



Land For Sale

ACREAGE:

LOCATION:

**41 Acres More/Less
\$360,000 Cropland + Hunting**

Jones County, IA



Property *Key Features*

- Located southeast of Wyoming, IA on a hard surface road
- Easy access to Highway 136 and Highway 64
- 30 acres M/L cropland with a 60.8 CSR2 rating

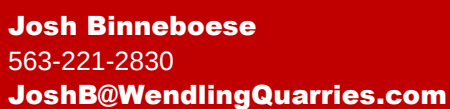
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John Ahlberg
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Location: From Cedar Rapids/Marion take Hwy 151 to Anamosa, then go east on Hwy 64 to Wyoming. From Wyoming take Hwy 136 south and east approximately 2 miles to 50th Avenue.

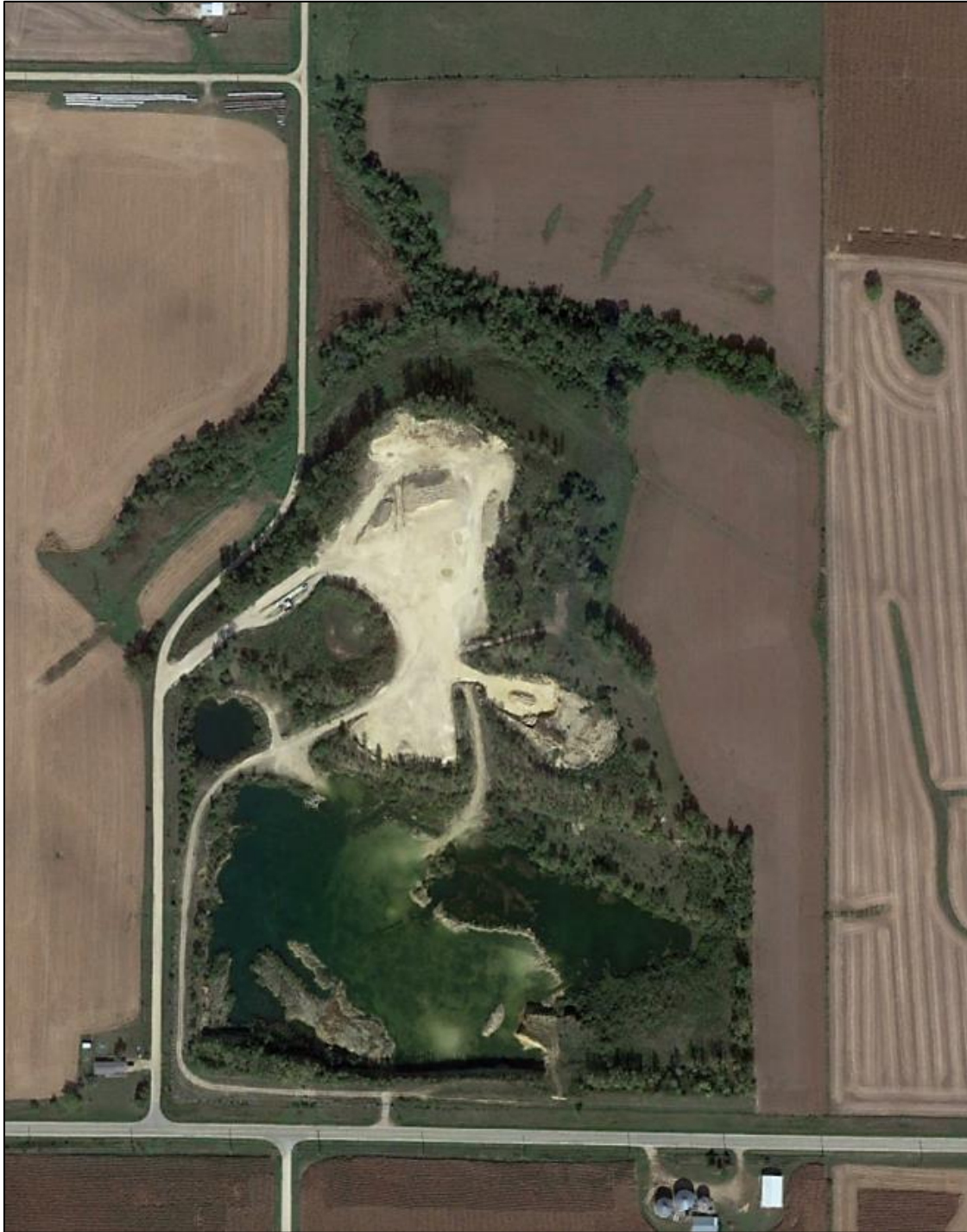


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Aerial Photos-



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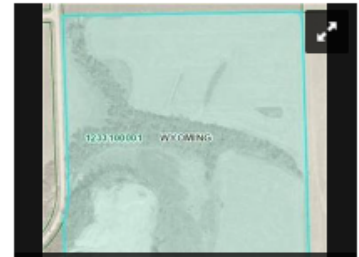
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Jones County - ASSESSOR INFORMATION

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 WYOMD - WYOMING TWP/MIDLAND SCH
School District MIDLAND SCHOOL



Owner

Land

Lot Area 38.38 Acres ; 1,671,833 SF

Valuation

	2023	2022	2021	2020	2019	2018
Classification	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$168,790	\$168,790	\$168,790	\$168,790	\$168,790	\$168,790
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$168,790	\$168,790	\$168,790	\$168,790	\$168,790	\$168,790
- Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$168,790	\$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

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☐ Taxation

Columns ▼

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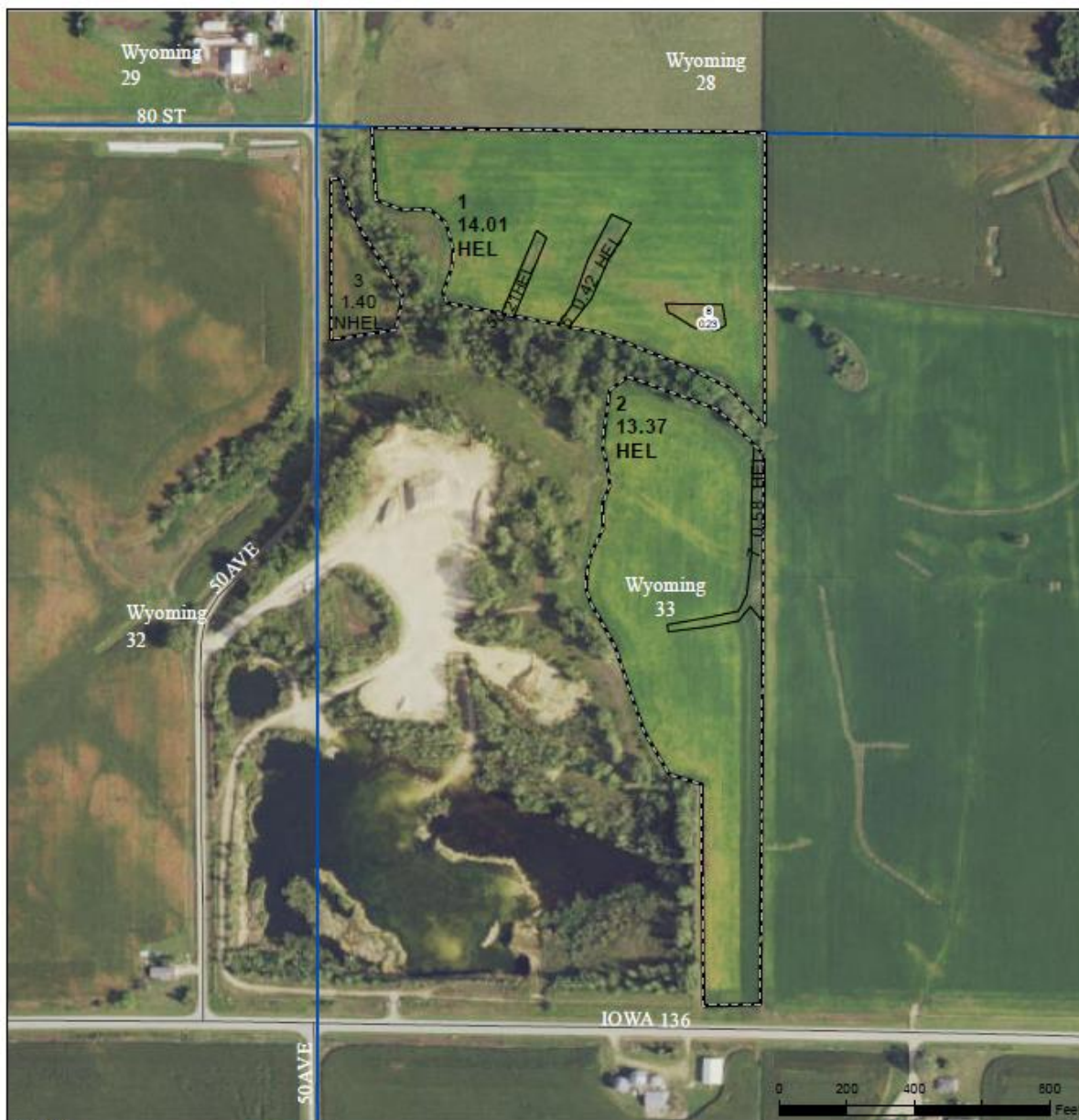


Jones County FSA Map and Info

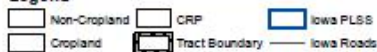


United States
Department of
Agriculture

Jones County, Iowa



Legend



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

Tract Cropland Total: 29.99 acres

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

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IOWA
JONES

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1457

Prepared : 9/8/22 3:03 PM

Crop Year : 2022

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

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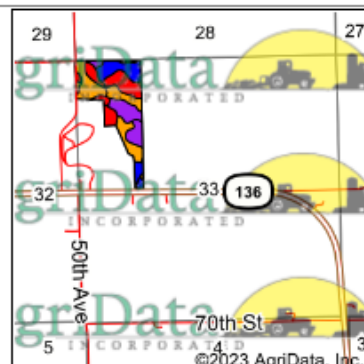
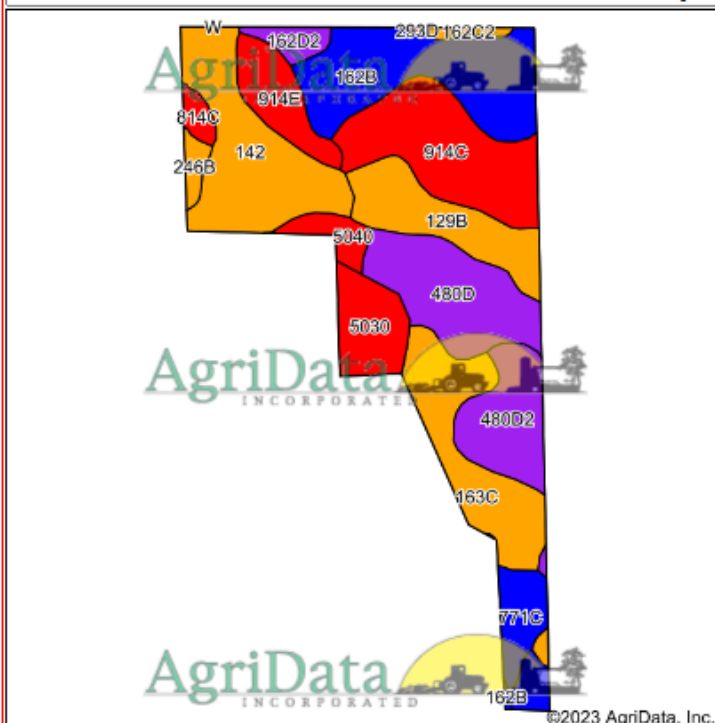
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Soil Information

Soils Map



State: Iowa
County: Jones
Location: 33-84N-1W
Township: Wyoming
Acres: 41.47
Date: 5/1/2023

Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA105, Soil Area Version: 27

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	6.08	14.7%		IIe	90	90	90	90	77	82
142	Chaseburg silt loam, 0 to 2 percent slopes	5.71	13.8%		IIw	79	83	82	82	71	78
914C	Winneshiek loam, 2 to 9 percent slopes	5.45	13.1%		IIIe	43	41	64	64	61	53
480D	Orwood silt loam 9 to 14 percent slopes	4.52	10.9%		IIIe	55	55	91	91	75	78
163C	Fayette silt loam, 5 to 9 percent slopes	4.40	10.6%		IIIe	75	70	86	86	74	74
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	3.57	8.6%		IIw	73	63	85	85	71	83
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	3.06	7.4%		IIIe	52	53	85	85	70	68
5030	Pits, limestone quarry	2.13	5.1%			0	0				
914E	Winneshiek loam, 9 to 18 percent slopes	1.98	4.8%		VIe	5	12	61	61	54	47
771C	Waubeek silt loam, 5 to 9 percent slopes	1.39	3.4%		IIIe	85	70	84	84	59	77
5040	Anthropotic Udorthents, 2 to 9 percent slopes	0.83	2.0%		VIIs	5	5	79	79	60	66
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	0.67	1.6%		IIIe	54		81	81	68	67

Soils data provided by USDA and NRCS.

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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
291B	Atterberry silt loam, 2 to 5 percent slopes	0.57	1.4%		Ile	85	90	90	90	68	85
814C	Rockton loam, 5 to 9 percent slopes	0.44	1.1%		IIle	48	46	69	69	67	57
246B	Curran silt loam, 2 to 5 percent slopes	0.43	1.0%		Ile	74	70	91	91	80	87
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.24	0.6%		IIle	80		85	85	71	72
Weighted Average					*-	60.8	*-	*n 77.6	*n 77.6	*n 66.1	*n 68.6

**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

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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The farm shall be sold subject to an existing farm lease, which is valid for crop years 2023 and expires on the last day of February 2024. Call for additional information about the current tenant arrangements, farm income and options.

Property Information 41 Acres, m/l

Legal Description: NW ¼ of the NW ¼ Section 33 in Township 84 North, Range 1 West of the 5th P.M., Jones County, Iowa.

Approximate Address

Highway 136 and 50th Ave, Wyoming, Iowa

Price & Terms

- \$360,000
- Negotiable 10 % down upon acceptance of offer; balance due in cash at closing
- Closing before November 1, 2023, but Negotiable
- Subject to survey, property lines are approximate

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 \$2,738/year for parcel 12-33-100-001.

Deed Restriction

All property will be sold subject to a deed restriction that it cannot be mined. Some minor amount of reclamation may be required per State Code and we will work with any prospective purchase to get things the way everyone needs them to be.

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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