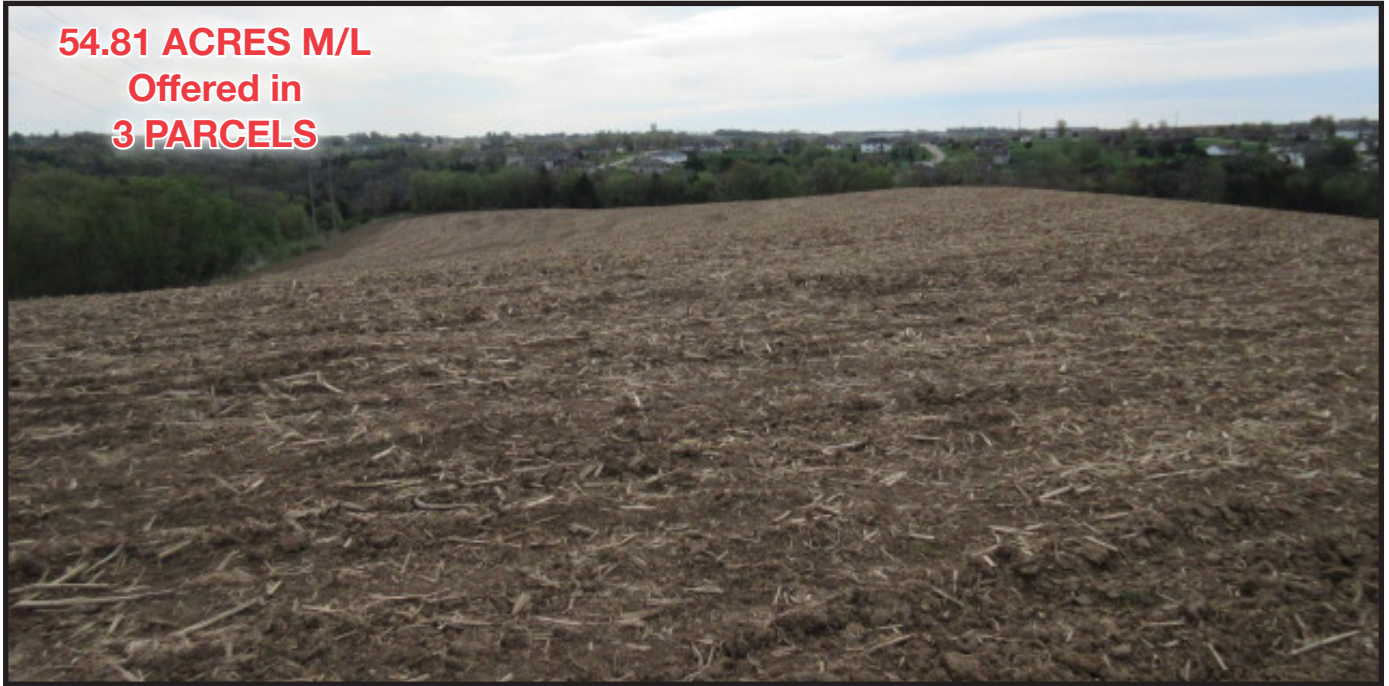


54.81 ACRES M/L

**Offered in
3 PARCELS**



Date:

Thursday, June 18, 2020

Time:

7:00 p.m.

Auction Site:

Dubuque Co. Fairgrounds
14569 Old Hwy Road
Dubuque, Iowa 52002

AUCTION INFORMATION

Method of Sale

• Property will be offered by the choice and privilege method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all of the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are selected.

• Seller reserves the right to refuse any and all bids.

Terms of Possession

10% down payment is 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 July 20, 2020 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing subject to existing lease which expires at the removal of the 2020 crops. The buyer will be credited the second half 2020 rent at closing. Taxes to be pro-rated to date of closing.

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.

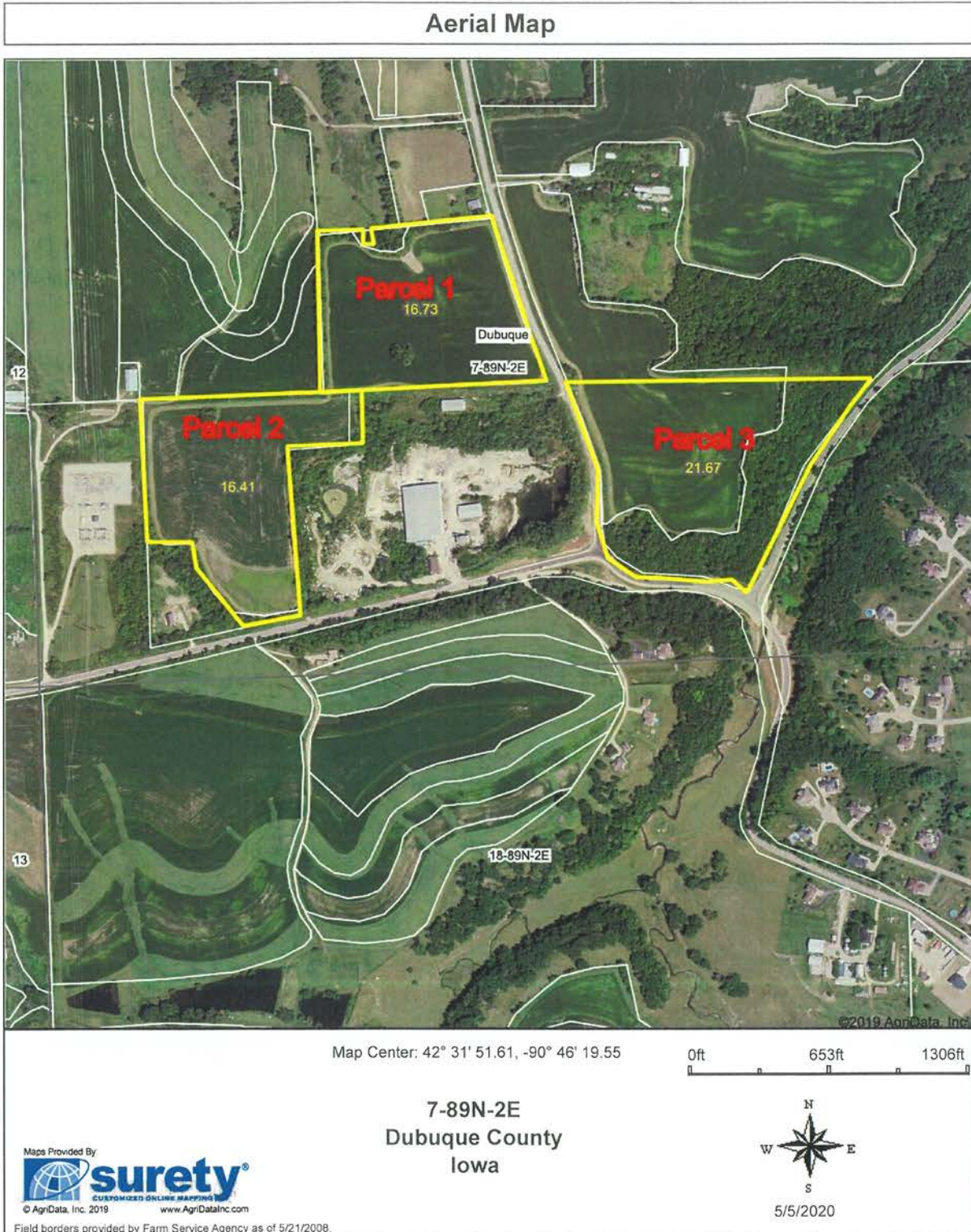
Land Viewing

Please contact McDonough Real Estate for a brochure or an appointment to view the property.

Seller

Ron and Jessy Breiner

AERIAL PHOTO - ALL 3 PARCELS



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PARCEL #1

Aerial Map

PROPERTY INFORMATION

(16.73 +/- acres)

Location

From NW Arterial, take Asbury Road west approx. 1/2 mile to Hales Mill Road, go north approx. 1.8 miles to property on left.

Legal Description

Lot 1-2 NE SW - Sec 07 T89N R2E;
(Exact legal description to be taken from abstract.)

Real Estate Taxes

Taxes payable 2019-2020: \$518.00

CRP Contracts

None

Soil Types/Productivity

Primary Soils

Fayette Silt Loam
Rozetta - Eleroy Silt Loam

Land Description

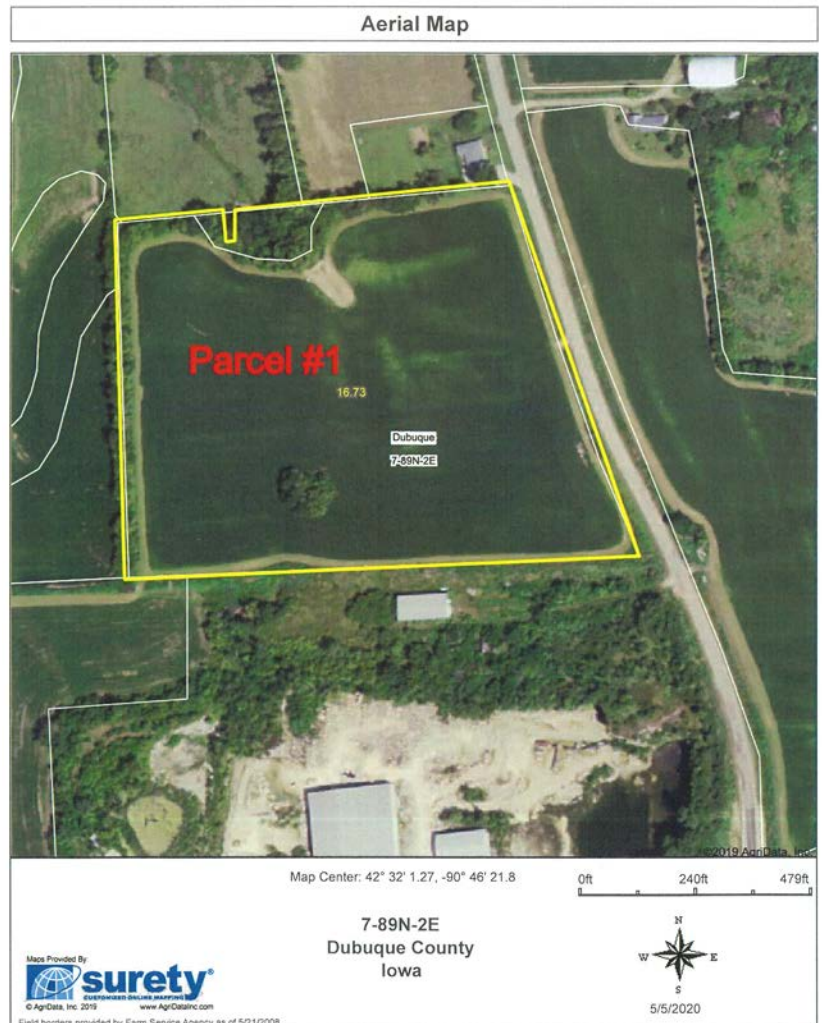
Gentle slopes of mostly tillable cropland. Could make scenic development property located on hardsurface road just north of Asbury.

House/Buildings/Improvements

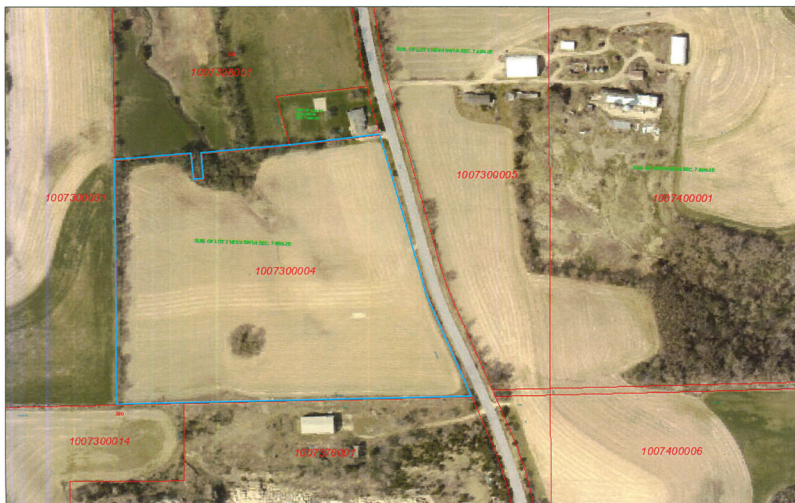
None

Well/Septic

None

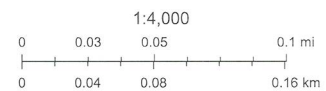


ArcGIS Web Map



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□ Tax Parcels

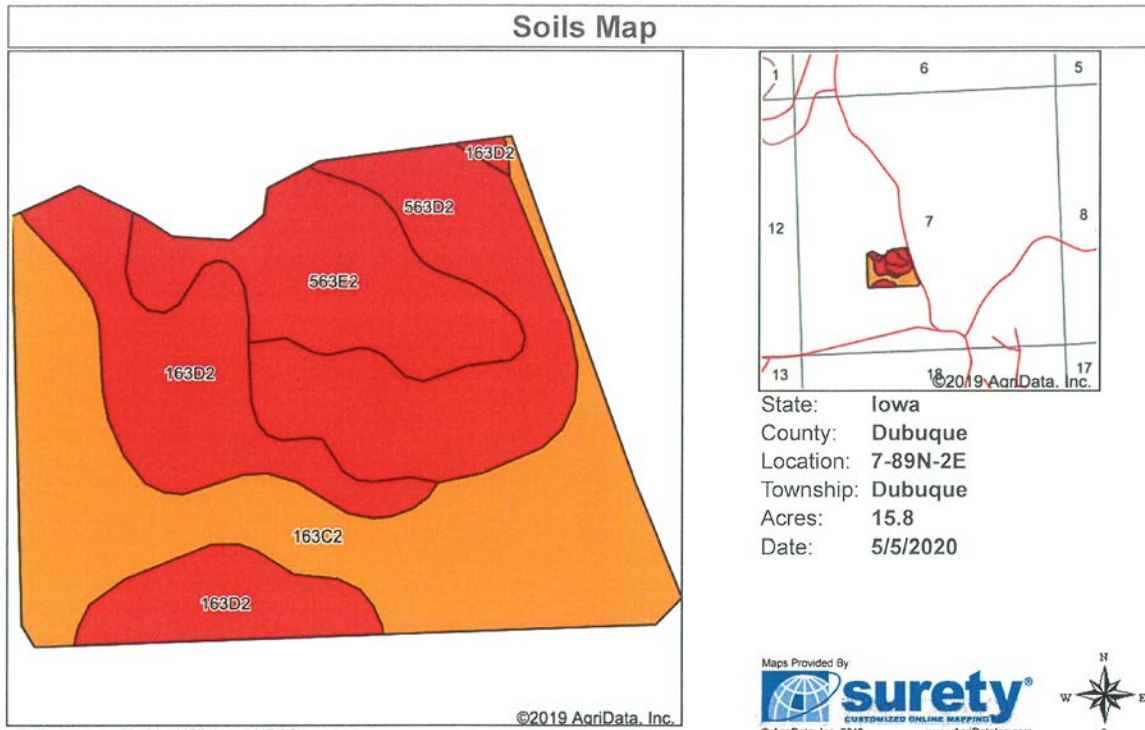


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Soils data provided by USDA and NRCS.

Area Symbol: IA061, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	6.24	39.5%		Ille	72	68	65
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	3.80	24.1%		Ille	46	58	61
563D2	Rozetta-Eleroy silt loams, 9 to 14 percent slopes, moderately eroded	3.27	20.7%		Ille	42	54	64
563E2	Rozetta-Eleroy silt loams, 14 to 18 percent slopes, moderately eroded	2.49	15.8%		Ille	30	45	57
Weighted Average						52.9	59.1	*n 62.6

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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PARCEL #2

Aerial Map

PROPERTY INFORMATION

(16.41 +/- acres)

Location

From NW Arterial, take Asbury Road west approx. 1/2 mile to Hales Mill Road, go north approx. 1.5 miles to Derby Grange Road, go .3 miles to property on right.

Legal Description

Lot 2 Lochner Place No. 2;
(Exact legal description to be taken from abstract.)

Real Estate Taxes

Taxes payable 2019-2020: \$472

CRP Contracts

None

Soil Types/Productivity

Primary Soils

Fayette Silt Loam
Rozetta - Eleroy Silt Loam

Land Description

Gentle slopes of mostly tillable cropland. Could make scenic development property located on hardsurface road just north of Asbury.

House/Buildings/Improvements

None

Well/Septic

None

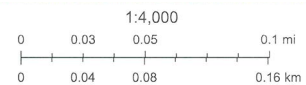


ArcGIS Web Map



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□ Tax Parcels

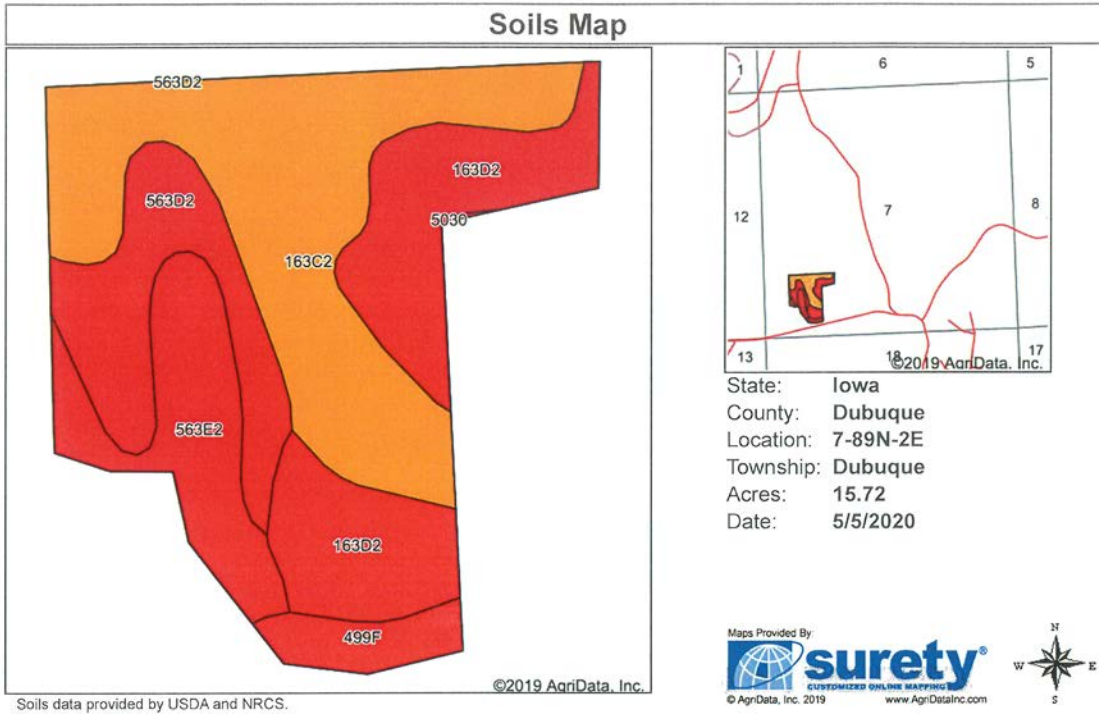


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Area Symbol: IA061, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	6.20	39.4%			IIIe	72	68	65
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	4.09	26.0%			IIIe	46	58	61
563D2	Rozetta-Eleroy silt loams, 9 to 14 percent slopes, moderately eroded	2.49	15.8%			IIIe	42	54	64
563E2	Rozetta-Eleroy silt loams, 14 to 18 percent slopes, moderately eroded	2.25	14.3%			IIIe	30	45	57
499F	Nordness silt loam, 18 to 35 percent slopes	0.69	4.4%			VIIs	5	5	3
						Weighted Average	51.5	57.1	*n 59.9

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

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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PARCEL #3

Aerial Map

PROPERTY INFORMATION

(21.67 +/- acres)

Location

From NW Arterial, take Asbury Road west approx. 1/2 mile to Hales Mill Road, go north approx. 1.7 miles to property on right.

Legal Description

Lot 3-1 SE SW - Sec 07 T89N R2E;
and

Lot 1 SW SE - Sec 07 T89N R2E;
(Exact legal description to be taken from abstract.)

Real Estate Taxes

Taxes payable 2019-2020: \$304

CRP Contracts

None

Soil Types/Productivity

Primary Soils

- Fayette Silt Loam
- Rozetta - Eleroy Silt Loam
- Nordness Silt Loam
- Dubuque Silt Loam

Land Description

Sloped property with over 1/2 tillable cropland. Balance in timber. Could make scenic development property with hardsurface road bordering 3 sides. Located across Derby Grange Road from Woodmoor Estates Addition.

House/Buildings/Improvements

None

Well/Septic

None

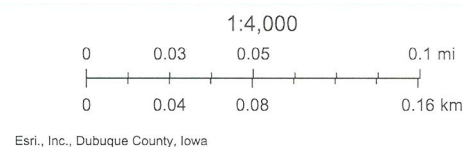


ArcGIS Web Map



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Tax Parcels

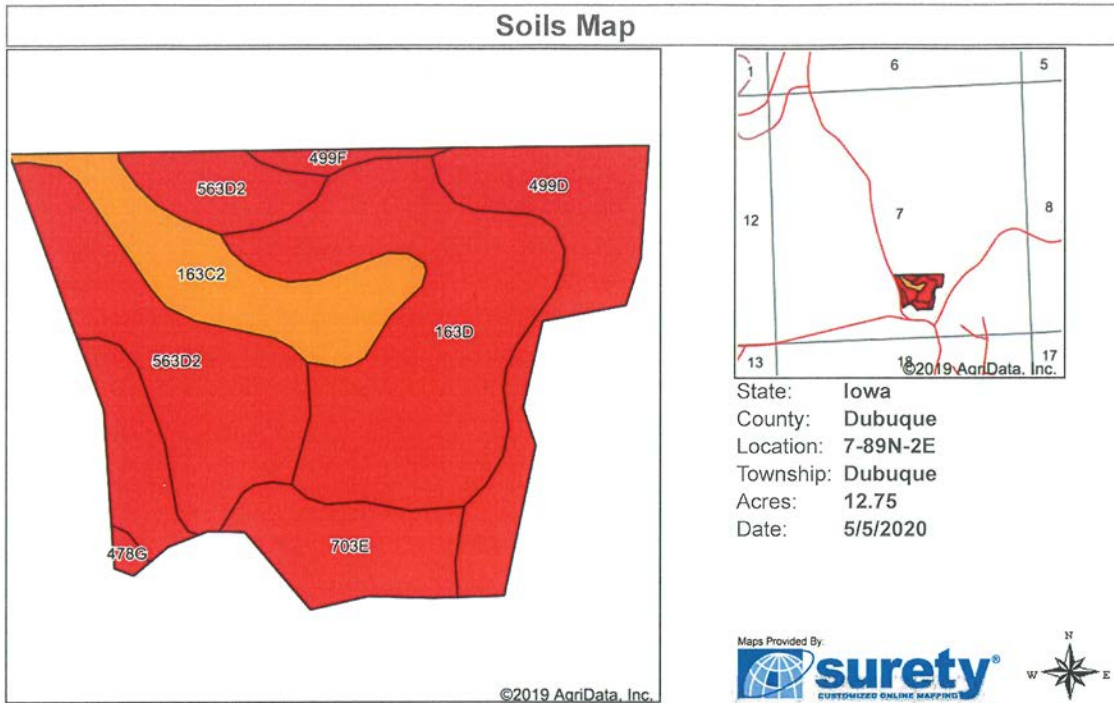


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Soils data provided by USDA and NRCS.

Area Symbol: IA061, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
163D	Fayette silt loam, 9 to 14 percent slopes	3.92	30.7%	■	Ille	49	60	74
563D2	Rozetta-Eleroy silt loams, 9 to 14 percent slopes, moderately eroded	3.10	24.3%	■	Ille	42	54	64
499D	Nordness silt loam, 9 to 18 percent slopes	1.92	15.1%	■	VIs	5	5	22
703E	Dubuque silt loam, 14 to 18 percent slopes	1.91	15.0%	■	IVe	8		33
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.65	12.9%	■	Ille	72	68	65
499F	Nordness silt loam, 18 to 35 percent slopes	0.18	1.4%	■	VIIIs	5	5	3
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	0.07	0.5%	■	VIIIs	5	5	1
Weighted Average						36.6	*-	*n 55

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

Soils data provided by USDA and NRCS.

*n: The aggregation method is "Weighted Average using major components"

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