

FARMLAND, ACREAGE & RECREATIONAL AUCTION

WEBER FAMILY FARM
189.34 ACRES M/L
DUBUQUE COUNTY, IA

Listing #16346

Tuesday, September 20th, 2022 | 10:00 AM

Happy's Place

2323 Rockdale Road | Dubuque, Iowa 52003

Travis Smock | 319.361.8089

Travis@PeoplesCompany.com

Jesse Meyer | 563.543.8338

Jesse@PeoplesCompany.com



WEBER FAMILY FARM

189.34 ACRES M/L

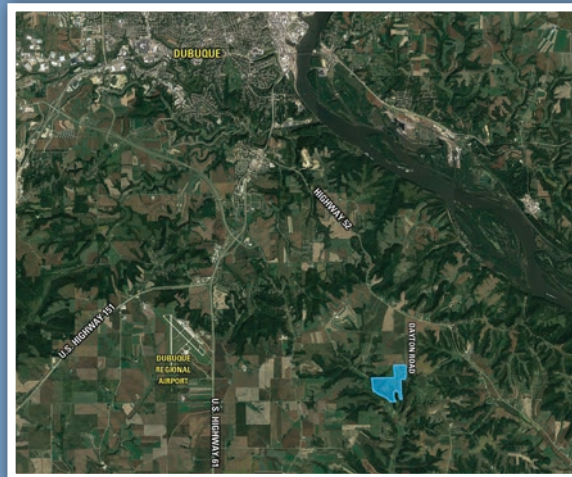
DUBUQUE COUNTY, IA

Dubuque County Farm & Recreational Land Auction - Mark your calendar for Tuesday, September 20th, 2022! Peoples Company is pleased to present the Weber Family's 189.34 surveyed acre m/l farm in two individual tracts. This is a rare opportunity to own productive farmland with an established acreage along a hard surfaced road as well as thick-timbered recreational land just minutes from the City of Dubuque.

Tract 1 consists of 105.26 surveyed acres m/l with 86.24 tillable acres carrying a CSR2 of 41.7 as well as a 1-1/2 story home, a garage, a pole building, and a shed with road frontage is along Dayton Road.

Tract 2 consists of 84.08 surveyed acres m/l that is full of thick timber and home to numerous species of wildlife with road frontage along Mitchell Mill Road.

The auction will take place at 10:00 AM on Tuesday, September 20th, 2022 at Happy's Place in Dubuque, Iowa. Online bidding will be available through our Peoples Company virtual application. The farm is located just south of Dubuque along Dayton & Mitchell Mill Roads in Section 33 of Masalem Township, Dubuque County, Iowa.

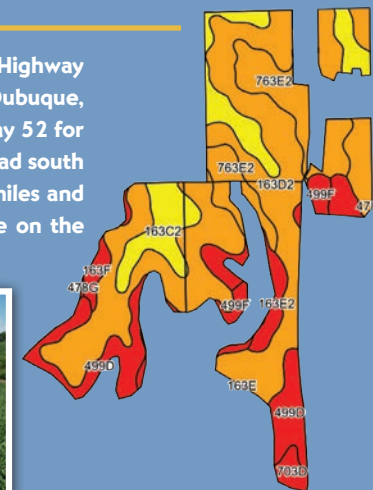


Tract 1 consists of 105.26 acres m/l with 86.24 estimated FSA cropland acres carrying a 41.7 CSR2 rating. This parcel is beautifully situated on hard surfaced Dayton Road just a few minutes south of the Dubuque city limits. In addition to the productive tillable land, this tract includes an acreage site that boasts an enormous amount of potential. The 1,433 square foot 1-1/2 story home features 3 bedrooms, 1 bath, and two large porches. Step outside and you'll find a 3 car detached garage with an upper loft, a 32'x50' steel pole building to store all of your toys, and a 20'x30' chicken house that would make a great shed for all of your garden tools. A new well was installed on the property in 2011. There is ample room to grow the acreage site and a 4.77 acre field situated just north of the home could easily be fenced to add livestock.

666 I DAYTON ROAD, DUBUQUE, IA 52003

Directions

From the intersection of Highway 52 and Highway 61 in Dubuque, travel southeast on Highway 52 for 5 miles to Dayton Road. Head south on Dayton Road for 1.25 miles and the Tract 1 acreage will be on the west side of the road.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
163D2	Fayette silt loam	43.82	50.8%	46
163C2	Fayette silt loam	11.89	13.8%	72
499D	Nordness silt loam	10.89	12.6%	5
763E2	Exette silt loam	10.38	12.0%	46
163E2	Fayette silt loam	3.65	4.2%	35
499F	Nordness silt loam	2.67	3.1%	5
163F	Fayette silt loam	1.48	1.7%	21
703D	Dubuque silt loam	1.36	1.6%	14
478G	Nordness-Rock outcrop complex	0.10	0.1%	5

Weighted Average: 41.7

Open Houses - Thursday, September 1st from 5:00 PM - 7:00 PM and Sunday, September 11th from 11:00 AM - 1:00 PM

Auction Terms & Conditions

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com>

AUCTION METHOD: All Tracts will be offered in two individual tracts. All bids will be price per acre.

Tract 1: 105.26 Acres M/L

Tract 2: 84.08 Acres M/L

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Dubuque County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Dubuque County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held at Kane Norby & Reddick PC.

CLOSING: Closing will occur on or before Friday, October 28th, 2022. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

CLOSING ATTORNEY: Brian Kane - Kane Norby & Reddick PC

POSSESSION: Possession of the acreage site will be given at closing. Possession of the land will be given at closing, subject to Tenant's rights. Early possession may be available. Contact Agent(s) for details.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Kane Norby & Reddick PC the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

DISCLAIMER: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. The buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract.



TRACT TWO

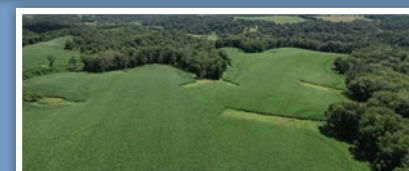
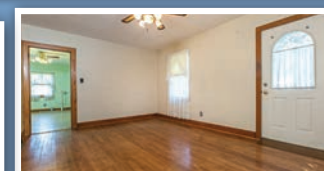
84.08 ACRES M/L



Directions

From the intersection of Highway 52 and Highway 61 in Dubuque, travel southeast on Highway 52 for 5 miles to Dayton Road. Head south on Dayton Road for 1.25 miles and the Tract 1 acreage will be on the west side of the road. Continue along Dayton Road for one mile (road will switch to 243rd Avenue at the Jackson County line) to the intersection of 239th Avenue. Travel north on 239th Avenue (will switch to Mills Creek Road at the Dubuque County line) for 0.5 miles and Tract 2 will be located on the east side of the road, just past the county line.

PEOPLES COMPANY | LISTING #16346

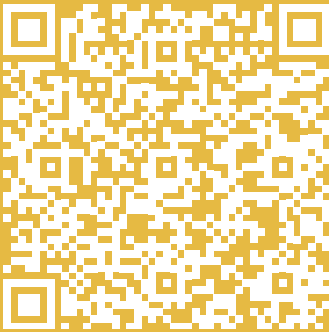


Tract 2 consists of 84.08 acres m/l of prime recreational land just southeast of Dubuque, Iowa. This is a fantastic piece of timber ground close enough to town that you can check your trail cams over your lunch break or sit in a tree stand before heading into the office. Situated just 6.5 miles southeast of Dubuque (Key West), this property borders Mitchell Mill Road, which connects to Dayton Road, as well as Schuller Heights Road. If you are an avid outdoorsman, or you just need a place to build your dream cabin in woods to get away, this could be your property! The ample food sources from the tillable farmland acres next door, provide great vegetation in the spring and fall months. The mature blocks of hardwoods and heavily timbered draws throughout this property create multiple pinch points that would make for exceptional bowhunting spots. There are also numerous places to erect an elevated tower stand to overlook the rolling hillsides and deep valleys. A natural spring provides water to assist in holding and harvesting mature whitetails. The tract outline is mostly fenced which provides clear boundary lines and offers the opportunity for use as pastureland.

MITCHELL MILL ROAD, DUBUQUE, IA 52003

September 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	



SCAN THE QR CODE ABOVE WITH
 YOUR PHONE CAMERA TO VIEW THIS
 LISTING ONLINE!

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Not able to make it to the live
 auction but still want to bid?
 No problem!

Just use our mobile bidding app
 powered by BidWrangler! You can
 access the app online, but it works
 even better when you download it
 to your smartphone.

