

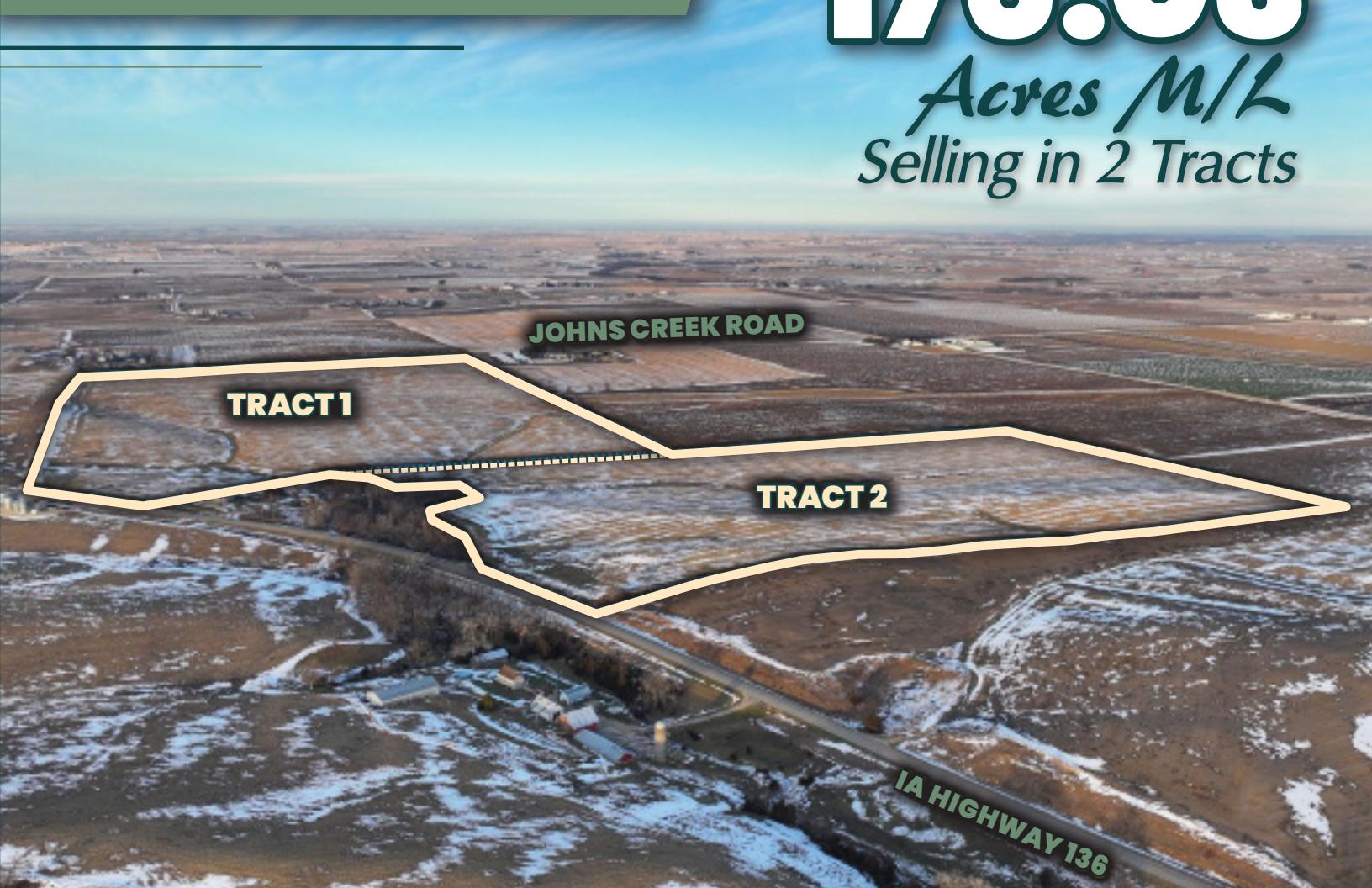
Dubuque County

# FARMLAND AUCTION



**176.03**

*Acres M/L  
Selling in 2 Tracts*



 **PEOPLES**<sup>TM</sup>  
COMPANY  
INTEGRATED LAND SOLUTIONS

Jesse Meyer • IA LIC B60307000  
563.543.8338 • [Jesse@PeoplesCompany.com](mailto:Jesse@PeoplesCompany.com)

*Thursday*  
**FEBRUARY 12**  
10:00 am • Worthington, IA

*Listing #18821 • PeoplesCompany.com*

# Dubuque County FARMLAND AUCTION

Worthington Community Center  
216 1st Avenue West • Worthington, IA 52078

## TRACT 1



## TRACT 2



ONLINE BIDDING AVAILABLE  
from your computer or smartphone!



## DIRECTIONS

**From Worthington, IA:** Head south on IA Highway 136 for 2.2 miles, and the property will be located on the left/east side of the road. Watch for Peoples Company signs.

**From Cascade, IA:** Head north on IA Highway 136 for 6.8 miles, and the property will be located on the right/east side of the road. Watch for Peoples Company signs.

# Dubuque County

# FARMLAND AUCTION



Thursday

FEB. 12

176.03 *Acres  
m/l*

*Selling in 2 Tracts*

## DESCRIPTION

**Mark your calendar for Thursday, February 12, 2026, at 10:00 AM!** Peoples Company is pleased to be representing CJK Heritage, LLC in the sale of their farm located just south of Worthington, Iowa, and north of Cascade, Iowa. The farm consists of 176.03 acres m/l and will be offered as two individual tracts. The tracts have great access off Iowa Highway 136 and Johns Creek Road, offering easy access to surrounding grain markets. These nearly 100% tillable tracts have an average CSR2 soil rating of 74.9, well above the Dubuque County average CSR2 soil rating of 49.2. The primary soil types include top-producing Ostrander loam & Terril loam. These tracts are located in Section 4 of Cascade Township, Dubuque County, Iowa.

**Tract 1:** 110.67 acres m/l, including an estimated 103.28 acres currently farmed, with an average CSR2 soil rating of 75.8.

**Tract 2:** 65.36 acres m/l, including an estimated 59.97 acres currently farmed, with an average CSR2 soil rating of 73.2.

These high-quality farmland tracts are located in a strong farming community and would make great additions to an existing farming operation or serve as investments for buyers looking to diversify their portfolios or hedge against inflation. Several grain marketing outlets are located nearby, including the L&S Ag grain elevator in Worthington and the Big River United Energy ethanol plant in Dyersville—both easily accessible via county and state paved highways. The farms will be open for the 2026 growing season.

The two tracts will be offered on a price per acre basis via Public Auction and will take place on Thursday, February 12th, 2026, at 10:00 AM CST at the Worthington Community Center in Worthington, Iowa. The farm will be sold as two individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or both tracts for their high bid. "Buyers Choice" auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.



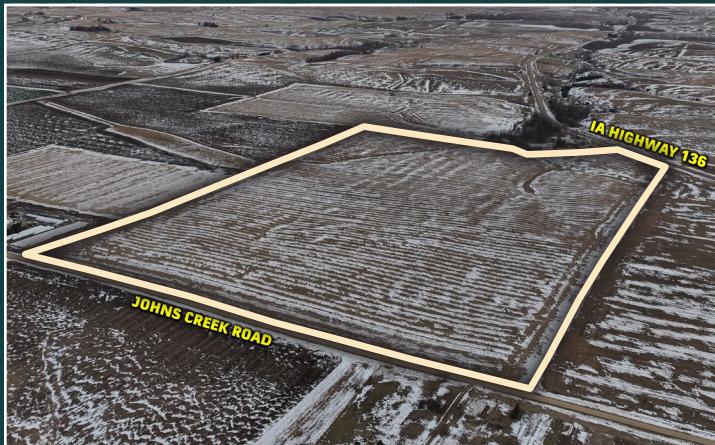
Scan the QR code  
for more information.



# Worthington Community Center

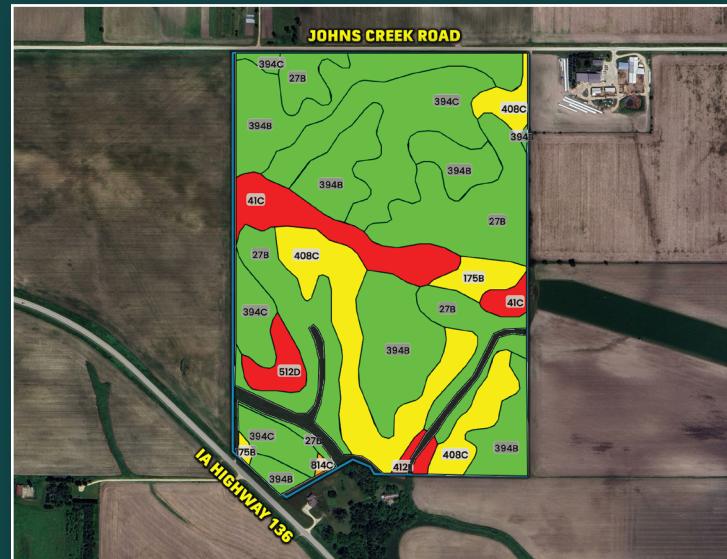
216 1st Avenue West • Worthington, IA 52078

## TRACT 1 • 110.67 Acres M/L



## TRACT 1 TILLABLE SOILS MAP

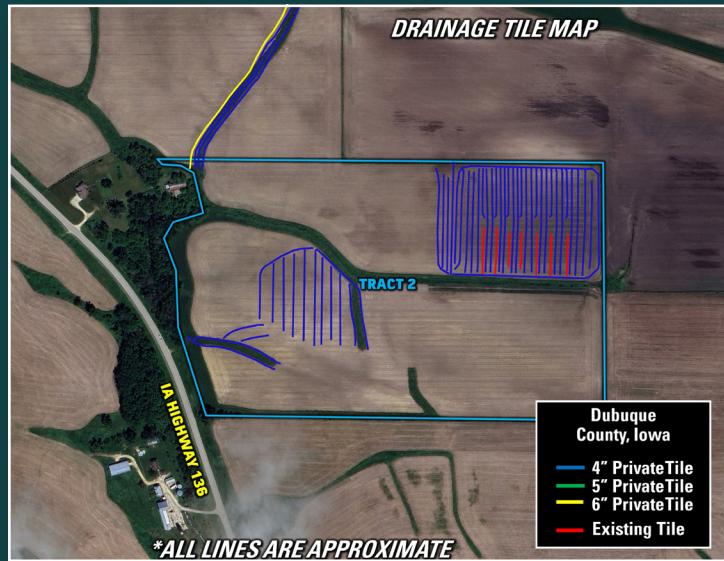
| Code             | Soil Description          | Acres | % of Field | CSR2 Legend | CSR2 |
|------------------|---------------------------|-------|------------|-------------|------|
| 394B             | Ostrander loam            | 30.09 | 29.13%     | 88          |      |
| 27B              | Terril loam               | 25.57 | 24.76%     | 89          |      |
| 394C             | Ostrander loam            | 18.34 | 17.76%     | 83          |      |
| 408C             | Olin sandy loam           | 15.90 | 15.40%     | 59          |      |
| 41C              | Sparta loamy fine sand    | 7.72  | 7.47%      | 32          |      |
| 175B             | Dickinson fine sandy loam | 2.38  | 2.30%      | 51          |      |
| 512D             | Marlean sandy loam        | 2.31  | 2.24%      | 30          |      |
| 412E             | Emeline loam              | 0.78  | 0.76%      | 5           |      |
| 814C             | Rockton loam              | 0.19  | 0.19%      | 42          |      |
| Weighted Average |                           |       |            | 75.8        |      |



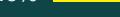
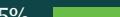
Visit our website for aerial drone video of this property.

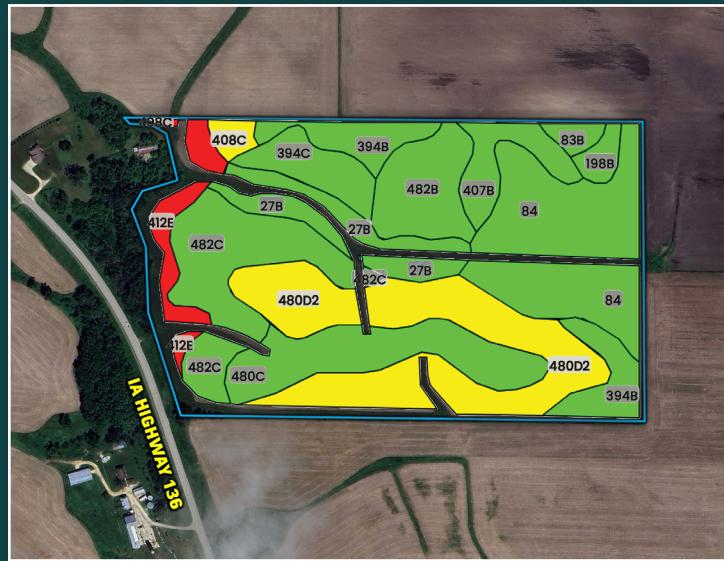
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## **TRACT 2 • 65.36 Acres M/L**



## TRACT 2 TILLABLE SOILS MAP

| Code                    | Soil Description | Acres | % of Field | CSR2 Legend   | CSR2        |
|-------------------------|------------------|-------|------------|---|-------------|
| 480D2                   | Orwood silt loam | 12.87 | 21.46%     |  | 52          |
| 84                      | Clyde loam       | 11.07 | 18.46%     |  | 89          |
| 482C                    | Racine loam      | 7.63  | 12.72%     |  | 75          |
| 480C                    | Orwood silt loam | 6.35  | 10.59%     |  | 81          |
| 394B                    | Ostrander loam   | 4.30  | 7.17%      |  | 88          |
| 482B                    | Racine loam      | 4.22  | 7.04%      |  | 76          |
| 27B                     | Terril loam      | 3.85  | 6.42%      |  | 89          |
| 394C                    | Ostrander loam   | 2.61  | 4.35%      |  | 83          |
| 407B                    | Schley loam      | 2.54  | 4.23%      |  | 81          |
| 412E                    | Emeline loam     | 2.33  | 3.88%      |  | 5           |
| 198B                    | Floyd loam       | 0.84  | 1.40%      |  | 89          |
| 408C                    | Olin sandy loam  | 0.72  | 1.20%      |  | 59          |
| 83B                     | Kenyon loam      | 0.65  | 1.08%      |  | 90          |
| <b>Weighted Average</b> |                  |       |            |   | <b>73.2</b> |



# CONTACT

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## FARMLAND AUCTION

Thursday, February 12, 2026 at 10:00 am

Worthington Community Center

216 1st Avenue West

Worthington, IA 52078



Scan the QR code  
for more information.

## AUCTION TERMS AND CONDITIONS

**Seller:** CJK Heritage, LLC

**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 tracts will be sold via Public Auction on Thursday, February 12th, 2026, @ 10:00 AM CST at the Worthington Community Center in Worthington, Iowa. The portfolio will be offered as two individual tracts using the "Buyer's Choice" auction method, whereas the winning bidder may elect to take one or both tracts for their high bid. The "Buyer's Choice" auction will continue until all farmland tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. 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.

**Agency:** 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 Dubuque 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 Dubuque 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 Knuth Law Firm Trust Account.

**Closing:** Closing will occur on or before Wednesday, March 18th, 2026. The balance of the purchase price will be payable at closing in the form of guaranteed checks or wire transfers.

**Possession:** Possession of the land will be given at Closing.

**Farm Lease:** The sellers are the current operators of the farm; therefore, there is no lease to be terminated, and the farming rights will be 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, it 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. Buyers should perform their own 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.