

LAND

FOR SALE

JACKSON COUNTY, IA

41
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:
S68963000

513 W Bremer Ave
Waverly, IA 50677

MATT TOBIN

563-451-7390

Matt@HighPointLandCompany.com



HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





Summary of Property

41+/- Acres • Jackson County, IA

Listing Price: \$399,900

DESCRIPTION

High Point Land Company is excited to present this 41 acre property located in Eastern Iowa. This property is located 2 miles West of Highway 61 between Dubuque and Maquoketa Iowa, off of 226th Street. If you are looking for a secluded recreational property with an absolutely beautiful Building site with in 15 minutes of Dubuque or Maquoketa, you need to take a look.

As you enter the property – you travel down the .25 mile well maintained lane and pull into the beautiful mature White Oak park like setting. The Southeast corner of this 40 acre timber has been an acreage site in the past and offers an excellent location for a dream home or cabin. There is electricity on the property as well as an established well. There are various outbuildings in this area creating opportunity for an ideal hobby farm site.

Not to be overlooked, this property has exceptional characteristics for recreational and hunting purposes. The property offers excellent wildlife habitat with thick timber ridges and draws creating ideal bedding locations for whitetail deer. The mature White Oak and Red Oaks throughout the property offer ideal deer and turkey habitat with. With access from the south, the property sets up perfect for the cold North and West winds on those October and November cold fronts. There is an established secluded .5 acre food plot in the Southwest corner of the property and there is a well-maintained trail system to reach all corners of the property. The current owner has completed wildlife habitat projects, including planting Chestnut, Persimmons, Pear, and Apple trees. Whether you are looking for that secluded buildable site for a hobby farm or cabin or an exceptional recreational property in an ideal location, this property offers it all. For more information or a private showing, please call Iowa Land Specialist Matt Tobin at 563-451-7390.

Property Address:

15558 226th Street, Zwingle, IA 52079

Property Features:

- 41+/- Acres
- Beautiful site to build your dream home
- Excellent access off 226th Street
- Electricity and well on the property
- Mature oak dominated forest
- Established trail system throughout
- Various older pole buildings
- Excellent deer and turkey habitat
- 11 miles South of Dubuque Airport
- 11 miles North of Maquoketa
- 2 miles off of Highway 61

Driving Directions:

From Zwingle, travel South on Highway 61 for 3.8 miles and turn Right (West) on Bellevue Cascade Road, Travel 1.2 miles and Turn Left (South) on 169th Ave, Travel 1.5 miles and entrance to the property is on the Right (North) side of the road.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



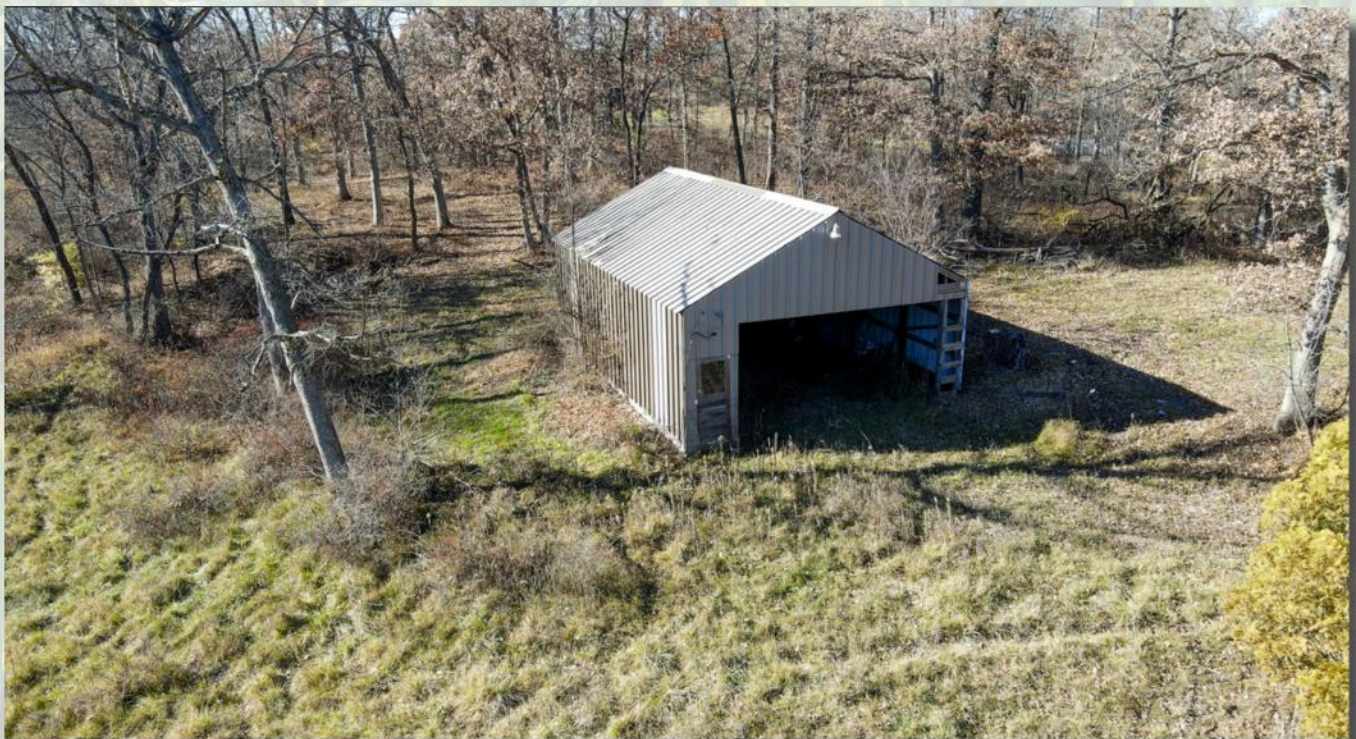
75,000
ACRES SOLD

Property Photos



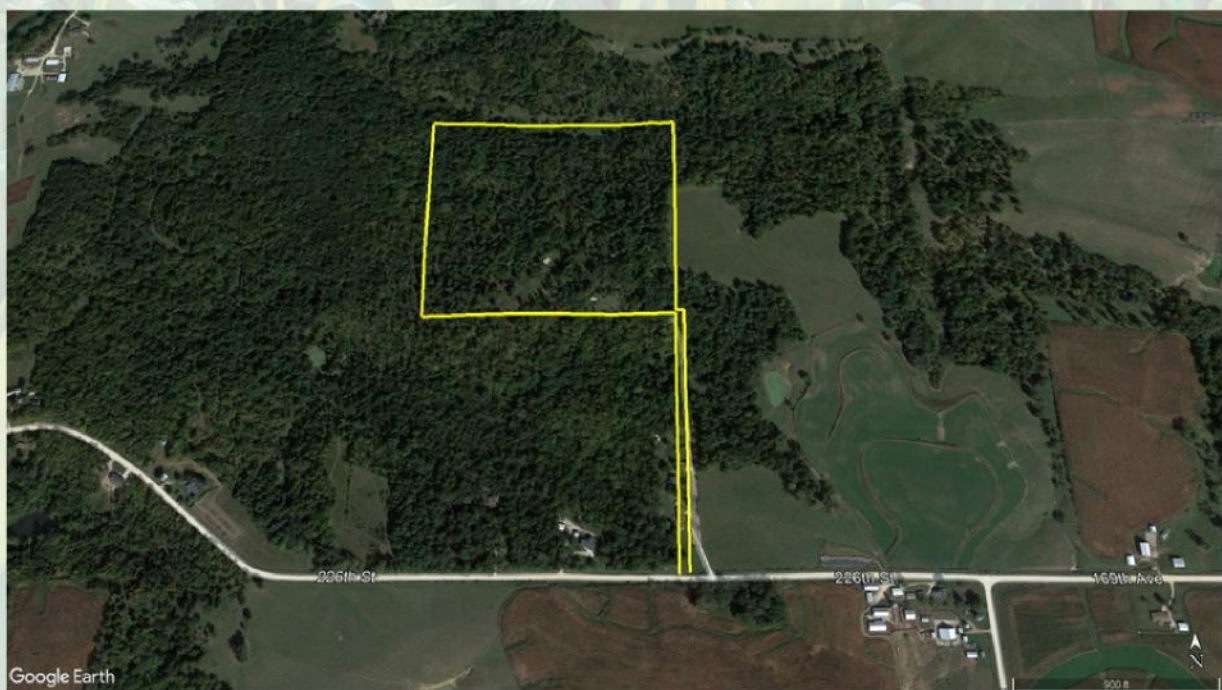
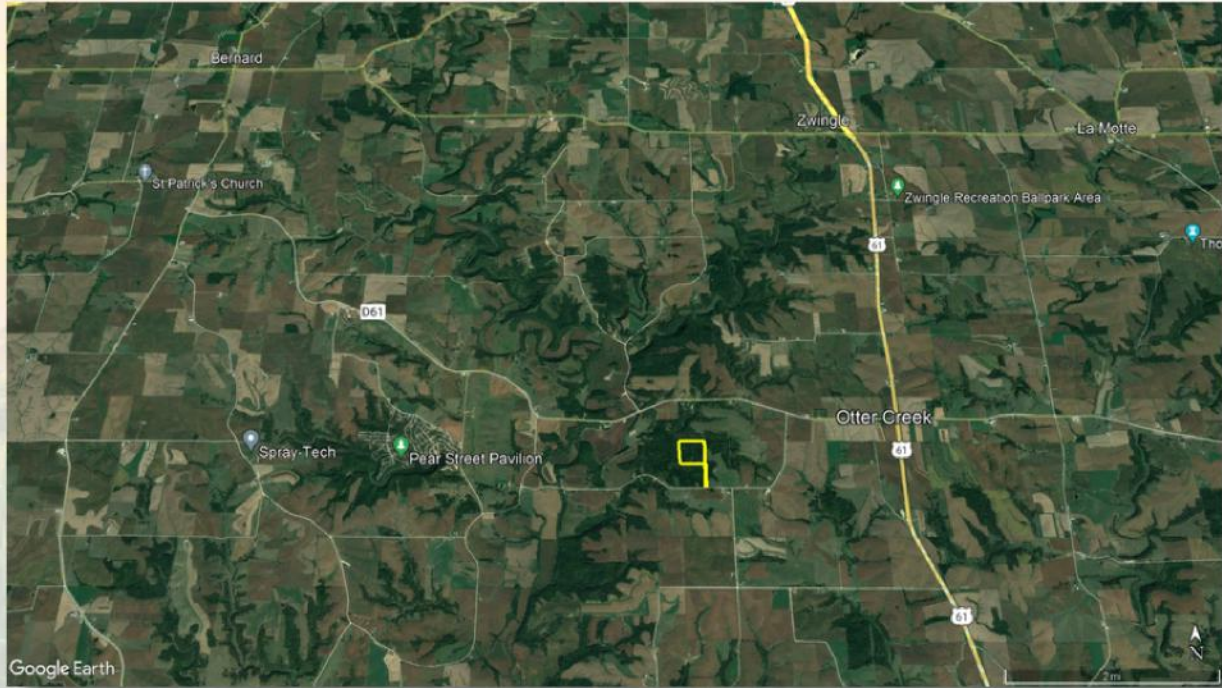
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Property Photos



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Property Lines



75,000
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Aerial Map



Maps Provided By:
surety
CUSTOMER-ORIENTED ONLINE MAPPING

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Boundary Center: 42° 13' 59.77, -90° 43' 17.58

27-86N-2E
Jackson County
Iowa

0ft 675ft 1350ft

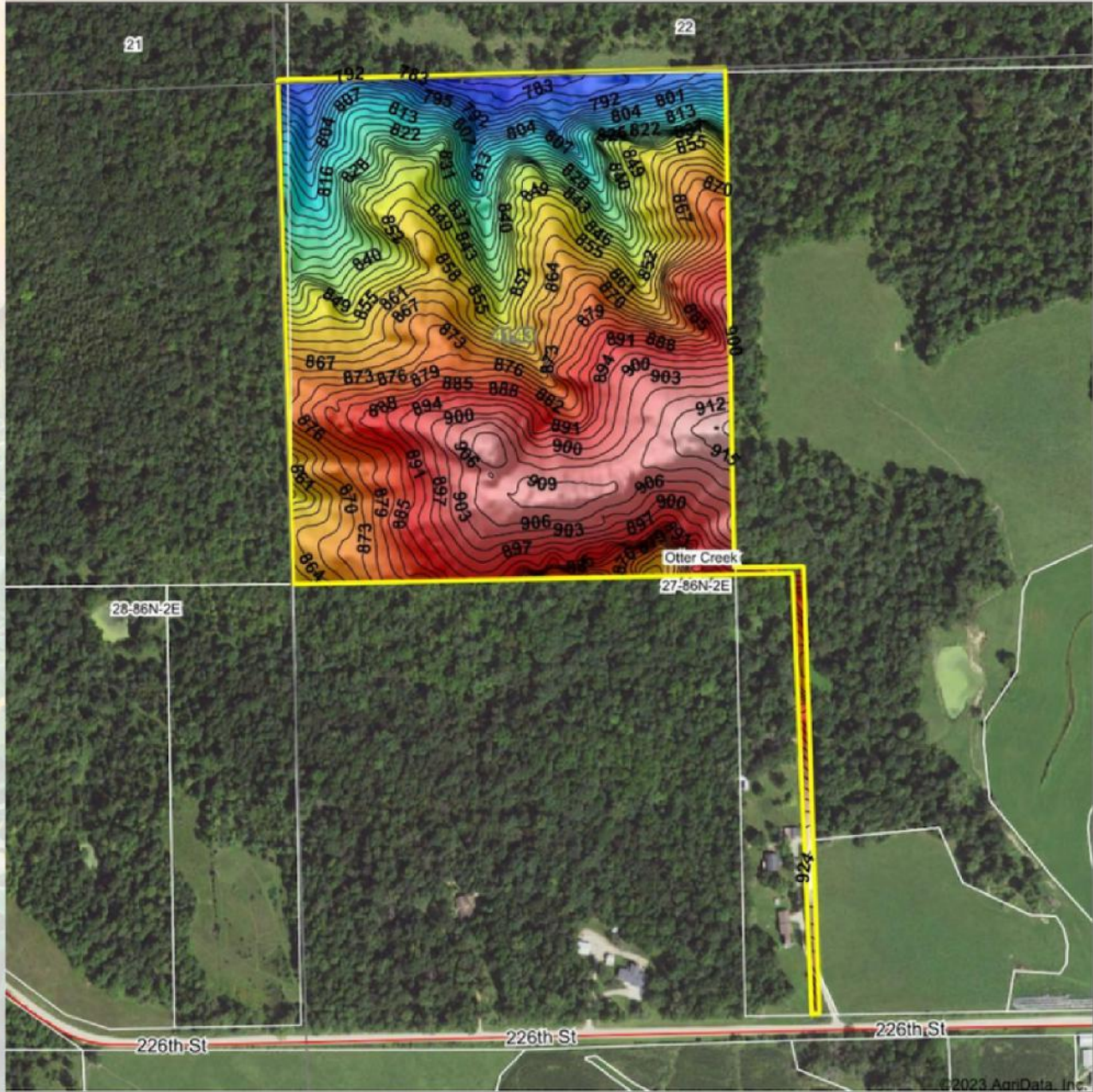


11/15/2023

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

75,000
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Topo Hillshade Map



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 776.2

Max: 926.5

Range: 150.3

Average: 863.1

Standard Deviation: 34.84 ft



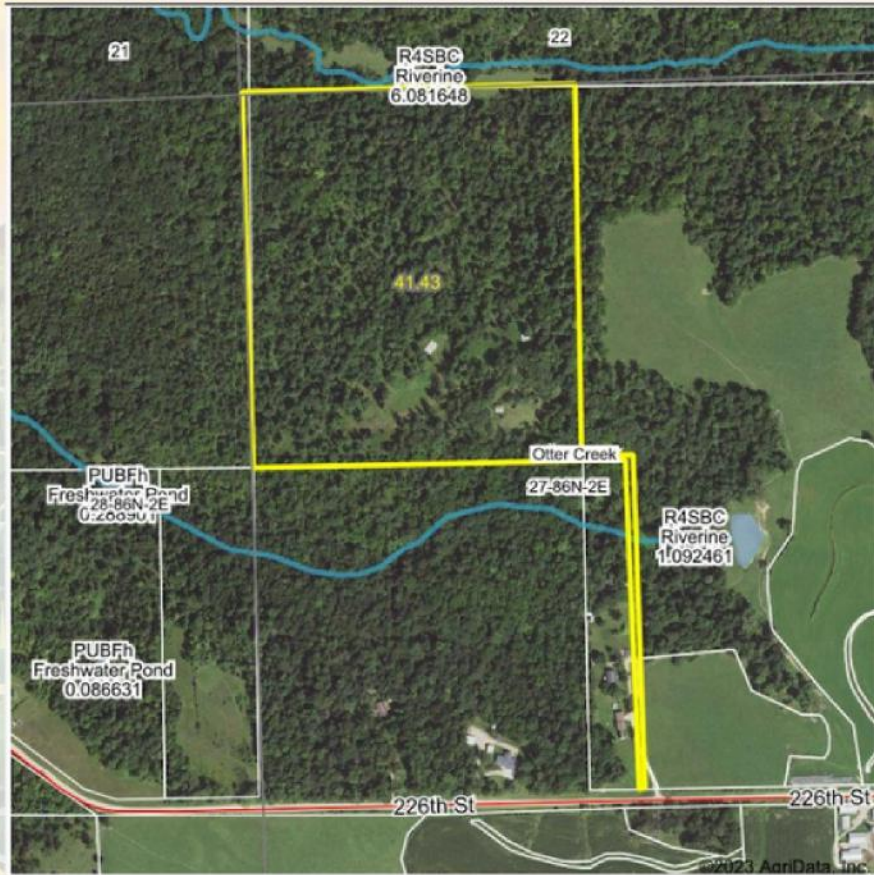
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27-86N-2E
Jackson County
Iowa

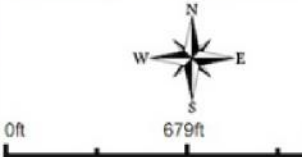
Boundary Center: 42° 13' 59.77, -90° 43' 17.58

75,000
ACRES SOLD

Wetlands Map



State: Iowa
 Location: 27-86N-2E
 County: Jackson
 Township: Otter Creek
 Date: 11/15/2023



Classification Code	Type	Acres
R4SBC	Riverine	0.01
Total Acres		0.01

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



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