

Growthland

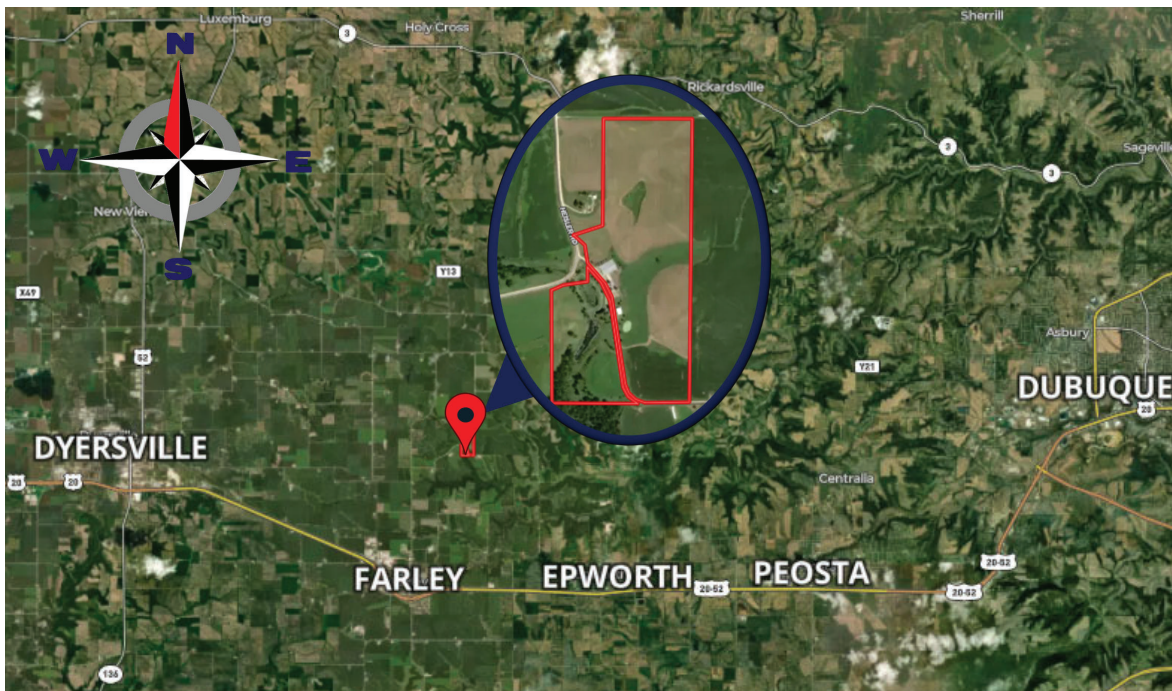
Appraisals, Management, Brokerage, & Advising

**Offers Due by
Tuesday, April 15th
at 2:00 pm**

See page 2 for submission process

**FARMLAND
AVAILABLE FOR BID**

**Dubuque County, IA
64 Acres M/L**



JOHN AIRY

*Real Estate Agent, Farm Manager
Auctioneer*

Licensed In Iowa

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Offer Submission Process

Dubuque County, IA
64 Acres M/L

Offer Process

- Prospects will submit offers via customized bid form by **Tuesday, April 15, 2025 at 2 PM CDT. Ask Agent for bid form.**

Seller Options

Round One Bidding Process:

- Prospects will submit a bid by **Tuesday, April 15th, 2025 at 2 PM CDT. Ask Agent for bid form.**
- Cash offers with minimal contingencies
- Accepting property "as is", "where-is"

Seller Options After Round One:

- Accept one bid
- Negotiate with one bid
- Reject all bids and retain ownership
- Ask bidders to proceed to a highest and final offer (Round Two).

Round Two Bidding Process:

The highest bid will be disclosed to the remaining bidders.

- Bidders will be asked to submit highest and final bid by **Wednesday, April 16th, 2025 at 10 AM CDT**
- Seller can accept one of the bids after all final bids have been submitted with winning bidder being notified by **April 16th, 2025, at 5 PM CDT.**

Terms

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) 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

Ideally close within 30 days of final offer date.

Conditions

This sale is subject to all easements, leases and any other restrictions of record. Buyer(s) understand they are purchasing the property "as-is, where-is" unless specifically noted in offer. Any expenses post-closing are solely the responsibility of the Buyer(s).

Agency Disclaimer

Growthland and their associates are agents of the Seller.



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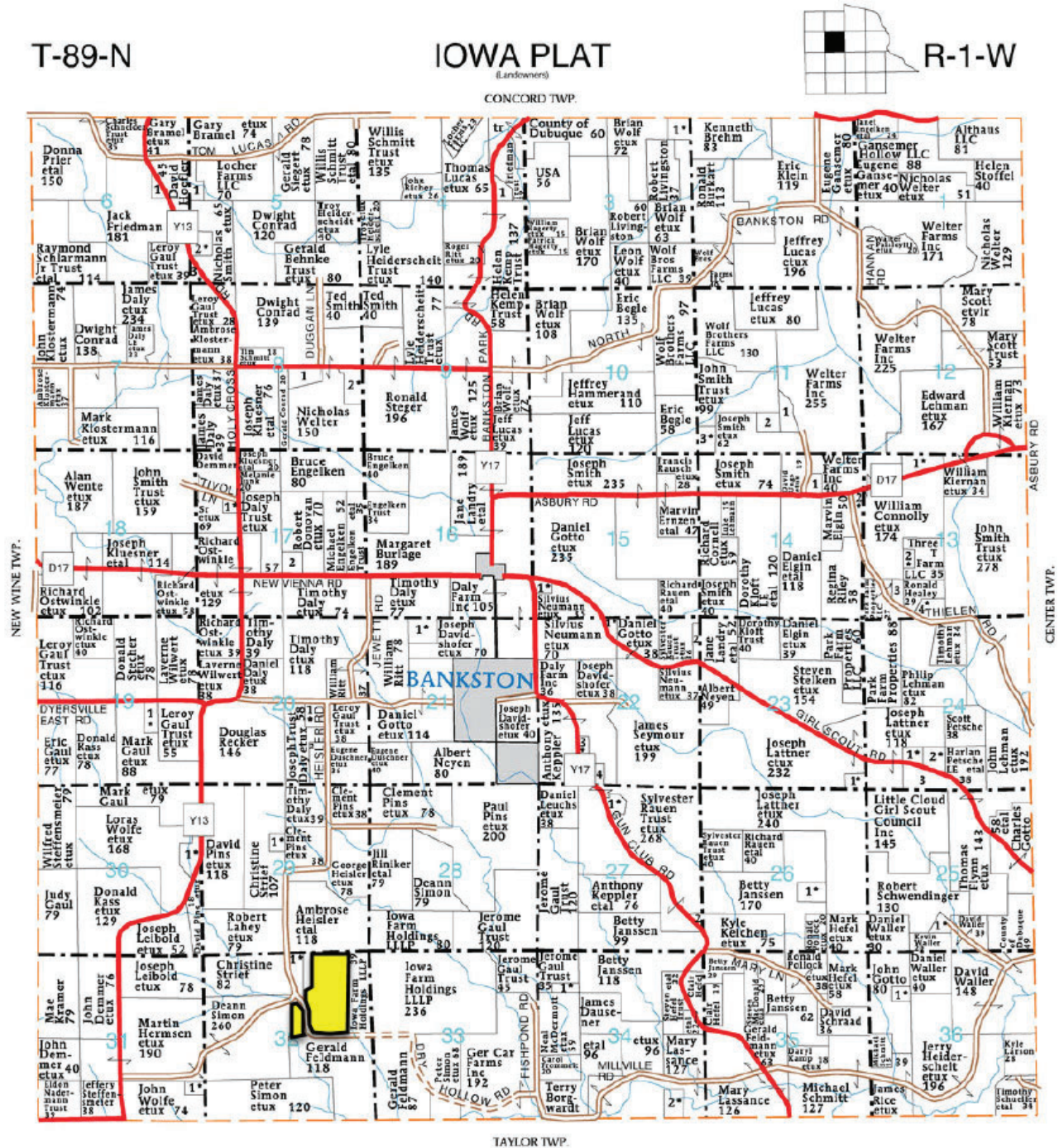
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Plat Map

Dubuque County, IA
64 Acres M/L



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Property Details

Dubuque County, IA
64 Acres M/L

Legal Description

25492 Dry Hollow Rd, Farley, IA 52046
Lot 1 of Lot 1 of the NW ¼ of the NE ¼ and Lot 1 of the SW ¼ of the NE ¼,
both in Section 32, Township 89 North, Range 1 West of the 5th P.M., in
Dubuque County, Iowa, according to the United States Government Survey
and the recorded plats

Township: Iowa

Location

Located four miles north of Farley on Dry Hollow Road, a graveled road.
Just 5 minutes from Highway 20, 15 minutes from Dyersville, and 25
minutes from Dubuque.

Acreage Breakdown:

Taxable Acres: 64.41
Tillable Acres: 49.26*
FSA Acres: 61.16*

*Pending FSA reconstitution. The figures listed are estimates.

Soil Productivity: **Tillable CSR2:** 37.5

Property Taxes: \$2,456.00

Parcel Numbers: 0832200002
0832200006

School District: Western Dubuque

FSA Farm Base Acres: **Corn Base Acres:** 22.79
Corn PLC Yield: 132
Oats Base Acres: 1.35
Oats PLC Yield: 57

Acreage Data

Dwelling	Built: 1900 2 Story Frame	1,456 SF
Outbuildings	1981 Cattle Shed (15,600 SF) 1981 Former Cattle Shed/STG 100' + 30X38 Shop 1900 Silo-Unused 1976 Utility Building (2,000 SF)	

Comments:

Great opportunity to own a farm in Dubuque County near Farley! This property offers nearly 50 tillable acres, a building site with a 1900s two-story home (1,456 sq. ft.) featuring a two-car attached garage. The farm also includes multiple outbuildings, ideal for equipment and hay storage. A fantastic option for those looking for a mix of tillable land and functional farm structures.

Aerial Map



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Boundary Center: 42.482206, -90.983653



32-89N-1W
Dubuque County
Iowa

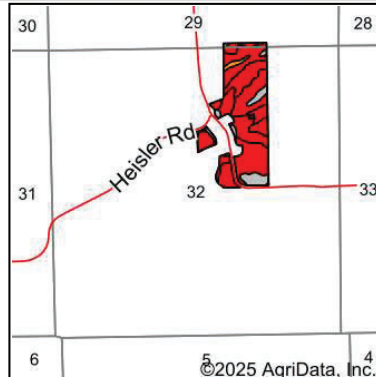
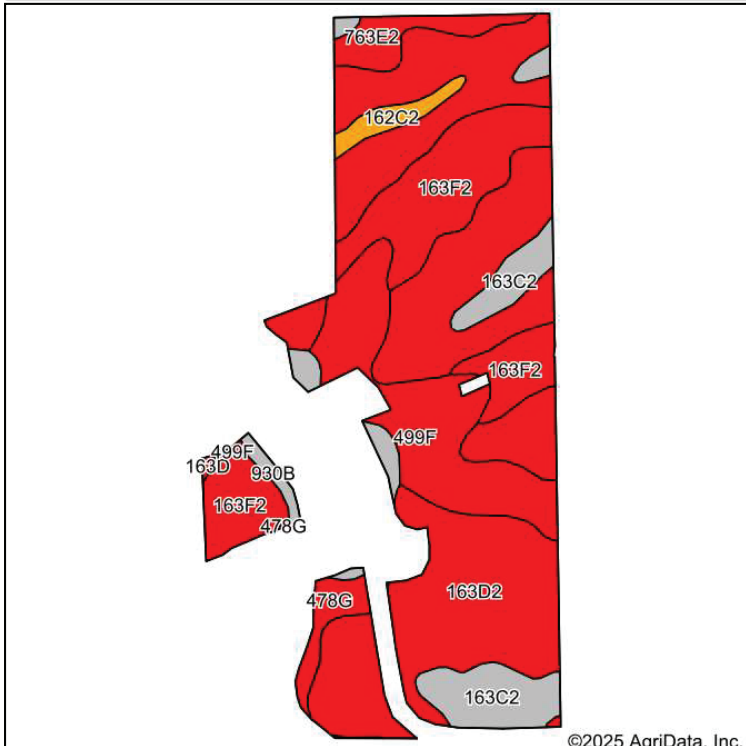


Maps Provided By:



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Tillable Soils Map



State: **Iowa**
 County: **Dubuque**
 Location: **32-89N-1W**
 Township: **Iowa**
 Acres: **49.26**

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

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Area Symbol: IA061, Soil Area Version: 26					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	24.45	49.7%	■	46
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	9.16	18.6%	■	18
499F	Nordness silt loam, 18 to 35 percent slopes	6.97	14.1%	■	5
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	3.85	7.8%	■	72
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	1.54	3.1%	■	46
930B	Orion silt loam, 2 to 5 percent slopes, occasionally flooded	1.28	2.6%	■	76
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	1.08	2.2%	■	5
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.87	1.8%	■	80
163D	Fayette silt loam, 9 to 14 percent slopes	0.06	0.1%	■	49
Weighted Average					37.5

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

Soils data provided by USDA and NRCS.

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- Legend**
- Wetland Determination Identifiers
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - lowa PLSS
 - Tract Boundary
 - lowa Roads

2025 Program Year
 Map Created February 04, 2025
Farm 7108
Tract 12731

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Property Photos

Dubuque County, IA
64 Acres M/L



North border looking south



Southwest corner looking northeast

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Property Photos

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Buildings



Ponds

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