



The Newton Rail Park
Newton, Jasper County, IA

Certification Report
March 2026





CONTENTS

- 01** Overview
- 02** Certification Letter
- 03** Property Overview
- 04** Ownership + Availability
- 05** Site Characteristics
- 06** Zoning
- 07** Transportation
- 08** Utilities
- 09** Due Diligence
- 10** Master Plan
- 11** Workforce
- 12** Summary + Recommendations

01

Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements, and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the IEDA Certified Site Program since 2012.

Contact: Taylor Dietz, tdietz@questsitesolutions.com, (706) 836-4263



Economic Development

The Iowa Economic Development Authority's (IEDA) mission is to strengthen economic and community vitality by building partnerships and leveraging resources to make Iowa the choice for people and business. Through two main divisions – business development and community development – IEDA administers several state and federal programs to meet its goals of assisting individuals, communities and businesses.

The Iowa Certified Site Program was launched by IEDA in May 2012 to address the lack of project-ready industrial sites in the state; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as Iowa's natural assets and the needs of the state's targeted industry sectors.

Contact: Amy Thompson, amy.thompson@iowaeda.com, (515) 348-6250



02

Certification Letter



March 13, 2026

Amy Thompson
Program Manager
Iowa Economic Development Authority
1963 Bell Avenue
Des Moines, IA 50315



Dear Ms. Thompson:

The Newton Rail Park, located in Jasper County, Iowa, has completed the Iowa Economic Development Authority (IEDA) Certified Site Program. Quest Site Solutions (Quest) has conducted a thorough analysis of the property, and based on the information provided by IAIS Interstate Railroad and our evaluation of the property, we are certifying **The Newton Rail Park** as an **Industrial Park**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified The Newton Rail Park as meeting the following criteria:

- The park must be a minimum of 200 total acres, with at least one site 25+ contiguous, developable acres. At least 60% of the remaining park acreage must be developable.
- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.
- The park’s developable acreage must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that impact developability.
- The park’s developable acreage must be located outside of the 100-year and 500-year flood zone or have a plan to fill the flood areas.
- The park must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved.
- The park’s developable acreage must be free of wetlands or have a mitigation plan.
- The park’s developable acreage must be free of federal threatened and endangered species or have a mitigation plan.

- The park's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan.
- The park's developable acreage must have soils compatible with industrial development.
- The park must be directly served or be able to be served by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height). Any road upgrades must be compatible with DOT standards for tractor-trailer access must be able to be completed within 12 months.
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 5 MW electric service within 12 months.
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 15,000 mcf per month within 12 months.
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 300,000 gallons per day within 12 months.
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 200,000 gallons per day within 12 months.
- The park must be served or be able to be served within 12 months by telecommunications fiber.

The details on how the property meets each of these criteria is included in Sections 3 through 10 of this report.

This certification will expire on **March 13, 2029**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at IAIS Interstate Railroad for their hard work and for achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Taylor Brittan Dietz
Senior Consultant

03

Property Overview



PROPERTY OVERVIEW

LOCATION (LAT / LONG)

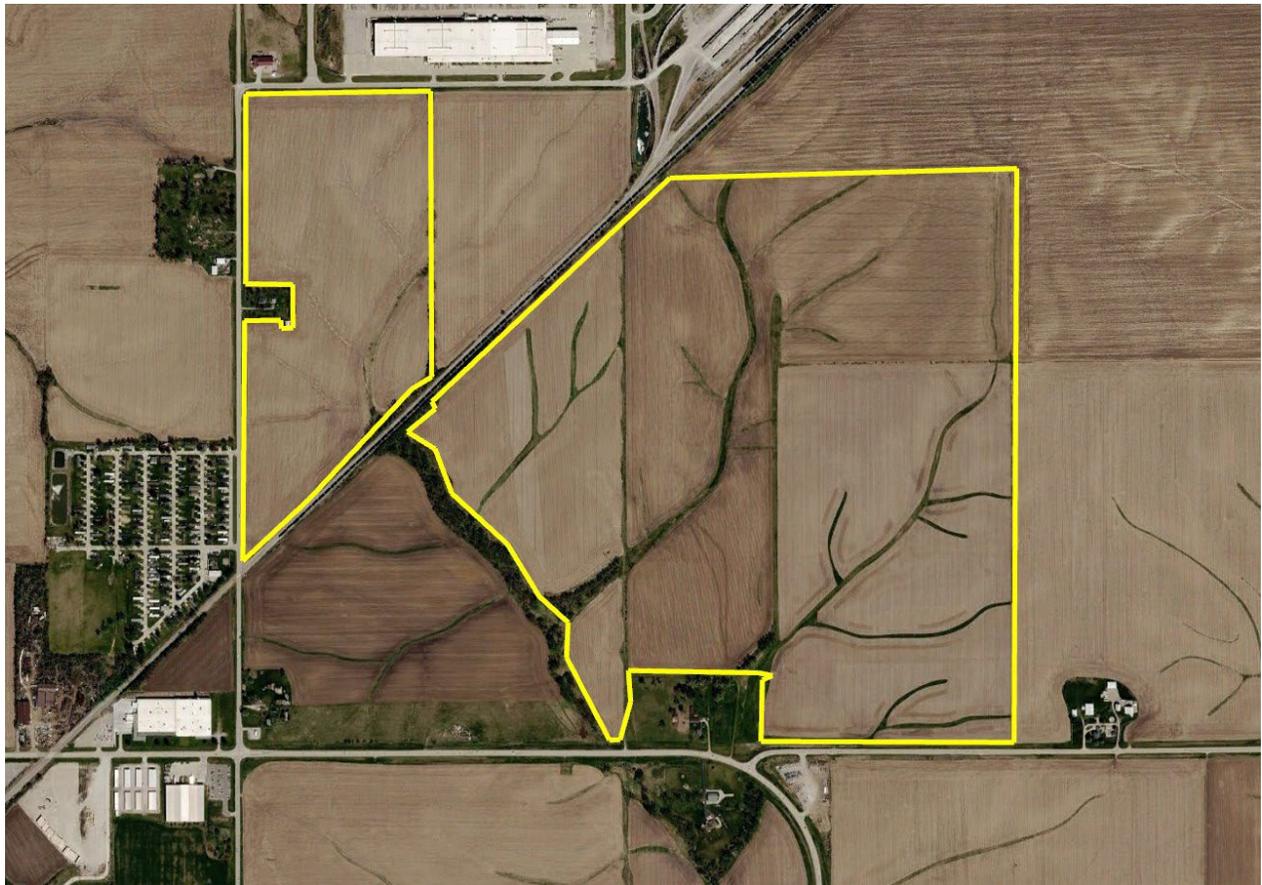
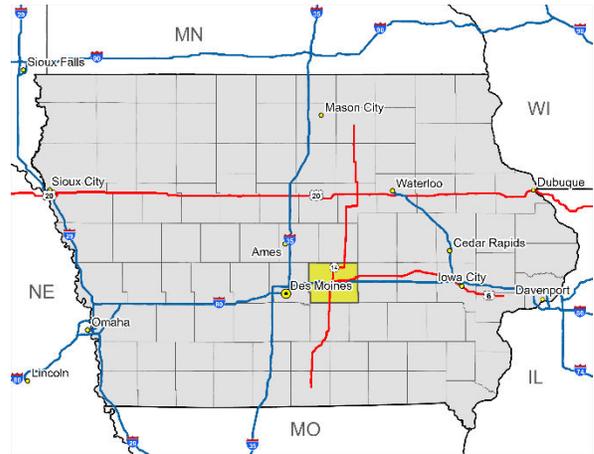
41.727184°, -93.012813°

CONTACT INFORMATION

Jim Bowman
Senior Director – Economic & Site Development
Iowa Interstate Railroad LLC
jb Bowman@iaisrr.com
(319) 981-4798 office

SIZE/ACREAGE

370.73 total acres
~336.05 developable acres



04

Ownership + Availability



OWNERSHIP + PRICE



Owner	Acres*	Tax Parcels	Price
Iowa Interstate Railroad LLC	36.74	0823251001	\$40,000 / acre
	16.63	0823202001	
	19.56	0823400005	
	65.84	0823400007	
	38.48	0824100007	
	40.00	0824100005	
	39.40	0824300001	
	40.00	0824300002	
	30.14	0824300007	
	38.61	0824300004	

TOTAL: 365.4

**Based on Jasper County Assessor information. Surveyed acreage differs slightly.*

The Iowa Interstate Railroad, LLC will offer the land at a sales price of \$40,000/acre. A sale or lease will be considered and the land is subdividable. The sales price is valid for the duration of certification.

Source Documentation:
 Newton Rail Park Letter – Iowa Interstate Railroad, LLC – October 29, 2025
 Iowa Interstate Railroad – Intent to Sell – August 28, 2025

TITLE

For the parcels north of the railroad (0823202001, 0823251001, and 0823400005), title to the property is bested in Iowa Interstate Railroad LLC. The following easements were identified as impacting the property as displayed in the survey:

- Water main easement (2005-00003030),
- Right-of-way easement (BK 1071 PG 467),
- Right-of-way easement (BK 1071 PG 463),
- Gas Easement (BK 512 PGS 325-327),
- Right-of-way easement (BK 1070 PG411),
- Sanitary sewer easement (2006-00006807),
- Sanitary sewer easement (2018-00003937),
- Existing railroad right-of-way (150 feet),
- Existing railroad right-of-way (100 feet),
- Permanent railroad easement (BK 1060, PG 795),
- Permanent railroad easement (BK 1081, PG 202), and
- Water main easement (2005-00003030)

For Auditors parcel Letter F (0823400007), title to the property is vested in Iowa Interstate Railroad LLC. For all other parcels (0824100007, 0824100005, 0824300001, 0824300002, 082400007, and 0824300004), title to the property is also vested in Iowa Interstate Railroad LLC. The following easements were identified as impacting the property as displayed in the survey:

- Easement (BK 512 PG 325),
- Transmission line easement (BK 661, PG 131),
- Easement for public highway (BK 708, PG 126),
- Transmission line easement (BK 745 PG 224),
- Conveyance/Gas easement (BK 512, PG 325),
- Real estate easement (utility) (200600006805),
- Partial easement (BK 661 PG 131),
- Electric line easement (201600003289),
- Easement (BK 512 PG 281)
- Transmission line easement (BK 745 PG 223),
- Easement for public highway (BK 946 PG 173),
- Easement for public highway (BK 946 PG 175),
- Conveyance of easement (BK 954 PG 726),
- Sanitary sewer easement via resolution (2006-00006804), and
- Electric line easement (201600001475)

All title opinions, associated documents, and surveys should be reviewed for all items that impact the property.

Support Documentation:

Plat of Retracement Survey – Foth – September 15, 2025

Attorney’s Certificate of Title – Dentons – August 25, 2025

Attorney’s Certificate of Title – Dentons – August 25, 2025

Attorney’s Certificate of Title – Dentons – August 25, 2025

Boundary Retracement Survey – Schnoor Bonifazi – January 7, 2025

LEASES

There are several existing leases in the park:

- A farm lease between Iowa Interstate Railroad, LLC and Ross Langmaid on Parcel F a part of Parcel B a part of Lot C of the subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, and containing 52 total gross acres, more or less. The lease will end on February 28, 2027 unless sooner terminated.
- A farm lease between Iowa Interstate Railroad, LLC and Mike Bleakney, Inc. on the SW ¼ and S ½ of NW ¼ in Section 24, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa and containing 209 total gross acres. The lease will end on February 28, 2027 unless sooner terminated.
- An Iowa Cash Rent Farm Lease is operated by B+L Farms Inc. Bruce Brummel for 73.57 acres and is described as “Lot B” of subdivision of the East Half of Section 23, as appears in Plat Book B, at page 46 and the West Half of the NE Quarter of said Section 12, all in Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa. *Several areas are excluded from the legal description.* There is also an Iowa Cash Rent Farm Lease Agreement Amendment 1 that details termination of the agreement and further defining terms.
- A farm lease between Charles D. Gullett and Jewel A. Gullett Trust and Mike Bleakney, Inc. on the SW ¼ and the S ½ of the NW ¼ in Section 24, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, and containing 232 acres, more or less. The lease will terminate on February 28, 2026. There is an assignment of farm lease from Charles D. Gullett and Jewel A. Gullett Trust and Iowa Interstate Railroad, LLC.

Support Documentation:

Farm Lease – Mike Bleakney, Inc. – November 10, 2025

Farm Lease Agreement 1 – B&L Farms Inc – November 10, 2025

Farm Lease – Ross Langmaid – November 7, 2025

Farm Lease – Charles D. Gullett – June 26, 2025

Assignment of Farm Lease – Charles D. Gullett and Jewel A. Gullett – June 30, 2025

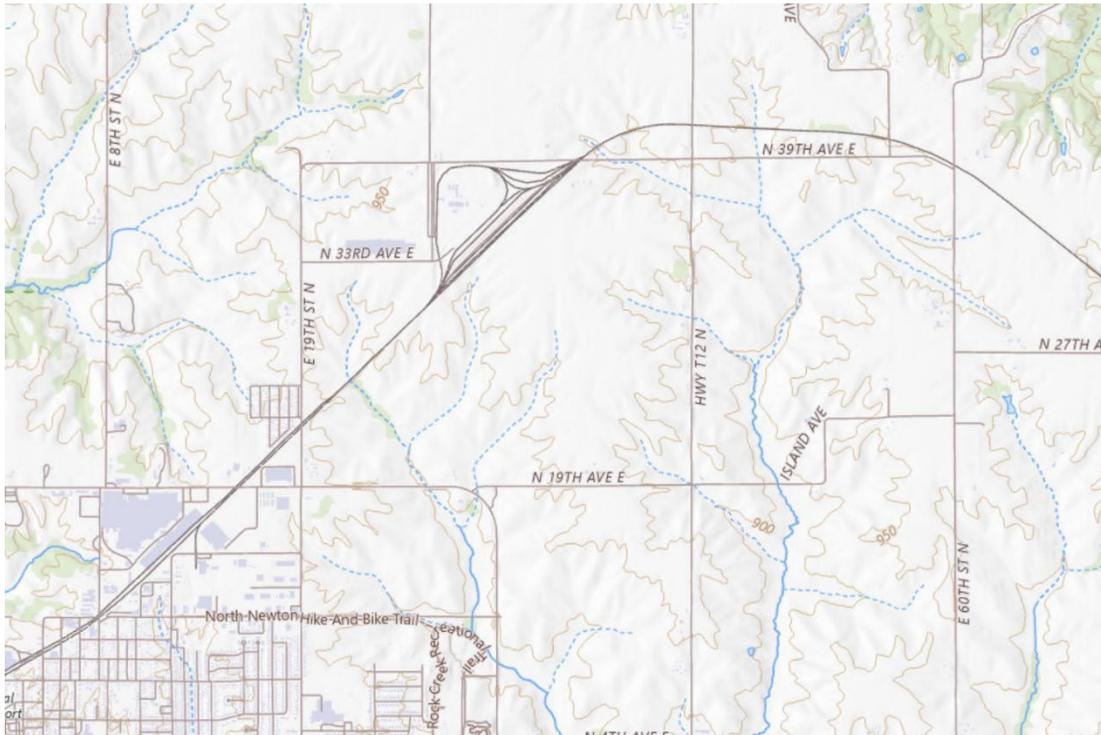
Iowa Cash Rent Farm Lease – B+L Farms Bruce Brummel – February 14, 2025.

05

Site Characteristics



USGS



FEMA

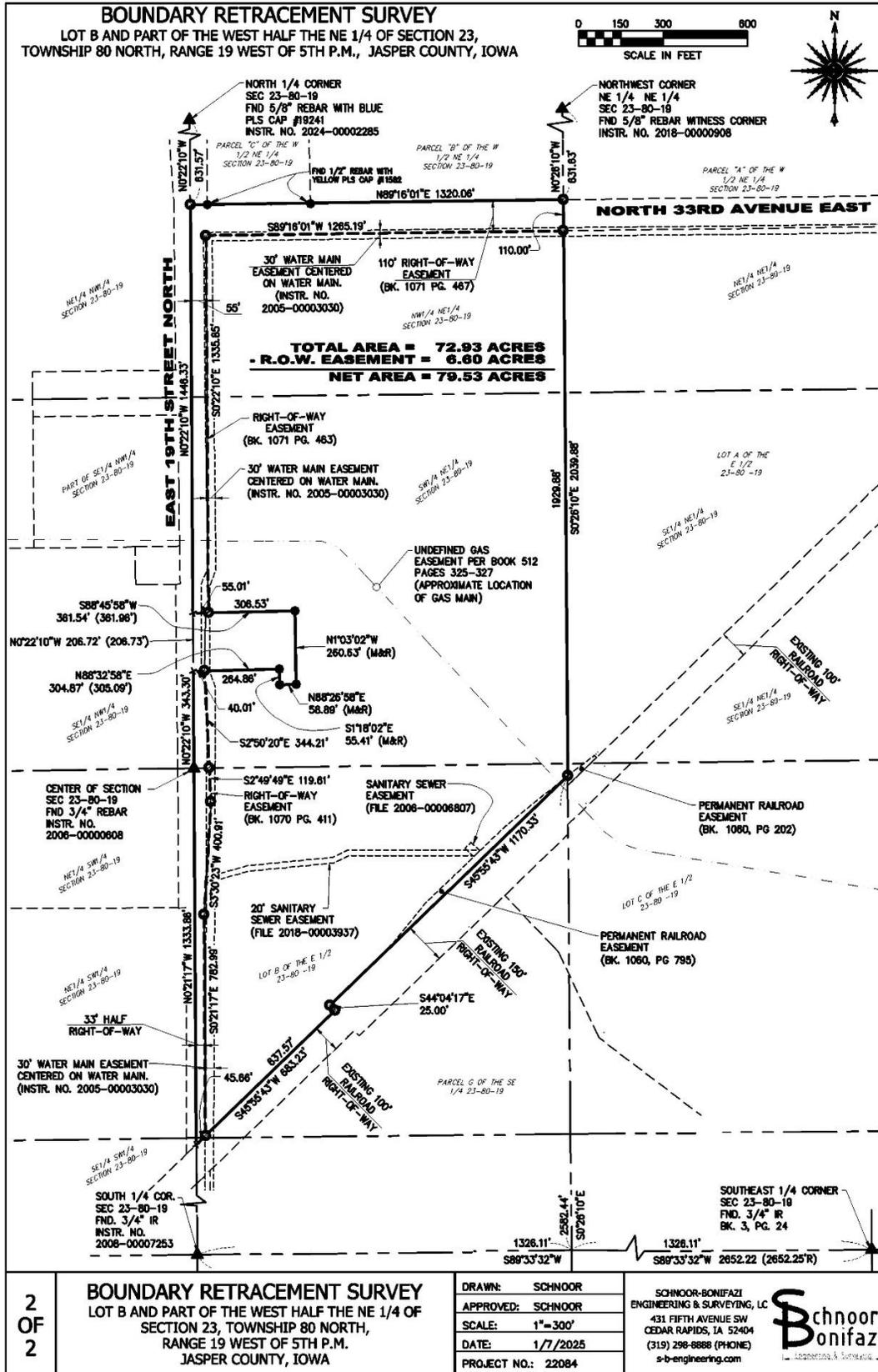
FEMA Flood Zone X – outside both the 100-year and 500-year flood plains – which represents minimal flood hazard is on the west side. FEMA Flood Zone A is within the 100-Year Flood plain zones without base flood elevations on the east side; Map # 19099C0182D, 19099C0184D, and 19099C0225D.



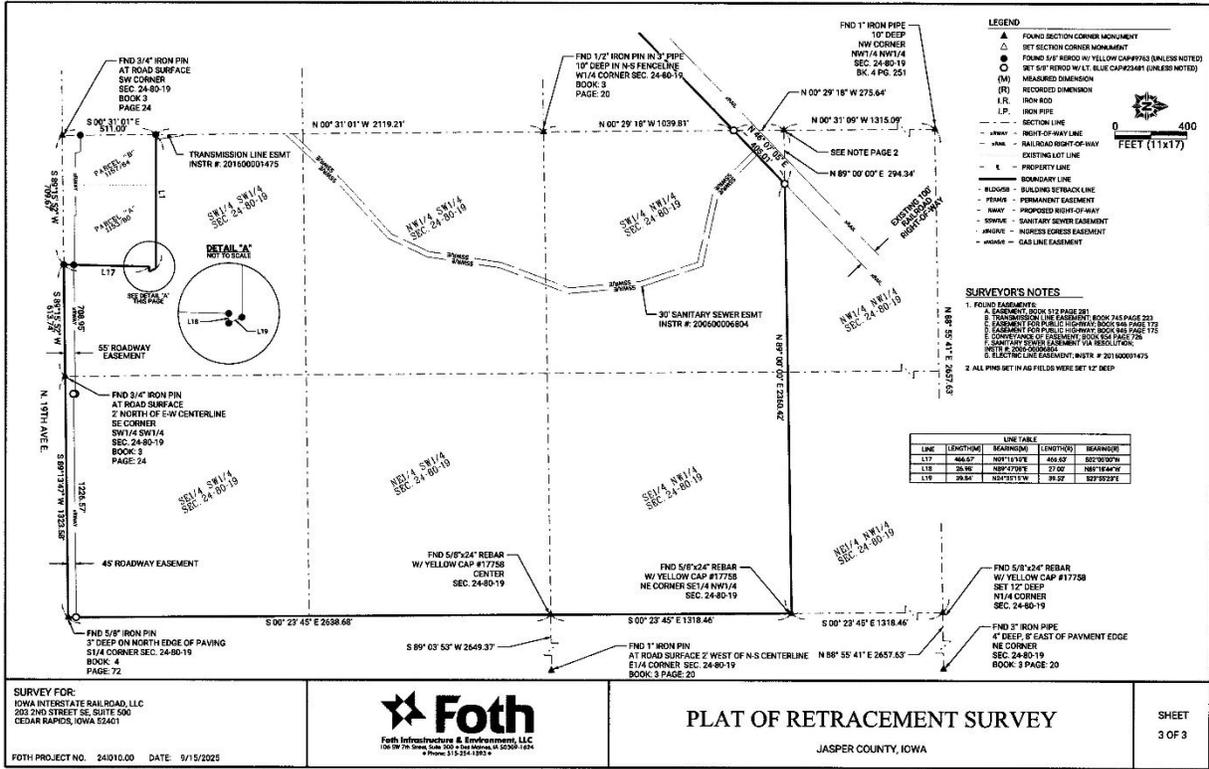
SITE CHARACTERISTICS

SURVEY

<p>INDEX LEGEND</p> <p>Location: Lot B and part of the West Half the NE 1/4 of Section 23, Township 80 North, Range 19 West of 5th P.M. Jasper County, Iowa</p> <p>Requestor: Iowa Interstate Railroad, LLC</p> <p>Proprietor: Iowa Interstate Railroad, LLC</p> <p>Surveyor: Jed Schnoor, PLS 19241</p> <p>Company: Schnoor-Bonifazi Engineering & Surveying, LC, 431 Fifth Avenue SW, Cedar Rapids, IA. 52404 PH. 319-298-8888</p> <p>Email: jchnoor@s-b-engineering.com</p>	<p>SPACE RESERVED FOR RECORDING PURPOSES</p> <p>2025-00259 RECORDED: 01/16/2025 08:55:43 AM RECORDING FEE: \$12.00 IOWA E-FILING FEE: \$3.22 COMBINED FEE: \$15.22 REVENUE TAX: \$0.00 DENISE ALLAN, RECORDER JASPER COUNTY, IOWA</p>																									
<p>BOUNDARY RETRACEMENT SURVEY LOT B AND PART OF THE WEST HALF THE NE 1/4 OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 19 WEST OF 5TH P.M. JASPER COUNTY, IOWA</p>																										
<p>LEGEND</p> <p>----- SECTION LINE ----- PROPERTY LINE ----- RIGHT-OF-WAY EASEMENT ----- ADJOINING LOT LINE ----- EASEMENT LINE</p> <p>● FOUND $\bar{\bar{I}}$ IRON REBAR W/YELLOW CAP NO. 5148 UNLESS OTHERWISE NOTED</p> <p>▲ SECTION CORNER MONUMENT</p> <p>○ SET 5/8" IRON REBAR W/BLUE CAP NO. 19241</p> <p>x SET OUT 'X'</p> <p>(102.14'R) RECORD DIMENSION</p> <p>IR IRON REBAR</p> <p>(MAR) MEASURED & RECORDED DIMENSION</p> <p>FND FOUND</p>	<p>LEGAL DESCRIPTION</p> <p>TRUSTEE'S WARRANTY DEED INSTR. NUMBER 2024-06079</p> <p>LOT "B" OF THE SUBDIVISION OF THE EAST HALF OF SECTION 23, AS APPEARS IN PLAT BOOK B, AT PAGE 56 IN THE OFFICE OF THE RECORDER, AND THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23, ALL IN TOWNSHIP 80 NORTH, RANGE 19 WEST OF THE 5TH P.M., JASPER COUNTY, IOWA, EXCEPT PARCELS B AND C IN THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23, AS APPEARS IN THE (CORRECTED) PLAT OF SURVEY OF RECORD IN BOOK 1154, PAGE 299 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; AND EXCEPT A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, DESCRIBED AS BEGINNING 343.58 FEET NORTH OF THE SOUTHWEST CORNER AND ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 206.73 FEET ALONG SAID WEST LINE, THENCE NORTH 89 DEGREES 11 MINUTES 20 SECONDS EAST 361.96 FEET, THENCE SOUTH 0 DEGREES 37 MINUTES 40 SECONDS EAST 280.63 FEET, THENCE SOUTH 88 DEGREES 52 MINUTES 20 SECONDS WEST 58.89 FEET, THENCE NORTH 0 DEGREES 52 MINUTES 40 SECONDS WEST 55.41 FEET, THENCE SOUTH 88 DEGREES 58 MINUTES 20 SECONDS WEST 305.09 FEET TO THE POINT OF BEGINNING.</p>																									
<p>DATE OF SURVEY FEBRUARY 19 & MARCH 4, 2024</p>																										
<p>AREAS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>QUARTER</th> <th>QUARTER</th> <th>TOTAL AREA</th> <th>ROAD EASEMENT</th> <th>NET AREA</th> </tr> </thead> <tbody> <tr> <td>NW1/4</td> <td>NE1/4 23-80-19</td> <td>20.69 AC.</td> <td>4.06 AC.</td> <td>16.63 AC.</td> </tr> <tr> <td>SW1/4</td> <td>NE1/4 23-80-19</td> <td>38.09 AC.</td> <td>1.35 AC.</td> <td>36.74 AC.</td> </tr> <tr> <td>NW1/4</td> <td>SE1/4 23-80-19</td> <td>20.75 AC.</td> <td>1.19 AC.</td> <td>19.56 AC.</td> </tr> <tr> <td colspan="2">TOTAL</td> <td>79.53 AC.</td> <td>6.60 AC.</td> <td>72.93 AC.</td> </tr> </tbody> </table>		QUARTER	QUARTER	TOTAL AREA	ROAD EASEMENT	NET AREA	NW1/4	NE1/4 23-80-19	20.69 AC.	4.06 AC.	16.63 AC.	SW1/4	NE1/4 23-80-19	38.09 AC.	1.35 AC.	36.74 AC.	NW1/4	SE1/4 23-80-19	20.75 AC.	1.19 AC.	19.56 AC.	TOTAL		79.53 AC.	6.60 AC.	72.93 AC.
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TOTAL		79.53 AC.	6.60 AC.	72.93 AC.																						
																										
<p>I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.</p> <p>SIGNATURE: <i>Jed Schnoor</i> DATE: 1/17/2025 JED SCHNOOR / LICENSE NO. 19241 SHEETS COVERED BY THIS SEAL: 1 OF 2 & 2 OF 2 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2028</p>																										
<p>1 OF 2</p>	<p>BOUNDARY RETRACEMENT SURVEY LOT B AND PART OF THE WEST HALF THE NE 1/4 OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 19 WEST OF 5TH P.M. JASPER COUNTY, IOWA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DRAWN: SCHNOOR</td> <td rowspan="5" style="text-align: center; vertical-align: middle;">  </td> </tr> <tr> <td>APPROVED: SCHNOOR</td> </tr> <tr> <td>SCALE: 1"=300'</td> </tr> <tr> <td>DATE: 1/7/2025</td> </tr> <tr> <td>PROJECT NO.: 22084</td> </tr> </table> <p style="font-size: small;">SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC 431 FIFTH AVENUE SW CEDAR RAPIDS, IA 52404 (319) 298-8888 (PHONE) s-b-engineering.com</p>	DRAWN: SCHNOOR		APPROVED: SCHNOOR	SCALE: 1"=300'	DATE: 1/7/2025	PROJECT NO.: 22084																			
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DATE: 1/7/2025																										
PROJECT NO.: 22084																										



SITE CHARACTERISTICS



Support Documentation:
 Plat of Retracement Survey – Foth Infrastructure & Environment, LLC – Recorded September 15, 2025
 Boundary Retracement Survey – Schnoor Bonifazi – January 7, 2025

06

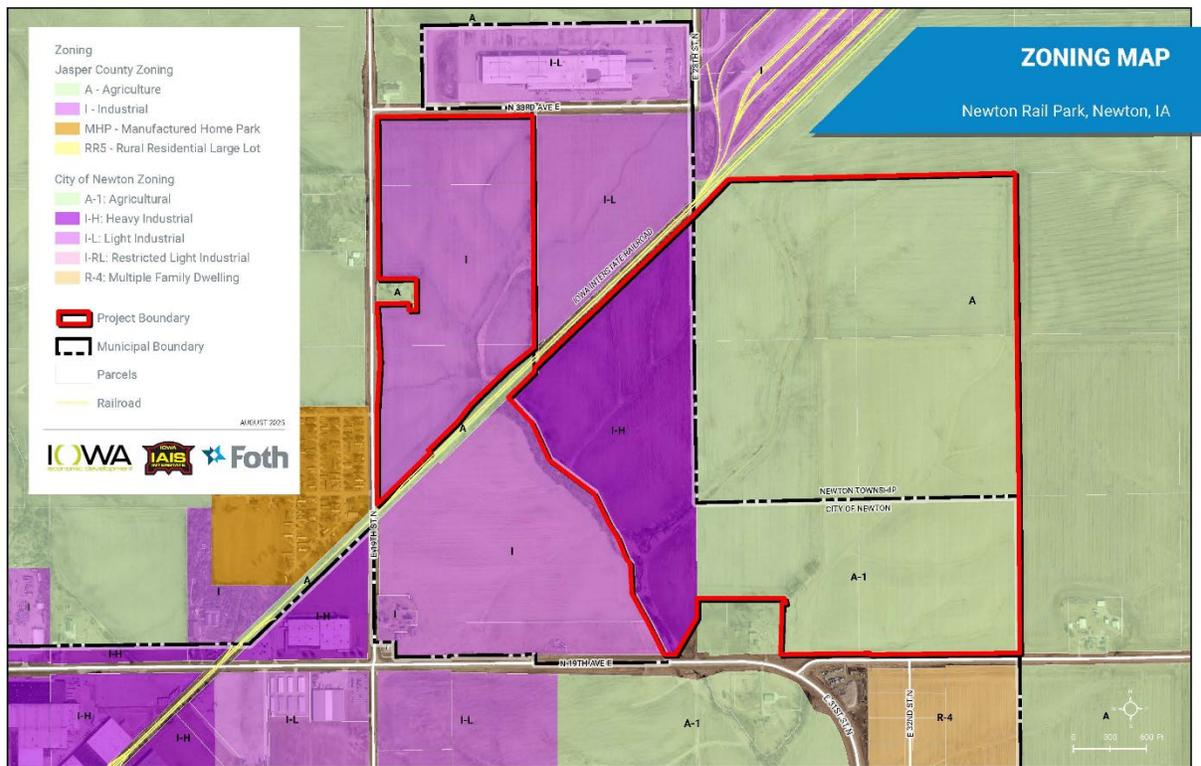
Zoning



CURRENT ZONING

The park falls under the jurisdiction of Jasper County Zoning and City of Newton Zoning. For the properties under Jasper County, there is I-Industrial and A-Agriculture. For the properties under City of Newton Zoning, there are I-L Light Industrial, I-H, Heavy Industrial, and A-1 Agricultural classifications. A zoning change will be required for the parcels presently zoned A-1 and A for industrial use.

The City of Newton has indicated that for rezoning of the agriculturally zoned, the process, dictated by State of Iowa Code and City of Newton Code, typically takes no longer than 90 days. Jasper County has indicated that agriculturally zoned property would require a rezoning to industrial to be developed for industrial uses. A property owner may request a rezoning action, which will typically take no longer than 90 days.



For the City of Newton, the I-L: Light Industrial District is a low impact industrial, business and research area set aside for the location of enterprises that have negligible environmental impacts beyond their property limits. The I-H: Heavy Industrial District is a general purpose industrial and business area for the location of activities and enterprises that might be otherwise objectionable in other areas of the community and by the nature of their activity may result in some negative impacts upon their environment. The purpose of this district is to provide for such uses in the community and to properly ensure their negative impacts are properly mitigated.

For Jasper County, the "I" General Industrial District is to permit the normal operation of a heavy industrial nature and should only be located with direct access to highways and other needed transportation facilities and utilities and have at least six hundred sixty (660) feet separation distance between any ag dwelling, residential class or district.

The property within The Newton Rail Park is partially within the Corporate Limits of the City of Newton, and partially within unincorporated Jasper County. It may eventually be developed within Newton, or within unincorporated Jasper County, a development pattern which exists currently. A Development Oversight Board has been put into place with representatives from Iowa Interstate Railroad, Jasper County, and the City of Newton.

Furthermore, The City of Newton provided details regarding 100% voluntary annexation in an urbanized area if desired by property owners.

Support Documentation:

City of Newton Code of Ordinances – Chapter 158: Zoning for I-H and I-L – Accessed February 15, 2026

Jasper County Zoning – Article 12 – “I” General Industrial Districts – Accessed February 15, 2026

Zoning Letter – City of Newton Zoning Processes for Newton Rail Park – August 20, 2025

Jasper County Letter – Newton Rail Park Site Certification; roadway infrastructure – August 18, 2025

Zoning Letter – Jasper County Community Development – April 18, 2025

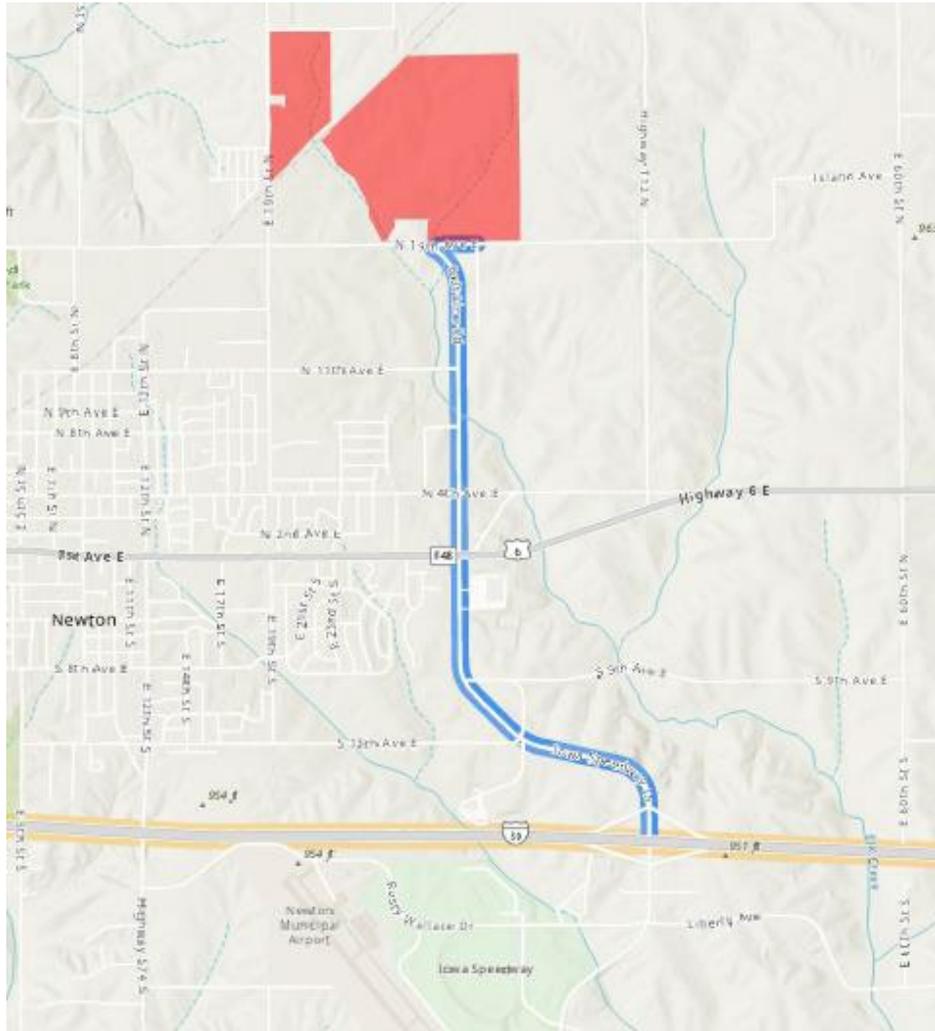
City of Newton Annexation Procedures – Undated

07

Transportation



ROADS



There are two roads providing service to the property: N 19th Ave E and E 19th Street North. Access is not presently controlled with a traffic signal. From the southern boundary of the park, E 31st Street North extends south 2.5 miles to US Interstate 80. This interchange is controlled with on/off ramps (non-signalized). This would be the truck route. Interstate 35 is 30 miles away.

There are no required road access improvements necessary to serve the site at this time per City of Newton or Jasper County. Limited road access improvements may be required but will be subject to final development plans and/or traffic impact studies at the time of such final development plans being known.

A Development Oversight Board has been put into place with representatives from Iowa Interstate Railroad, Jasper County, and the City of Newton. An agreement exists which dictates that improvement of existing roads and construction of new roads within the industrial park will be executed administratively by Jasper County, both within Newton and the unincorporated County. This will be done according to roadway design standards which are jointly agreed upon by the Jasper County Engineer and the Newton City Engineer.

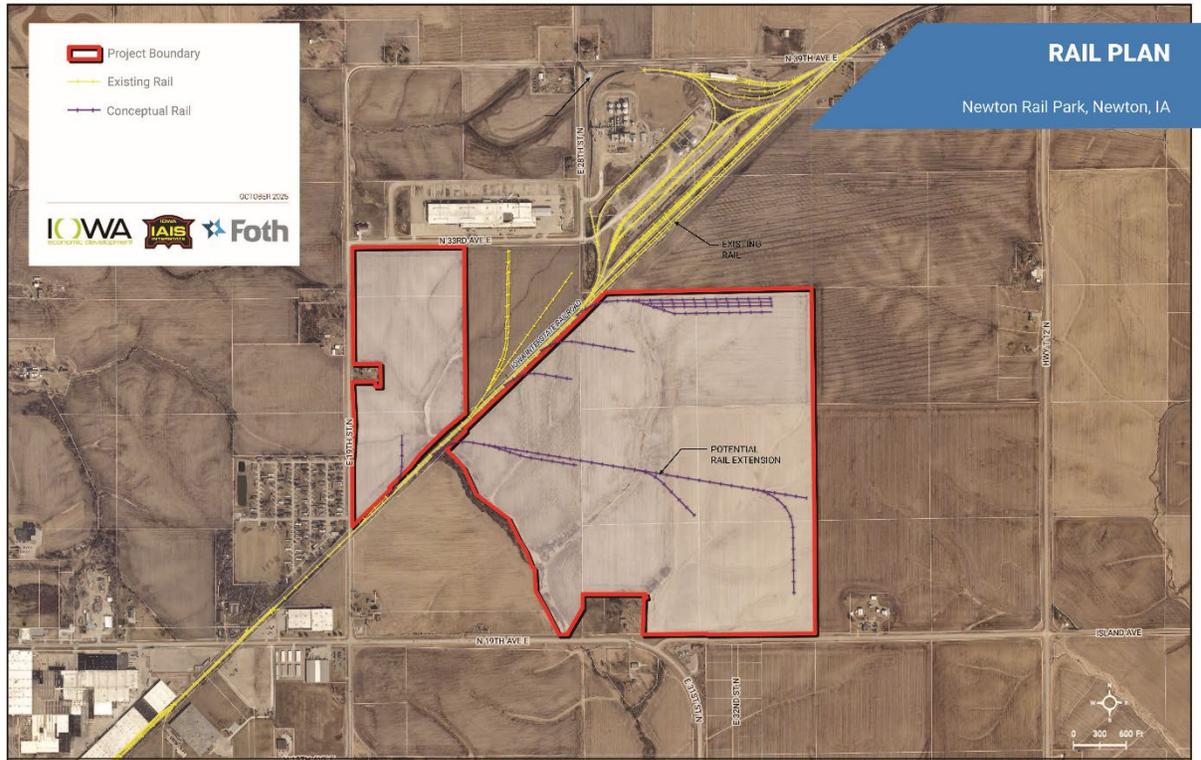
Support Documentation:

Jasper County Letter – Newton Rail Park Site Certification; Roadway Infrastructure – August 18, 2025
Questionnaire – Iowa Interstate Railroad LLC - last revised August 8, 2025

COMMERCIAL SERVICE AIRPORT

Des Moines International Airport (DSM) – 45 miles

RAIL



Provider: Iowa Interstate Railroad

Service Details

- Existing Infrastructure: Class II regional railroad with mainline and sidings that bisect the development. There are no restrictions on providing rail service to the property.
- Current Rail Traffic: IAIS Freight main carries ~7 million gross tons annually with daily through freight and daily yard switching services
- Improvements: A mainline switch, along with any needed rail track, would be required.
- Estimated Cost: Costs are dependent on length of siding/spur. Mainline switch is ~\$175,000 while linear feet of track is \$175 per foot plus grading costs.
- Estimated Schedule: The estimated timeframe is approximately 12 months (2-3 months for design, 1-2 months for permitting, and 6-8 months for construction). Design and permitting timelines can be concurrent.
- Other:
 - All rail plans are required to be reviewed by IAIS Chief Engineer for approval prior to construction.

- The IAIS offers daily freight service to and from Newton, IA allowing customers to access all Class I carriers in North America.
- IAIS also accesses river terminals on the Illinois River in Peoria and the Mississippi River at Rock Island; these rivers provide year-round, ice-free barge access. This access allows customers to negotiate competitive freight rates with Class I rail carriers.
- IAIS offers transloading services within The Newton Rail Park.
- The closest intermodal ramp is in Council Bluffs, IA. IAIS operated, existing terminal providing regular service to Chicago to connect to the Class I intermodal network and deliver containers to all major US and Canadian ports. With appropriate site designs, the Newton Rail Park could be integrated into the IAIS intermodal network.

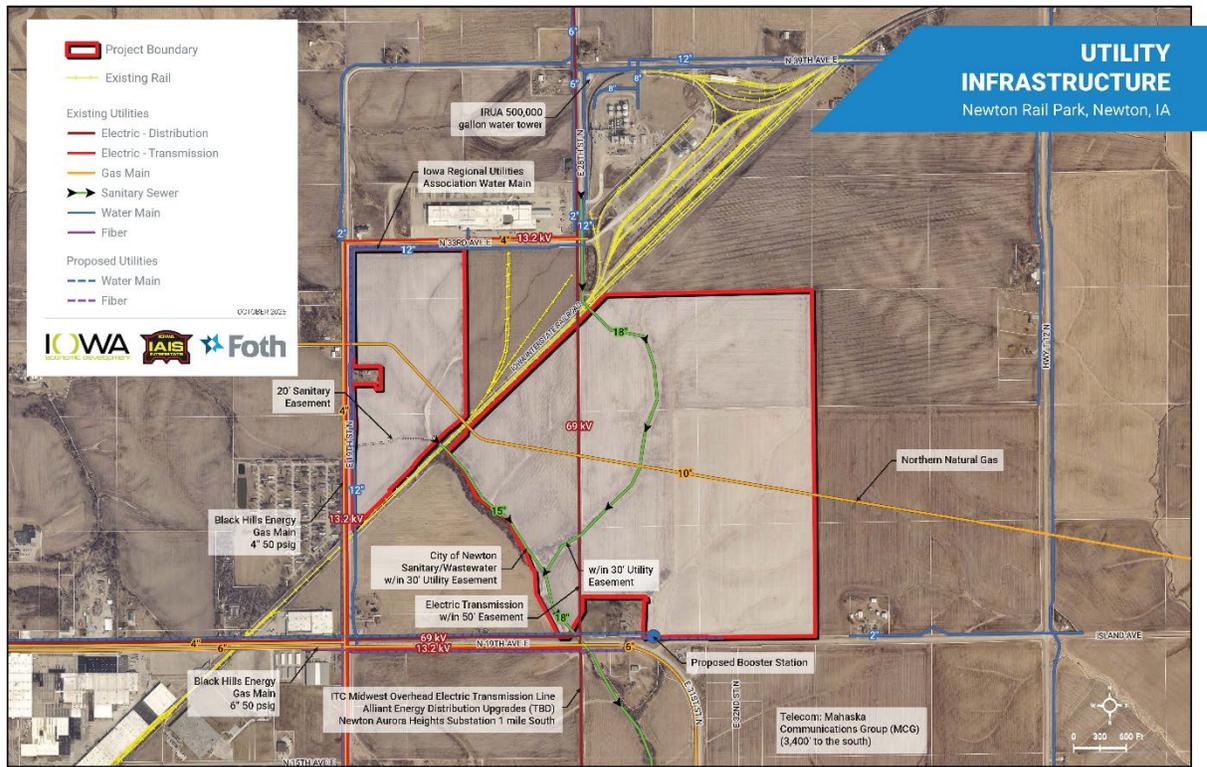
Contact:
Greg Mitchell
Chief Engineer – Structures & Projects
Iowa Interstate Railroad
gdmitchell@iaisrr.com
(319) 298-5424

*Support Documentation:
Rail Questionnaire – Iowa Interstate Railroad – August 11, 2025*

08

Utilities





Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.

ELECTRIC

Provider: Alliant Energy (distribution) and International Transmission Company (transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 13.2 kV within the adjoining right-of-way along N 19th Avenue E, E 19th Street N, and N 33rd Ave E
 - Transmission: 69 kV is running through the park
 - Substation: Newton Aurora Heights is 1 mile south along N 4th Avenue E
- Available Capacity: 4 MW is available at the property before improvements. 5 MW can be available after improvements. The substation has 8 MW of excess available capacity.
- Improvements: To provide 5 MW, a new feeder from the Newton Aurora Heights substation to the south edge of the property is needed.
- Estimated Cost: \$1.45 million
- Estimated Schedule: Within 12 months (1-3 months for design, 2-3 months for permitting, 2-3 months for easement acquisition, and 6-9 months for construction). Permitting and ROW acquisition can proceed in parallel.
- Other: For services under 4 MW, the easements and right-of-way will be sourced from Newton Rail Park. The services at the property can use the Newton Maytag substation utilizing the same overhead line along N 19th Ave E.

Contact:
Amanda Accola
Senior Key Account Manager
amandaaccola@alliantenergy.com
(641)754-5879

Support Documentation:
Electric Questionnaire – Alliant Energy – November 5, 2025

NATURAL GAS

Provider: Black Hills Energy (distribution) and Northern Natural Gas (transmission)

Service Details

- Existing Infrastructure: A 6-inch 50 psig line is located at the south property line along N 19th Ave E.
- Available Capacity: Presently, 7,500 mcf is available, but up to 25,000 mcf per month can be available after upgrades via both interruptible and firm levels of service.
- Scenario #1 Improvements: 15,000 mcf or 25,000 mcf of interruptible service
 - Estimated Schedule: 11 months
 - Estimated Cost: \$1,586,828 (15,000 mcf) or \$1,634,196 (25,000 mcf) by developer/end user
 - Specific Improvements: Branchline – There are no branch line modifications required for interruptible service. Town Border Station – For 15,000 mcf, a station rebuild will be required. The downstream dual meter run will be replaced with an upstream 3-inch-diameter FlowSic600. All 4-inch-diameter pipe downstream of regulation will be replaced with 6-inch-diameter. A new, larger water-bath heater and heater bypass will replace the current heater. The existing regulators, EFM, and relief will be reused. For 25,000 mcf, a station rebuild will be required. The downstream dual meter run will be replaced with an upstream 3-inch-diameter FlowSic600. All 4-inch-diameter and 6-inch-diameter pipe downstream of regulation will be replaced with 8-inch-diameter. A new, larger water-bath heater and heater bypass will replace the current heater. The existing regulators, EFM, and relief will be reused. Mainline – There are no branch line modifications required for interruptible service.
 - Distribution upgrades would include installing 1,966 feet of 4-inch 60 psig main along E Payton Avenue from the existing 6” pipeline at SE 34th Street. Additionally, 5,060 feet of 4-inch 60 psig main along SE 36th Street and E Army Post Road going south and east would be needed to reach the center of the park.
- Scenario #2 Improvements: 15,000 mcf or 25,000 mcf of FIRM service
 - Estimated Schedule: 23 months
 - Estimated Cost: 1,586,868 (15,000 mcf) and \$5,186,796 (25,000 mcf) by developer / end user
 - Specific Improvements: Branchline – For 15,000 mcf, there could be no branch line modifications needed to meet the incremental firm service. There may be an opportunity to acquire the firm service as a result of capacity available post CMC expansion. Customer will be required to participate in open season for new capacity. For 25,000 mcf, approximately 0.60 miles of 20-inch-diameter IAB65003 Des Moines C branch line will be required. The loop will start at the current projected terminus at 150 Street in Dallas County, IA to 155 Place. The

level A estimated project cost for the branch line piping is \$3,000,000. Town Border Station –For 15,000 mcf, a station rebuild will be required. The downstream dual meter run will be replaced with an upstream 3-inch-diameter FlowSic600. All 4-inch-diameter pipe downstream of regulation will be replaced with 6-inch-diameter. A new, larger water-bath heater and heater bypass will replace the current heater. The existing regulators, EFM, and relief will be reused. For 25,000 mcf, a station rebuild will be required. The downstream dual meter run will be replaced with an upstream 3-inch-diameter FlowSic600. All 4-inch-diameter and 6-inch-diameter pipe downstream of regulation will be replaced with 8-inch-diameter. A new, larger water-bath heater and heater bypass will replace the current heater. The existing regulators, EFM, and relief will be reused. Mainline – There may be an opportunity to acquire the firm service as a result of capacity available post CMC expansion. Customer will be required to participate in open season for new capacity.

Contact:
 Mark Ernst
 Senior Account Manager
 Black Hills Energy
 Mark.ernst@blackhillscorp.com
 (563) 585-4015

*Support Documentation:
 Natural Gas Questionnaire – Black Hills Energy – January 5, 2026*

WATER

Provider: Iowa Regional Utilities Association

Service Details

- Existing Infrastructure: There is a 12” line along N 33rd Ave E, which is along the northern border of the park.
- Total Capacity: 1.86 mgd
- Excess Capacity: Presently, there is 0.1 mgd. After improvements, there will be at least 300,000 gallons per day.
- Improvements: The line extension will likely be connected to the City’s water main along NE 19th Ave E. It would require construction of roughly 2.5 miles of 8-inch water main (350K) and a 1 MGD booster pumping station (650K). This is based off of a conceptual design and cost estimate.
- Estimated Cost: Based on the conceptual design mentioned above, the cost is anticipated to be \$1,000,000.
- Schedule: IRUA is able to provide the specified capacity within 12 months of them being served notice that development with the specified hydraulic need is being constructed within the industrial park. Design (3 months), permitting (3 months), and offsite ROW acquisition (3 months) can be done concurrently. Construction is 12 months, but overall timeline of 12 months can be met per the service provider.
- Other: Land would need to be acquired for the new booster pumping station facilities. ROW and easements may be necessary depending on the location of the land acquired for the booster pumping station.
- Purchased Capacity: Additional capacity is purchased from the City of Newton. The water purchase agreement expires June 30, 2045. The amount of water and average utilization of purchased water ranges between 2.6 mgd and 2.8 mgd. Peak utilization is

4.0 mgd. Excess purchase volume may be coordinated with supplier pending availability. However, excess volumes may be subject to additional charges.

Water Treatment

Provider: City of Newton

Service Details

- Plant: City of Newton Water Treatment Plant (7.25 miles southwest)
- Total Permitted Capacity: 100 MG/month (contracted by IRUA)
- Allocated Capacity: 100 MG/month is contracted
- Average Utilization: 2.5 mgd to 3.3 mgd
- Peak Utilization: 7.194 mgd
- Excess Capacity: IRUA anticipates capacity to supply current/future demand within 100 MG/month limit based on available information.
- Improvements: There are plans to replace four existing alluvial wells and install clear well baffles in FY2027 by utilizing SRF funds. It is possible that capital projects may expand facility production capacity.

Contact:

Matt Mahler
Chief Executive Office
Iowa Regional Utilities Association
mmahler@irua.net
(641) 792-7011

Support Documentation:

Water Questionnaire – Iowa Regional Utilities Association – November 5, 2025

WASTEWATER

Provider: City of Newton

Service Details

- Existing Infrastructure: There is an 18” line and a 15” line running through the park. These are gravity lines.
- Total Capacity: The capacity of the line is 5 mgd.
- Excess Capacity: Excess capacity of the downstream infrastructure is 500,000 gpd.
- Improvements: Sewer laterals are the only improvements anticipated.
- Costs: Costs are expected to be minimal since infrastructure is on site.
- Other: Any future development would get sewer from the City of Newton and would be annexed.

Wastewater Treatment

- Plant: City of Newton STP Permit #5059002 (3.1 miles from park)
- Total Permitted Capacity: 13.0980 mgd
- Average Utilization: 2.9370 mgd (average dry weather) and 9.2020 (average wet weather)
- Peak Utilization: 13.2980 mgd
- Excess Capacity: 10.1609 mgd (average dry weather) and 3.8960 mgd (average wet weather)
- Other: There are no known encumbrances.

- Improvements: They are planning for NE pump station upgrades, which are currently under contract with an anticipated completion date of April 30, 2026.

Contact:

Jody Rhone
Utilities Director
City of Newton
Jodyr@newtongov.org
(641) 791-0827

Support Documentation:

Wastewater Questionnaire – City of Newton – November 5, 2025

TELECOMMUNICATIONS

Provider: Mahaska Communication Group, LLC

Service Details

- Existing Infrastructure: Fiber high speed internet is located at 1415 E 19th Street N, Newton, IA, which is approximately 3,400 feet south of the park.
- Improvements: Underground fiber is available at the property, and so is dark fiber and multi-gigabit private circuits. It would need to be extended, which is expected to cost \$43,910 and take approximately 4 months.
- Other: Jasper County, City of Newton, and Iowa Interstate Railroad right-of-way permits may be needed in order to provide service.

Contact:

Matt Tippett
General Manager
Mahaska Communication Group, LLC
Matt.tippett@mahaska.org
(641) 676-1000

Support Documentation:

Telecommunications Questionnaire – Mahaska Communication Group, LLC – August 25, 2025

09

Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) was conducted to ASTM E1527-21 standards. TPI Composites is a wind blade manufacturer located north and upgradient of the subject property across N 33rd Avenue E and is a RCRA large quantity generator of hazardous waste and a potential PFAS site. In addition, several ground storage tanks are located on the site, and a spill incident was reported for the site in 2019. These findings are evidence of a recognized environmental condition (REC) in connection to the property.

A Phase II Environmental Site Assessment was completed by Allender Butzke Engineers Inc. in order to investigate soil and groundwater quality in response to the recognized environmental conditions (RECs) identified in the Phase I ESA. The assessment revealed no significant impact from RCRA metals, petroleum hydrocarbons or VOCs on soil or groundwater at the subject property. The results of the Phase II do not indicate the need for additional soil or groundwater testing.

Support Documentation:

Phase II Environmental Site Assessment – Allender Butzke Engineers Inc. – December 8, 2025

Phase I Environmental Site Assessment – Allender Butzke Engineers Inc – April 7, 2025

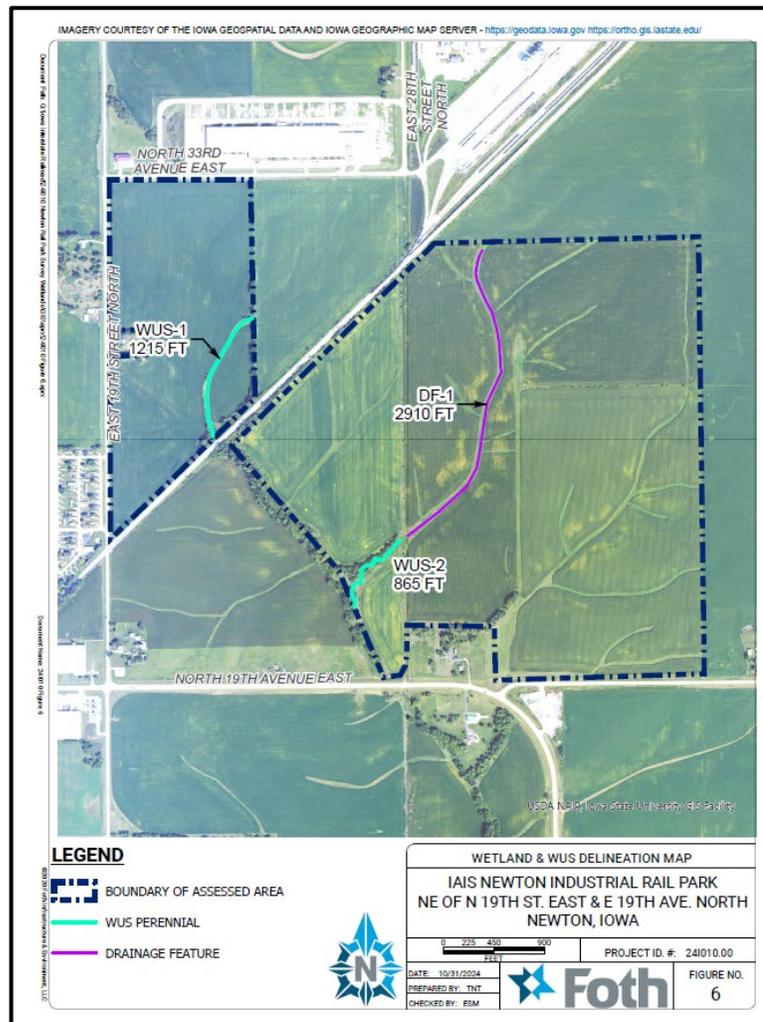
WETLANDS

A Wetland Delineation was completed, and the subsequent Approved Jurisdictional Determination (AJD) determined that there are 2,080 linear feet (WUS-1 and WUS-2) of jurisdictional streams and 2,915 linear feet (DF-1) of non-jurisdictional streams present within the project area. If jurisdictional wetlands or waters of the US impacts are proposed, the USACE should be contacted regarding the need for a Section 404 Permit, mitigation plan, or other permitting requirements. The determination for the project is valid for five years from the date of the Jurisdictional Determination letter.

Support Documentation:

Jurisdictional Determination – US Army Corps of Engineers – Abigail Steele - May 8, 2025

Wetland Report – Foth – November 6, 2024



SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Indiana Bat (Mammal) – Endangered
 - Monarch Butterfly (Insect) – Proposed Threatened
 - Eastern Prairie Fringed Orchid (Flowering Plant) – Threatened
- Critical Habitats
 - No critical habitats at this location.

Based on field and map observations, it is Foth’s opinion that the proposed project will have no effect on the federally listed T&E species.

Support Documentation:
Threatened and Endangered Species Habitat Assessment – Foth Infrastructure & Environment – March 17, 2025

CULTURAL RESOURCES

A Phase I Archeological investigation completed by Tallgrass Archaeology LLC noted three previous archaeological surveys that overlapped with the project area, but no previously identified archaeological sites were present in the project area. A pedestrian survey of the eastern portion identified two new archaeological sites. Site 13JP266 represents the remains of a historic period structure. However, the assemblage is derived from disturbed contexts and the site overall lacks integrity. Site 13JP267 represents a sparse precontact period artifact scatter that lacks integrity. No further work is recommended for these sites, and no further archaeological work is recommended for the project area as currently proposed.

A Reconnaissance-Level Historical/Architectural Survey completed by Tallgrass Archaeology LLC included an investigation of the 0.25-mile buffer zone around the project area. The survey included twenty-four properties within the project area and buffer zone. Each resource was studied at the reconnaissance-level for potential National Register of Historic Places eligibility. No resources in this survey were found preliminarily eligible for the National Register, and none are recommended for further research.

SHPO indicated that the work conducted by Tallgrass Archaeology LLC could be used to support a federal agency’s determination. SHPO consultation as part of the site certification process does not necessarily fulfill the requirements of Section 106 of the National Historic Preservation Act, and additional work may be needed if Section 106 consultation is required for a future project.

Support Documentation:
Email from the Iowa State Historic Preservation Office (Sara Andre) – July 7, 2025
Phase I Archeological Investigation – Tallgrass Archaeology LLC – May 2025
Reconnaissance-Level Historical/Architectural Survey – Tallgrass Archaeology LLC – May 2025

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GEOTECHNICAL

A Geotechnical Exploration included eight borings and one cone penetration test sounding at the site to depths between 25 and 54.8 feet below existing grades. Allender Butzke Engineers Inc. reports a Seismic Site Class D for the area of the property.



Support Documentation:
Geotechnical Exploration – Allender Butzke Engineers Inc. – March 28, 2025

10

Master Plan



SITE CONCEPT PLAN

Newton Rail Park, Newton, IA

Total Project Area: 370.73 AC
Total Developable Area: ~336.05 AC
 (Non developable area includes WUS, floodplain & utility easements)

Site	Area	Developable Area
1	39.21 AC	38.22 AC
2	33.81 AC	31.79 AC
3	21.16 AC	20.23 AC
4	30.23 AC	28.93 AC
5	91.61 AC	89.56 AC*
6	42.29 AC	34.60 AC
7	53.16 AC	46.38 AC
8	34.24 AC	33.66 AC
9	16.80 AC	12.68 AC

*Largest contiguous site

- Project Boundary
- Existing Rail
- Conceptual Rail
- Conceptual Development Parcels
- Conceptual Stormwater
- Jurisdictional Wetlands (2,080')
- 100-Year Floodplain (FEMA)

OCTOBER 2025



Existing Utilities

- Electric - Distribution
- Electric - Transmission
- Gas Main
- Sanitary Sewer
- Water Main
- Fiber

Proposed Utilities

- Water Main
- Fiber

20' Sanitary Easement

Black Hills Energy Gas Main 4" 50 psig

City of Newton Sanitary/Wastewater w/in 30' Utility Easement

Electric Transmission w/in 50' Easement

Black Hills Energy Gas Main 6" 50 psig

ITC Midwest Overhead Electric Transmission Line
 Alliant Energy Distribution Upgrades (TBD)
 Newton Aurora Heights Substation 1 mile South

Proposed Booster Station

Telecom: Mahaska Communications Group (MCG)

IRUA 500,000 gallon water tower

Iowa Regional Utilities Association Water Main

IAS Renewable Energy Transload Center

300,000 SF

145,000 SF

230,000 SF

1,000,000 SF

130,000 SF

140,000 SF

75,000 SF

210,000 SF

Northern Natural Gas

POTENTIAL RAIL EXTENSION

ISLAND AVE



0 300 600 Ft

N 15TH AVE E

N 19TH AVE E

E 31ST ST N
 E 32ND ST N

6"

12"

N 39TH AVE E

6"

8"

8"

2"

12"

2"

12"

4"

13.2 kV

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12"

18"

69 kV

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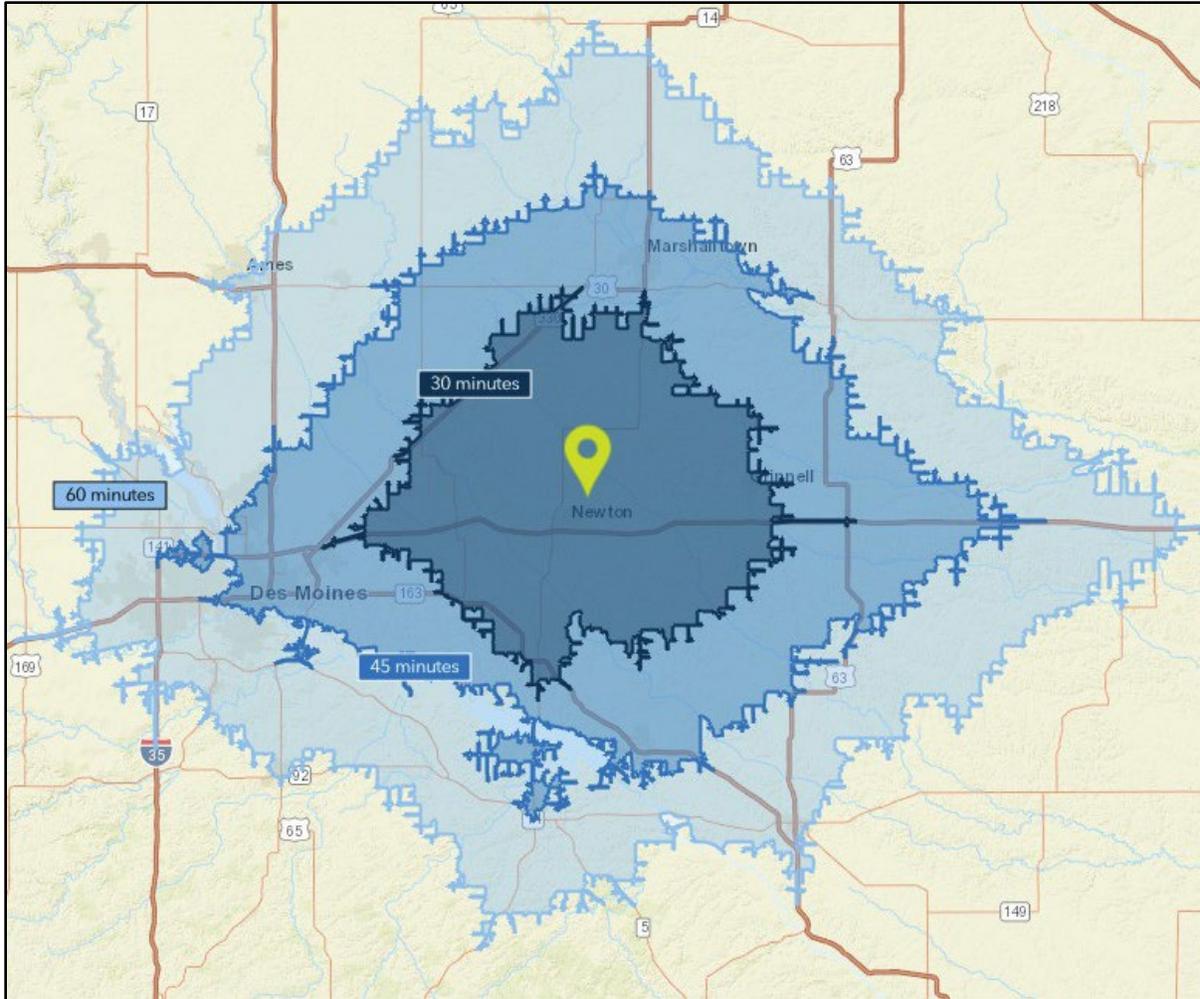
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HWY T 12 N

11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	52,261	331,767	836,768
Labor Force	23,574	170,695	445,367
Manufacturing Employment	3,899	23,531	48,578
Percentage Employed in Manufacturing	16.54%	13.79%	10.91%
Median Age	41.4	37.9	37.3
Bachelor's Degree Attainment	23.94%	31.02%	39.63%
Average Hourly Wage	\$27.26	\$33.52	\$33.29
Average Manufacturing Wage	\$35.90	\$37.20	\$36.78

Source:
 ESRI Business Analyst Online – 2025 (all data except wages)
 JobsEQ – 2025Q3 (wage data)

12

Summary + Recommendations



Strengths:

- The park has approximately 336 developable acres.
- Interstate 80 is only 2.5 miles away with a direct route to the ramps.
- Partners and two governmental agencies have expressed repeated and intentional interest in moving forward with the development of the park. This is further evidenced by a development agreement.
- Many of the utilities are located adjacent or within the property. Telecommunications is the only one that would require a minor extension.
- The site's owner is the only U.S. regional railroad connected to all six Class I carriers, which offers routing optionality and reach.
- IAIS mainline runs through the park and offers on-site turnout, industrial lead track and full yard service to support both inbound and outbound rail flows.
- The existing infrastructure in the park already allows for large tracts that can support building pads that exceed 100,000 SF.

Challenges:

- For companies with significant utility demands above the minimum requirements, especially for firm service for natural gas, utility upgrades will be required.
- The park has aquatic features that are under the jurisdiction of the US Army Corps of Engineers. Disturbing these areas will require a Section 404 permit, so take caution with planning developments.
- While a significant portion of the park is already zoned for industrial use, some portions will need to be rezoned. Fortunately, the municipalities have indicated what that process would entail.

Recommendations:

- As companies locate within the park, ensure that all information is updated to reflect new infrastructure that is completed as well as utility capacity information.
- Install signage around the property that indicates the land is available for industrial development and is a certified site.
- Ensure that the property is listed in all site databases (state, utility, third-party, etc.) as well as promoted with the commercial real estate community within the region.
- Costs and schedules are changing constantly, so make sure to update the cost estimates periodically to ensure your information is relevant and ready.



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