



Land For Sale

ACREAGE:

**60.44 Acres More/Less
\$7,072/Acre or \$427,453**

LOCATION:

**Black Hawk County, IA
Glory Quarry**

**Property *Key Features***

- Great location from Cedar Rapids or Waterloo
- Extremely Unique Combination Rec/Ag Property
- Water, Fishing, Deer Hunting, Camping Opportunities, or Horses
- Average CSR2– 48.12 on Approximately 12 acres Crop/Hay Ground
- Cedar Valley Natural Trail Access:
<https://www.trailink.com/trail/cedar-valley-nature-trail/>

John Tuthill

319-560-0388

JohnT@WendlingQuarries.com**563-659-9181**

PO Box 230

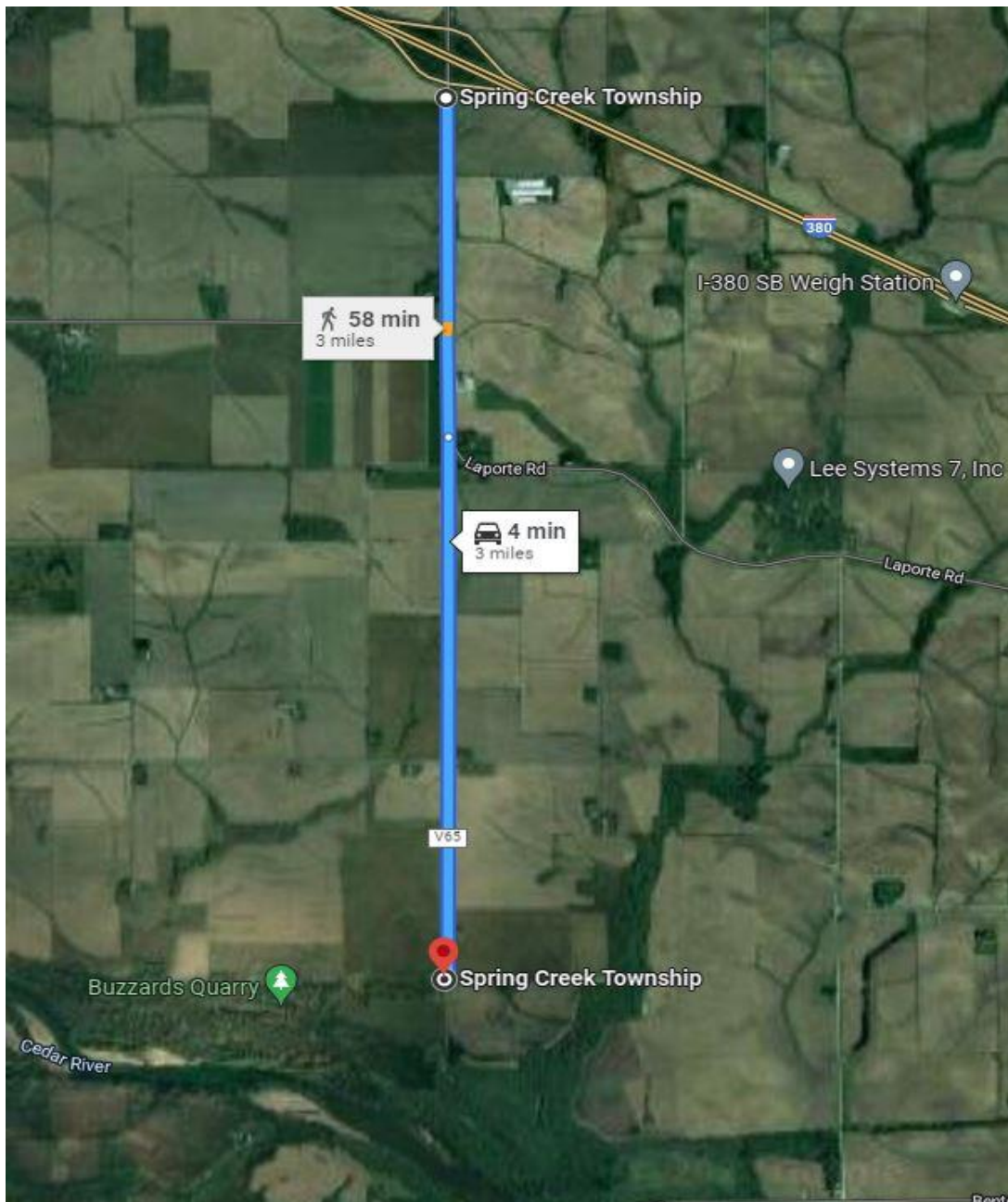
DeWitt, IA 52742

www.WendlingQuarries.com**John Ahlberg**

563-221-1524

JohnA@WendlingQuarries.com

Location: From Exit 53 on I-380 go south on V65 or Black Hawk Buchanan Avenue 4 miles. Access road on west side of road.



Aerial Photo-



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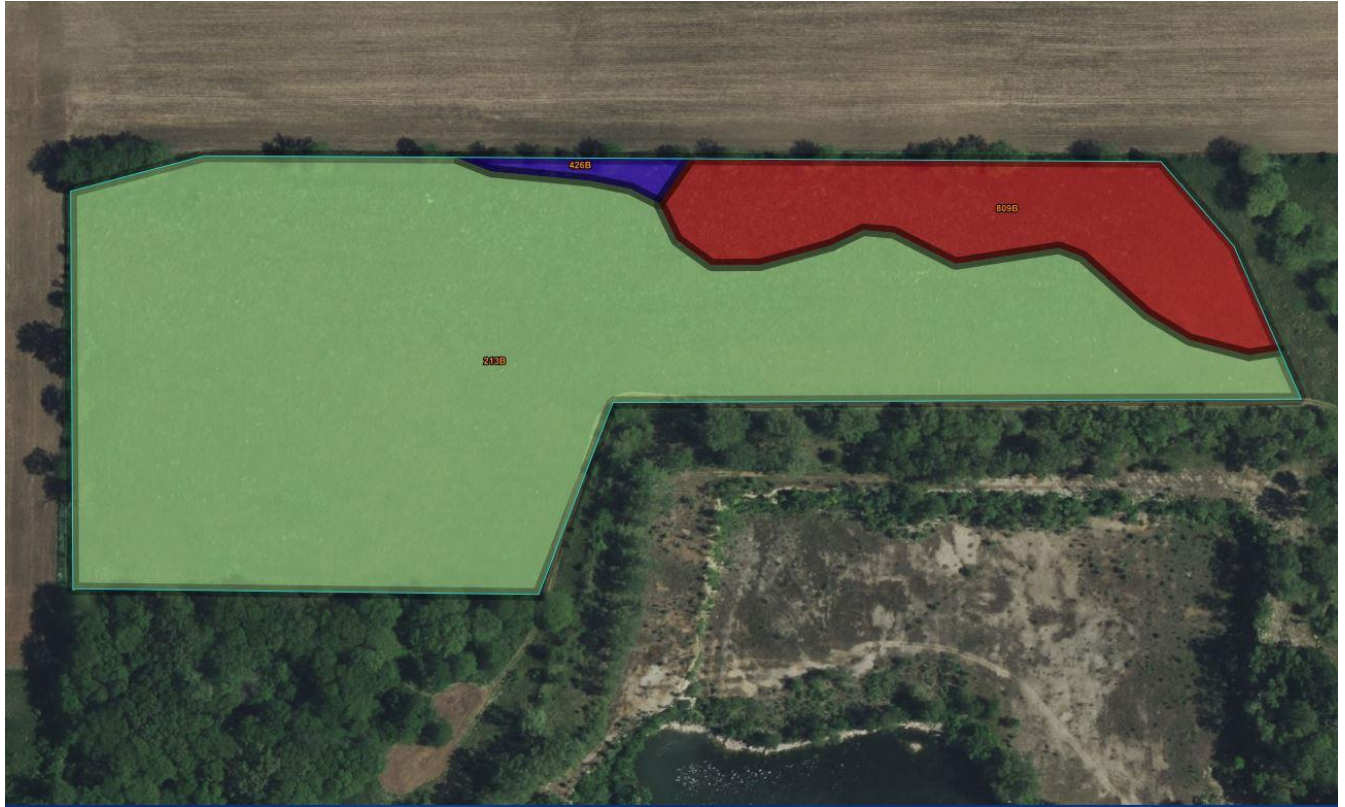
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Soil Information



Tables — Iowa Corn Suitability Rating CSR2 (IA) — Summary By Map Unit				
Summary by Map Unit — Black Hawk County, Iowa (IA013)				
Summary by Map Unit — Black Hawk County, Iowa (IA013)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	49	9.9	82.8%
426B	Aredale loam, 2 to 5 percent slopes	91	0.2	1.3%
809B	Bertram fine sandy loam, 2 to 5 percent slopes	39	1.9	16.0%
Totals for Area of Interest			12.0	100.0%
Description — Iowa Corn Suitability Rating CSR2 (IA)				

The farm shall be sold subject to an existing farm lease, which is valid for crop year 2022 and expires on the last day of March 2023. Call for additional information about the current tenant arrangements, farm income and options.

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Property Information 60.44 Acres, m/l

Legal Description: The South Half of the Northeast Quarter of the Northwest Quarter; The South Half of the Northwest Quarter of the Northeast Quarter, except the East 26 Roads in even width thereof; That part of Government Lot No. 2, except the East 26 rods in even width thereof, lying North of the Right of Way of the Waterloo, Cedar Falls and Northern Railway Company; All that part of Government Lots Nos. 3 and 4 lying North of the Right of Way of the Waterloo, Cedar Falls and Northern Railroad; All of the above being in Section No. 36, Township No. 87 North, Range No. 11 West of the Fifth Principal Meridian in Black Hawk County, Iowa. Subject to easements, restrictions and third-party rights filed of record.

Approximate Address

13250 Black Hawk Buchanan Avenue, La Porte City, Iowa 50651

Access: Via a recorded easement.

Price & Terms

- \$7,072/acre Total: \$427,453.00
- 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

Current taxes are \$2,026/year

Deed Restriction

Sold as-is where-is. Seller wishes to maintain mine license and option to lease the site back for quarrying purposes in the future.

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/59MvX4OoeFg>

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Black Hawk County - ASSESSOR INFORMATION



Summary

Parcel ID 871136201002
 Alternate ID N/A
 Property Address -SPRING CREEK-
 Sec/Twp/Rng S 1/2 NW NE EXC E 26 RDS IN EVEN WIDTH SEC 36 T 87 R 11
 Brief Tax Description (Note: Not to be used on legal documents)
 2020-001920 (7/31/2019)
 Deed Book/Page
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Adjusted CSR Pts 0
 Class C - Commercial
 District (Note: This is for assessment purposes only. Not to be used for zoning.)
 730000 - SPRING CREEK TWP/UNION SCH
 School District UNION COMMUNITY SCHOOLS

Neighborhood

Neighborhood SPRING CREEK TWP-C

Owner information

Deed
 WENDLING QUARRIES INC
 2647 225TH ST
 DE WITT IA 52742

Mail To
 WENDLING QUARRIES INC
 2647 225TH ST
 DE WITT IA 52742



Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/15/2019	NIEMANN, PAUL CONSTRUCTION CO	WENDLING QUARRIES INC	2020-00001920	MULTIPLE PARCEL SALE	Deed	Y	\$0.00

[Show](#) There are other parcels involved in one or more of the above sales:

Show Deed/Contract

[Show Deed/Contract](#)

Land

Lot Area 13.34 Acres; 581,090 SF
 (Note: Land sizes used for assessment purposes only. This is not a survey of the property)

Valuation

	2022	2021	2020	2019	2018
Classification	Commercial	Commercial	Commercial	Agriculture	Agriculture
+ Assessed Land Value	\$38,550	\$38,550	\$38,550	\$10,370	\$15,020
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$38,550	\$38,550	\$38,550	\$10,370	\$15,020
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$38,550	\$38,550	\$38,550	\$10,370	\$15,020

Taxation

	2021	2020	2019	2018
Pay 2022-2023	Pay 2021-2022	Pay 2020-2021	Pay 2019-2020	
+ Taxable Land Value	\$34,695	\$34,695	\$8,450	\$8,431
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$34,695	\$34,695	\$8,450	\$8,431
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$34,695	\$34,695	\$8,450	\$8,431
x Levy Rate (per \$1000 of value)	23.70519	24.13867	24.46500	24.43864
= Gross Taxes Due	\$822.45	\$837.49	\$206.73	\$206.04
- Ag Land Credit	\$0.00	\$0.00	(\$7.97)	(\$7.54)
- 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	(\$327.79)	(\$312.58)	\$0.00	\$0.00
= Net Taxes Due	\$494.66	\$524.91	\$198.76	\$198.50

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Summary

Parcel ID 871136251003
Alternate ID
Property Address N/A
Sec/Twp/Rng -SPRING CREEK-
Brief Tax Description ALL GOVT LOT 2 LYING N OF FORMER I C G RR R-O-W SEC 36 T 87 R 11 EXC E 26 RDS
(Note: Not to be used on legal documents)
2025-001920 (7/31/2019)
Deed Book/Page
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class C - Commercial
(Note: This is for assessment purposes only. Not to be used for zoning.)
District 730000 - SPRING CREEK TWP/UNION SCH
School District UNION COMMUNITY SCHOOLS



Neighborhood

Neighborhood SPRING CREEK TWP-C

Owner Information

Deed
WENDLING QUARRIES INC
2647 225TH ST
DE WITT IA 52742

Mail To
WENDLING QUARRIES INC
2647 225TH ST
DE WITT IA 52742

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/15/2019	NIEMANN, PAUL CONSTRUCTION CO	WENDLING QUARRIES INC	2020-00001920	MULTIPLE PARCEL SALE	Deed	Y	\$0.00

Show There are other parcels involved in one or more of the above sales:

Show Deed/Contract

Show Deed/Contract

Land

Lot Area 12.26 Acres / 534,046 SF
(Note: Land sizes used for assessment purposes only. This is not a survey of the property)

Valuation

	2022	2021	2020	2019	2018
Classification	Commercial	Commercial	Commercial	Agriculture	Agriculture
+ Assessed Land Value	\$33,870	\$33,870	\$33,870	\$1,180	\$1,700
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$33,870	\$33,870	\$33,870	\$1,180	\$1,700
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$33,870	\$33,870	\$33,870	\$1,180	\$1,700

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$30,483	\$30,483	\$962	\$954
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$30,483	\$30,483	\$962	\$954
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$30,483	\$30,483	\$962	\$954
x Levy Rate (per \$1000 of value)	23.70519	24.13867	24.46500	24.43864
= Gross Taxes Due	\$722.61	\$735.82	\$23.54	\$23.31
- Ag Land Credit	\$0.00	\$0.00	(\$0.90)	(\$0.85)
- 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	(\$288.00)	(\$274.63)	\$0.00	\$0.00
= Net Taxes Due	\$434.61	\$461.19	\$22.64	\$22.46

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Beacon™ Black Hawk County, IA

Summary

Parcel ID 871136126003
Alternate ID
Property Address N/A
Sec/Twp/Rng -SPRING CREEK-
Brief Tax Description S20 A NE NW SEC 36 T 87 R 11
(Note: Not to be used on legal documents)
Deed Book/Page 2020-001920 (7/31/2019)
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class C - Commercial
(Note: This is for assessment purposes only. Not to be used for zoning.)
District 730000 - SPRING CREEK TWP/UNION SCH
School District UNION COMMUNITY SCHOOLS

Neighborhood

Neighborhood SPRING CREEK TWP-C

Owner information

Deed
WENDLING QUARRIES INC
2647 225TH ST
DE WITT IA 52742

Mail To
WENDLING QUARRIES INC
2647 225TH ST
DE WITT IA 52742

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/15/2019	NIEMANN,PAUL CONSTRUCTION CO	WENDLING QUARRIES INC	2020-00001920	PROPERTY WITH DUAL CLASSIFICATION/SALE OF TWO OR MORE PARCELS WITH ...	Deed	Y	\$100.00

Show There are other parcels involved in one or more of the above sales:

Show Deed/Contract

Show Deed/Contract

Land

Lot Area 19.57 Acres ; 852,469 SF
(Note: Land sizes used for assessment purposes only. This is not a survey of the property)

Valuation

	2022	2021	2020	2019	2018
Classification	Commercial	Commercial	Commercial	Agriculture	Agriculture
+ Assessed Land Value	\$47,890	\$47,890	\$47,890	\$12,760	\$18,180
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$47,890	\$47,890	\$47,890	\$12,760	\$18,180
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$47,890	\$47,890	\$47,890	\$12,760	\$18,180

Taxation

	2021 Pay 2021-2022	2020 Pay 2020-2021	2019 Pay 2019-2020	2018 Pay 2018-2019
+ Taxable Land Value	\$43,101	\$43,101	\$10,397	\$10,205
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$43,101	\$43,101	\$10,397	\$10,205
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$43,101	\$43,101	\$10,397	\$10,205
x Levy Rate (per \$1000 of value)	23.70519	24.13867	24.46500	24.43864
= Gross Taxes Due	\$1,021.72	\$1,040.40	\$254.36	\$249.40
- Ag Land Credit	\$0.00	\$0.00	(\$9.65)	(\$9.12)
- 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	(\$407.21)	(\$388.31)	\$0.00	\$0.00
= Net Taxes Due	\$614.51	\$652.09	\$244.71	\$240.28



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Summary

Parcel ID 871136176003
Alternate ID
Property Address N/A
Sec/Twp/Rng -SPRING CREEK-
Brief Tax Description ALL GOVT LOT 3 LYING N FORMER I C G RR R-O-W SEC 36 T 87 R 11
(Note: Not to be used on legal documents)
2020-001920 (7/31/2019)
Deed Book/Page
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class C - Commercial
(Note: This is for assessment purposes only. Not to be used for zoning.)
District 730000 - SPRING CREEK TWP/UNION SCH
School District UNION COMMUNITY SCHOOLS



Neighborhood

Neighborhood SPRING CREEK TWP-C

Owner information

Deed
WENDLING QUARRIES INC
2647 225TH ST
DE WITT IA 52742

Mail To
WENDLING QUARRIES INC
2647 225TH ST
DE WITT IA 52742

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/15/2019	NIEMANN, PAUL CONSTRUCTION CO	WENDLING QUARRIES INC	2020-00001920	MULTIPLE PARCEL SALE	Deed	Y	\$0.00

Show There are other parcels involved in one or more of the above sales:

Show Deed/Contract

Show Deed/Contract

Land

Lot Area 10.47 Acres : 456,073 SF
(Note: Land sizes used for assessment purposes only. This is not a survey of the property)

Valuation

	2022	2021	2020	2019	2018
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$14,080	\$14,080	\$14,080	\$18,750	\$18,750
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$14,080	\$14,080	\$14,080	\$18,750	\$18,750
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$14,080	\$14,080	\$14,080	\$18,750	\$18,750

Taxation

	2021	2020	2019	2018
Pay 2022-2023	Pay 2021-2022	Pay 2020-2021	Pay 2019-2020	
+ Taxable Land Value	\$12,672	\$12,672	\$16,875	\$16,875
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$12,672	\$12,672	\$16,875	\$16,875
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$12,672	\$12,672	\$16,875	\$16,875
x Levy Rate (per \$1000 of value)	23.70519	24.13867	24.46500	24.43864
= Gross Taxes Due	\$300.39	\$305.89	\$412.85	\$412.40
- 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	(\$119.72)	(\$114.17)	(\$160.21)	(\$151.59)
= Net Taxes Due	\$180.67	\$191.72	\$252.64	\$260.81

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Summary

Parcel ID 871136151002
Alternate ID N/A
Property Address N/A
Sec/Twp/Rng SPRING CREEK-
Brief Tax Description ALL GOVT LOT 4 LYING N OF FORMER I C G R R R-O-W SEC 36 T 87 R 11
(Note: Not to be used on legal documents)
2020-001920 (7/31/2019)
Deed Book/Page
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class C - Commercial
(Note: This is for assessment purposes only. Not to be used for zoning.)
District 730000 - SPRING CREEK TWP/UNION SCH
School District UNION COMMUNITY SCHOOLS

Neighborhood

Neighborhood SPRING CREEK TWP-C

Owner information

Deed
WENDLING QUARRIES INC
2647 225TH ST
DE WITT IA 52742

Mail To
WENDLING QUARRIES INC
2647 225TH ST
DE WITT IA 52742

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/15/2019	NIEMANN, PAUL CONSTRUCTION CO	WENDLING QUARRIES INC	2020-00001920	MULTIPLE PARCEL SALE	Deed	Y	\$0.00

☐ Show: There are other parcels involved in one or more of the above sales:

Show Deed/Contract

[Show Deed/Contract](#)

Land

Lot Area 4.80 Acres; 209,088 SF
(Note: Land sizes used for assessment purposes only. This is not a survey of the property!)

Valuation

	2022	2021	2020	2019	2018
Classification	Commercial	Commercial	Commercial	Agriculture	Agriculture
+ Assessed Land Value	\$14,400	\$14,400	\$14,400	\$670	\$970
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$14,400	\$14,400	\$14,400	\$670	\$970
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$14,400	\$14,400	\$14,400	\$670	\$970

Taxation

	2021	2020	2019	2018
	Pay 2022-2023	Pay 2021-2022	Pay 2020-2021	Pay 2019-2020
+ Taxable Land Value	\$12,960	\$12,960	\$546	\$544
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$12,960	\$12,960	\$546	\$544
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$12,960	\$12,960	\$546	\$544
x Levy Rate (per \$1000 of value)	23.70519	24.13867	24.46500	24.43864
= Gross Taxes Due	\$307.22	\$312.84	\$13.36	\$13.29
- Ag Land Credit	\$0.00	\$0.00	(\$0.51)	(\$0.49)
- 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	(\$122.44)	(\$116.76)	\$0.00	\$0.00
= Net Taxes Due	\$184.78	\$196.08	\$12.85	\$12.80



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