

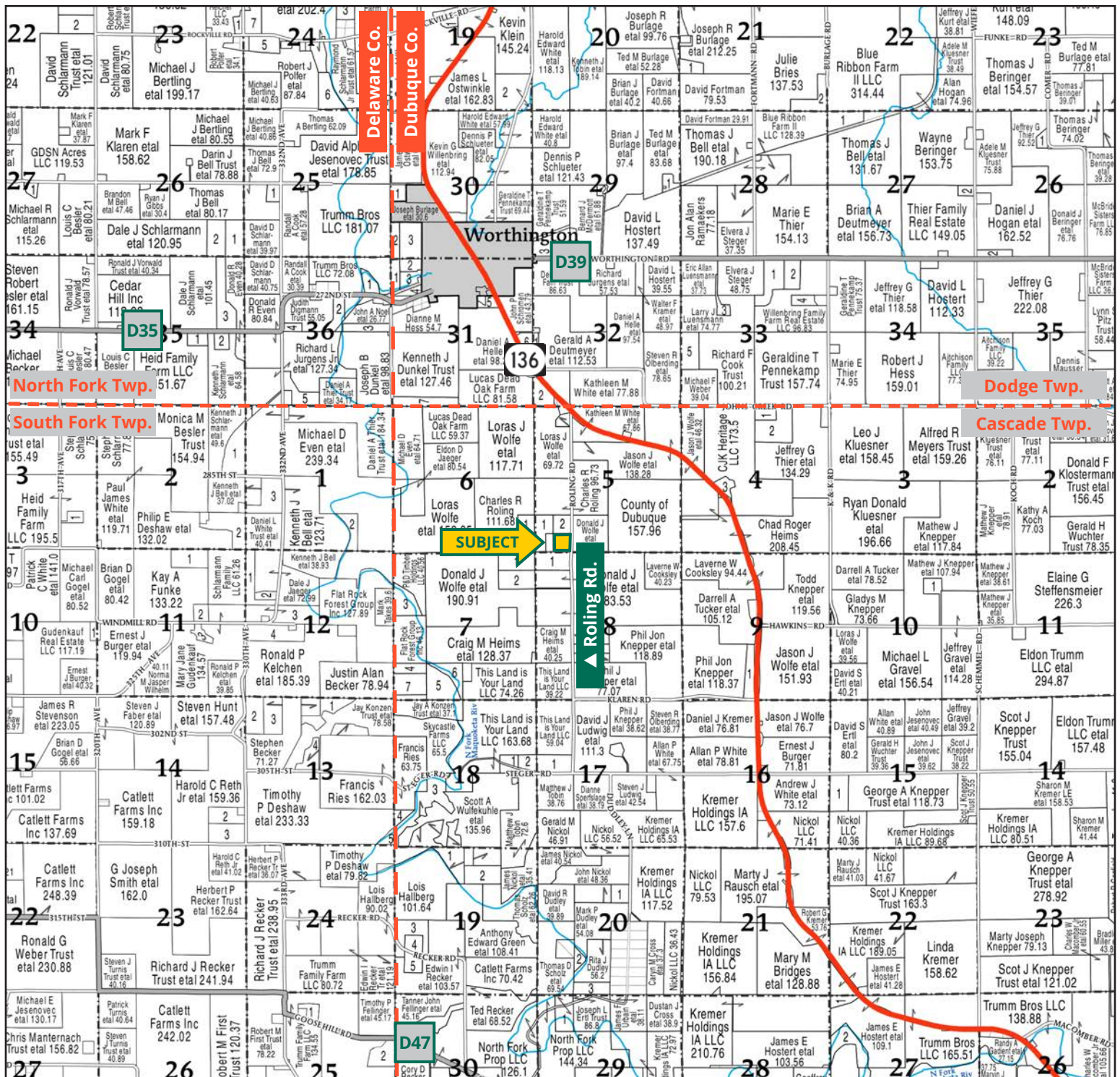
Timbered Lot with Pond



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

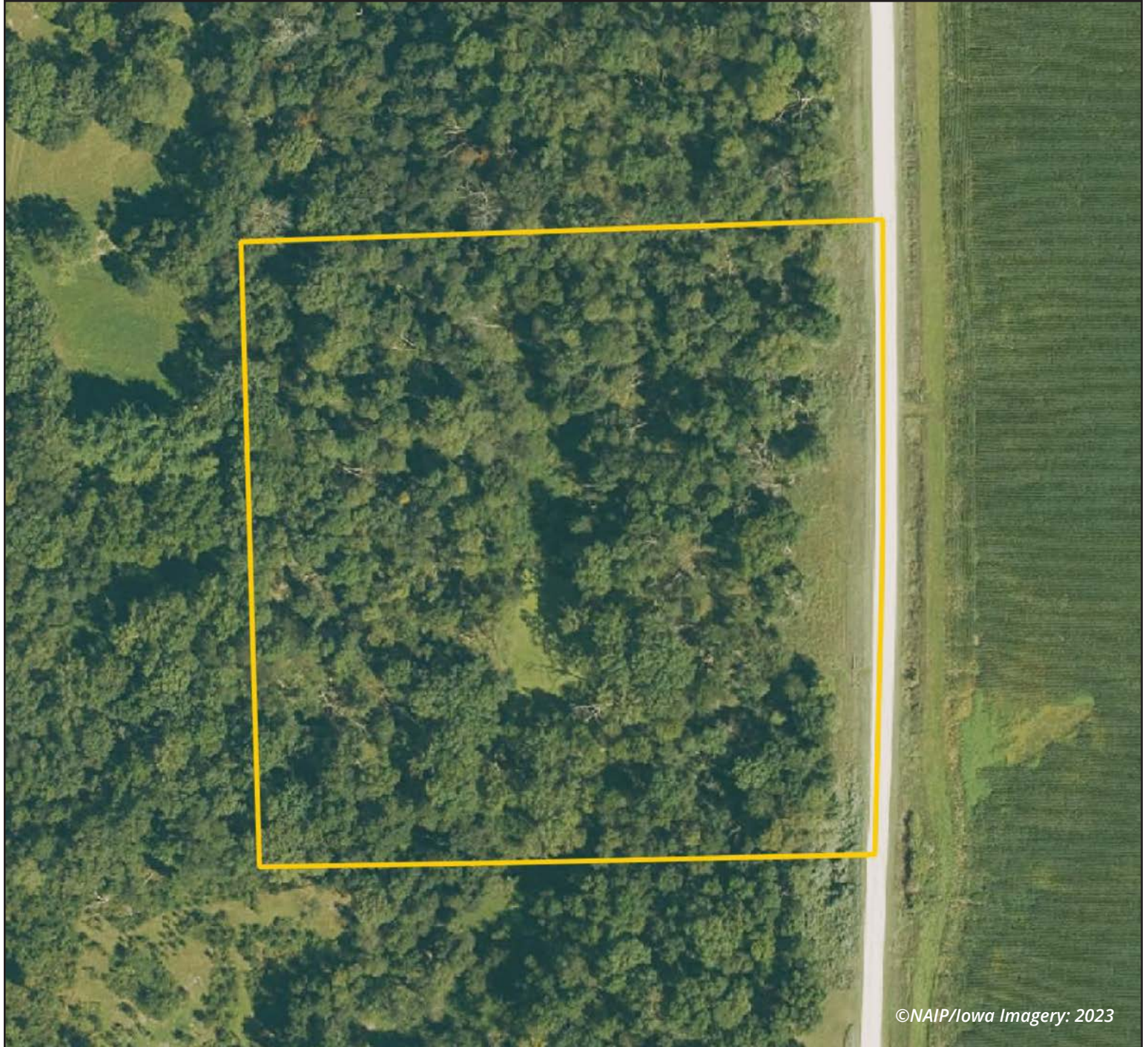
10.00 Acres, m/l
Dubuque County, IA



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Location

From Worthington: 1 mile southeast on IA-136 and 1 mile south on Roling Rd. The property is on the west side of the road.

Simple Legal

The SE¼ of the SW¼ of the SW¼ of Section 5, Township 87 North, Range 2, West of the 5th P.M., consisting of 10.00 acres more or less, in Dubuque County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$135,000.00
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$140.00
Gross Acres: 10.00
Net Taxable Acres: 9.53
Tax per Net Taxable Acre: \$14.69

Lease Status

Farm lease is open.

FSA Data

This property is not enrolled in the FSA program.

Mineral Rights

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

Land Description

The land is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Pond

There is an attractive pond located in the center of this farm. This pond provides excellent habitat for wildlife.

Comments

This attractive recreational farm is located just south of Worthington and offers excellent opportunities. The property features mature hardwood timber, a scenic pond, and abundant wildlife. Contact the listing agent for a video of trail-camera photos showcasing impressive wildlife activity, including trophy deer, fox, coyotes, bobcat, turkeys, and more.



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.

East Side Looking West



Timber



Pond and Timber

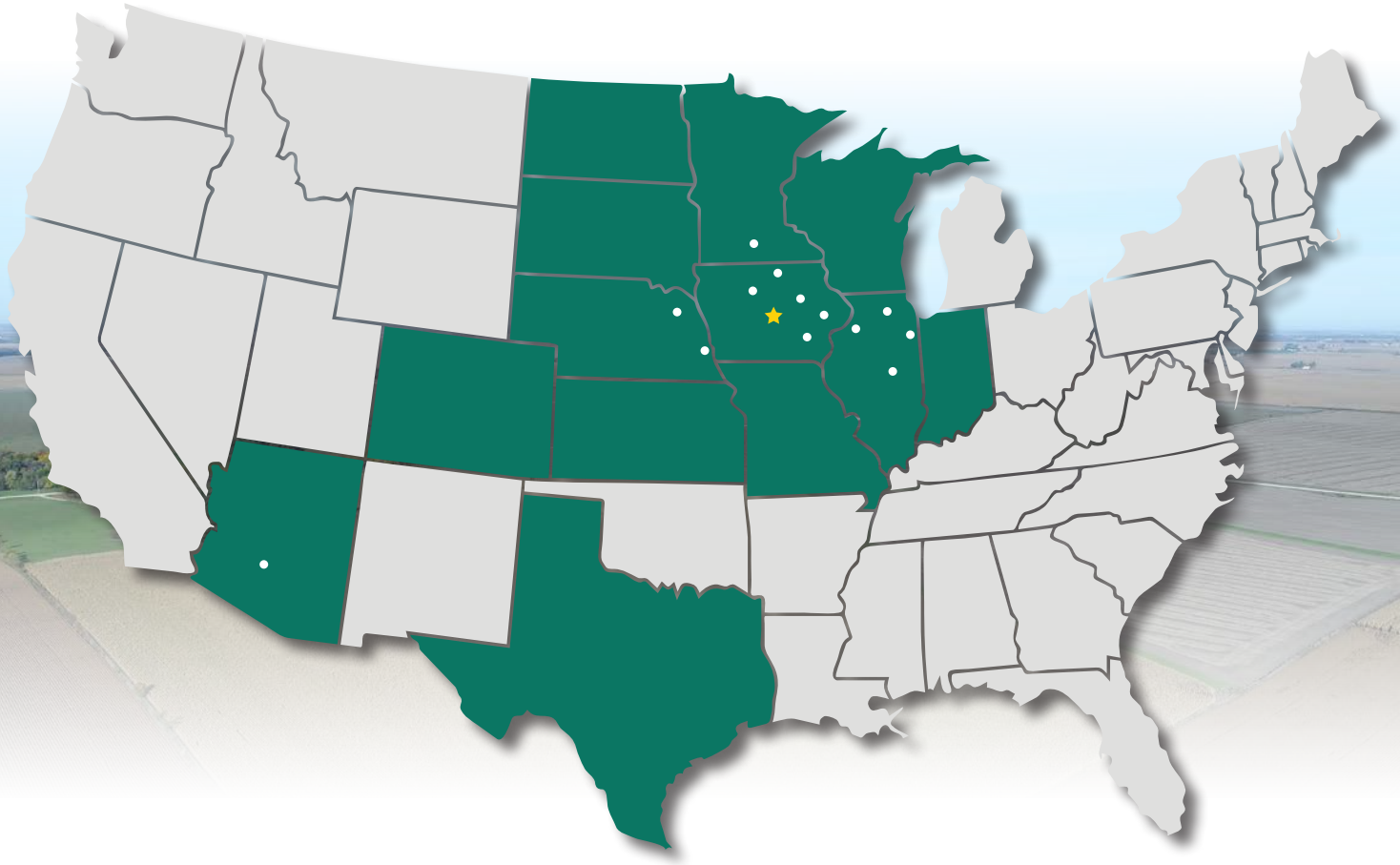


Timber and Trail





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