

160 ACRES M/L
Delaware/Dubuque
County, Iowa



Combination Crop, Pasture & Recreational Land
Older Farmhouse & Buildings

Date:

Saturday, Feb. 9, 2019

Time:

11:30 a.m.

Auction Site:

32999 Little Road
Dyersville, Iowa

AUCTION INFORMATION

Method of Sale

- Property will be offered in three parcels
- Seller reserves the right to refuse any and all bids.

Seller

Frances C. Davidshofer Estate

Agency

McDonough Real Estate and their representatives are agents of the Seller

Terms of Possession

10% down payment is required the day of sale. Successful bidders are purchasing with no contingencies and must be prepared for cash settlement of their purchase on or about March 15, 2019 or after any objections to title are cleared. Final settlement will require certified check or wire transfer. Possession will begin at closing. Real estate taxes to be pro-rated to date of possession.

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

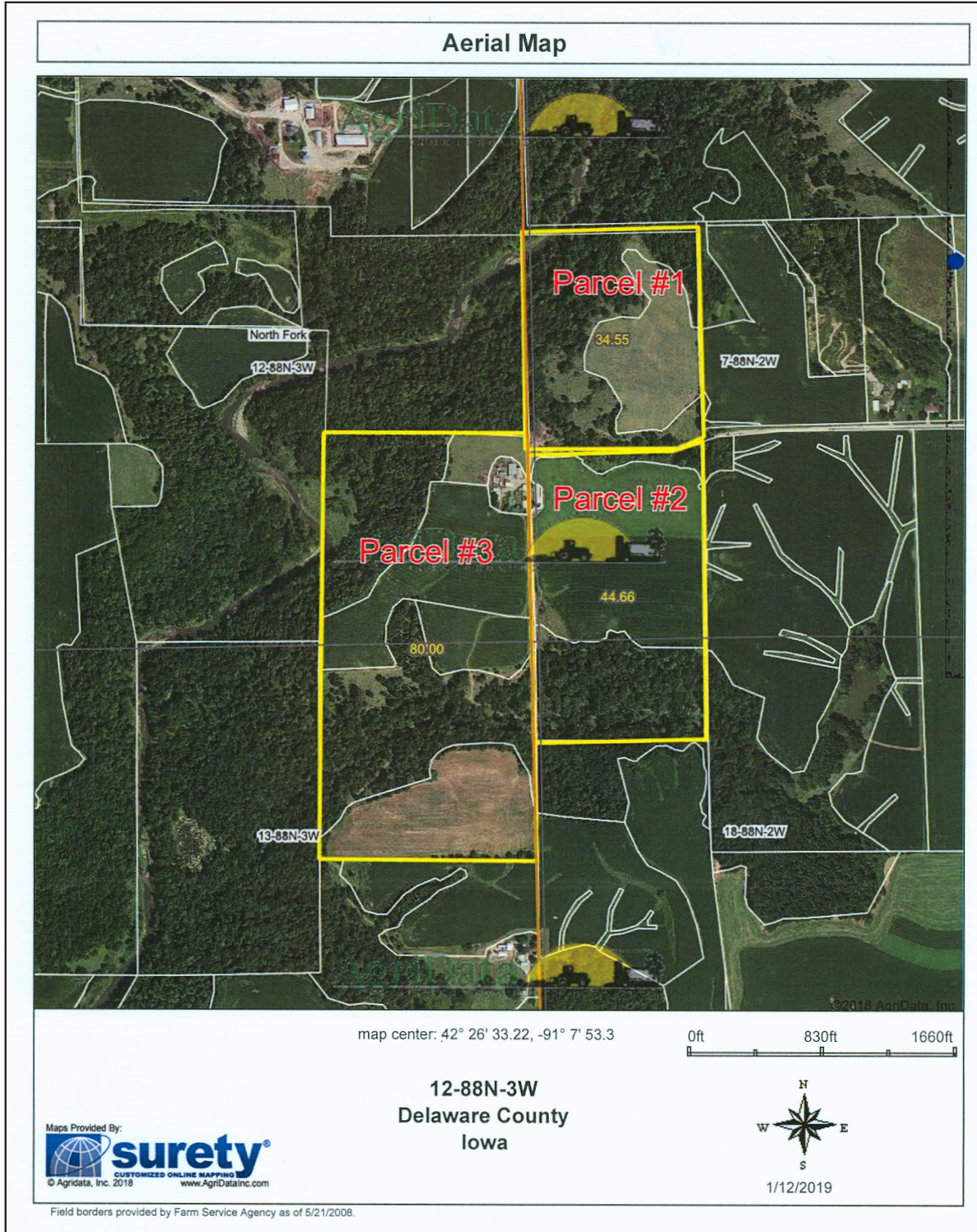
Date: Sunday, January 27, 2019

Time: Noon-3 p.m.

Address: 32999 Little Road
Dyersville, IA 52040

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

AERIAL PHOTO - ALL 3 PARCELS



MCDONOUGH
REAL ESTATE
MONTICELLO, IOWA
319-465-4761
www.mcdonoughsales.com

Michael W. McDonough
Iowa Licensed Real Estate Broker
202 West 1st Street, Suite 150
Monticello, Iowa 52310
Office 319-465-4761
Cell 319-480-0303

PICTURES



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PARCEL #1

Aerial Map

PROPERTY INFORMATION

(34.55 +/- acres)

Location

From Highway 20 at Dyersville, go south 1.7 miles on Highway 136 to Little Road. Turn right (west) and go 1/2 mile to property on right.

Legal Description

Lot 1-1 W 1/2 SW 1/4; Section 7, Township 88 North, Range 2 West of Dubuque County, Iowa

(Exact legal description to be taken from abstract.)

Real Estate Taxes

Taxes payable 2018-2019: \$474

CRP Contracts

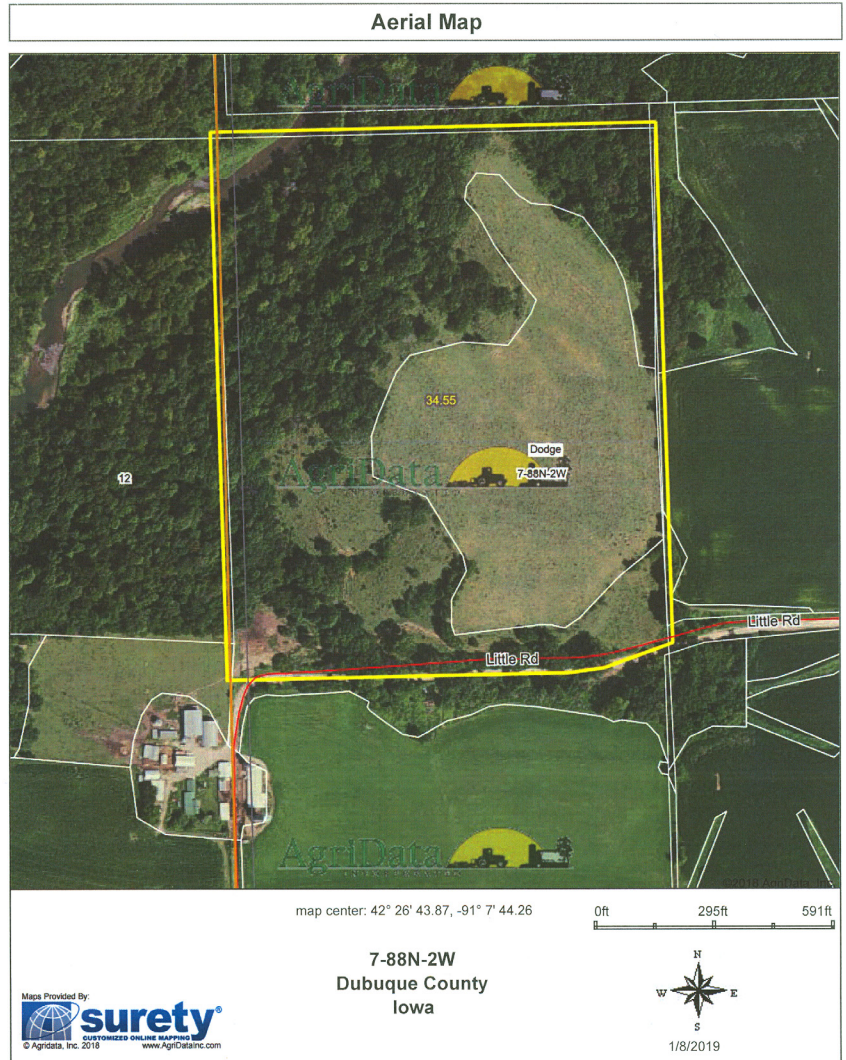
None

Land Description

Rolling with a mixture of cropland, timber/pasture and river frontage.

Buildings/Improvements

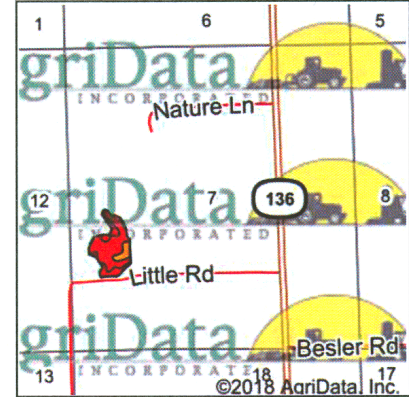
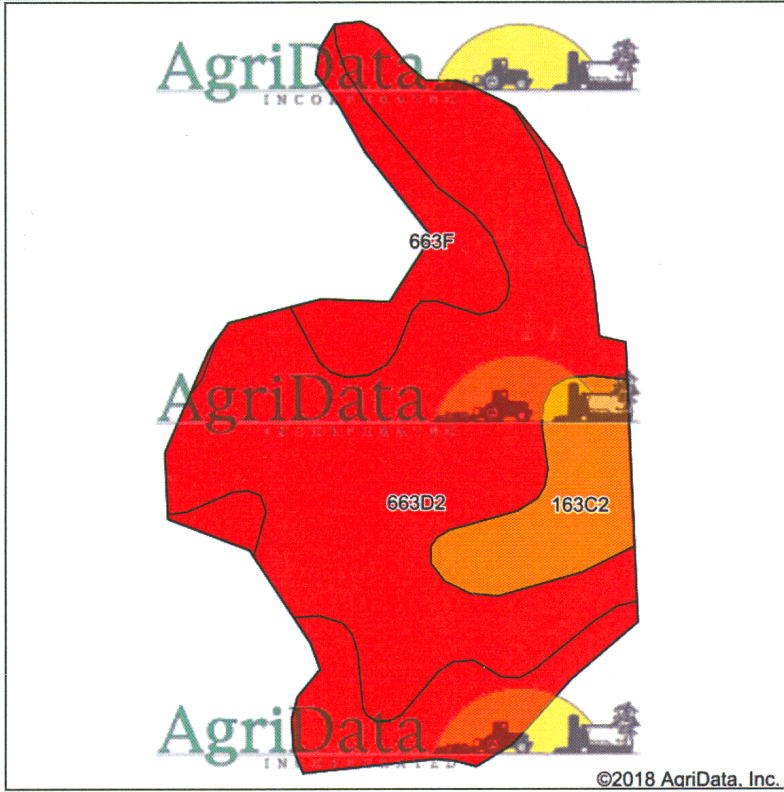
None



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Soils Map



State: Iowa
 County: Dubuque
 Location: 7-88N-2W
 Township: Dodge
 Acres: 11.8
 Date: 1/8/2019



Soils data provided by USDA and NRCS.

Area Symbol: IA061, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
663D2	Seaton silt loam, 9 to 14 percent slopes, moderately eroded	7.63	64.7%		Ille	50	58	63
663F	Seaton silt loam, 18 to 25 percent slopes	2.82	23.9%		Vle	23	30	51
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.35	11.4%		Ille	72	68	65
Weighted Average						46.1	52.5	*n 60.4

**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

(44.66 +/- acres)

Location

From Highway 20 at Dyersville, go south 1.7 miles on Highway 136 to Little Road. Turn right (west) and go 1/2 mile to property on left.

Legal Description

N 16 AC of NW 1/4 NW 1/4; Section 18, Township 88 North, Range 2 West and Lot 2 of W 1/2 of SW 1/4; Section 7, Township 88 N, Range 2 West and Lot 2-1 of W 1/2 of SW 1/4; Section 7, Township 88 N, Range 2 West of Dubuque County, Iowa.
(Exact legal description to be taken from abstract.)

Real Estate Taxes

Taxes payable 2018-2019: \$760

CRP Contracts

None

Land Description

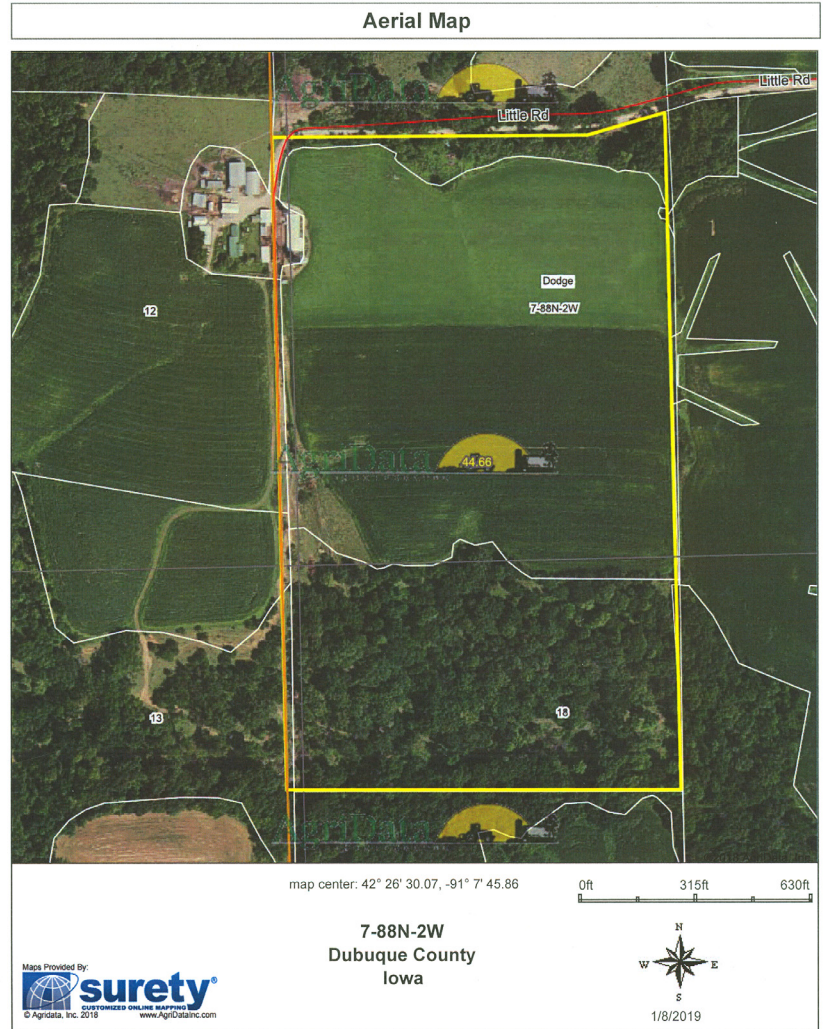
Rolling

Buildings/Improvements

28' x 100' Dairy Barn
14' x 40' Concrete Stave Silo
18' x 50' Concrete Stave Silo

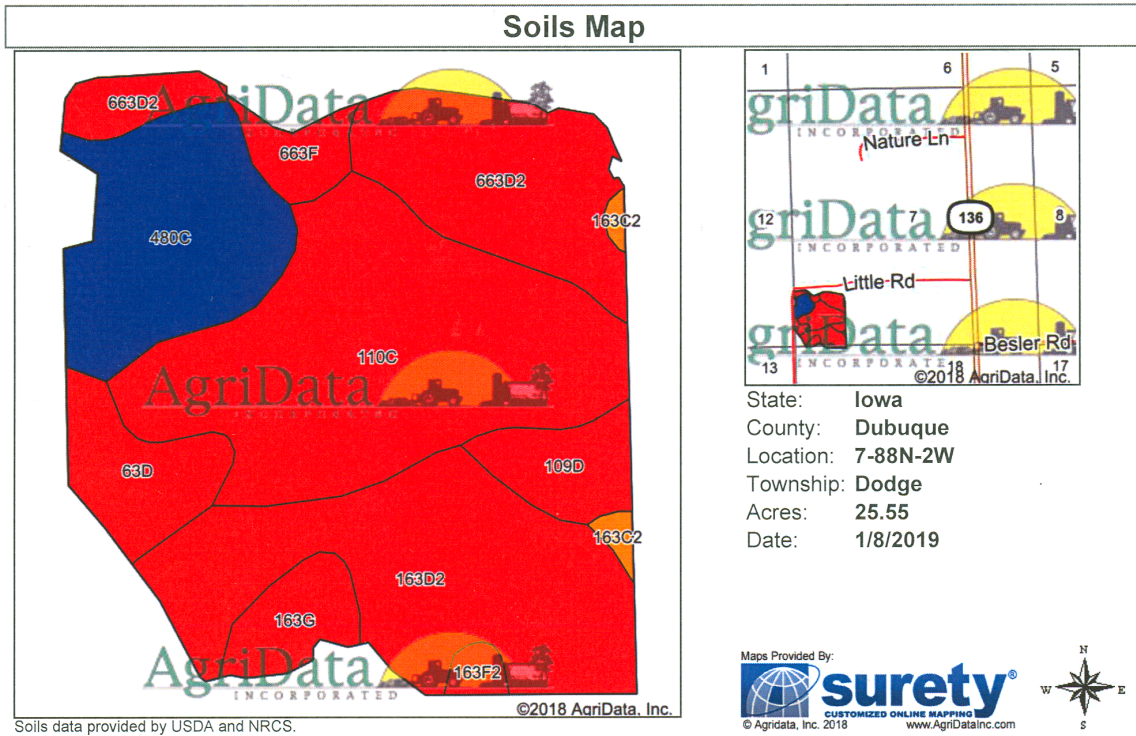
Water and Well Information

Water is supplied to the barn from well located on Parcel #3. If Parcels #2 & #3 are purchased by different buyers, a water/well agreement will be put in place by sellers.



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Area Symbol: IA061, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
110C	Lamont fine sandy loam, 5 to 9 percent slopes	7.88	30.8%	[Red]	IIIe	47	32	51
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	5.85	22.9%	[Red]	IIIe	46	58	61
663D2	Seaton silt loam, 9 to 14 percent slopes, moderately eroded	3.78	14.8%	[Red]	IIIe	50	58	63
480C	Orwood silt loam, 5 to 9 percent slopes	3.60	14.1%	[Blue]	IIIe	81	65	81
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	1.42	5.6%	[Red]	VI s	5	10	28
109D	Backbone fine sandy loam, 9 to 14 percent slopes	1.06	4.1%	[Red]	VI s	5	5	33
163G	Fayette silt loam, 25 to 40 percent slopes	0.91	3.6%	[Red]	VIIe	5	20	11
663F	Seaton silt loam, 18 to 25 percent slopes	0.62	2.4%	[Red]	VIe	23	30	51
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	0.22	0.9%	[Red]	VIe	18	28	42
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	0.21	0.8%	[Orange]	IIIe	72	68	65
Weighted Average						45.8	43.9	*n 55.9

**IA has updated the CSR values for each county to CSR2.
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Soils data provided by USDA and NRCS.

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PARCEL #3

Aerial Map

PROPERTY INFORMATION

(80 +/- acres)

Location

From Highway 20 at Dyersville, go south 1.7 miles on Highway 136 to Little Road. Turn right (west) and go 0.6 mile to property at the roads end.

Legal Description

SE 1/4 SE 1/4; Section 12, Township 88 North, Range 3 West and NE 1/4 NE 1/4; Section 13, Township 88 North, Range 3 West of Delaware County, Iowa.
(Exact legal description to be taken from abstract.)

Real Estate Taxes

Taxes payable 2018-2019: \$1096

CRP Contracts

None

Land Description

Gently rolling with a mixture of cropland and timber.

Buildings/Improvements

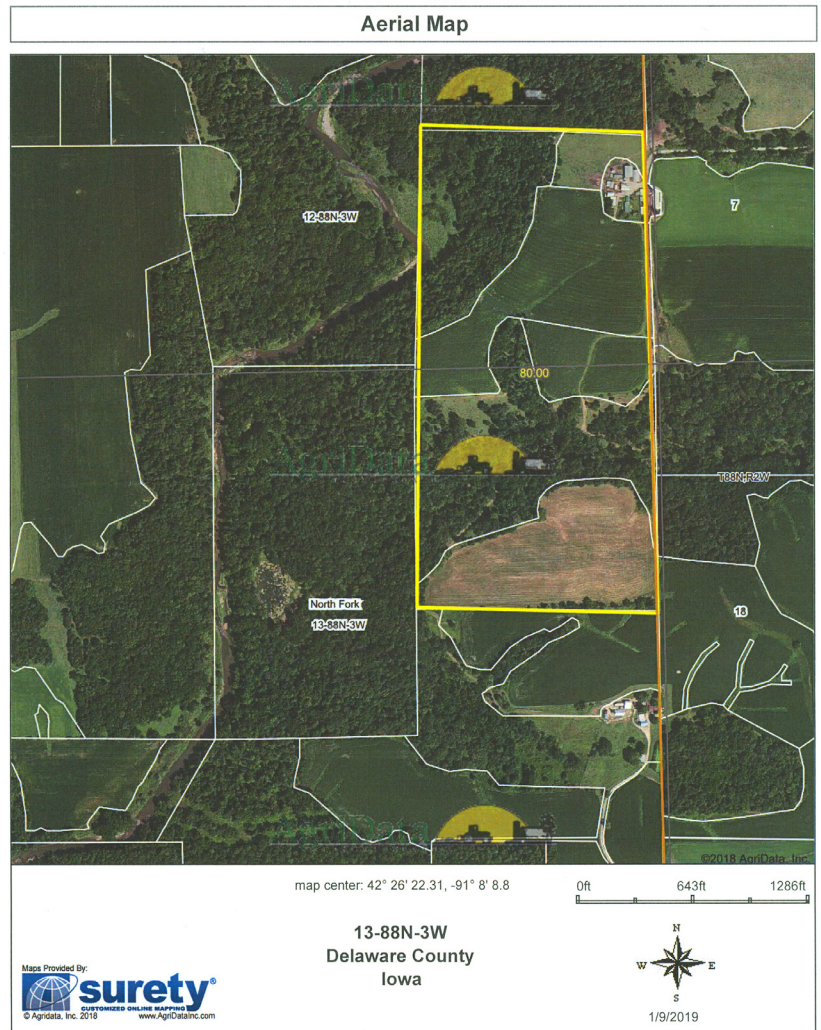
2080 sq. ft., 2 story, 3 bedroom,
1 bath farmhouse
40' x 60' machine shed
40' x 62' machine shed
30' x 48' machine shed
22' x 30' calf barn
28' x 34' cattle shed
Plus other buildings

Water and Well Information

The well is located east of the house.

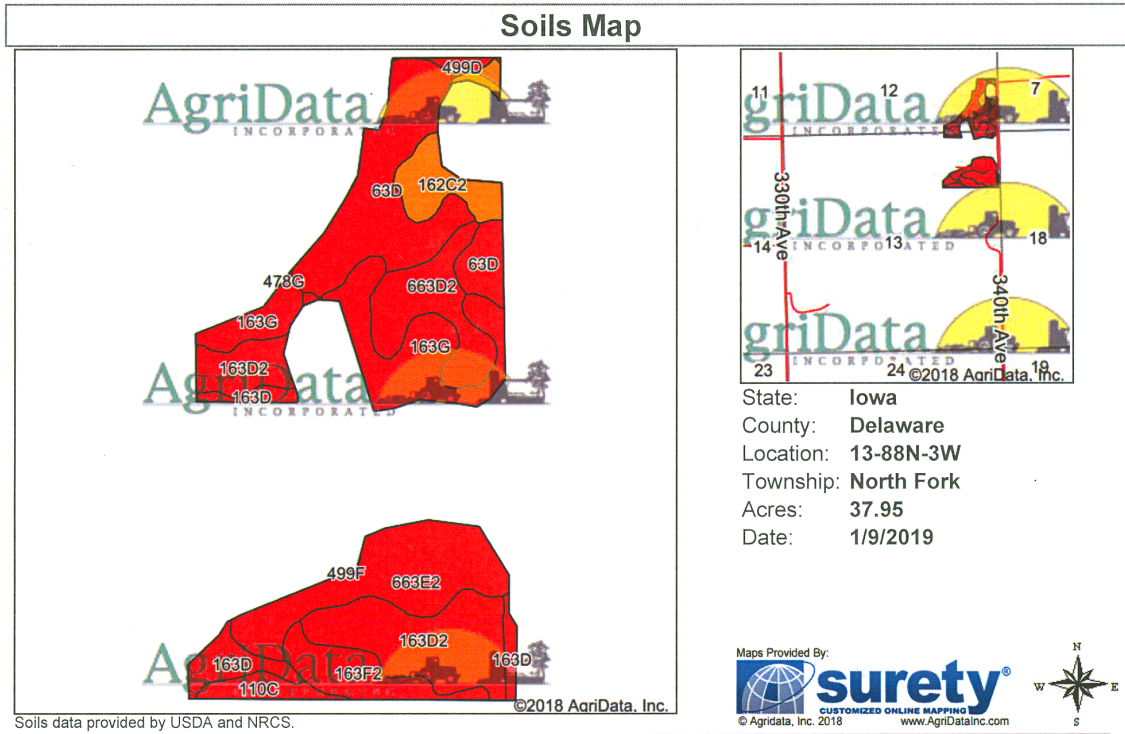
Septic System

A transfer by a fiduciary in the course of administration of a decedent's estate, guardianship, conservatorship or trust is exempt from "time of transfer" inspections under the Iowa code 455B.172(11).



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Area Symbol: IA055, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	7.69	20.3%	■	Vls	5	11	28
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	7.03	18.5%	■	IIIe	46	58	61
663E2	Seaton silt loam, 14 to 18 percent slopes, moderately eroded	5.93	15.6%	■	IVe	38	48	54
163G	Fayette silt loam, 25 to 40 percent slopes	5.76	15.2%	■	VIIe	5	20	11
663D2	Seaton silt loam, 9 to 14 percent slopes, moderately eroded	3.57	9.4%	■	IIIe	50	58	58
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	2.38	6.3%	■	VIe	18	28	42
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	2.25	5.9%	■	IIIe	80		67
163D	Fayette silt loam, 9 to 14 percent slopes	2.09	5.5%	■	IIIe	49	60	74
110C	Lamont fine sandy loam, 5 to 9 percent slopes	0.96	2.5%	■	IIIe	47	32	51
499D	Nordness silt loam, 5 to 14 percent slopes	0.29	0.8%	■	Vls	5	5	27
Weighted Average						30.7	*-	*n 44.7

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