

***Wegmann Real Estate is pleased to Present for Sale  
123.8+- acres of productive farmland in Section 29, Concord Twsp., Dubuque  
County, Iowa. Located on Holy Cross Rd., 1.5 miles south of Holy Cross, Iowa.***

**Owners:** Dorothy Ellerbach Revocable Living Trust

**Location:** The farm is located 1.5 miles south of Holy Cross, Iowa on a hard surfaced county road known as Holy Cross Road. (Y13)

**Legal Description:** Pt. of the N1/2 of Section 29, T90N, R1W of the 5<sup>th</sup> P.M. Concord Twsp., Dubuque County, Iowa. Full legal description as per Abstract.

**Total Acres:** 123.8+- 92.8+- acres on the east side of the road.  
31+- acres on the west side of the road.

**Cropland Acres:** 121.7 Acres are estimated pending reconstitution of farm by the Dubuque County FSA office.

**Soil Productivity:** CSR2 - 52.9 (121.7 acre weighted avg. CSR2 per Agri Data Software)

**Primary Soil Types:** Fayette & Downs silt loams.  
See attached interpretive soil map.

**Building Improvements:** None

**Real Estate Tax:** \$3,697 /year. Property taxes are estimated per pending split.

**Zoning:** Agricultural (A-1)

**Price:** \$1,114,200 \$9,000/acre

**Broker Comments:** Here's an opportunity to purchase a 123.8+- parcel, 98% of which is productive cropland carrying a weighted CSR2 of 52.9. The entire parcel has frontage on and access from Holy Cross Rd.; a hard surfaced county road. The 123.8+- acres is currently being split from a larger parcel. Approximately 92.8+- acres of the farm lies in one field east of Holy Cross Rd. with the 31+- acre balance lying west of the road. The Ellerbach Trust will accept offers on entire parcel, as well as on the two individual tracts. Closing and possession will occur as soon as the crop is harvested this fall or no later than December 15, 2021. The sale is subject to the current tenant's cropland lease for the 2021 crop year. ***The terms of sale are attached.***

***Please contact the Listing Broker Gary Wegmann at 563-923-7107 or (cell) 563-590-2425 with questions or for more information.***

*The information for this brochure was collected from sources deemed reliable, however cannot be guaranteed by Wegmann Real Estate. All acres are considered as more or less unless otherwise stated. All property boundaries depicted are approximate. Soil Productivity ratings were obtained from Agri Data Software. Buyers are encouraged to perform their own due diligence.*

1463 265th Avenue · Earlville, Iowa 52041-8668 · tel 563.923.7107 · cell 563.590.2425

E-mail: [wegmannreal@gmail.com](mailto:wegmannreal@gmail.com)

***Dorothy Ellerbach Revocable Living Trust*****Parcel 1 - 123.8+- Acres**

Pt. of the N1/2 of Section 29, T90N, R1W of the 5<sup>th</sup> P.M. Concord Twsp., Dubuque County, Iowa. Full legal description as per Abstract.

***Terms of Sale***

The 123.8+- acres is listed at \$9,000 per acre. \$1,114,200 ***The property was exposed to the market on June 22, 2021. In order to allow Buyers time to make financial arrangements, offers will be presented beginning July 15, 2021.***

Offers may be submitted on the entire 123.8+- acres. Offers may also be submitted individually on the 92.8+- acre tract east of Holy Cross Rd. and the 31+- acre tract west of the road.

Buyers also have the option to purchase 53+- acres of timber / recreational property with spring fed stream at \$3,950/acre. The timber lies adjacent to the 92.8+- acres on the east. The Middle Fork Little Maquoketa River originates in this timber and runs 2+- miles SE to Bankston Park where the IDNR stock trout. Please call the listing Broker at 563-590-2425 for more information on the 53+- acres of timber.

Purchase is made without Buyer contingency of any kind and is based solely on purchaser's judgment. The property is selling "as is, where is, with all faults and/or merits known or unknown, seen or unseen". All measurements, descriptions, and other details have been obtained from sources deemed reliable. Verification of any or all items are considered to be made by prospective purchaser's finding of facts, both off & on premises

The successful Buyer will pay 10% of the total sale price upon the acceptance of the offer. The unpaid balance will be paid in cash upon delivery of Deed and merchantable Abstract of Title at the closing.

Closing and possession will occur as soon as the fall crop is harvested to enable the Buyer time to complete fall tillage, however no later than December 15, 2021. All earnest and or down payment funds will be held in escrow by the Locher & Davis Trust Account, 225 1<sup>st</sup> Ave. East, Dyersville, Iowa.

The property tax installment due September 30, 2021 will be paid by the Seller with all remaining real estate taxes prorated to the date of settlement.

All information was collected from sources deemed reliable, however, the Seller, Seller's Legal Counsel, Fiduciaries and Wegmann Real Estate assume no liability for errors and/or omissions. Gary J. Wegmann, dba as Wegmann Real Estate is licensed real estate Broker in the State of Iowa and is an agent for the Seller in this sale transaction.

Seller reserves the right to reject any and all offers. Buyers are strongly encouraged to do your fact finding, make your financial arrangements, submit your offer and prepare to be the new owner.

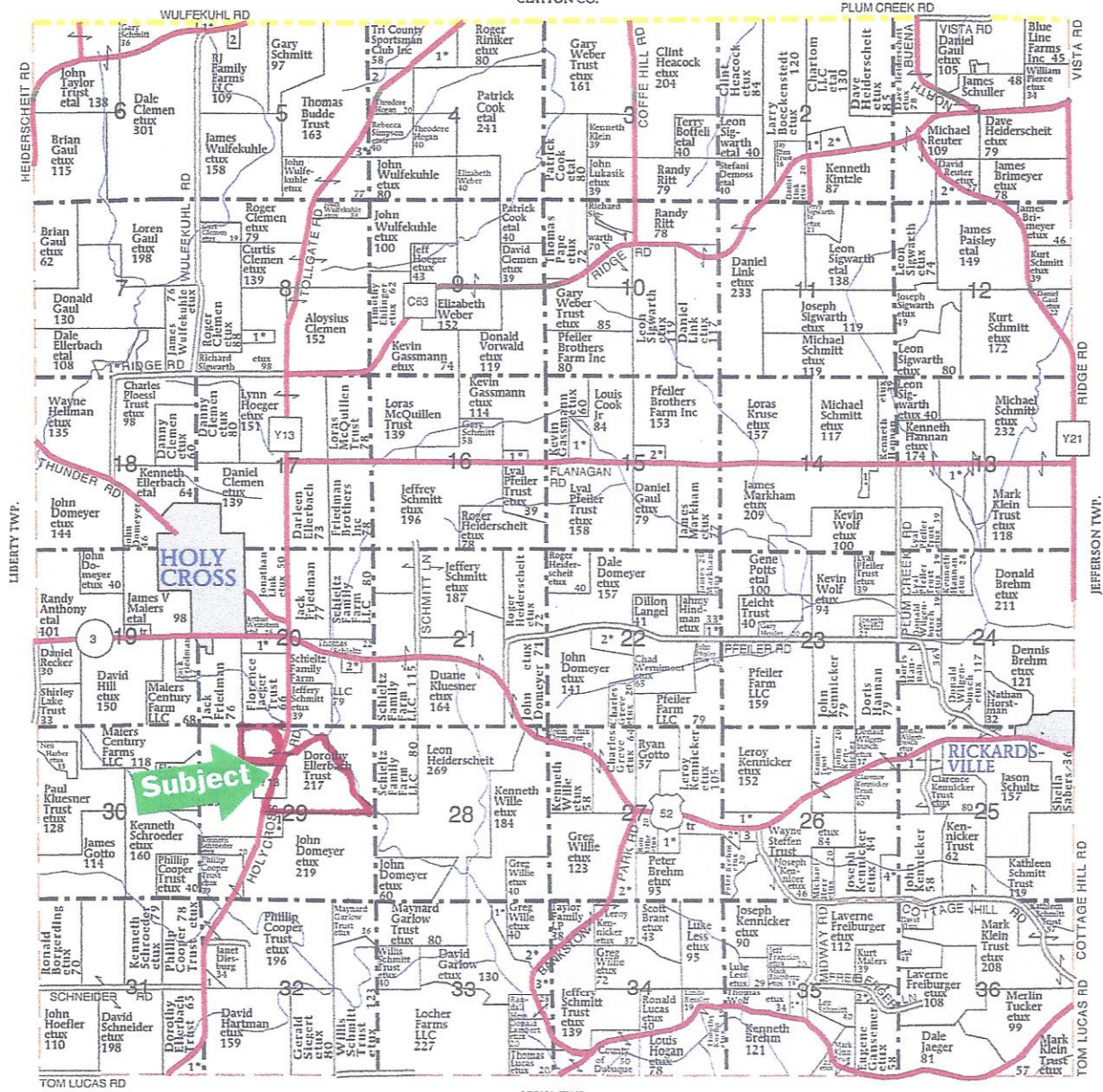
***Wegmann Real Estate Gary J. Wegmann / Broker Tel. 563-923-7107 Cell. 563-590-2425***



T-90-N

## CONCORD PLAT

R-1-W

(Landowners)  
CLAYTON CO.

IOWA TWP.



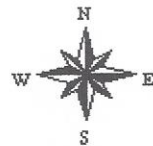
# Aerial Map



Map Center: 42° 35' 4.32, -90° 59' 3.22

0ft 599ft 1199ft

**29-90N-1W**  
**Dubuque County**  
**Iowa**



6/9/2021

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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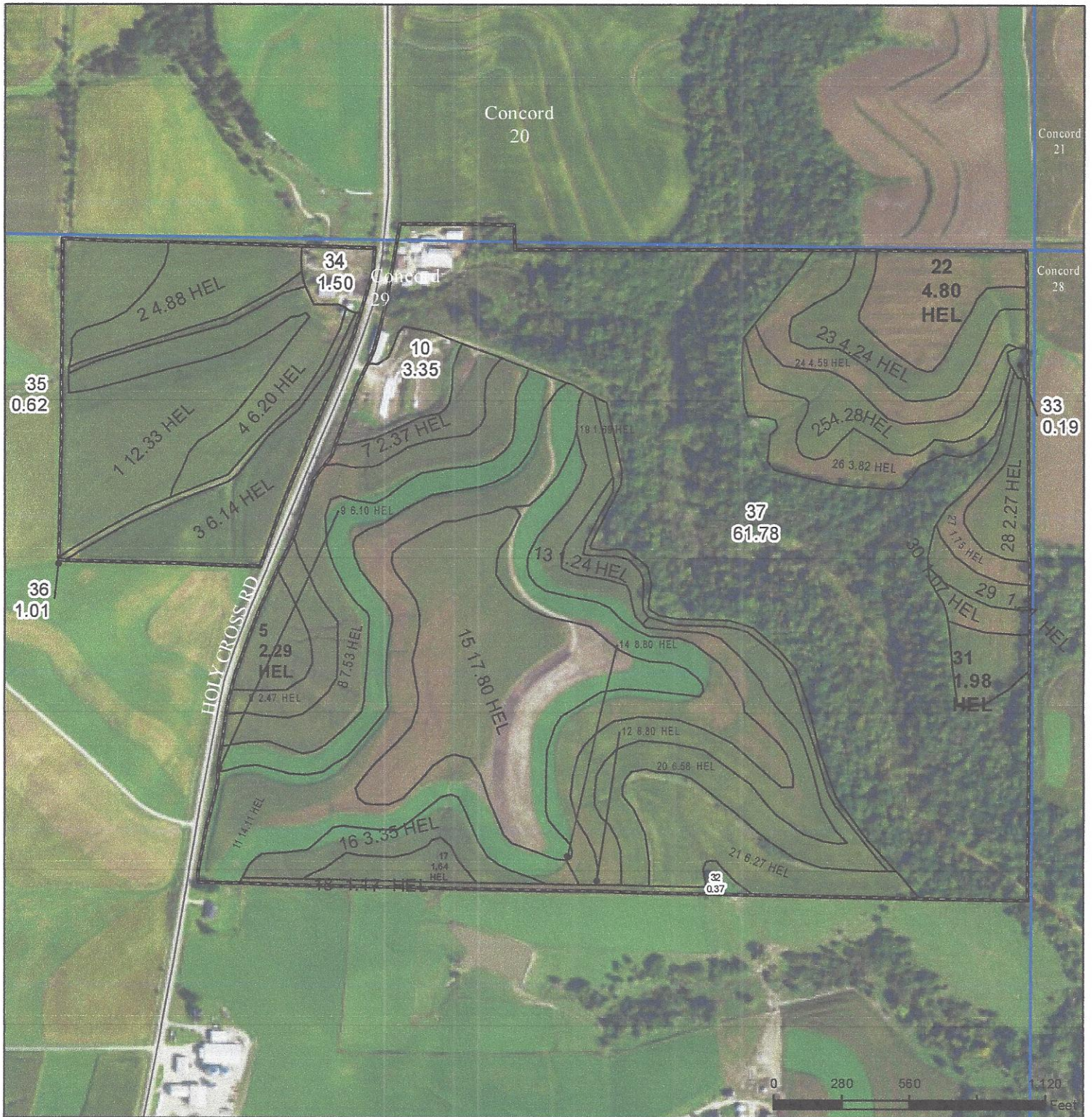
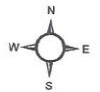
Field borders provided by Farm Service Agency as of 5/21/2008.





United States  
Department of  
Agriculture

## Dubuque County, Iowa



### Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

2021 Program Year

Map Created December 07, 2020

Farm 310

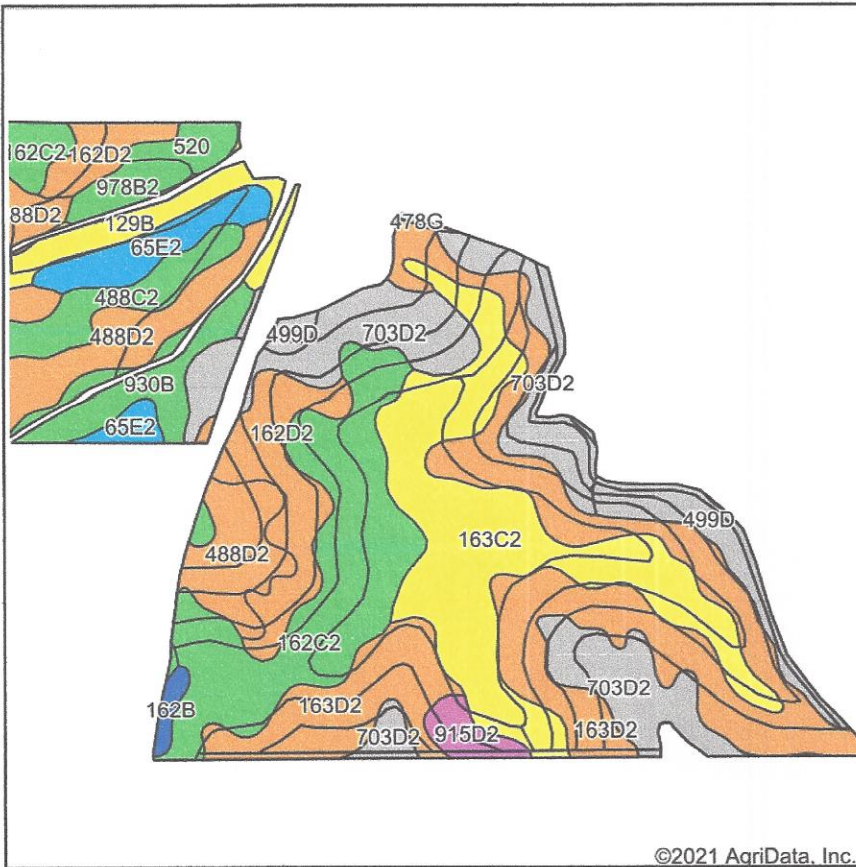
Tract 1955

Tract Cropland Total: ~~151.77~~ acres

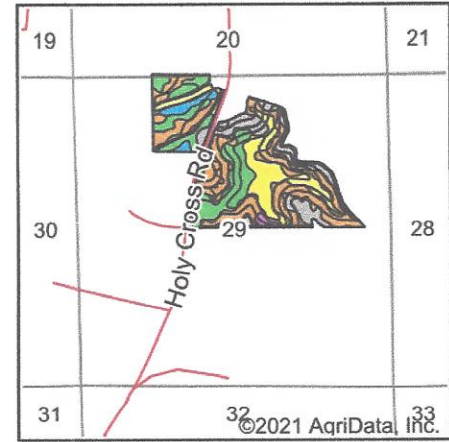
*121.77 - acres*



# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Dubuque**  
 Location: **29-90N-1W**  
 Township: **Concord**  
 Acres: **121.76**  
 Date: **6/9/2021**

Maps Provided By:  
  
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Area Symbol: IA061, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	25.54	21.0%		IIle	46	58
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	19.76	16.2%		IIle	72	68
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	16.74	13.7%		IIle	80	73
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	16.07	13.2%		IVe	13	
488D2	Newvienna silt loam, 9 to 14 percent slopes, moderately eroded	10.76	8.8%		IIle	50	61
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	8.19	6.7%		IIle	54	63
930B	Orion silt loam, 2 to 5 percent slopes, occasionally flooded	4.27	3.5%		IIlw	76	60
499D	Nordness silt loam, 9 to 18 percent slopes	4.17	3.4%		VIIs	5	5
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	4.08	3.4%		VIe	28	28
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	3.54	2.9%		IIlw	73	63
488C2	Newvienna silt loam, 5 to 9 percent slopes, moderately eroded	3.48	2.9%		IIle	77	71
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	1.67	1.4%		IIe	84	
915D2	Rollingstone silt loam, 9 to 14 percent slopes, moderately eroded	1.41	1.2%		IVe	16	15
520	Coppock silt loam, 0 to 2 percent slopes	1.31	1.1%		IIlw	84	65
162B	Downs silt loam, 2 to 6 percent slopes	0.59	0.5%		IIe	90	90
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	0.18	0.1%		VIIIs	5	5
Weighted Average						52.9	*-

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

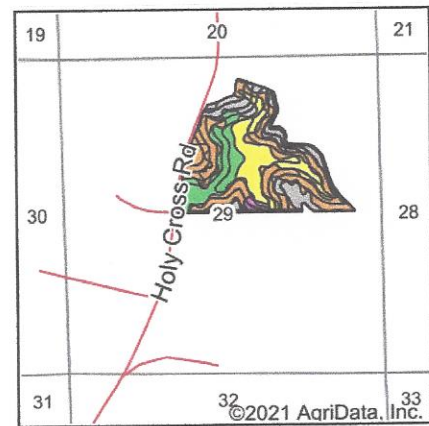
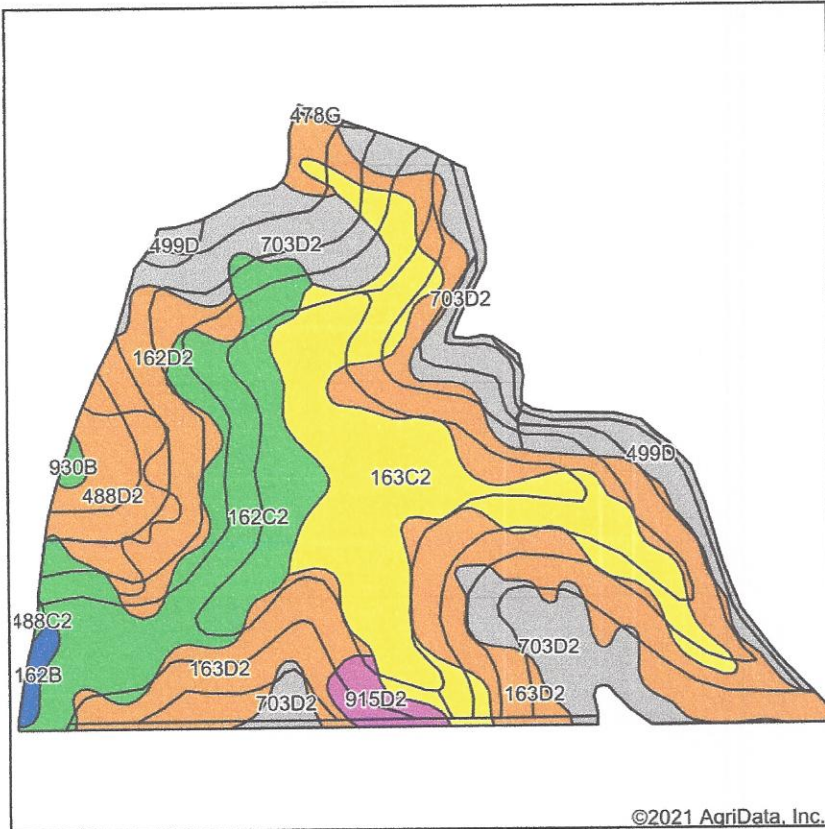
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Soils Map



State: **Iowa**  
 County: **Dubuque**  
 Location: **29-90N-1W**  
 Township: **Concord**  
 Acres: **92.21**  
 Date: **6/15/2021**

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA061, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	25.54	27.7%		IIIe	46	58
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	19.76	21.4%		IIIe	72	68
162C2	Dow ns silt loam, 5 to 9 percent slopes, moderately eroded	15.20	16.5%		IIIe	80	73
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	14.79	16.0%		IVe	13	
162D2	Dow ns silt loam, 9 to 14 percent slopes, moderately eroded	6.04	6.6%		IIIe	54	63
488D2	New vienna silt loam, 9 to 14 percent slopes, moderately eroded	4.31	4.7%		IIIe	50	61
499D	Nordness silt loam, 9 to 18 percent slopes	4.04	4.4%		VIIs	5	5
915D2	Rollingstone silt loam, 9 to 14 percent slopes, moderately eroded	1.41	1.5%		IVe	16	15
162B	Dow ns silt loam, 2 to 6 percent slopes	0.59	0.6%		IIe	90	90
930B	Orion silt loam, 2 to 5 percent slopes, occassionally flooded	0.28	0.3%		IIw	76	60
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	0.18	0.2%		VIIs	5	5
488C2	New vienna silt loam, 5 to 9 percent slopes, moderately eroded	0.07	0.1%		IIIe	77	71
Weighted Average						50.7	*-

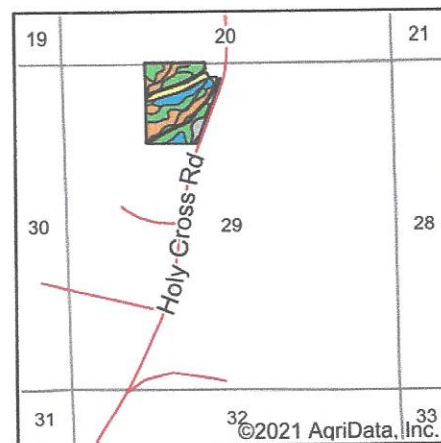
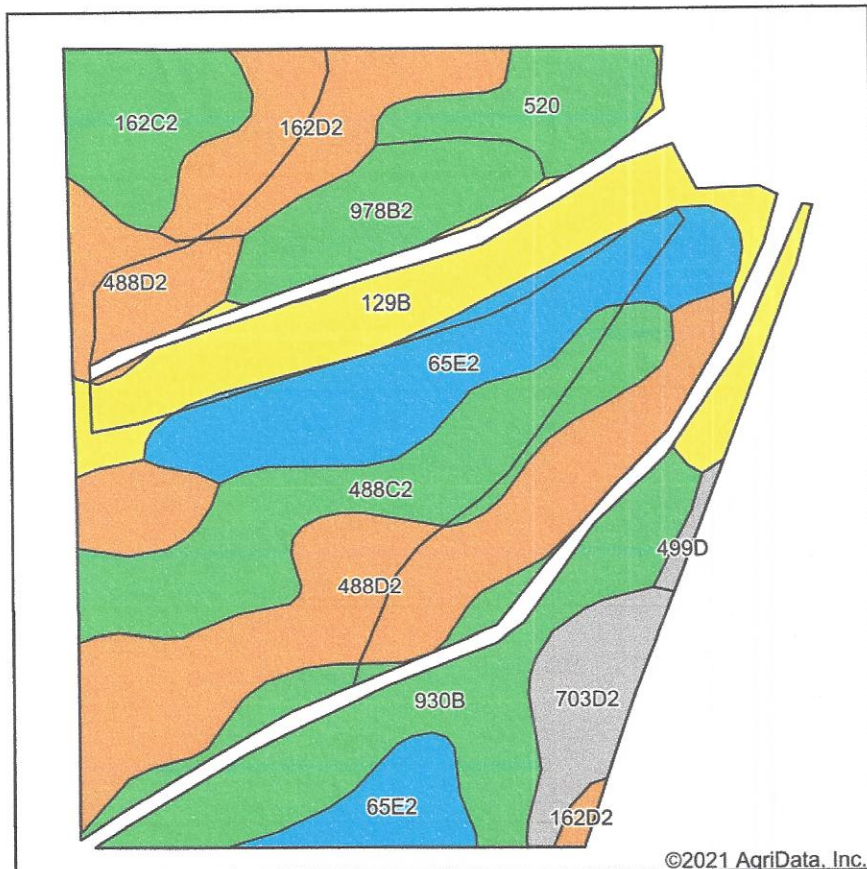
\*\*IA has updated the CSR values for each county to CSR2.

\*- CSR w eighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Soils Map



State: **Iowa**  
 County: **Dubuque**  
 Location: **29-90N-1W**  
 Township: **Concord**  
 Acres: **29.55**  
 Date: **6/9/2021**

Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

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Area Symbol: IA061, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
488D2	Newvienna silt loam, 9 to 14 percent slopes, moderately eroded	6.47	21.9%		IIIe	50	61
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	4.08	13.8%		VIe	28	28
930B	Orion silt loam, 2 to 5 percent slopes, occasionally flooded	3.98	13.5%		IIw	76	60
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	3.54	12.0%		IIw	73	63
488C2	Newvienna silt loam, 5 to 9 percent slopes, moderately eroded	3.41	11.5%		IIIe	77	71
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	2.14	7.2%		IIIe	54	63
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	1.67	5.7%		Ile	84	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	1.54	5.2%		IIIe	80	73
520	Coppock silt loam, 0 to 2 percent slopes	1.31	4.4%		IIw	84	65
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	1.28	4.3%		IVe	13	
499D	Nordness silt loam, 9 to 18 percent slopes	0.13	0.4%		VIIs	5	5
Weighted Average						59.8	*-

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Iowa  
Dubuque

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 310**  
Prepared: 3/30/21 1:31 PM  
Crop Year: 2021  
Page: 2 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 1955 Description Concord 29

FSA Physical Location : Dubuque, IA

ANSI Physical Location: Dubuque, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
220.59	151.77	151.77	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	151.77 **	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	2.09	57	0.00
CORN	95.07	137	0.00
Total Base Acres:	97.16		

Owners: ELLERBACH, DOROTHY M

\*\*Approximately 30 acres of the cropland has been split off.