



Land For Sale

ACREAGE:**LOCATION:****85 Acres Gross More/Less****Jones County, IA****\$800,000 Hunting + Fishing + Camping + ATVing****Property *Key Features*****Unique Recreational Property**

- Hunting, Fishing, ATVing Opportunities Abound with this property
- Plenty of area for food plots along with farm income for the tillable acres
- 30 Acres M/I Cropland CSR2 63.5
- Great goose/duck, 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

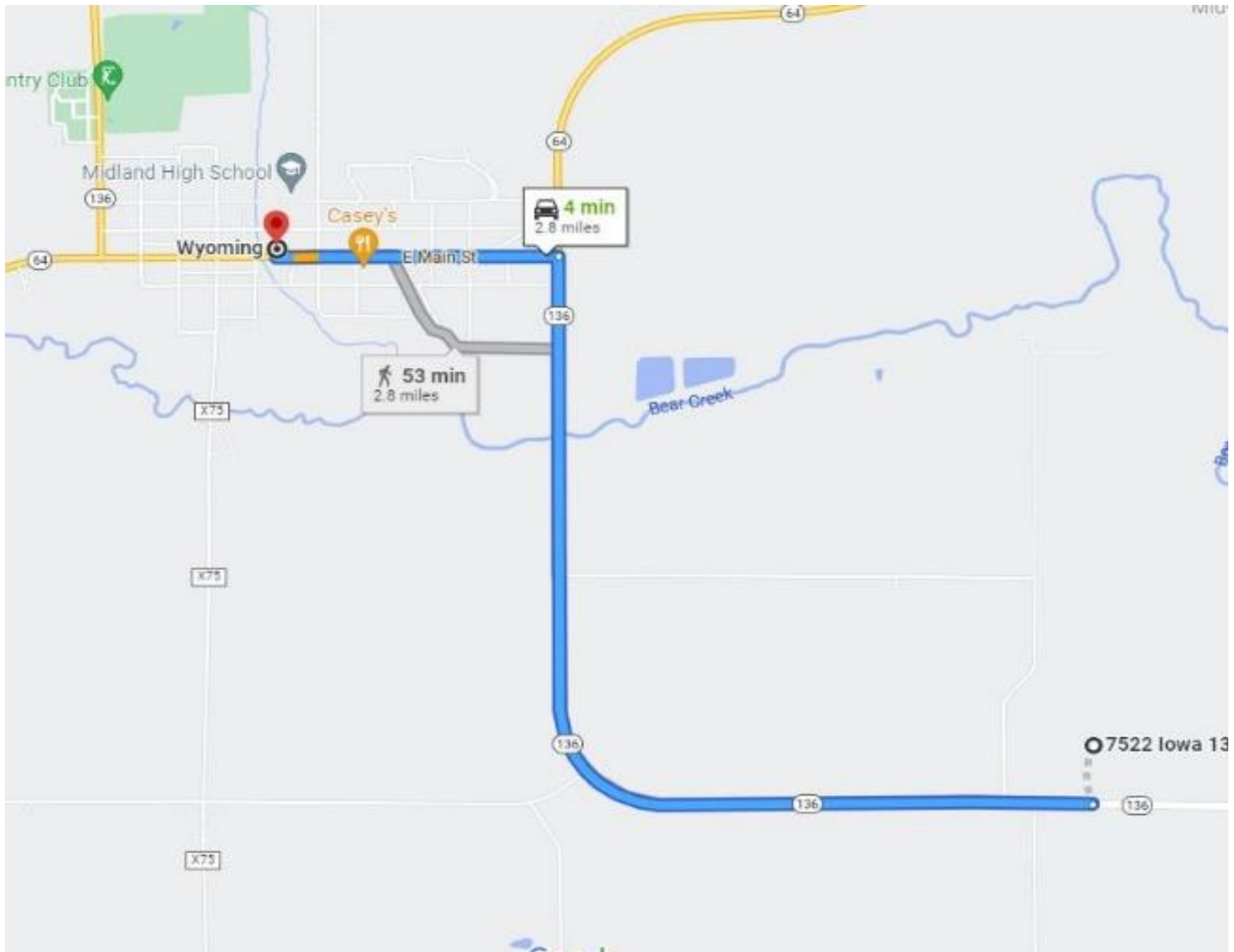
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Area Map

Wyoming Township, Jones County, IA

Location: From Cedar Rapids/Marion take Hwy 151 to Anamosa, then go east on Hwy 64 to Wyoming. From Wyoming take Hwy 136 south and east approximately 2 miles to 50th Avenue.



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Aerial Photo-



John Tuthill

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Jones County - ASSESSOR INFORMATION



Summary

Parcel ID 1233100001
 Property Address 7520 HIGHWAY 136
 WYOMING IA 52362
 Sec/Twp/Rng N/A
 Brief Tax Description 33 84 1 NW NW
 (Note: Not to be used on legal documents)
 Deed Book/Page 2001-1608 (3/16/2001)
 Contract Book/Page
 Gross Acres 38.38
 Net Acres 38.38
 Class C - Commercial
 (Note: This is for tax purposes only, Not to be used for zoning.)
 District WYQMD - WYOMING TWP/MIDLAND SCH
 School District MIDLAND SCHOOL



Owner

Deed Holder
 Wendling Quarries Inc
 PO Box 230
 DeWitt IA 52742-0230
 Contract Holder
 Mailing Address
 Wendling Quarries Inc
 PO Box 230
 DeWitt IA 52742-0230

Land

Lot Area 38.38 Acres ; 1,671,833 SF

Valuation

	2022	2021	2020	2019	2018
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$168,790	\$168,790	\$168,790	\$168,790	\$168,790
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$168,790	\$168,790	\$168,790	\$168,790	\$168,790
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$168,790	\$168,790	\$168,790	\$168,790	\$168,790

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$151,911	\$151,911	\$151,911	\$151,911
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$151,911	\$151,911	\$151,911	\$151,911
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$151,911	\$151,911	\$151,911	\$151,911
x Levy Rate (per \$1000 of value)	24.85491	24.65616	24.81022	24.78235
= Gross Taxes Due	\$3,775.73	\$3,745.54	\$3,768.95	\$3,764.71
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- 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	(\$1,037.45)	(\$1,092.18)	(\$1,070.72)	(\$1,160.04)
= Net Taxes Due	\$2,738.00	\$2,654.00	\$2,698.00	\$2,604.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$1,369	No		807245
	September 2022	\$1,369	No		
2020	March 2022	\$1,327	Yes	4/5/2022	707274
	September 2021	\$1,327	Yes	10/7/2021	
2019	March 2021	\$1,349	Yes	4/2/2021	607306
	September 2020	\$1,349	Yes	10/6/2020	
2018	March 2020	\$1,302	Yes	3/30/2020	507314
	September 2019	\$1,302	Yes	10/2/2019	

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Summary

Parcel ID 1232200006
 Property Address 7602 50TH AVE
 WYOMING IA 52362
 Sec/Twp/Rng 32-84-01
 Brief Tax Description 32 84 01 E 1/4 SE NE
 (Note: Not to be used on legal documents)
 Deed Book/Page 2001-1608 (3/16/2001)
 Contract Book/Page
 Gross Acres 9.00
 Net Acres 9.00
 Class C - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District WYOMD - WYOMING TWP/MIDLAND SCH
 School District MIDLAND SCHOOL

Owner

Deed Holder
[Wendling Quarries Inc](#)
[PO Box 230](#)
 Dewitt IA 52742-0230
 Contract Holder
 Mailing Address
 Wendling Quarries Inc
 PO Box 230
 Dewitt IA 52742-0230

Land

Lot Area 9.00 Acres ; 392,040 SF

Yard Extras

#1 - (1) Scale - Truck 70 Length, 11 Width, Readout=Yes, 60 Tons, Built 2012
 #2 - (1) Shed W10.00 x L12.00 120 SF, Frame Shed, High Pricing, Built 2012

Valuation

	2022	2021	2020	2019	2018
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500
+ Assessed Building Value	\$10,990	\$10,990	\$10,990	\$10,990	\$10,990
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$33,490	\$33,490	\$33,490	\$33,490	\$33,490
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$33,490	\$33,490	\$33,490	\$33,490	\$33,490

Taxation

	2021	2020	2019	2018
Pay 2022-2023	Pay 2021-2022	Pay 2020-2021	Pay 2019-2020	
+ Taxable Land Value	\$20,250	\$20,250	\$20,250	\$20,250
+ Taxable Building Value	\$9,891	\$9,891	\$9,891	\$9,891
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$30,141	\$30,141	\$30,141	\$30,141
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$30,141	\$30,141	\$30,141	\$30,141
x Levy Rate (per \$1000 of value)	24.85491	24.65616	24.81022	24.78235
= Gross Taxes Due	\$749.15	\$743.16	\$747.80	\$746.96
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- 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	(\$205.84)	(\$216.70)	(\$212.44)	(\$230.17)
= Net Taxes Due	\$544.00	\$526.00	\$536.00	\$516.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$272	No		818081
	September 2022	\$272	No		
2020	March 2022	\$263	Yes	4/5/2022	718152
	September 2021	\$263	Yes	10/7/2021	
2019	March 2021	\$268	Yes	4/2/2021	618260
	September 2020	\$268	Yes	10/6/2020	
2018	March 2020	\$258	Yes	3/30/2020	518253
	September 2019	\$258	Yes	10/2/2019	

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Beacon™ Jones County, IA

Summary

Parcel ID 1233100003
 Property Address 7522 HIGHWAY 136
 WYOMING IA 52362
 Sec/Twp/Rng N/A
 Brief Tax Description 33 84 1 SW NW
 (Note: Not to be used on legal documents)
 Deed Book/Page 2001-1608 (3/16/2001)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Class C - Commercial
 (Note: This is for tax purposes only; Not to be used for zoning.)
 District WYOMD - WYOMING TWP/MIDLAND SCH
 School District MIDLAND SCHOOL



Owner

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 Wendling Quarries Inc.
 PO Box 230
 DeWitt IA 52742-0230
 Contract Holder
 Mailing Address
 Wendling Quarries Inc.
 PO Box 230
 DeWitt IA 52742-0230

Land

Lot Area 37.17 Acres ; 1,619,125 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/16/2001		WENDLING QUARRIES INC	2001 1608	Normal	Deed		\$114,000.00

Valuation

	2022	2021	2020	2019	2018
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$98,080	\$98,080	\$98,080	\$98,080	\$98,080
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$98,080	\$98,080	\$98,080	\$98,080	\$98,080
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$98,080	\$98,080	\$98,080	\$98,080	\$98,080

Taxation

	2021	2020	2019	2018
Pay 2022-2023	\$88,272	\$88,272	\$88,272	\$88,272
+ Taxable Land Value	\$0	\$0	\$0	\$0
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$88,272	\$88,272	\$88,272	\$88,272
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$88,272	\$88,272	\$88,272	\$88,272
x Levy Rate (per \$1000 of value)	24.85491	24.65616	24.81022	24.78235
= Gross Taxes Due	\$2,193.99	\$2,176.45	\$2,190.05	\$2,187.59
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- 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	(\$602.84)	(\$634.64)	(\$622.17)	(\$674.08)
= Net Taxes Due	\$1,592.00	\$1,542.00	\$1,568.00	\$1,514.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$796	No		813759
	September 2022	\$796	No		
2020	March 2022	\$771	Yes	4/5/2022	713816
	September 2021	\$771	Yes	10/7/2021	
2019	March 2021	\$784	Yes	4/2/2021	613901
	September 2020	\$784	Yes	10/6/2020	
2018	March 2020	\$757	Yes	3/30/2020	513906
	September 2019	\$757	Yes	10/2/2019	

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Jones County FSA – MAPS & Info



United States
Department of
Agriculture

Jones County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

NAIP/USDA_CONUS_PRIME

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

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.

2022 Program Year

Map Created March 23, 2022

Farm 1457

Tract 1689

Tract Cropland Total: 29.99 acres

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IOWA
JONES
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1457
Prepared : 9/8/22 3:03 PM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Operator Name : MATT KOUBA
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
30.22	29.99	29.99	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	29.99	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	29.99	0.00	165	
TOTAL	29.99	0.00		

NOTES

Tract Number : 1689
Description : N10,M10: NW 1/4 SEC 33; NE 1/4 SEC 32
FSA Physical Location : IOWA/JONES
ANSI Physical Location : IOWA/JONES
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WENDLING QUARRIES INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
30.22	29.99	29.99	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	29.99	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	29.99	0.00	165

Page: 1 of 2

Sold Subject to Balance of Farm Lease.

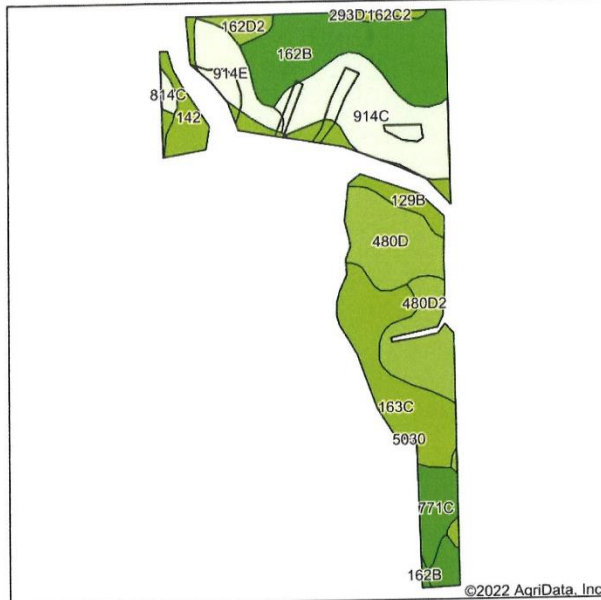
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Soil Information

Soils Map



State: **Iowa**
 County: **Jones**
 Location: **33-84N-1W**
 Township: **Wyoming**
 Acres: **30.1**
 Date: **9/8/2022**



Soils data provided by USDA and NRCS.

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
162B	Downs silt loam, 2 to 6 percent slopes	6.11	20.3%		IIIe	90	90	93	93	79	84
914C	Winneshiek loam, 2 to 9 percent slopes	5.47	18.2%		IIIe	43	41	66	66	62	54
163C	Fayette silt loam, 5 to 9 percent slopes	4.48	14.9%		IIIe	75	70	88	88	75	77
480D	Orwood silt loam 9 to 14 percent slopes	3.30	11.0%		IIIe	55	55	91	91	76	79
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	2.69	8.9%		IIIe	52	53	85	85	70	68
914E	Winneshiek loam, 9 to 18 percent slopes	1.95	6.5%		VIe	5	12	63	63	55	48
142	Chaseburg silt loam, 0 to 2 percent slopes	1.49	5.0%		IIW	79	83	84	84	72	80
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	1.48	4.9%		IIW	73	63	86	86	71	84
771C	Waubeek silt loam, 5 to 9 percent slopes	1.39	4.6%		IIIe	85	70	88	88	77	84
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	0.58	1.9%		IIIe	54		83	83	69	69
291B	Atterberry silt loam, 2 to 5 percent slopes	0.55	1.8%		IIIe	85	90	92	92	68	86
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.25	0.8%		IIIe	80		87	87	73	74
814C	Rockton loam, 5 to 9 percent slopes	0.24	0.8%		IIIe	48	46	69	69	67	57
246B	Curran silt loam, 2 to 5 percent slopes	0.12	0.4%		IIIe	74	70	91	91	81	87
Weighted Average						2.87	63.6	83	83	71.3	72.5

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

*. 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"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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The farm shall be sold subject to an existing 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, farm income and options.

Property Information 85 Acres, m/l

Legal Description: W ½ of the NW ¼ Section 33; E1/4 of the Southeast ¼ of the Northeast ¼ of Section 32; all in Township 84 North, Range 1 West of the 5th P.M., Jones County, Iowa.

Approximate Address

7522 Highway 136, Wyoming, Iowa

Price & Terms

- \$9,462/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

The property is currently being taxed as Commercial, but should revert back to Agricultural once the property is sold per the Assessor. Current taxes are \$4,874/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/Ly8NsGSbdZY>

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