

# Dubuque County, Iowa and Acreage

TIMED ONLINE

# LAND AUCTION

1 tract  
**36.81±**  
acres



**Auctioneer's Note:**  
Wonderful chance to bid your price on an acreage in the country with 36± acres with tillable land and several usable buildings!

## Dubuque, Iowa

Land is located 8 ½ miles south of Dubuque on Highway 61, then 2 ½ miles southwest on Bennettville Road to 4580 Bennettville Road, Zwingle, Iowa.

*Selling Free & Clear for the 2023!*

**Bidding Opens: Tuesday, April 4**

**CLOSES: TUESDAY, APRIL 11 | 10AM**

CDT  
2023



319.385.2000 | [SteffesGroup.com](https://www.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.





*Open House: Tuesday, March 28 from 10-11am*

**36.81± Acres with Mobile Home & Buildings**

This property includes a 1990 model, 2 bedroom, 1 bath, 1,056 sq. ft. mobile home and a well. Outbuildings include: 40'x100' Quonset, (2) 40'x80' machine sheds, 24'x56' shed, concrete silage bunker, (3) grain bins & (2) silos.

FSA indicates: 33.30 acres fillable.

Corn Suitability Rating 2 is 70.2 on the fillable acres.

Located in Sections 9 & 10, Washington Township, Dubuque County, Iowa.

**Included:** Appliances, Any item present on the day of final settlement/closing.

**Not included:** 1,000 gal. LP tank (leased), All personal property of tenant's, Farm equipment.

**TERMS:** 15% down payment on April 11, 2023. Balance due at final settlement.

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



2245 East Bluegrass Road  
Mt. Pleasant, IA 52641

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**VIRGIL G. BRADLEY TRUST**

U.S. Bank, Scott Starkweather, Trustee

**Closing Attorney for Seller:**

**James Goodman of Goodman Law Group, PLC**

Contact Steffes Group at 319.385.2000;

Mason Holvoet, 319.470.7372 or Duane Norton, 515.450.7778

Mason Holvoet - Iowa Real Estate Salesperson S69890000

Duane Norton - Iowa Real Estate Salesperson S64572000