

Muscatine County, Iowa



SEALED BID AUCTION

189.54 ACRES M/L | OFFERED IN TWO TRACTS

Bid By 12 PM on Wednesday, October 28



MATT HOENIG

319.330.9735 | IA LIC S68835000
Matt.Hoenig@PeoplesCompany.com

RILEY SIEREN

319.591.0111 | IA LIC S66739000
Matt.Hoenig@PeoplesCompany.com

Listing #19724



Muscatine County, Iowa

189.54 ACRES M/L | OFFERED IN TWO TRACTS

For the first time in more than 150 years, the Wilson Heritage Farm is being offered for sale. Peoples Company is extremely proud to represent Wilson Heritage Farms, LLC in the sale of 189.54 acres m/l of premium Muscatine County, Iowa, farmland, ideally located off U.S. Hwy 6 just 2.75 miles from West Liberty, Iowa. With excellent access and a strong agricultural presence in the surrounding area, this tract presents a rare opportunity in a highly regarded farming community.

This farm has been proudly held in the same family since 1875, over 151 years, making this a truly rare opportunity to acquire a heritage farm with a long-standing history of ownership and stewardship. The farm will be offered via Sealed Bid Sale, with all bids due prior to 12:00 PM "Noon" (CST) on Wednesday, October 28th, 2026.

The entire farm contains 183.93 FSA tillable acres carrying an impressive CSR2 rating of 82. Main soil types include Downs Silt Loam, Colo-Ely, New Vienna, & Atterberry Silt Loam. With approximately 97% of the farm in tillable production, the property offers an exceptional combination of productive soils, farmability, scale, and location that should appeal to both local farming operations and farmland investors. Buyers will have the option to submit bids on the entire farm or on Tracts 1 and 2, respectively. The Wilson Heritage Farm, LLC is rented for the 2026 farming season, with open tenancy for 2027. Situated 2.75 miles west of West Liberty, IA, this meticulously maintained farm offers high-quality soils, tile improvements, and the opportunity to add premium tillable acres to your farming operation or land holdings portfolio.

TRACT 1 | 45.91 ACRES | 42.84 APPROX. CROPLAND ACRES | CSR2 RATING OF 80.5

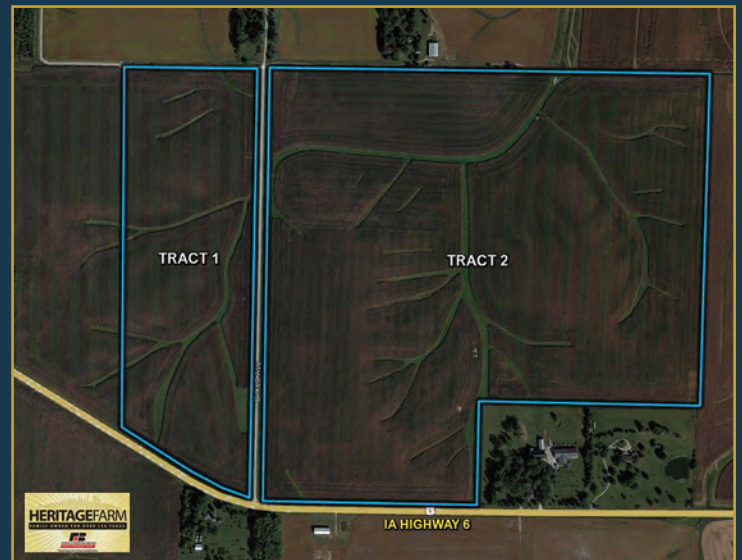
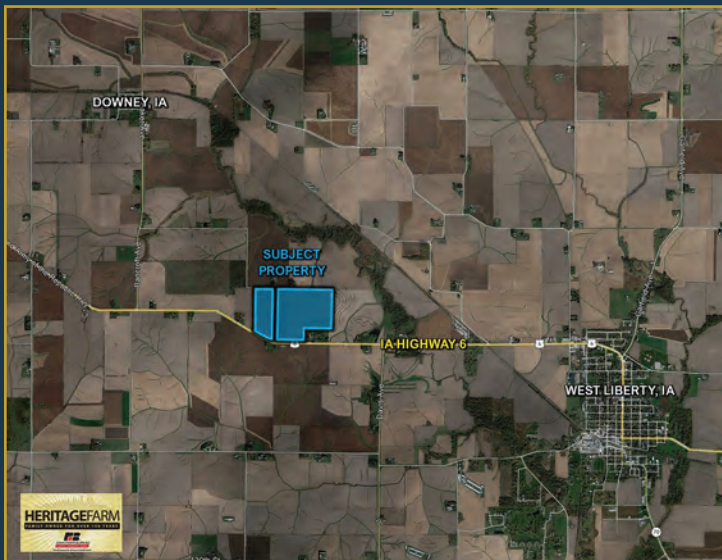
TRACT 2 | 143.63 ACRES | 141.09 APPROX. CROPLAND ACRES | CSR2 RATING OF 82.4

WHOLE FARM | 189.54 ACRES | 183.93 APPROX. CROPLAND ACRES | CSR2 RATING OF 82

YEILD HISTORY

2025 White Corn 221bu

2024 Soybeans 71bu



MATT HOENIG

319.330.9735 | IA LIC S68835000
Matt.Hoenig@PeoplesCompany.com

RILEY SIEREN

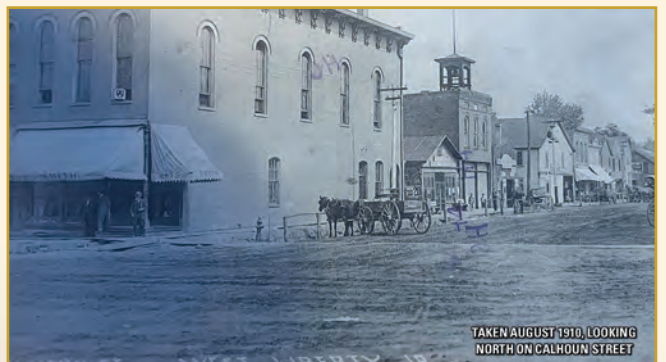
319.591.0111 | IA LIC S66739000
Matt.Hoenig@PeoplesCompany.com

WILSON HERITAGE FARMS, LLC

The stewards of Wilson Heritage Farms, LLC have remained committed to improving and preserving the land for future generations. Most recently, in 2024, approximately 13,359 feet of drainage tile was professionally installed and connected to roughly 1,500 feet of existing tile, significantly improving drainage, farmability, crop production, and erosion control. These improvements reflect the same philosophy that has guided the farm for generations: care for the land, continually improve it, and leave it better for the next steward.

Wilson Heritage Farm represents nearly 150 years of Iowa agricultural heritage. The farm's roots trace back to approximately 1875, when the property was acquired by the father of John Brown Wilson (1895–1973). John carried that legacy forward through an era that transformed farming from horse-drawn equipment to modern mechanization. His son, Don Wilson (1928–2018), continued the family tradition, dedicating much of his life to caring for the land and preserving it for the generations that followed. In 1975, that commitment was formally recognized when the property earned designation as an Iowa Century Farm, celebrating 100 years of continuous Wilson family ownership and stewardship.

Following Don's passing, the farm transitioned to his daughters, Elizabeth (Wilson) Oldani and Deborah J. Wilson, carrying the family's connection to this land into yet another generation. Elizabeth and her husband, Dann Oldani, later established Wilson Heritage Farms, LLC, intentionally choosing the name to honor the generations whose hard work, sacrifice, and perseverance built this legacy. As this chapter of over 150 years of Wilson family ownership comes to a close, the hope is that the next owner will recognize what this land represents, continue its tradition of responsible stewardship, and have the opportunity to write the next chapter and build a legacy of their own.



Wilson Heritage Farm LLC



TRACT 1 | 45.91 ACRES



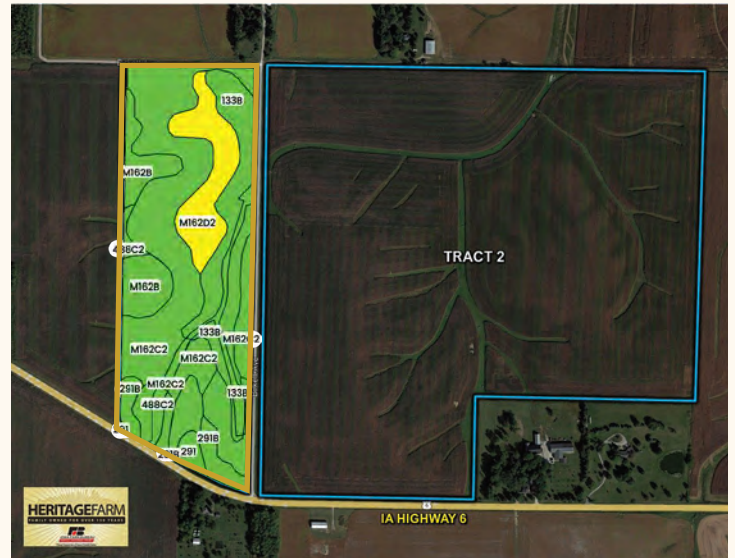
01 U.S. Highway 6
West Liberty, IA 52776

Approx. Cropland Acres | 42.84
CSR2 | 80.5

Tract 1 consists of 45.91 acres m/l of highly productive farmland located just outside of West Liberty, Iowa, in a strong and well-established agricultural area. The tract includes approximately 42.84 FSA cropland acres, carrying an impressive average CSR2 rating of 80.5, with Downs Silt Loam and Colo-Ely Complex among the primary soil types. Currently, there are an estimated 40.05 tillable acres in row crop production with an average CSR2 rating of 80.3.

With nearly 93% of the tract consisting of cropland, Tract 1 offers the combination of quality soils, strong farmability, and convenient access to U.S. Highway 6 that both operators and farmland investors look for. Its manageable size creates an excellent opportunity for a local producer to expand an existing operation or for an investor to acquire a highly tillable Iowa farmland asset in a competitive farming community.

For buyers seeking additional scale, Tract 1 can be combined with Tract 2, creating the opportunity to assemble a larger farmland holding with additional productive acres in one contiguous location near West Liberty.



Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	CSR2
M162C2	Downs silt loam	16.45	38.39%		82
133B	Colo-Ely complex	8.40	19.61%		86
M162B	Downs silt loam	5.60	13.08%		90
M162D2	Downs silt loam	5.27	12.31%		57
488C2	Newvienna silt loam	4.22	9.86%		77
291B	Atterberry silt loam	2.08	4.86%		85
291	Atterberry silt loam	0.81	1.90%		85
Weighted Average:					80.5



MATT HOENIG

319.330.9735 | IA LIC S68835000
Matt.Hoenig@PeoplesCompany.com

RILEY SIEREN

319.591.0111 | IA LIC S66739000
Matt.Hoenig@PeoplesCompany.com





TRACT 2: 143.63 ACRES



01 U.S. Highway 6

West Liberty, IA 52776

Approx. Cropland Acres | 141.09

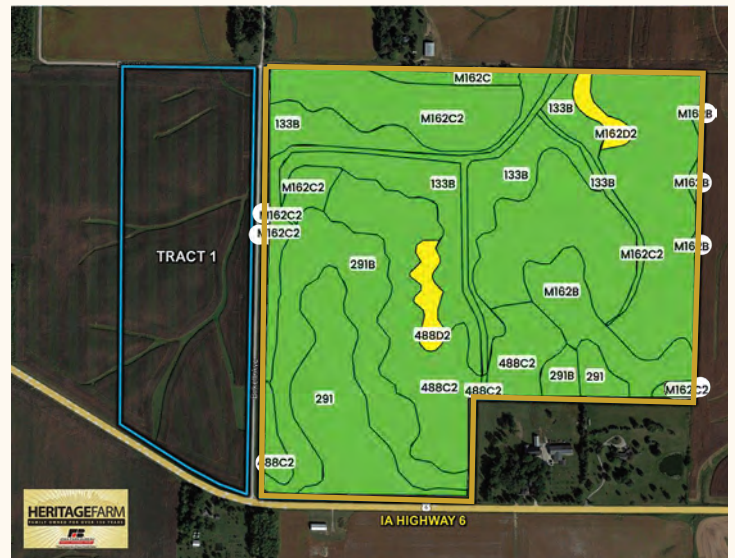
CSR2 | 82.4

Tract 2 consists of 143.63 acres m/l of highly productive farmland located just outside of West Liberty, Iowa, in a strong and well-established agricultural area. The tract includes approximately 141.09 tillable acres, representing more than 98% of the total acreage, and carries an outstanding average CSR2 rating of 82.4. Currently, there are an estimated 132.66 tillable acres in row crop production with an average CSR2 rating of 82.3.

The combination of highly productive soils, exceptional tillable efficiency, and the overall size of Tract 2 makes this an attractive offering for both farmers and farmland investors. For an operator, the tract provides the opportunity to add a substantial block of quality cropland to an existing operation, while investors will appreciate the high percentage of income-producing acres and the long-term value associated with productive Iowa farmland near West Liberty.

For buyers looking to maximize scale, Tract 2 can be combined with Tract 1, creating an impressive 189.54-acre m/l farmland holding with approximately 183.93 FSA tillable acres in one location.

Tile Map



Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	CSR2
M162C2	Downs silt loam	48.38	34.29%		82
133B	Colo-Ely complex	25.91	18.36%		86
488C2	Newvienna silt loam	21.48	15.22%		77
291B	Atterberry silt loam	18.46	13.08%		85
291	Atterberry silt loam	14.17	10.04%		85
M162B	Downs silt loam	7.62	5.40%		90
488D2	Newvienna silt loam	2.06	1.46%		51
M162C	Downs silt loam	1.62	1.15%		85
M162D2	Downs silt loam	1.41	1.00%		57
Weighted Average:					82.4

Scan the QR Code
to view this listing online



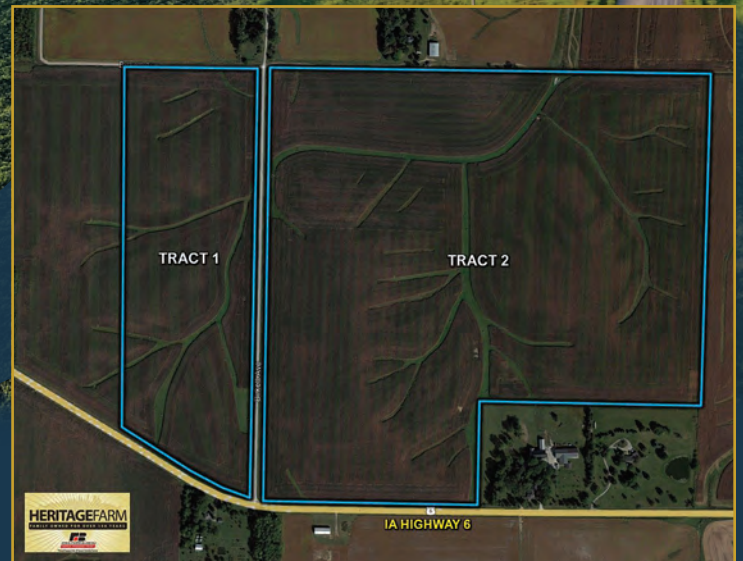


1108 S. 44th Street, Suite 102
Cumming, IA 50061



PeoplesCompany.com
Listing #19724

Muscatine County Iowa



DIRECTIONS

From West Liberty, IA: Head west on U.S. Highway 6 for 2.75 miles the farmland tracts will be on the right hand side.

SEALED BID AUCTION

189.54 ACRES M/L | OFFERED IN TWO TRACTS

Bid By 12 PM on Wednesday, October 28