

***Wegmann Real Estate is pleased to Present for Sale
65.19 acres of productive farmland in Section 31, Concord Twsp., Dubuque
County, Iowa. Located on Holy Cross Rd., 2.5 miles south of Holy Cross, Iowa.***

Owners: Dorothy Ellerbach Revocable Living Trust

Location: The farm is located 2.5 miles south of Holy Cross, Iowa on a hard surfaced county road known as Holy Cross Road. (Y13)

Legal Description: NE1/4 SE1/4 and Pt SE1/4 SE1/4 north of road, all in Sec. 31, T90N, R1W of the 5th P.M. Concord Twsp., Dubuque County

Net Taxable Acres: 65.19

FSA Data: 63.78 cropland acres (Per Dubuque County USDA)

Soil Productivity: CSR2 - 59 (Agri Data Software)

Primary Soil Types: New Vienna Silt Loam, Downs & Arenzville Silt Loams.
See attached interpretive soil map.

Building Improvements: 20x50 pole frame hay shed built in 1985

Real Estate Tax: \$ 1,988 / year.

Zoning: Agricultural (A-1)

Price: \$590,000 \$9,050/acre

Broker Comments: Here's an opportunity to purchase a productive cropland parcel consisting of over 97% tillable cropland with frontage on a hard surfaced county road. There are two field driveways from Holy Cross Rd. on the east, as well as an additional field driveway from Schneider Rd. on the north. Closing and possession will occur after 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. ***See attached terms of sale.***

Please contact the Listing Broker Gary Wegmann at 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 as depicted are approximate. Soil Productivity ratings were obtained from Agri Data Software. Buyers are encouraged to perform their own due diligence.

Dorothy Ellerbach Revocable Living Trust**Parcel 2 - 65.19 Taxable Acres**

NE1/4 SE1/4 and Pt SE1/4 SE1/4 north of road, all in Sec. 31, T90N, R1W of the 5th P.M.
Concord Twsp., Dubuque County, Iowa.

Terms of Sale

The 65.19 acres is listed at \$9,050 per taxable acre. \$590,000 The farmland is being sold based on net taxable acres as reflected by the Dubuque County Assessor's Office. Net taxable acres do not include road right of way. ***The farmland was exposed to the market June 22, 2021. In order to allow Buyers time to make financial arrangements, offers will be presented starting July 15, 2021.***

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.

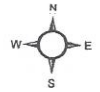
Closing and possession will occur as soon as the fall crop is harvested to enable the Buyer time to complete fall tillage, however no later than December 15, 2021. All earnest and or down payment funds will be held in escrow by the Locher & Davis Trust, 225 1st Ave. East, Dyersville, Iowa.

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. We strongly suggest you 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. 563-590-242



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

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 63.78 acres

2021 Program Year
Map Created December 07, 2020

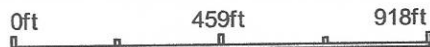
Farm 310
Tract 1954

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).

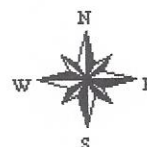
Aerial Map



Map Center: 42° 33' 44.9, -90° 59' 55.82



31-90N-1W
Dubuque County
Iowa

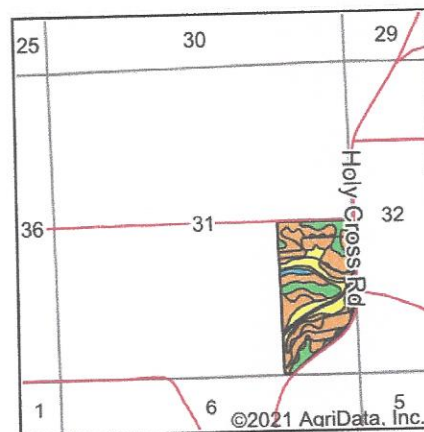
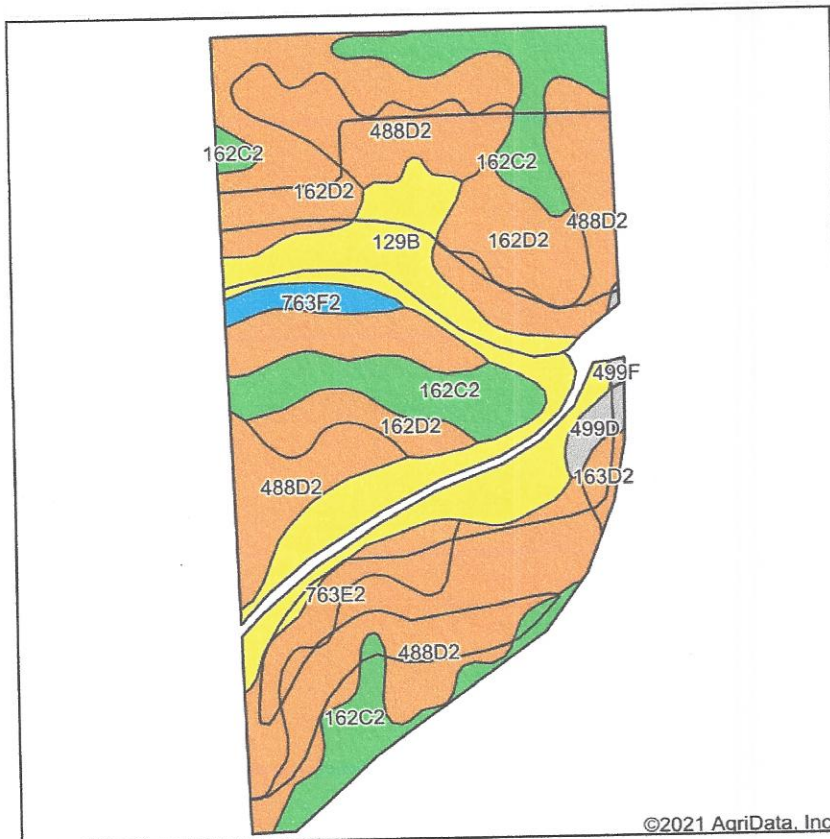


6/21/2021

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

Soils Map



State: **Iowa**
 County: **Dubuque**
 Location: **31-90N-1W**
 Township: **Concord**
 Acres: **63.78**
 Date: **6/21/2021**










Maps Provided By:

 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
488D2	New vienna silt loam, 9 to 14 percent slopes, moderately eroded	20.64	32.4%		IIIe	50	61
162D2	Dow ns silt loam, 9 to 14 percent slopes, moderately eroded	14.75	23.1%		IIIe	54	63
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	11.87	18.6%		IIW	73	63
162C2	Dow ns silt loam, 5 to 9 percent slopes, moderately eroded	10.79	16.9%		IIIe	80	73
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	3.22	5.0%		IVe	45	45
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	1.07	1.7%		Vle	27	26
499D	Nordness silt loam, 9 to 18 percent slopes	0.69	1.1%		Vls	5	5
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.61	1.0%		IIIe	46	58
499F	Nordness silt loam, 18 to 35 percent slopes	0.14	0.2%		Vls	5	5
Weighted Average						59	61.7

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

*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

Prepared: 3/30/21 1:31 PM
Crop Year: 2021
Page: 1 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.

Operator Name Farm Identifier
ELLERBACH, DONALD G

Farms Associated with Operator:
4337

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
285.89	215.55	215.55	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	215.55	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	OATS	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	2.97	57	0.00
CORN	135.03	137	0.00
Total Base Acres:	138.0		

Tract Number: 1954 Description Concord 31
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
65.3	63.78	63.78	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	63.78	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	0.88	57	0.00
CORN	39.96	137	0.00
Total Base Acres:	40.84		

Owners: ELLERBACH, DOROTHY M