

# Growthland

*Appraisals, Management, Brokerage, & Advising*

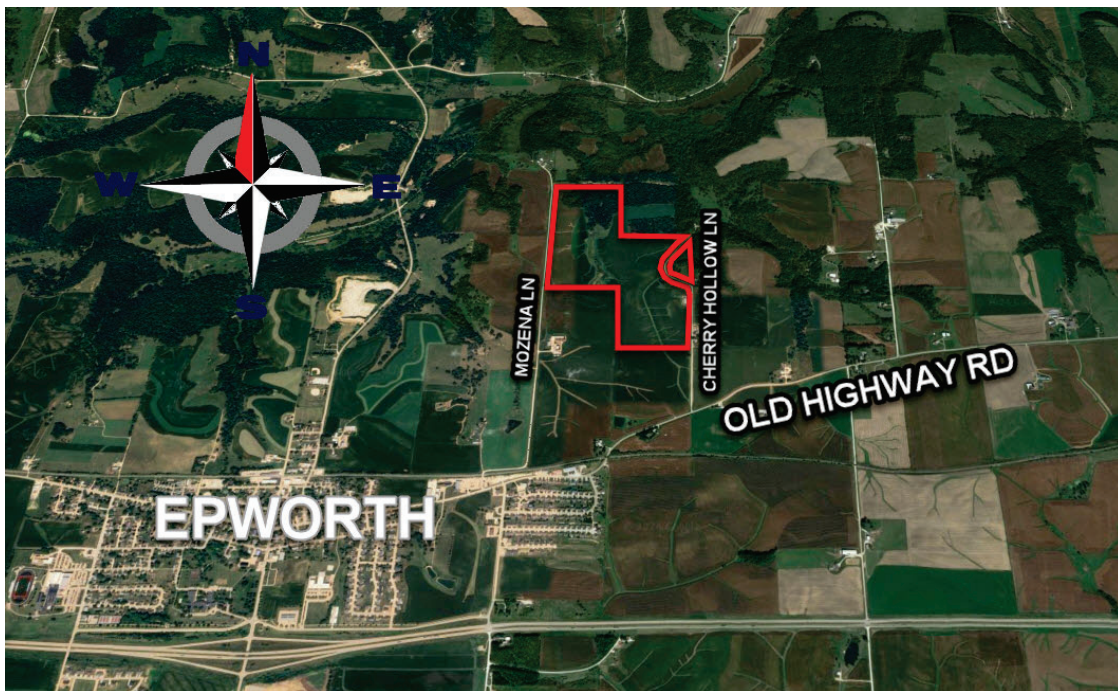
## ***FARMLAND FOR SALE***

**John M. Beadle  
Property**

**Dubuque County  
156 Acres**

**11159 Cherry Hollow Ln  
Epworth, IA 52045**

**\$2,301,000 (\$14,750/Acre)**



**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  
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## Property Details

Dubuque County  
156 Acres

### Legal Description

11159 Cherry Hollow Ln, Epworth, IA 52045  
SW 1/2 NW 1/4, the NW 1/4 SW 1/4 and the E 1/2 SW 1/4  
Section 1, Township 88 North, Range 1 West of the 5th P.M. in  
Dubuque County, Iowa

**Township:** Taylor

### Location

Located half mile east of Epworth on graveled road, Cherry  
Hollow Lane. 5 minutes from Highway 20 and 20 minutes from  
Dubuque.

### Acreage Breakdown:

**Taxable Acres:** 154.35  
**Tillable Acres:** 114.79  
**FSA Acres:** 154.82

**Soil Productivity:** **Tillable CSR2:** 46.6

**Property Taxes:** \$3,320.00

**Parcel Numbers:** 1301100003 1301300002  
1301300001 1301300004

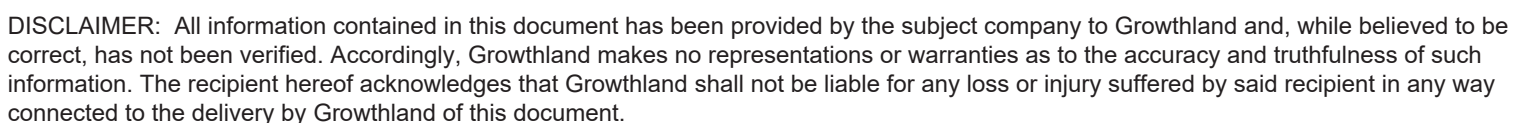
**School District:** Western Dubuque School District

**FSA Farm Base Acres:** **Corn Base Acres:** 23.10  
**Corn PLC Yield:** 179

### Comments:

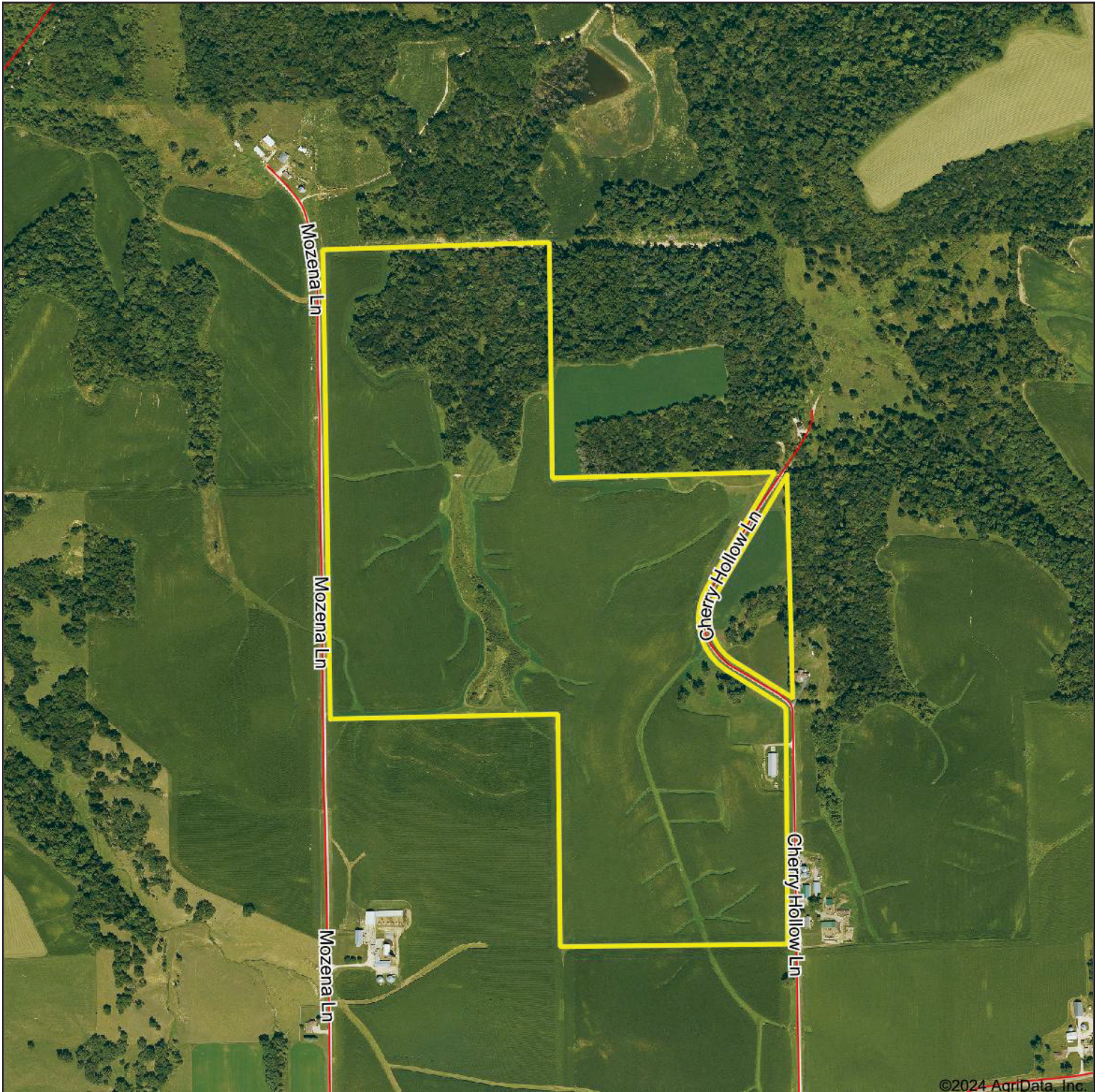
Nice opportunity to purchase a Dubuque county farm near  
Epworth. The farm is also in close proximity to the Highway 20  
corridor. The majority of the farm is tillable with a nice stand of  
timber at the north end. There is a large machine shed with a  
concrete floor, a building site that would easily accommodate a  
new home and an existing well on the property.







# Aerial Map



## Growthland

Boundary Center: 42.460585, -90.912292

0ft 877ft 1754ft

1-88N-1W  
Dubuque County  
Iowa



Maps Provided By:



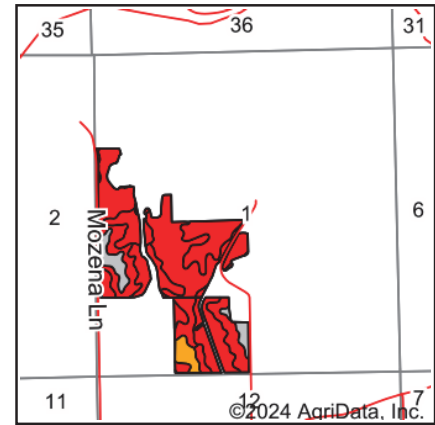
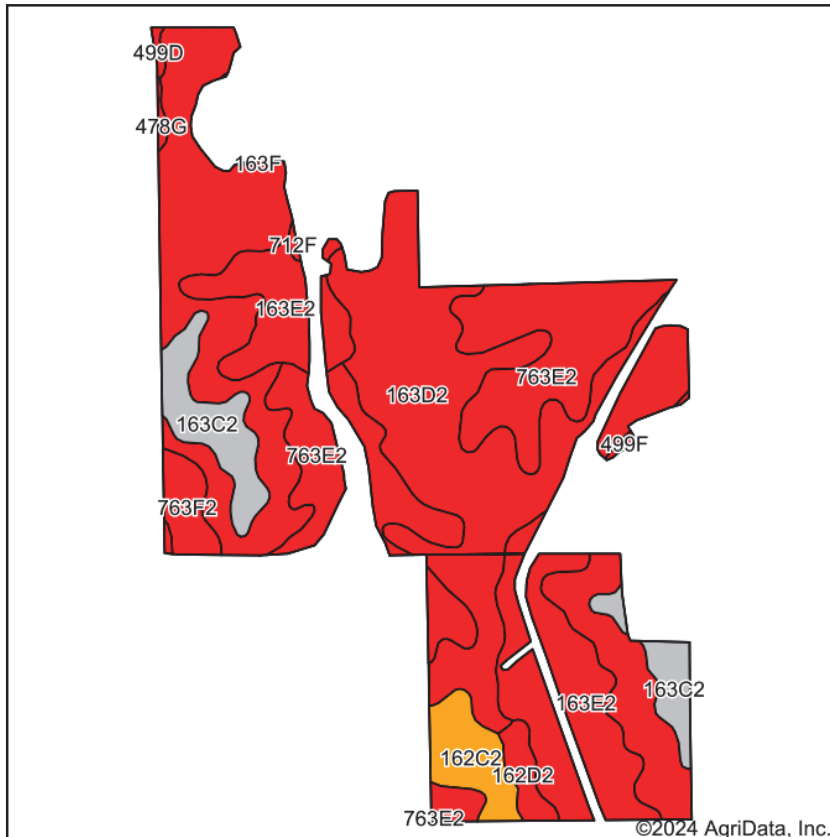
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2/13/2024



# Soils Map



State: **Iowa**  
 County: **Dubuque**  
 Location: **1-88N-1W**  
 Township: **Taylor**  
 Acres: **114.78**

**Growthland**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA061, Soil Area Version: 25					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	58.54	51.0%		46
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	20.84	18.2%		46
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	18.37	16.0%		35
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	7.41	6.5%		72
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	3.96	3.5%		80
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	2.51	2.2%		54
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	2.34	2.0%		28
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	0.25	0.2%		5
499D	Nordness silt loam, 9 to 18 percent slopes	0.22	0.2%		5
499F	Nordness silt loam, 18 to 35 percent slopes	0.20	0.2%		5
712F	Schapville silt loam, 18 to 30 percent slopes	0.14	0.1%		5
Weighted Average					46.6

\*\*IA has updated the CSR values for each county to CSR2.

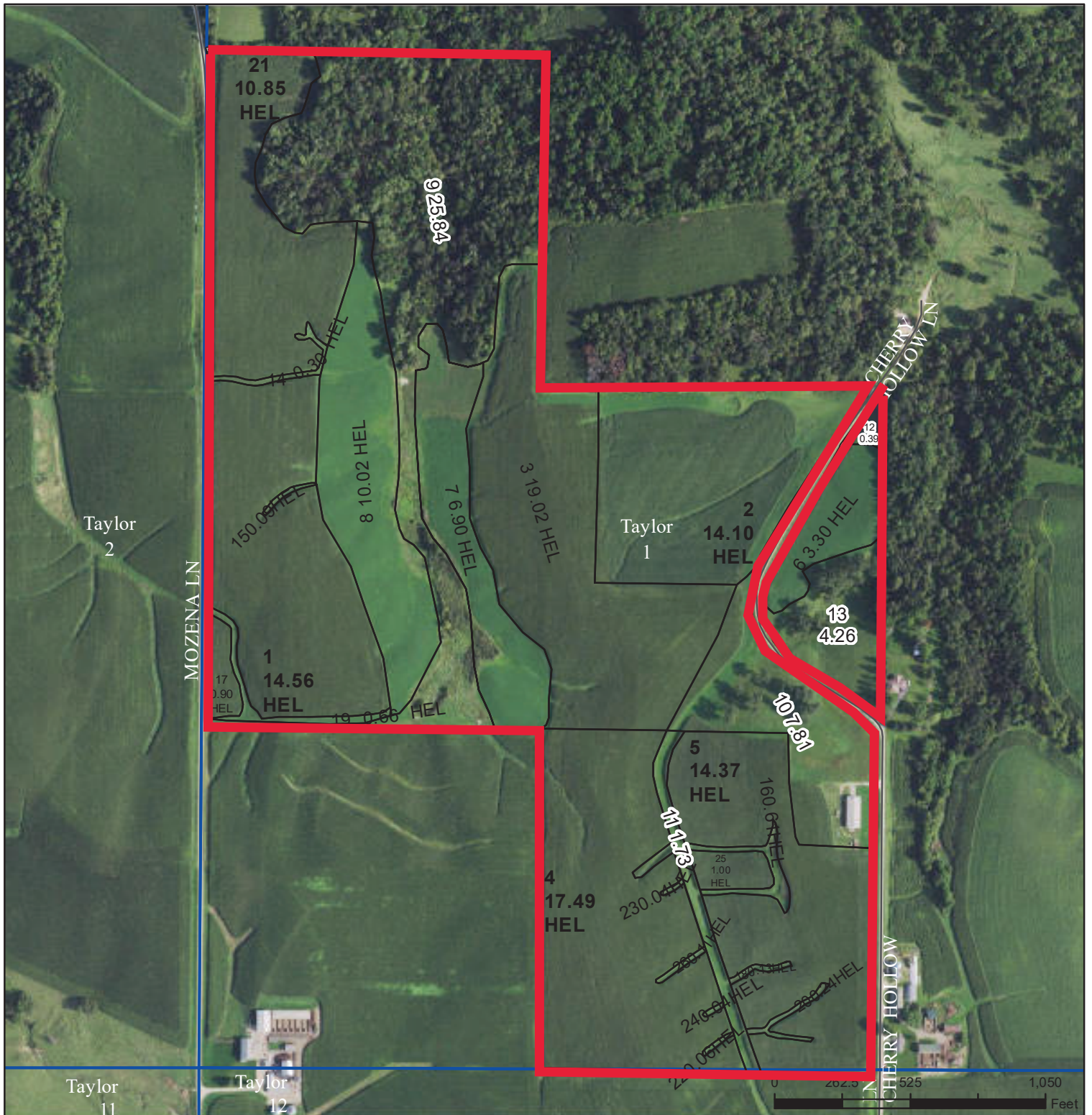
Soils data provided by USDA and NRCS.

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United States  
Department of  
Agriculture

## Dubuque County, Iowa



### Legend

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

### Wetland Determination Identifiers

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

Tract Cropland Total: 114.79 acres

2023 Program Year

Farm **1374**  
Tract **1171**

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



## ***Property Photos***

**Dubuque County**  
**156 Acres**



Northwest looking southeast



South looking North



## *Property Photos*

**Dubuque County**  
**156 Acres**



Machine Shed



Inside of Shed