

One Tract
37+
Surveyed
Acres

Dubuque County, Iowa

LAND AUCTION

TIMED ONLINE

Opens: Tuesday, June 13



Located just east of the intersection of Highway 61 and Highway 52, then ¼ miles northwest on Bellevue Heights Road.

Dubuque, Iowa

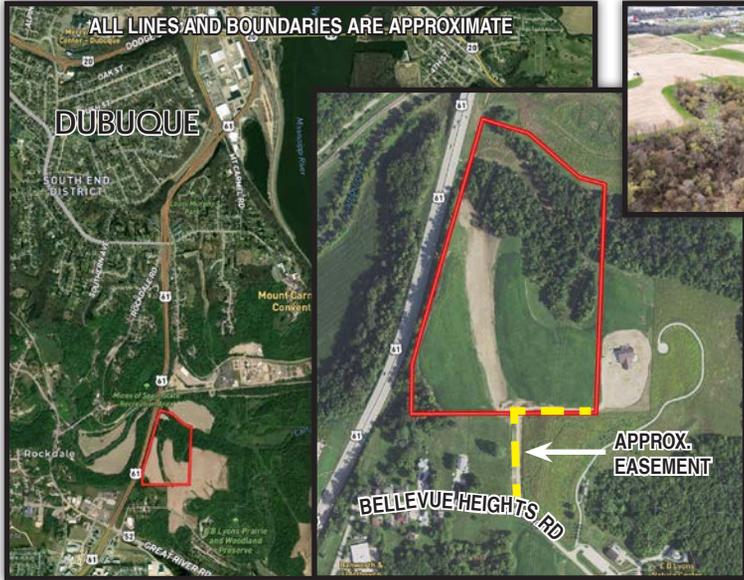
CLOSES: TUESDAY, JUNE 20 | 1PM CDT 2023



319.385.2000 | SteffesGroup.com
Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641



Licensed to sell Real Estate in IA, MN, ND, SD, MO, IL, WI, NE & MT.
Announcements made the day of sale take precedence over advertising.



37.048± SURVEYED ACRES - 1 TRACT

FSA indicates: 17.92 cropland acres of which 1.44 acres are in CRP:

1.44 acres X \$257.13 = \$370.00 and expires on 9-30-2027.

Corn Suitability Rating 2 is 36.4 on the cropland acres.

Section 1, Table Mound Township, Dubuque County, Iowa.

Zoned R-3 Single Family Residential and C-1,

Conservancy sliver to the north.

Not included: 2023 crops.

more details



2245 East Bluegrass Road
Mt. Pleasant, IA 52641

PRESORTED
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FARGO, ND

Auctioneer's Note: Nestled amongst the rolling hills of Dubuque is this 37± acre tract of land with development potential.

Property adjoins the Mines of Spain/EB Lyons Interpretive Center, which boasts a 1,432 acre park/recreation area offering hiking trails, hunting, paddling, picnicking & cross-country skiing.

Complete details, terms & conditions online at SteffesGroup.com.

Terms: 10% down payment on June 20, 2023. Balance due at final settlement/closing.

Special Provisions: This online real estate auction will have a 5% buyer's premium.

JAMES B. & MARY L. GANSEN

Closing Attorney for Seller - D. Flint Drake of Drake Law Firm, P.C.

For information contact Steffes Group at 319.385.2000;

Mason Holvoet, 319.470.7372 or Duane Norton, 515.450.7778

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