

# SEALED BID FARMLAND AND ACREAGE AUCTION

Bids due prior to 10:00 AM on Tuesday, October 27, 2026

# Dubuque County Iowa



LISTING #19538

TRACT 1



TRACT 2



TRACT 3



**JESSE MEYER**

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

# SEALED BID FARMLAND AND ACREAGE AUCTION

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Peoples Company is pleased to present 247.26 surveyed acres to be offered in three highly desirable tracts near Holy Cross, Iowa. This Dubuque County farm has been owned and carefully maintained by the Wulfekuhle family for generations, reflecting pride of ownership, strong management, and long-term stewardship. Located in Concord Township, just one mile north of Holy Cross, this property offers an excellent opportunity for farmers, investors, and rural buyers.

**Tract 1** features a well-kept country home situated on 5.59 surveyed acres and is complemented by a functional set of outbuildings, providing ample space for storage, livestock, and equipment. The site includes a milking parlor and additional structures suitable for cattle or diversified livestock operations. This tract offers a rare opportunity to purchase a farmstead with the infrastructure already in place.

**Tract 2** consists of 157.88 surveyed acres, including an estimated 150.76 tillable acres carrying a strong CSR2 of 73.1. The primary soil types, New Vienna Silt Loam and Downs Silt Loam, are well regarded for productivity and consistency. This tract offers a large, contiguous block of productive row-crop farmland in a region known for strong agricultural performance.

**Tract 3** includes 83.79 surveyed acres, with an estimated 76.48 tillable acres and a CSR2 rating of 70.7. Like Tract 2, the soils are predominantly Downs Silt Loam and New Vienna Silt Loam, providing dependable fertility and excellent farming characteristics. This tract is well suited for operators looking to expand their acreage base or investors seeking quality Iowa farmland.

Situated in a highly desirable area of Dubuque County, this farm is located in a region known for its strong agricultural base, well-maintained farms, and competitive land market. The Wulfekuhle family's long ownership and care are evident throughout the property, making this an opportunity to acquire a well-cared-for farm in one of Northeast Iowa's most desirable agricultural areas.

The farm will be offered through a Sealed Bid Sale, with all bids due prior to 10:00 A.M. (CST) on Tuesday, October 27, 2026. Bidders will have one opportunity to submit their highest and best offer, and no live auction will follow the sealed bid process. The property is being offered in three individual tracts, allowing buyers the flexibility to bid on one tract, multiple tracts, or the entire offering. Please contact the Listing Agent or refer to the Bid Submission Form for complete bidding instructions.



**From Holy Cross:** Head east on Highway 3 (IA-3) for 0.5 miles, then take the 3rd exit at the roundabout onto Tollgate Road (CR-Y13). Continue 1.6 miles and turn left onto Ridge Road. Drive 0.5 miles and turn right onto Wulfekuhle Road. Tract 3 will be immediately on your left-hand side. Continue on Wulfekuhle Road for 1.2 miles, and Tracts 1 & 2 will be on your right-hand side.



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SCAN THE QR CODE  
TO VIEW THIS  
LISTING ONLINE!



# AUCTION TERMS & CONDITION

## **BID SUBMITTAL PROCESS AND DEADLINE:**

To request a sealed bid packet, please email Jesse Meyer at [Jesse@PeoplesCompany.com](mailto:Jesse@PeoplesCompany.com) or contact by phone at (563) 543.8338. Bids should be for the whole dollar amount per tract, and combination offers will require purchase price allocations for each respective tract. Peoples Company will notify the successful high bidder on or before 5:00 pm CST on Wednesday, October 28th, 2026, of the Seller's acceptance of a bid. The Seller reserves the right to accept or reject any bids at their sole discretion. Upon Seller's confirmation of an acceptable bid, the Bidder will execute a Real Estate Sale Contract that will be signed and accepted by Sellers.

## **DELIVER, MAIL, OR EMAIL BIDS TO:**

Peoples Company - Attn: Jesse Meyer  
300 1st Avenue W | Cascade, IA 52033  
[Jesse@PeoplesCompany.com](mailto:Jesse@PeoplesCompany.com)

**AGENCY:** Peoples Company and their representative are Agents of the Seller.

**METHOD OF SALE:** The property will be sold as three individual tracts through a One-Chance Sealed Bid Auction. The format encourages Bidders to submit their highest and best offer in writing for tracts or a combination of any of the three tracts, as there will be no live bidding or additional rounds of bidding for the property. In the unlikely event that there are two or more bids for the same amount, each party would then be asked if they wish to raise their bid until concluded.

**EARNEST MONEY PAYMENT:** An earnest money payment of 10% of the purchase price will be due upon acceptance and notification of a successful offer. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held at Drake Law Firm PC.

**FINANCING:** The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the Bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

**CLOSING:** Closing will occur on or before Tuesday, December 8th, 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.

**FARM LEASE:** The farm is available for the 2027 cropping season.

**FARM PROGRAM INFORMATION:** Farm Program Information is provided by the Dubuque County Farm Service Agencies. 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.

**CONTRACT & TITLE:** The successful Buyer will enter into a real estate sales contract and deposit the required earnest money payment with Drake Law Firm PC. The Seller will provide a current title commitment at their expense. The sale is not contingent upon Buyer financing.

**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 Peoples Company or Seller. 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.

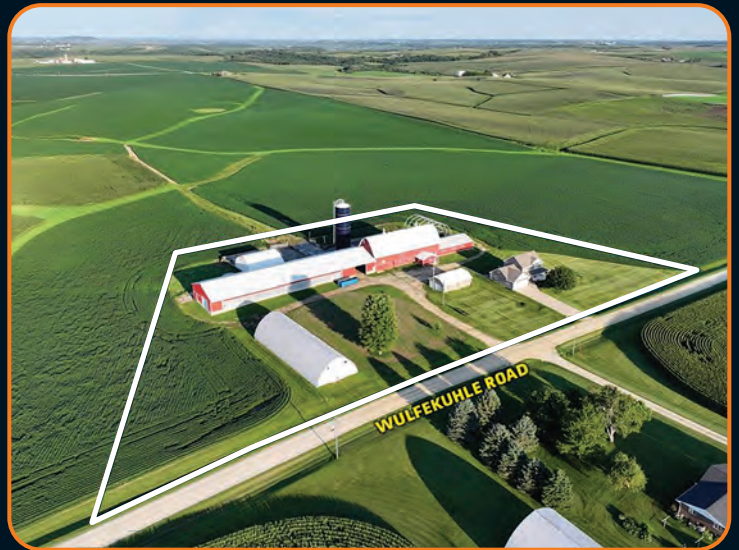
**DISCLAIMER:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. The Buyer should perform his/her investigation of the property before submitting their bid. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the abstract.

## TRACT ONE | 5.59 SURVEYED ACRES

Tract 1 offers an exceptional rural acreage featuring a well-maintained 4-bedroom, 4-bathroom home with an attached 2-car garage, situated on 5.59 surveyed acres. The attractive country residence is complemented by a well-kept set of farm buildings that provide ample space for livestock, equipment, storage, and a variety of agricultural uses.

The improvements include a milking parlor, a large former loafing barn (currently being used for storage), and additional outbuildings, making this property well-suited for cattle operations, hobby farming, or diversified livestock enterprises. Beautifully landscaped and located in the heart of productive farm country, this tract offers the rare opportunity to purchase a turnkey farmstead with the infrastructure already in place while enjoying the comforts of country living.

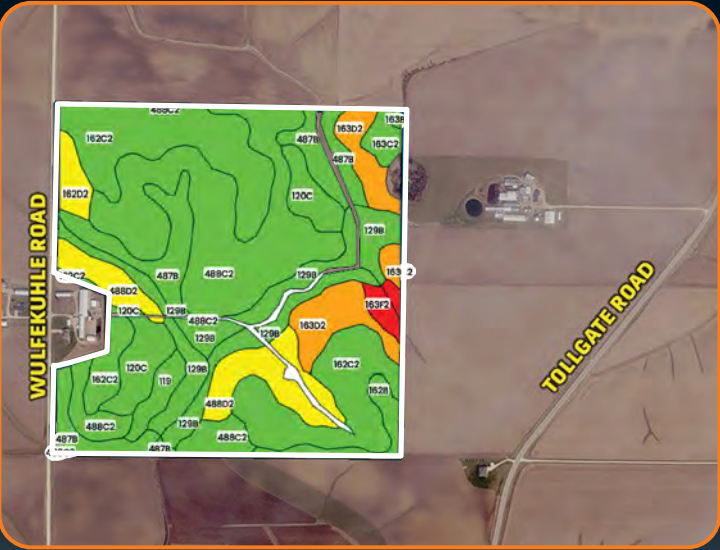
Whether you're looking to continue an agricultural operation, establish a rural residence with room for animals, or invest in a highly improved acreage, Tract 1 is a property that combines functionality, versatility, and pride of ownership.



# TRACT TWO | 157.88 SURVEYED ACRES

Tract 2 presents an outstanding opportunity to acquire 157.88 surveyed acres of highly productive Dubuque County farmland. With an estimated 150.76 tillable acres and a strong CSR2 rating of 73.1, this tract offers the quality and scale sought by both local operators and investors. The farm is predominantly comprised of highly regarded New Vienna Silt Loam and Downs Silt Loam soils, known for their productivity and consistency across a wide range of growing conditions.

Featuring a large, contiguous field layout with excellent access, this tract is well suited for efficient row-crop farming operations. Located in an area recognized for strong agricultural performance, the farm provides an attractive combination of high-quality soils, strong tillable acreage, and long-term investment appeal. Opportunities to purchase a tract of this size and caliber are increasingly rare, making Tract 2 a valuable addition to any farming operation or land investment portfolio.



## TILLABLE SOILS MAP

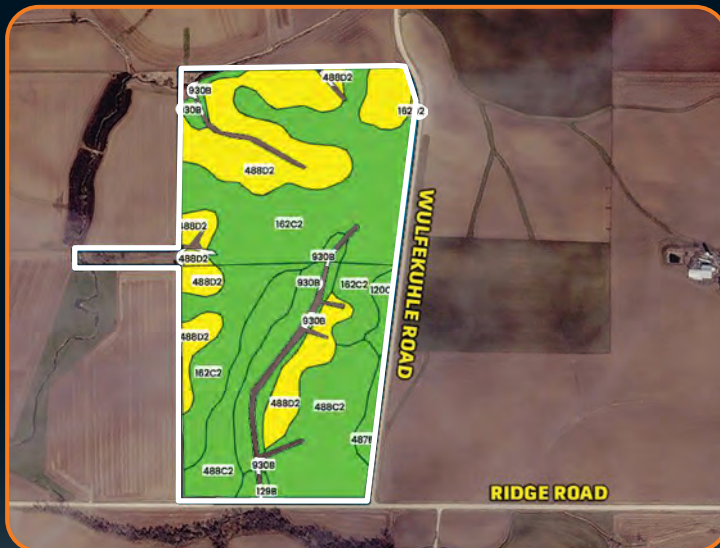
| Code             | Soil Description             | Acres | % of Field | Legend      | CSR2 |
|------------------|------------------------------|-------|------------|-------------|------|
| 488C2            | Newvienna silt loam          | 37.20 | 24.67%     | <div></div> | 77   |
| 162C2            | Downs silt loam              | 35.45 | 23.52%     | <div></div> | 80   |
| 487B             | Otter-Worthen silt loams     | 17.38 | 11.53%     | <div></div> | 77   |
| 129B             | Arenzville-Chaseburg complex | 16.63 | 11.03%     | <div></div> | 73   |
| 488D2            | Newvienna silt loam          | 11.69 | 7.75%      | <div></div> | 50   |
| 163D2            | Fayette silt loam            | 10.90 | 7.23%      | <div></div> | 46   |
| 120C             | Tama silt loam               | 8.58  | 5.69%      | <div></div> | 90   |
| 162B             | Downs silt loam              | 3.49  | 2.31%      | <div></div> | 90   |
| 119              | Muscatine silt loam          | 2.65  | 1.76%      | <div></div> | 95   |
| 162D2            | Downs silt loam              | 2.60  | 1.73%      | <div></div> | 54   |
| 163C2            | Fayette silt loam            | 1.98  | 1.31%      | <div></div> | 72   |
| 163F2            | Fayette silt loam            | 1.97  | 1.31%      | <div></div> | 18   |
| 163B             | Fayette silt loam            | 0.24  | 0.16%      | <div></div> | 83   |
| Weighted Average |                              |       |            |             | 73.1 |

# TRACT THREE | 83.79 SURVEYED ACRES

Tract 3 offers 83.79 surveyed acres of quality Dubuque County farmland, including an estimated 76.48 tillable acres with a strong CSR2 rating of 70.7. The farm features predominantly Downs Silt Loam and New Vienna Silt Loam soils, providing the productivity, fertility, and consistency that make Northeast Iowa farmland highly sought after.

With a high percentage of tillable acres and convenient road frontage along Wulfekuhle Road and Ridge Road, this tract provides excellent accessibility and efficient farming potential. The combination of quality soils, strong CSR2, and manageable size makes Tract 3 an attractive opportunity for neighboring operators looking to expand their land base or investors seeking dependable income-producing farmland.

Whether purchased as a standalone investment or in combination with the neighboring tracts, Tract 3 represents a desirable parcel of productive Iowa farmland with long-term agricultural and investment appeal.



## TILLABLE SOILS MAP

| Code             | Soil Description             | Acres | % of Field | Legend | CSR2 |
|------------------|------------------------------|-------|------------|--------|------|
| 162C2            | Downs silt loam              | 29.99 | 39.21%     |        | 80   |
| 488D2            | Newvienna silt loam          | 21.45 | 28.05%     |        | 50   |
| 488C2            | Newvienna silt loam          | 16.17 | 21.15%     |        | 77   |
| 930B             | Orion silt loam              | 6.17  | 8.07%      |        | 76   |
| 120C             | Tama silt loam               | 1.07  | 1.40%      |        | 90   |
| 487B             | Otter-Worthen silt loams     | 1.01  | 1.32%      |        | 77   |
| 129B             | Arenzville-Chaseburg complex | 0.57  | 0.74%      |        | 73   |
| 162D2            | Downs silt loam              | 0.05  | 0.07%      |        | 54   |
| Weighted Average |                              |       |            |        | 70.7 |

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Cascade, IA 52033



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