MULTI TRACT
Land Auction
TIMED ONLINE

Jo Daviess County, Illinois

173+ acres
6 tracts

SteffesGroup.com
Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000
Announcements made the day of sale take precedence over advertising.

Auctioneer’s Note: Here is a great opportunity to
invest in quality Illinois farm land! Something for
everyone, from productive tillable land to potential
building sites. Tracts #1-3 are located on East South
Apple Canyon Road, which is the road to the
entrance to Apple Canyon Lake!

Tracts #1-4 are generally located 1/2 miles south of Scales Mound on County Highway 4, then 2 miles west on West Stagecoach Trail, then 1/2 mile south on North Pea Ridge Road which turns into West Apple Canyon Road.

Tract #5 is located 1/2 miles south of Scales Mound on County Highway 4, then 1/4 miles west on West Stagecoach Trail, then 1/2 mile south on North Lake Road.

Tract #6 is located 1/2 miles west of Scales Mound on West Culvert Road, then 2 miles north on North Veta Grande Road.

Tract #1 – 12 Acres M/L, Subject to final survey
This tract of land offers a potential building site with timber &
beautiful views!
Located in Section 17, Thompson Township, Jo Daviess County.

Tract #2 – 20 Acres M/L, Subject to final survey
This tract of land also offers a potential building site with
approx. 4 acres tillable, balance being grassland and timber.
PI Rating: 101.5
Productive soils include: Rozetta, Derinda
Located in Section 17, Thompson Township, Jo Daviess County.

Tract #3 – 35.84 Taxable Acres M/L
Approx. 21 acres tillable
PI Rating: 96.5
Productive soils include: Rozetta, Dunbarton-Dubuque,
Dubuque
Located in Section 16, Thompson Township, Jo Daviess County.

Tract #4 – 40 Taxable Acres M/L
FSA Information: 35.74 acres tillable
PI Rating: 90.6
Productive soils include: Derinda, Elroy, Rozetta
Located in Section 20, Thompson Township, Jo Daviess County.

Tract #5 – 40.62 Taxable Acres M/L
FSA Information: 38.2 acres tillable
PI Rating: 99.7
Productive soils include: Rozetta, Dunbarton-Dubuque,
Palgrove
Located in Section 33, Apple River Township, Jo Daviess County.

Tract #6 – 25.11 Taxable Acres M/L
FSA Information: 24.67 acres tillable
PI Rating: 97
Productive soils include: Fayette, Dubuque & Dunbarton-
Dubuque
There is a recorded easement through the adjoining land
owner to the west for ingress/egress to this land. There is also
a recorded easement in favor of the adjoining land owner to
the east for ingress/egress.
Located in Section 15, Scales Mound Township, Jo Daviess County.

ANDERSON ACRES L.L.C. AND CARL L. ANDERSON
Timothy & Zollinger, Closing & Representing Attorney
Ward, Murray, Pace & Johnson, P.C. Law Offices, 815.625.8200
For information contact Terry Hoenig at Steffes Group, 319.385.2000 or 319.470.7120

Opens: Thursday, August 27th
Closes: Thursday, September 3, 2020 at 1PM