



HIGH POINT
LAND COMPANY



FOR SALE

DUBUQUE COUNTY, IOWA

563-451-7390 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



117.06+/- ACRES • DUBUQUE COUNTY, IA

LISTING PRICE: \$1,985,000



DESCRIPTION:

Discover an exceptional opportunity to own a 117.06-acre prime farmland parcel in Section 12 of Liberty Township, Dubuque County, Iowa, located just 2 miles northeast of Holy Cross on the west side of Heiderscheit Road. This highly productive farm features 113.85 tillable acres with an impressive average CSR2 rating of 72.2, making it an ideal addition to your farming operation or investment portfolio. The farm boasts fertile soils, primarily consisting of Downs Silt Loam, Orion Silt Loam, and Newvienna Silt Loam, known for their productivity and suitability for a variety of crops. With its well-maintained landscape, the property offers excellent drainage, contour farming opportunities, and excellent access off a paved road, promoting sustainable and efficient agricultural practices. Contact local land specialist Matt Tobin at 563-451-7390 or matt@highpointlandcompany.com for more information.



117.06+/- ACRES • DUBUQUE COUNTY, IA

LISTING PRICE: \$1,985,000



PROPERTY FEATURES:

- 117.06 Taxable acres
- 113.85 FSA certified cropland acres
- 72.2 CSR2
- Excellent Location and access off Heiderscheit Road
- Located 2 miles Northeast of Holy Cross Iowa

PROPERTY ADDRESS:

TBD HEIDERSCHEIT RD GUTTENBERG IA 52052

DRIVING DIRECTIONS:

From Luxemburg, travel East on Hwy 52, .8 miles, Turn Left on Clear Creek Road - which turns into Heiderscheit Road, travel 2.5 miles and the farm is on the left (West) side of the road.






Dubuque-MT-116 Farm

Dubuque County, Iowa | 12 90N 2W | 117.06 gross acres

42.627703, -91.025881

Aerial Map



© Mapbox, © OpenStreetMap  mapbox

Soil Map



Soil Code	Soil Description	% of Map	Acres	CSR2
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	27.49%	31.27	80
488D2	Newvienna silt loam, 9 to 14 percent slopes, moderately eroded	14.76%	16.79	50
930B	Orion silt loam, 2 to 5 percent slopes, occasionally flooded	13.70%	15.58	76
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	12.16%	13.83	54
487B	Otter-Worthen silt loams, 2 to 5 percent slopes	5.72%	6.51	77
520	Coppock silt loam, 0 to 2 percent slopes	4.28%	4.87	84
	11 other soils	21.88%	24.91	50
Total			113.76	72.2

All data courtesy SSURGO database distributed by the U.S. NRCS.



Dubuque-MT-116 Farm

Dubuque County, Iowa | 12 90N 2W | 117.06 gross acres

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Topography & Hillshade Map



© Mapbox, © OpenStreetMap mapbox

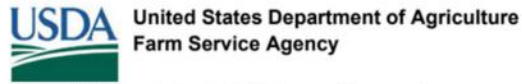
Color Legend



1,115 ft

1,195 ft

IOWA
DUBUQUE
Form: FSA-156EZ



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 6372
Prepared : 7/23/25 7:28 AM CST
Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-061-2012-30
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
118.73	113.85	113.85	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	113.85		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	99.80	0.00	151	
TOTAL	99.80	0.00		

NOTES

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Tract Number : 12092

Description : Liberty 12
FSA Physical Location : IOWA/DUBUQUE
ANSI Physical Location : IOWA/DUBUQUE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : 19-061-2012-29

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.73	113.85	113.85	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	113.85	0.00	0.00	0.00	0.00	0.00

IOWA
DUBUQUE
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United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

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Tract 12092 Continued ...

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NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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MATT TOBIN

563-451-7390

MATT@HIGHPOINTLANDCOMPANY.COM

Growing up in Eastern Iowa, Matt has a long history of enjoying the outdoors with friends and family. After playing football for the Hawkeyes and graduating from the University of Iowa with a Geoscience degree, Matt continued his football career in the NFL for 6 years. After traveling the country while playing football, Matt and his wife knew they wanted to move home and raise a family in Eastern Iowa. Matt has a passion for scouting and hunting whitetail deer and appreciates the ability for Iowa land to provide many opportunities. After a number of his own land transactions, Matt decided to follow his passion and obtain a real estate license in the State of Iowa and join the High Point team! If you or someone you know is interested in buying or selling land in Eastern Iowa, Matt would like the opportunity to assist you!

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."



SCAN TO SEE
MY LISTINGS



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