



Land For Sale

ACREAGE:

LOCATION:

43 Acres More/Less

Jones County, IA

\$345,000 Hunting + Fishing + Camping + ATVing



Property *Key Features*

- Hunting, fishing, ATVing opportunities abound with this property
- Great, goose, duck, deer and turkey hunting
- Plenty of area for food plots
- Easy access to Highway 136 and Highway 64

Josh Binneboese

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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.

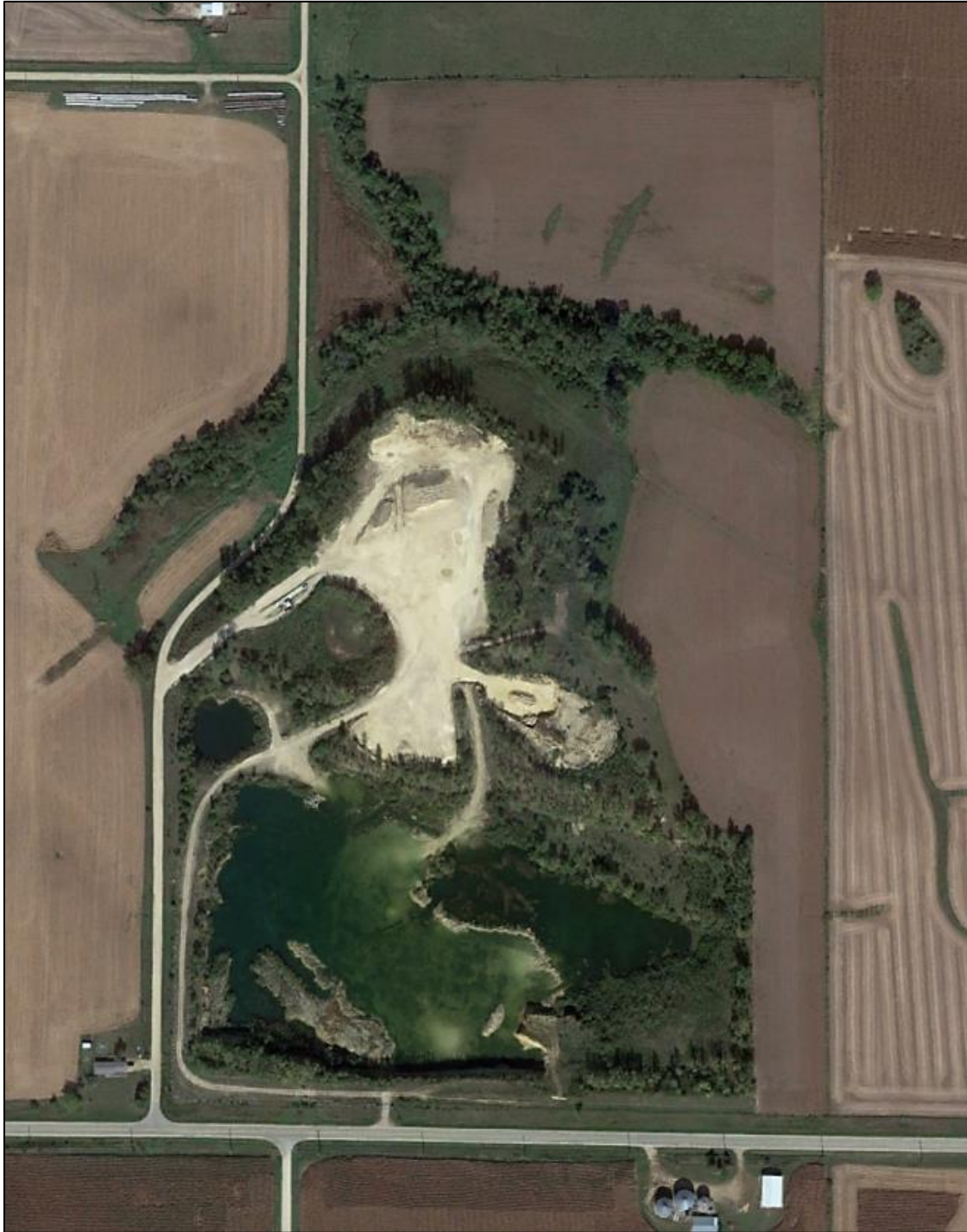


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Aerial Photos-



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Jones County - ASSESSOR INFORMATION

Summary

Parcel ID 1233100003
 Property Address 7522 HIGHWAY 136
 WYOMING IA 52362
 Sec/Twp/Rng N/A
 Brief Tax Description 33 84 1 SW NW
 (Note: Not to be used on legal documents)
 Deed Book/Page 2001-1608 (3/16/2001)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 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 37.17 Acres ; 1,619,125 SF

Sales

Columns							
Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/16/2001		WENDLING QUARRIES INC	2001 1608	Normal	Deed		\$114,000.00

Valuation

Columns						
	2023	2022	2021	2020	2019	2018
Classification	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$98,080	\$98,080	\$98,080	\$98,080	\$98,080	\$98,080
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$98,080	\$98,080	\$98,080	\$98,080	\$98,080	\$98,080
- Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$98,080	\$98,080	\$98,080	\$98,080	\$98,080	\$98,080

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Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$88,272	\$88,272	\$88,272	\$88,272
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$88,272	\$88,272	\$88,272	\$88,272
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$88,272	\$88,272	\$88,272	\$88,272
x Levy Rate (per \$1000 of value)	24.85491	24.65616	24.81022	24.78235
= Gross Taxes Due	\$2,193.99	\$2,176.45	\$2,190.05	\$2,187.59
- 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	(\$602.84)	(\$634.64)	(\$622.17)	(\$674.08)
= Net Taxes Due	\$1,592.00	\$1,542.00	\$1,568.00	\$1,514.00

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Summary

Parcel ID 1232200006
 Property Address 7602 50TH AVE
 WYOMING IA 52362
 Sec/Twp/Rng 32-84-01
 Brief Tax Description 32 84 01 E 1/4 SE NE
 (Note: Not to be used on legal documents)
 Deed Book/Page 2001-1608 (3/16/2001)
 Contract Book/Page
 Gross Acres 9.00
 Net Acres 9.00
 Class C - Commercial
 (Note: This is for tax purposes only; Not to be used for zoning.)
 District WYOMD - WYOMING TWR/MIDLAND SCH
 School District MIDLAND SCHOOL

Owner

Land

Lot Area 9.00 Acres ; 392,040 SF

Valuation

	2023	2022	2021	2020	2019	2018
Classification	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500
+ Assessed Building Value	\$0	\$10,990	\$10,990	\$10,990	\$10,990	\$10,990
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$22,500	\$33,490	\$33,490	\$33,490	\$33,490	\$33,490
- Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$22,500	\$33,490	\$33,490	\$33,490	\$33,490	\$33,490

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$20,250	\$20,250	\$20,250	\$20,250
+ Taxable Building Value	\$9,891	\$9,891	\$9,891	\$9,891
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$30,141	\$30,141	\$30,141	\$30,141
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$30,141	\$30,141	\$30,141	\$30,141
x Levy Rate (per \$1000 of value)	24.85491	24.65616	24.81022	24.78235
= Gross Taxes Due	\$749.15	\$743.16	\$747.80	\$746.96
- 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	(\$205.84)	(\$216.70)	(\$212.44)	(\$230.17)
= Net Taxes Due	\$544.00	\$526.00	\$536.00	\$516.00

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Property Information **43 Acres, m/l**

Legal Description: SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 33; E1/4 of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32; all in Township 84 North, Range 1 West of the 5th P.M., Jones County, Iowa.

Approximate Address

7522 Highway 136, Wyoming, Iowa

Price & Terms

- \$345,000
- 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

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 \$2,136/year for parcels 12-32-200-006 and 12-33-100-003.

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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