



Listing #18636

DELAWARE COUNTY, IA LAND AUCTION



DECEMBER
12
Friday

Auction Details:

Friday, December 12, 2025
at 10:00 AM

Auction Location:

New Vienna Community Center & Fire Station
1951 Church Street
New Vienna, Iowa 52065

113 Acres M/L

JESSE MEYER

Jesse@PeoplesCompany.com | 563.543.8338

JERED RAVE

Jered.Rave@PeoplesCompany.com | 563.920.2399

DELAWARE COUNTY, IA LAND AUCTION

Listing #18636

113
Acres M/L

DESCRIPTION:

Delaware County, Iowa Land Auction
Mark your calendar for Friday, December 12, 2025,
at 10:00 AM!

Peoples Company is pleased to be representing the Harley H. Willenborg Trust in the sale of 113 acres m/l of high-quality farmland directly adjacent to Petersburg, Iowa. This nearly 100% tillable farm consists of 107.5 FSA cropland acres m/l with a CSR2 rating of 68.8. Primary soil types include the productive Downs silt loam and Colo-Ely complex.

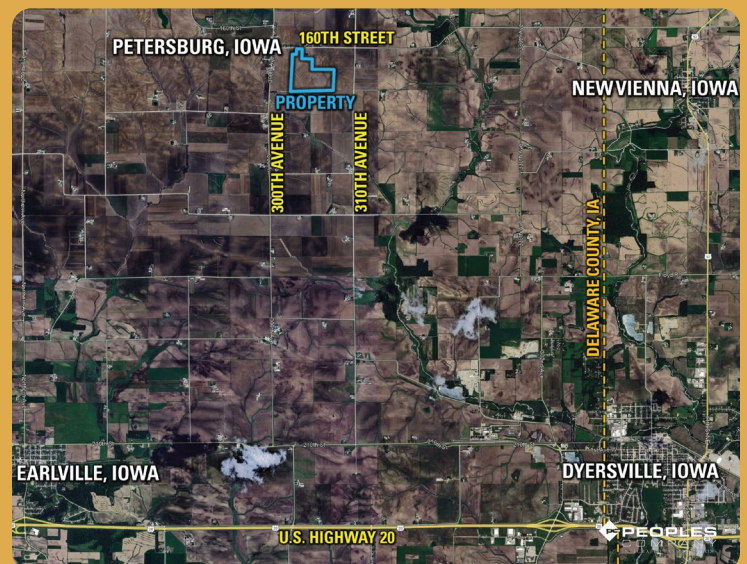
Located on the south side of County Highway C64 (160th Street) in Section 4 of Bremen Township, Delaware County, Iowa, this farm would make an excellent addition to an existing operation or a sound investment for buyers looking to diversify their portfolio. It is ideally situated for grain marketing with Mid-Iowa Cooperative just 6 miles west in Earlville, Farmers Union Cooperative 6 miles south in Dyersville, and Big River Resources' ethanol plant also in Dyersville.

This single tract will be offered on a price-per-acre basis via Public Auction on Friday, December 12th, 2025, at 10:00 AM at the New Vienna Community Center & Fire Station in New Vienna, Iowa. The auction can also be viewed virtually, with online bidding available.

DIRECTIONS:

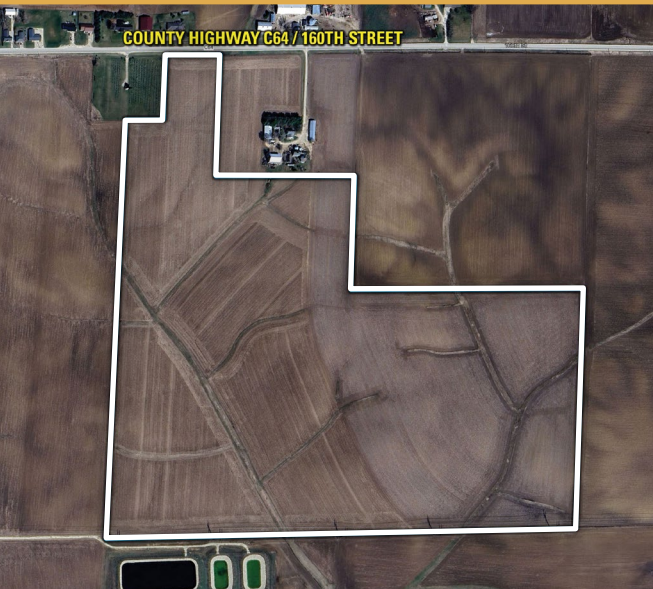
From Petersburg: Head east on 160th Street/County Road C64 for 0.3 mile, the property will be located on the right/south side of the road.

From Dyersville: Drive west on Highway 20 for 5 miles, then turn right onto 300th Avenue, traveling 1 mile, then turn left onto 210th Street for 0.3 mile, then turn right back on to 300th Avenue for 5.1 miles to Petersburg where you will turn right onto 160th Street for 0.3 mile, and the property will be located on the right/south side of road.



JESSE MEYER | 563.543.8338
Jesse@PeoplesCompany.com

JERED RAVE | 563.920.2399
Jered.Rave@PeoplesCompany.com



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 offered via Public Auction and will take place on Friday, December 12th, 2025, at 10:00 AM at the New Vienna Community Center & Fire Station, 1951 Church Street, New Vienna, Iowa 52065. 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 that they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Delaware 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 Delaware 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 Kane Norby & Reddick Trust Account.

Closing: Closing will occur on or before Thursday, January 22nd, 2026. The balance of the purchase price will be payable at closing in the form of a 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 2026 season at \$350/tillable acre, which will be paid to the buyer on March 1st & October 15th, 2026. The farming rights will be available for the 2027 crop season.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on the Property. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Survey: A new survey is being completed, and the farm will be sold on a price-per-acre basis using the surveyed acres.

Contract & Title: Immediately upon the 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. The 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.

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

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(s) 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 the abstract.



300 1st Avenue W
Cascade, IA 52033



PeoplesCompany.com
Listing #18636

SCAN THE QR CODE FOR
MORE INFORMATION



Listing #18636

DELAWARE COUNTY, IA LAND AUCTION

JESSE MEYER | IA LIC B60307000

Jesse@PeoplesCompany.com

563.543.8338

JERED RAVE | IA LIC S73426000

Jered.Rave@PeoplesCompany.com

563.920.2399



Auction Details:

Friday, December 12th, 2025
at 10:00 AM

Auction Location:

New Vienna Community Center & Fire Station
1951 Church Street
New Vienna, Iowa 52065

113 Acres M/L