

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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Real Estate License:
S68963000

513 W Bremer Ave
Waverly, IA 50677



HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

35+/- Acres • Dubuque County

Listing Price: \$455,000

DESCRIPTION

High Point Land Company is excited to present this 35 acre property located in Eastern Iowa. This property is located 7 miles Northwest of Dubuque off of Five Points Road. If you are looking for a quiet, secluded recreational property with an absolutely beautiful Building site with in 10 minutes of Dubuque or Peosta, you need to take a look.

As you enter the property from the South, you follow the open field to the northwest along the ridge with timber acres on both sides of the ridge. There are 22.3 acres of tillable land where the majority of those acres are enrolled in the Conservation Reserve Program, generating \$215 per acre and the contract is scheduled to expire September 30th 2027.

At 35 acres, this tract is not required by the county for rezoning to build a residential house on. The property sets up for many incredible buildable sites anywhere along the high ridge to the North and the views from this property are absolutely beautiful. With excellent access off of hard surface Five Points Road, 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 Five Points Road, Durango, IA 52039

Property Features:

- 35+/- Acres
- 25.23+/- Tillable Acres
- Income Producing Areas
- Quiet Secluded Property Off of Five Points Road
- 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 2.9 miles and the property lays on the right (West) side of the road.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



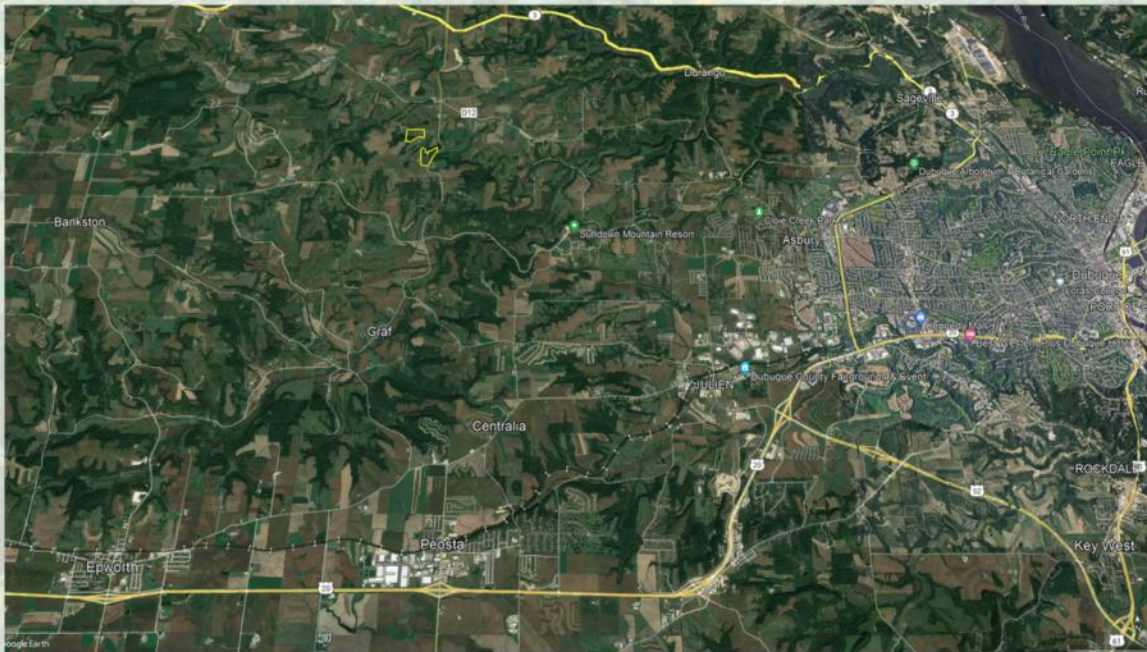
75,000
ACRES SOLD

Property Photos



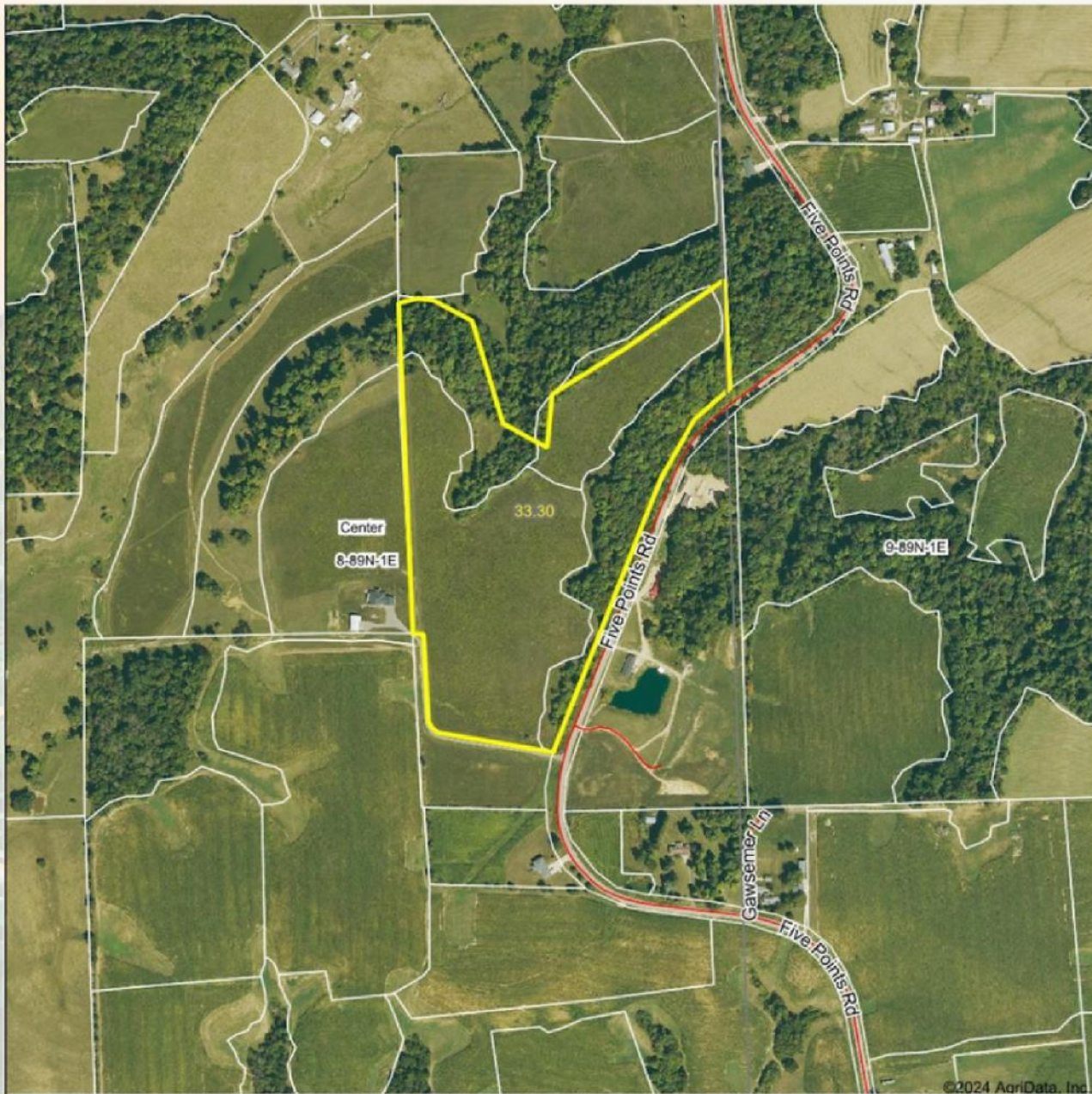
75,000
ACRES SOLD

Property Lines



75,000
ACRES SOLD

Aerial Map



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2018

Boundary Center: 42° 32' 8.65, -90° 51' 39.79

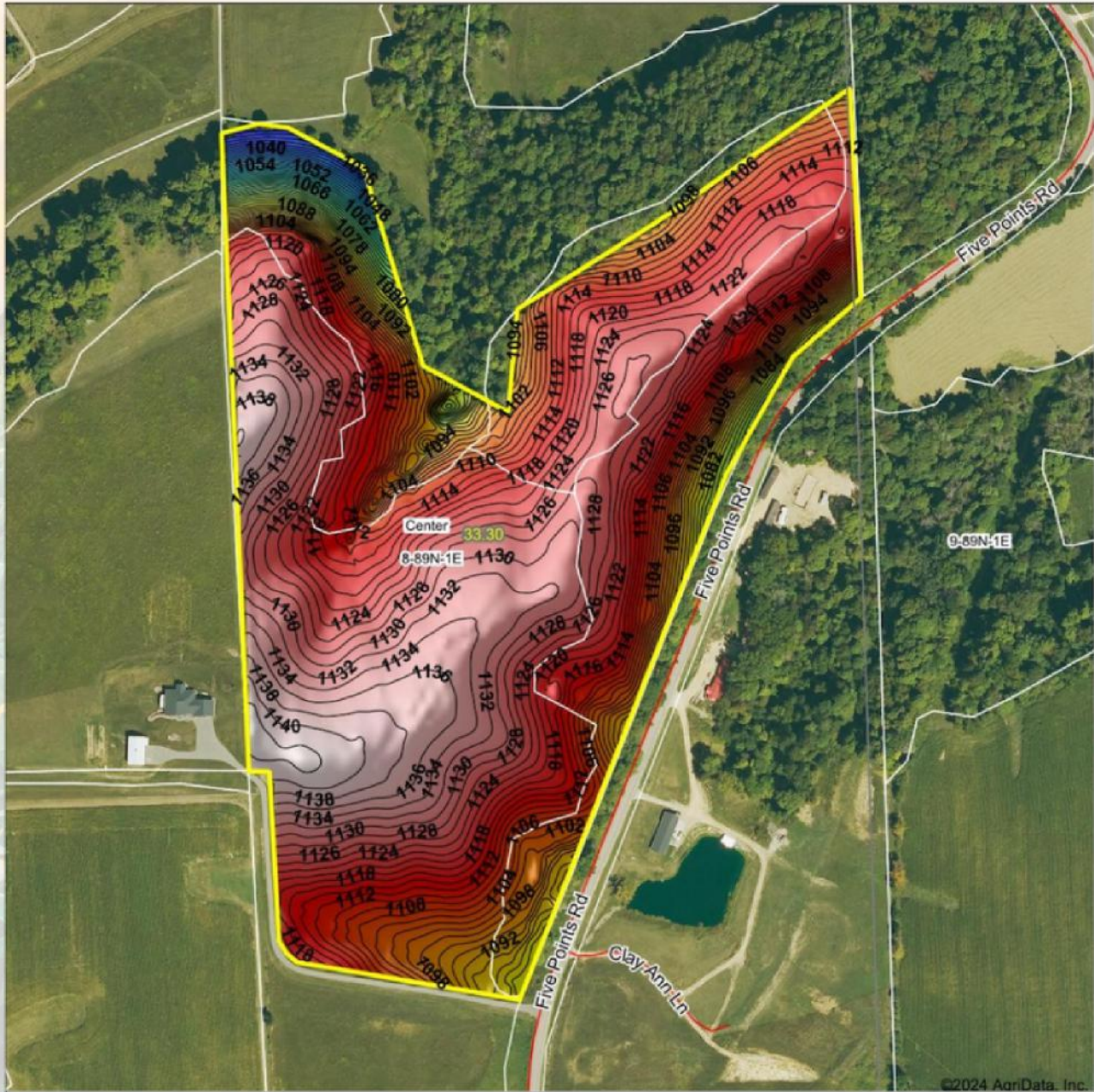


8-89N-1E
Dubuque County
Iowa

1/30/2024

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: 1,025.0

Max: 1,144.1

Range: 119.1

Average: 1,115.7

Standard Deviation: 18.41 ft



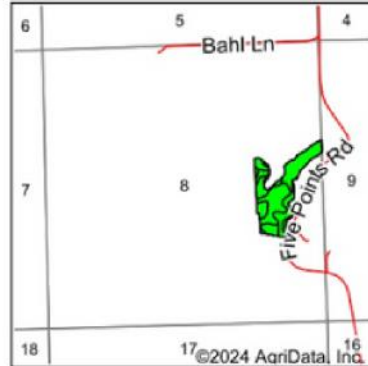
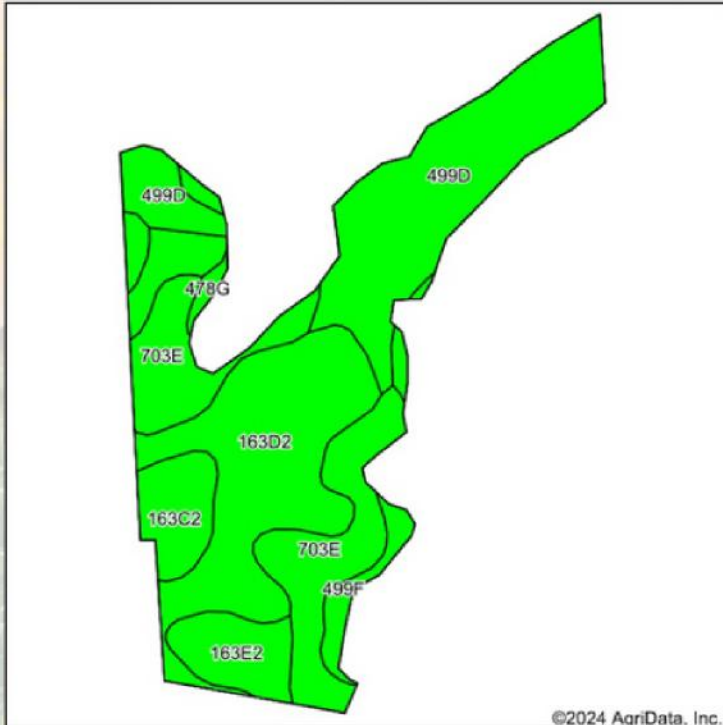
1/30/2024

8-89N-1E
Dubuque County
Iowa

Boundary Center: 42° 32' 8.65, -90° 51' 39.79



Soils Map



State: Iowa
 County: Dubuque
 Location: 8-89N-1E
 Township: Center
 Acres: 22.3
 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	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	6.91	31.0%		IIIe	46	78	78	66	62	
499D	Nordness silt loam, 9 to 18 percent slopes	6.70	30.0%		VIs	5	41	41	35	25	
703E	Dubuque silt loam, 14 to 18 percent slopes	4.65	20.9%		IVe	8	56	53	55	42	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.56	7.0%		IIIe	72	81	81	69	66	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1.38	6.2%		IVe	35	74	74	62	58	
499F	Nordness silt loam, 18 to 35 percent slopes	0.61	2.7%		VIs	5	10	10	9	4	
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	0.49	2.2%		VIs	5	9	9	5	3	
Weighted Average						4.37	24.9	*n 58.9	*n 58.3	*n 51.5	*n 43.9

**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



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