



Land For Sale

ACREAGE:

LOCATION:

**90 Acres MOL
\$10,600/Acre**

Linn County, IA



Property *Key Features*

- Highly Productive Linn County Farm Bordering Hwy 151
- Beautiful Creek Bottom Wildlife Habitat Deer and Turkeys
- 90 Acres More or Less at \$10,600/acre Terms Negotiable
- 61 Cropland acres M/L with approximate CSR2 75.80

John Tuthill

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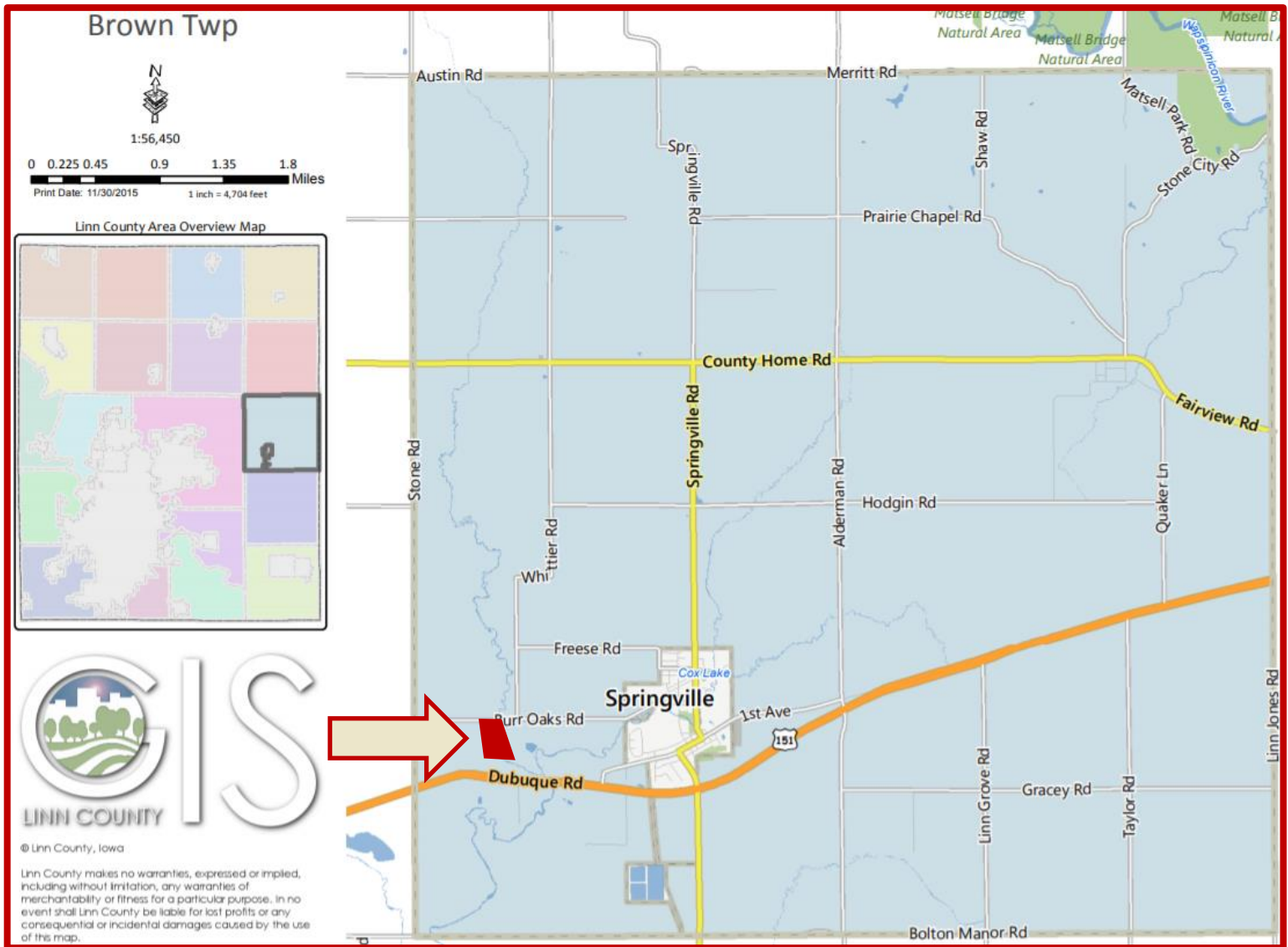
DeWitt, IA 52742

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John Ahlberg

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Location

From Cedar Rapids: Head east on Hwy 151 from the Hwy 151/Hwy 13 intersection. Continue east on Hwy 151 for 4.0 miles. The property will be on your left a quarter mile east of Stone Rd.

From Springville: Head west on Hwy 151 from the Hwy 151/X20/6th St S intersection. Continue west on Hwy 151 for 1.7 miles. The property will be on your right a quarter mile east of Stone Rd.

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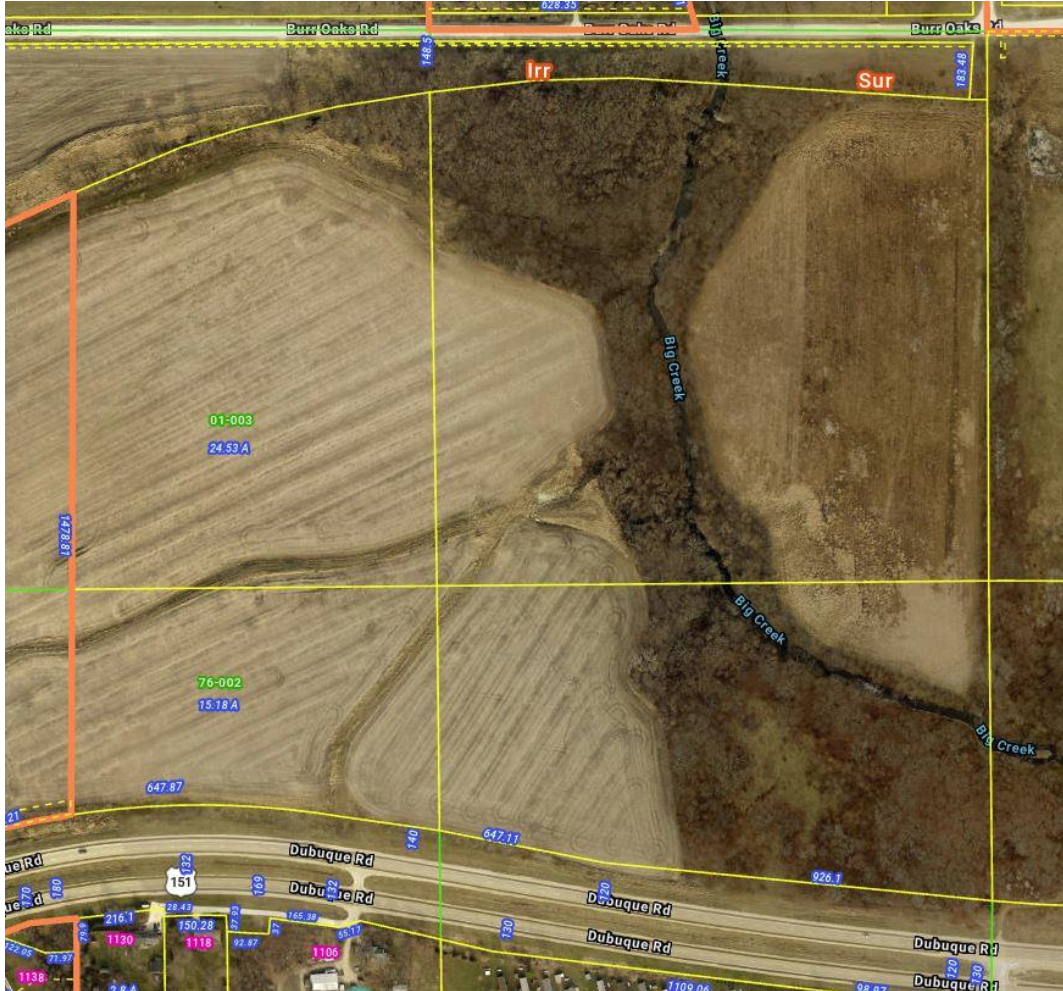
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Aerial Photo-



Accesses

North: Off of Burr Oak Road at Whittier Road

East/South: Off of Hwy 151 at Vacated Whittier

West/South: Horning Farm Access (Easement)

Note: There is a surveyed and recorded easement through the Horning Parcel (west) and Seller will grant easement via their portions of the vacated Whittier Road North and South.

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Linn County - ASSESSOR INFORMATION*

Assessor Parcel Info	Taxable		Non-	Forest	CRS2 Points	Assessed	Property
Parcel Number	Acres	Crop land	Cropland	Reserve	Cropland	Value 2021	Taxes
930301003	24.53	22.28	2.25	0	1889.75	\$ 47,700	\$ 922
930376002	15.18	15.18	0	0	1348.68	\$ 32,200	\$ 626
930426001	35.87	22.34	2.37	11.16	1316.87	\$ 44,100	\$ 648
930451001	21.11	10.28	1.23	9.6	847.09	\$ 30,400	\$ 406
Total	96.69	70.08	5.85	20.76	5402.39	\$ 154,400	\$ 2,602
				Ave CSR2	77.09		

*** Exact Acreage will have to be determined by survey. Seller's surveyor estimates the acreage is close to 90 net acres.**

FSA – INFORMATION

FSA shows approximately 61 acres M/L Cropland on Farm 6380 Tract 11906. Portion of the property are subject two Conservation Reserve Program (CRP) Contracts. Both Contracts expire 09/30/2025 and have annual payments of:

Contract # 11089A \$1,051 annually on 3.15 acres (Fields 20 & 23)

Contract # 11088A \$4,696 annually on 16.89 acres (Field 2)

Sold Subject to Balance of Farm Lease.

The farm shall be sold subject to an exist farm lease, which is valid for crop years 2021-2023. However, the current tenant has stated that if the buyer wish to terminate the existing farm lease he will comply. Call for additional information about the current tenant arrangements.

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Linn County FSA – MAP

USDA United States Department of Agriculture
Linn County, Iowa



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

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 60.59 acres

2020 Program Year
 Map Created May 14, 2020

Farm 6380
 Tract 11906

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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Soil Information – West Field



Summary by Map Unit — Linn County, Iowa (IA113)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
83B	Kenyon loam, 2 to 5 percent slopes	90	6.0	13.3%
84	Clyde silty clay loam, 0 to 3 percent slopes	88	14.9	32.8%
171B	Bassett loam, 2 to 5 percent slopes	85	3.2	7.1%
198B	Floyd loam, 1 to 4 percent slopes	89	13.4	29.5%
471B	Oran loam, 2 to 5 percent slopes	74	0.1	0.2%
777A	Wapsie loam, 0 to 2 percent slopes	55	7.8	17.1%
Totals for Area of Interest			45.5	100.0%

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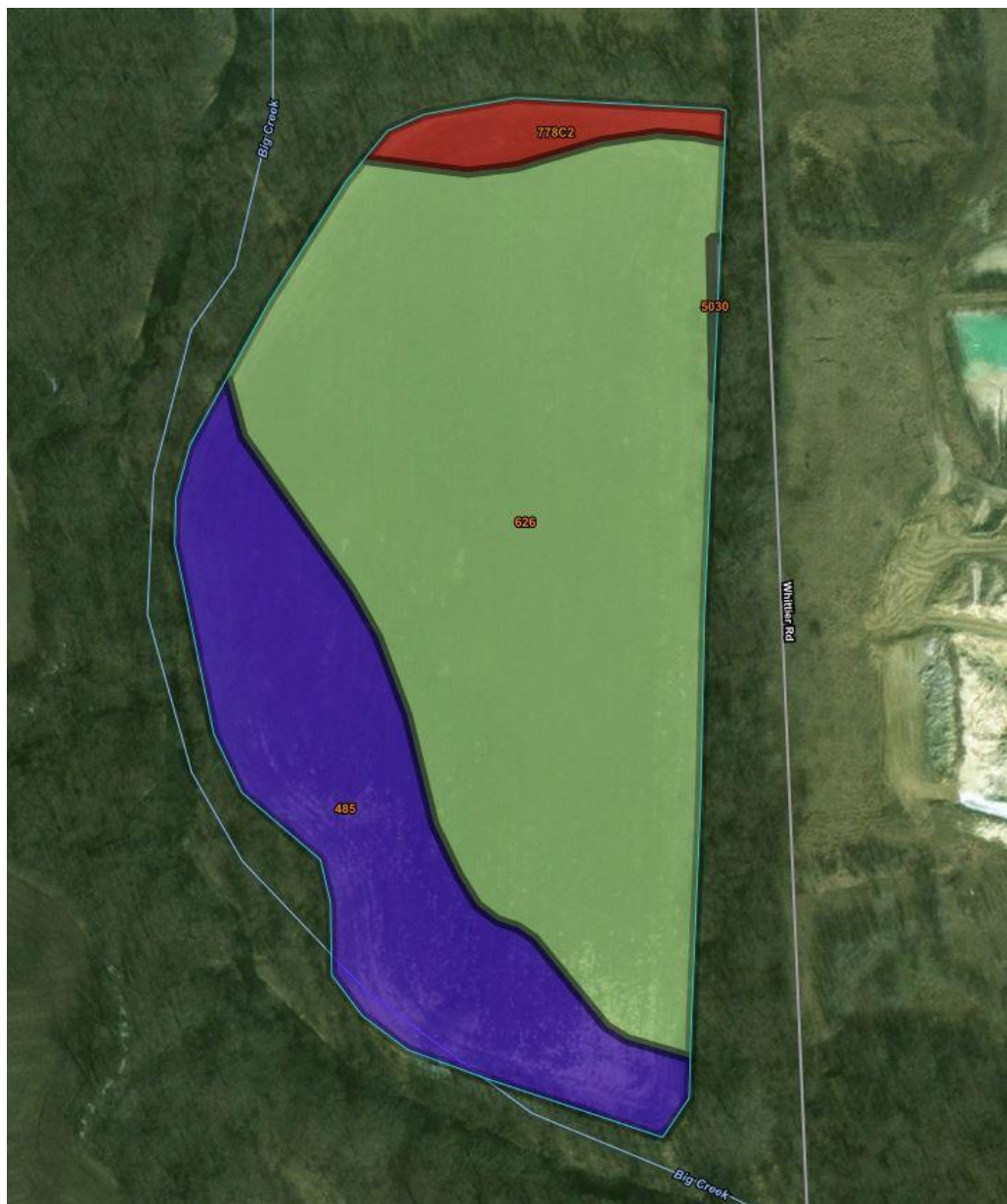
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Soil Information – East Field



Tables – Iowa Corn Suitability Rating CSR2 (IA) – Summary By Map Unit

Summary by Map Unit – Linn County, Iowa (IA113)

Summary by Map Unit – Linn County, Iowa (IA113)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	76	4.7	27.5%
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	53	11.8	68.6%
778C2	Sattre loam, 5 to 9 percent slopes, moderately eroded	42	0.6	3.8%
5030	Pits, limestone quarry		0.0	0.2%
Totals for Area of Interest			17.3	100.0%

Description – Iowa Corn Suitability Rating CSR2 (IA)

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DEED RESTRICTIONS –

1. Property sold subject to a deed restriction prohibiting the mining, extraction and sales of stone, sand and gravel products.
2. Seller's desire to maintain a buffer to their mining operation along the east 500 feet of the property being sold, thus a restriction on building structures in this area. Note: Most of this area is within the floodplain of the West Fork of Big Creek.

Property Information 90 Acres, m/l

Legal Description

Approximately Portions of NWSE & SESW & SWSE & NESW lying N of HWY 30 TWP 84 R 5. East boundary line will be the west R-O-W line of vacated Whittier Road.

Approximate Address

1147 Old Dubuque Rd, Springville, IA

Price & Terms

- \$10,600/acre to be determined by survey or mutual agreement
- Negotiable % down upon acceptance of offer; balance due in cash at closing
- Closing – Negotiable

Possession

At closing (subject to farm lease and CRP Contracts to be assigned at close)

Real Estate Tax—Estimated Taxes Payable 2020 – 2021: \$2,602

Net Taxable Acres: 96.69

Tax per Net Taxable Acre: \$26.91

Building Setback

Buyer acknowledges that this property is adjacent to Seller's quarry operation and agree not to build and structures within 500' feet of the east boundary.

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.

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