

Land Auction

ACREAGE:

100.97 Acres, m/l
Dubuque County, IA

DATE:

Thursday
February 14, 2019
10:00 a.m.

LOCATION:

Eichman's Bar & Grill
Sageville, IA

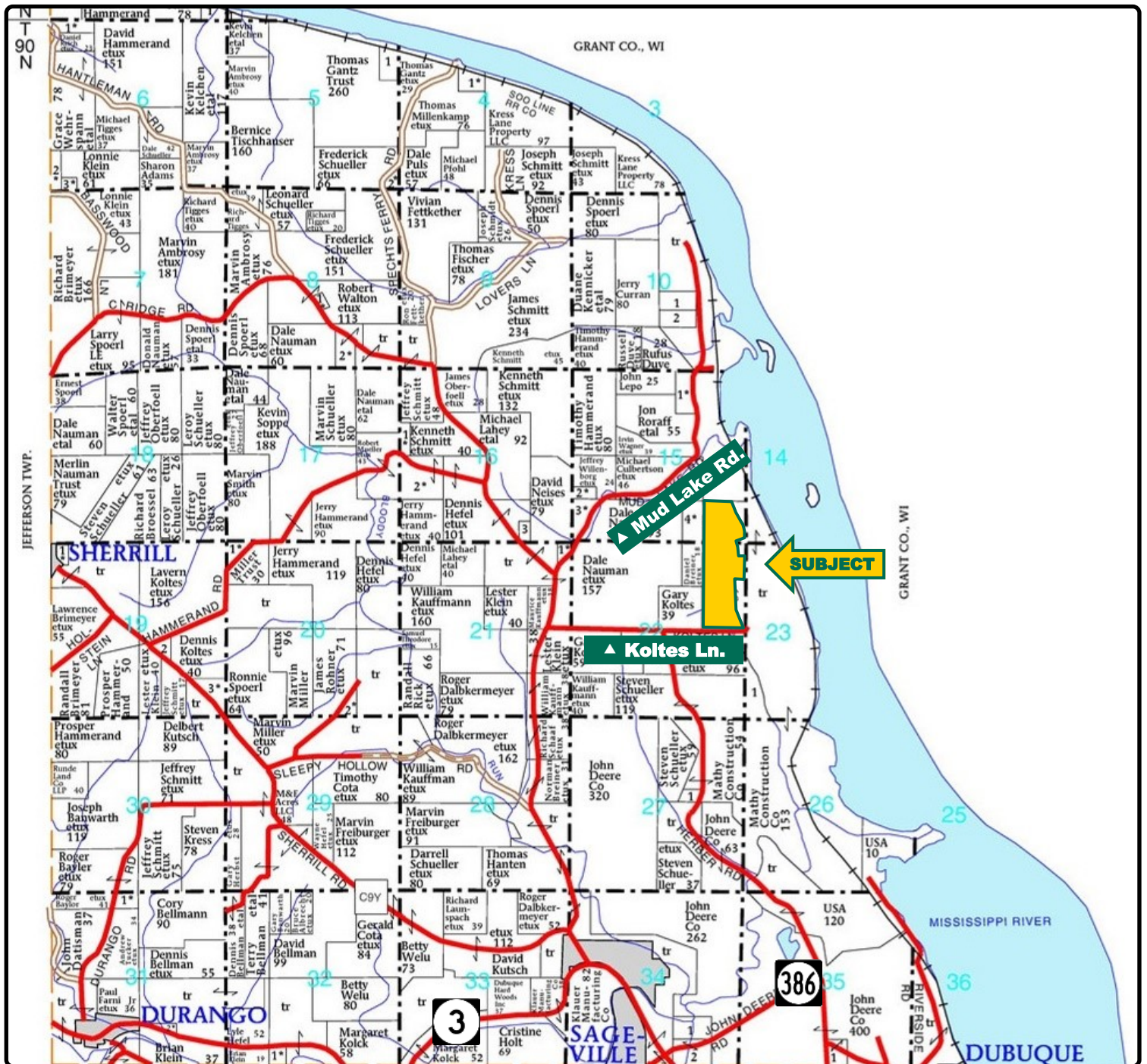


Property Key Features

- **Scenic Mississippi River Views**
- **Located Minutes Outside of Dubuque**
- **Mix of Timber, Pasture, and Crop Ground with Potential Building Sites**

Spencer Smith
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Total Acres:	100.97
Crop Acres:	52.38
Corn Base Acres:	30.80
Bean Base Acres:	9.50
Oat Base Acres:	0.60
Soil Productivity:	46.24 CSR2

Property Information

100.97 Acres, m/l

Location

Approximately 2 1/4 miles northwest of Dubuque. North of Koltes Lane.

Legal Description

Sections 15 and 22, Township 90 North, Range 2 East of the 5th P.M., Dubuque, IA. Peru Township.

Address

11241 Koltes Ln.
Sherrill, IA 52073

Real Estate Tax

Taxes Payable 2018- 2019: \$1,896
Net Taxable Acres: 100.97

Zoning

R1 Rural Residential

FSA Data

Farm Number #4582 Tract #2366
Crop Acres: 52.38
Corn Base Acres: 30.8
Corn PLC Yield: 119 Bu.
Bean Base Acres: 9.5
Bean PLC Yield: 30 Bu.
Oat Base Acres: 0.6
Oat PLC Yield: 59 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Fayette silt loam. CSR2 on the FSA crop acres is 46.24 per 2018 Hertz GIS. See soil map for detail.

Land Description

Gently sloping.

Buildings/Improvements

- 34' x 80' Quonset built in 2002 - Improved with insulation and heater. Outside has been refinished with a new roof. Full cement floor.
- 576 square foot Garage built in 1940.

Drainage

Natural

Water & Well Information

Well located on property building site.

Shared Driveway

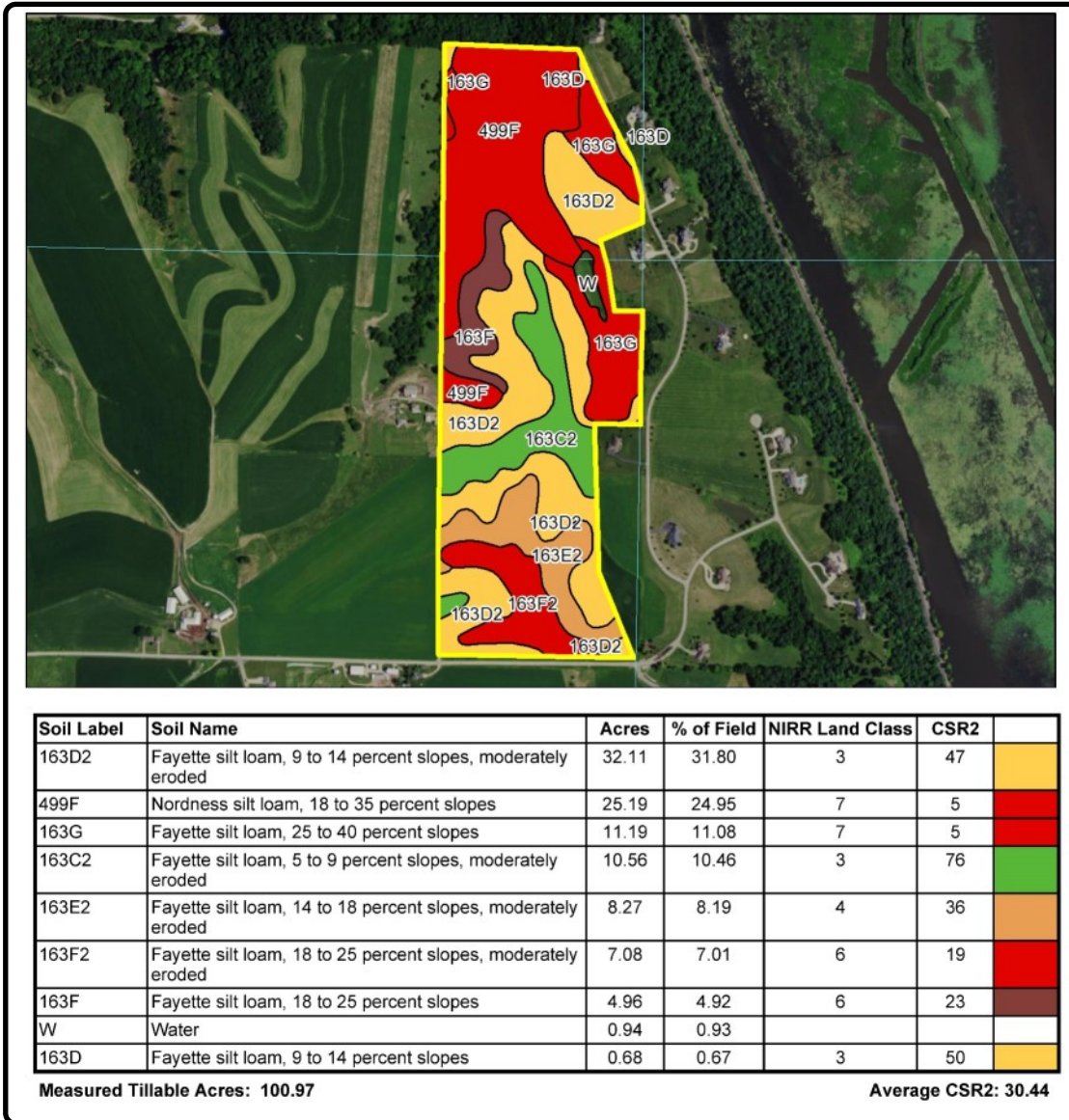
The driveway is on the SW corner of the farm and is shared with the neighbors to the west.

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Comments








- Mixed use property with multiple potential building site locations, minutes from Dubuque.
- Finished Quonset featuring cement floor, insulation and heat.
- Scenic Mississippi River view.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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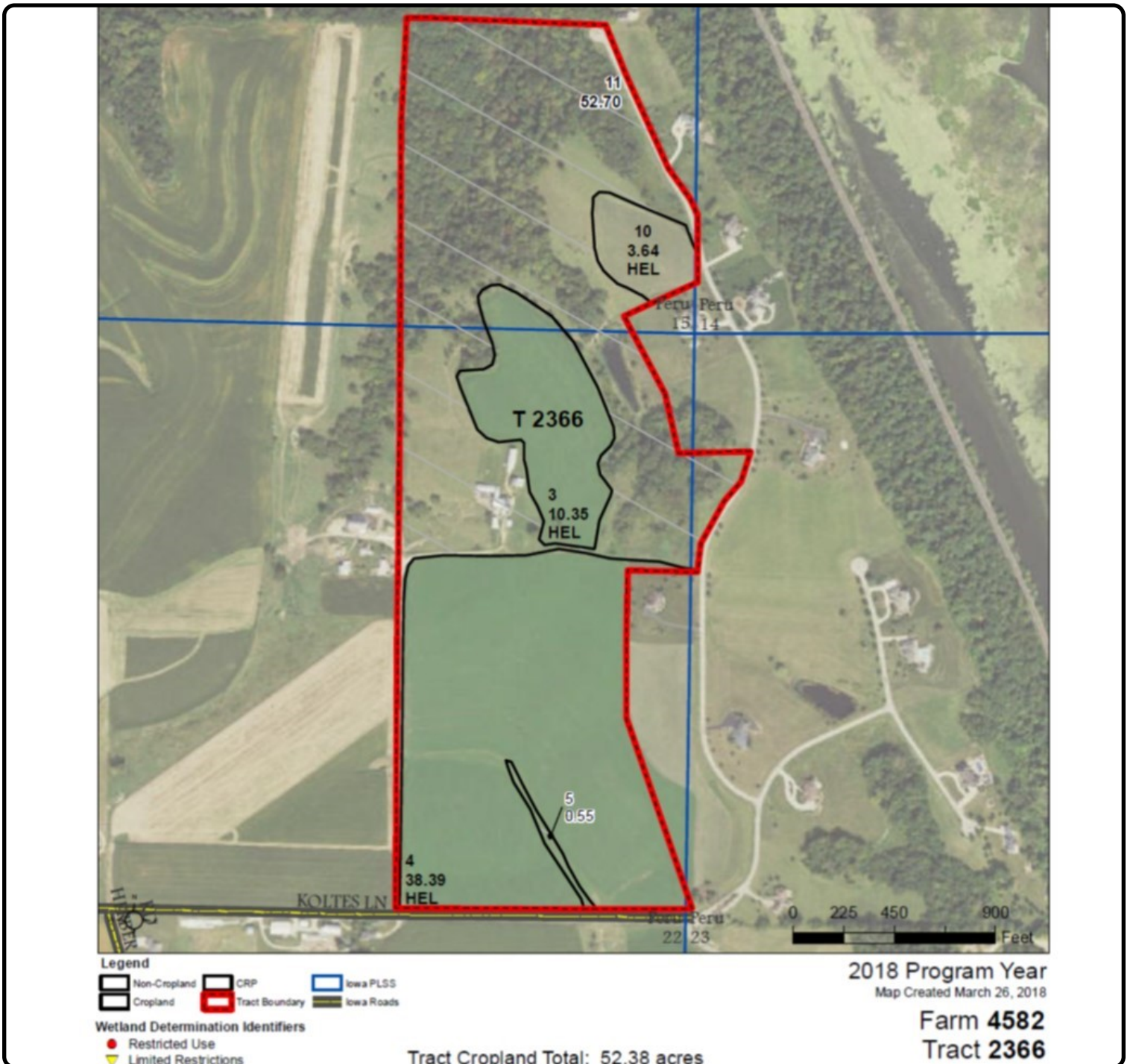
Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	25.56	48.79	3	47	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	10.24	19.55	3	76	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	8.35	15.94	4	36	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	6.64	12.68	6	19	
163G	Fayette silt loam, 25 to 40 percent slopes	1.05	2.01	7	5	
163F	Fayette silt loam, 18 to 25 percent slopes	0.45	0.86	6	23	
499F	Nordness silt loam, 18 to 35 percent slopes	0.09	0.17	7	5	

Measured Tillable Acres: **52.38**

Average CSR2: **46.24**

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Looking NE



North End Looking Southeast



Updated Quonset



Looking Northeast



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Date: **Thurs., Feb. 14, 2019**

Time: **10:00 a.m.**

Site: **Eichman's Bar & Grill
11941 Hwy. 52 N
Sageville, IA 52002**

Seller

Slow LLC

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Spencer Smith

Method of Sale

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

A copy of the survey completed in 1999 is available upon request.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 19, 2019 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer.

Possession will be given at settlement subject to the existing lease which expires February 29, 2020. Taxes will be prorated to March 19, 2019.

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