



Land For Sale

ACREAGE:**LOCATION:**

76.71 Acres Gross More/Less
\$15,000/Acre Total: \$1,150,650

Cedar County, IA



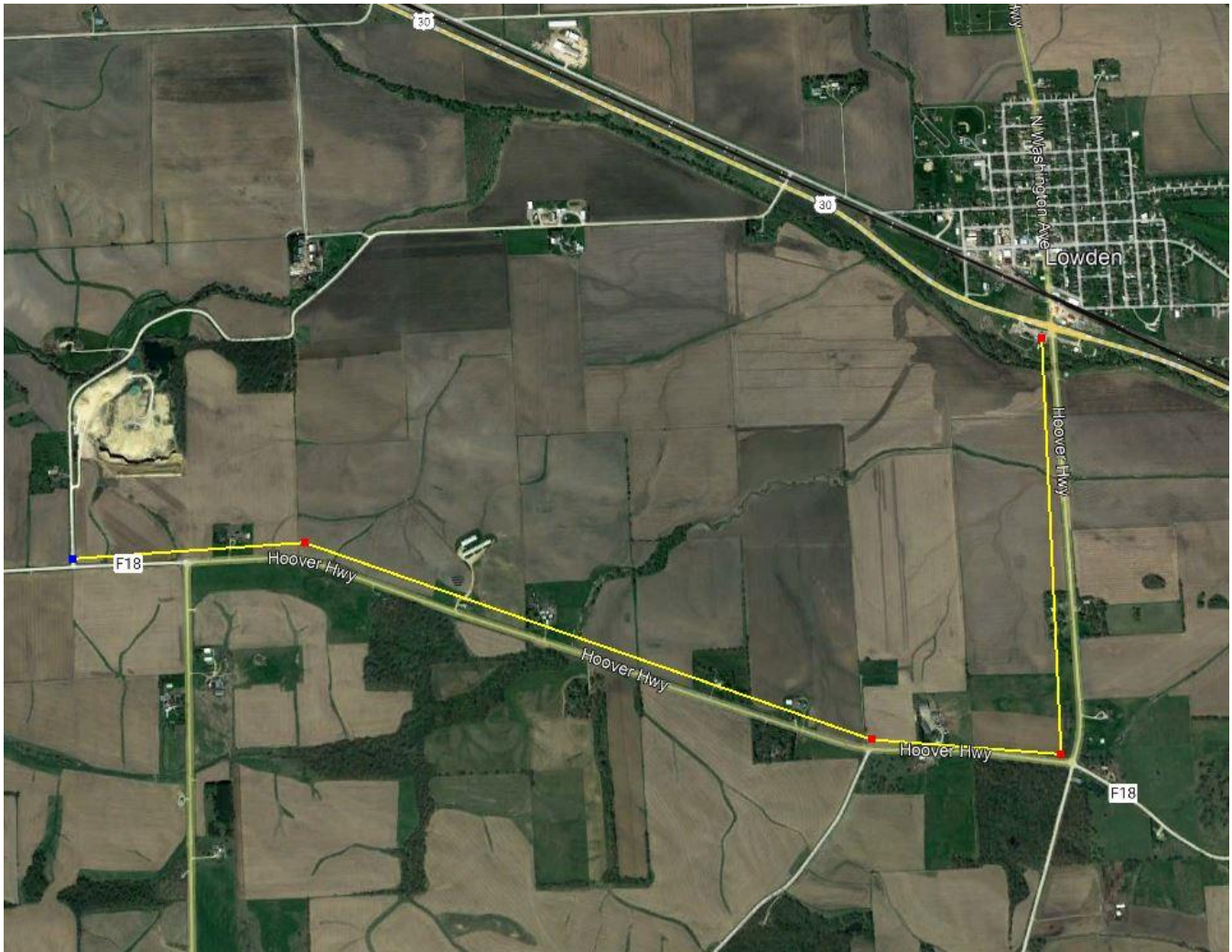
Property *Key Features*

- **62.02 Cropland Acres**
- **CSR2 Rating 80.41**

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John Ahlberg
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Location

From Cedar Rapids: Head east on Hwy 30 to Lowden, turn south on Hoover Highway (Y14) one mile south to stop sign, turn west 2.25 miles.

From DeWitt: (Intersection of Hwy 30 & 61) Head west to Lowden, turn south on Hoover Highway (Y14) one mile south to stop sign, turn west 2.25 miles.

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Aerial Photo-



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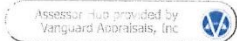
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Parcel Number:
0340-08-04-100-004-0
Deed Holder:
WENDLING QUARRIES INC
Property Address:

Class:
AG LAND
Map Area:
SPRINGFIELD NC AG
Tax District:
340
Plat Map:
129 08 C
Legal Description:
SW NW 4-81-1

| Land Value | Dwelling Value | Improvement Value | Total Value |
|------------|----------------|-------------------|-------------|
| \$55,810 | \$0 | \$0 | \$55,810 |

[Get Current Year Tax Estimate](#)

Prior Year Value Information

| Year | Land Value | Dwelling Value | Improvement Value | Total Value |
|------|------------|----------------|-------------------|-------------|
| 2022 | \$55,810 | \$0 | \$0 | \$55,810 |
| 2021 | \$55,810 | \$0 | \$0 | \$55,810 |

▼ More Years...

Agricultural Land Information

| Description | Acres | CSR Points |
|--|---------------------------------|-------------------------------|
| 377B - Dinsdale silty clay loam, 2 to | 14.130 | 1,328.22 |
| 377C2 - Dinsdale silty clay loam, 5 to | 0.690 | 58.65 |
| 467 - Radford silt loam, 0 to 2 perc | 4.570 | 361.03 |
| 814D - Rockton loam, 5 to 14 percent | 2.630 | 57.86 |
| 911B - Colo-Ely complex, 0 to 5 perce | 6.470 | 556.42 |
| Total Acres: 28.490 | | |
| | Net CSR Points: 2,362.18 | |
| 133 - Colo silty clay loam, 0 to 2 p | 0.210 | 16.38 |
| 377B - Dinsdale silty clay loam, 2 to | 0.760 | 71.44 |
| 467 - Radford silt loam, 0 to 2 perc | 2.120 | 167.48 |
| 662D2 - Mt. Carroll silt loam, 9 to 14 | 0.030 | 1.65 |
| 814D - Rockton loam, 5 to 14 percent | 6.470 | 142.34 |
| 911B - Colo-Ely complex, 0 to 5 perce | 0.920 | 79.12 |
| Total Acres: 10.510 | | Net CSR Points: 478.41 |

Averaged Taxable CSR: 82.913
Averaged Taxable CSR: 32.900

Sale Information

| Sale Date | Amount | Non-Useable Transaction Code | Recording |
|--------------|-----------|---|-----------|
| ▼ 05/02/2006 | \$189,375 | 043 - Sale of Two or More Separately Assessed Parcels - Single Consideration | 788 35 |
| ▼ 11/27/2004 | \$189,375 | 004 - Transfer of Partial Interest | 708 336 |
| ▼ 11/19/2004 | \$0 | 004 - Transfer of Partial Interest | 707 219 |
| ▼ 11/04/2004 | \$0 | 020 - Transfer To / By Administrator, Guardian, Conservator, Referee, Trustee | 706 286 |

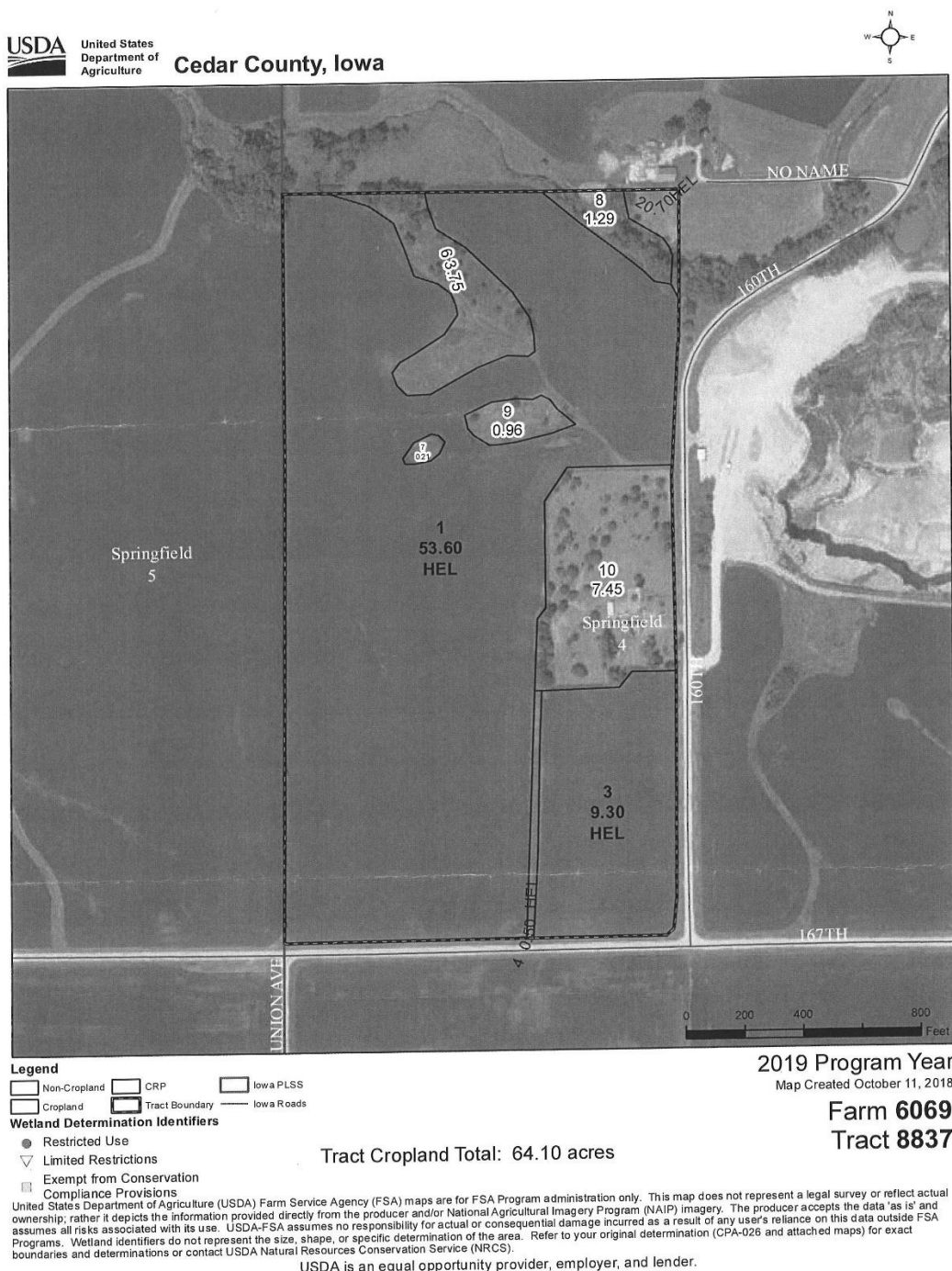
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Cedar County FSA – MAPS



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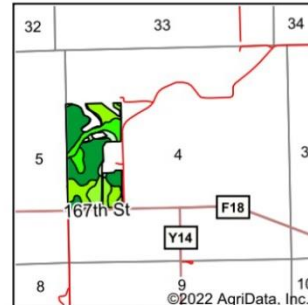
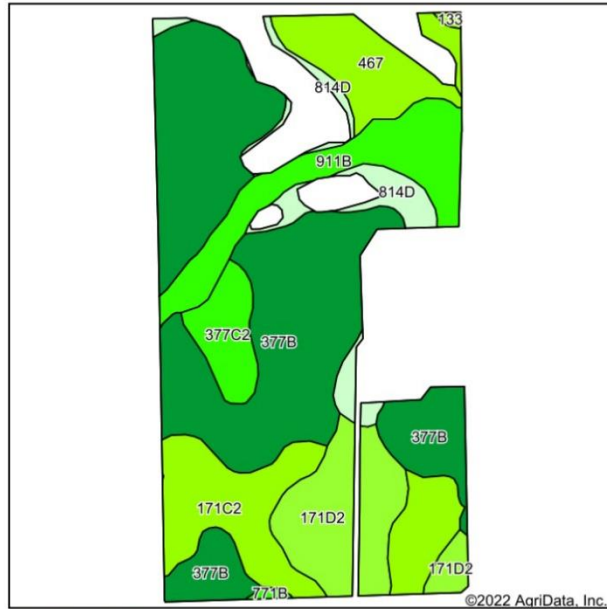
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Soil Information

Soils Map



State: **Iowa**
 County: **Cedar**
 Location: **4-81N-1W**
 Township: **Springfield**
 Acres: **63.64**
 Date: **8/31/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | Bromegrass alfalfa AUM | Bromegrass alfalfa hay Tons | Corn Bu | Kentucky bluegrass AUM | Oats Bu | Smooth bromegrass AUM | Soybeans Bu | *n NCCPI Overall |
|------------------|---|-------|------------------|-------------|------------------|--------|------|------------------------|-----------------------------|---------|------------------------|---------|-----------------------|-------------|------------------|
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 28.68 | 45.1% | | Ile | 94 | 90 | | | | | | | | 87 |
| 171C2 | Bassett loam, 5 to 9 percent slopes, eroded | 9.15 | 14.4% | | IIle | 77 | 64 | 10.3 | 6.1 | 174 | 3.9 | 88.5 | 6 | 50 | 80 |
| 171D2 | Bassett loam, 9 to 14 percent slopes, eroded | 7.50 | 11.8% | | IIle | 54 | 53 | 9.6 | 5.8 | 162 | 3.4 | 81 | 5.6 | 44 | 78 |
| 911B | Colo-Ely complex, 0 to 5 percent slopes | 6.78 | 10.7% | | IIlw | 86 | 85 | | | | | | | | 92 |
| 467 | Radford silt loam, 0 to 2 percent slopes, occasionally flooded | 5.07 | 8.0% | | IIlw | 79 | 85 | | | | | | | | 96 |
| 814D | Rockton loam, till plain, 5 to 14 percent slopes | 3.37 | 5.3% | | IVe | 22 | 26 | | | | | | | | 51 |
| 377C2 | Dinsdale silty clay loam, 5 to 9 percent slopes, eroded | 2.79 | 4.4% | | IIle | 85 | 73 | | | | | | | | 80 |
| 771B | Waubeek silt loam, 2 to 5 percent slopes | 0.16 | 0.3% | | Ile | 89 | 87 | | | | | | | | 85 |
| 133 | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 0.14 | 0.2% | | IIlw | 78 | 80 | | | | | | | | 77 |
| Weighted Average | | | | | 2.41 | 80.5 | 76.8 | 2.6 | 1.6 | 44.1 | 1 | 22.3 | 1.5 | 12.4 | *n 84 |

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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The farm shall be sold subject to an exist farm lease, which is valid for crop years 2022 and expires on the last day of February 2023. Call for additional information about the current tenant arrangements.

Property Information 76.71 Acres, m/l

Legal Description

West half of the southwest ¼ of Section 4, Township 81 North, range 1 West of the 5th PM, subject to easement of record.

Approximate Address

2017 160th Street, Lowden, Iowa,

Price & Terms

- \$15,000/acre
- Negotiable 10 % down upon acceptance of offer; balance due in cash at closing
- Closing after December 1, 2022, but Negotiable

Possession

At closing (subject to farm lease)

Real Estate Tax—Estimated to be \$25.00 to \$30.00 Acre

Deed Restriction

All property will be sold subject to a deed restriction that it cannot be mined. Seller wishes to retain leases back option for the extraction of minerals on the property. Terms and condition negotiable.

Information

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Wendling Quarries Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

Video Link: <https://youtu.be/SjdXcjJpvK0>

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