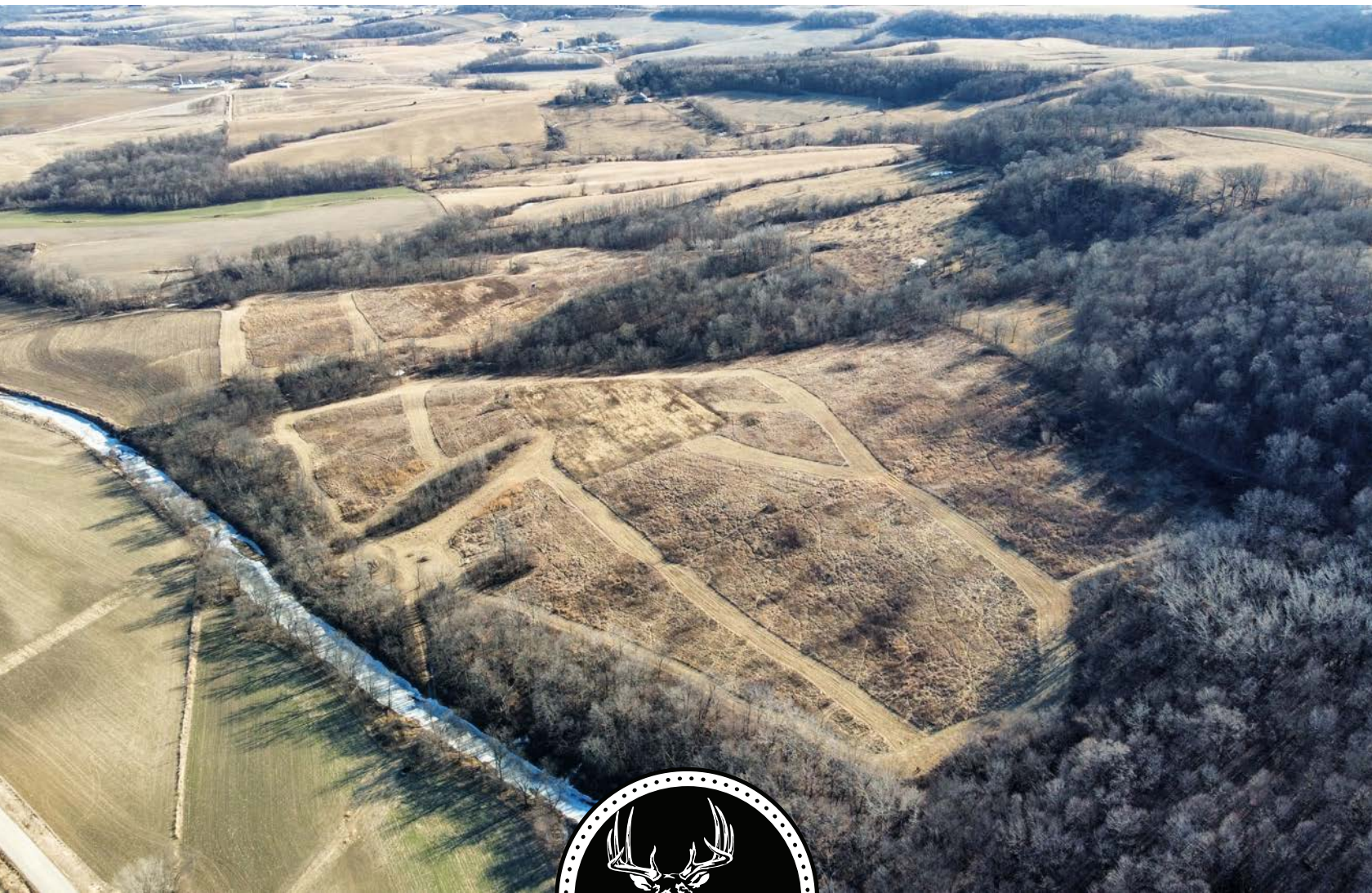


MIDWEST LAND GROUP PRESENTS

80 ACRES IN

DUBUQUE COUNTY IOWA

PARK HOLLOW ROAD, HOLY CROSS, IOWA, 52002



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY PRODUCTIVE HUNTING FARM

Midwest Land Group is proud to present this exceptional 80 +/- acre hunting property, located just 25 minutes from Dubuque, accessible via a paved road. This diverse property offers a blend of natural features and income production, making it a rare find for both outdoor enthusiasts and investors.

The land includes a stretch of the Middle Fork Little Maquoketa River along its northwest boundary, as well as two springs—one on the west side and one on the east. A variety of hardwoods are located on the property, providing habitat for several game species. Over 40 +/- acres of the property are enrolled in the Conservation Reserve Program (CRP) contracted through 2030,

offering consistent, long-term income. Additionally, the property includes 4 +/- acres of tillable ground with an average CSR2 of 72, offering further income potential.

This property has been carefully managed as a premier whitetail hunting farm, with two elevated shooting houses overlooking separate 2 +/- acre food plots. The land has proven to support quality whitetail deer as evidenced by trail camera images captured on-site. If you're looking for your first hunting farm or your next hunting farm in northeast Iowa, you would be hard-pressed to find a more convenient and productive piece of ground.



PROPERTY FEATURES

PRICE: **\$593,600** | COUNTY: **DUBUQUE** | STATE: **IOWA** | ACRES: **80**

- 80 +/- acres
- 20 minutes from Dubuque
- Located off hard surface road
- 42 +/- acres of CRP
- 2 natural water sources
- Portion of Middle Fork Little Maquoketa River on property
- Two existing elevated shoot houses
- Two existing food plots
- Great whitetail history
- Expectational game habitat



42 +/- ACRES OF CRP

Over 40 +/- acres of the property are enrolled in the Conservation Reserve Program (CRP) contracted through 2030, offering consistent, long-term income.



MIDDLE FORK LITTLE MAQUOKETA RIVER



LOCATED OFF HARD SURFACE ROAD



DIVERSE HABITAT

This diverse property offers a blend of natural features and income production, making it a rare find for both outdoor enthusiasts and investors.



HUNTING OPPORTUNITIES

This property has been carefully managed as a premier whitetail hunting farm, with two elevated shooting houses overlooking separate 2 +/- acre food plots. The land has proven to support quality whitetail deer as evidenced by trail camera images captured on-site.



TRAIL CAM PHOTOS



AERIAL MAP



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Boundary Center: 42° 33' 21.54, -90° 54' 9.77

0ft 836ft 1672ft



Maps Provided By:



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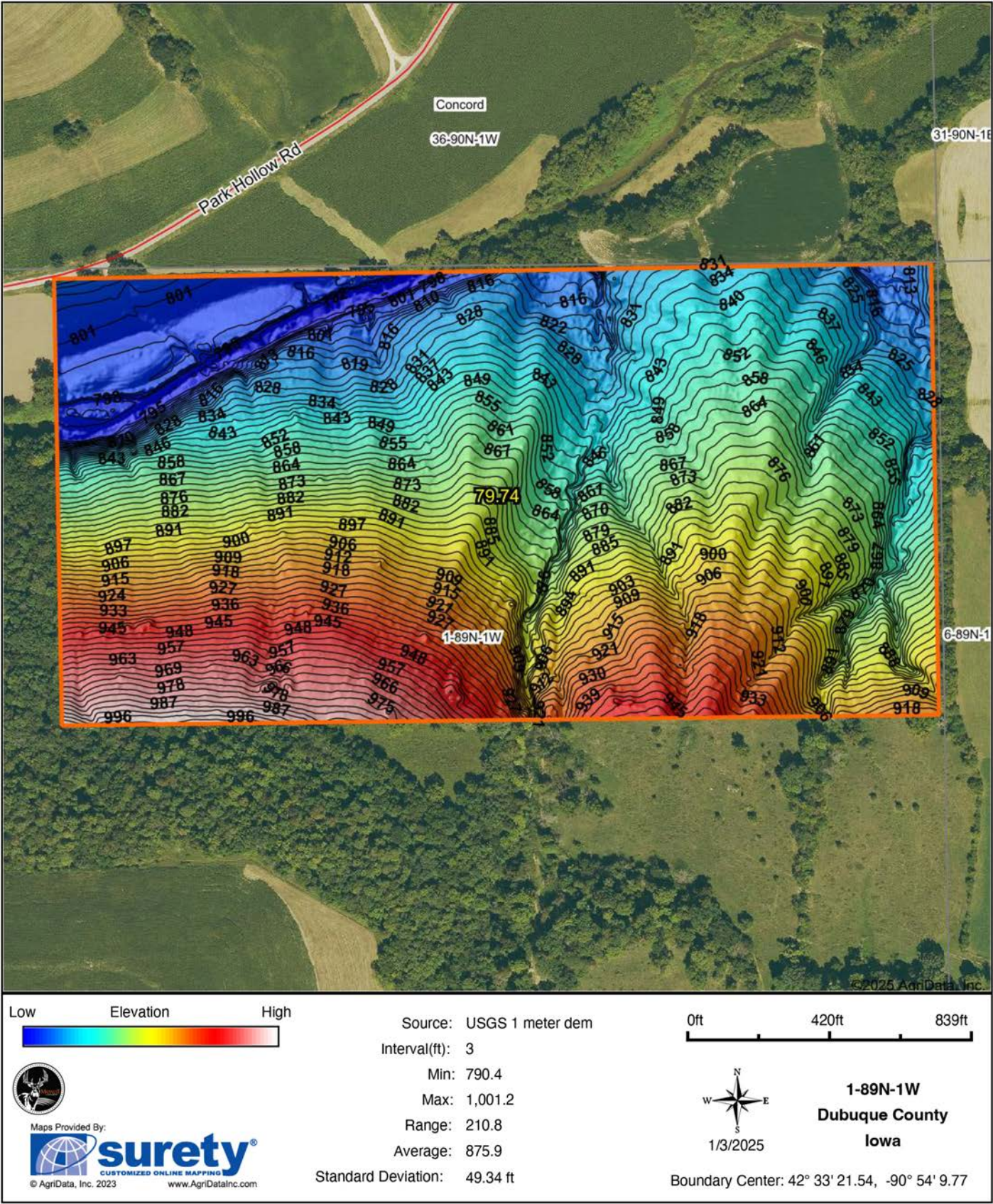
www.AgriDataInc.com

1-89N-1W
Dubuque County
Iowa

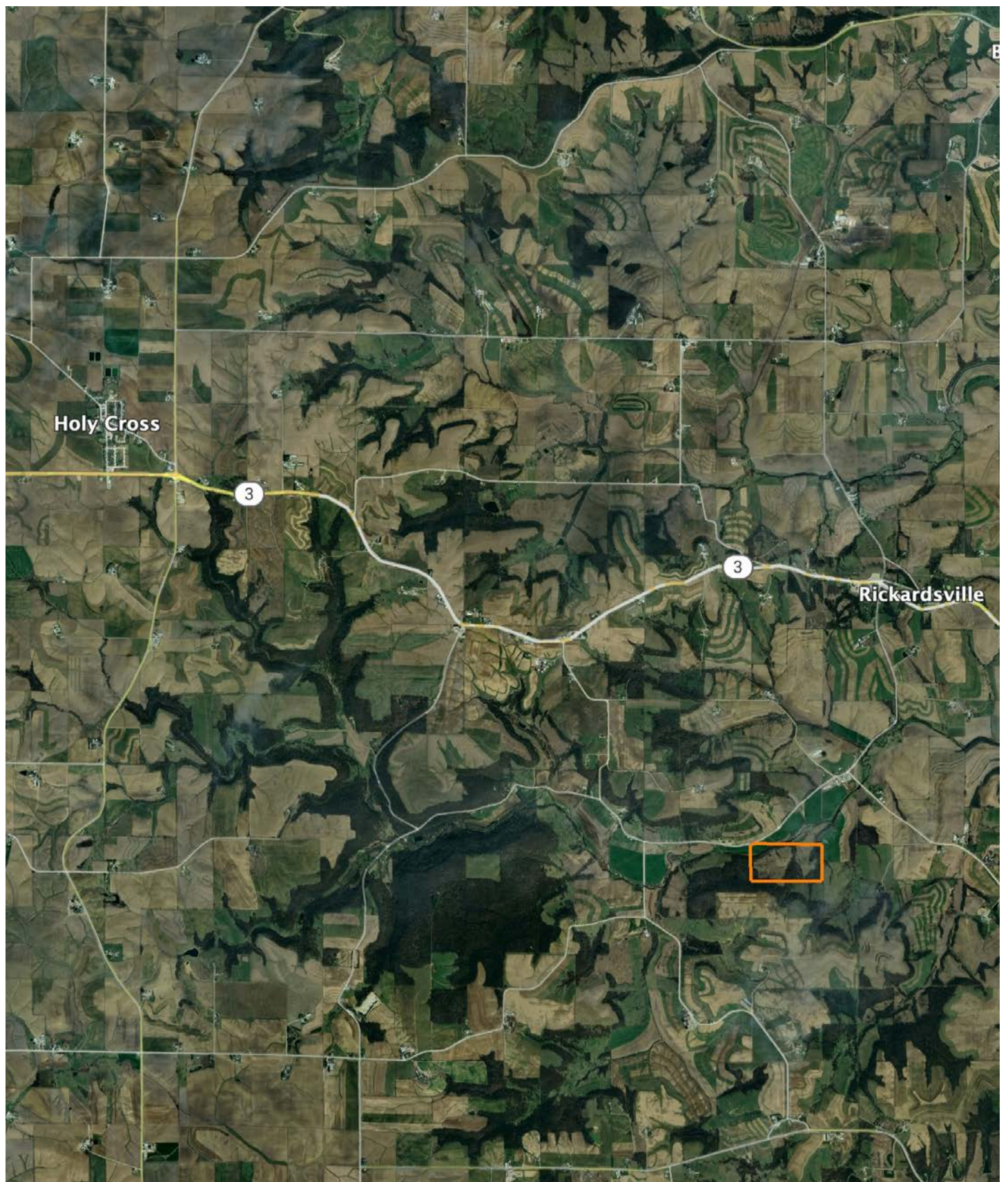


1/3/2025

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Riley Shey, a devoted land agent at Midwest Land Group, epitomizes the perfect blend of passion and expertise in Eastern Iowa's real estate market. Originally from Cedar Rapids, IA, Riley now calls it home with his fiancée, Kylie, and their beloved canine companions, Gus and Penelope. His journey into real estate naturally evolved from his profound love for the great outdoors.

While pursuing a criminal justice degree at Loras College, Riley's career trajectory shifted when he seized an opportunity in law enforcement. Over 4.5 years in this field, he honed invaluable interpersonal skills and a knack for problem-solving. However, Riley's true calling emerged from his lifelong connection to the land and rural living.

Growing up immersed in hunting, hiking, and camping, Riley developed an unwavering appreciation for nature. Managing 350 acres of family hunting property provided him with hands-on experience in land stewardship and conservation practices. With a steadfast commitment to client satisfaction and a reputation for transparency and diligence, Riley stands out as a trusted ally in the pursuit of the perfect property. Whether listing a farm or fulfilling dreams of rural living, Riley Shey embodies professionalism and passion in land sales, making him the go-to choice for discerning clients across Eastern Iowa.



RILEY SHEY

LAND AGENT

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MidwestLandGroup.com

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