



# Land For Sale

**ACREAGE:****LOCATION:**

**73.65 Acres Gross Taxable More/Less  
\$10,862/acre Total: \$800,000**

**Benton County, IA**



## Property *Key Features*

- Affordable Benton County Farm just east of Garrison
- Access to the Old Creamery Nature Trail  
<https://www.facebook.com/OldCreameryNatureTrail>
- 53.78 Cropland acres with approximate CSR2 62.94
- Great deer and turkey hunting

**John Tuthill**

319-560-0388

**JohnT@WendlingQuarries.com**

**563-659-9181**

PO Box 230

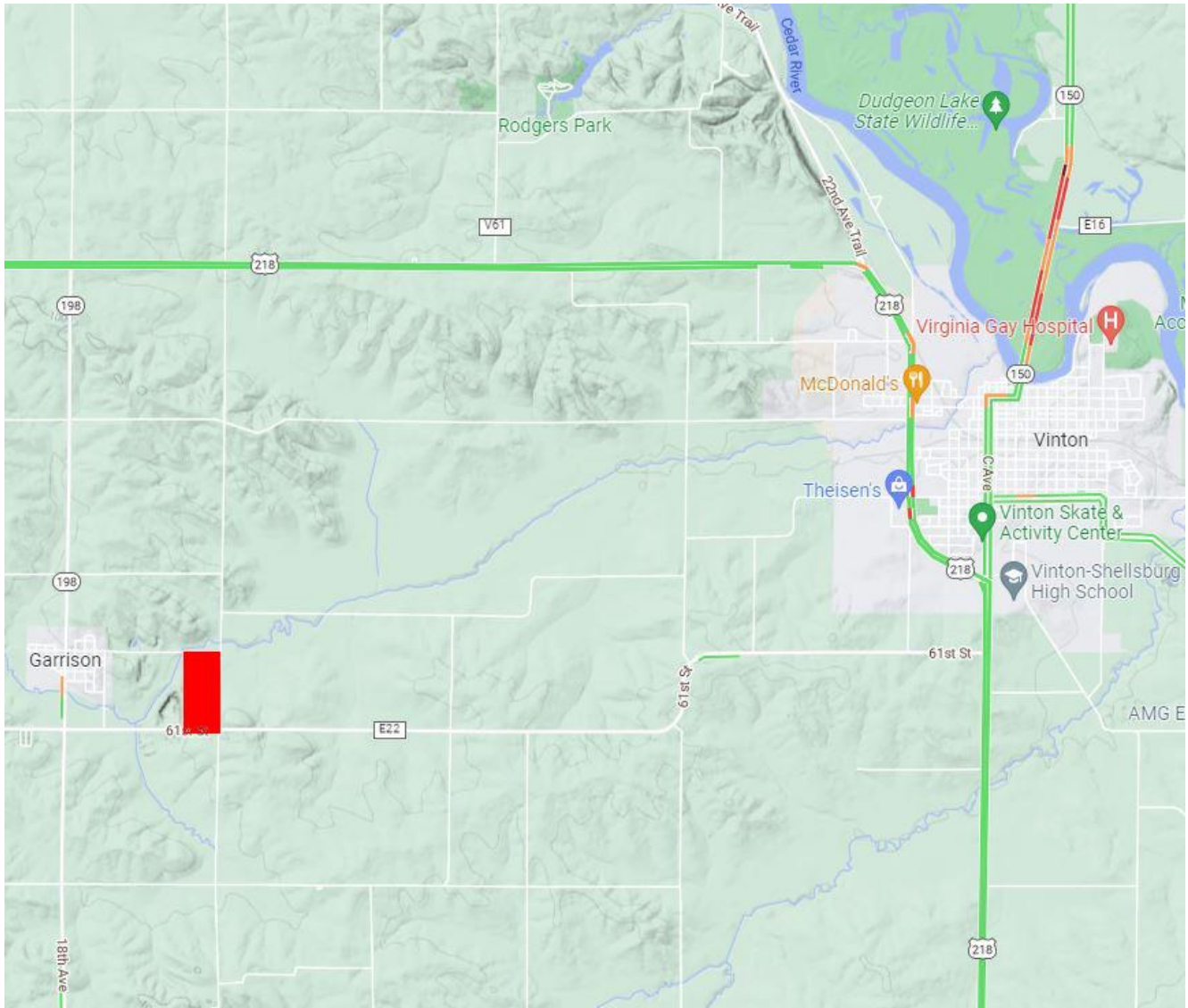
DeWitt, IA 52742

**www.WendlingQuarries.com**

**John Ahlberg**

563-221-1524

**JohnA@WendlingQuarries.com**



## Location

**From Cedar Rapids:** Head west on Hwy 30 to Hwy 218, turn north for 12.5 miles and then turn west on E22 or 61<sup>st</sup> Street for 5.25 miles to 19<sup>th</sup> Ave.

**From Waterloo (Intersection of Hwy 20 & 218):** Head south on Hwy 218 for 24 miles. Turn left or south on Hwy 198 for 3 miles through Garrison to first stop sign, turn left on E22 for 1 mile to 19<sup>th</sup> Ave. Property is bonded by E22 (south) 19<sup>th</sup> Ave (east) and 60<sup>th</sup> Street Drive (north).

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## Aerial Photo-

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## Benton County - ASSESSOR INFORMATION

8/18/22, 10:23 AM

Beacon - Benton County, IA - Soil Report: 69000550



### Summary

Parcel ID	69000550
Gross Acres	79.44
ROW Acres	5.79
Gross Taxable Acres	73.65
Exempt Acres	0.00
Net Taxable Acres	73.65 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	59.83 (4406.22 CSR2 Points / 73.65 Gross Taxable Acres)

Agland Active Config 2021\_CSR2

### Land Use Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	53.78	62.94	3,384.68	3,384.68
Non-Crop	19.87	51.41	1,021.54	639.03
Total	73.65		4,406.22	4,023.71

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	377C	Dinsdale silty clay loam, 5 to 9 percent slopes	90.00	0.05	4.50	4.50
100% Value	771B	Waubeek silt loam, 2 to 5 percent slopes	90.00	0.54	48.60	48.60
100% Value	11B	Colo-Ely complex, 0 to 5 percent slopes	86.00	7.13	613.18	613.18
100% Value	1088	Nevin silty clay loam, sandy substratum, 0 to 2 percent slop	83.00	11.05	917.15	917.15
100% Value	133	Colo silty clay loam, 0 to 2 percent slopes, occasionally fl	78.00	9.66	753.48	753.48
100% Value	302C	Coggon loam, 5 to 9 percent slopes	71.00	1.60	113.60	113.60
100% Value	1043	Bremer silty clay loam, sandy substratum, 0 to 2 percent slo	68.00	9.13	620.84	620.84
100% Value	P162D	Downs silt loam, paha, 9 to 14 percent slopes	57.00	0.20	11.40	11.40
100% Value	293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	44.00	1.65	72.60	72.60
100% Value	293D	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes	22.00	8.10	178.20	178.20
100% Value	293F	Chelsea-Fayette-Lamont complex, 18 to 25 percent slopes	11.00	4.63	50.93	50.93
100% Value	5030	Pits, limestone quarry	5.00	0.04	0.20	0.20
Non-Crop	771B	Waubeek silt loam, 2 to 5 percent slopes	90.00	4.11	369.90	208.79
Non-Crop	11B	Colo-Ely complex, 0 to 5 percent slopes	86.00	2.23	191.78	111.50
Non-Crop	1088	Nevin silty clay loam, sandy substratum, 0 to 2 percent slop	83.00	1.97	163.51	97.32
Non-Crop	133	Colo silty clay loam, 0 to 2 percent slopes, occasionally fl	78.00	1.11	86.58	53.72
Non-Crop	302C	Coggon loam, 5 to 9 percent slopes	71.00	0.38	26.98	17.86
Non-Crop	1043	Bremer silty clay loam, sandy substratum, 0 to 2 percent slo	68.00	0.69	46.92	32.02
Non-Crop	P162D	Downs silt loam, paha, 9 to 14 percent slopes	57.00	1.41	80.37	62.32
Non-Crop	293D	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes	22.00	0.48	10.56	10.56
Non-Crop	293F	Chelsea-Fayette-Lamont complex, 18 to 25 percent slopes	11.00	1.59	17.49	17.49
Non-Crop	5030	Pits, limestone quarry	5.00	5.49	27.45	27.45
Non-Crop	W	Water	0.00	0.41	0.00	0.00
Total			73.65		4,406.22	4,023.71

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**John Tuthill**  
319-560-0388  
[JohnT@WendlingQuarries.com](mailto:JohnT@WendlingQuarries.com)

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8/18/22, 10:23 AM

Beacon - Benton County, IA - Report: 69000550

**Beacon™** Benton County, IA**Summary**

Parcel ID 69000550  
Alternate ID 0628400006  
Property Address 1885 61ST ST  
GARRISON IA 52229  
Sec/Twp/Rng 28-85-11  
Brief Tax Description E 1/2 SE EX COM E 1/4 COR W 175'S 140' E 175' N 140' TO POB 25 85 11  
(Note: Not to be used on legal documents)  
Deed Book/Page  
Contract Book/Page  
Gross Acres 73.65  
Net Acres 73.65  
Adjusted CSR Pts 3986.36  
Class A - Agriculture  
(Note: This is for tax purposes only. Not to be used for zoning.)  
District 690 - JACKSON TWP/VINTON-SHELLSBURG SCH/FD B  
School District VINTON/SHELLSBURG COMMUNITY SCHOOL DIST

**Owner**

Deed Holder  
Wendling Quarries  
C/O JOHN TUTHILL  
PO Box 230  
Dewitt IA 52742  
Contract Holder  
Mailing Address  
Wendling Quarries  
PO Box 230  
Dewitt IA 52742

**Land**

Lot Area 79.44 Acres ; 3,460,406 SF

**Sales**

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/25/2012	ANDERSON, B L INC	WENDLING QUARRIES, INC	12-4692	Corporate merger or reorganization	Deed		\$0.00

[Show](#) There are other parcels involved in one or more of the above sales:**Valuation**

Classification	2022	2021	2020	2019	2018
	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$80,100	\$80,100	\$83,600	\$83,600	\$111,600
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$80,100	\$80,100	\$83,600	\$83,600	\$111,600
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$80,100	\$80,100	\$83,600	\$83,600	\$111,600

**Taxation**

	2021	2020	2019
	Pay 2022-2023	Pay 2021-2022	Pay 2020-2021
= Taxable Value	\$71,322	\$70,249	\$68,120
x Levy Rate (per \$1000 of value)	28.25988	27.84290	26.41421
= Gross Taxes Due	\$2,015.55	\$1,955.94	\$1,799.34
- Credits	(\$97.31)	(\$83.43)	(\$83.74)
= Net Taxes Due	\$1,918.00	\$1,872.00	\$1,716.00

8/18/22, 10:23 AM

Beacon - Benton County, IA - Report: 69000550

**Tax History**

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$959	No		622265
	September 2022	\$959	No		
2020	March 2022	\$936	Yes	4/1/2022	602956
	September 2021	\$936	Yes	10/1/2021	
2019	March 2021	\$858	Yes	4/1/2021	584689
	September 2020	\$858	Yes	9/30/2020	

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## Benton County FSA – MAPS North Half



United States  
Department of  
Agriculture

Benton County, Iowa



### Legend

- Non-Cropland
- Wetland Determination
- CRP
- Wetland Identifiers
- Iowa PLSS
- Iowa Roads
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 29.44 acres

2022 Program Year

Map Created May 06, 2022

Farm 6082

Tract 9993

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).

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

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## Benton County FSA – MAPS South Half



Benton County, Iowa



### Legend



● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

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2022 Program Year

Map Created May 06, 2022

Farm 6081

Tract 9992

Tract Cropland Total: 22.39 acres

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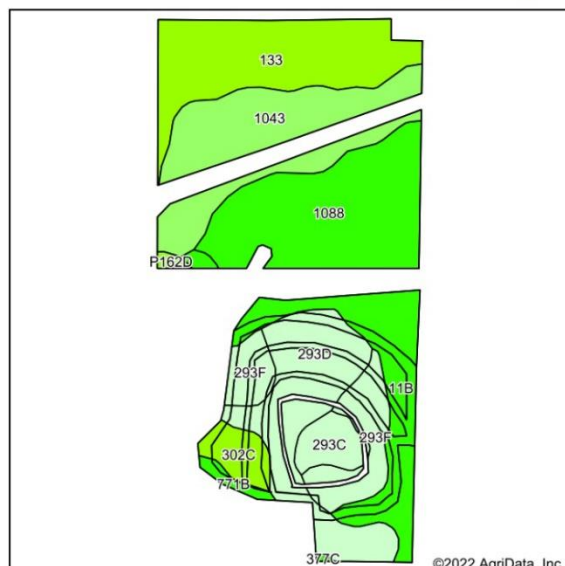


## Sold Subject to Balance of Farm Lease.

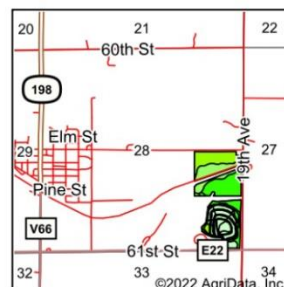
The farm shall be sold subject to an exist farm lease, which is valid for crop years 2022 and expires on the last day of February 2023. Call for additional information about the current tenant arrangements.

## Soil Information

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
County: Benton  
Location: 28-85N-11W  
Township: Jackson  
Acres: 51.24  
Date: 8/18/2022



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
1088	Nevin silty clay loam, sandy substratum, 0 to 2 percent slopes	10.81	21.1%		Ilw	83	88	98	98	77	93
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.23	18.0%		Ilw	78	80	77	77	34	75
1043	Bremer silty clay loam, sandy substratum, 0 to 2 percent slopes	9.01	17.6%		Ilw	68	80	79	79	70	77
293D	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes	7.61	14.9%		IVe	22	29	64	64	53	46
11B	Colo-Ely complex, 0 to 5 percent slopes	6.59	12.9%		Ilw	86	68	92	92	64	76
293F	Chelsea-Fayette-Lamont complex, 18 to 25 percent slopes	4.23	8.3%		VIe	11	9	45	45	32	31
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	1.56	3.0%		IIIe	44	40	68	68	58	51
302C	Coggon loam, 5 to 9 percent slopes	1.54	3.0%		IIIe	71	62	90	90	68	79
771B	Waubek silt loam, 2 to 5 percent slopes	0.45	0.9%		Ile	90	87	89	89	75	85
P162D	Downs silt loam, paha, 9 to 14 percent slopes	0.21	0.4%		IIIe	57		83	83	70	72
Weighted Average						2.48	63.3	79.4	79.4	58.2	70.8

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

\*c: 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"

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**Property Information 79.44 Acres (Gross), 73.65 Acres Taxable m/l**

**Legal Description**

Portions of the east ½ of the Southeast ¼ Section 28, Township 85 North, Range 11 West of the 5<sup>th</sup> P.M. subject to exclusions and R-O-W. Subject to an easement the seller shall retain to transport dirt from active quarry to dispose of in old quarry.

**Approximate Address**

1800 60<sup>th</sup> Street Drive or 6000 Block of 19<sup>th</sup> Avenue, Garrison, IA 52229

**Price & Terms**

- \$10,862/acre Total: \$800,000
- 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.

**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/tB41SRGhf\\_8](https://youtu.be/tB41SRGhf_8)

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