

# Growthland

**53.5 Acres m/l**  
**Dubuque County, IA**  
**\$520,000 (\$9,720/Acre)**

## Farm For Sale

**Location:**

Located two miles east of Rickardsville in Section 27 of Jefferson Township on Hwy 52/3.

**School District:** Dubuque Community School District

**Acreage Breakdown:**

Taxable Acres: 53.52 A M/L  
CRP Acres: 3.57 A M/L  
FSA Acres: 53.48 A M/L  
Tillable Acres: 17.48 A M/L

**Soil Productivity:** Tillable CSR2: 42.1

**Taxes:** \$1,040 annually

**Conservation Reserve Program (CRP):** Annual payment of

\$1,064.00 or \$298.04 per acre expires September 2024.

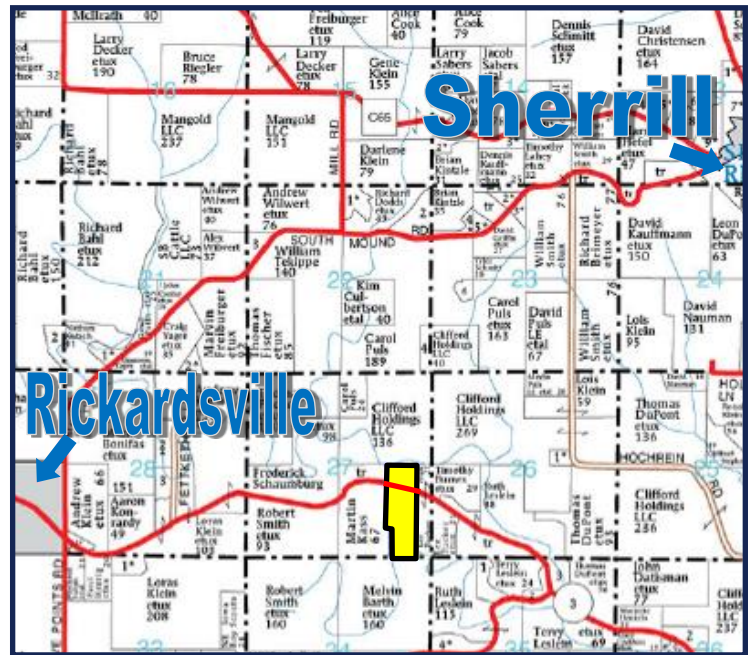
**Possession:** At closing.

**FSA Farm Base Acres:**

Corn Base Acres: 15.5  
Corn PLC Yield: 126

**Comments:**

Nice opportunity to purchase a 53.5 acre parcel within half an hour of Dubuque. This farm includes cropland, timber and 3.57 acres m/l of CRP. This would also be a great building site! Please contact John Airy with any questions at 319-350-0474.



**Contact Us**

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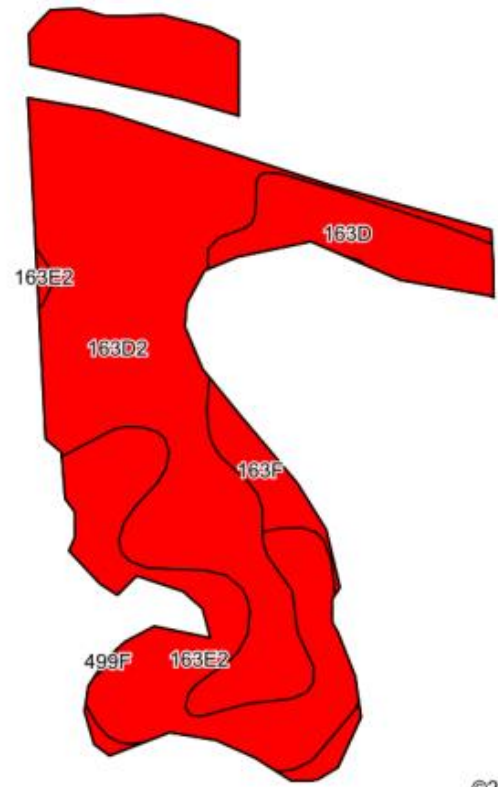
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FSA Map



Tillable Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
3D2	Fayette silt loam, 9 to 14 percent slopes, moderately	10.30	58.9%		46
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately	4.44	25.4%		35
163D	Fayette silt loam, 9 to 14 percent slopes	1.76	10.1%		49
163F	Fayette silt loam, 18 to 25 percent slopes	0.98	5.6%		21
<b>Weighted Average</b>					<b>42.1</b>



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## Photos



**View from the north looking south of Hwy 52**

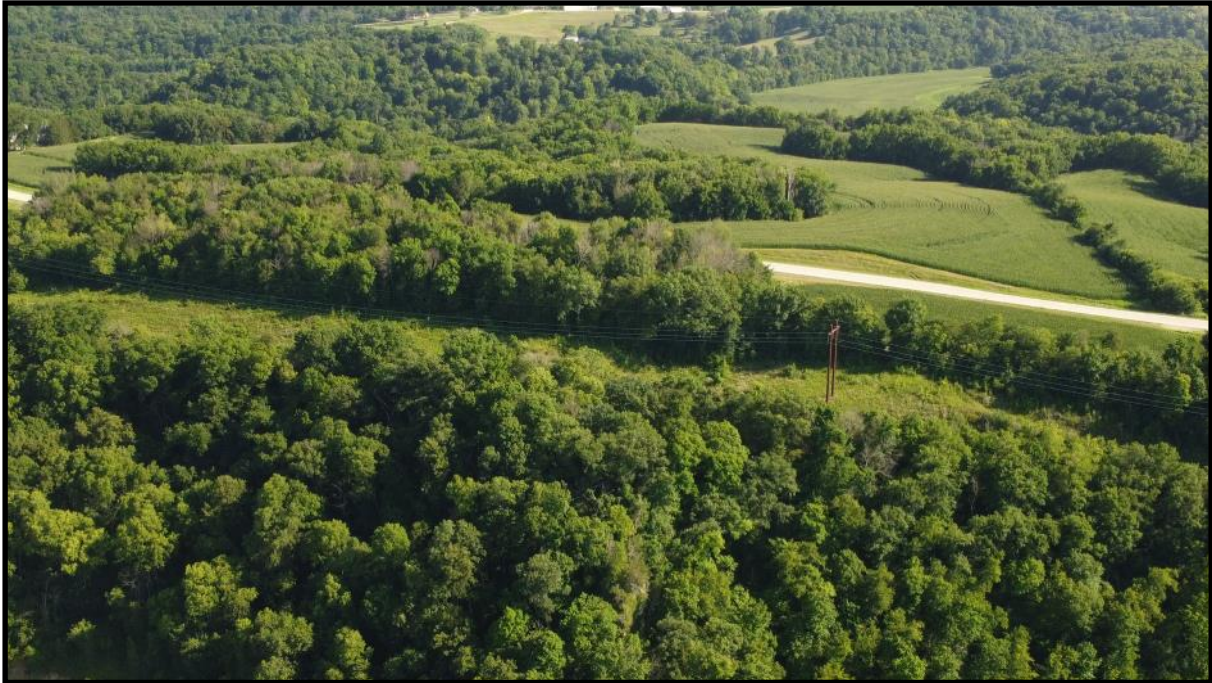


**View from the south looking north of Hwy 52**

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**View from the north looking south**



**View from the southwest looking northeast**

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