

***We are pleased to Present for Sale
80.81 surveyed acres of land in the City of Dubuque, Iowa.***

Owner: Smokey Mountain Investment Group LLC

Location: The property is located within the City of Dubuque and has approximately 3,300 feet of frontage on the NW Arterial / IA 32 between JFK Road and State Hwy. 52. West 32nd St. bounds the property on the south. At the present time, there is one IDOT Type C access from the NW Arterial. There are also two additional potential access options from W 32nd St. which bounds the property on the south. An extension of Tiffany Court would provide additional access from the west. This is one of the few remaining large tracts of undeveloped land in the City of Dubuque.

Legal Description: All Mozena Farm South & Lot 2 Dondelinger Place in the City of Dubuque, Iowa.

Total Taxable Acres: 80.81

Property Taxes: \$1,720/year.

Zoning: Agricultural. The property remains in transitional use as agricultural. Adjoining parcels on the east and west are both zoned R-1. Residential and/or Commercial are both potential uses and are subject to re-zoning approval.

Cropland Acres: 52.45 (As per Agri Data Software)

Corn Suitability Rating: 49.7. CSR2 / 58.1 CSR
52.45 acres of cropland adjoining the NW Arterial.

Price: \$1,300,000 \$16,087/ac.

Broker Comments: The subject parcel is located within the Dubuque city limits and has approximately 3,300' of frontage on the NW Arterial / IA 32, which bounds the property on the north. The parcel has approximately 730' of frontage on West 32nd St. which borders the parcel on the south. The current access is directly from the NW Arterial and also two potential access options from West 32nd St. Tiffany Ridge residential subdivision was developed in the 1990's and adjoins the subject parcel directly on the west. An extension of Tiffany Court would provide an additional access. Agri-Data maps reflect 52.45 cropland acres with Fayette silt loams being predominant. Slopes on the cropland portion of the parcel range mostly from 5-18%. The 28.36 acre balance of the property consists primarily of south sloping timber & bluff fronting West 32nd St. There are no building improvements on the parcel. The tillable acres were cash rented for the 2021 crop year. More detailed information on this parcel is available upon request.

***Please contact the Real Estate Broker,
Gary Wegmann at 563-923-7107 or 563-590-2425 for more information.***

The information collected for this brochure is from sources deemed reliable, however is not warranted by Wegmann Real Estate.

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

E-mail: wegmannreal@gmail.com

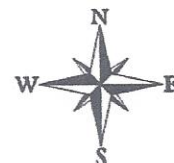
Aerial Map



Map Center: 42° 31' 37.5, -90° 42' 19.72

0ft 836ft 1671ft

15-89N-2E
Dubuque County
Iowa



9/16/2021

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008

83.6+- Acres in the City of Dubuque

File No. SMG LLC
Case No.

Aerial Map



Map Center: 42° 31' 45.3, -90° 42' 23.29

0ft 476ft 951ft

83.6+- Acres in the City of Dubuque

File No. SMG LLC
Case No.

Aerial Map



Map Center: 42° 31' 45.66, -90° 42' 18.26

0ft 785ft 1571ft

Assessor Aerial Plat

File No. SMG LLC

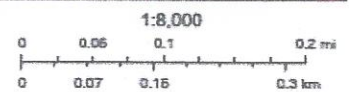
Case No.

ArcGIS Web Map



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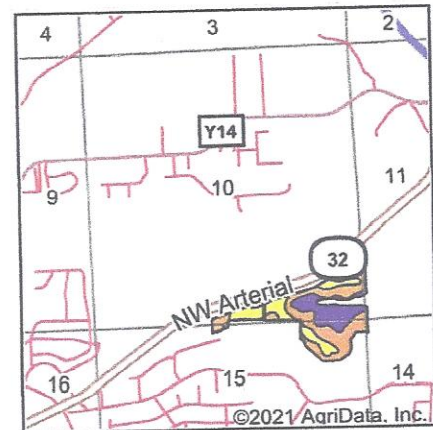
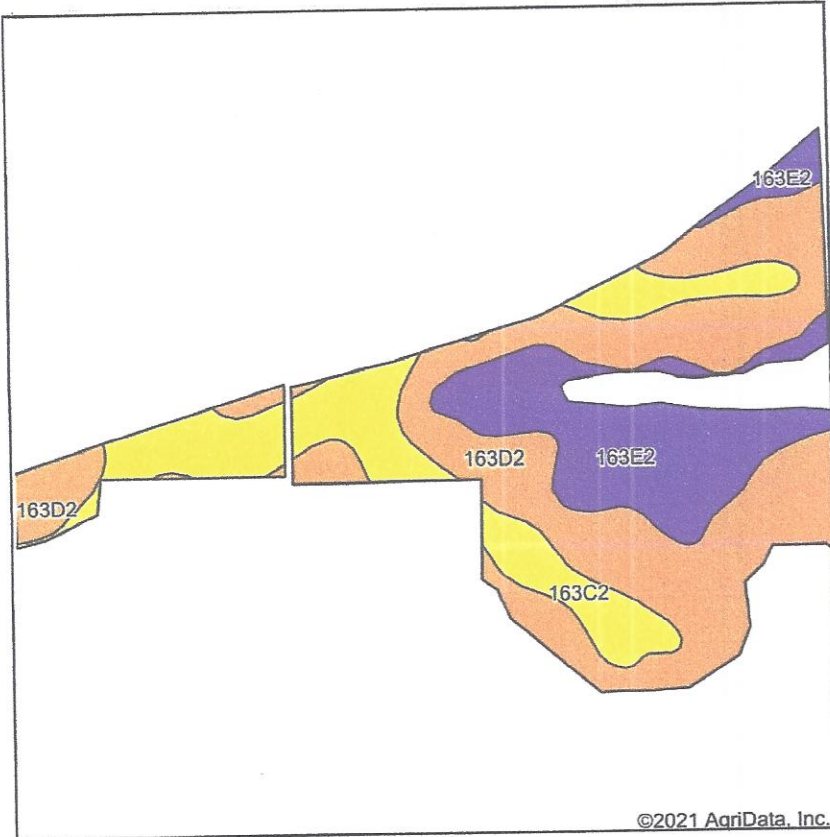
☐ Tax Parcels



Esri, Inc., Dubuque County, Iowa

Web Application for ArcGIS
© Dubuque County GIS

Soils Map



State: **Iowa**
 County: **Dubuque**
 Location: **15-89N-2E**
 Township: **Dubuque**
 Acres: **52.45**
 Date: **9/16/2021**

Maps Provided By:



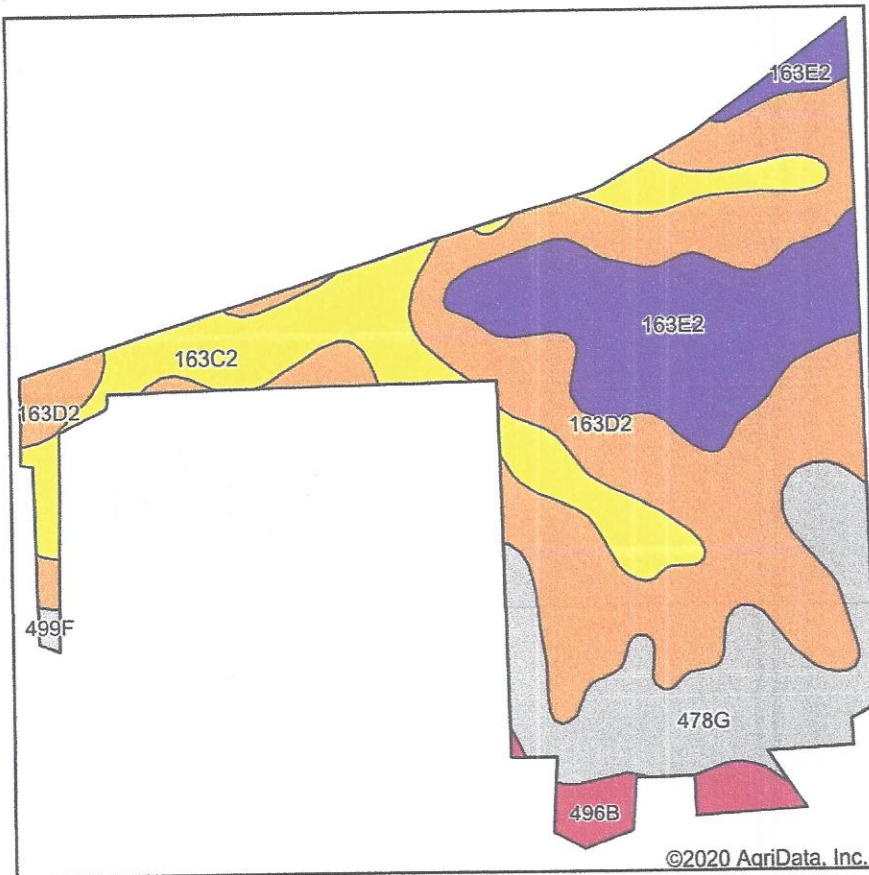
Soils data provided by USDA and NRCS.

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	27.43	52.3%		IIIe	46	58
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	12.64	24.1%		IIIe	72	68
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	12.38	23.6%		IVe	35	48
Weighted Average						49.7	58

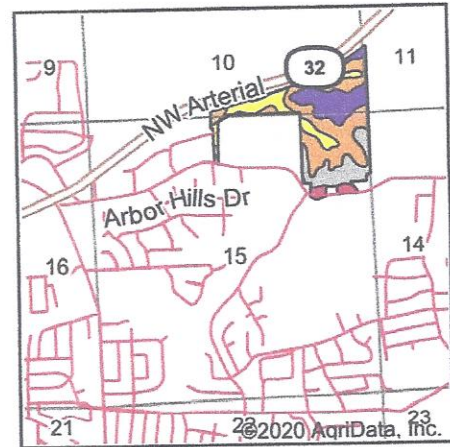
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Dubuque**
 Location: **15-89N-2E**
 Township: **Dubuque**
 Acres: **80.81**
 Date: **12/29/2020**

Maps Provided By:



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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	36.20	43.3%		IIIe	46	58
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	15.78	18.9%		IVe	35	48
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	14.62	17.5%		VIIIs	5	5
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	14.01	16.8%		IIIe	72	68
496B	Dorchester-Volney complex, 2 to 5 percent slopes	2.72	3.3%		IIw	61	44
499F	Nordness silt loam, 18 to 35 percent slopes	0.26	0.3%		VIIIs	5	5
Weighted Average						41.5	47.9

**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.

1015201021

1015201022

1015276004

1015252008

1015232010

1015277002

1014152001

1014101001

1014128001

1014128010

101387003

101386001

1010478002

1010256003

R-1

R-1

R-3

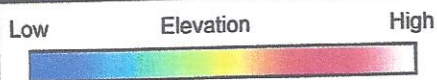
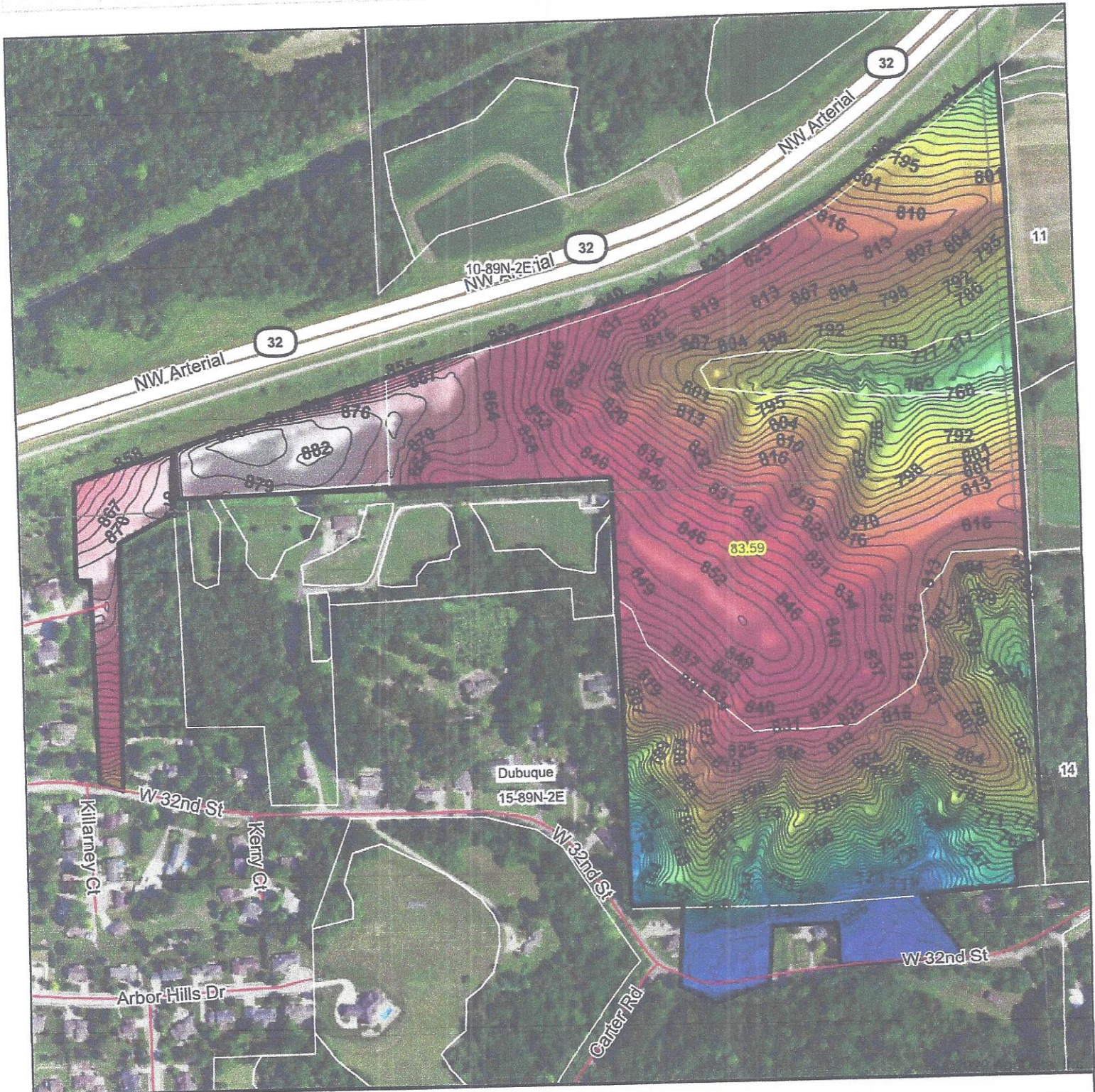
R-4

AG

AG

Zoning

Topography Hillshade



Source: USGS 3 meter dem
Interval(ft): 3
Min: 692.0
Max: 884.6
Range: 192.6
Average: 808.8
Standard Deviation: 41.34 ft



12/29/2020

15-89N-2E
Dubuque County
Iowa

map center: 42° 31' 46.31, -90° 42' 22.24

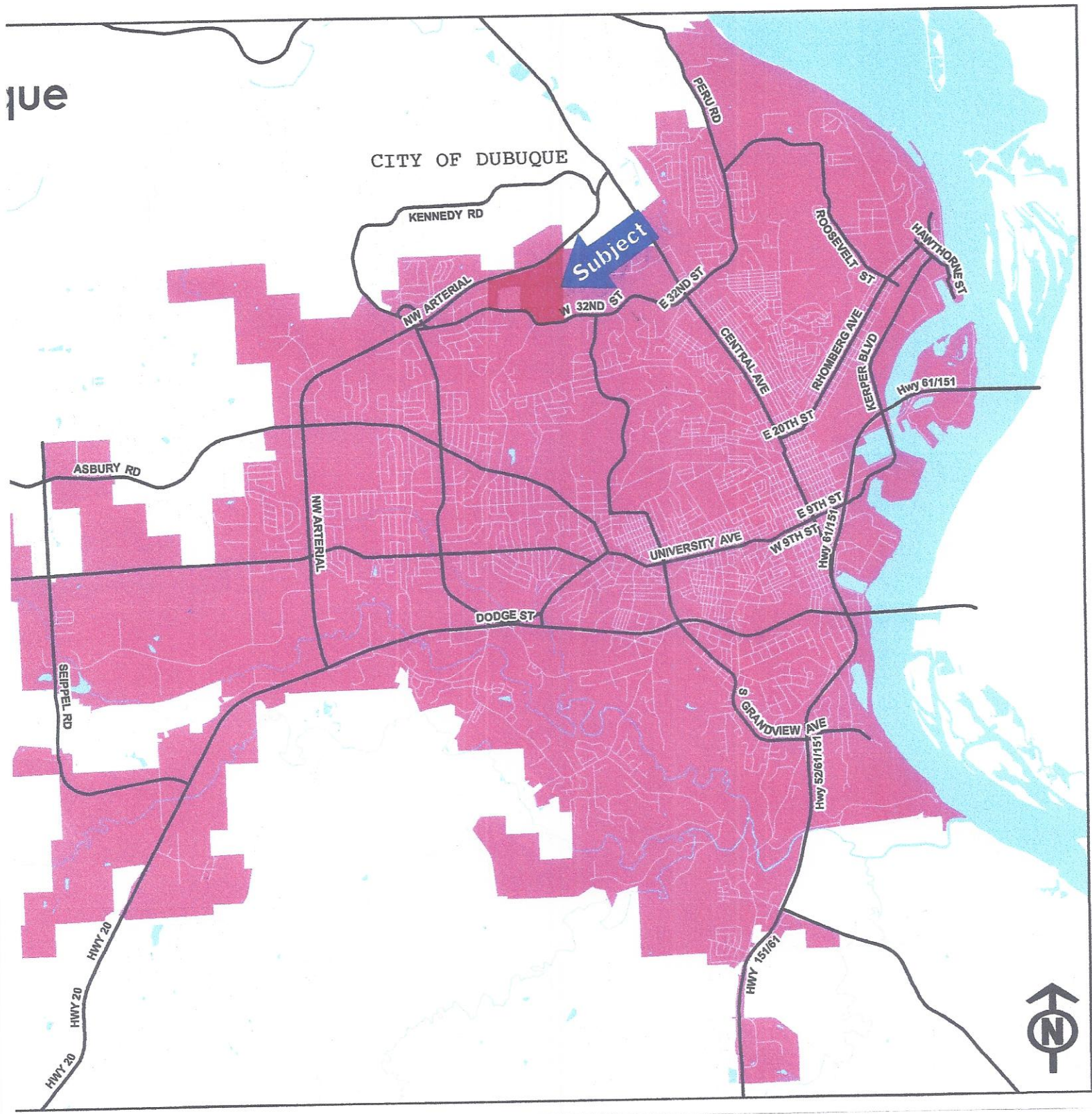
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008

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CITY OF DUBUQUE

Subject



**Farm, field crops****5-21 AG Agriculture**

The AG District is intended to conserve farm land for agricultural purposes and to serve as a “holding” zone to prevent the premature development of large land acreages and of recently annexed land for which the most appropriate future use has not yet been determined.

5-21.1 Prohibited Uses

The following uses are prohibited in the AG district:

1. Feedlot
2. Livestock confinement operation

5-21.2 Principal Permitted Uses

The following uses are permitted in the AG district:

1. Farming and agriculture, including the raising of field crops and livestock, horticulture, forestry, animal husbandry, and similar farming activities
2. Noncommercial nursery
3. Railroad or public or quasi-public utility, including substation

**Farm, livestock****5-21.3 Conditional Uses**

The following conditional uses may be permitted in the AG district, subject to the provisions of **Section 8-5**:

1. Kennel
2. Retail sale of agricultural products
3. Wind energy conversion system
4. Winery

5-21.4 Accessory Uses

The following uses may be permitted as accessory uses as provided in **Section 3-7**:

1. Barbed wire or electric fences when used for livestock containment
2. Barn, shed or similar structure
3. Seasonal sale of produce grown on site
4. Single-family detached dwelling, provided it is located on a lot of 10 acres or more and is incidental and subordinate to an active agricultural use it serves
5. Wind turbine (building-mounted)

**Winery****5-21.5 Temporary Uses**

Temporary uses shall be regulated in conformance with the provisions of **Section 3-19**.

5-21.6 Parking

Minimum parking requirements shall be regulated in conformance with the provisions of **Chapter 14**.

5-21.7 Signs

Signs shall be regulated in conformance with the provisions of **Chapter 15**.

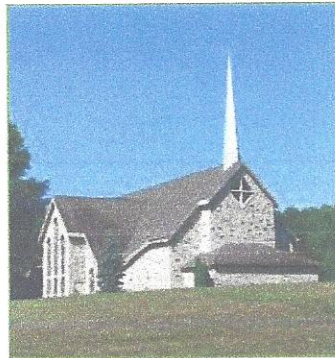
5-21.8 Bulk Regulations

Reserved for future use

**Seasonal sale of produce grown on site**



Single-family detached dwelling



Place of religious exercise



Accessory dwelling unit



Licensed child care center

5-2 R-1 Single-Family Residential

The R-1 District is the most restrictive residential district and is intended to protect low density residential areas from the encroachment of incompatible uses. The principal use of land in this district is for low density single-family dwellings and related recreational, religious and educational facilities.

5-2.1 Principal Permitted Uses

The following uses are permitted in the R-1 District:

1. Cemetery, mausoleum, or columbarium
2. Place of religious exercise or assembly
3. Public or private parks, golf course, or similar natural recreation areas
4. Public, private or parochial school approved by the State of Iowa (K-12)
5. Railroad or public or quasi-public utility, including substation
6. Single-family detached dwelling
7. Community Gardens

5-2.2 Conditional Uses

The following conditional uses may be permitted in the R-1 District, subject to the provisions of **Section 8-5**:

1. Accessory dwelling unit
2. Bed and breakfast home
3. Keeping of horses or ponies
4. Licensed adult day services
5. Licensed child care center
6. Mortuary, funeral home, or crematorium
7. Off street parking
8. Tour home
9. Tourist home
10. Wind energy conversion system

5-2.3 Accessory Uses

The following uses are permitted as accessory uses as provided in **Section 3-7**:

1. Detached garage
2. Fence
3. Garage sale; no more than three per calendar year or three consecutive days per sale
4. Home-based business
5. Noncommercial garden, greenhouse or nursery
6. Off street parking and storage of vehicles
7. Satellite receiving dish
8. Solar collector
9. Sport, recreation, or outdoor cooking equipment
10. Storage building
11. Tennis court, swimming pool or similar permanent facility
12. Wind turbine (building-mounted)
13. The keeping of hens for egg production.
14. Solar Collector (freestanding array[s] are limited to not more than 100 aggregate square feet and 10 feet in height).

5-2.4 Temporary Uses

Temporary uses shall be regulated in conformance with the provisions of **Section 3-19**.

5-2.5 Parking

Minimum parking requirements shall be regulated in conformance with the provisions of **Chapter 14**.

5-2.6 Signs

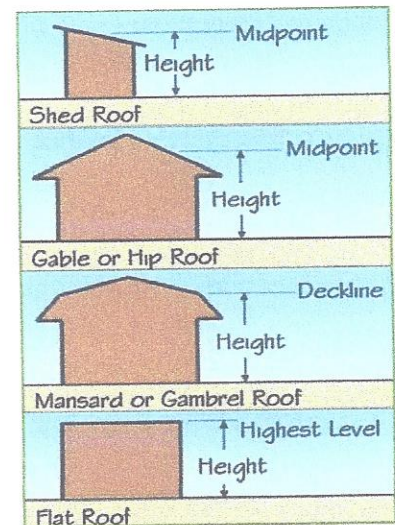
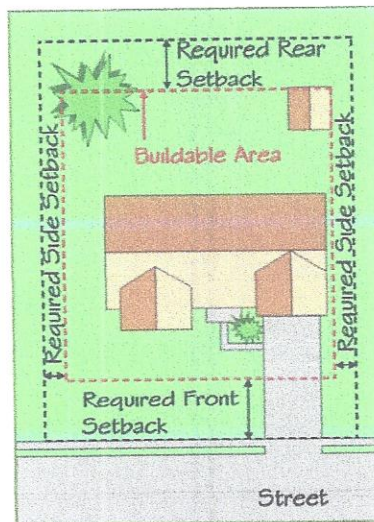
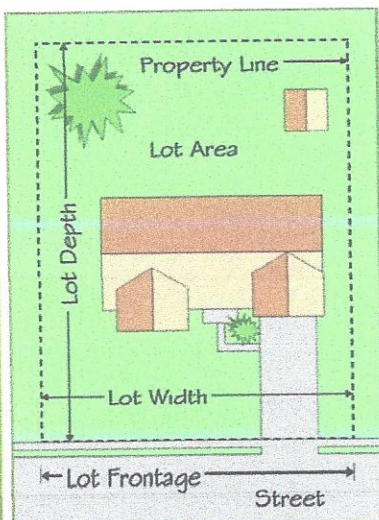
Signs shall be regulated in conformance with the provisions of **Chapter 15**.

5-2.7 Bulk Regulations

* See **Section 3-17** for adjustment of minimum front yard setbacks.

R-1 Residential	Min Lot Area (square feet)	Min Lot Frontage (feet)	Max Lot Coverage (% lot area)	Setbacks				Max Height (feet)
				Front (feet)		Min Side (feet)	Min Rear (feet)	
				Min	Max			
Permitted Uses								
Place of religious exercise or assembly, School	20,000	100	40	20	—	20	20	75 ¹
Single-family detached dwelling	5,000	50	40	20	50	6	20	30
Conditional Uses								
Bed and breakfast home	5,000	50	40	20	50	6	20	30
Licensed adult day services, Licensed child care center	5,000	50	40	20	—	6	20	30
Mortuary, funeral home or crematorium	20,000	100	40	20	—	20	20	30

¹ May be erected to a height not exceeding 75 feet, provided that such buildings shall provide at least one additional foot of yard space on all sides for each additional foot by which such building exceeds the maximum height limit of the district in which it is located.



Lueck, Steve [DOT]

From: Lueck, Steve [DOT]
Sent: Wednesday, May 25, 2016 9:41 AM
To: Wegmann Gary (wegmannreal@gmail.com)
Subject: FW: access info
Attachments: IA 32 plan sheets.pdf

FYI.

Attached above are the highway plans with the access highlighted in yellow at station 72+98. These plans were designed in metric measurements.

Steve

From: Lueck, Steve [DOT]
Sent: Wednesday, May 25, 2016 9:08 AM
To: Wegmann Gary (wegmannreal@gmail.com)
Subject: access info

<http://www.iowadot.gov/traffic/access/index.html>



STEVE LUECK
ENGINEERING OPERATIONS TECHNICIAN
DISTRICT 6 FIELD STAFF / DYERSVILLE OFFICE

iowadot.gov

Office: 563-875-2375

Cell: 563-920-1797

 Iowa Department of Transportation

 @iowadot

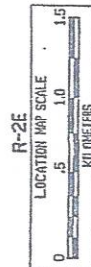
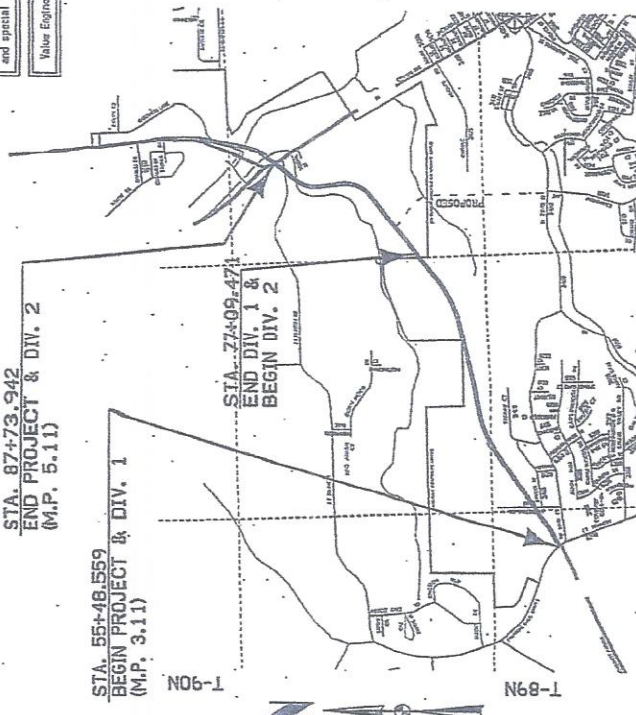
email address: steve.lueck@dot.iowa.gov

PROJECT LENGTH SUMMARY

DIV.	LOCATION	m	km
1	Dubuque Sta. 5548.559 to Sta. 7109.471 Dist. Bridge at Sta. 5860.997 Total Net Length of Div. 1	2160.912 32.440 2123.472	2.124
2	Sagwell Sta. 7109.471 to Sta. 8743.942 Total Length of Div. 2	1634.471 1064.471	1.064
Total Length of Project		3197.943	3.188

STA. 8743.942
END PROJECT & DIV. 2
(M.P. 5.11)

STA. 5548.559
BEGIN PROJECT & DIV. 1
(M.P. 3.11)



Highway Division

PLANS OF PROPOSED IMPROVEMENT ON THE

PRIMARY ROAD SYSTEM DUBUQUE COUNTY PCC PAVING - NEW

Northwest Arterial in Dubuque from J.F.K. Road to U.S. 52

SCALE: As Shown

The Iowa Department of Transportation hereby certifies that the plans and specifications for this project have been prepared in accordance with the provisions of the Iowa Code and the rules and regulations of the Iowa Department of Transportation.

Value Engineering Summary. Refer to Standard Specification 200-4 on Sheet 1.02

TOTAL SHEETS	27/8
PROJECT NUMBER	31P-32-1(2)-2C-31
R.O.M. PROJECT NUMBER	STPN-32-13P-2J-31
PROJECT IDENTIFICATION NUMBER	95-31081-4

INDEX OF SHEETS	
NO.	DESCRIPTION
A.01	Title Sheet
A.02	Legend & Symbol Information Sheet
B.01-B.10	Typical Cross Sections
C.01-C.19	Estimate of Quantities & General Information
D.01-D.19	Plan & Profile Sheets - 8th Roads
E.01-E.10	Detail Information
F.01	Detail Information
G.01-G.05	Detail Information
H.01-H.22	JFK Road Reconstruction (City of Dubuque)
I.01-I.22	Traffic Control and Staging
J.01-J.19	Intersection Geometric, Staking, Jointing and Edge
K.01-K.13	Profile Layouts
L.01-L.19	Storm Sewer Sheets
M.01-M.13	Drainage Cross Sections
N.01-N.04	Tabulation of Earthwork Quantities
O.01-O.12	500 Series, Modified Standards and Special Details
P.01-P.17	Bridge and Culvert Situations
Q.01-Q.10	Cross Sections - 5th Roads
R.01-R.04	Cross Sections - 5th Roads
S.01-S.10	Cross Sections - 5th Roads
T.01-T.26	Cross Sections - 5th Roads

DESIGN DATA RURAL	
2000 ADT	7,000 V.P.D.
2020 ADT	9,000 V.P.D.
2020 DW	900 V.P.H.
TRUCKS	5 %
Total	5,113,500
Design ESALs	5,113,500

REVISIONS

I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: *[Signature]* Date: 10/2/94

My license expires on: 10/2/99

By Items report date is December 31, 2002

Pages or sheets covered by this seal: A.01-A.02, B.01-B.10, C.01-C.19, D.01-D.19, E.01-E.10, F.01-F.05, G.01-G.05, H.01-H.22, I.01-I.19, J.01-J.22, K.01-K.13, L.01-L.19, M.01-M.13, N.01-N.04, O.01-O.12, P.01-P.17, Q.01-Q.10, R.01-R.04, S.01-S.10, T.01-T.26



METRIC STANDARD ROAD PLANS	
NUMBER	DATE
RA-40	3-28-96
RA-41	4-01-01
RA-42	4-01-01
RA-43	4-01-01
RA-44	4-01-01
RA-45	4-01-01
RA-46	4-01-01
RA-47	4-01-01
RA-48	4-01-01
RA-49	4-01-01
RA-50	4-01-01
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RA-93	4-01-01
RA-94	4-01-01
RA-95	4-01-01
RA-96	4-01-01
RA-97	4-01-01
RA-98	4-01-01
RA-99	4-01-01
RA-100	4-01-01

INDEX OF SEALS	
SHEET NO.	NAME
A.01	Kent D. Nicholson
C.10	David R. Chisum
C.11	Robert L. Stanley
H.01	Michael Feldman

