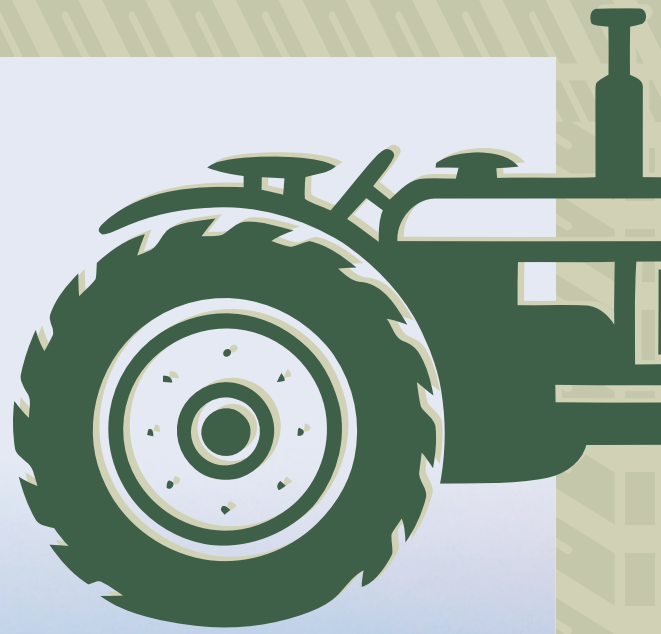


LISTING #18518

DELAWARE COUNTY, IA



118.35 ACRES M/L

FARMLAND AUCTION

WEDNESDAY, OCTOBER 22, 2025 | 10:00 AM

WORTHINGTON COMMUNITY CENTER

216 1ST AVENUE WEST | WORTHINGTON, IA 52078

Jesse Meyer IA LIC B60307000 | 563.543.8338 | JESSE@PEOPLESCOMPANY.COM

DELAWARE COUNTY, IA

118.35 ACRES M/L

Peoples Company is pleased to be representing the Klaren's in the sale of their family farm, located just west of Worthington, Iowa, and southwest of Dyersville, Iowa. The farm consists of 118.35 acres m/l and will be offered as two individual tracts. The tracts have great access off 265th Street and 320th Avenue, offering easy access to surrounding grain markets. These nearly 100% tillable tracts have an average CSR2 soil rating of 76, well above the Delaware County average CSR2 soil rating of 65.1. The primary soil types include top-producing Clyde-Floyd complex, Sawmill silty clay loam, Bolan loam, & Dinsdale silt loam. A wetland determination was completed in 2013 that designated the farmland as Prior Converted/Non-Wetland. These tracts are located in Section 27 of North Fork Township, Delaware County, Iowa.

Tract 1: 79.74 acres m/l, including an estimated 73.71 acres currently farmed and 71.27 FSA-certified cropland acres, with an average CSR2 soil rating of 73.8.

Tract 2: 38.61 acres m/l, including an estimated 37.32 acres currently farmed and 37.61 FSA-certified cropland acres, with an average CSR2 soil rating of 80.3.

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 are leased for the 2025 growing season and will be open for the 2026 season.

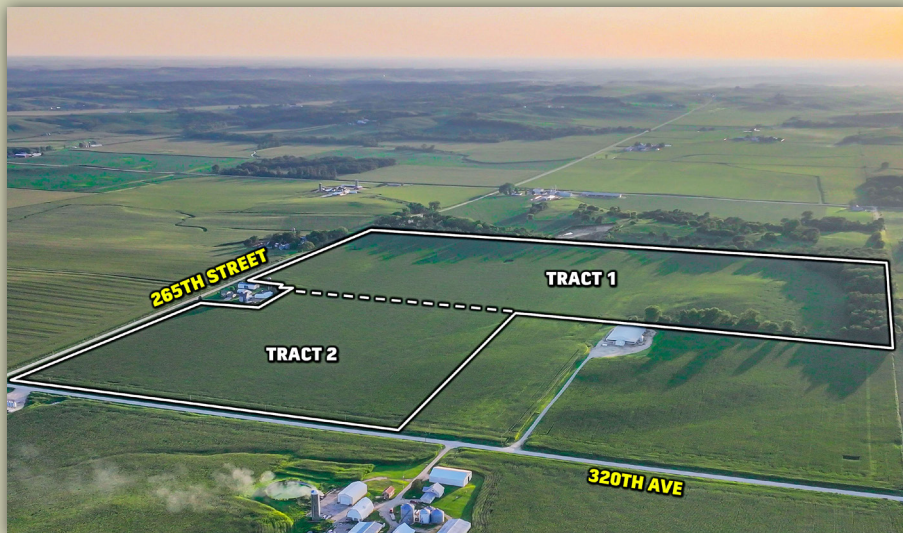
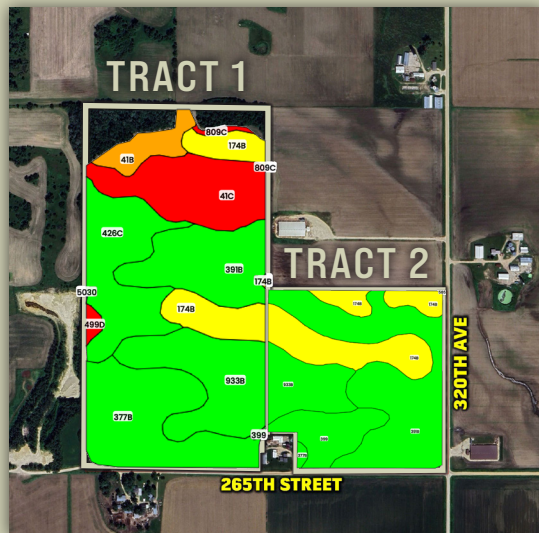
The two tracts will be offered on a price per acre basis via Public Auction and will take place on Wednesday, October 22, 2025, at 10:00 AM CST at the Worthington Community Center in Worthington, Iowa. The farm will be sold as two individual tracts using the "Buyers Choice" auction method on a price 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.



FROM WORTHINGTON: Head west on Sand Springs Road/272nd Street for 1 mile, then turn left on 332nd Ave heading south for .3 mile, then turn right onto 275th Street heading west for 1.3 miles, where you will turn right/north onto 320th Avenue for 1 mile. The property will be located on the left (west) side of the road, at the corner of 320th Avenue and 265th Street. Look for Peoples Company signage.

FROM DYERSVILLE: Head south on Iowa 136 for 3.2 miles, then take a right onto Rockville Road traveling west for 2.7 miles, then turn left on 320th Avenue heading south for 1.1 miles. The property will be located on the right (west) side of the road, at the corner of 320th Avenue and 265th Street. Look for Peoples Company signage.

FARMLAND AUCTION | WEDNESDAY, OCTOBER 22, 2025 AT 10:00 AM



79.74 ACRES M/L












Tract 1 adjoins Tract 2, and they are currently being farmed together. Access to the farm is from gravel road 265th Street.

265th Street Worthington, IA 52078

38.61 ACRES M/L

Tract 2 adjoins Tract 1, and they are currently being farmed together. Access to the farm is from gravel 5320th Avenue.

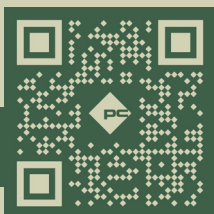
320th Street Worthington, IA 52078

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
377B	Dinsdale silt loam	15.36	20.84%	95 
426C	Aredale silt loam	12.31	16.70%	86 
933B	Sawmill silty clay loam	12.31	16.70%	76 
41C	Sparta loamy sand	11.44	15.52%	37 
391B	Clyde-Floyd complex	10.90	14.79%	87 
174B	Bolan loam	7.04	9.55%	64 
41B	Sparta loamy sand	3.28	4.45%	42 
499D	Nordness silt loam	0.55	0.75%	5 
809C	Bertram fine sandy loam	0.40	0.54%	34 
399	Readlyn silt loam	0.12	0.16%	91 
5030	Pits, Limestone quarry	0.01	0.01%	0 

WEIGHTED AVERAGE 73.8

Tract Two Tillable Soils			% OF	
CODE	SOIL DESCRIPTION	ACRES	FIELD	CSR2
391B	Clyde-Floyd complex	17.23	46.18%	87
174B	Bolan loam	9.21	24.69%	64
933B	Sawmill silty clay loam	5.59	14.98%	76
399	Readlyn silt loam	5.01	13.43%	91
377B	Dinsdale silt loam	0.27	0.72%	95
585	Coland-Spillville complex	0.00	0.00%	70

WEIGHTED AVERAGE 80.3



LEARN MORE AT [PEOPLES COMPANY.COM](https://peoplecompany.com) | LISTING 18518

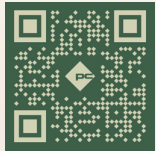




12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18518



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

Auction Terms & Conditions

SELLER: GDSN Acres, LLC

AUCTION LOCATION: Worthington Community Center
216 1st Avenue West | Worthington, Iowa 52078

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 Wednesday, October 22, 2025, at 10:00 AM 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. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

AGENCY: Peoples Company and its representatives are agents of the Seller. Winning Bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Delaware 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 Delaware 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 Friday, November 28th, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

POSSESSION: Possession of the land will be given At Closing, Subject to the Tenant's Rights.

FARM LEASE: The tillable acres on both tracts are leased for the 2025 crop year. The lease has been 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.

SURVEY: If two separate buyers purchase the tracts, a surveyor will conduct a line split between the two tracts.

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.

NOT ABLE TO MAKE IT TO
THE LIVE AUCTION BUT STILL
WANT TO BID? NO PROBLEM!

JUST USE OUR MOBILE
BIDDING APP POWERED BY
BIDWRANGLER! YOU CAN
ACCESS THE APP ONLINE,
BUT IT WORKS EVEN BETTER
WHEN YOU DOWNLOAD IT TO
YOUR SMARTPHONE.

