

Dubuque County Iowa

LIVE PUBLIC AUCTION

FRIDAY, NOVEMBER 20TH, 2026 AT 10:00 AM (CST)
KNIGHTS OF COLUMBUS HALL, CASCADE, IA
IN PERSON WITH ONLINE BIDDING AVAILABLE

182.00
Acres +/-

JESSE MEYER | IA LIC B60307000
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TRAVIS SMOCK | IA LIC S62642000
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LIVE PUBLIC AUCTION

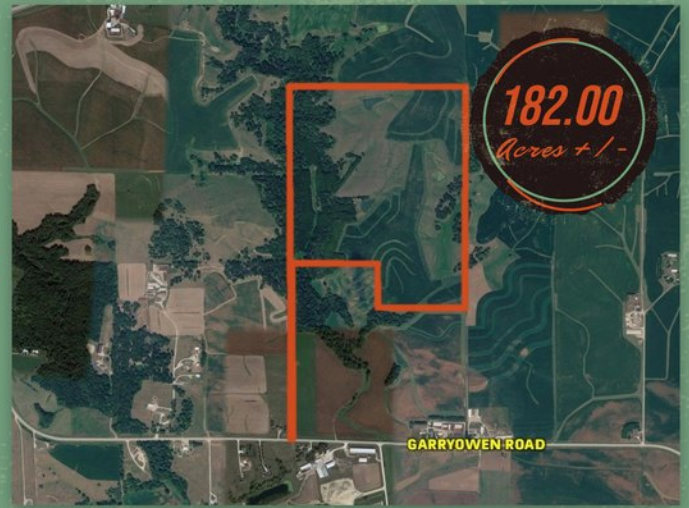
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Dubuque County, Iowa Land Auction – Mark your calendar for Friday, November 20th, 2026, at 10:00 AM. Peoples Company is pleased to present 182 acres +/- located east of Cascade, Iowa along paved Garryowen Road. This versatile tract offers a balanced mix of productive tillable farmland, quality pasture, and recreational amenities.

The farm contains an estimated 70.28 tillable acres +/- carrying a 53.1 CSR2, comprised mostly of the highly productive Fayette silt loam soil profile. These tillable acres are positioned across contoured terrain, enhancing soil conservation and supporting efficient, long-term farming practices throughout the rolling landscape. Beyond the cropland, the property features two functional pastures encompassing approximately 62 acres +/- with rolling terrain, three ponds for natural water features, and open grassland suitable for livestock. The remaining 50 acres +/- provide strong recreational appeal, highlighted by mature timber, up-and-coming walnut tree plantings, wildlife habitat, and scenic topography ideal for hunting and outdoor enjoyment.

Located in Sections 33 & 34 of Whitewater Township, Dubuque County, Iowa, this tract blends income-producing acres with recreational appeal that is well-suited for operators, investors, or buyers seeking a multi-use farm in a desirable rural area. An owned access lane provides clear entry from paved Garryowen Road, as well as seclusion from homesteads and traffic.

The single tract will be offered on a price-per-acre basis via a live Public Auction scheduled for 10:00 AM CST on Friday, November 20th, 2026, at the Knights of Columbus Hall, 100 Thomas St SE, Cascade, IA 52033. For those unable to attend in person, the auction will also be available through the Peoples Company Virtual Online Auction platform, allowing registered bidders to participate online in real time through the Peoples Company website.



GARRYOWEN ROAD CASCADE, IA 52033

DIRECTIONS

From Cascade: Take Garryowen Road to the east for 1.7 miles. Look for the lane on the left/north side of the road. Watch for Peoples Company signage.



70.28

TILLABLE ACRES +/-
53.1 CSR2



62

PASTURE ACRES +/-
3 PONDS



50

TIMBER & RECREATION
ACRES +/-

LEGAL DESCRIPTION

NE NE, SE NE, W 1.0 acre NE of SE & W 1.0 acre SE of SE of Section 33 & NW NW, SW NW, N 1/2 NW SW of Section 34, Whitewater Township, Dubuque County, Iowa. Exact legal description to be taken from Abstract.



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AUCTION DETAILS & TERMS

DUBUQUE COUNTY LAND AUCTION | 182 +/- ACRES
FRIDAY, NOVEMBER 20TH, 2026 AT 10:00 AM | 70.28 TILLABLE ACRES
AUCTION LOCATION: KNIGHTS OF COLUMBUS HALL - CASCADE
100 THOMAS ST SE, CASCADE, IA 52033

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, November 20th, 2026, at 10:00 AM at the Knights of Columbus Hall - Cascade, 100 Thomas St SE Cascade, IA 52033. 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 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 Peoples Company Trust Account.

CLOSING: Closing will occur on or before Wednesday, December 30, 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 will be open for the 2027 cropping season.

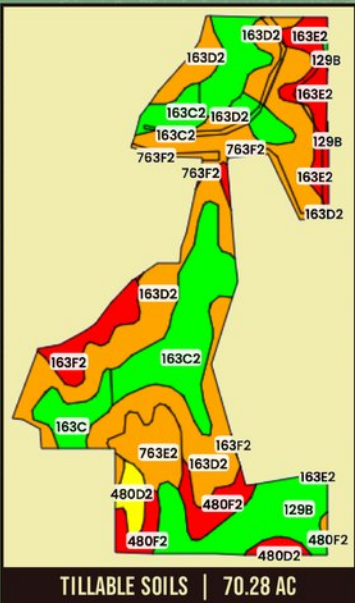
MINERAL RIGHTS: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on the Property. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

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.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
163D2	FAYETTE SILT LOAM, 9-14% SLOPES	27.54	39.19%		46
163C2	FAYETTE SILT LOAM, 5-9% SLOPES	12.15	17.29%		72
129B	ARENZVILLE-CHASEBURG COMPLEX, 1-5% SLOPES	7.77	11.05%		73
163C	FAYETTE SILT LOAM, 5-9% SLOPES	6.14	8.73%		75
480F2	ORWOOD SILT LOAM, 14-25% SLOPES	4.60	6.54%		28
163E2	FAYETTE SILT LOAM, 14-18% SLOPES	3.82	5.44%		35
763E2	EXETTE SILT LOAM, 14-18% SLOPES	3.54	5.04%		46
163F2	FAYETTE SILT LOAM, 18-25% SLOPES	2.81	4.00%		18
480D2	ORWOOD SILT LOAM, 9-14% SLOPES	1.32	1.87%		52
763F2	EXETTE SILT LOAM, 18-25% SLOPES	0.46	0.65%		28
162E2	DOWNES SILT LOAM, 14-18% SLOPES	0.14	0.20%		42

WEIGHTED AVERAGE: 53.1





300 1st Avenue W
Cascade, IA 52033



PeoplesCompany.com
Listing #19803



SCAN THE QR CODE TO THE LEFT
WITH YOUR PHONE CAMERA TO
VIEW THIS LISTING ONLINE!

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LISTING 19803

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