

REAL ESTATE AUCTION

Dubuque County Home & Land Auction
JOSEPH N. MERFELD / 50.77 Acres
25201 GARRYOWEN RD., CASCADE IA 52033
Sat., May 4 @ 12:00 pm
at the Property; Open House April 21 • 11am-1pm

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



Parcel #1 is 1.26 Acres that includes a walkout ranch home & attached 2 car garage built in 1977 with 4 bedrooms & 2 baths, private well & septic system. Parcel # 1932400010

Parcel #2 is 3.24 Acres pasture & woods with a 32x40 cattle / utility shed. Parcel # 1932400009

Parcel #3 is 37.73 Acres w/ two 37x40 Steel machine sheds, there is 8.46 acres tillable w/ the balance in timber. Property is not leased for the 2024 crop year. Parcel # 1933351001.

Parcel #4 is 8.54 Acres tillable land w/ CSR2 rating of 32. Great setting to build a new home or an addition to your farm! Property is not leased for the 2024 crop year. Parcel # 1932400011.

TERMS AND CONDITIONS: We are selling this property in AS-IS condition, without any contingencies. Sellers have obtained a good water test on the well & also had the septic tank pumped & inspected according to IA State law. Buyers will be responsible for obtaining any driveway access approval from Dubuque County on parcels # 3 & 4. There are not any shared easements on the existing driveway. There will be a Ten (10) percent non-refundable down payment, with the balance due on or before June 14, 2024 at closing upon presentation of the appropriate deed. Taxes will be prorated along with Possession at closing.

Call or Email Ken Kress for your information packet and any questions:
ReMax Advantage Realty / Ken Kress 563-543-6620 or KenKress@yousq.net

CLEMENS AUCTION CO. / Doug Clemens • 563-590-2441