

LAND

FOR SALE

DUBUQUE COUNTY, IA

261.51
+/- 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
563-451-7390

Matt@HighPointLandCompany.com

Real Estate License:
S68963000

513 W Bremer Ave
Waverly, IA 50677



HIGH POINT
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





Summary of Property

261.51+/- Acres • Dubuque County, IA

Listing Price: \$2,300,000

DESCRIPTION

High Point Land Company is pleased to offer a rare opportunity to purchase a large pasture/recreational farm in a highly desirable area. Located in South Central Dubuque County, 5 miles East of Cascade Iowa, lays this 261.51+/- acre mixed use property. Situated off of blacktopped Simon Road, 2 miles North of Highway 151, this property is in the ideal location with excellent access. Rarely, do properties of this size and make up come available in Dubuque County. The farm is currently being used as pastureland and offers excellent perimeter fencing. White Water Creek flows through the majority of the property and offers an excellent water source for the cattle and wildlife. The pastureland has been well maintained and cared for, making it a rare opportunity to purchase quality pasture in Dubuque County.

There are multiple incredible buildable sites, overlooking the pastured ridges and valleys to the North. The diversity and privacy of this farm offers many different opportunities for all types of buyers. The size of the property lends the opportunity to split up the south end for multiple different buildable lots. The privacy and seclusion to the North offers unique recreational opportunities or an incredible cabin location. The current standing timber value has been appraised at \$99,000 and the wildlife is abundant, including whitetail Deer and Turkeys. This highly desirable area of Dubuque County is known for producing mature whitetail deer and offers a large population of turkeys. Many different draws that run down to White Water Creek offer an excellent opportunity to build a large pond, making this property a recreational paradise.

Showings are by appointment only for financially pre-qualified buyers. Contact local Land Specialist and the listing agent, Matt Tobin at 563-451-7390 or matt@highpointlandcompany.com.

* Cattle corral and chute are not included in the sale, property is leased for grazing rights until March 1st, 2025. Lease has been terminated.*

Property Address:

TBD Simon Road, Bernard, IA 52032

Property Features:

- 261.51+/- Taxable Acres
- Excellent Access and Location
- Access of Blacktop Simon Road
- A+ Quality Pasture Land
- Highly Desirable Area
- Solid Perimeter Fencing
- Whitewater Creek provides excellent water source
- Private Secluded Property with Scenic Views
- Excellent Standing Timber Value
- Multiple Incredible Building Sites
- Whitetail Deer and Turkey abundant
- 2 miles North off of Highway 151

Driving Directions:

From Cascade, Travel North on Highway 151 5.2 miles, Turn Left (North on Simon Road) at Fillmore, Travel 1.8 miles and the property lays on the Right (East) side of the road

75,000
ACRES SOLD

Property Photos



75,000
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Aerial Map

Aerial Map



Maps Provided by
surety
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Boundary Center: 42° 20' 53.22, -90° 55' 39.13

14-87N-1W
Dubuque County
Iowa

0ft 1936ft 3873ft



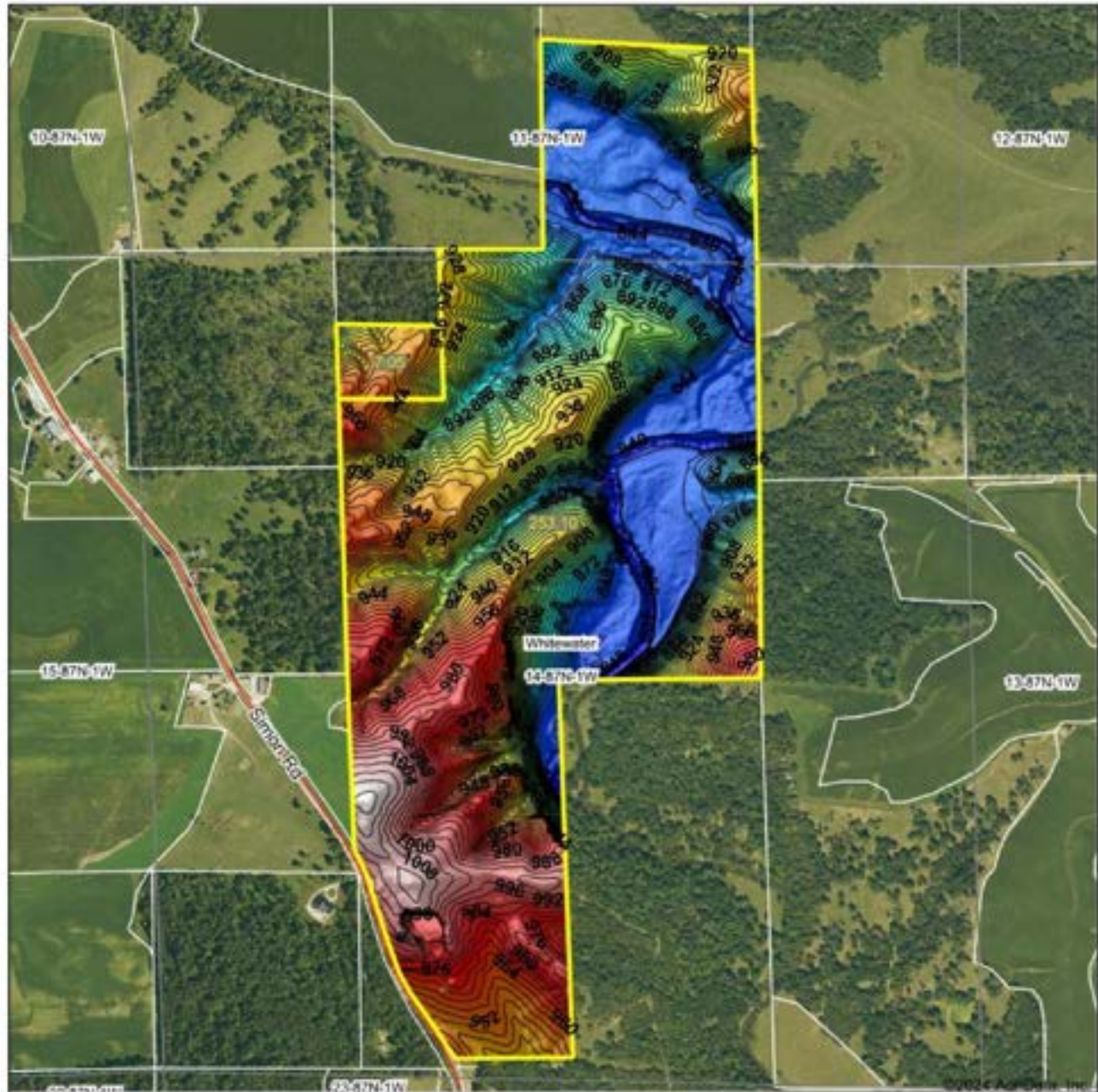
2/5/2024

Field borders provided by Earth Service Agency as of 5/21/2024

75,000
ACRES SOLD

Topo Hillshade Map

Topography Hillshade



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Maps Provided by

surety

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Field borders provided by Farm Service Agency as of 5/21/2024

Source: USGS 3 meter dem

Interval(ft): 4

Min: 828.5

Max: 1,021.4

Range: 192.9

Average: 911.4

Standard Deviation: 52.2 ft

0ft 977ft 1954ft



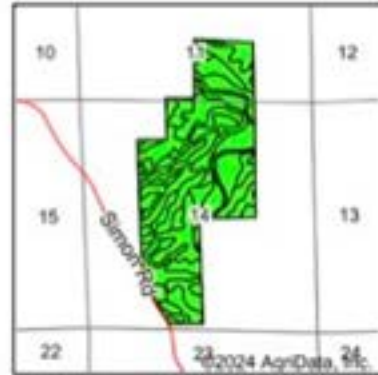
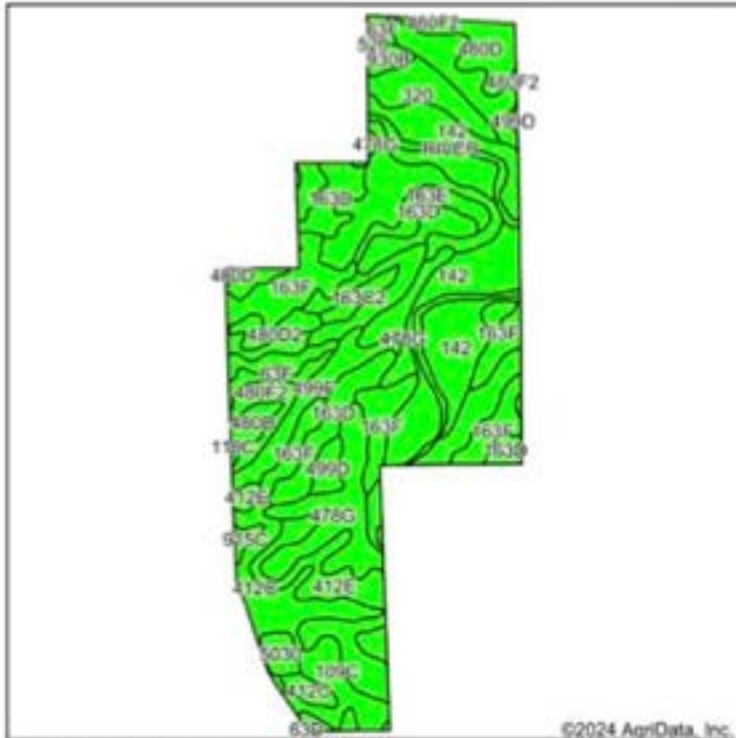
2/5/2024

14-87N-1W
Dubuque County
Iowa

Boundary Center: 42° 20' 53.22, -90° 55' 39.13

Soils Map

Soils Map



State: **Iowa**
 County: **Dubuque**
 Location: **14-87N-1W**
 Township: **Whitewater**
 Acres: **253.1**
 Date: **4/8/2024**



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**	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	39.95	15.8%		8w	79	84	82	73	84
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	38.13	15.1%		V8c	5	9	9	5	3
963F	Fayette silt loam, 18 to 25 percent slopes	25.89	10.2%		V8e	21	62	62	43	48
963D	Fayette silt loam, 9 to 14 percent slopes	21.47	8.5%		8e	49	82	82	71	70
412E	Emefine loam, 9 to 18 percent slopes	17.64	7.0%		V8c	5	25	23	25	16
963G	Fayette silt loam, 25 to 40 percent slopes	13.91	5.5%		V8e	5	20	20	17	10
412C	Sogn loam, 2 to 9 percent slopes	13.07	5.2%		IVs	5	34	34	32	24
480D	Onwood silt loam, 9 to 14 percent slopes	9.72	3.8%		8e	55	86	86	73	76
499F	Nordness silt loam, 18 to 35 percent slopes	8.02	3.2%		V8c	5	10	10	9	4
109C	Backbone fine sandy loam, 5 to 9 percent slopes	7.70	3.0%		IVs	31	58	58	50	43
320	Aronsville silt loam, 0 to 3 percent slopes, occasionally flooded	7.53	3.0%		8w	75	86	87	75	88

Soils data provided by USDA and NRCS.



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