

# Growthland

*Appraisals, Management, Brokerage, & Advising*



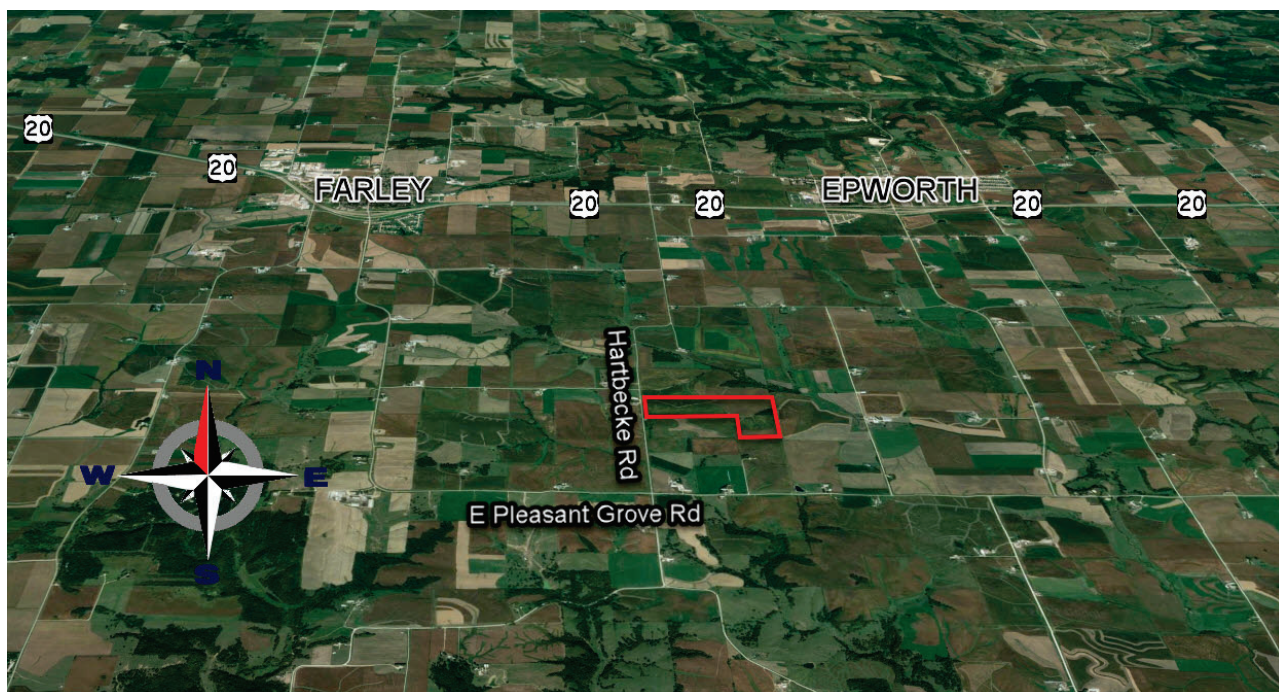
## BIDDING ONLINE OR IN PERSON

Thursday, February 8, 2024 at 10 AM  
Farley Memorial Hall  
204 1st St NW  
Farley, IA 52046

# FARMLAND AUCTION

Dubuque County, IA  
100 Acres M/L

Hartbecke Cattle  
Company, Inc.



## JOHN AIRY

*Real Estate Agent, Farm Manager  
Auctioneer*

Licensed In Iowa

☎ 319-350-0474

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5475 Dyer Ave, Suite 141 Marion, IA 52302  
Office: 319-377-1143



## Auction Information

Dubuque County, IA  
100 Acres M/L

### Auction Date and Time

Thursday, February 8, 2024 at 10:00 AM

### Auction Location

Online or In Person Bidding

Farley Memorial Hall  
204 1st St NW, Farley, IA 52046

### Sale Method

This property will be offered at public auction. Bidding available in person and online. Bids will be dollars per acre and will be multiplied by the number of total acres to determine the total sales price.

- The Farmland will be offered as one tract on a 100 acres more or less basis.
- Seller reserves the right to refuse any or all bids.

### Description

100 Acres m/l of Dubuque County farmland located in Section 28 of Taylor Township. Consists of 94.4 tillable acres m/l with a CSR2 of 57.3. Located three miles southeast of Farley, Iowa.

### Terms

Ten percent of the purchase price required on the day of the sale. Buyers will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing. Closing will take place on or before March 25, 2024.

### Conditions

This sale is subject to all easements, leases and any other restrictions of record.

### Auctioneer

John Airy, Auctioneer

### Disclaimer

Growthland and their associates are agents of the Seller



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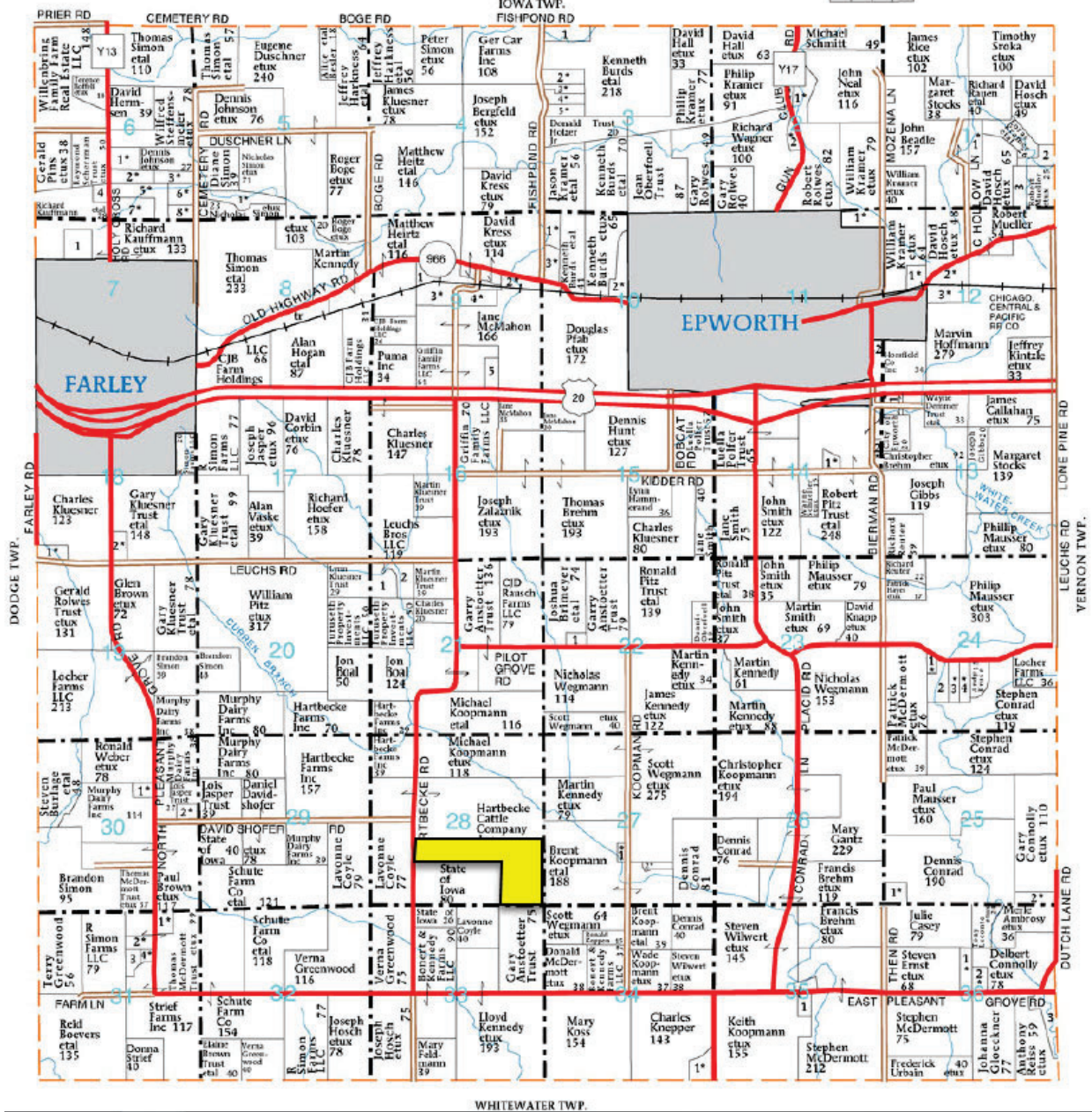
## Plat Map

Dubuque County, IA  
100 Acres M/L

T-88-N

TAYLOR PLAT

R-1-W



\*Boundaries may vary pending survey. Please call John Airy at (319)-350-0474 with any questions!

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## Property Details

Dubuque County, IA  
100 Acres M/L

### Legal Description

Part of the S 1/2 of Section 28, Township 8 North, Range 1 West of the 5th P.M., Dubuque County, Iowa. Exact legal to come from survey.

**Township:** Taylor

### Location

Located three miles southeast of Farley on paved Hartbecke Road. Two miles from Highway 20.

### Acreage Breakdown:

**Tillable Acres:** 94.4  
**FSA Acres:** 100.13\*

**Soil Productivity:** **Tillable CSR2:** 57.3

**Property Taxes:** Estimated \$2,766

**School District:** Western Dubuque Community School District

**FSA Farm Base Acres:\***

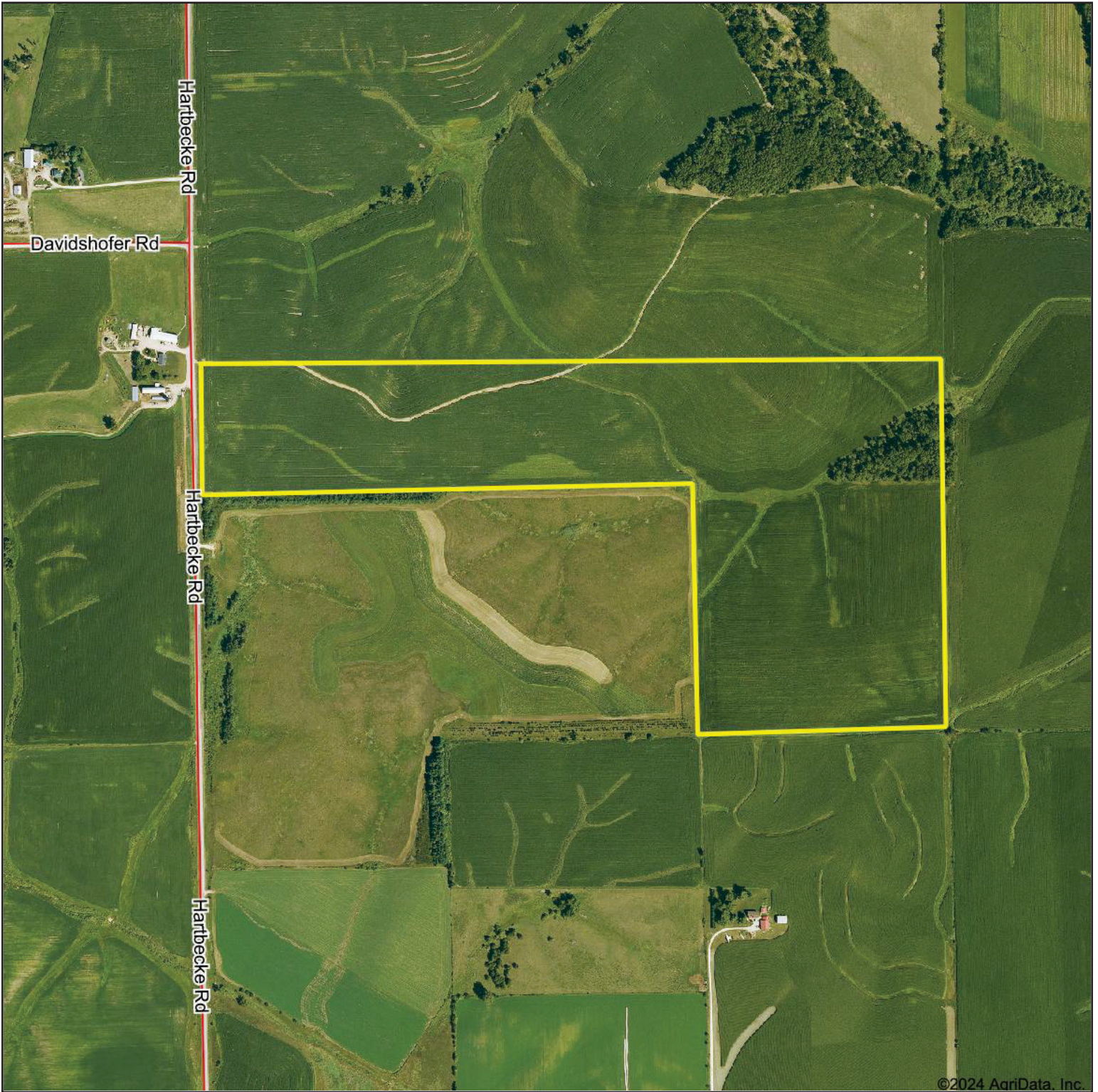
<b>Corn Base Acres:</b>	223
<b>Corn PLC Yield:</b>	162
<b>Oats Base Acres:</b>	6.45
<b>Oats PLC Yield:</b>	64

\*This farm is part of a larger tract. A farm reconstitution plan will need to be completed to determine exact acres and yield.

### Comments:

A survey for this property is being completed. Nice opportunity to purchase a piece of land in close proximity to Dubuque and Manchester area, making it excellent for a possible building site.

# Aerial Map



# Growthland

Boundary Center: 42.399767, -90.963978



**28-88N-1W**  
**Dubuque County**  
**Iowa**



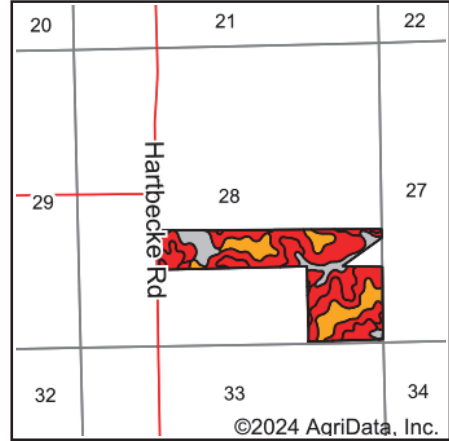
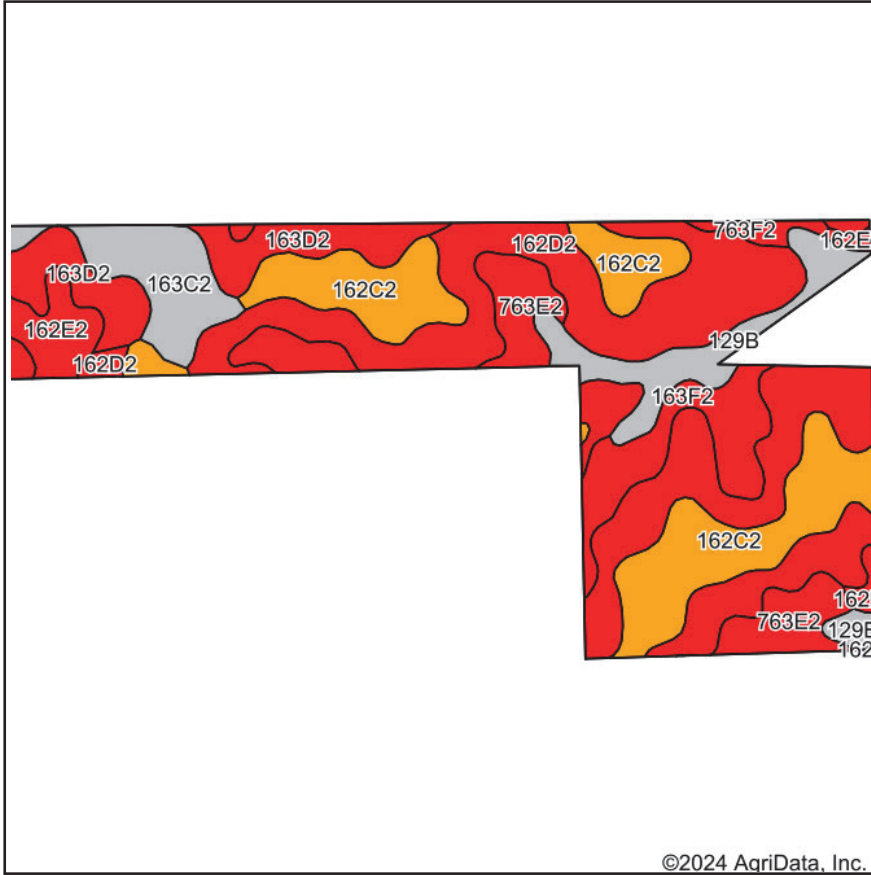
Maps Provided By:



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# Soils Map



State: **Iowa**  
 County: **Dubuque**  
 Location: **28-88N-1W**  
 Township: **Taylor**  
 Acres: **94.4**



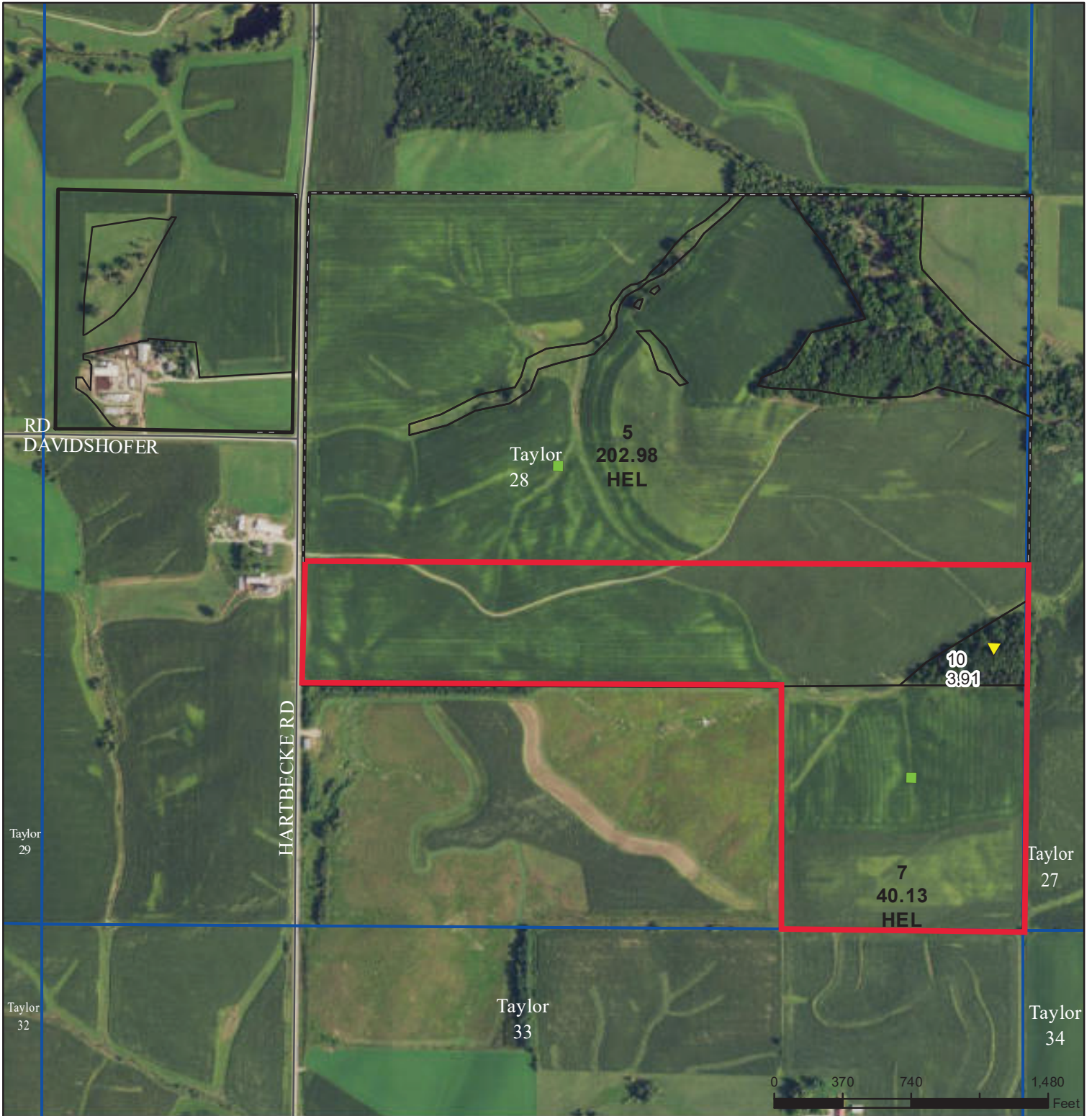
Soils data provided by USDA and NRCS.

Area Symbol: IA061, Soil Area Version: 25					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	35.36	37.5%		54
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	19.32	20.5%		80
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	8.16	8.6%		46
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	7.99	8.5%		46
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	6.45	6.8%		73
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	6.20	6.6%		18
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	6.05	6.4%		72
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	3.78	4.0%		42
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	1.09	1.2%		28
<b>Weighted Average</b>					<b>57.3</b>

\*\*IA has updated the CSR values for each county to CSR2.  
 Soils data provided by USDA and NRCS.

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- Legend**
- Non-Cropland
  - CRP
  - Iowa PLSS
  - Cropland
  - Tract Boundary
  - Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 282.33 acres

2023 Program Year

Map Created March 29, 2023

**Farm 7187**

**Tract 12828**

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USDA is an equal opportunity provider, employer, and lender.



## *Property Photos*

Dubuque County, IA  
100 Acres M/L



View from the west looking east



View from the northeast looking south

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