



# Land For Sale

**ACREAGE:**

**LOCATION:**

**40 Acres, m/l**

**Cedar County, IA**



## **Property** *Key Features*

- 35.8 Acres Tillable
- 79.9 CSR2
- 4.04 Acres Timber

**John Tuthill**

319-560-0388

[johnt@wendlingquarries.com](mailto:johnt@wendlingquarries.com)

**563-659-9181**

PO Box 230

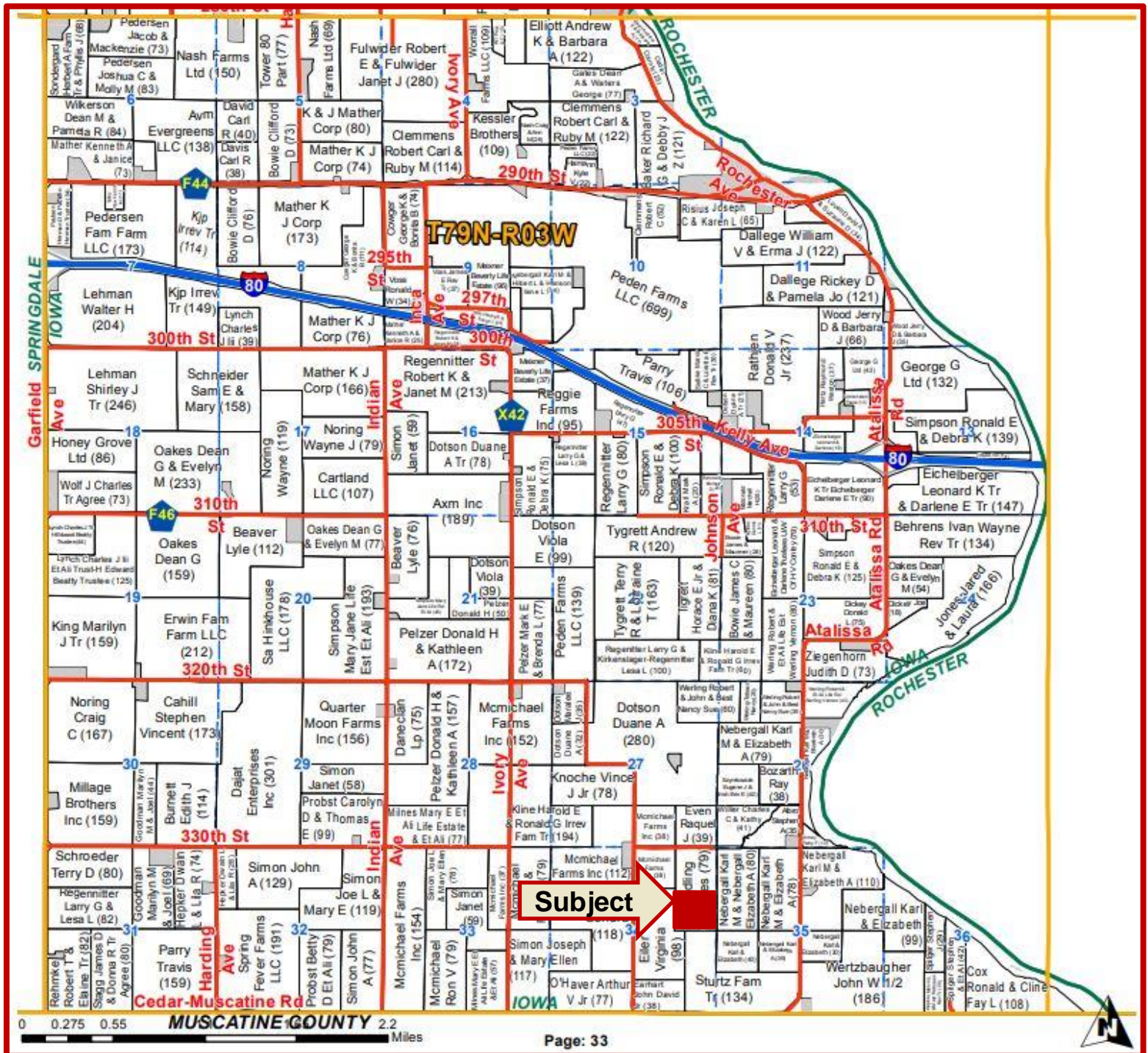
DeWitt, IA 52742

[www.wendlingquarries.com](http://www.wendlingquarries.com)

**John Ahlberg**

563-221-1524

[johna@wendlingquarries.com](mailto:johna@wendlingquarries.com)





**Tillable Acres: 35.8**  
**Soil Productivity: 79.9 CSR2**

## Property Information

**40 Acres, m/l**

### Location

**From I-80:** Take exit 265. Head south on Atalissa Rd for 3.8 miles. Turn right onto 100<sup>th</sup> St and go west 1 mile. Another right onto Jefferson Ave. Go one more mile and take a third right onto 330 St. The farm is a ¼ mile down the road on the south side.

**From Hwy 6:** Take Hwy 6 to the town of Atalissa. Turn north onto Atalissa Rd. Go north for 2 miles and take a left onto 100<sup>th</sup> St. One mile later take a right onto Jefferson Ave. Go another mile and take a right onto 330<sup>th</sup> St. Go ¼ mile. The farm is located on the south side of the road.

### Legal Description

SE NE 34-79-3

### Approximate Address

1000 330<sup>th</sup> St Atalissa, IA 52720

### Price & Terms

- \$439,500
- \$10,987.50/Acre
- Negotiable % down upon acceptance of offer; balance due in cash at closing
- Closing - Negotiable

### Possession

At closing (subject to farm lease possession expires 12/31/2021)  
Proration of cash rent based on 3/1 to 2/28 year)

### Real Estate Tax—Estimated

Taxes Payable 2021/22: \$1278.00

Net Taxable Acres: 40.0

Tax per Net Taxable Acre: \$31.95

### FSA Data

Part of Farm Number 973, Tract 1198

FSA/Eff. Crop Acres: 35.8\*

*\*Includes Certified Grass Acres*

### Access

Via 50' easement along and adjacent to west line of NENE 34-79-3 to 330<sup>th</sup> Street. Maintenance of easement spit 50-50 with dual locks on gate.

### Deed Restriction

Property will be sold subject to a deed restriction that it cannot be mined.

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
160	Walford silt loam, 0 to 2 percent slopes	85	2.6	7.4%
291	Atterberry silt loam, 0 to 2 percent slopes	90	16.0	45.7%
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	82	4.6	13.3%
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	57	1.8	5.1%
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	84	4.0	11.4%
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	76	2.0	5.7%
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	47	3.3	9.6%
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	18	0.7	1.9%
Totals for Area of Interest			35.0	100.0%



### **Soil Types/Productivity**

Primary soils in the tillable area are Atterberry and Downs silt loams. CSR2 based on the Web Soil Survey site. See soil map for detail.

### **Land Description**

Gently rolling tillable acres with fingers of timber for recreational use or could be cleaned up to maximize production.

*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.*

### **Comments**

This is a nice Cedar County farm located less than 2.5 miles from Interstate 80. It consists of 40 total acres. The tillable area is currently in a corn/



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