



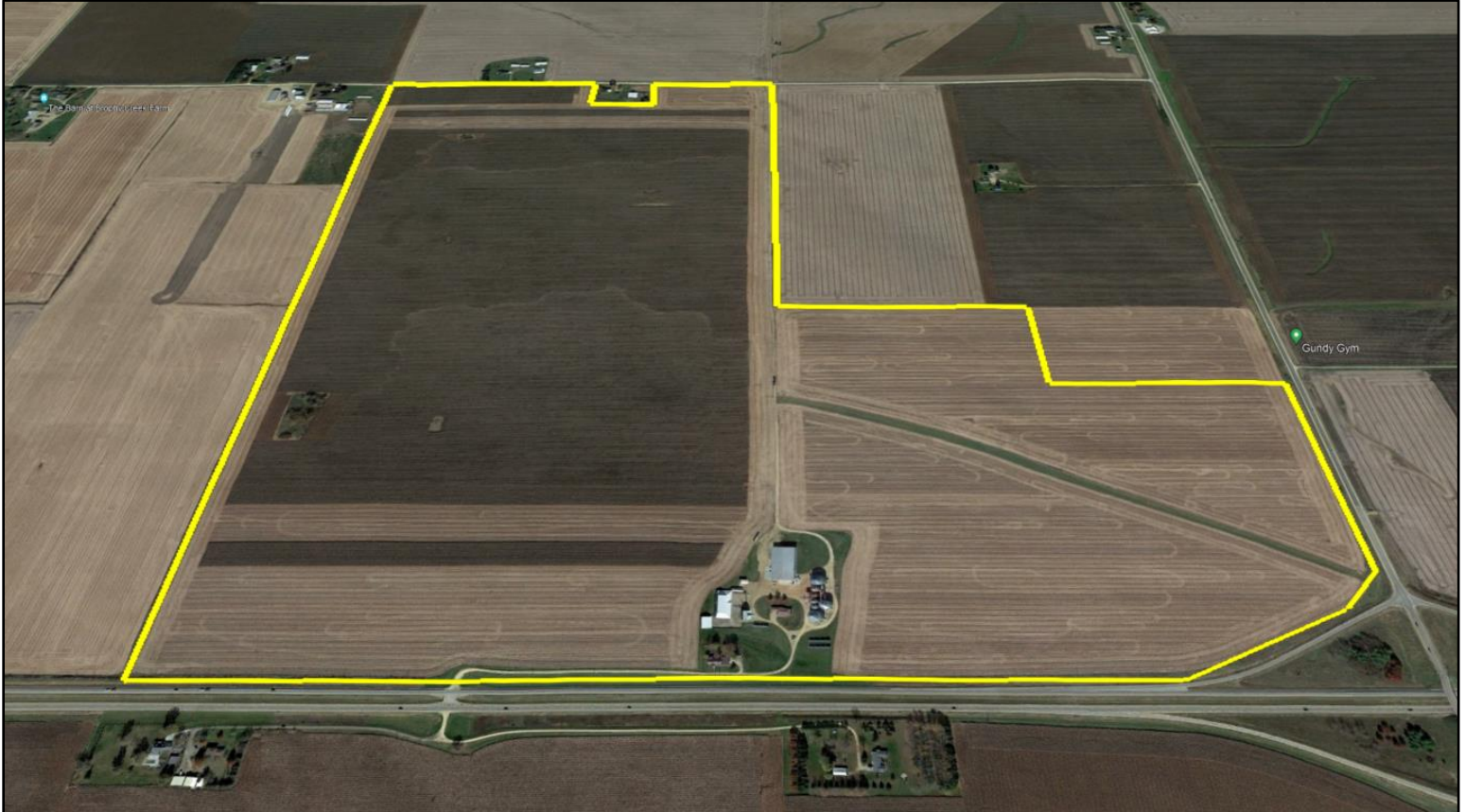
Land For Sale

ACREAGE:

**438 Acres More/Less
\$9,300,000**

LOCATION:

Clinton County, IA



Property *Key Features*

- Located on Highway 30, eight miles west of Clinton, IA
- 426 acres M/L of tillable cropland with an average 67.6 CSR2 rating
- 100' x 208' heated steel machine shed
- Grain storage, outbuildings, houses, solar panels, etc.

Josh Binneboese

563-221-2830

JoshB@WendlingQuarries.com

563-659-9181

PO Box 230

DeWitt, IA 52742

www.WendlingQuarries.com

John Ahlberg

563-221-1524

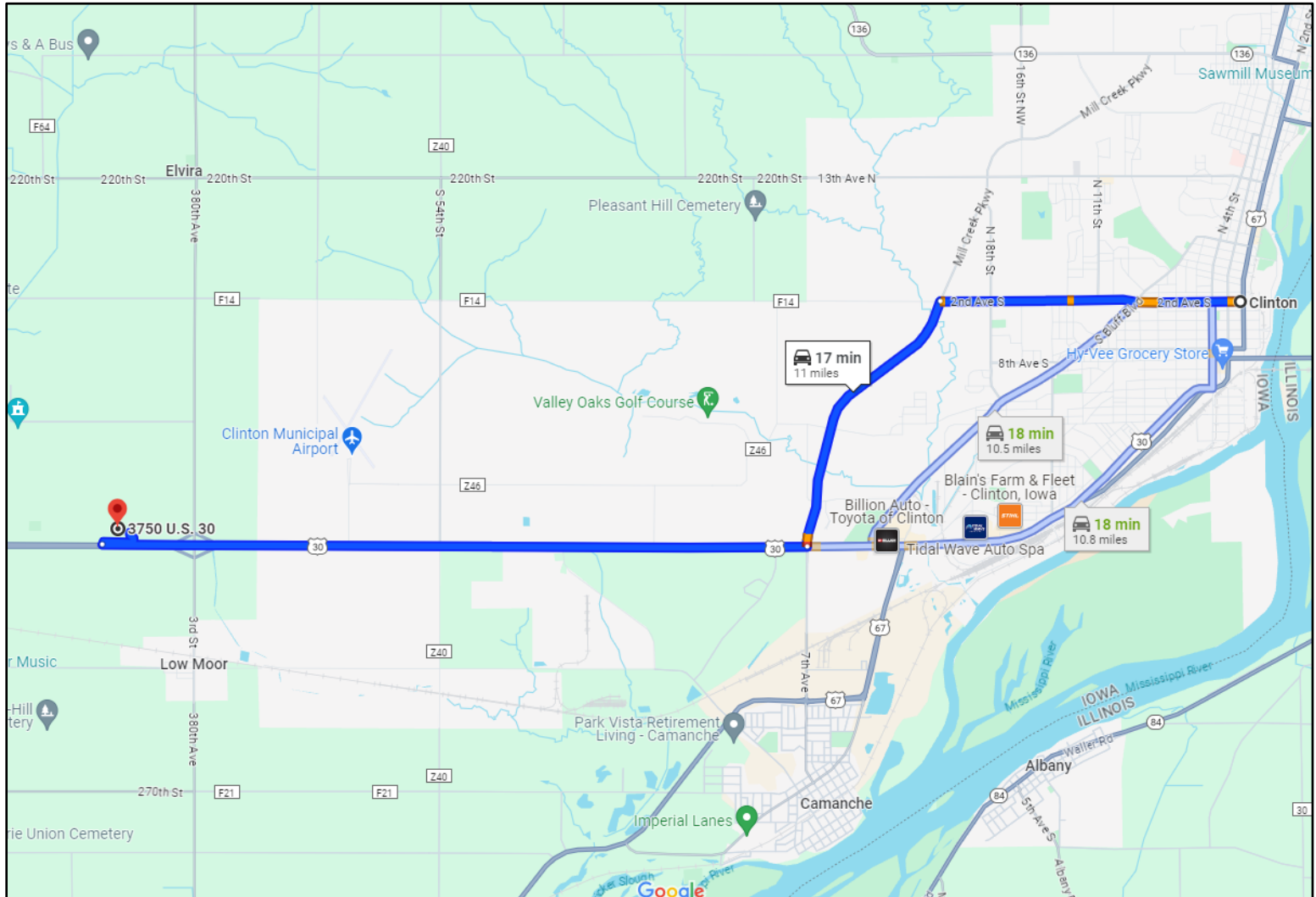
JohnA@WendlingQuarries.com



Area Map

Eden Township, Clinton County, IA

Location: From Clinton take Highway 30 west to property. From DeWitt take Highway 30 east to property. The property is located just west of the Low Moor exit on Highway 30.

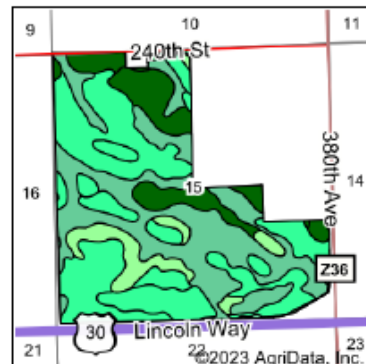
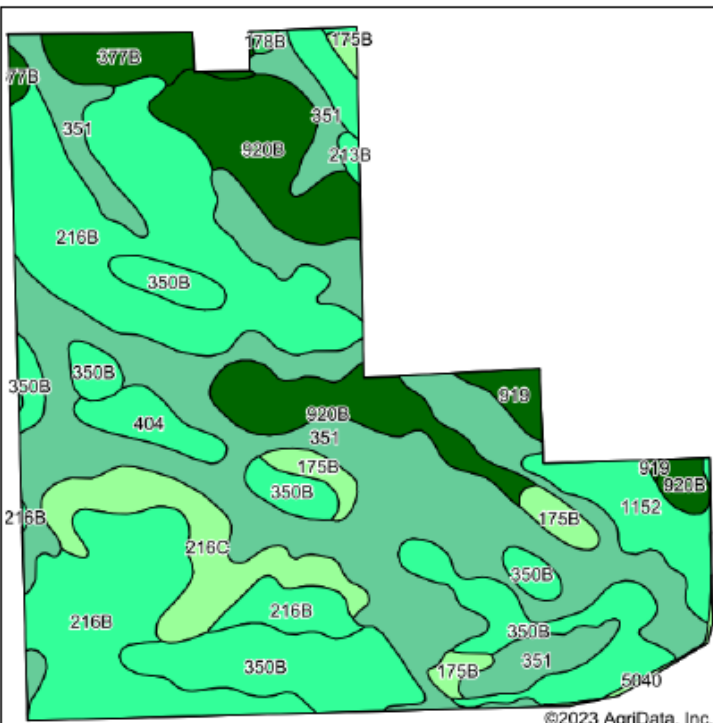


Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com

Soils Map



State: Iowa
County: Clinton
Location: 15-81N-5E
Township: Eden
Acres: 438.09
Date: 11/22/2023

Map Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrDataInc.com



Soils data provided by USDA and NRCS.

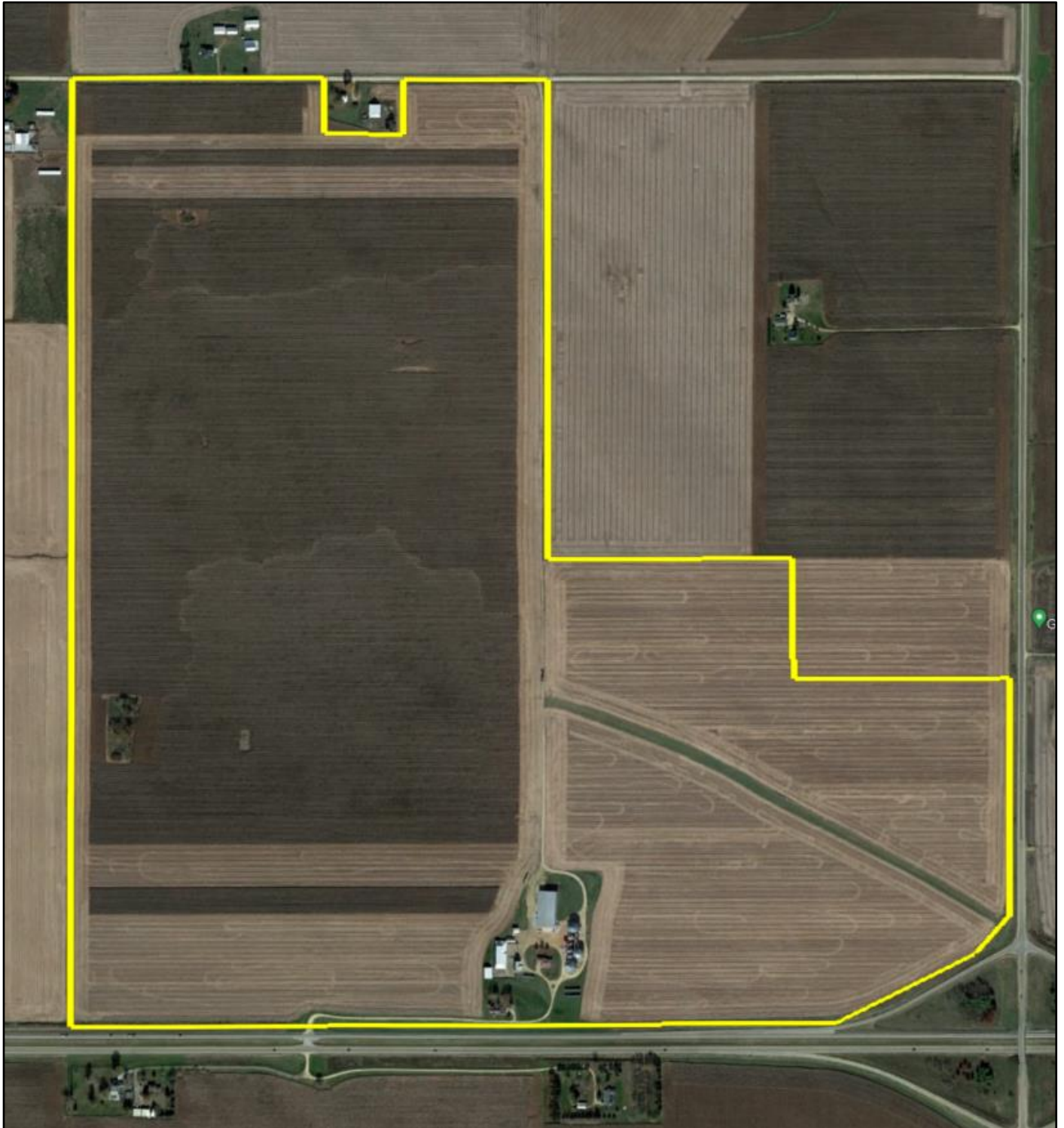
Area Symbol: IAD45, Soil Area Version: 29

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
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	146.51	33.4%		lw	80	73	91	91	79	87
216B	Ripon silt loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	108.51	24.8%		lle	53	66	60	48	60	44
350B	Waukegan silt loam, 2 to 5 percent slopes	60.31	13.8%		lle	55	69	80	80	72	50
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	45.98	10.5%		lle	92	82	96	96	78	79
216C	Ripon silt loam,20 to 30 inches to limestone, 5 to 9 percent slopes	22.38	5.1%		llle	48	51	60	47	60	43
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	19.23	4.4%		llw	54	70	81	81	65	60
377B	Dinsdale silt loam, 2 to 5 percent slopes	10.70	2.4%		lle	95	90	88	88	70	76
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	9.09	2.1%		llle	50	56	61	61	53	36
404	Thorp silt loam, 0 to 2 percent slopes	7.34	1.7%		llw	60	57	91	76	34	91
919	Muscatine silt loam, sandy substratum, 0 to 2 percent slopes	4.18	1.0%		lw	100	90	96	96	82	94
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	1.00	0.2%		lle	53	76	75	75	67	61
1727	Udolpho loam, 0 to 2 persen slopes	0.95	0.2%		llw	48	69	79	79	68	54
5040	Anthropotic Udorthents, 2 to 9 percent slopes	0.84	0.2%		Vls	5	5	79	79	69	66
178B	Waukee loam, 2 to 5 percent slopes	0.68	0.2%		lls	64	76	82	82	72	69
350	Waukegan silt loam, 0 to 2 percent slopes	0.32	0.1%		lls	60	74	81	81	72	51
377C	Dinsdale silt loam, 5 to 9 percent slopes	0.07	0.0%		llle	88	75	86	86	70	73
Weighted Average					1.74	67.6	70.2	*n 79.6	*n 75.7	*n 70.1	*n 65.6

Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



***Subject to survey-lines are approximate**

Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



100' x 208' Machine Shed

- 20,800 SQUARE FEET MACHINE SHED BUILT IN 2004
- FINISHED OFFICE SPACE WITH BATHROOM AND LAUNDRY FACILITIES
- HEATED FRONT PORTION
- 5 EXTERIOR OVERHEAD DOORS AND 1 INTERIOR
- INTERIOR LOFT STORAGE

Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



Single Family Home

- 2,180 SQUARE FOOT SINGLE FAMILY HOME BUILT IN 1955
- 3 BEDROOMS AND 2 BATHROOMS ON MAIN LEVEL
- FINISHED BASEMENT WITH A 3RD BATHROOM
- 1 CAR ATTACHED GARAGE

Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



Single Family Home

- 1,356 SQUARE FOOT SINGLE FAMILY HOME BUILT IN 1954
- 2 BEDROOMS AND 1 BATHROOM ON MAIN LEVEL
- 3 CAR ATTACHED GARAGE

Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



270,000 Bushel Grain Facility Built 2003-2005



AGI Neco Grain Dryer new in 2023

Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



Solar Panels



Corn Crib and Cattle Barn

Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



JohnA@WendlingQuarries.com



Property Information

Acreage: 438 Acres, m/l

Parcels Included: 2204400000, 2204360000, 2204350000, 2204370000, 2204390000, 2204380000, 2204420000, 2204410000 (subject to survey), 2204330000, 2204320000, 2204340000 & 2204310000 (subject to survey)

Legal Description: NW1/4; N1/2 SW1/4; N1/2 SE1/4; PART OF THE SW1/4 SW1/4; SE1/4 SW1/4; SW1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 15, TOWNSHIP 81 NORTH, 5 EAST, CLINTON COUNTY, IOWA

Approximate Address

3750 Highway 30, DeWitt, IA

Price & Terms

- \$9,300,000
- Negotiable 5% down upon acceptance of offer; balance due in cash at closing
- Closing before June 1, 2024, but Negotiable
- Subject to survey, property lines are approximate
- Subject to farm lease through 2027 crop year

Possession

At closing

Real Estate Tax—Estimated

Current taxes are \$25,622/year for all parcels. The tax amount is subject to change based on the surveyed acreage.

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.

Video Link: <https://youtu.be/ALYfRZrgTs4>

Josh Binneboese

563-221-2830

JoshB@WendlingQuarries.com

563-659-9181

PO Box 230

DeWitt, IA 52742

www.WendlingQuarries.com

John Ahlberg

563-221-1524

JohnA@WendlingQuarries.com