



Land For Sale

ACREAGE:

LOCATION:

29 Acres, m/l

Benton County, IA



Property *Key Features*

- Breathtaking depleted quarry pond
- 13.09 Acres Tillable
- 15.91 Acres Timber/Recreational
- Great building site!

John Tuthill

319-560-0388

JohnT@WendlingQuarries.com

563-659-9181

PO Box 230

DeWitt, IA 52742

www.WendlingQuarries.com

Dylan Daehn

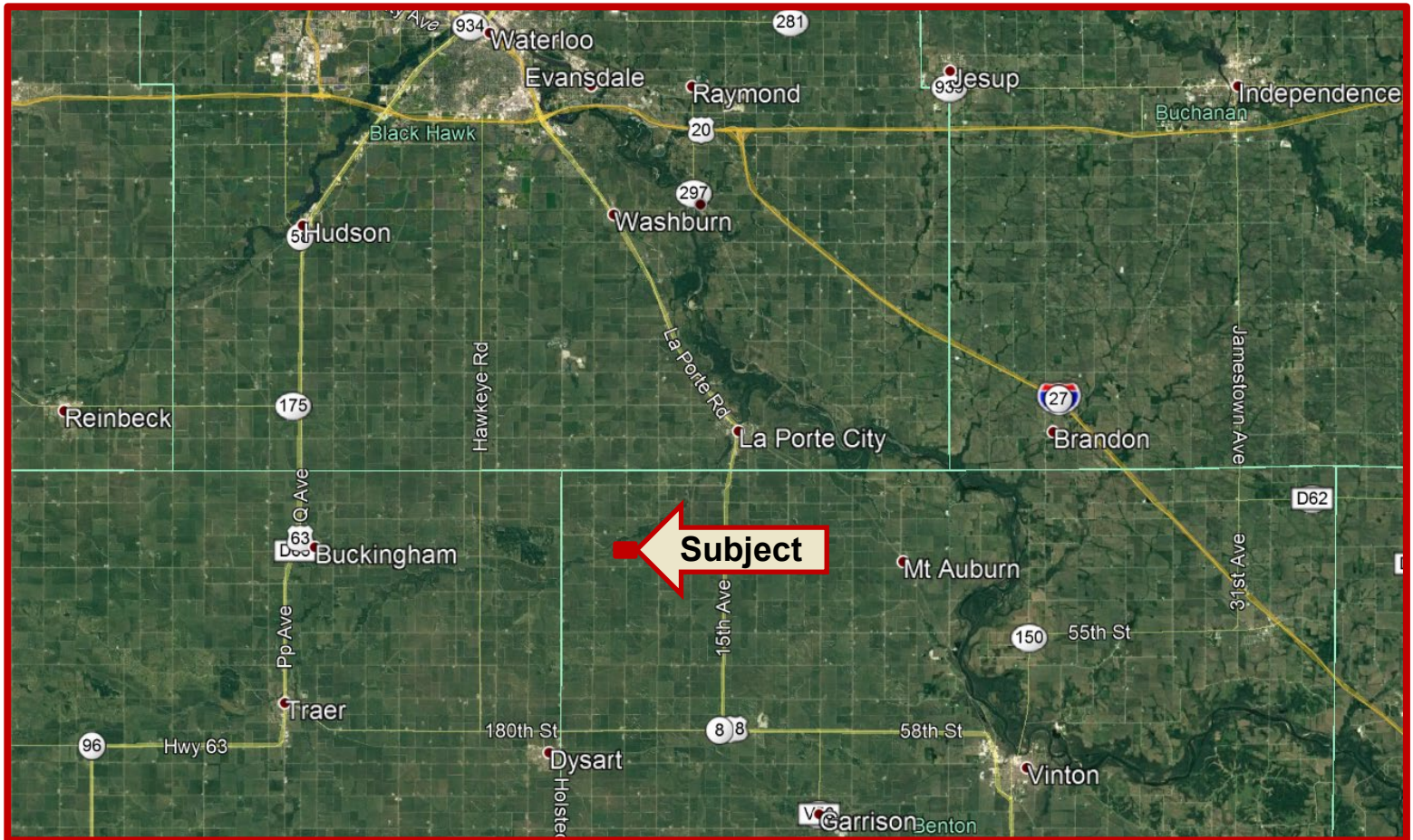
319-560-6243

DylanD@WendlingQuarries.com



Area Map

Bruce Township, Benton County, IA



John Tuthill

319-560-0388

JohnT@WendlingQuarries.com

563-659-9181

PO Box 230

DeWitt, IA 52742

www.WendlingQuarries.com

Dylan Daehn

319-560-6243

DylanD@WendlingQuarries.com



Tillable Acres: 13.09
Soil Productivity: 75.75 CSR

Property Information

29.0 Acres, m/l

Location

From Hwy 218: Four miles south of La Porte City, turn west onto 53rd St. Continue west on 53rd St for 3.0 miles. Turn right onto 12th Ave/Cotter Rd. Head north for one half mile. The property will be on your left.

From Hwy 21: Six miles east of Traer, turn north onto IA-21 N. Continue on IA-21 N for 5.4 miles before turning right (east) onto 130th St. Then turn right onto Hwy V37/Y Ave. Then left onto 53rd St Dr. 53rd St Dr. turns left and becomes 11th Ave. Turn right onto 53rd St. Turn left onto 12th Ave/Cotter Rd. The property will be on your left.

Legal Description

Parcel A SE NE & SW NE 17 86 12

Approximate Address

5244 Cotter Rd, La Porte City, IA

Price & Terms

- \$198,749
- \$6,853/acre
- 10% down upon acceptance of offer; balance due in cash at closing
- Closing on or before 11/30/19

Possession

Assignment of ag lease

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$182.00
Net Taxable Acres: 19.5
Tax per Net Taxable Acre: \$9.33

FSA Data

Part of Farm No. 235, Tract 10468
FSA/Eff. Crop Acres: 12.76*
Cert. Grass Acres: 0.0
Corn Base Acres: 6.68
Corn PLC Yield: 146 Bu.
Bean Base Acres: 6.08
Bean PLC Yield: 48 Bu.

**Includes Certified Grass Acres*

John Tuthill

319-560-0388

JohnT@WendlingQuarries.com

563-659-9181

PO Box 230

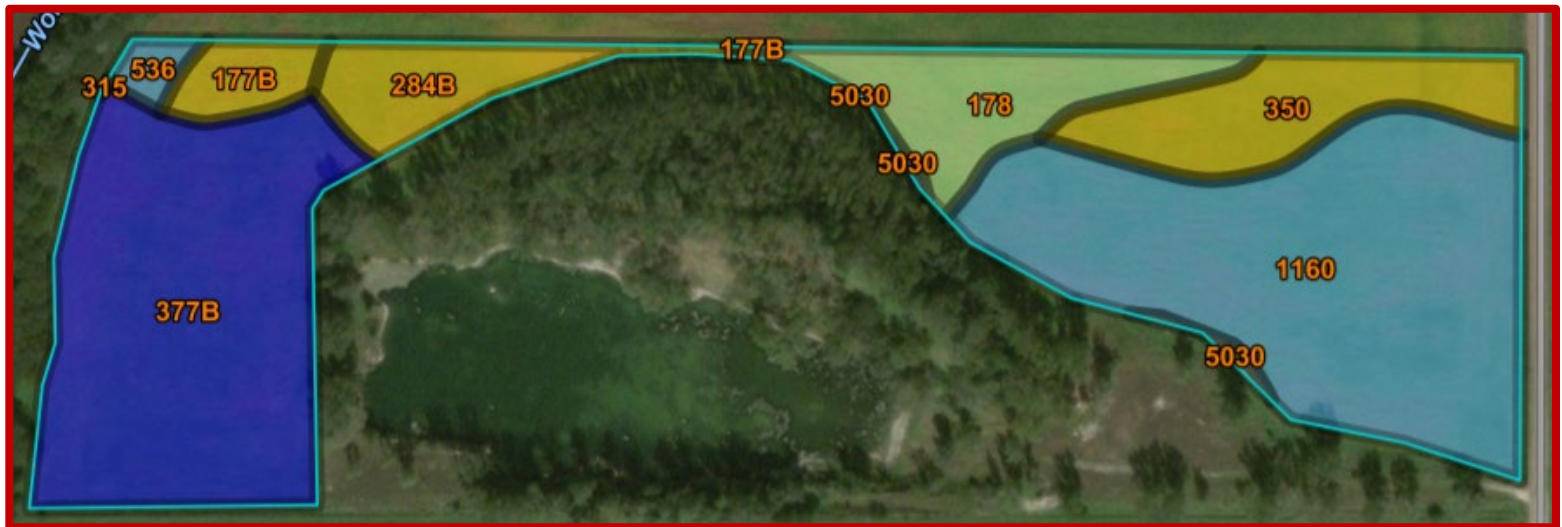
DeWitt, IA 52742

www.WendlingQuarries.com

Dylan Daehn

319-560-6243

DylanD@WendlingQuarries.com



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
177B	Saude loam, 2 to 5 percent slopes	55	0.4	3.1%
178	Waukee loam, 0 to 2 percent slopes	69	1.3	9.6%
284B	Flagler sandy loam, 2 to 5 percent slopes	51	0.8	6.2%
315	Fluvaquents, sandy and loamy	5	0.0	0.0%
350	Waukegan silt loam, 0 to 2 percent slopes	60	1.4	10.6%
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	94	4.3	31.9%
536	Hanlon fine sandy loam, 0 to 2 percent slopes	79	0.2	1.2%
1160	Walford silt loam, sandy substratum, 0 to 1 percent slopes	75	5.0	37.1%
5030	Pits, limestone quarry		0.1	0.4%
Totals for Area of Interest			13.6	100.0%



Soil Types/Productivity

Primary soils in the tillable area are Walford silt loam and Dinsdale silty clay loam. CSR based on the Benton County Assessor site. See soil map for detail.

Land Description

Nice level tillable acres with multiple building site possibilities. Timber for recreational use. A depleted quarry lies in the middle of the property offering beautiful views and an amazing fishing and swimming area.

Comments

This is a one of a kind Benton County property. You will want to be out there all the time enjoying everything this parcel has to offer. It consists of 29.0 total acres. The tillable area is currently in a corn/soybean rotation.

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.



John Tuthill

319-560-0388

JohnT@WendlingQuarries.com

563-659-9181

PO Box 230

DeWitt, IA 52742

www.WendlingQuarries.com

Dylan Daehn

319-560-6243

DylanD@WendlingQuarries.com



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

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

Dylan Daehn
319-560-6243
DylanD@WendlingQuarries.com