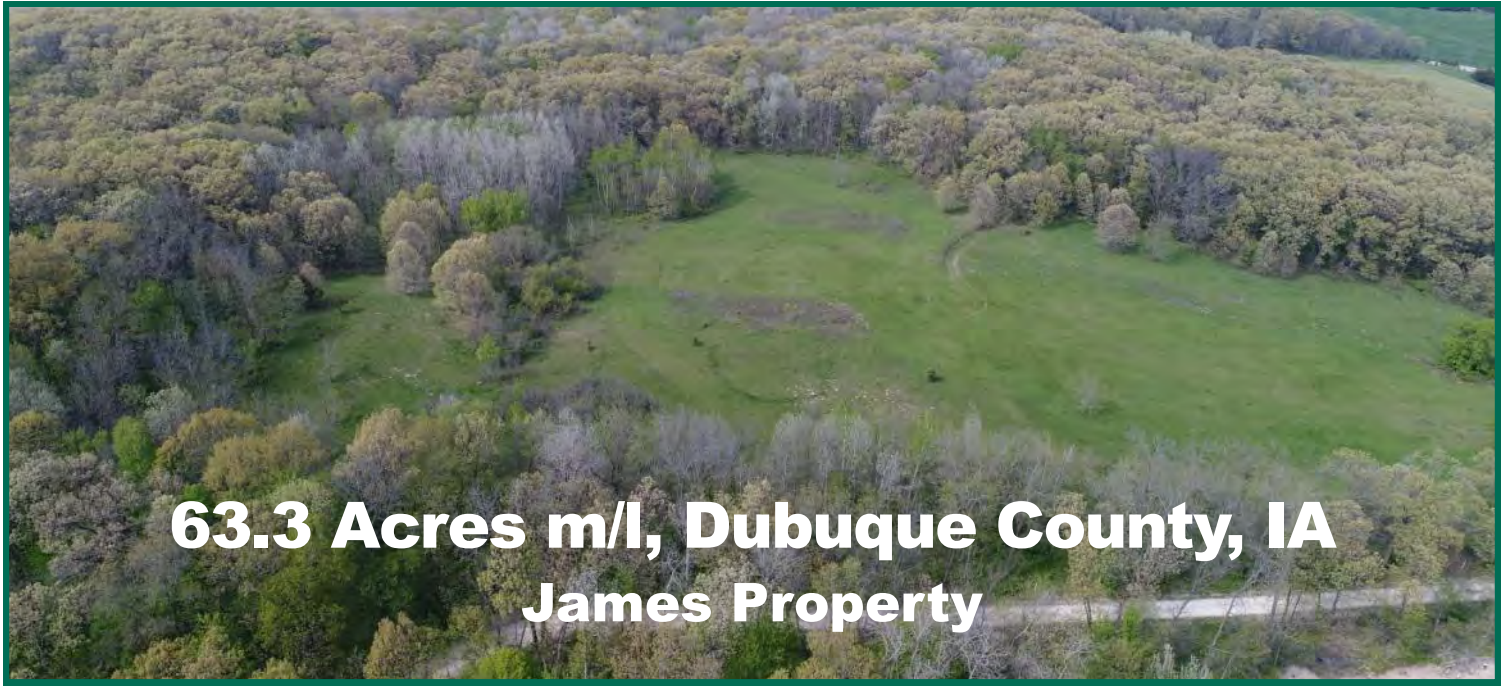




63.3 Acres m/l, Dubuque County, IA James Property

Just off Hwy 151 on a Hard Surface Road — 5 Miles northeast of Cascade, Iowa

Property Information

Location

From Cascade: 3 $\frac{3}{4}$ miles northeast on Highway 151 and 1 $\frac{1}{2}$ miles north on Simon Road. This property is located on the west side of the road.

Legal Description

Lot 1 of the Final Plat of CDE in Dubuque County, Iowa, in Section 23, Township 87 North, Range 1 West of the 5th P.M., according to the United States Government Survey and the recorded plats thereof.

Price & Terms

Price Reduced!

- ~~\$474,750~~ \$449,430
- ~~\$7,500/acre~~ \$7,100/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2016 - 2017: \$238.00
Net Taxable Acres: 63.3
Tax per Net Taxable Acre: \$3.76

FSA Data

Farm Number 7088, Tract 12715
Crop Acres: 27.50
Corn Base: 18.60
Corn PLC Yield: 113 Bu.
Oat Base: 4.52
Oat PLC Yield: 54 Bu.

Soil Types/Productivity

Primary soils are Fayette, Sogn and Chelsea. See soil map for detail.

- **CSR2:** 8.0 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 13.4 per 2017 AgriData, Inc., based on FSA crop acres.

- **CSR2:** 9.0 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Comments

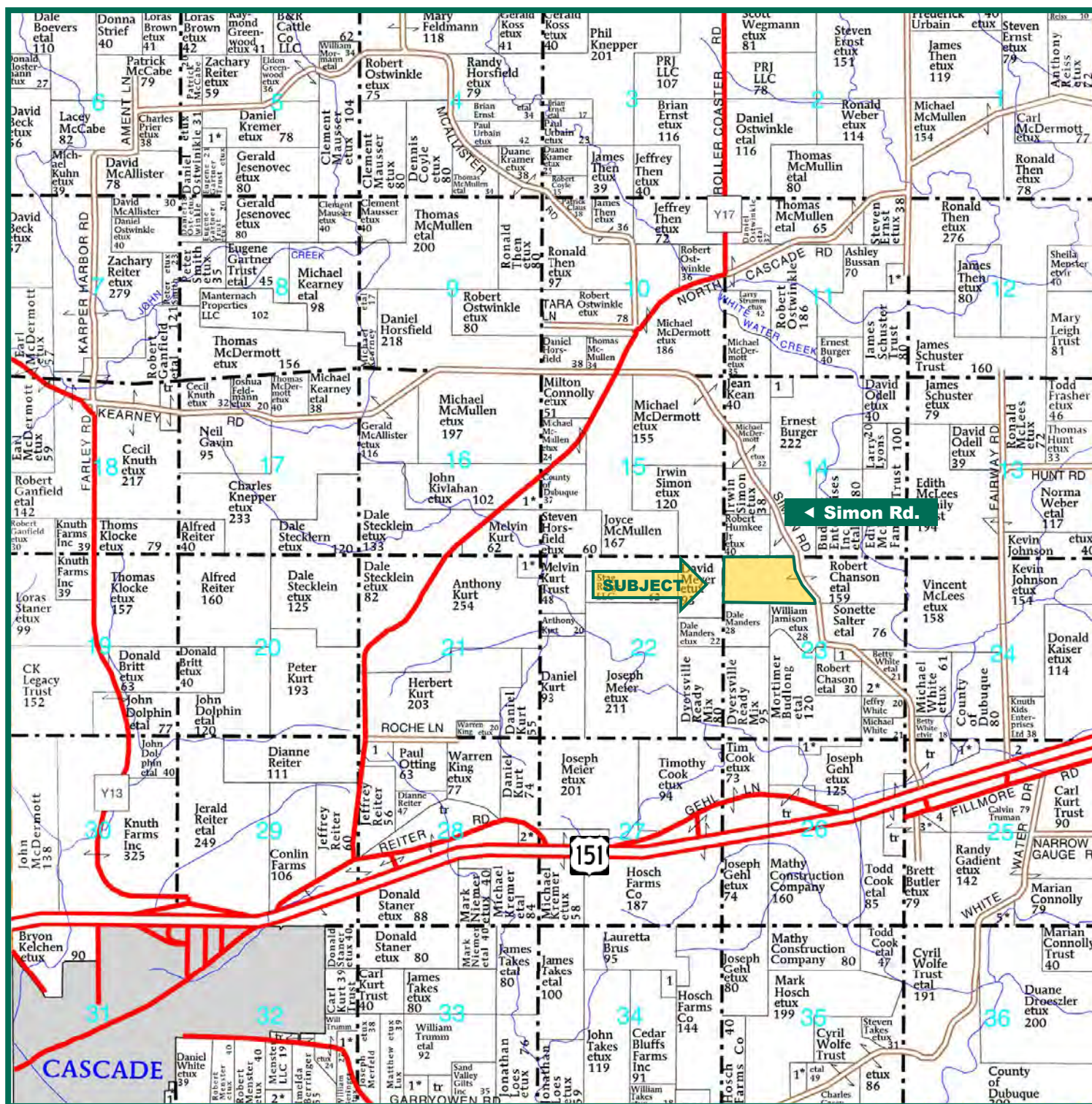
This is one of the nicest home sites in Dubuque County. It consists of cropland, native prairie and a variety of mature oaks, walnuts, hickories and other hardwoods. There is an abundance of deer and turkey in and around this farm. Build your dream home on this attractive setting. Just off Hwy 151, located on a hard surface road! Only minutes from Dubuque.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



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Aerial Photo



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Assessor's Map



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Soil Map

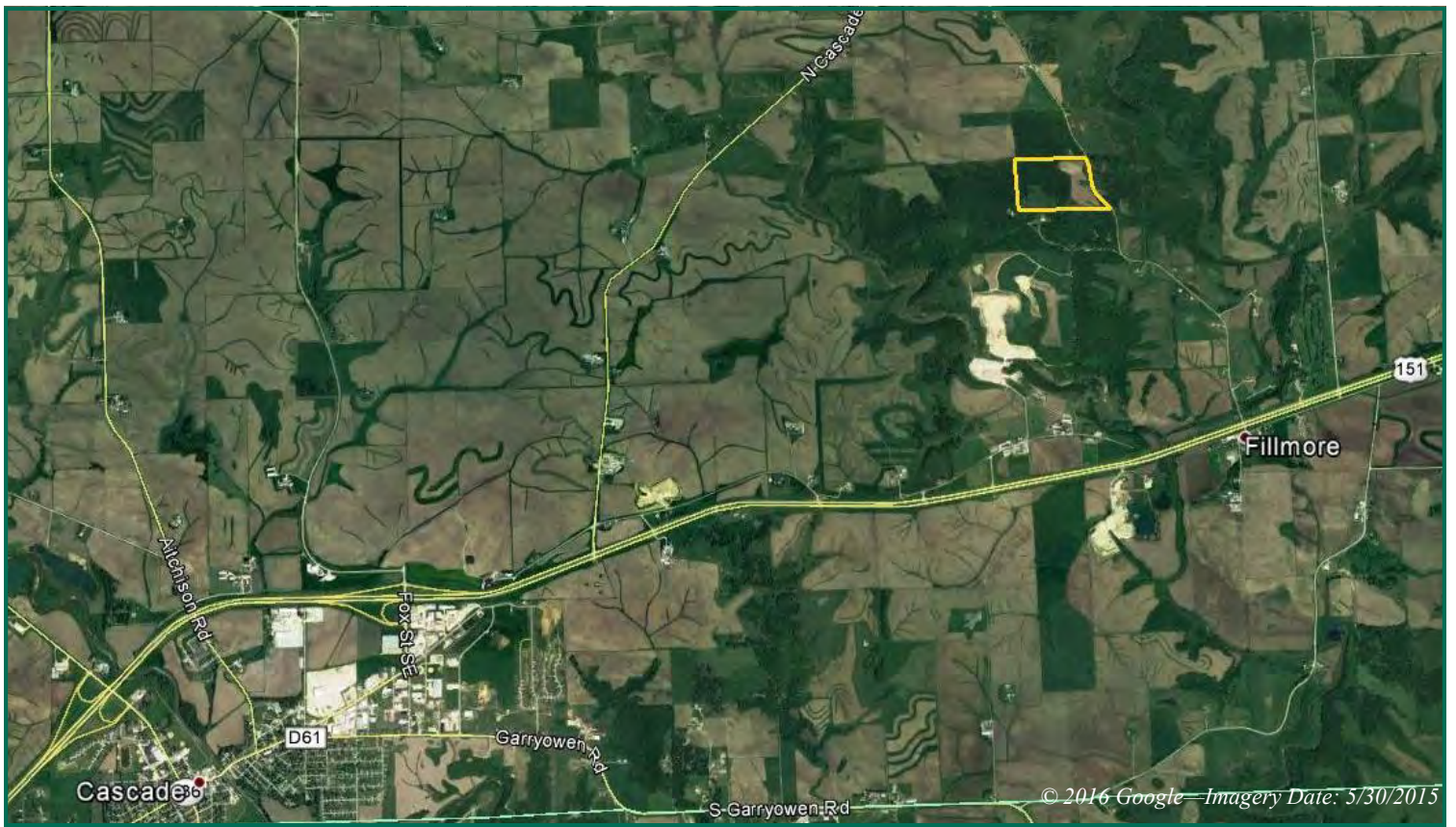


Measured Tillable Acres		27.5	Avg. CSR:		13.4	Avg. CSR2:		8.0
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
163C	Fayette silt loam, 5 to 9 percent	70	75	0.5%	IIIe	0.15		
163F	Fayette silt loam, 18 to 25 percent	30	23	1.1%	VIe	0.30		
412D	Sogn loam, 9 to 18 percent slopes	5	5	3.2%	VIIs	0.88		
63C	Chelsea loamy fine sand, 5 to 9	21	14	27.0%	IVs	7.42		
63D	Chelsea loamy fine sand, 9 to 14	10	5	68.2%	VIIs	18.76		

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Google Earth Photos: 63.3 Acres m/l, Dubuque County, IA



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These trophy bucks were taken on and around this farm.



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