

LAND FOR SALE

BRANDON TOWNSHIP | JACKSON COUNTY, IOWA

387.84 ACRES



Diverse Land Portfolio with High-Yield Farmland & Rec Ground



LAND FOR SALE

MAQUOKETA FARM 387.84 ACRES, M/L



WSG
CRE

Property Details

Location	Maquoketa Sections 16, 20 and 21 Brandon Township Jackson County, Iowa
Cropland	298.04 Acres
Trees / Waterways	89.80 Acres
Total Lot Size	387.84 Acres
Property Taxes	\$10,410
Buildings	None
Water & Well	None
Possession:	As negotiated
Offering Price	\$4,200,000

Parcel ID	STR	Acres
020916400001000	16-85-1	40.00
020921100002000	21-85-1	32.89
020920200005000	20-85-1	40.00
020921100004000	21-85-1	20.00
020921200001000	21-85-1	43.17
020916300003000	16-85-1	40.00
020920200006000	20-85-1	14.28
020921100003000	21-85-1	40.00
020921100001000	21-85-1	40.00
020916300004000	16-85-1	40.00
020916400003000	16-85-1	17.07
020916400004000	16-85-1	20.43
		387.84

WSG CRE is proud to present the sale of a premier farm and recreational property in Jackson County, Iowa.

This scenic Eastern Iowa offering spans 387.84 acres, featuring approximately 298.04 tillable acres (CSR2 50.7) and 89.80 acres of timber and recreational ground. The farm is comprised primarily of Fayette and Downs silt loam soils and is currently planted to corn for the 2025 crop year.

Ideally situated along hard-surfaced 150th Street in Sections 16, 20, and 21 of Brandon Township, this property offers a rare combination of productive farmland, rolling hills, and abundant recreational opportunities. With close proximity to the Maquoketa River, the Maquoketa Caves State Park, and surrounding wildlife areas, the farm also benefits from its location near regional and urban centers—Dubuque is less than an hour away, and Chicago is within a few hours' drive.

Additional Features:

- Natural spring and ponds provide reliable water sources for cattle grazing and add to the property's recreational appeal.
- Timber has not been logged since the 1990s.
- Well-drained cropland with existing tiling.

This property is an exceptional fit for:

- Farmers expanding their operation
- Outdoor enthusiasts seeking timber and hunting ground with rental income potential
- Investors looking for a strong land asset in a desirable location

No lease obligation for future owner but previous tenant is interested in renewing lease with future owner.

A unique opportunity to acquire a high-quality farm with both income and recreational appeal in the heart of Eastern Iowa.



PARCEL MAP

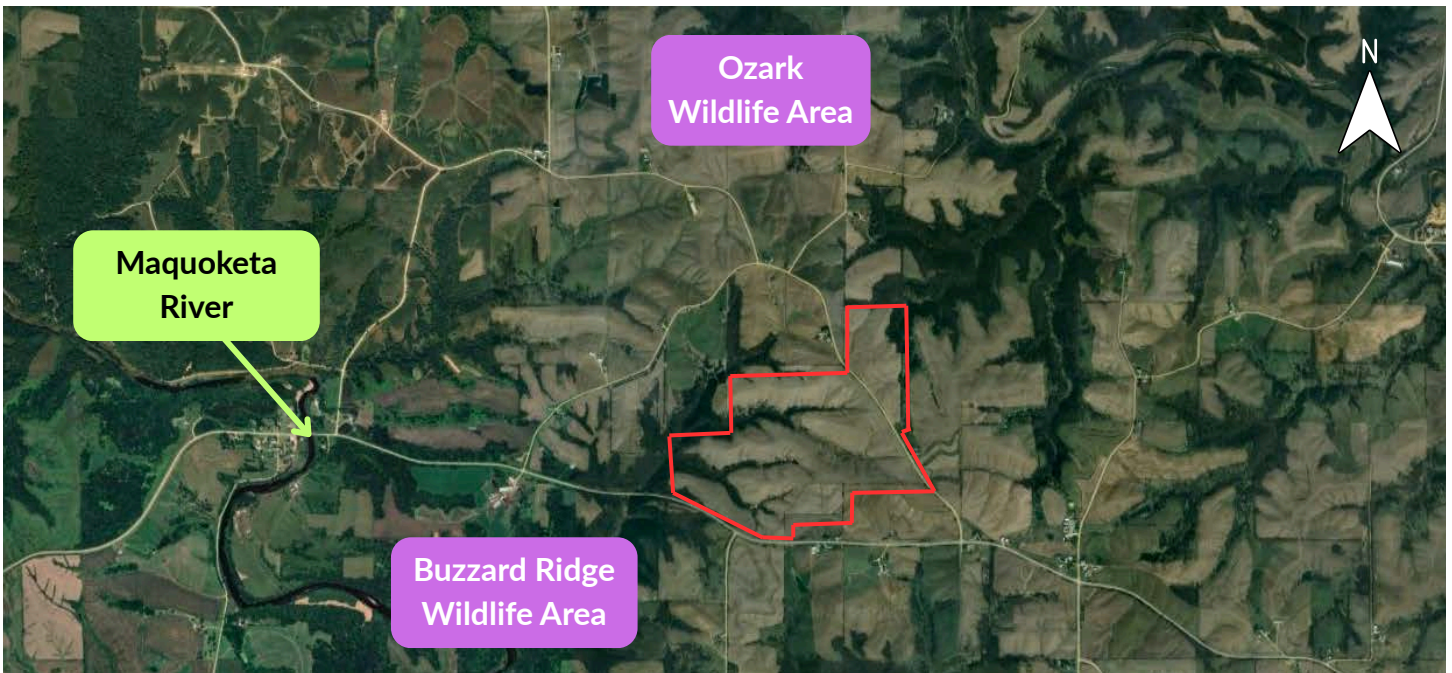


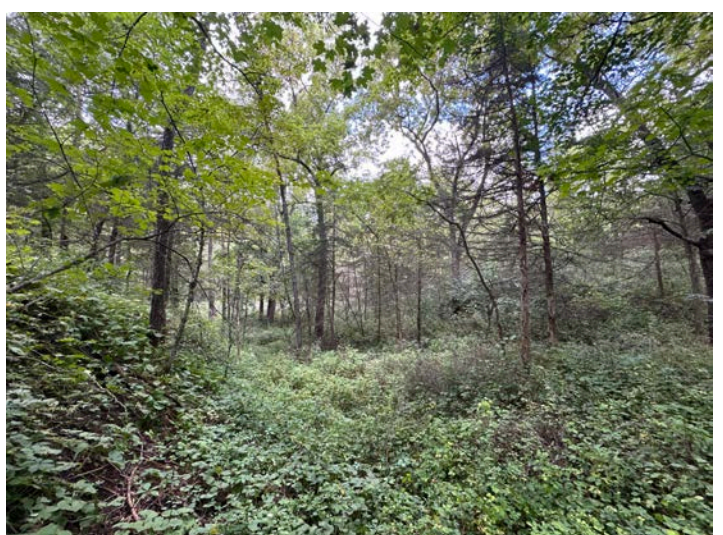
WATER FEATURES



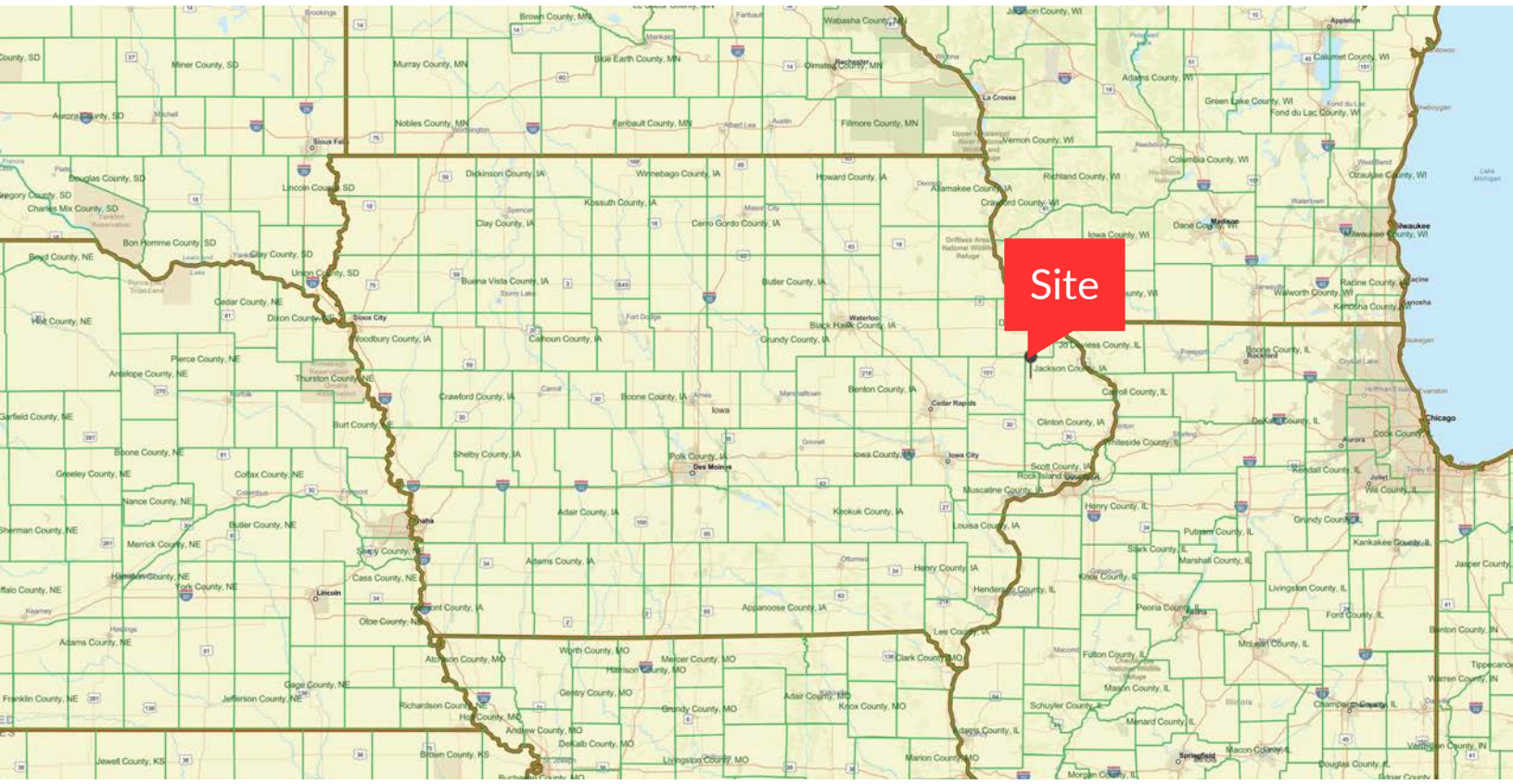


AERIAL PHOTO





LOCATOR MAP





CONTACTS



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TEAM