

Land For Sale

ACREAGE:

52.70 Acres, m/l

LOCATION:

Dubuque County, IA



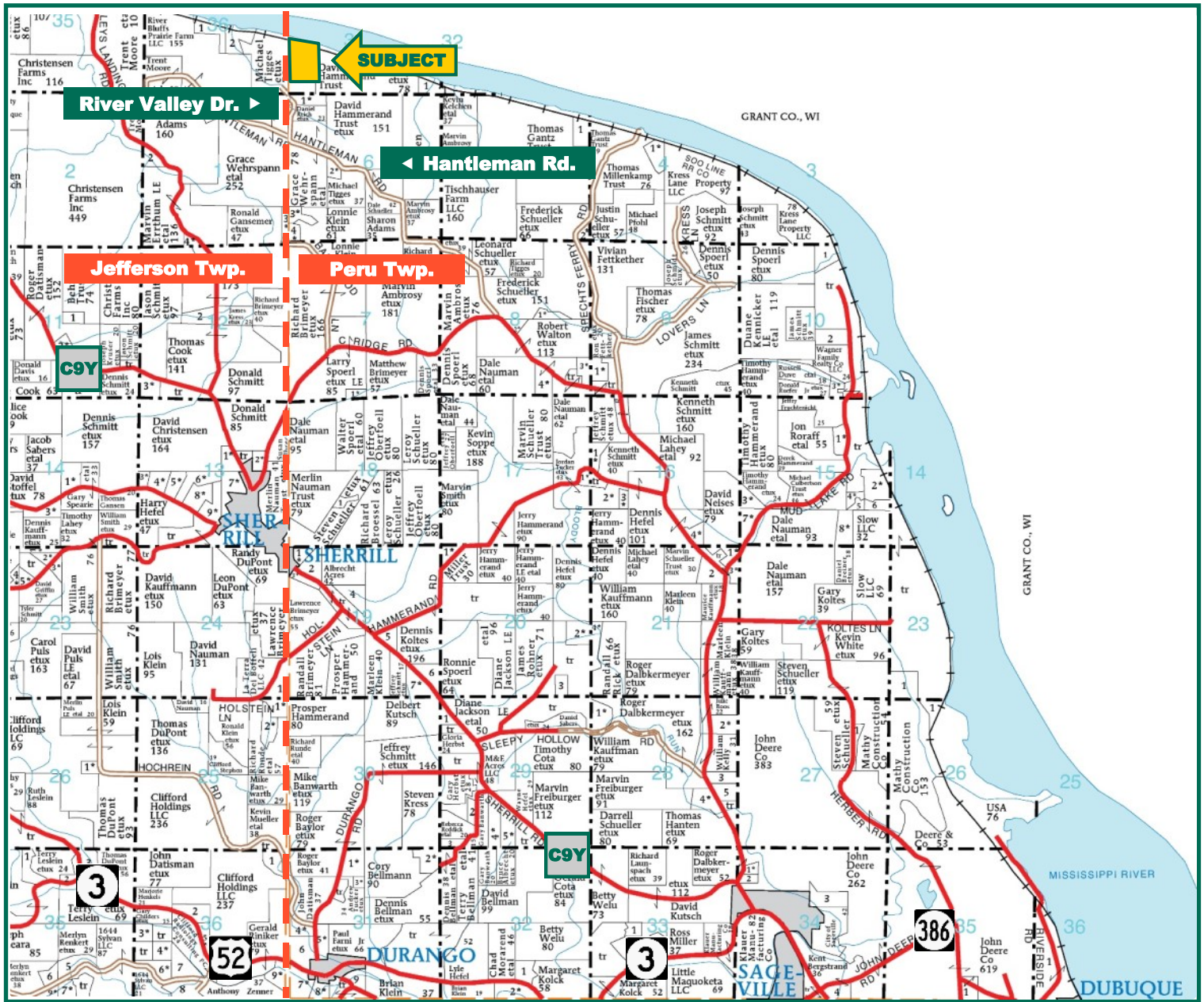
Property Key Features

- Potential Building Site Near Dubuque, IA
- Great Opportunity for Hunters and Investors
- Excellent Views of the Mississippi River

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FSA/Eff. Crop Acres: 18.86
Soil Productivity: 45.43 CSR2

Property Information

52.70 Acres, m/l

Location

Approximately 3 miles north of Sherrill, IA.

Legal Description

GOV Lot 3 Section 31, Township 91 North, Range 2 East of the 5th P.M.

Price & Terms

- \$480,000.00
- \$9,108.16/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$508.00
Gross Acres: 52.70
Net Taxable Acres: 19.71*
Tax per Net Taxable Acre: \$25.77
*There are 32.99 tax exempt acres in Forest Reserve.

FSA Data

Farm Number 5641, Tract 11343
FSA/Eff. Crop Acres: 18.86

Soil Types/Productivity

Primary soil is Fayette silt loam. CSR2 on the FSA/Eff. crop acres is 45.43. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently rolling.

Drainage

Natural.

Water & Well Information

None known.

Easement

There is an access easement on this property in the southwest corner of the farm. Contact listing agent for detail.

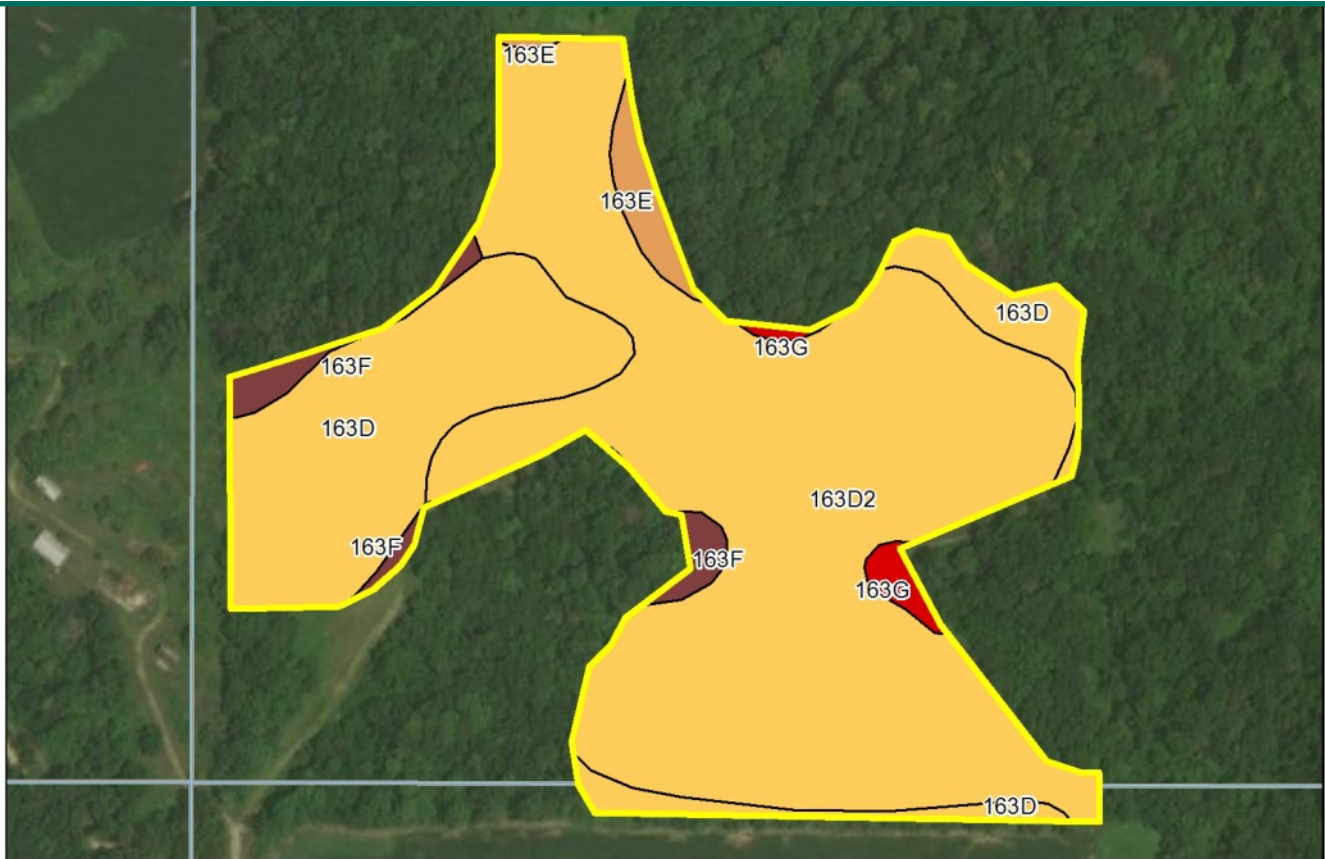
Comments






Excellent opportunity for hunters and investors with excellent views of the Mississippi River. Potential building site near Dubuque, IA. Currently zoned as Agriculture.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	12.82	67.98	3	46	
163D	Fayette silt loam, 9 to 14 percent slopes	4.90	25.98	3	49	
163F	Fayette silt loam, 18 to 25 percent slopes	0.52	2.74	6	21	
163E	Fayette silt loam, 14 to 18 percent slopes	0.40	2.10	4	38	
163G	Fayette silt loam, 25 to 40 percent slopes	0.23	1.20	7	5	

Measured Tillable Acres: 18.86

Average CSR2: 45.43

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Deer path



Timber



River view



Timber



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Looking northwest



Looking southwest



Looking west



Looking southeast



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