

Wendling Quarries, Inc. 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

John Tuthill 319-560-0388 JohnT@WendlingQuarries.com

563-659-9181 PO Box 230 DeWitt, IA 52742 www.WendlingQuarries.com



Area Map

Springfield Township, Cedar County, IA



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.

John Tuthill563-659-9181John Ahlberg319-560-0388PO Box 230563-221-1524JohnT@WendlingQuarries.comDeWitt, IA 52742JohnA@WendlingQuarries.comwww.WendlingQuarries.comwww.WendlingQuarries.comJohnA@WendlingQuarries.com



Aerial Photo-



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Cedar County - ASSESSOR INFORMATION

	ity Assessor	ł			Assessor Hop provided by Variguant Appraisals, Inc
Parcel Number:					
0340-08-04-300-001-0					
Deed Holder:					
WENDLING QUARRIES INC					
Property Address:					
2017 160TH ST					
LOWDEN, IA 52255-0000 MAP THIS AD	DRESS				
Class:					
AG LAND					
Map Area: SPRINGFIELD NC AG					
Tax District:					
340					
Plat Map:					
129 08 C					
egal Description:					
W SW 4-81-1		· · · · · · · · · · · · · · · · · · ·		Improvement Value	Total Value
Land Value		Dwelling Value	3		\$60,420
\$57,450		\$0		\$2,970	4007.00
		Get Current Year T	ax Estimate		
		Prior Year Value	Information		= +.1 V-bas
Year	Land Value	Dwelling Val	ue	Improvement Value	Total Value
	\$57,450		\$0	\$2,970	\$60,420
2022	\$57,450		\$0	\$2,970	\$60,420
2021	\$57,450		1-		
More Years					
		Agricultural Land	Information		
B				Acres	CSR Points
Description				8.880	683.76
171C2 - Bassett loam, 5 to 9 percent				7.710	416.34
171D2 - Bassett loam, 9 to 14 percer	it			14.010	1,316.94
377B - Dinsdale silty clay loam, 2 to				2,020	171.70
377C2 - Dinsdale silty clay loam, 5 to				0.150	13.35
771B - Waubeek silt loam, 2 to 5 per				0.720	15.84
814D - Rockton loam, 5 to 14 percen				0.080	6.88
911B - Colo-Ely complex, 0 to 5 perc	e				Averaged Taxable CSR: 78.1
					Averaged Taxable CSR: 39.2
Total Acres: 33	3.570	Net CSR Points: 2,624.81		2.310	217.14
377B - Dinsdale silty clay loam, 2 to				1.830	40.26
814D - Rockton loam, 5 to 14 percer	nt		, i	Total Acres: 4.140	Net CSR Points: 257.40
			Cedar C		
1/22, 10:10 AM			Usual U	Building Count	Year Bui
Building Type				1	196
Din broch entit entities (ameter - 36, Height - 1			1	190
 Machine or Utility Building () 	Width - 36, Length - 14,)			190
 Crib (Width - 28, Length - 3. 				1	

 Silo - Concrete 	(Diameter - 16, Height	40)	
		Sale Information	
Sale Date	Amount	Non-Useable Transaction Code	Recording
		043 - Sale of Two or More Separately Assessed Parcels - Single Consideration	788 35
05/02/2006	\$189,375		708 336
▼ 11/27/2004	\$189,375	004 - Transfer of Partial Interest	707 219
v 11/19/2004	\$0	004 - Transfer of Partial Interest	706 286
▼ 11/04/2004	\$0	020 - Transfer To / By Administrator, Guardian, Conservator, Referee, Trustee	700 200

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John Ahlberg 563-221-1524 JohnA@WendlingQuarries.com



columnation and				
CEDAR	COUNTY ASSE	1550R		Assessor Hub provided by Vanguard Appraisals, Inc
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			2	
Legal Description: SW NW 4-81-1				
			1	
Land Val	ue	Dwelling Value	Improvement Val	
\$55,8	810	\$0	× *	\$0 \$55,810
		Get Current Year Tax E	stimate	
		Prior Year Value Info	rmation	
Year	Land Value		Improvement Value	Total Value
2022	\$55,810	\$0	\$0	\$55,810
2021	\$55,810	\$0	\$0	\$55,810
More Years				
		Agricultural Land Info	ormation	
Description		2	Acres	CSR Points
377B - Dinsdale silty clay lo	am, 2 to		14.130	1,328.22
377C2 - Dinsdale silty clay l	oam, 5 to		0.690	58.65
467 - Radford silt loam, 0 to	o 2 perc		4.570	361.03
814D - Rockton loam, 5 to 2	14 percent		2.630	57.86
911B - Colo-Ely complex, 0	to 5 perce		6.470	556.42
				Averaged Taxable CSR: 82.91
Total Acre	es: 28.490	Net CSR Points: 2,362.18		Averaged Taxable CSR: 32.90
133 - Colo silty clay loam, 0) to 2 p		0.210	16.38
377B - Dinsdale silty clay lo	am, 2 to		0.760	71.44
467 - Radford silt loam, 0 to	o 2 perc		2.120	167.48
662D2 - Mt. Carroll silt loan	n, 9 to 14		0.030	1.65
814D - Rockton loam, 5 to			6.470	142.34
911B - Colo-Ely complex, 0			0.920	79.12
			Total Acres: 10.510	Net CSR Points: 478.41
		Sale Informati	on	
Sale Date	Amount Non	-Useable Transaction Code		Recording

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



USDA is an equal opportunity provider, employer, and lender.

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Soil Information



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%		lle	94	90								87
171C2	Bassett loam, 5 to 9 percent slopes, eroded	9.15	14.4%		llle	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%		Ille	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%		Ilw	86	85								92
467	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	5.07	8.0%		llw	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%		llle	85	73								80
771B	Waubeek silt loam, 2 to 5 percent slopes	0.16	0.3%		lle	89	87								89
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.14	0.2%		llw	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 ¹/₄ 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: <u>https://youtu.be/SjdXcjJpvK0</u>

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Photos



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