This is an opportunity to purchase a historically high producing farm that would generate an above average return compared to the farm's market value. The farm has been managed with above average farming practices and fertility improvements, including both hog manure and cattle manure applications, supporting the most recent corn yield of 239 bushels per acre.

LISTING #19616
Listed At
\$1,575,000

The farm includes approximately 150.07 FSA cropland acres with an average CSR2 soil rating of 66. Over 70% of the farm carries a CSR2 soil rating of 77 or better. The primary soil types include both upland loam soils as well as productive bottom ground. Included in the FSA cropland acres are 14 +/- acres that have recently been seeded down to a clover/alfalfa/fescue mix in the Spring of 2025. The farmland tract has great natural drainage with a gentle slope starting on the higher east end of the farm and a gradual grade towards the west. Well maintained waterways are established, preventing erosion and allowing water to move off the farm. Farming rights will be open for the 2027 crop year.

Both Wetland and Highly Erodible Land (HEL) Determinations were completed on the farm in January 2026. The Wetland Determination verified that the cropland was considered Prior Converted/Non-Wetland, (PC/NW), which allows improvements to be made such as drainage tile or land modifications without restrictions. The HEL Determination confirmed that the cropland acres include both HEL and NHEL (Non-Highly Erodible Land). *Please contact listing agent for any specific information regarding the HEL & Wetland Determinations.

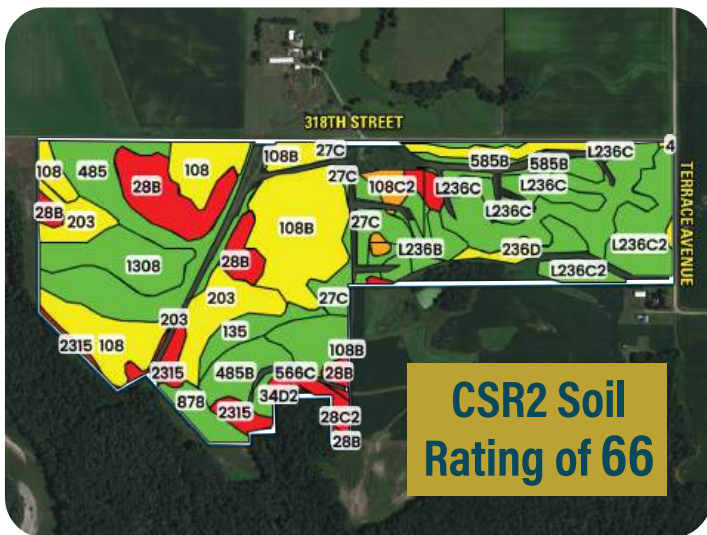
Conveniently located 1.5 miles south of County Highway E57 and 4.5 miles west of Iowa Highway 144, this tract offers quick access to multiple grain marketing options with competitive bidding in both grain elevators/co-ops and nearby ethanol plants. Access to the tract is from the north off 318th Street and the east off Terrace Avenue. Located in Sections 19, 20, 29, & 30 of Washington Township, Greene County, Iowa.



DIRECTIONS

From Rippey, Iowa: Head south on County Road P46 for about 1.5 miles, then keep right heading west towards V Avenue. Take a left (south) on V Avenue and continue for about 1.5 miles. Turn right (west) onto 320th Street. Travel to the end of the road, turning right (north) onto Terrace Avenue. The farm is on the left (west) side of the road. Look for Peoples Company signage.

From Perry, Iowa: Head west on Iowa Highway 141 for 6 miles. Then turn right (north) onto County Road P46 and continue for 4 miles. At 320th Street, turn left (west) and go for 1.5 miles. Following the bend in the road onto Terrace Avenue, the farm will be on the left (west) side of the road. Look for Peoples Company signage.



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

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