IN THE IOWA DISTRICT COURT IN AND FOR IOWA COUNTY

WOLF CREEK ACRES, LLC, and WOLF CREEK PORK, LLC, Plaintiffs, v. VMC MANAGEMENT CORP., and INTEGRITY BUILDERS & SUPPLY, INC., Defendants.	No. **LACV024983** **ORDER ACCEPTING VERDICT**
VMC MANAGEMENT CORP., Counterclaim Plaintiff, v. WOLF CREEK ACRES, LLC, and WOLF CREEK PORK, LLC, Counterclaim Defendants.	

This matter proceeded to jury trial on June 30, 2026. The Plaintiffs/ Counterclaim Defendants, Wolf Creek Acres, LCC and Wolf Creek Pork, LLC, appeared with Attorneys Philip Bubb and Jackson O'Brien. The Defendants/Counterclaim Plaintiffs, VMC Management Corporation, appeared with Attorneys William Toomey and Blake Hanson. The Defendants Integrity Builders & Supply, Inc., appeared with Attorneys Max Kirk and Danielle Crowe.

A jury was selected on June 30, 2026 and opening statements were made. Evidence commenced on July 1, 2026 at approximately 9:15 a.m. and concluded on July 10, 2026 at approximately 1:45 p.m. Motions for directed verdict were made by all parties, as described in the Ruling filed on July 12, 2026.

On July 13, 2026, the Court presented counsel with proposed Instructions and Verdict Forms, which were reviewed by Plaintiffs and Defendants. A record was made concerning objections to the instructions. The jury instructions, including the Statement of the Case and the Verdict Forms, were read to the jury. Counsel then presented final arguments to the jury. The case was submitted to the jury for deliberation on July 13, 2026, at approximately 3:00 p.m.

The jury returned their sealed verdict on July 14, 2026, at approximately 12:45 p.m.

The jury answered the Verdict Form, as follows:

Section A: Plaintiffs' Breach of Contract Claim Against VMC

Question No. 1. Did VMC breach its contact with Plaintiffs as explained in Instruction No. 21?

Answer "yes" or "no".

Answer: No.

[If you answered "Yes" to question No. 1, proceed to question No.2. If you answered "No" to question No. 1, do not answer any further questions in this Section.]

Section B: Plaintiffs' Breach of Contract Claim Against Integrity Builders

Question No. 4. Was Wolf Creek Pork a Third-Party Beneficiary of the contacts between Wolf Creek Acres and Integrity Builders?

Answer "yes" or "no".

Answer: Yes.

[If you answered "Yes" to question No. 4, proceed to question No. 5. If you answered "No" to question No. 4, do not answer any further questions in this Section.]

Question No. 5. Did Integrity Builders breach its contract with the Plaintiffs as explained in Instruction No. 22?

Answer "yes" or "no".

Answer: No.

[If you answered "Yes" to question No. 5, proceed to question No. 6. If you answered "No" to question No. 6, do not answer any further questions in this Section.

Section D: VMC's Breach of Contract Claim Against Plaintiffs

Question No. 10. Did Plaintiffs breach their contract with VMC as explained in

Instruction No. 24?

Answer “yes” or “no”.

Answer: Yes.

[If you answered “Yes” to question No. 10, proceed to Question No. 11. If you answered "No” to Question No. 10, do not answer any further questions.

Question No.11. Did Plaintiffs prove their affirmative defense as explained in instruction number 25?

Answer “yes” or “no”.

Answer: No.

[If you answered “No” to Question No. 11, proceed to Question No. 12. If you answered "Yes" to Question No. 11, do not answer any further questions.]

Question No. 12. What total amount of money will fairly and adequately compensate VMC for the damages proximately caused by Plaintiffs’ breach of contract?

Answer: $120,000.

The verdict of the jury was examined by the Court, and the Court finds the verdict of the jury to be in proper form and should be accepted. The Clerk of Court is directed to enter the same of record in this matter.

Based upon said verdict, IT IS NOW ORDERED that the claims by Plaintiffs and against Defendants VMC and Integrity Builders, respectively, are DISMISSED.

IT IS FURTHER ORDERED that judgment is entered in favor of Counterclaim Plaintiffs, VMC Management Corporation (“VMC”) and against Counterclaim Defendants, Wolf Creek Acres, LCC and Wolf Creek Pork, LLC (“Wolf Creek”), in the amount of $120,000 together with interest as provided by law.

Costs of this action are assessed to Plaintiffs/Counterclaim Defendants, Wolf Creek Acres, LCC and Wolf Creek Pork, LLC.

Clerk to notify.

State of Iowa Courts

Case Number	**Case Title**
LACV024983	WOLF CREEK ACRES, LLC V VMC MANAGEMENT CORP. ET AL
Type:	CIVIL VERDICT

So Ordered



Valerie L. Clay District Court Judge,
Sixth Judicial District of Iowa

Electronically signed on 2026-07-14 15:20:41