



# Land For Sale

**ACREAGE:**

**LOCATION:**

**16.84 Acres Gross Taxable More/Less  
\$150,000**

**Jones County, IA**



## **Property** *Key Features*

- Unique property near Wapsi River just north of Olin, Iowa
- Elevated area perfect for camping off Highway 38 Access
- Fishing, trapping, deer, duck and turkey hunting
- Some hay/pasture ground for horses
- Pond and access shared with neighbor

**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**



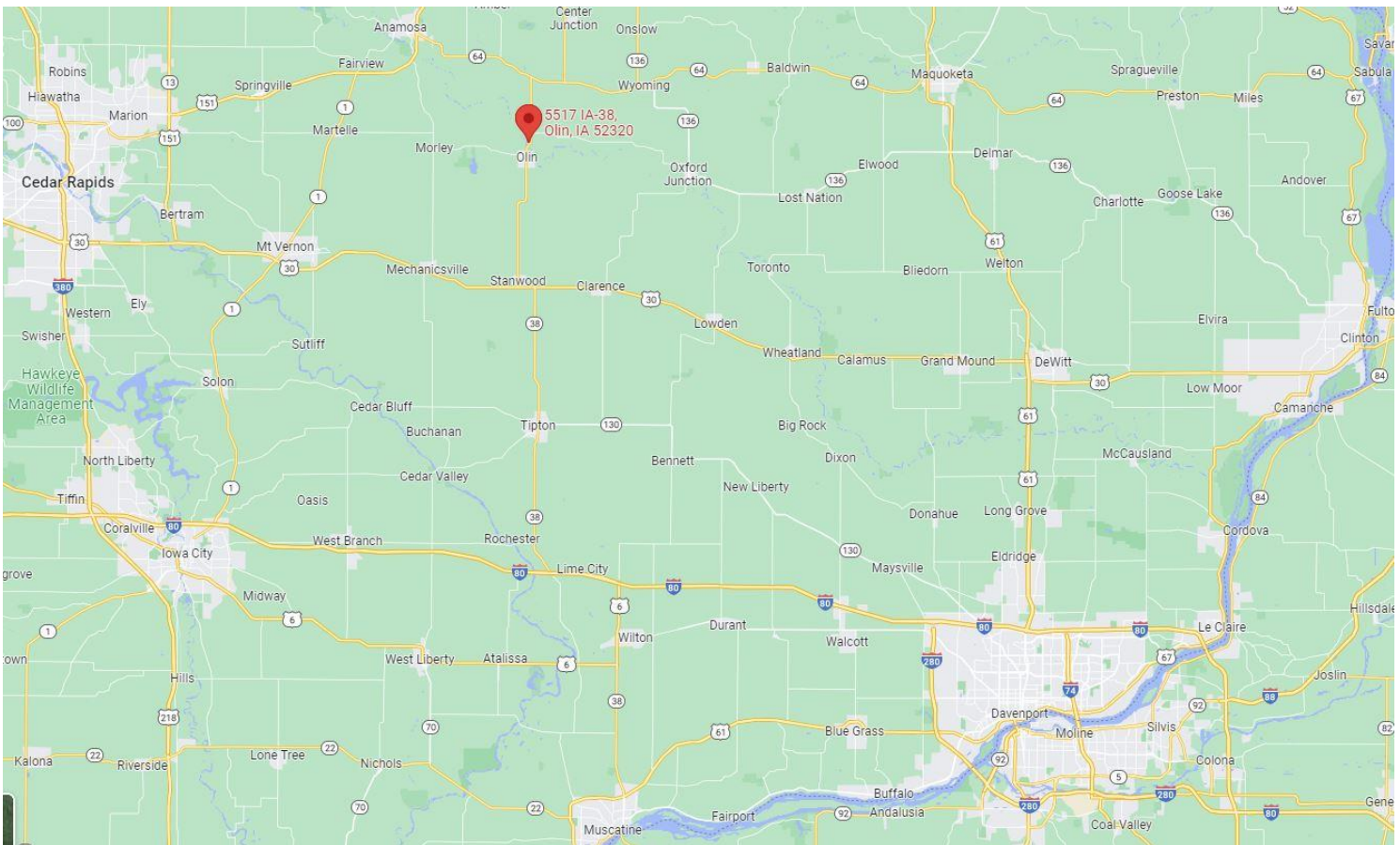
# Area Map

**Rome Township, Jones County, IA**

## Location

**From Cedar Rapids:** Head east on Highway 30 and turn north on Hwy 38 at Stanwood to Olin. Take Highway 38 through Olin, cross Wapsi River and the gate to this property is the first one on the west side of the road.

**From QCA:** Take Hwy 61 north to DeWitt. Head west on Hwy 30 to Stanwood and turn north on Hwy 38. Take Highway 38 through Olin, cross Wapsi River and the gate to this property is the first one on the west side of the road.



**Address: 5517 Highway 38, Olin, Iowa 52320**

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## Aerial Photo-



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## Jones County - ASSESSOR INFORMATION



### Summary

Parcel ID 1412200009  
Property Address 5517 HIGHWAY 38  
OLIN IA 52320  
Sec/Twp/Rng 12-83-03  
Brief Tax Description 12-83-03 PARCEL 2013-59 IN GOVT LOT 6 SW NE  
(Note: Not to be used on legal documents)  
Deed Book/Page 2014-1278 (4/22/2014)  
Contract Book/Page  
Gross Acres 16.84  
Net Acres 16.84  
Class A - Agriculture  
(Note: This is for tax purposes only. Not to be used for zoning.)  
District ROMOF - ROME TWP/OLIN SCH/OLIN BENEFITTED FIRE DISTRICT  
School District OLIN SCHOOL

### Owner

Deed Holder  
Wendling Quarries Inc  
PO Box 230  
DE Witt IA 52742  
Contract Holder  
Mailing Address  
Wendling Quarries Inc  
PO Box 230  
DE Witt IA 52742

### Land

Lot Area 16.84 Acres ; 733,550 SF

### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
4/22/2014	DYERSVILLE READY MIX INC	WENDLING QUARRIES INC	2014 1278	Normal	Deed		\$40,000.00
8/21/2013	JENSEN, FRANCES J	DYERSVILLE READY MIX INC	2013 2187	Split of division	Deed		\$78,550.00
10/17/2007	JENSEN, T. ESTATE	JENSEN, FRANCES J	2007 3367	Transfers to correct or modify conveyance	Deed		\$0.00

### Valuation

	2022	2021	2020	2019	2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$4,640	\$4,640	\$4,890	\$4,890	\$6,940
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$4,640	\$4,640	\$4,890	\$4,890	\$6,940
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$4,640	\$4,640	\$4,890	\$4,890	\$6,940

### Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$4,132	\$4,109	\$3,985	\$3,896
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$4,132	\$4,109	\$3,985	\$3,896
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$4,132	\$4,109	\$3,985	\$3,896
x Levy Rate (per \$1000 of value)	23.51489	23.75361	24.14308	24.24359
= Gross Taxes Due	\$97.16	\$97.60	\$96.21	\$94.45
- Ag Land Credit	(\$2.91)	(\$2.97)	(\$3.03)	(\$3.86)
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$94.00	\$94.00	\$94.00	\$90.00

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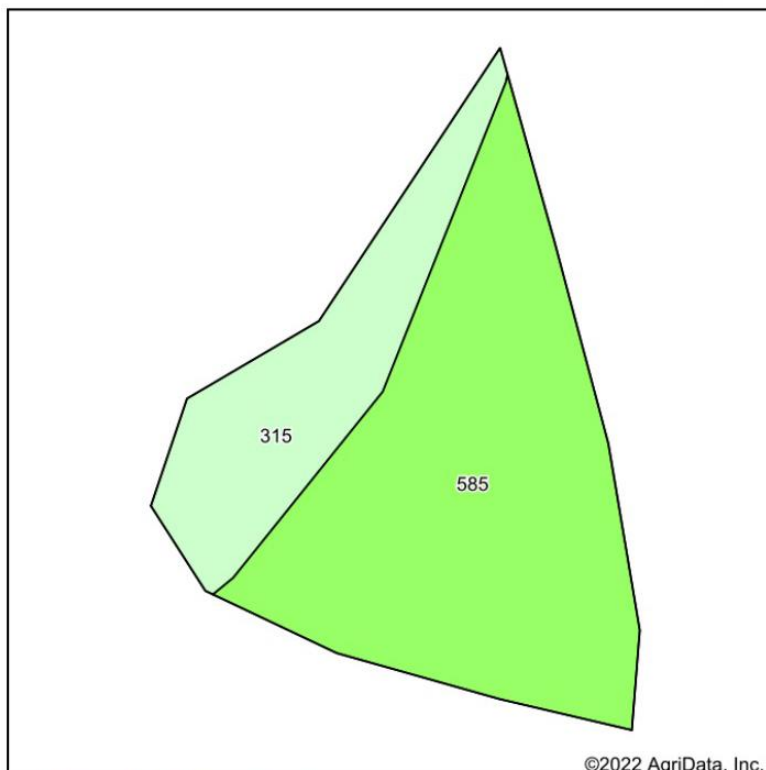


## Aerial Map

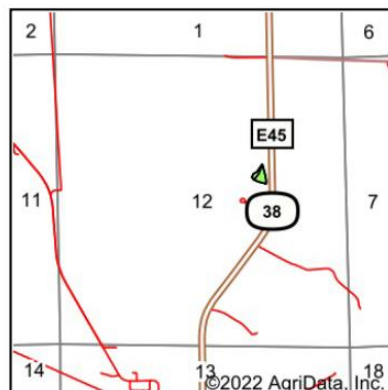


## Soil Information

### Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Jones**  
 Location: **12-83N-3W**  
 Township: **Rome**  
 Acres: **1.2**  
 Date: **9/7/2022**

Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA105, Soil Area Version: 26

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
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	0.87	72.5%		llw	70	86	77	77	33	68
315	Perks-Chaseburg complex, 0 to 2 percent slopes	0.33	27.5%		llw	29	20	56	56	47	40
Weighted Average					2.00	58.7	67.8	*n 71.2	*n 71.2	*n 36.8	*n 60.3

\*\*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

**Note: There is no farm lease on this property. We let a local farmer mow and bale the grass in an effort to keep the brush from taking over.**

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## **Property Information 16.84 Acres (Gross) m/l**

### **Legal Description**

Parcel 2013-59 in Govt. Lot 6, SW ¼ of the NE ¼, Section 12, Township 83 North, Range 03 West of the 5<sup>th</sup> P.M. subject to agreements and easements of record, Rome Township, Jones County, Iowa.

### **Approximate Address**

5517 Highway 38, Olin, Iowa 52320

### **Price & Terms**

- \$150,000
- Negotiable 10 % down upon acceptance of offer; balance due in cash at closing
- Closing after December 1, 2022, but Negotiable

### **Possession**

At closing

### **Real Estate Tax— \$94/year**

### **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/m2r6cnwHXmI>

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