

LAND

FOR SALE

Dubuque County, IA

35
+/- ACRES



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

SCAN FOR MORE INFO



MATT TOBIN
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S68963000

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Summary of Property

35+/- Acres • Dubuque County

Listing Price: \$455,000

DESCRIPTION

Located just 7 miles northwest of Dubuque Iowa, sits this 35-acre tract of land on the South Side of Bahl Lane. This 35-acre tract consists of 25.23 tillable acres with the majority of those acres enrolled in the Conservation Reserve Program. The current stand of native grasses adjacent to the mature timbered acres creates a beautiful scenic property that is quiet and secluded not far from Dubuque, Asbury or Peosta.

At 35 acres, this tract is not required by the county for rezoning to build a residential house on. The property offers multiple buildable sites that provide beautiful scenic views of the Dubuque County landscape. An estimated 23 acres are enrolled in CRP generating \$215 per acre with the contract scheduled to end September 30th of 2027.

With excellent access off of the dead-end, private Bahl lane, this property sets up for an incredible place to build your forever home only minutes from Dubuque or Peosta.

For more information or a private showing, please call Iowa Land Specialist Matt Tobin at 563-451-7390.

Property Address:

TBD Bahl Lane, Durango, IA 52039

Property Features:

- 35+/- Acres
- 25.23+/- Tillable Acres
- Income Producing Areas
- Secluded Acreage of Dead End Bahl Lane
- Multiple Buildable Sites with Excellent Access
- Beautiful Views in all Directions
- Excellent Location
- 6.5 Miles North of Peosta
- 6 Miles Northwest of Asbury
- 7 Miles Northwest of Dubuque

Driving Directions:

From Rickardsville, Travel East on Highway 3 for 1.2 miles. Turn Right (South) on Five Points Road. Travel 2.1 miles, Turn Right (West) on Bahl Lane, Travel .25 miles and Property is on the Left (South) side of the lane.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



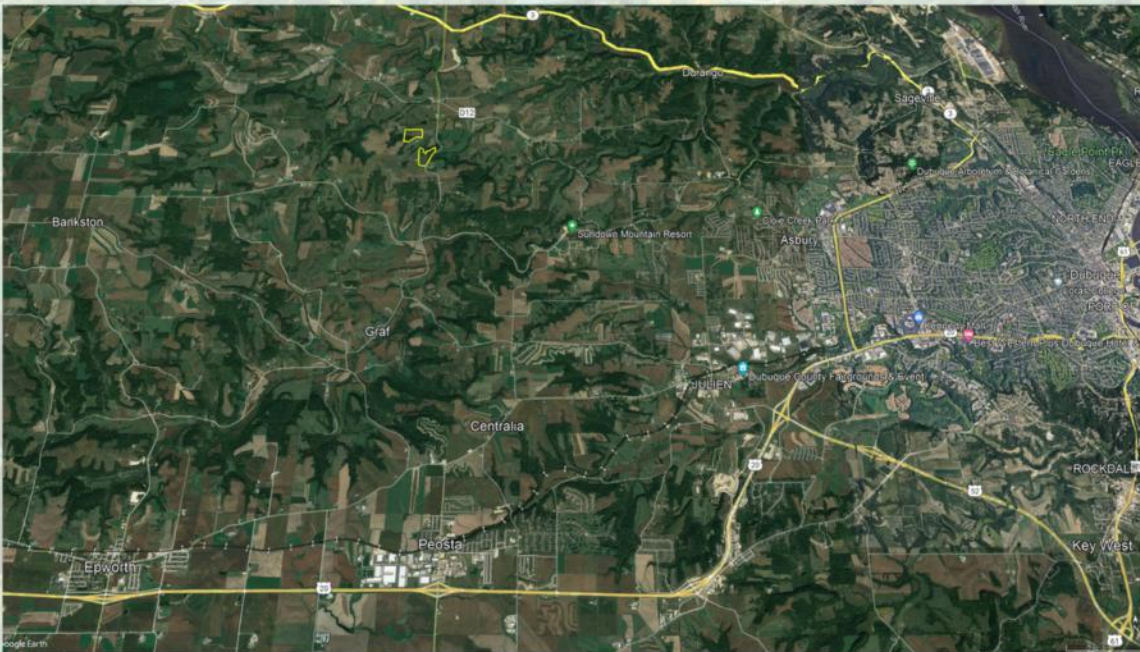
75,000
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Property Photos



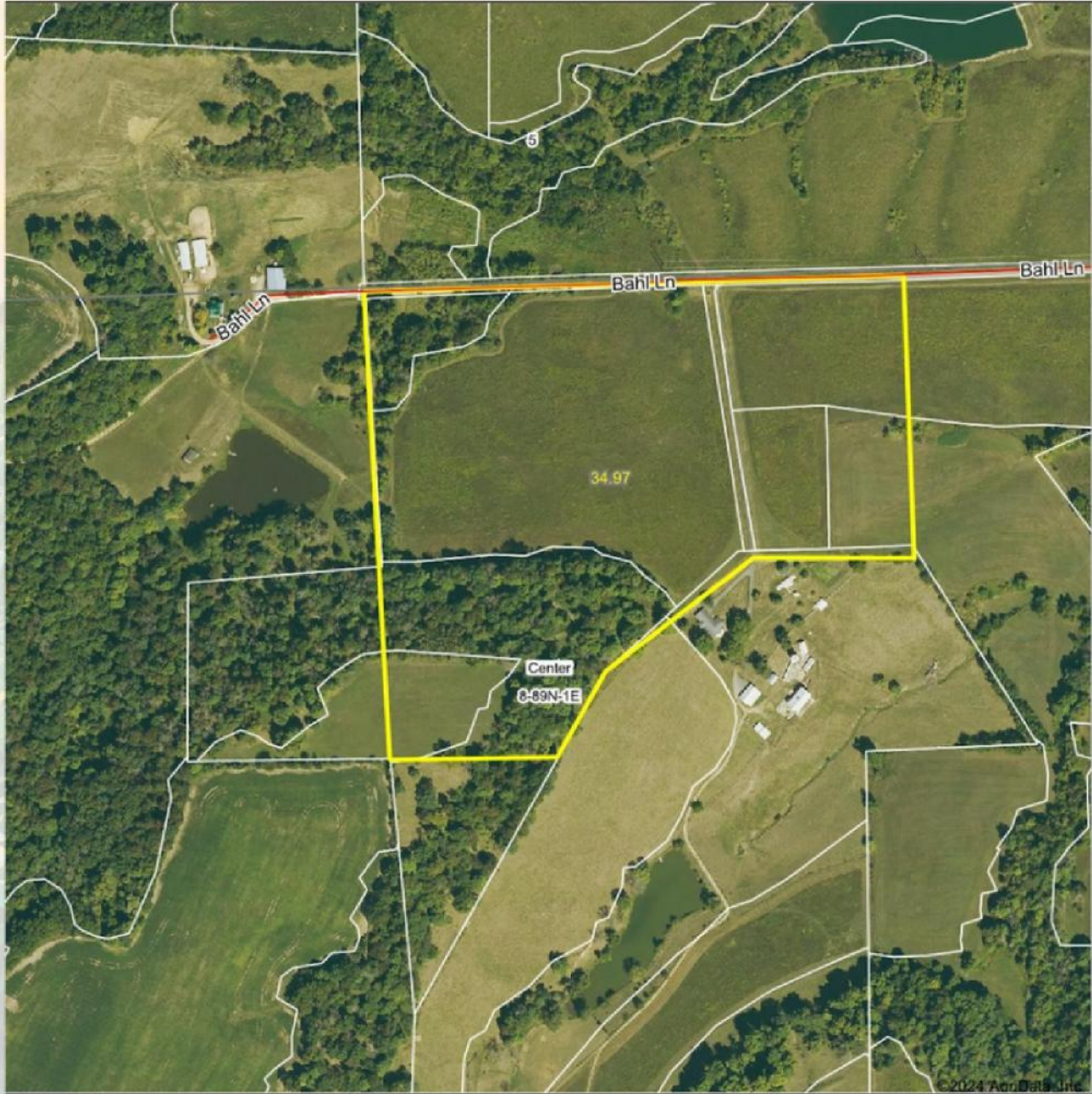
75,000
ACRES SOLD

Property Lines



75,000
ACRES SOLD

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 32' 29.75, -90° 51' 56.63

0ft 432ft 865ft

8-89N-1E
Dubuque County
Iowa

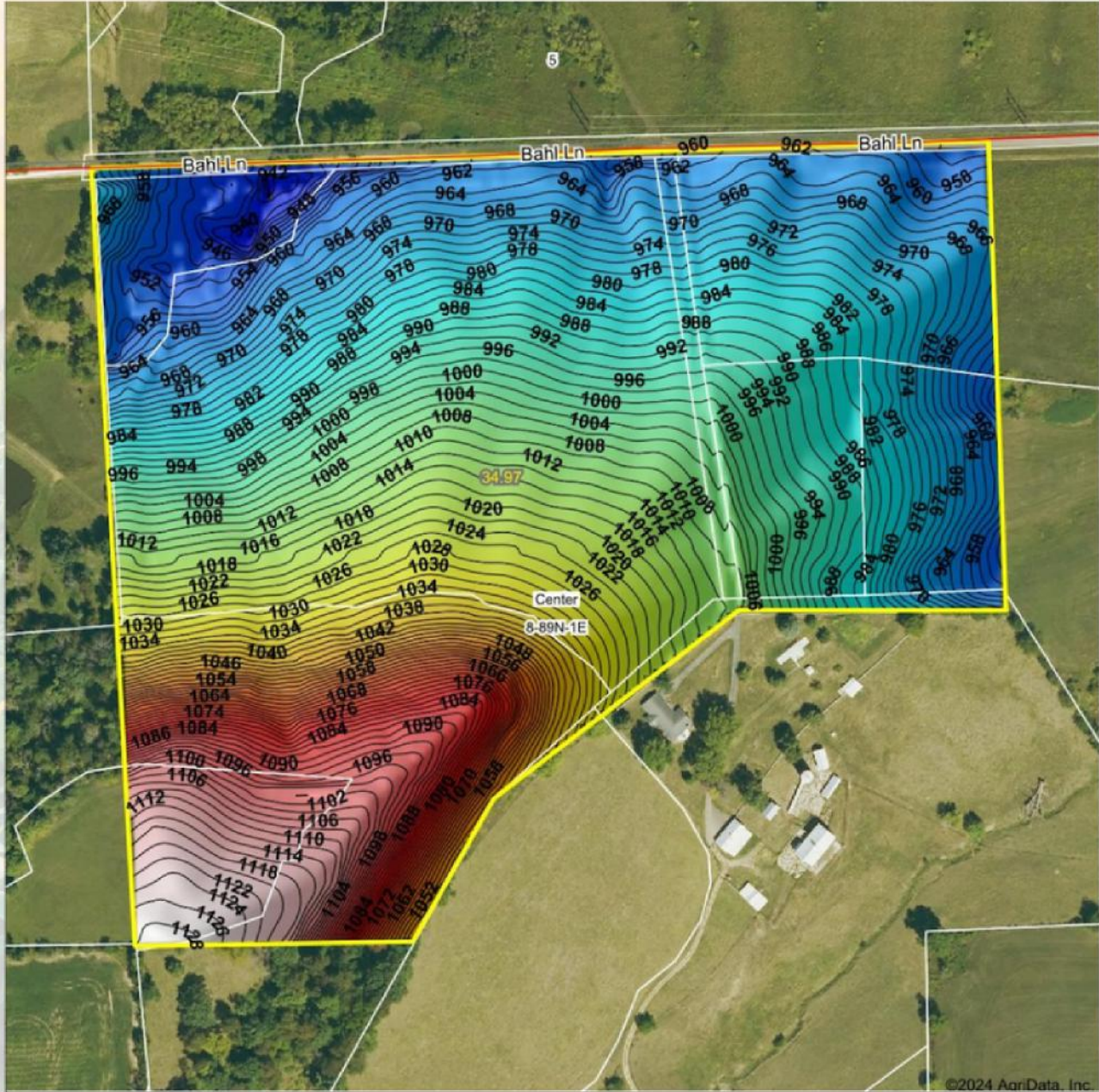


1/30/2024

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

75,000
ACRES SOLD

Topo Hillshade Map



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Maps Provided by:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem

Interval(ft): 2

Min: 934.5

Max: 1,128.9

Range: 194.4

Average: 1,009.3

Standard Deviation: 46.42 ft



1/30/2024

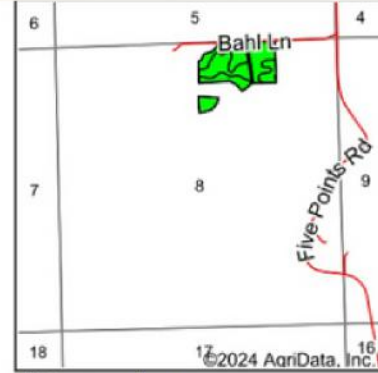
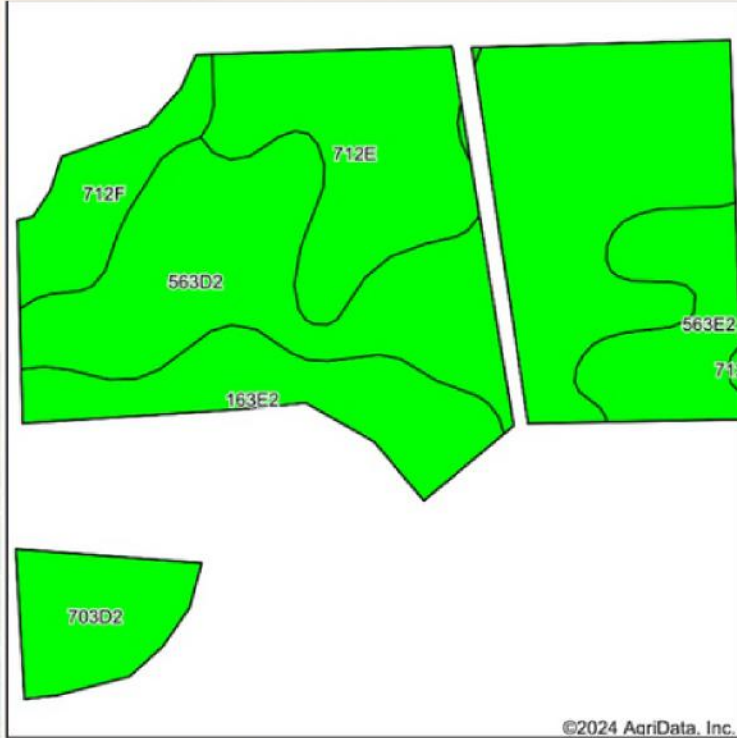
8-89N-1E
Dubuque County
Iowa

Boundary Center: 42° 32' 29.75, -90° 51' 56.63

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



Soils Map



State: Iowa
 County: Dubuque
 Location: 8-89N-1E
 Township: Center
 Acres: 25.23
 Date: 1/30/2024



Soils data provided by USDA and NRCS.

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Area Symbol: IA061, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
563D2	Rozetta-Eleroy silt loams, 9 to 14 percent slopes, moderately eroded	12.16	48.2%		IIIe	42	74	73	64	63	
712E	Schapville silt loam, 9 to 18 percent slopes	4.14	16.4%		IVe	22	57	51	57	38	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.99	11.9%		IVe	35	74	74	62	58	
563E2	Rozetta-Eleroy silt loams, 14 to 18 percent slopes, moderately eroded	2.31	9.2%		IIIe	30	71	71	61	60	
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	1.91	7.6%		IVe	13	52	51	51	44	
712F	Schapville silt loam, 18 to 30 percent slopes	1.72	6.8%		VIe	5	25	25	20	13	
Weighted Average						3.56	32.1	*n 65.9	*n 64.4	*n 58.4	*n 53.2

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

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

**IA has updated the CSR values for each county to CSR2.*c: Using Capabilities Class Dominant Condition Aggregation Method

75,000
ACRES SOLD

Wetlands Map



State: Iowa
 Location: 8-89N-1E
 County: Dubuque
 Township: Center
 Date: 1/30/2024



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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0ft 423ft 847ft

Classification Code	Type	Acres
R4SBC	Riverine	0.22
Total Acres		0.22

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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