



990 GROVE TERRACE \$260,000

SELLING IOWA

ANN WILLIAMS NEWSLETTER • OCTOBER 2026

I believe Dubuque has been waiting for a **bigger stage.**

Now it has one. I'm thrilled to share that I'm the new national television host of **Selling Iowa** on The American Dream Network. Fills me with joy.



As seen on American Dream TV

The series premieres in December 2026. It launches on Apple TV and all of the major streaming platforms, so viewers coast to coast can see what we already know: this is a place worth coming home to. Learn more at <https://americandreamnetwork.tv/>

What Selling Iowa Is

Selling Iowa celebrates Dubuque lifestyle, culture and real estate. We'll walk the neighborhoods, meet the people, taste the food, and tour the homes.

A new episode airs every other month, starting in December 2026. You'll find it on Apple TV and all of the major streaming platforms.

Here's the part I'm most excited about: I'll be promoting my own listings on this series. That means **maximum digital exposure** for every home I list, in front of buyers far beyond the Tri-State area. If you've been thinking about selling, this is a very good time to call me.

Follow Along

I'm sharing behind-the-scenes clips, new listings and Dubuque favorites all season. Find me here:

Instagram	@AnnLovesDubuque
TikTok	@lovelivingdubuque
Facebook	Ann Williams - at Ruhl & Ruhl Dubuque
YouTube	Ann Williams-Dubuque for Real

Help Me Plan the Episodes

With one episode every other month, every minute counts. So I'm asking you.

What should we feature in Selling Iowa?

Reply to this newsletter, or send me a message on any of the accounts listed on page 1. Tell me the name, the place and why it matters. I'll read every one.

- A neighborhood, street or historic home you love
- A local business, restaurant or maker I should meet
- A Dubuque tradition, event or hidden spot visitors never find

My Active Listings

Call me to tour any of them.

ADDRESS	LIST PRICE	DETAILS
507/509 Chestnut Street, DUB	\$380,000	Brick duplex, investment property, four units, turnkey.
990 Grove Terrace, DUB	\$260,000	Stunning 3 BR, 2BA, well-maintained vintage home overlooking Dubuque and the River
95 N. Booth Street, DUB	\$229,000	Charming renovated 1920's cottage, 2+ BR, 2BA, 1 car det garage. Great neighborhood!
2255-2257 Jackson St, DUB	\$225,000	Brick duplex: Investment property. 2 units. 3 bed/2 bath and 4 bed/2 bath. Turnkey.
11963 Park View Lane, DUB	\$185,000	PENDING – this is the Dome Home 2.0!
361 Clinton, East Dubuque	\$125,000	Vintage 3 BR, 1BA home on nice lot. Smaller home footprint.

Prices and availability can change. Call me for the latest.

Share this newsletter with a neighbor, a client, or a friend who's thinking about home.

Today, so very grateful for The American Dream Network, for believing Dubuque deserves a national stage. For Ruhl&Ruhl Realtors, for the support. For every client who trusted me to help them get home. For you, for reading.

Ann

Ruhl&Ruhl
REALTORS

Being Prepared: The Importance of Stuff Management

Every home collects stuff. Mugs we never use. Cords for devices we no longer own. Boxes marked "just in case." Cleaning out and organizing on a regular basis, one closet, one shelf, one drawer at a time, keeps the pile from becoming a mountain. My rule is simple: keep what **brings you joy** or **has a purpose**. If it does neither, it's ready to go.

Keep a box at the ready. Actually, keep two: one for donating, one for discarding. Set them where you'll see them, in the garage or a hall closet, and when something doesn't make the cut, it goes straight in. No second-guessing. When a box is full, it goes out the door.

KEEP

It brings you joy or it has a purpose.

DONATE BOX

Good things someone else can use.

DISCARD BOX

Broken, worn out or past its purpose.

Is It the Right Time to Buy a Home?

The right time to buy isn't a date on the calendar. It's the moment your life and your home stop matching. Planning early gives you time to get your finances in order, tidy up (see the boxes above), and look at homes without a rush.

As far as interest rates go, there will always be a cost for borrowing money. Waiting for the rates to go down to below 5% might take a very long time. Life is short. Only you can decide whether the wait is worth it.

No pressure. Just a plan.

REASONS TO PLAN A MOVE

- Your household is growing, or shrinking
- A new job or a shorter commute is on the horizon
- Stairs, yard work or upkeep no longer fit your life
- Your lease is ending and you'd like to build equity
- A house with real character keeps showing up in your daydreams

When you're ready to talk, **ask me your real estate question**. Call me, text me, or send me a DM.



About Ann Williams - Your Dedicated Realtor

I believe a home should fit the life you're living.

My job is to help you find that home, or help you let go of the one you have, with good information and no pressure. I'm a Realtor with Ruhl&Ruhl Realtors, helping buyers and sellers of residential real estate in Dubuque, Iowa and Northwest Illinois.

What differentiates me from other real estate agents is my experience, skills, and values. Add to that my obsession with exceptional response and online marketing, including unmatched exposure as a result of my partnership with ADTV as a national TV host. In my work, I only represent one client in any transaction - no dual agency - so that my clients get the full benefit of my representation.

Let's talk.

Call or text **563-207-6770**

Email annwilliams@ruhlhomes.com

Visit annwilliams.ruhlhomes.com



As seen on
American Dream
TV

SKILLS

- Market analysis and pricing
- Exceptional buyer and seller guidance throughout.
- Specializes in residential homes from entry level to luxury to the unusual.

EXPERIENCE

- Residential real estate in Dubuque and Northwest Illinois
- Single-family homes, cottages and multi-unit investments
- With Ruhl&Ruhl Realtors

VALUES

- Highest ethical conduct
- Transparency and honesty
- "No dual agency" policy
- Constant fidelity to values