

SEALED BID FORM

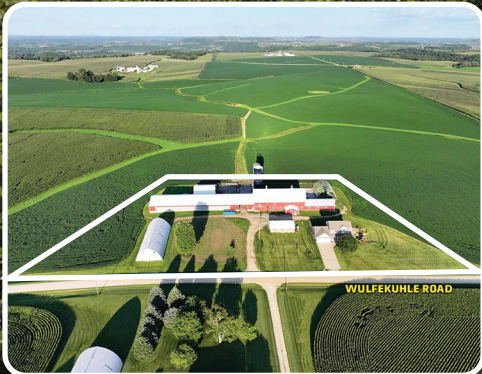
Bids due prior to 10:00 AM on Tuesday, October 27, 2026

Dubuque County Iowa



★ ★ ★
LISTING #19538

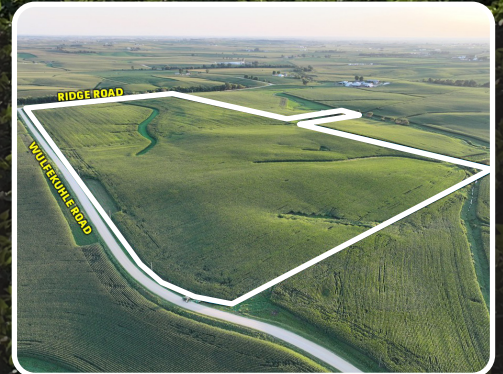
TRACT 1



TRACT 2



TRACT 3



JESSE MEYER

563.543.8338 | IA LIC B60307000
Jesse@PeoplesCompany.com

 **PEOPLESTM**
COMPANY
INTEGRATED LAND SOLUTIONS

TERMS AND CONDITIONS

One Chance Sealed-Bid Auction

Dubuque County, Iowa
247.26± Surveyed Acres
Offered in Three Tracts or Combination

Bid Deadline and Time: Tuesday, October 27, 2026, on or before 10:00 AM, CST.

BID SUBMITTAL PROCESS AND DEADLINE:

To request a sealed bid packet, please email Jesse Meyer at 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

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.

I ACKNOWLEDGE THAT I HAVE READ, AND DO HEREBY ACCEPT THE TERMS AND CONDITIONS.

INITIALS: _____

SEALED BID OFFER

DELIVER, MAIL, OR EMAIL BIDS TO:

Peoples Company Attn: Jesse Meyer | 300 1st Avenue W | Cascade, IA 52033 | Jesse@PeoplesCompany.com

Bids Submitted By: Company or Name: _____ Phone: _____

Address: _____ Email: _____

Purchase Offer Terms: _____

Tract 1 - 5.59 Acres - Offer Price: \$ _____

Tract 2 - 157.88 Acres - Offer Price: \$ _____

Tract 3 - 83.79 Acres - Offer Price: \$ _____

Submitted this _____ Day of _____, 2026:

Signature

Print Name