

# DUBUQUE COUNTY, IA

**SEALED BID LAND AUCTION**

LISTING  
#16317

**293.51 ACRES M/L**



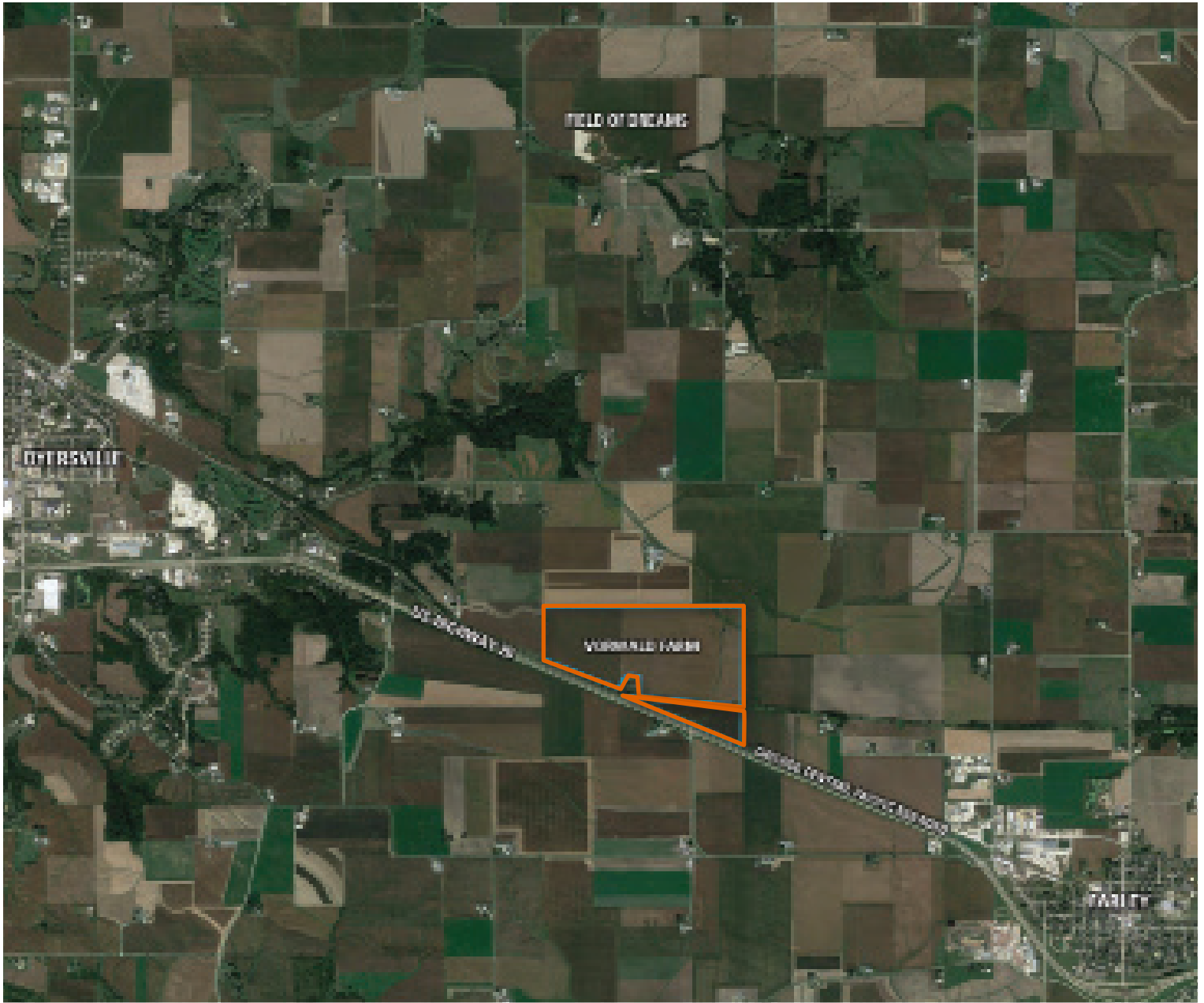
**85.1 CSR2**

**BIDS DUE THURSDAY, SEPTEMBER 15, 2022, AT 12:00 PM**

**JESSE MEYER**  
563.543.8338 | [Jesse@PeoplesCompany.com](mailto:Jesse@PeoplesCompany.com)

**PC PEOPLES**  
**COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

# TRACT MAP



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

# TERMS & CONDITIONS

## **ONE CHANCE SEALED-BID AUCTION**

Dubuque County Land Auction  
293.51+ Acres M/L  
Offered in One Tract  
Thursday, September 15, 2022, at 12:00 PM

**BID DEADLINE AND TIME:** Thursday, September 15, 2022, on or before 12:00 PM CDT.

**BIDDING PROCEDURE:** To request a sealed bid packet, please email Jesse Meyer at [Jesse@PeoplesCompany.com](mailto:Jesse@PeoplesCompany.com) or contact by phone at (563) 543.8338. If the bid is being mailed, written bids must be received at the office of **O'Connor & Thomas Law Firm, P.C., Attn: Joshua P. Weidemann**, 1000 Main St, Dubuque, IA 52001 on or before 12:00 PM, Thursday, September 15, 2022. Bids should be for the total dollar amount. Peoples Company will notify the successful high bidder on or before 5:00 PM on Friday, September 16, 2022, of Seller's acceptance of a bid. Upon Seller's confirmation of an acceptable bid, the Bidder will execute a Real Estate Sales Contract that will be signed and accepted by Seller's. **\*\*Please submit your highest and best offer as there will not be additional rounds of bidding. Further, there will not be any oral or online bidding platforms utilized.\*\*** Seller does reserve the right to accept or reject any and all bids at their discretion.

## **DELIVER, MAIL, OR EMAIL BIDS TO:**

O'Connor & Thomas Law Firm, P.C.,  
Attn: Joshua P. Weidemann  
1000 Main St, Dubuque, IA 52001  
[jweidemann@octhomaslaw.com](mailto:jweidemann@octhomaslaw.com)  
[Jesse@PeoplesCompany.com](mailto:Jesse@PeoplesCompany.com)

**SELLER:** Vorwald Family Trust

**AGENCY:** Peoples Company and their representative are Agents of the Seller.

**METHOD OF SALE:** Property will be sold as one individual tract through a One-Chance Sealed Bid Auction. The format encourages bidders to submit their highest and best offer in writing, 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 will then would be asked if they wish to raise their bid until concluded.

**CLOSING:** Closing will occur on or about Tuesday, October 25, 2022. The balance of the purchase price will be payable at Closing in the form of cash, guaranteed check, or wire transfer.

# TERMS & CONDITIONS

**TERMS OF POSSESSION:** Winning bidder(s) will be required to submit a ten percent (10%) earnest money check within one business day of being notified their bid was accepted. The earnest money payment may be paid in the form of cash or check. All funds will be held in O'Connor & Thomas Trust Account. Possession of the farm will be given At Closing, Subject to Farm Tenant's Rights.

**FINANCING:** The sale of the property is not contingent upon Buyer obtaining financing. All financing arrangements are to have been made prior to 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.

**CONTRACT & TITLE:** Following notification, the successful high bidder will enter into a real estate sales contract and deposit with O'Connor & Thomas P.C. the required earnest money payment. The Seller will provide a current abstract at their expense.

**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.

**FARM LEASE:** The farm is leased for 2022 cropping season and the 2nd half lease payment will be made to the buyer. Contact Listing Agent, Jesse Meyer for details. This farm lease has been terminated and possession will be given to the buyer on January 1st, 2023.

**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 Attorney, Trustee, Peoples Company, or Seller. All bids shall be submitted as a total purchase price. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any statements made by Attorney/Listing Agent will take precedence over all previous marketing material or oral statements. No phone bids will be accepted. All decisions of the Attorney/Listing Agent 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. Buyer 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.

# SEALED BID OFFER FORM

Please complete the following form for the Property being bid. Fill in all blanks. For those blanks not applicable to your bid, please write "N/A". Specify any differences from the stated Terms & Conditions in the Other section below. Please sign and date in the blanks provided below.

Bids Submitted By:

Company or Name: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Identify below the offer price, contingencies (if any), and or any other issues pertinent to your bid.

*\*Bids should be total dollar amount*

Offer Price: \$ \_\_\_\_\_

Contingencies (if any): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Other: \_\_\_\_\_

\_\_\_\_\_

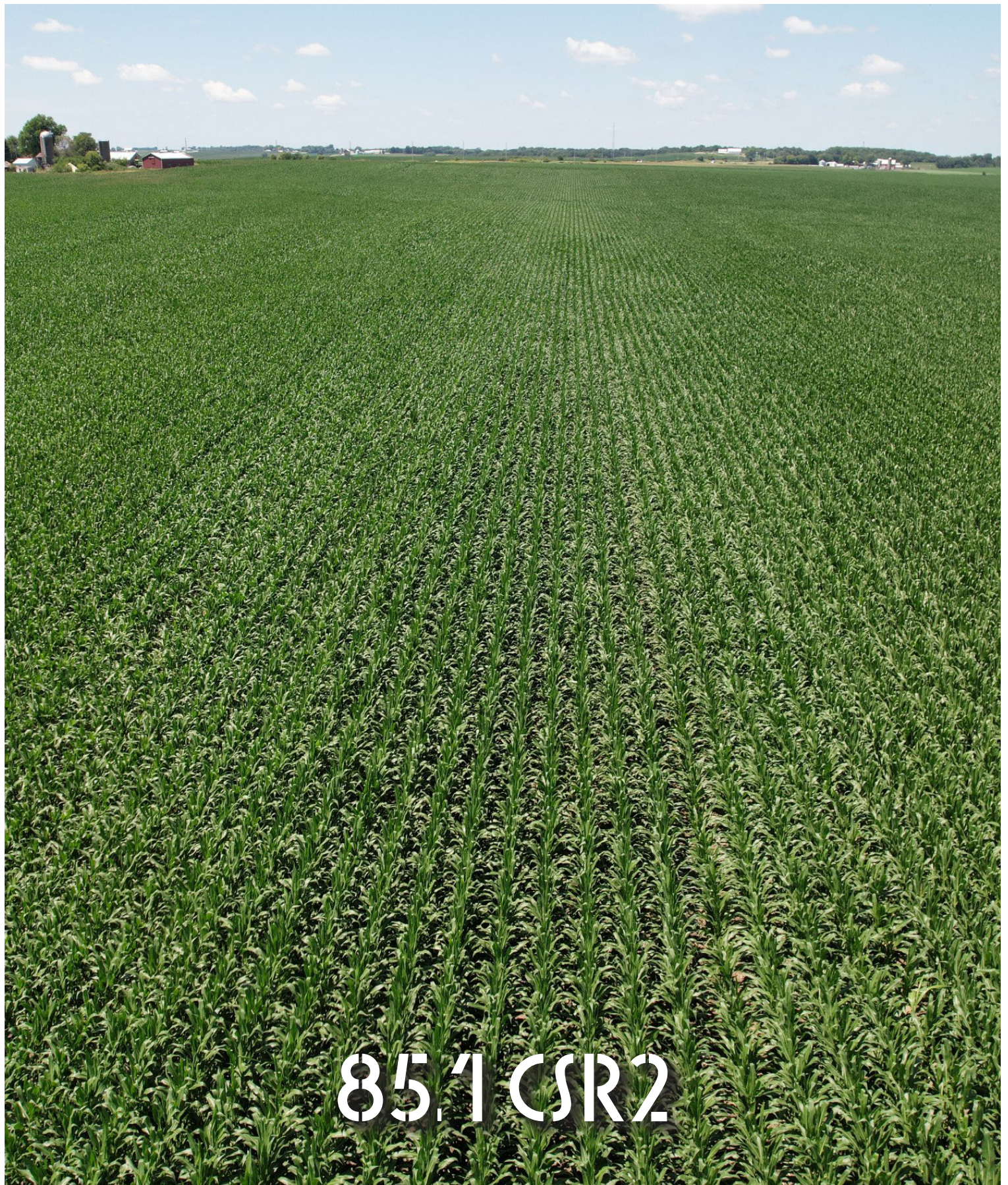
\_\_\_\_\_

\_\_\_\_\_

Submitted this \_\_\_\_\_ Day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name



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**JESSE MEYER**

563.543.8338 | [Jesse@PeoplesCompany.com](mailto:Jesse@PeoplesCompany.com)

