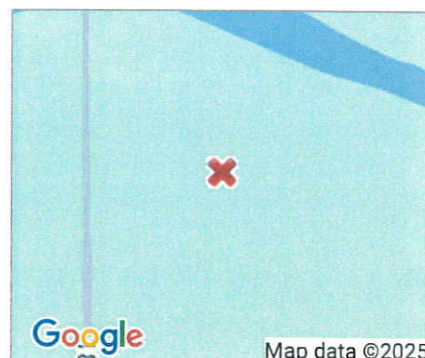


LISTING DETAIL



MLS # 153368
Status ACTIVE
Type VACANT LAND
Address 000 182nd Avenue
City Maquoketa
State IA
Zip 52060
Area SOUTH
Class LAND
Asking Price \$630,000
COUNTY Jackson



GENERAL

Lot Size	42 Acres to Be Surveyed	Subdivisio	Part SW1/4 NW1/4 Sec25, Farmers	Direction	Highway 61 to 110th St. west to
Number of Acres	42.00	n/Legal	Creek Twp, Jackson	s	182nd, north to property.
Price Per Acre	\$15,000				
Parcel ID #	121025100004000+				
Zoning	Agricultural				
Gross Taxes	TBD				

FEATURES

TOPOGRAPHY	Rolling	GRADE SCHOOL	Maquoketa Community	FENCING	Barbed Wire
UTILITIES	Other	JR. HIGH/MIDDLE	Maquoketa Community	EXTRAS	Fencing, Livestock Ok
UTILITIES LOC.	Other	SCHOOL		TERMS	Cash, Financed
		SR HIGH SCHOOL	Maquoketa Commuinty		

REMARKS

Here is your chance to purchase property with productive cropland and Maquoketa River frontage. This is a very nice income producing parcel with a place to camp and hunt along with other recreational and income opportunities. There have been trees planted on the property with a park like setting.



Charles J Schwager
East Iowa Real Estate
office: 563-652-0000
cell: 563-599-4277
125 South 2nd St.
Maquoketa IA 52060
chuckjschwager@gmail.com



All information is from sources deemed to be accurate but is not warranted. Buyers and sellers are advised to personally verify all information given on this listing as some may be estimated. Neither brokers nor sellers are responsible for inaccuracies in this information. The listing Broker's offer of compensation is made only to participants of the ECIMLS.

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 42° 8' 37.11, -90° 40' 52.39



Maps Provided By:



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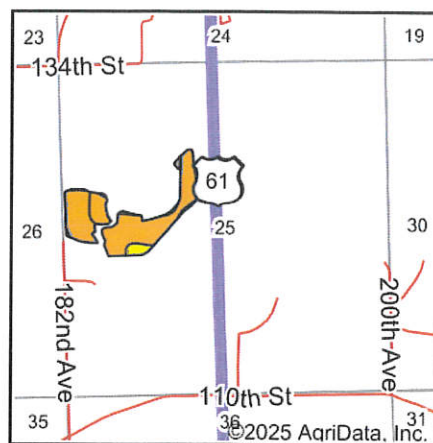
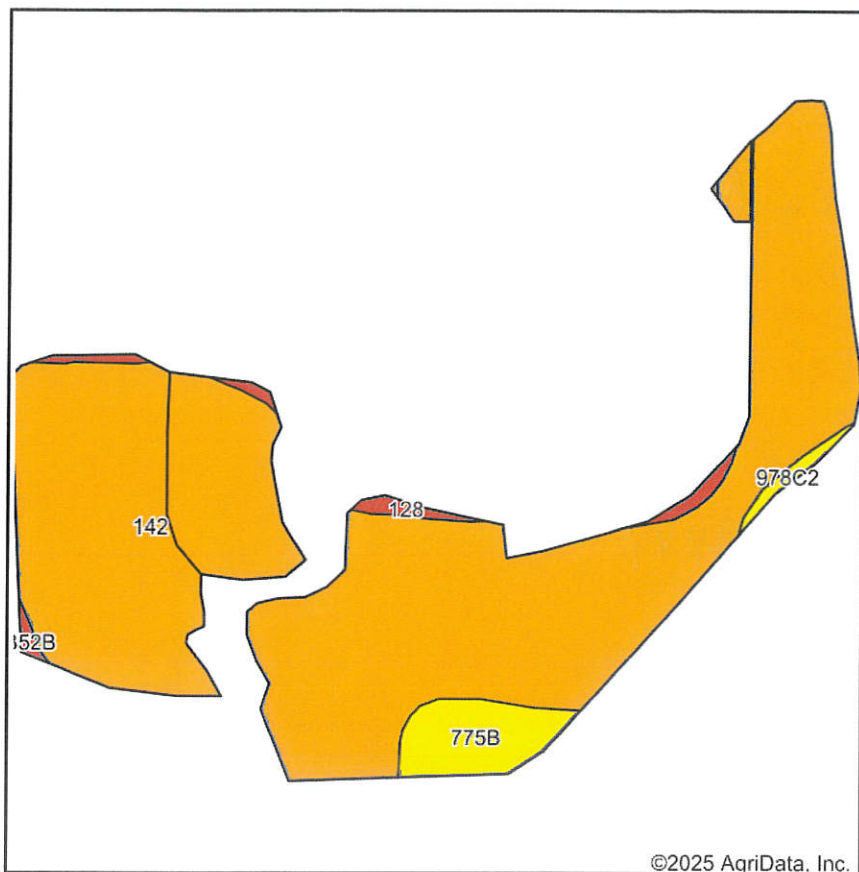
25-85N-2E
Jackson County
Iowa



10/28/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

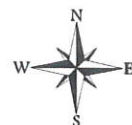
Soils Map



State: **Iowa**
 County: **Jackson**
 Location: **25-85N-2E**
 Township: **Farmers Creek**
 Acres: **29.7**
 Date: **6/24/2025**



Maps Provided By:



Area Symbol: IA097, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
142	Chaseburg silt loam, 0 to 2 percent slopes	27.22	91.7%		IIw	79	83	78
775B	Billet sandy loam, 2 to 5 percent slopes	1.55	5.2%		IIIIs	70	51	40
128	Chaseburg-Perks complex, 0 to 2 percent slopes	0.60	2.0%		IIIw	56	50	59
978C2	Festina silt loam, 6 to 12 percent slopes, moderately eroded	0.23	0.8%		IIIe	63		70
352B	Whittier silt loam, 2 to 5 percent slopes	0.10	0.3%		Ile	50	63	63
Weighted Average					2.08	77.8	*-	*n 75.5

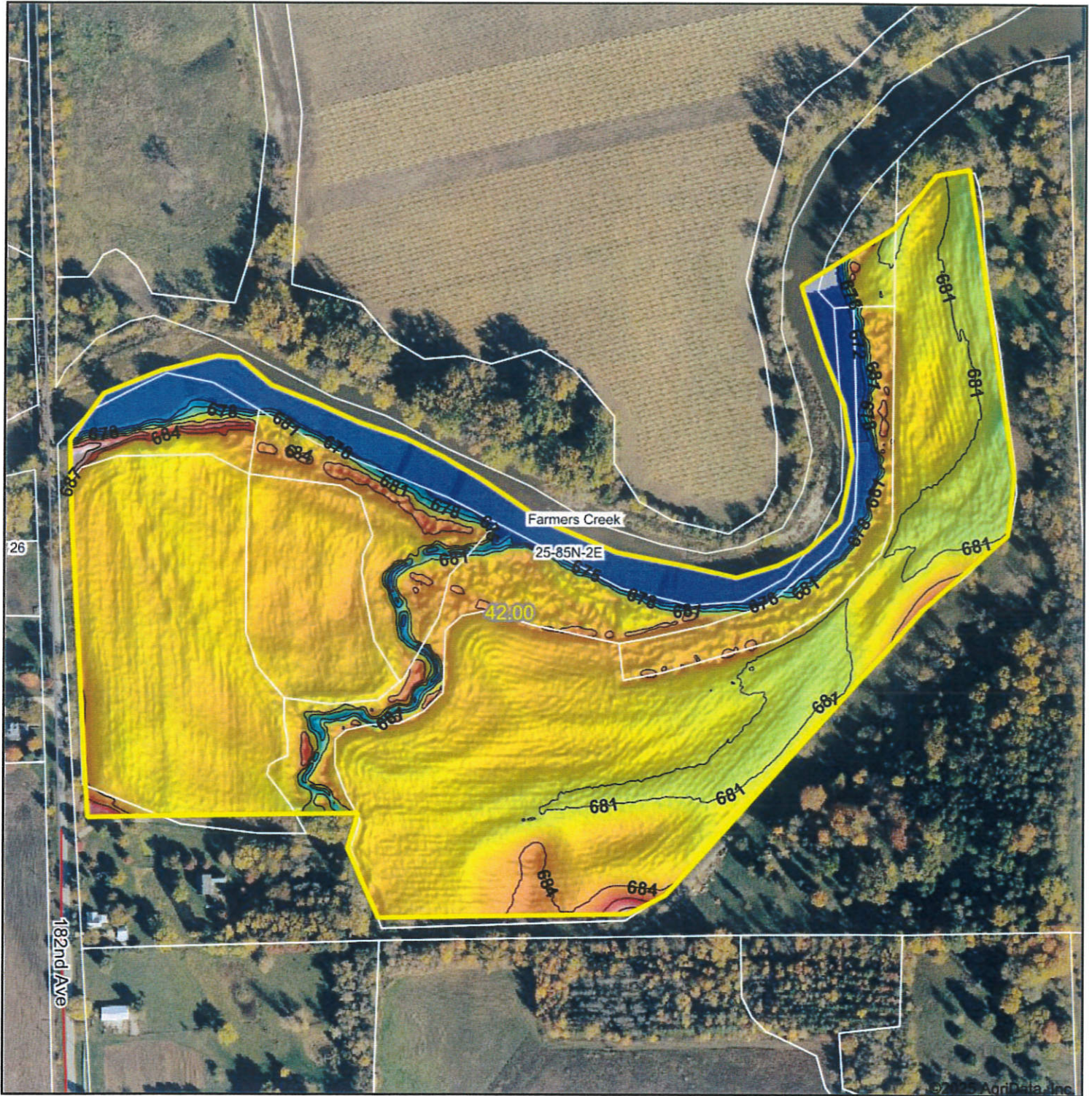
**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3

Min: 671.9

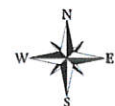
Max: 691.5

Range: 19.6

Average: 681.1

Standard Deviation: 3.12 ft

0ft 351ft 702ft



10/28/2025

25-85N-2E
Jackson County
Iowa

Boundary Center: 42° 8' 37.11, -90° 40' 52.39

Topography Contours



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EAST IOWA
REAL ESTATE

Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 671.9

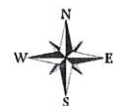
Max: 691.5

Range: 19.6

Average: 681.1

Standard Deviation: 3.12 ft

0ft 381ft 763ft

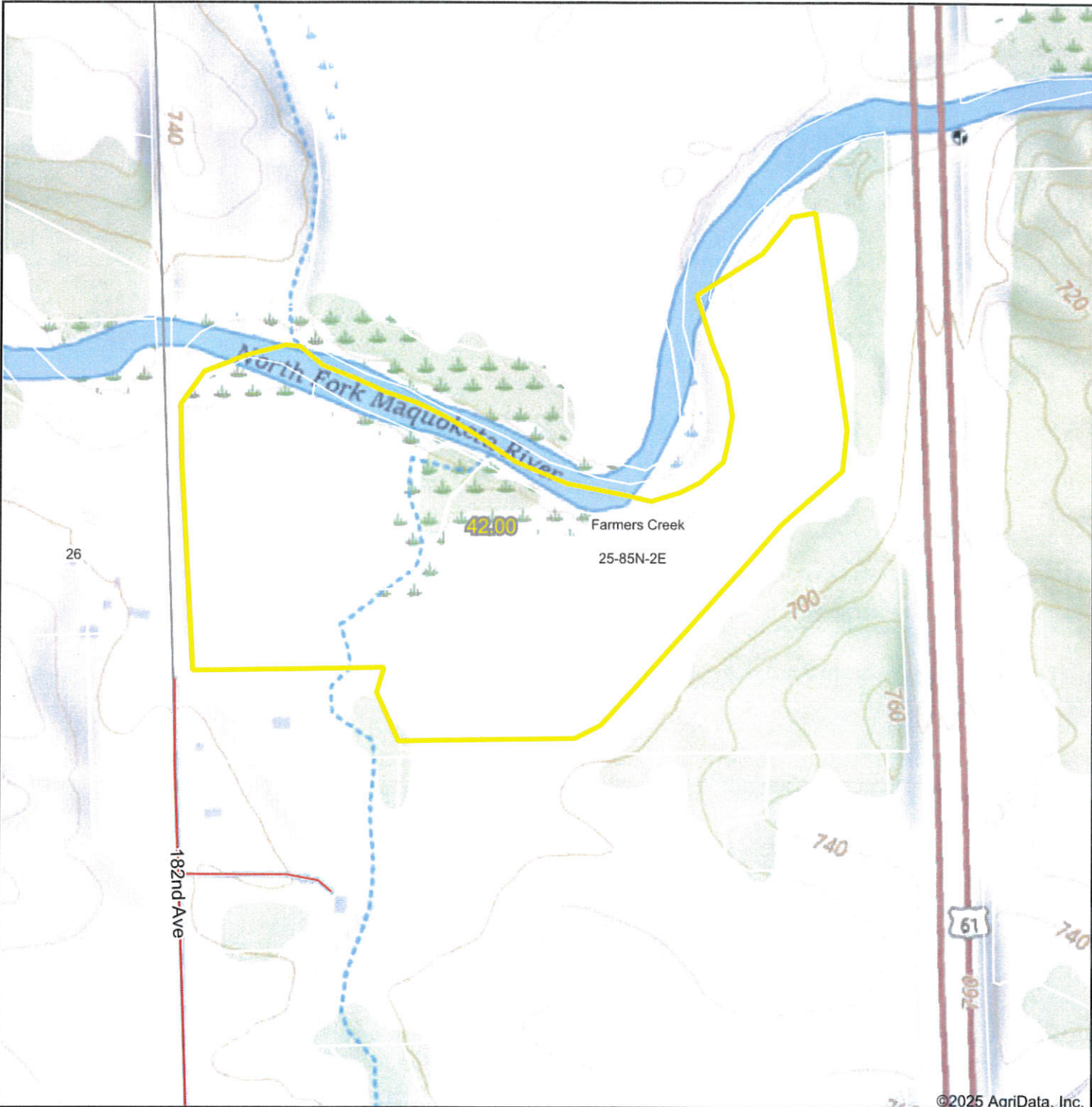


10/28/2025

25-85N-2E
Jackson County
Iowa

Boundary Center: 42° 8' 37.11, -90° 40' 52.39

Topography Map



©2025 AgriData, Inc.

Map Center: 42° 8' 34.75, -90° 40' 51.14



25-85N-2E
Jackson County
Iowa



10/28/2025

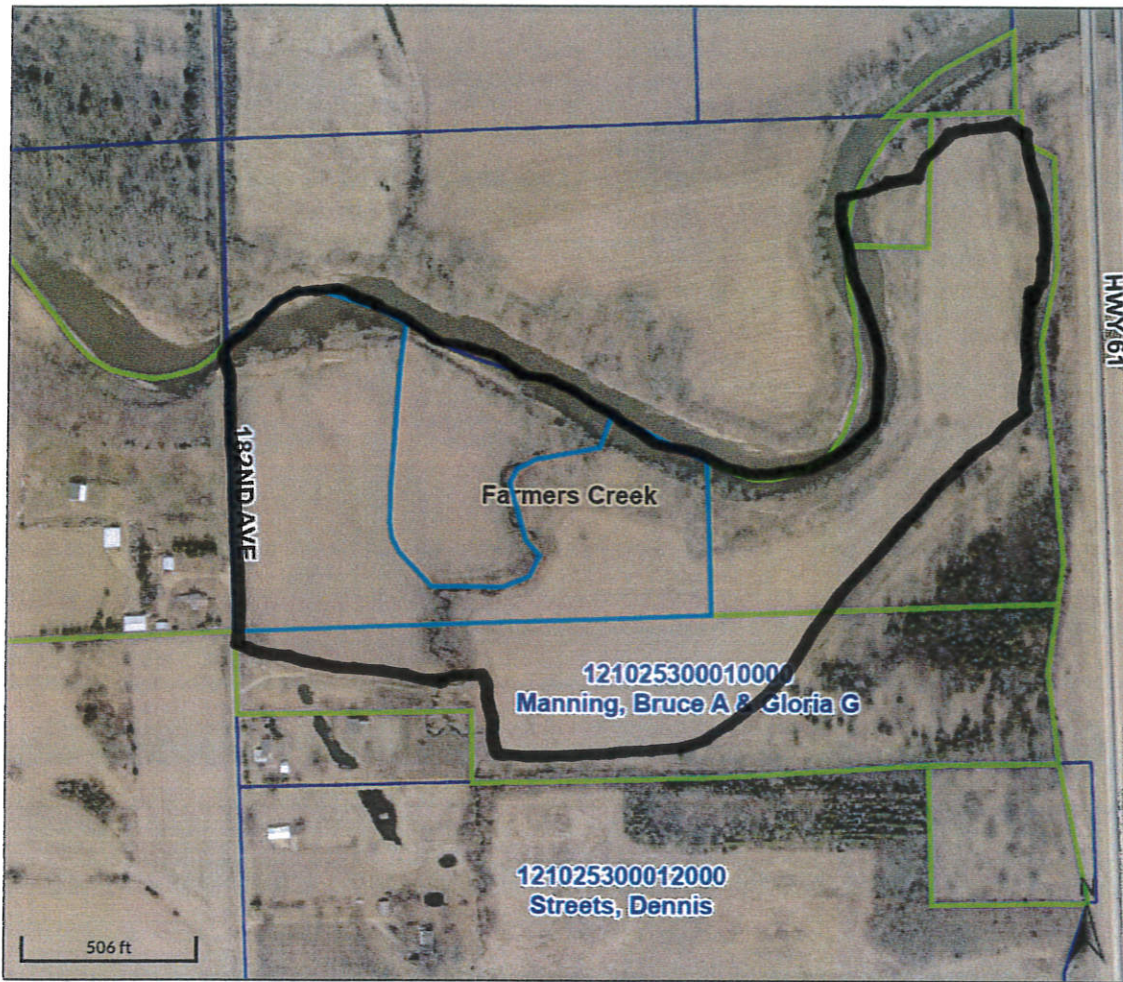


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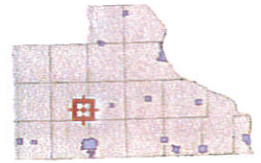


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Field borders provided by Farm Service Agency as of 5/21/2008.



Overview



Legend

- Corporate Limits
- Parcels
- Political Townships
- Centerlines
- + Tree Inventory 2015

Parcel ID	121025100004000	Alternate ID	n/a	Owner Address	Manning, Bruce A & Gloria G
Sec/Twp/Rng	25-85-2	Class	A		12480 182nd Ave
Property Address		Acreage	20.54		Maquoketa, IA 52060-9038
District	FARMERS CRK TWP MAQUOKETA SCHOOL				
Brief Tax Description	SW NW S OF RIVER & PARCEL 9-2022 PT SW NW SURV 22-996 (Note: Not to be used on legal documents)				

NOTICE: This map is compiled for assessment and tax information purposes from official county records. All information shown is for the forgoing purpose and does not represent a survey of land. THIS MAP IS FOR VIEWING PURPOSES NOT A LEGAL DOCUMENT.

Date created: 6/24/2025
Last Data Uploaded: 6/24/2025 5:35:40 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



United States
Department of
Agriculture

Jackson County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 41.59 acres

2025 Program Year

Map Created April 15, 2025

Farm 6777

Tract 7600

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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IOWA
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6777

Prepared : 6/30/25 8:47 AM CST

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID :19-097-2025-31
Transferred From :None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
92.47	41.59	41.59	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	41.59		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	40.91	0.00	175	
TOTAL	40.91	0.00		

NOTES

Tract Number : 7600

Description :
FSA Physical Location : IOWA/JACKSON
ANSI Physical Location : IOWA/JACKSON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : BRUCE A MANNING, GLORIA G MANNING
Other Producers :
Recon ID : 19-097-2025-32

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
92.47	41.59	41.59	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	41.59	0.00	0.00	0.00	0.00	0.00

IOWA
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6777
Prepared : 6/30/25 8:47 AM CST
Crop Year : 2025

Tract 7600 Continued ...

DCP Crop Data

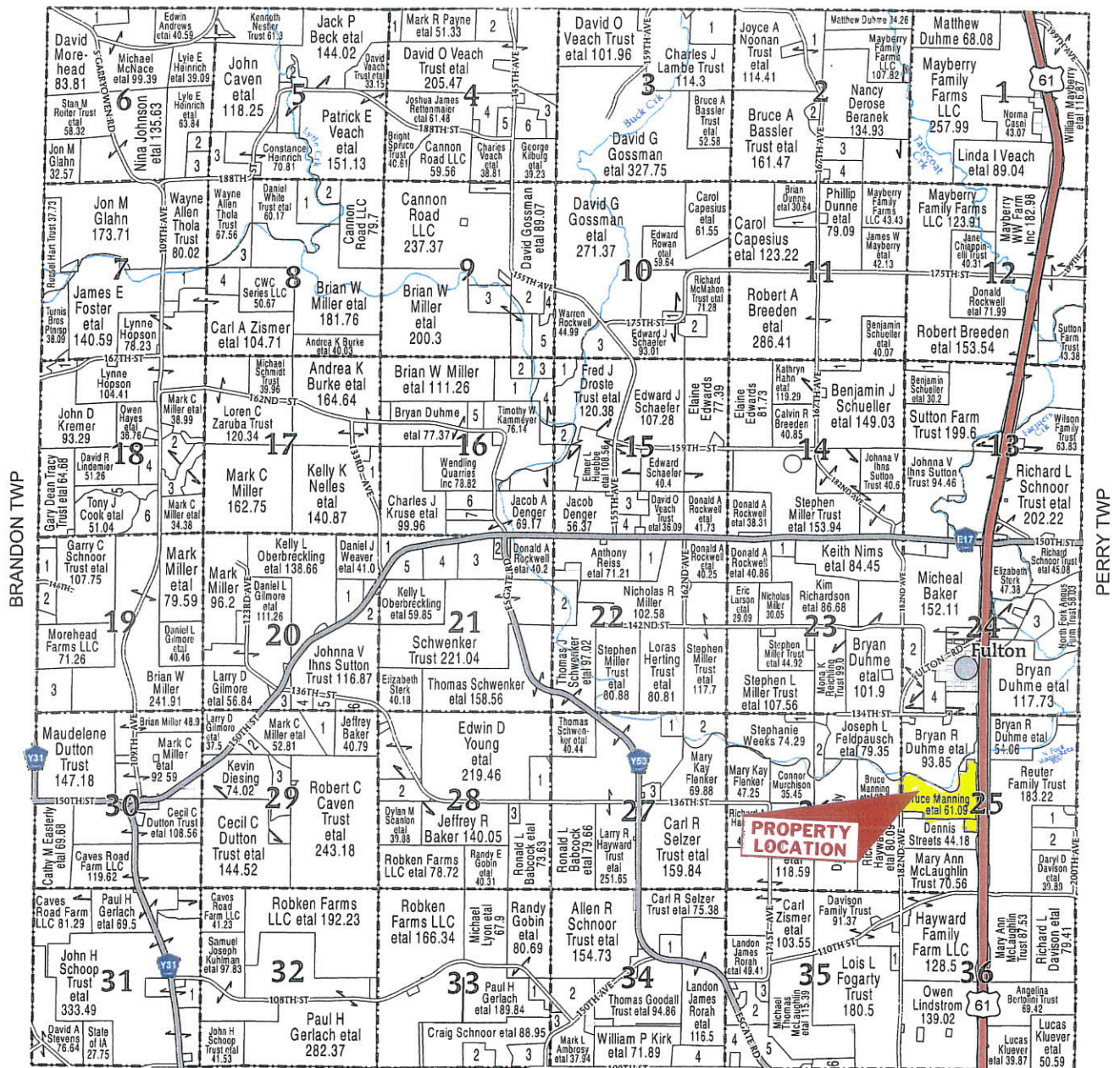
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	40.91	0.00	175
TOTAL	40.91	0.00	

NOTES

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(Landowners)
OTTER CREEK TWP

SOUTH FORK TWP

FARMERS CREEK TOWNSHIP

SECTION 2

1 ROWAN, LYLE D ETAL	38.12
2 MCNAMER, RAYMOND LEE ETAL	5.14
3 ROWAN, ALLEN J	20.9
4 DUNNE, PHILLIP E ETAL	18.12

SECTION 3

1 NOONAN TRUST, JOYCE A ETAL	31.85
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SECTION 4

1 WALLER, CLIFFORD R	8.08
2 CASEL, SALLY M ETAL	24.63
3 FLAGEL, STEVEN H ETAL	18.31
4 KALLENBERGER, HEIDI M	25.55
5 PETERSON, BRIAN D ETAL	10.5
6 KILBURG, GEORGE D ETAL	18.47

SECTION 5

1 WALLER, GREGORY T	6.77
2 MAXWELL, JEREMIAH ETAL	7.3
3 HEINRICH, MICHAEL J	24.05

SECTION 6

1 MOREHEAD, COREY L	21.32
2 HEINRICH, MICHAEL J	8.91
3 HEINRICH, WADE ETAL	12.81

SECTION 7

1 MCCLAFIN, DOUGLAS S ETAL	22.58
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SECTION 8

1 HEINRICH, CONSTANCE J	28.63
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2 VEACH, PATRICK E ETAL	11.03
3 EDWARDS TRUST, ALFRED BACIL	14.41
4 MCCLAFIN, DOUGLAS S ETAL	18.66

SECTION 9

1 MCGRANAHAN, MATTHEW M ETAL	8.82
2 SCHMITT, JOHN R ETAL	20.72
3 ROCKWELL, DONALD A ETAL	43.96
4 IHRIG, KRISTINA L ETAL	7.76
5 ROCKWELL, WARREN G	18.13

SECTION 10

1 SPRAGUE JR, HAROLD A ETAL	5.01
2 OLSON, JAY A	11.9
3 DROSTE TRUST, FRED J ETAL	24.19

SECTION 11

1 DUNNE, GARY J ETAL	9.93
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SECTION 12

1 BREEDEN, ROBERT A ETAL	9.58
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SECTION 13

1 BREEDEN, ROBERT A ETAL	9.54
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SECTION 14

1 BREEDEN, ROBERT A ETAL	9.54
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SECTION 15

1 ROCKWELL, WARREN G	10.91
2 MILLER, BRIAN W ETAL	7.98
3 NELSON, JEFFREY E ETAL	14.56
4 RAYMOND, KEVIN L ETAL	10.57

SECTION 16

1 WEBER STONE CO	26.39
2 ROCKWELL, DONALD A ETAL	9.39
3 ROCKWELL, WARREN G	9.39

4 DROSTE TRUST, FRED J ETAL	34.68
5 MILLER, BRIAN W ETAL	9.78
6 MULLER, MICHAEL A ETAL	19.61
7 NISSEN, LYNN A ETAL	11.19

SECTION 17

1 KRUSE, CHARLES J ETAL	16.75
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SECTION 18

1 TURNIS BROS PTNRSP	8.07
2 MILLER, MARK C ETAL	32.89
3 CLARK, JOAN W M	18.3
4 LINDEMIER, ROY O ETAL	16.94
5 HEROLD, JEFFREY R ETAL	15.8
6 CHREST, SHANNON N	20.53

SECTION 19

1 MOUBRY, LUKE R ETAL	13.65
2 THOMPSON, JOSHUA L ETAL	11.72
3 MIDWEST FARM MGMT SERVICES	32.13

SECTION 20

1 WEAVER, DANIEL J ETAL	21.93
2 OBERBRECKLING, KELLY L ETAL	12.95
3 MILLER, MARK C ETAL	16.27
4 SAGERS TREE FARMS LLC	7.55
5 SAGERS, LAURA M	8.46
6 BAKER, JEFFREY R	9.57

SECTION 21

1 KRUSE, CHARLES J ETAL	24.54
2 WAGNER, PAMELA S	6.14
3 MCMAHON TRUST, RICHARD J ETAL	40.31
4 MORTENSON, RICKY L ETAL	26.41

5 BUTT, EDWARD J ETAL	21.47
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SECTION 22

1 GOTTSCHALK, RAY P ETAL	20.59
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SECTION 23

2 SCHWENKER TRUST	23.07
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SECTION 24

1 MILLER, BEN ETAL	8.88
1 ALDEN, VICKI LOU	19.33
2 DUHME, BRYAN R ETAL	75.54
3 NORTH FORK ANGUS FARM TRUST	21.39
4 WATERS, LINDA L	17.49

SECTION 25

1 SAUNDERS, GERALD ETAL	17.97
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SECTION 26

2 MANNING, STEVEN ETAL	20.18
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SECTION 27

1 MICHEL, MATT ETAL	5.02
2 FELDPAUSCH, JOSEPH E ETAL	13.13

SECTION 28

1 HERTING TRUST, LORAS M ETAL	10.85
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SECTION 29

2 WEEKS, STEPHANIE R	24.54
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SECTION 30

3 HUEBBE, CASSIE L	7.55
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SECTION 31

1 YOUNG, BETTY J	20.18
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SECTION 32

2 GERARDY, JAMES J ETAL	21.73
-------------------------	-------

2 COLLINS, MARTHA E	8.08
3 HAGER, MICHELLE R	21.39

SECTION 33

1 KUHLMAN, SAMUEL JOSEPH ETAL	24.66
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SECTION 34

1 GERLACH, MATTHEW PAUL ETAL	11.15
2 DAVIS, BOYD W ETAL	15.28
3 FRET, STEVEN L ETAL	17.5

SECTION 35

1 HAYES, RAYMOND L ETAL	11.5
2 GERLACH, MATTHEW PAUL ETAL	30.74
3 NIE TRUST, BERNARD ETAL	6.93
4 MERRICK, RICHARD J ETAL	24.83

SECTION 36

1 WALLACE, NANCY ANN	5.28
2 BROWNE, BONNIE L ETAL	21.65
3 BROWNE, NATHAN D	5.61
4 GILMORE, THOMAS L ETAL	23.84
5 SELZER, DANIEL C ETAL	26.62
6 SELZER, ARLENE L ETAL	9.15