



DUBUQUE COUNTY

I
O
W
A

— PROPERTY FOR SALE —



101 ACRES M/L

JESSE MEYER

563.543.8338 | IA LIC B60307000

Jesse@PeoplesCompany.com

JERED RAVE

563.920.2399 | IA LIC S73426000

Jered.Rave@PeoplesCompany.com

Listing #19258





This 101-acre m/l property in Dubuque County offers an exceptional blend of productive farmland, high-quality habitat, and year-round recreational opportunity. The farm includes 24.56 m/l tillable acres carrying a strong CSR2 of 80.2, with Dorchester Silt Loam as the primary soil type. The tillable acres are leased for the 2026 crop season, and the rental income will be prorated to the buyer as of the closing date, providing immediate and reliable return on investment.

Beyond the agricultural value, the property shines as a premier recreational destination. The North Fork Little Maquoketa River winds through the landscape, offering fishing opportunities, scenic beauty, and a dependable water source for wildlife. The diverse terrain includes mature oak trees, south-facing hillsides, and thick bedding areas, a combination that creates outstanding whitetail habitat. Multiple natural pinch points, travel corridors, and cover-rich pockets consistently attract deer throughout the season. There is ample space for food plots, and the layout supports multiple stand locations to accommodate different wind directions. The farm is bordered by larger landowners, enhancing privacy, reducing pressure, and contributing to a strong neighborhood for mature deer. A thriving turkey population and abundant wildlife make this a true four-season recreational tract.

Whether you're seeking a high-quality hunting farm, a scenic retreat, or a property that blends income with recreation, this Dubuque County offering checks every box.



ADDITIONAL INFO

*Forrest Reserve Acres (FRA):

Parcel: 05-26-326-001 | Taxable Acres: 40.00 | FRA: 28.27
 Parcel: 05-26-376-001 | Taxable Acres: 21.97 | FRA: 14.63
 Parcel: 05-26-400-004 | Taxable Acres: 28.15 | FRA: 17.05
 Parcel: 05-35-200-003 | Taxable Acres: 12.78 | FRA: 5.24
 Total Forrest Reserve Acres: 65.20 ±

Gross Taxes: \$1,426.53

Listing #19258



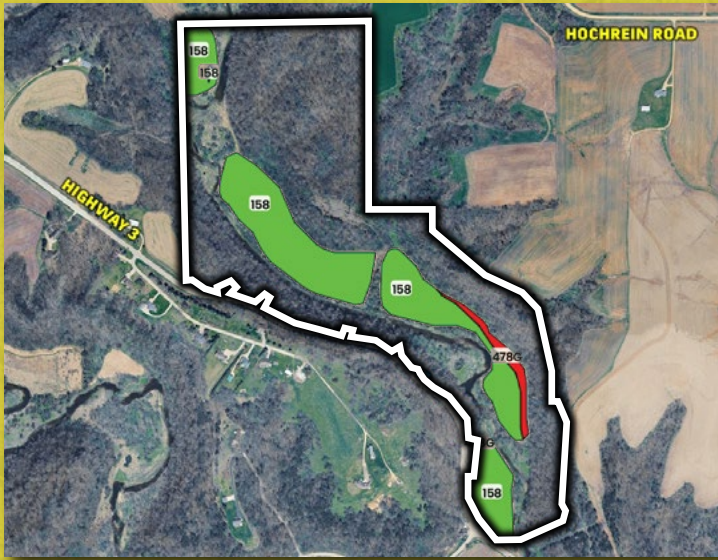
JESSE MEYER

563.543.8338 | IA LIC B60307000
 Jesse@PeoplesCompany.com



JERED RAVE

563.920.2399 | IA LIC S73426000
 Jered.Rave@PeoplesCompany.com

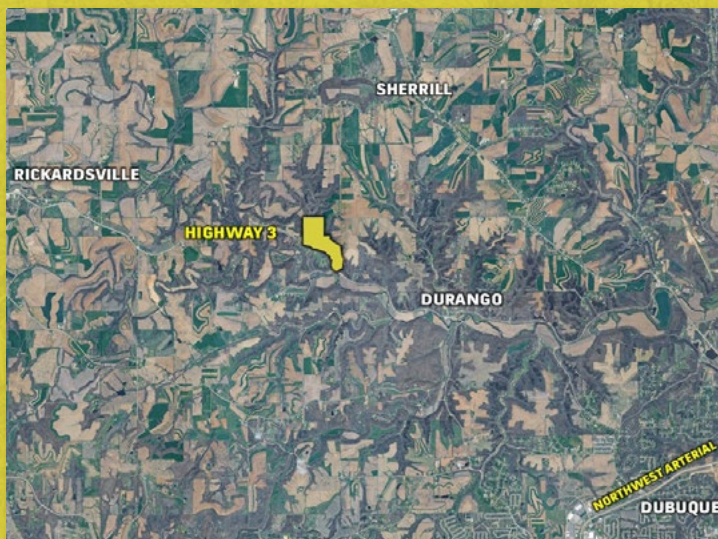




TILLABLE SOILS MAP

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
	158	Dorchester silt loam	23.10	94.06%	85
	478G	Nordness-Rock outcrop	1.46	5.94%	5

AVERAGE CSR2: 80.2



DIRECTIONS

From Peosta: Head north on Peosta Street (CR-Y21) for .9 miles and turn right onto Old Highway Rd (CR-Y21). Drive for 1.3 miles and turn left onto Sundown Rd (CR-Y21). Continue for 2.7 miles and turn left onto Asbury Rd (CR-D17) for 2.5 miles. Turn right onto Five Points Rd for 2.9 miles and turn right onto Boy Scout Rd. Continue for 3.3 miles and you will arrive at your destination. The property will be directly across IA Highway 3.



101 ACRES M/L



1108 S. 44th Street, Suite 102
Cumming, IA 50061



PeoplesCompany.com
Listing #19258



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

PROPERTY FOR SALE



DUBUQUE COUNTY

I
O
W
A

101 ACRES M/L

JESSE MEYER
563.543.8338 | IA LIC B60307000
Jesse@PeoplesCompany.com

JERED RAVE
563.920.2399 | IA LIC S73426000
Jered.Rave@PeoplesCompany.com

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.