

MIDWEST LAND GROUP PRESENTS

85.36 ACRES IN

# JO DAVIESS COUNTY ILLINOIS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 85.36 +/- ACRES OF DEVELOPMENT POTENTIAL IN EAST DUBUQUE, ILLINOIS

Excellent opportunity to own 85 +/- acres of future development potential in the heart of East Dubuque, Illinois! Situated in central East Dubuque, this property offers a prime opportunity for future residential development. City utilities including water, sewer, and electric are available near the property. Access is provided in several locations, including off Hanley Way Street on the north side and off Old Dump Road on the southeast side of the property. The topography is gently sloping from west to east in most areas. The property lies within the city of East Dubuque and the city is encouraging residential development. Buyers should be aware the current zoning is agricultural, any change in the

present use would require rezoning and approvals. The property currently consists of a mix of timber and tillable acres. The 35 +/- tillable acres are made up primarily of Seaton silt loam and offer a productivity index of 107.6. These acres are currently being cash-rented by a local tenant.

This property is only minutes from Dubuque, Iowa, 1 ½ hours from Madison, Wisconsin, and 2 ½ hours from Chicago, Illinois. The size and location of this property truly make it a one-of-a-kind piece that is prime for development. Call Jason Heller at (815) 858-4403 for more information or to schedule a private showing.





# PROPERTY FEATURES

PRICE: **\$1,493,800** | COUNTY: **JO DAVIESS** | STATE: **ILLINOIS** | ACRES: **85.36**

- Residential development encouraged by the city
- City water, sewer, and electric are available nearby
- Zoned agricultural currently
- Road access in several locations
- Income from tillable acres
- 35 +/- tillable acres with a 107.6 PI
- 2023 taxes totaled \$4,498
- Minutes from Dubuque, Iowa
- 1 ½ hours from Madison, Wisconsin
- 2 ½ hours from Chicago, Illinois





# RESIDENTIAL DEVELOPMENT ENCOURAGED

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## ROAD ACCESS IN SEVERAL LOCATIONS

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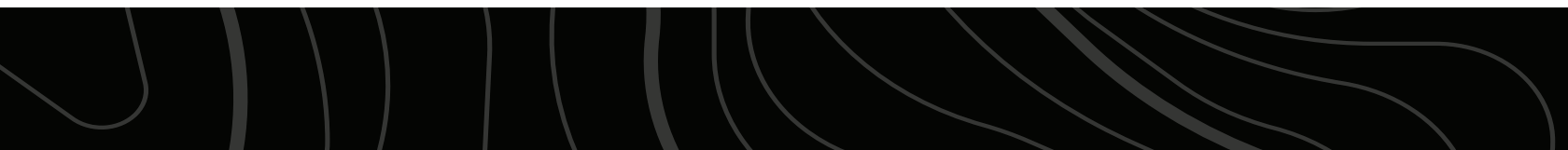
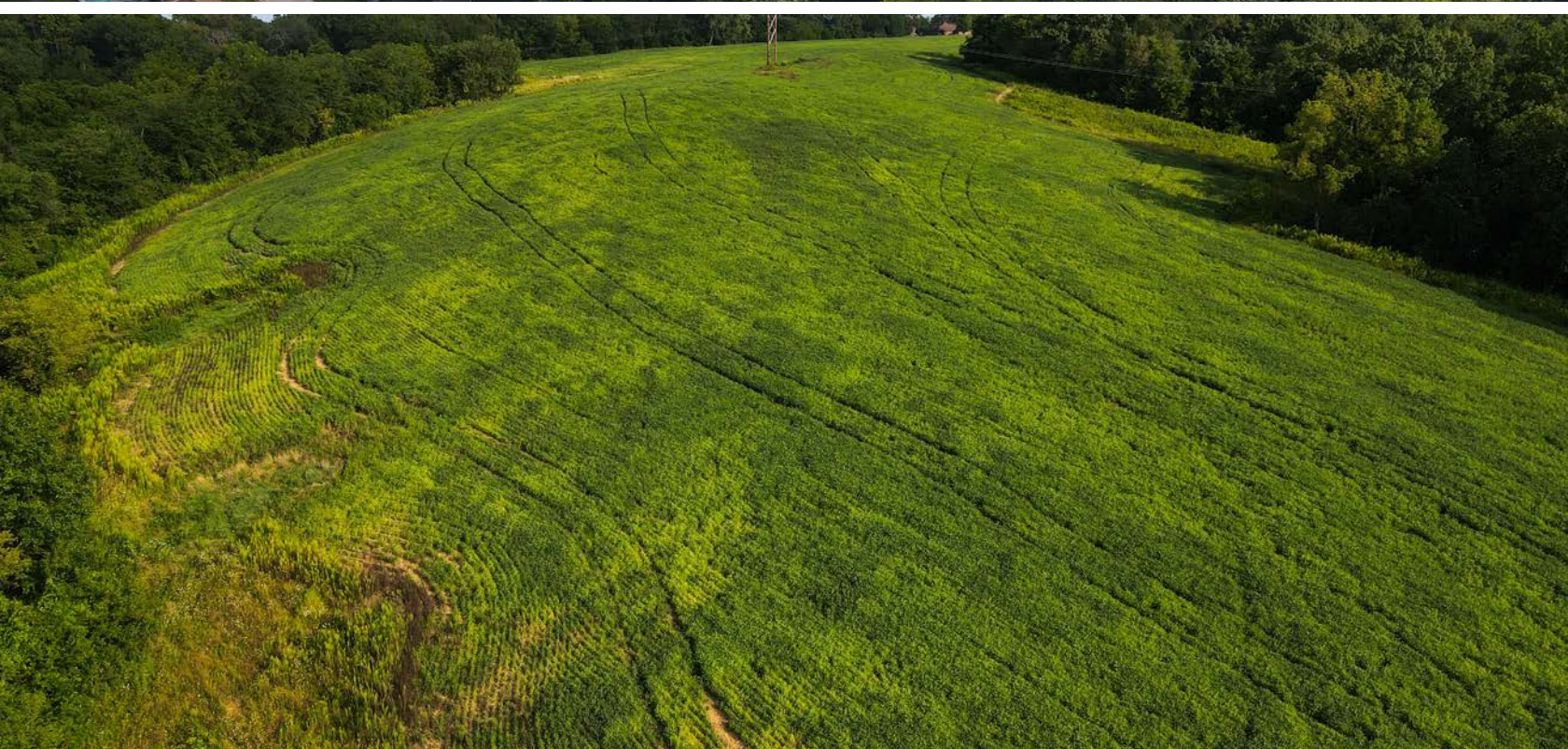




# 35 +/- TILLABLE ACRES

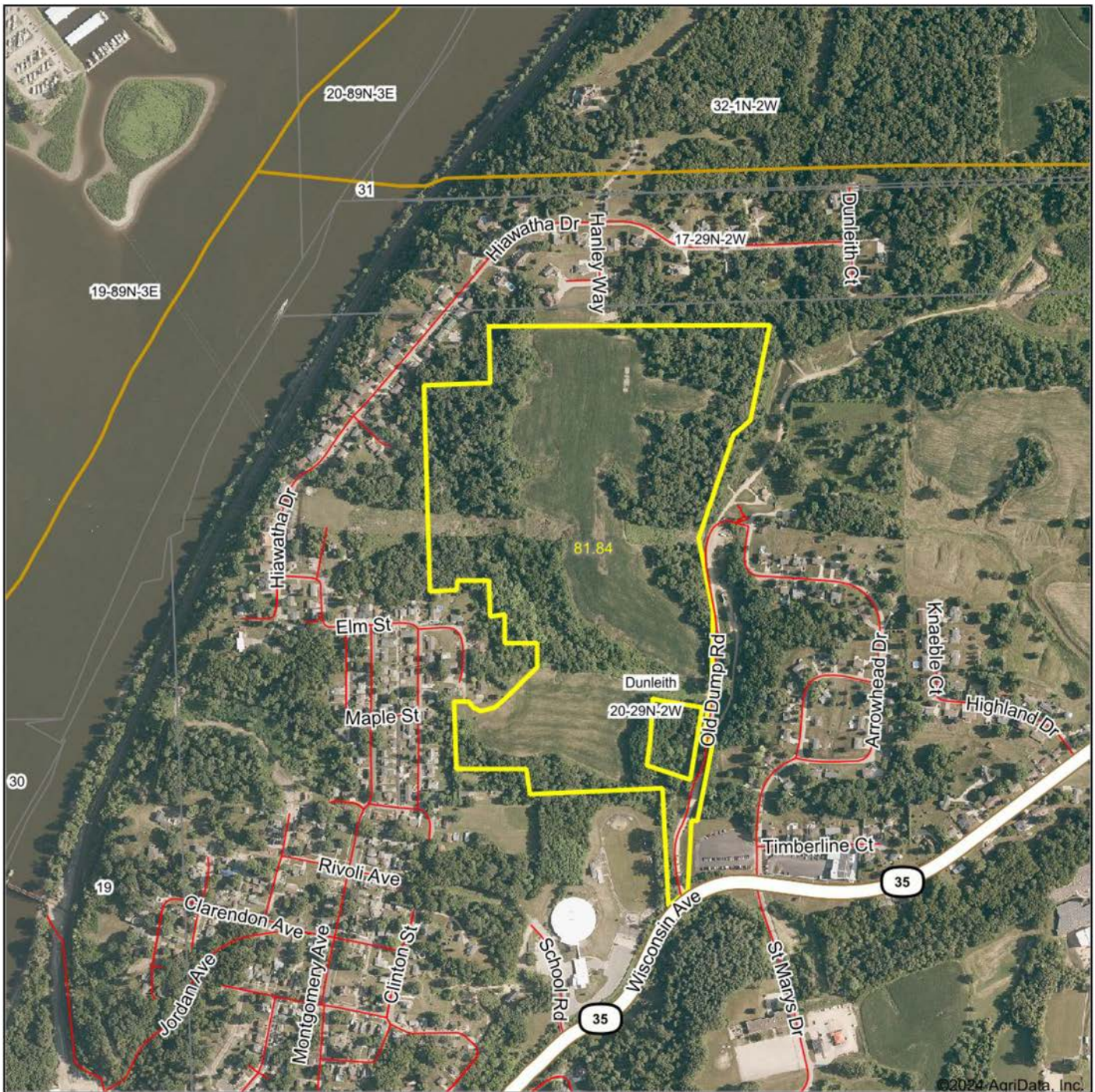
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The 35 +/- tillable acres are made up primarily of Seaton silt loam and offer a productivity index of 107.6. These acres are currently being cash-rented by a local tenant.





# AERIAL MAP



Maps Provided By:



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Boundary Center: 42° 30' 6.01, -90° 38' 9.77

0ft 850ft 1699ft

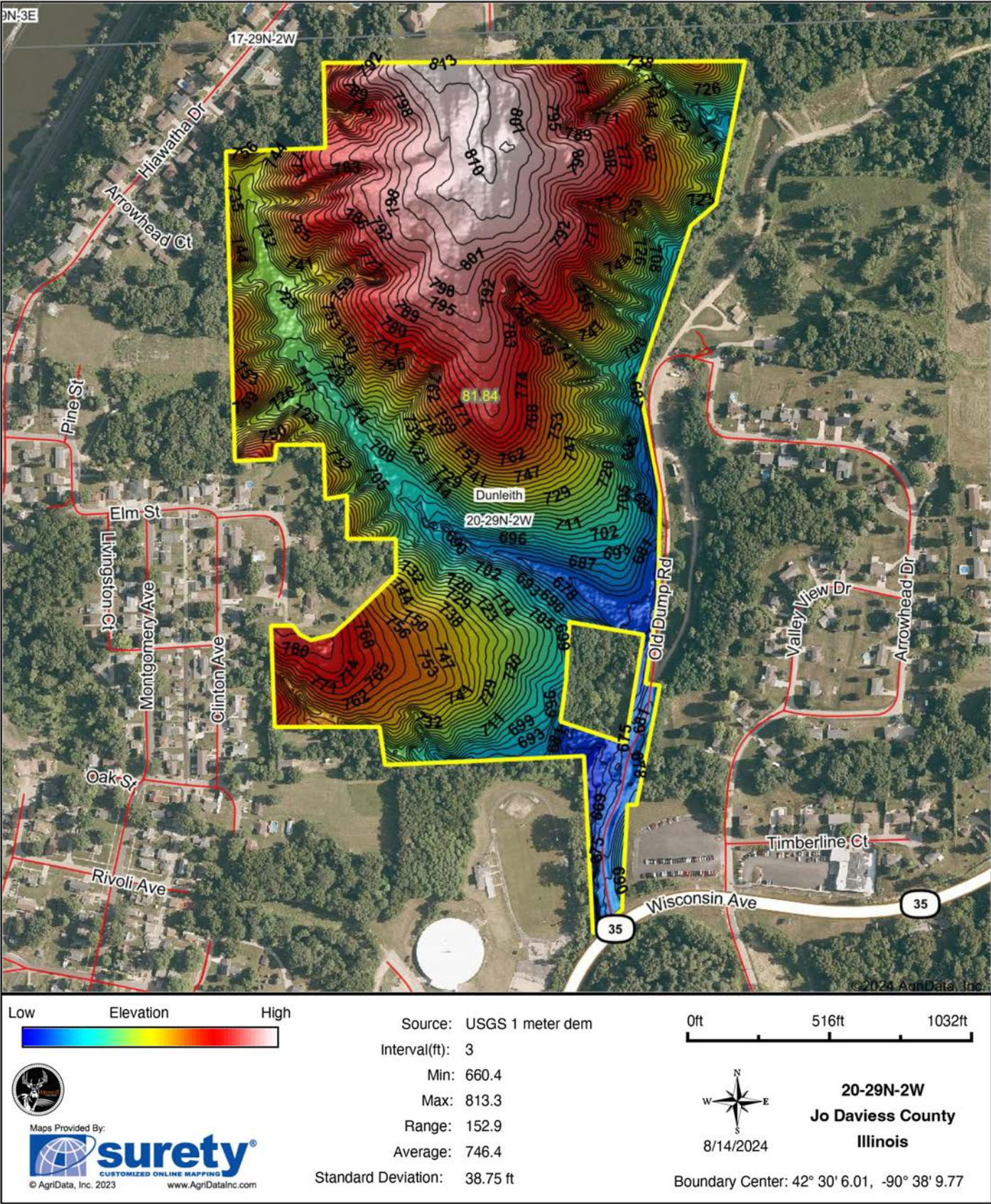
20-29N-2W  
Jo Daviess County  
Illinois



8/14/2024

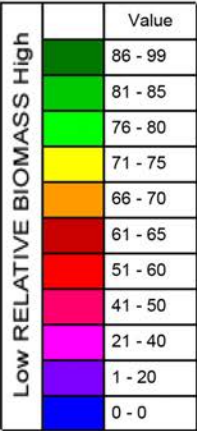
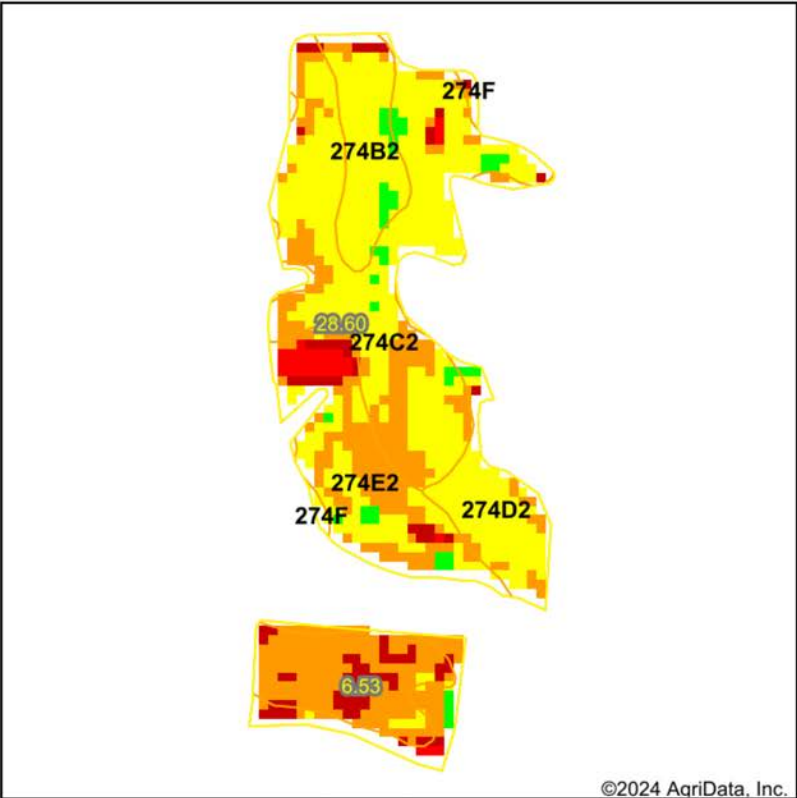


# HILLSHADE MAP





# SOILS MAP



State: **Illinois**  
County: **Jo Daviess**  
Location: **20-29N-2W**  
Township: **Dunleith**  
Acres: **35.13**  
Date: **8/14/2024**

Crop:  
Corn - 74%  
Grassland/Pasture - 23%

\*USDA CropScape



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL085, Soil Area Version: 20

| Code             | Soil Description                                                          | Acres | Percent of field | Soil Drainage | Crop productivity index for optimum management | NDVI 2023 | *n NCCPI Overall |
|------------------|---------------------------------------------------------------------------|-------|------------------|---------------|------------------------------------------------|-----------|------------------|
| **274C2          | Seaton silt loam, 5 to 10 percent slopes, eroded                          | 18.57 | 52.9%            | Well drained  | **112                                          | 70.6      | 88               |
| **274E2          | Seaton silt loam, river bluff, 15 to 25 percent slopes, moderately eroded | 8.92  | 25.4%            | Well drained  | **96                                           | 68.3      | 70               |
| **274B2          | Seaton silt loam, driftless ridge, 2 to 6 percent slopes                  | 3.66  | 10.4%            | Well drained  | **118                                          | 73.6      | 88               |
| **274D2          | Seaton silt loam, river bluff, 10 to 18 percent slopes, moderately eroded | 3.44  | 9.8%             | Well drained  | **106                                          | 72.1      | 77               |
| **274F           | Seaton silt loam, river bluff, 18 to 35 percent slopes, moderately eroded | 0.54  | 1.5%             | Well drained  | **85                                           | 69.5      | 20               |
| Weighted Average |                                                                           |       |                  |               | 107.6                                          |           | *n 81.3          |

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the IL Soils EFOTG

\*n: The aggregation method is "Weighted Average using all components"



# OVERVIEW MAP





# AGENT CONTACT

Jason Heller is a dedicated, hard-working land agent who possesses a deep passion for land, hunting, and agriculture. Jason's journey into the world of hunting began at the age of 12 when he started bowhunting whitetails and instantly fell in love with it. As years went by, he became more interested in managing the family farm to produce quality deer, completing all forms of habitat projects from timber stand improvement to prescribed burns. These experiences gave him a unique perspective on what works, what doesn't, and what can be done to improve a property to increase its value.

Born and raised on a farm in rural Jo Daviess County, Illinois, Jason earned a degree in agricultural business from the University of Wisconsin Platteville. His professional background includes agricultural banking, which has provided him with first-hand knowledge of real estate financing including the utilization of government programs and FSA loans. Combining his professional expertise with his land management background, Jason is well-equipped to guide buyers in acquiring their dream hunting property, expanding their farming operation, or investing in income-generating land real estate. Sellers also benefit from his extensive knowledge, as he assists them in maximizing the value of their land during the selling process.

In his spare time, Jason enjoys spending time with his wife Amber and their two dogs, Jaxx and Ace. When he's not spending quality time with his family and friends, you'll likely find Jason playing a round of golf or bass fishing. If you're in the market for farmland, recreational, or investment properties in Illinois or Wisconsin, be sure to give Jason a call.



**JASON HELLER**, LAND AGENT  
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## MidwestLandGroup.com

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