

# LAND

# FOR SALE

DUBUQUE COUNTY, IA



**13.94**  
+/- ACRES

SCAN FOR MORE INFO



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Real Estate License:  
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513 W Bremer Ave  
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**LAND COMPANY**

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# Summary of Property

## 13.94+/- Acres • Dubuque County, IA

**Listing Price: \$700,000**

### **DESCRIPTION**

13.94+/- acres of county living in Western Dubuque County! This is a rare opportunity in a highly desirable location.

3 miles South of Farley Iowa sits this beautiful acreage off of hard surface road, Pleasant Grove Road, offering a 3,700 square foot house with an attached 2 car garage. Multiple outbuildings include a 40×72 heated shop, the former parlor/milk house area is being used as storage and a weight room, 24×48 metal pole building, 70×70 former cattle shed and a drying grain bin.

This property offers 10.03+/- FSA cropland acres that are currently cash rented for solid income.

For more information or to schedule a private showing, give Land Specialist, Matt Tobin a call at 563-451-7390 or email [matt@highpointlandcompany.com](mailto:matt@highpointlandcompany.com).

### **Property Address:**

6775 Pleasant Grove Road, North Farley, Iowa 52046

### **Property Features:**

- 13.94 +/- acres 3 miles South of Farley, Iowa
- 3,700 sq. ft. home
- 5 bed, 3 bath split foyer home
- 2 car heated garage
- 40×72 heated shop
- Multiple other outbuildings
- 27×17 Drying Grain Bin
- Excellent Location
- Great access off Pleasant Grove Road
- 10.03+/- FSA Cropland Acres

### **Driving Directions:**

From Farley, travel South 3 miles on Pleasant Grove Road. The acreage sits on the West (right) side of the road.

75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Property Photos



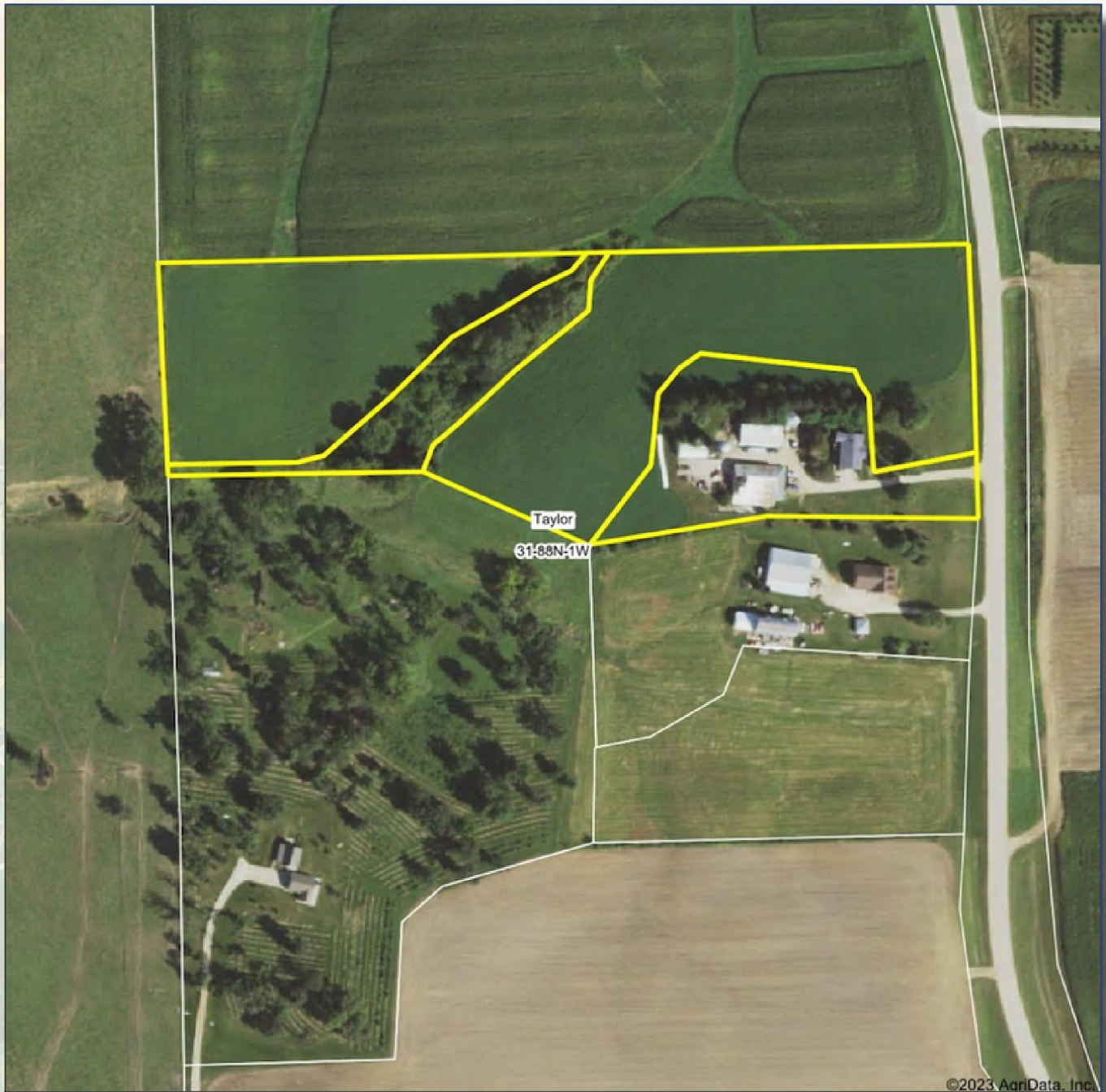
75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Aerial Map



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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Map Center: 42° 23' 37.53, -91° 0' 11.47

0ft 276ft 551ft

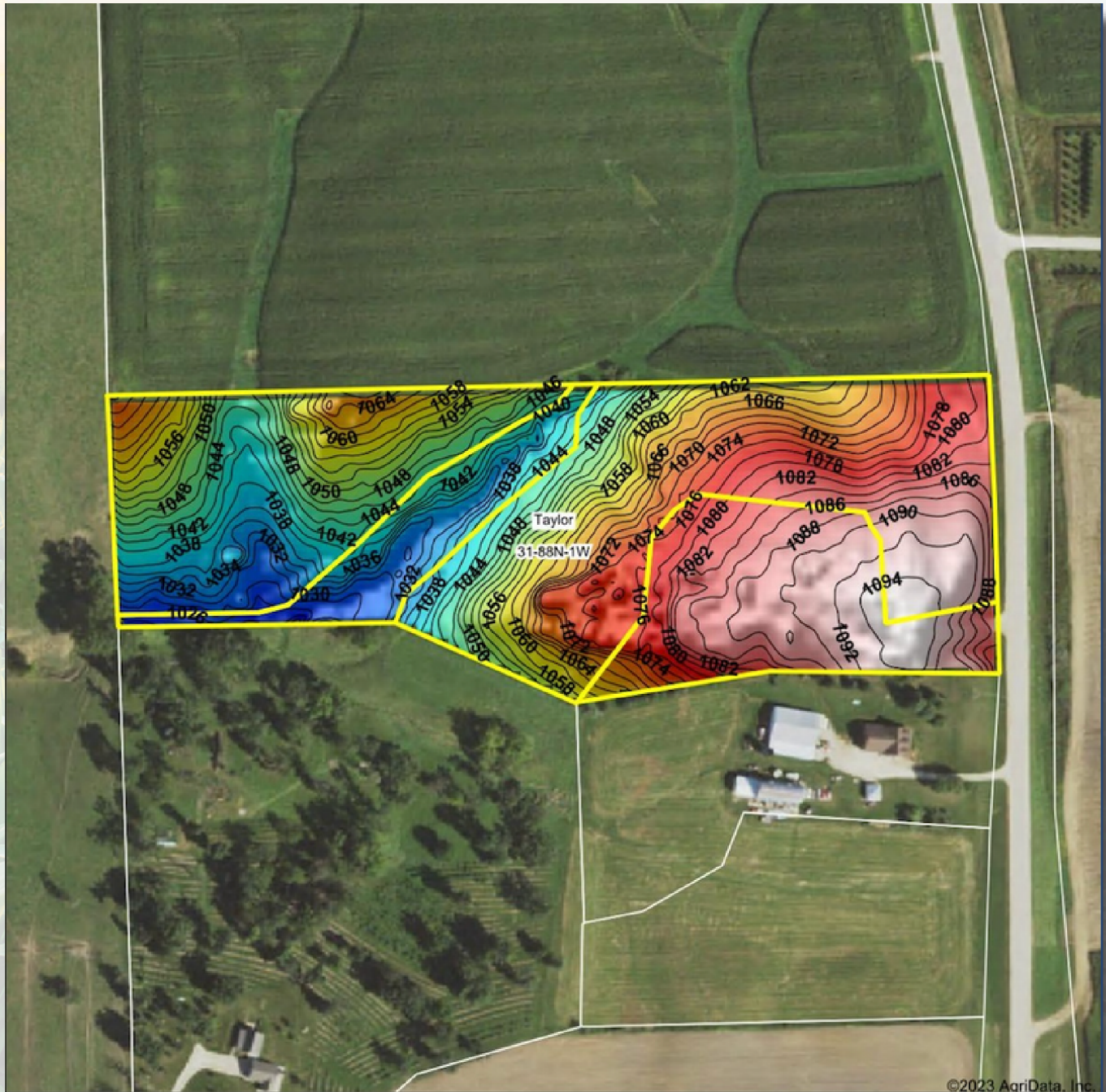
**31-88N-1W**  
Dubuque County  
Iowa



4/20/2023

75,000  
ACRES SOLD

# Topo Hillshade Map



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 1,021.8  
Max: 1,095.4  
Range: 73.6  
Average: 1,062.9  
Standard Deviation: 20.18 ft



4/20/2023

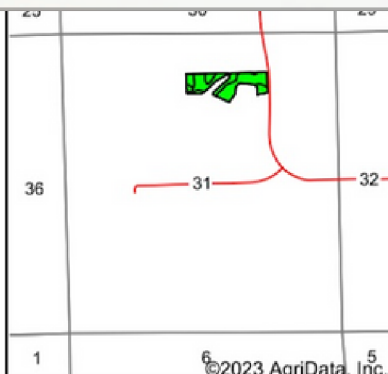
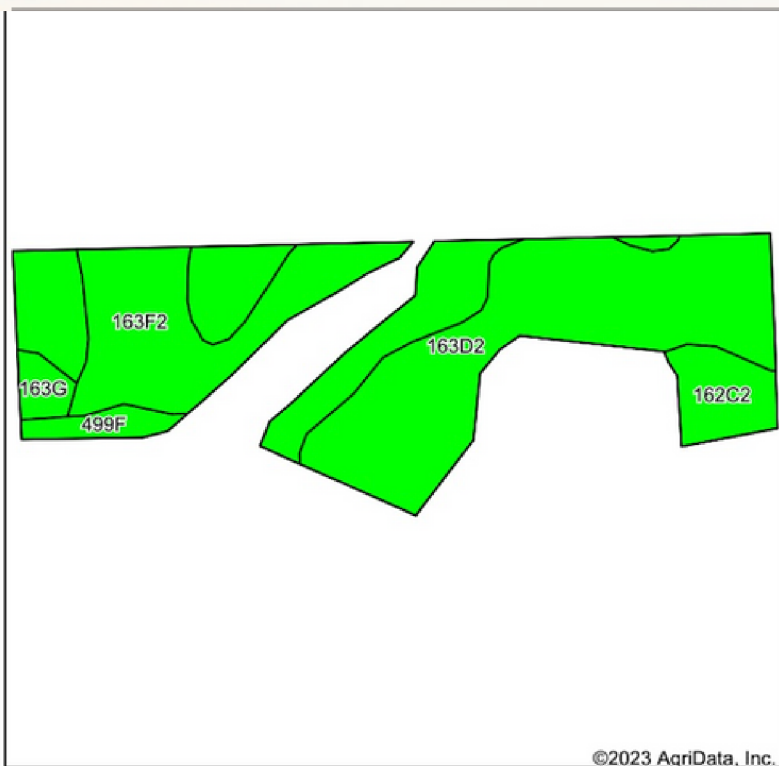
31-88N-1W  
Dubuque County  
Iowa

map center: 42° 23' 37.53, -91° 0' 11.47





# Soils Map



State: Iowa  
 County: Dubuque  
 Location: 31-88N-1W  
 Township: Taylor  
 Acres: 10.03  
 Date: 4/20/2023



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

Area Symbol: IA061, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	5.45	54.3%		Ille	46	58	78	78	66	62	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	3.34	33.3%		Vle	18	28	59	59	40	42	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.68	6.8%		Ille	80	73	85	85	71	72	
499F	Nordness silt loam, 18 to 35 percent slopes	0.31	3.1%		Vlls	5	5	10	10	9	4	
163G	Fayette silt loam, 25 to 40 percent slopes	0.25	2.5%		Vlle	5	20	20	20	17	10	
<b>Weighted Average</b>						<b>4.22</b>	<b>36.7</b>	<b>46.4</b>	<b>*n 68.6</b>	<b>*n 68.6</b>	<b>*n 54.7</b>	<b>*n 52.9</b>

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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