

LIVE & ONLINE

LAND AUCTION



DUBUQUE COUNTY, IOWA
THURSDAY, DECEMBER 18 • 1PM

WORTHINGTON COMMUNITY CENTER | 216 1ST AVE W, WORTHINGTON IA, 52078

563-451-7390 • 513 W BREMER AVE, WAVERLY, IA

TERMS: 10% down upon signing purchase agreement with balance due at closing. Full terms & conditions can be found on our website.
Listing Agent: Matt Tobin RE LIC #S68963000 Registered IA Auctioneer/Broker Jacob Hart RE LIC #B63546000 Phone # 319-559-2345



TRACT 1 • 40.21+/- ACRES DUBUQUE COUNTY, IA





TRACT 2 • 32.12+/- ACRES DUBUQUE COUNTY, IA





TRACT 3 • 118.76+/- ACRES DUBUQUE COUNTY, IA





3 TRACTS • 191.09+/- ACRES DUBUQUE COUNTY, IA



DESCRIPTION:

Presenting 191.09 acres m/l of exceptional farmland located in Sections 14 and 15 of Dodge Township, Dubuque County, Iowa. This high-quality farm will be offered in three individual tracts and provides an excellent opportunity for farmers, investors, or land buyers looking to expand or diversify their holdings in one of Northeast Iowa's most productive agricultural regions. The farm features 165.36± FSA cropland acres with a strong average CSR2 of 77.3, supported by highly productive Tama silt loam, Muscatine silt loam, Otter silt loam, and Worthen silt loam soils. With excellent access, strong fertility, and gently rolling topography, this farm checks all the boxes for top-end agricultural land in Dubuque County.

The farm shall be offered at Live and Online Public auction at 1 PM on December 18th, at the Worthington Community Center in Worthington Iowa. The auction method is Choice with the privilege, giving the high bidder the option to select any or all tracts.

Tract 1 – 40.21 Acres m/l

Tract 1 includes 38.87 FSA cropland acres boasting an impressive CSR2 of 88.5. The soils are highly productive and consist primarily of Tama silt loam, Muscatine silt loam, and Otter-Worthen silt loams. This tract offers excellent access along the east side of Wieferich Road and sits just southwest of Farley, Iowa. A rare opportunity to purchase a top-tier, highly tillable farm in a prime location.



3 TRACTS • 191.09+/- ACRES DUBUQUE COUNTY, IA

DESCRIPTION CONTINUED:

Tract 2 – 32.12 Acres m/l

Tract 2 consists of 32.12 total acres, with 26.48 acres currently in cultivation. The soils—Tama silt loam, Otter silt loam, and Worthen silt loam, carry an impressive CSR2 of 84.7. With access from both the west side of Wieferich Road and the south side of Olde Farley Road, this tract combines flexibility, productivity, and convenience. If tract 2 is purchased individually, Buyer is responsible for installation of a creek crossing.

Tract 3 – 118.76 Acres m/l

Tract 3 features 118.76 total taxable acres, with 99.97 acres currently being farmed. Additional tillable acres could be gained with minor improvements along the creek and select fence lines. The cropland boasts a CSR2 of 71.4 and includes Otter silt loam, Coppock silt loam, and Downs silt loam soils. Its gently rolling terrain provides solid natural drainage, and access is excellent from the west side of Wieferich Road.

Summary

This 191.09-acre farm offers an exceptional balance of soil quality, location, and versatility. Whether purchased as individual tracts or as a whole, buyers will appreciate the strong production history, easy access, and investment potential. Located in a strong farming community near Farley, Iowa, this property is an outstanding opportunity to acquire highly productive Dubuque County farmland rarely available on the open market.





3 TRACTS • 191.09+/- ACRES DUBUQUE COUNTY, IA

PROPERTY FEATURES:

- 191.09 total acres
- 165.36 Cropland acres
- Excellent access off Wieferich Road
- Excellent location between Farley and Worthington Iowa
- Offered in 3 tracts
 - Tract 1 40.12 acres
 - Tract 2 32.12 acres
 - Tract 3 118.78 acres
- Total tillable acres CSR2 of 77.3.

PROPERTY ADDRESS:

TBD Wieferich Rd, Farley, IA 52046

DRIVING DIRECTIONS:

From Worthington, Travel 3.4 miles East on East Worthington Road. Turn Left (North), on Wieferich Road, Travel 2 miles and the farm lays on both sides of the road.



ENTIRETY



TRACT 1



None-MT-39 Farm

Dubuque County, Iowa | 14 88N 2W | 40.21 gross acres

42.427811, -91.050616

Aerial Map



© Mapbox, © OpenStreetMap mapbox

TRACT 1



None-MT-39 Farm

Dubuque County, Iowa | 14 88N 2W | 40.21 gross acres

42.427811, -91.050616

Soil Map



Soil Code	Soil Description	% of Map	Acres	CSR2
120B	Tama silt loam, driftless, 2 to 6 percent slopes	33.55%	13.04	95
120C	Tama silt loam, driftless, 5 to 9 percent slopes	25.93%	10.08	90
119	Muscatine silt loam, 1 to 3 percent slopes	12.84%	4.99	95
487B	Otter-Worthen silt loams, 2 to 5 percent slopes	9.80%	3.81	77
520	Coppock silt loam, 0 to 2 percent slopes	6.74%	2.62	84
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	5.58%	2.17	54
589+	Otter silt loam, overwash, 0 to 2 percent slopes	5.56%	2.16	61
Total			38.87	88.5

All data courtesy SSURGO database distributed by the U.S. NRCS.

TRACT 1



None-MT-39 Farm

Dubuque County, Iowa | 14 88N 2W | 40.21 gross acres

42.427811, -91.050616

Topography & Hillshade Map



© Mapbox, © OpenStreetMap mapbox

Color Legend



1,034 ft

1,072 ft

TRACT 2



None-MT-26 Farm

Dubuque County, Iowa | 15 88N 2W | 32.12 gross acres

42.42773, -91.055637

Aerial Map



© Mapbox, © OpenStreetMap mapbox

TRACT 2



None-MT-26 Farm

Dubuque County, Iowa | 15 88N 2W | 32.12 gross acres

42.42773, -91.055637

Soil Map



Soil Code	Soil Description	% of Map	Acres	CSR2
120C	Tama silt loam, driftless, 5 to 9 percent slopes	31.80%	8.42	90
589+	Otter silt loam, overwash, 0 to 2 percent slopes	20.50%	5.43	61
120B	Tama silt loam, driftless, 2 to 6 percent slopes	16.16%	4.28	95
981B	Worthen silt loam, 2 to 5 percent slopes	13.14%	3.48	94
119	Muscatine silt loam, 1 to 3 percent slopes	13.07%	3.46	95
520	Coppock silt loam, 0 to 2 percent slopes	4.27%	1.13	84
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	1.06%	0.28	54
Total			26.48	84.7

All data courtesy SSURGO database distributed by the U.S. NRCS.

TRACT 2

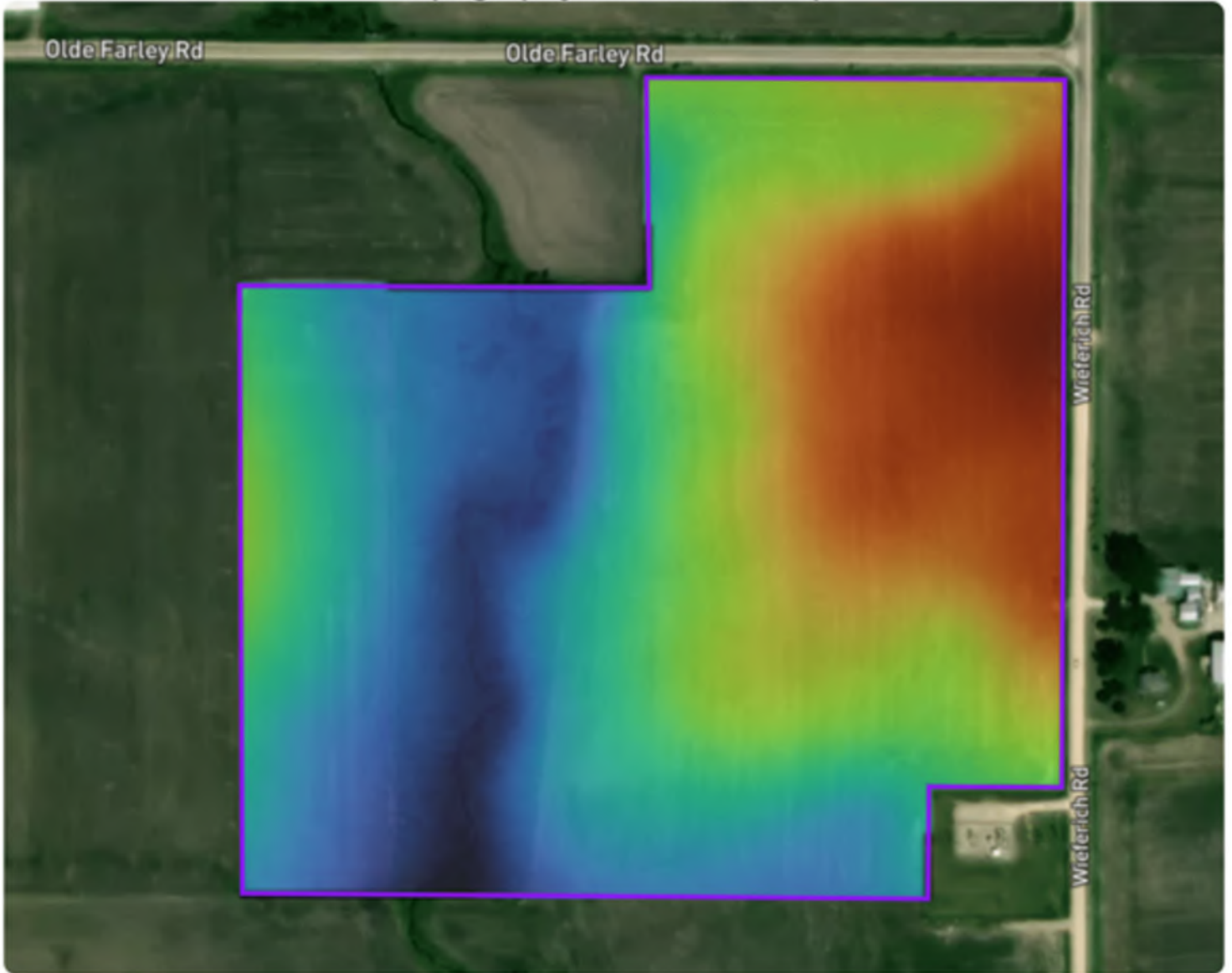


None-MT-26 Farm

Dubuque County, Iowa | 15 88N 2W | 32.12 gross acres

42.42773, -91.055637

Topography & Hillshade Map



© Mapbox, © OpenStreetMap mapbox

Color Legend



TRACT 3



None-MT-100 Farm

Dubuque County, Iowa | 22 88N 2W | 118.76 gross acres

42.423119, -91.058972

Aerial Map



© Mapbox, © OpenStreetMap mapbox

TRACT 3

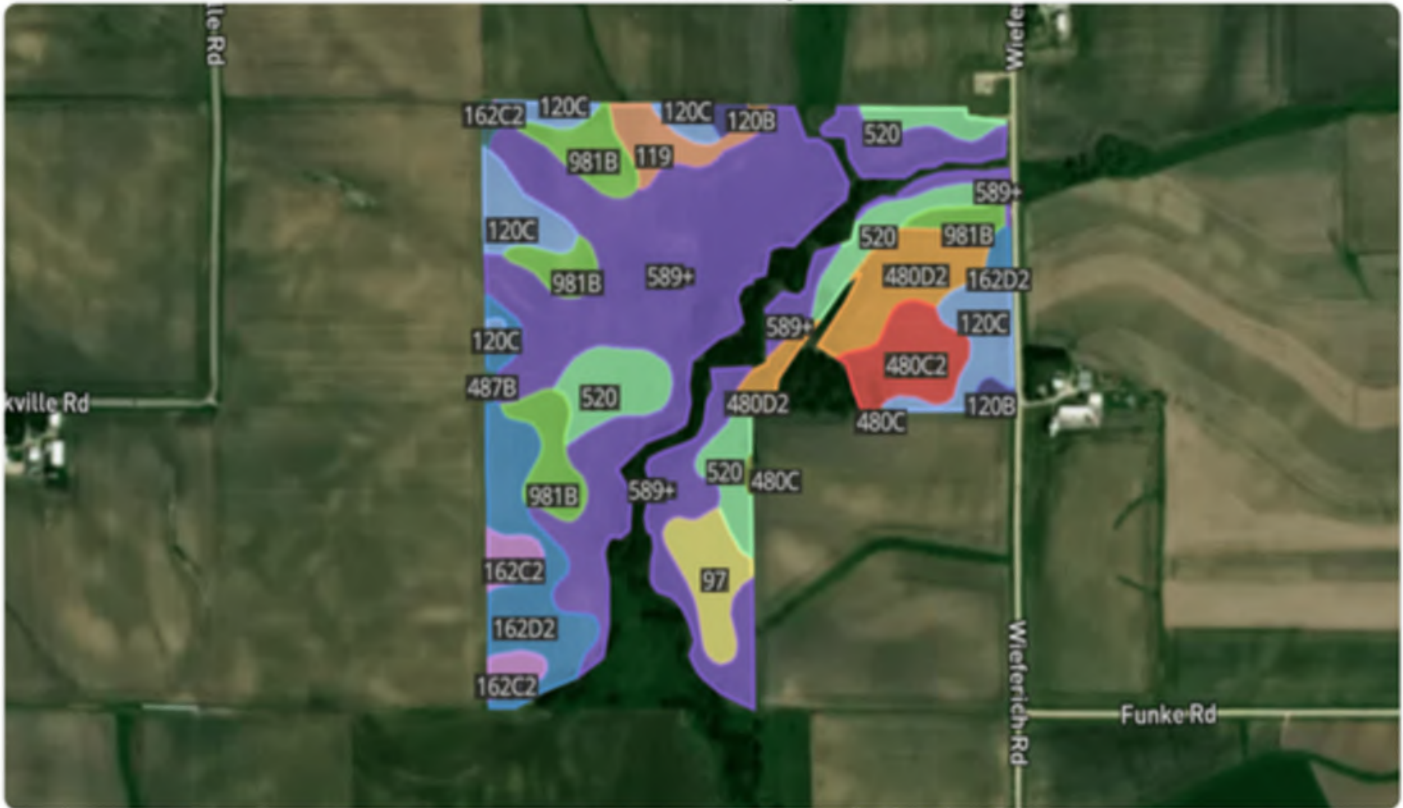


None-MT-100 Farm

Dubuque County, Iowa | 22 88N 2W | 118.76 gross acres

42.423119, -91.058972

Soil Map



Soil Code	Soil Description	% of Map	Acres	CSR2
589+	Otter silt loam, overwash, 0 to 2 percent slopes	43.87%	43.86	61
520	Coppock silt loam, 0 to 2 percent slopes	10.37%	10.37	84
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	8.54%	8.54	54
981B	Worthen silt loam, 2 to 5 percent slopes	8.22%	8.22	94
120C	Tama silt loam, driftless, 5 to 9 percent slopes	7.96%	7.96	90
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	6.40%	6.40	52
480C2	Orwood silt loam, 5 to 9 percent slopes, moderately eroded	4.47%	4.47	78
97	Lawson-Huntsville silt loams, 0 to 2 percent slopes	3.75%	3.75	80
119	Muscatine silt loam, 1 to 3 percent slopes	2.78%	2.78	95
	4 other soils	3.62%	3.62	81
Total			99.97	71.4

All data courtesy SSURGO database distributed by the U.S. NRCS.

TRACT 3

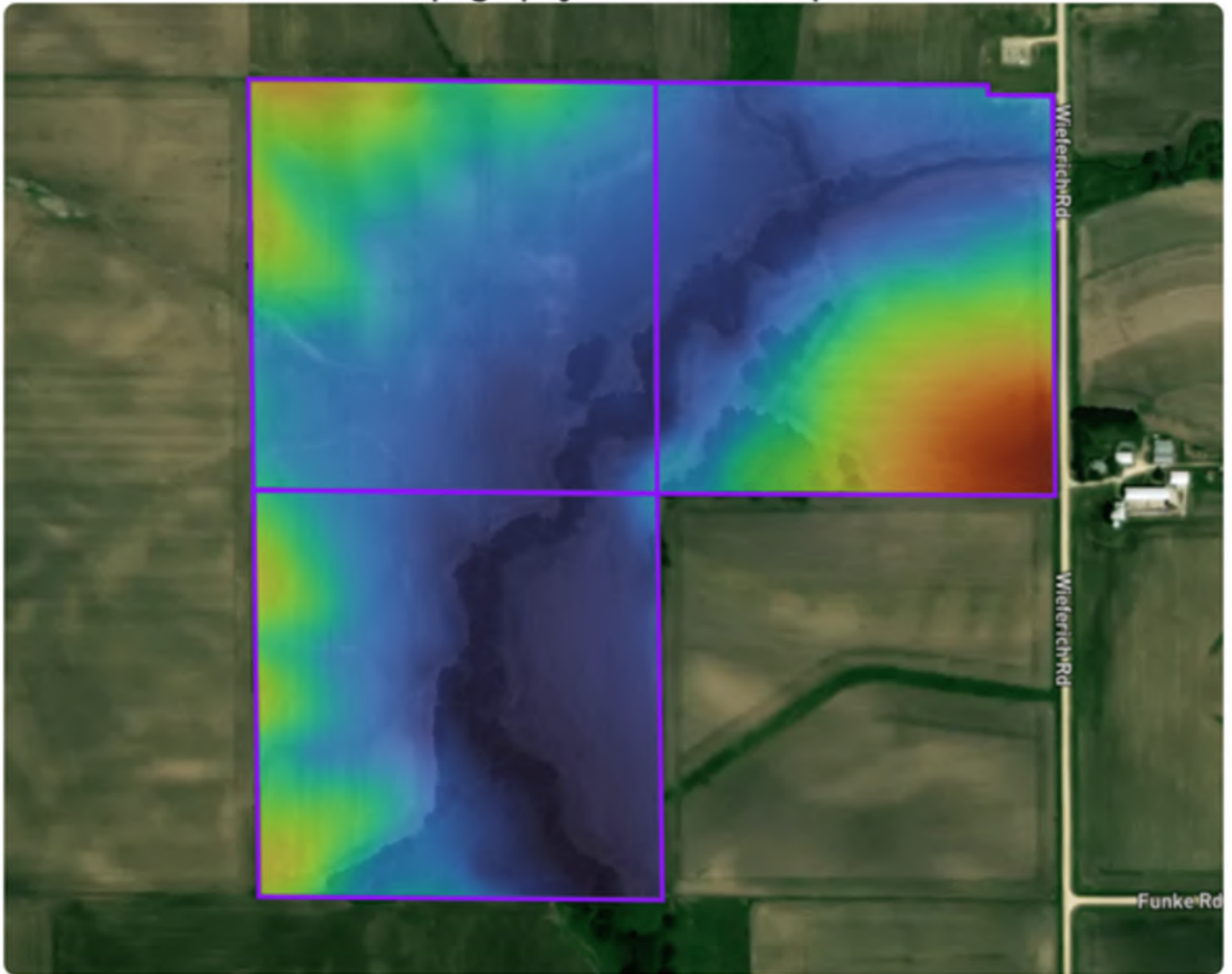


None-MT-100 Farm

Dubuque County, Iowa | 22 88N 2W | 118.76 gross acres

42.423119, -91.058972

Topography & Hillshade Map



© Mapbox, © OpenStreetMap mapbox

Color Legend



1,026 ft

1,087 ft

TERMS AND CONDITIONS



The Terms & Conditions of Sale are set forth up on the following pages in this Property Information Packet. The information set forth and contained herein is deemed to be accurate and reliable but is not warranted or guaranteed by the Broker, its agents, farm managers, staff, appraisers, or the seller. The owner of the properties and High Point Land Company make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. High Point Land Company, Auctioneers, Subcontractors and/or property owners or tenants are not responsible for advertising, maps, tile system, photos, property lines or any other discrepancies, inaccuracies, or errors in marketing material. Access to property, utilities, water drainage/ditches or any measurements including but not limited to acreage, square footage, road frontage and/or mappings boundary lines shared herein has not been independently verified and is for purposes of marketing only. If access to property, exact measurement or access to utilities or ditches is a concern the property should be independently measured, investigated, tested or surveyed by prospective buyer. **All ANNOUNCEMENTS ON AUCTION DAY or UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.** High Point Land Company LLC and its employees act as agents for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction, selling without Reserve" Only the top bidder will be contacted as to the status of her/his bid. Information provided by the seller and or obtained by High Point Land Company LLC is deemed reliable and correct however all property is sold as is, where is and all buyer or sellers agree to hold harmless High Point Land Company LLC and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

TERMS AND CONDITIONS

- Seller may reject any or all bids.
- Seller will provide a clear and marketable title free of any liens and encumbrances and convey property by Warranty Deed.
- The auction sale is for registered bidders & their guests. All bidding is open to the public & the property is offered for sale to qualified purchasers without regard to race, sex, color, natural origin, religion, familial status, or disability.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid based auctioneer's discretion of the multi parcel auction method.

2025/ 2026 taxes to be prorated to date of closing. Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

EASEMENTS- The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BUYER'S PREMIUM- This sale does not include a Buyer's Premium.

CLOSING- The successful bidder(s) will be required to sign a purchase agreement at the close of the real estate auction or within 24 hours with auction agent or electronically. Closing will be on or before January 30th 2026.. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be placed in the Seller's Attorney's Trust Account as earnest money until closing. Balance of the purchase price must be paid in full with cashier's check or wire transfer at closing on or before date listed on purchase agreement signed by all parties. Closing will be under the supervision of attorney Dean Konrardy with Kintzinger, Harmon, Konrardy PLC in Dubuque Iowa.

ONLINE BIDDING- You acknowledge that the internet or data connection may be unreliable and subject to network error. High Point Land Company LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold High Point Land Company and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or canceled if the internet service is unstable and interrupts any live or online auction. The auctioneer has the sole discretion to accept or reject any bid. High Point Land Company LLC retains the right at our sole discretion to add, delete or change some or all of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

ENVIRONMENTAL DISCLAIMER- The seller, broker & auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

PROPERTY SOLD WITHOUT WARRANTY- All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees or agents. The property will be sold AS IS & without any warranties or representations, express or implied. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

LEASE- Farm is currently free of lease and shall be open to farm or rent for the 2026 growing season.

CRP and/or USDA Programs- Buyer and seller agree that buyer shall succeed any and all USDA contracts. Agrees to Sign USDA documents and accept responsibility and payments for the future term of the contract. Buyer agrees to hold seller harmless and succeed all USDA contracts unless otherwise agreed upon.

Preferential Tax treatment, Green Acres or Forest Reserve Programs- Buyer agrees to accept property tax class or treatments and understands and agrees that property taxes may change due to buyer not being applicable to receive property tax benefits.

POSSESSION- Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

SURVEY- Survey will not be provided but can be requested at buyer's expense.

SELLER'S PERFORMANCE- The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guarantees as to the seller's performance.

MINERAL RIGHTS- All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

AUCTION BOARD & NOTES



MATT TOBIN

563-451-7390

MATT@HIGHPOINTLANDCOMPANY.COM

Growing up in Eastern Iowa, Matt has a long history of enjoying the outdoors with friends and family. After playing football for the Hawkeyes and graduating from the University of Iowa with a Geoscience degree, Matt continued his football career in the NFL for 6 years. After traveling the country while playing football, Matt and his wife knew they wanted to move home and raise a family in Eastern Iowa. Matt has a passion for scouting and hunting whitetail deer and appreciates the ability for Iowa land to provide many opportunities. After a number of his own land transactions, Matt decided to follow his passion and obtain a real estate license in the State of Iowa and join the High Point team! If you or someone you know is interested in buying or selling land in Eastern Iowa, Matt would like the opportunity to assist you!

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."



SCAN TO SEE
MY LISTINGS



**HIGH
POINT**
LAND COMPANY

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