

# LAND AUCTION

## AL & THERESA MERKES ESTATE

MIDDLE RD. - DREAMWAY DR., Dubuque, IA

Selling 170.22 Acres in 3 Tracts

WEDNESDAY, OCTOBER 30, 2024 @ 2:00pm

held at DUBUQUE COUNTY FAIRGROUNDS 4-H Building

- DUBUQUE, IA

For pictures and complete listing visit [auctionzip.com](https://www.auctionzip.com) #28495

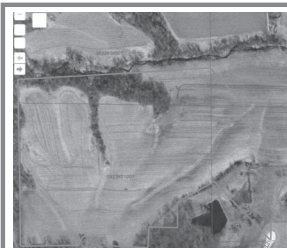
Land is located between Seippel Road & Sundown Road on the west side of Dubuque.

Auction Parcels Selling As Shown:



**Tract 1 / South of Middle Road**

- 38.7 net total acres
- 17.98 +/- tillable acres
- 43 CSR2



**Tract 2 / Lot 1 Dreamway Drive**

- 44.34 net total acres
- New Plat



**Tract 2 / Lot 3 Dreamway Drive**

- 87.18 net total acres
- New Plat

We are excited to present the Al & Theresa Merkes Estate Land Auction, featuring 170.22 net total acres in the city limits of Dubuque, IA. Located on both sides of Middle Rd. just West of Dubuque. The North side borders The Meadows golf course in Asbury. Situated on the north and south sides of hard-surfaced Middle Rd. with access to the north side of Dreamway Dr. This farm offers a fantastic opportunity for development land or to expand an existing operation or diversify an investment portfolio. This centrally located Iowa farm boasts approx. 120 tillable acres m/l. The farm's primary soil types include productive Chaseburg-Arenzville silt, Fayette silt loam and Fayette silty clay loam. These three tracts will be offered on a price-per-acre basis via Public Auction at the Dubuque County Fairgrounds, Dubuque, IA. For those unable to attend in person, a phone bidding option will be available with prior permission from Auction company. Don't miss out on this excellent investment opportunity in Dubuque, Iowa

#### TERMS AND CONDITIONS:

A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in the Remax Advantage Realty Trust Account. Closing will occur on or before Wednesday, December 11, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. Possession of the land will be given at closing. Subject to Tenant's Rights. The farm is leased for the 2024 crop season. Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Remax Advantage Realty the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

#### LAND VIEWING AT PROPERTY:

THURSDAY, OCT. 17 from 3-5 pm



Call or email Ken Kress for your information packet and any questions.

**ReMax Advantage Realty - Ken Kress**  
563-543-6620 or [KenKress@yousq.net](mailto:KenKress@yousq.net)

**Clemens Auction Company**  
Bernard, IA • 563-590-2441