

NORTHEAST IOWA REALTY AND APPRAISAL, INC.

P.O. BOX 306
115 SOUTH VINE STREET
WEST UNION, IOWA 52175
563-422-3285

FARM REAL ESTATE FOR SALE

KUHENS FARM

Fayette County, Iowa

OWNERS: Denis D. Kuhens and Cindy J. Kuhens

LEGAL DESCRIPTION:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20; TOWNSHIP 93 NORTH, RANGE 7 WEST OF THE FIFTH P.M., FAYETTE COUNTY, IOWA.

The farm is located 3 miles north of Wadena, Iowa. This farm is located just 2 miles east of the Volga River Recreation Area. This state park has camping, equestrian trails, hunting, hiking and cross-country skiing trails, and fishing in the 120 acre lake. The CRP (Conservation Reserve Program) land has a good cover of switch grass that is ideal for pheasants as well as deer and turkey.

Asking Price: \$275,000 or \$2,357 per acre

Possession: negotiable Terms: Cash

PROPERTY DESCRIPTION

LOCATION: Sections 17 & 20 of Illyria Township, Fayette County, Iowa

LAND:

ASSESSABLE ACRES: 116.67

TOTAL TILLABLE ACRES: 71

TOTAL CRP ACRES: 71

PASTURE ACRES: 40.67

BUILDING SITE ACRES: 5

FSA FARM INFORMATION:

FSA Farm No. 1140

FSA Tract No. 2738

FSA Farmland: 120 acres

FSA Cropland: 71 acres

CRP Cropland: 71 acres

CRP Payment Rates:

71 acres @ \$98 per acre - from 10-1-1997 to 9-30-2007

Total Annual CRP Payment: \$6,958

PASTURE RENT: \$400 per season

AVERAGE CORN SUITABILITY RATING: 41.97 per tillable acre

REAL ESTATE TAXES: \$2,008 per year (2004-2005)

TOPOGRAPHY: gently rolling to steep

DRAINAGE: adequate

Information used in this prospectus was gained from sources deemed reliable. Northeast Iowa Realty and Appraisal does not guarantee the enclosed information and invites you to make your own inspection.

For more information contact:

Jay C. Jensen

Northeast Iowa Realty and Appraisal, Inc.

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e-mail: jjneir@alpinecom.net

website - <http://www.northeastiowarealty.com>

Cell phone: 563-920-1248

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BUILDING IMPROVEMENT DESCRIPTION:

Dwelling: This is a large 2 story home with walk-in attic. The 1st floor includes a kitchen, dining room (with built-in hutch), living room and bedroom. The bedroom has large pocket doors leading to the living room and a standard door leading to a hallway. The bedroom may have been originally designed as a parlor. The 2nd floor includes the bathroom and 3 bedrooms. From the 2nd floor hallway, there is access to a stairway that leads to the walk-in attic. The furnace is an L.P. gas-fired energy efficient (90+) and was new in 1999. The roof was completely replaced (sheeting and shingles) in 1997.

Occupancy: Single-Family

Year Built: 1922

Roof: Asphalt shingled

Rooms Above Ground: 7

Number Bedrooms: 4

Number of Baths: 1 Full Bath (2nd floor)

Central Air: No

Porch: Open porch (208 sq. ft.)

Water source: Spring fed system with pressure tank

Style: 2 Story Frame

Exterior Material: Wood Lap

Above-Grade Living Area: 1,757 sq. ft.

Rooms Below Ground: 1

Basement Area Type: Full

Basement Finished Area: 0 sq. ft.

Attic: Walk-up to 3rd level

Garage: Detached 3 car (22' x 30')

Ag Buildings:

Barn - Feed and Livestock: 58' x 14'

Lean-To: 24' x 10'

Lean-To: 38' x 22'

Milk House: 14' x 12'

Barn - Pole: 58' x 18'

Corn Crib: 60' x 32'

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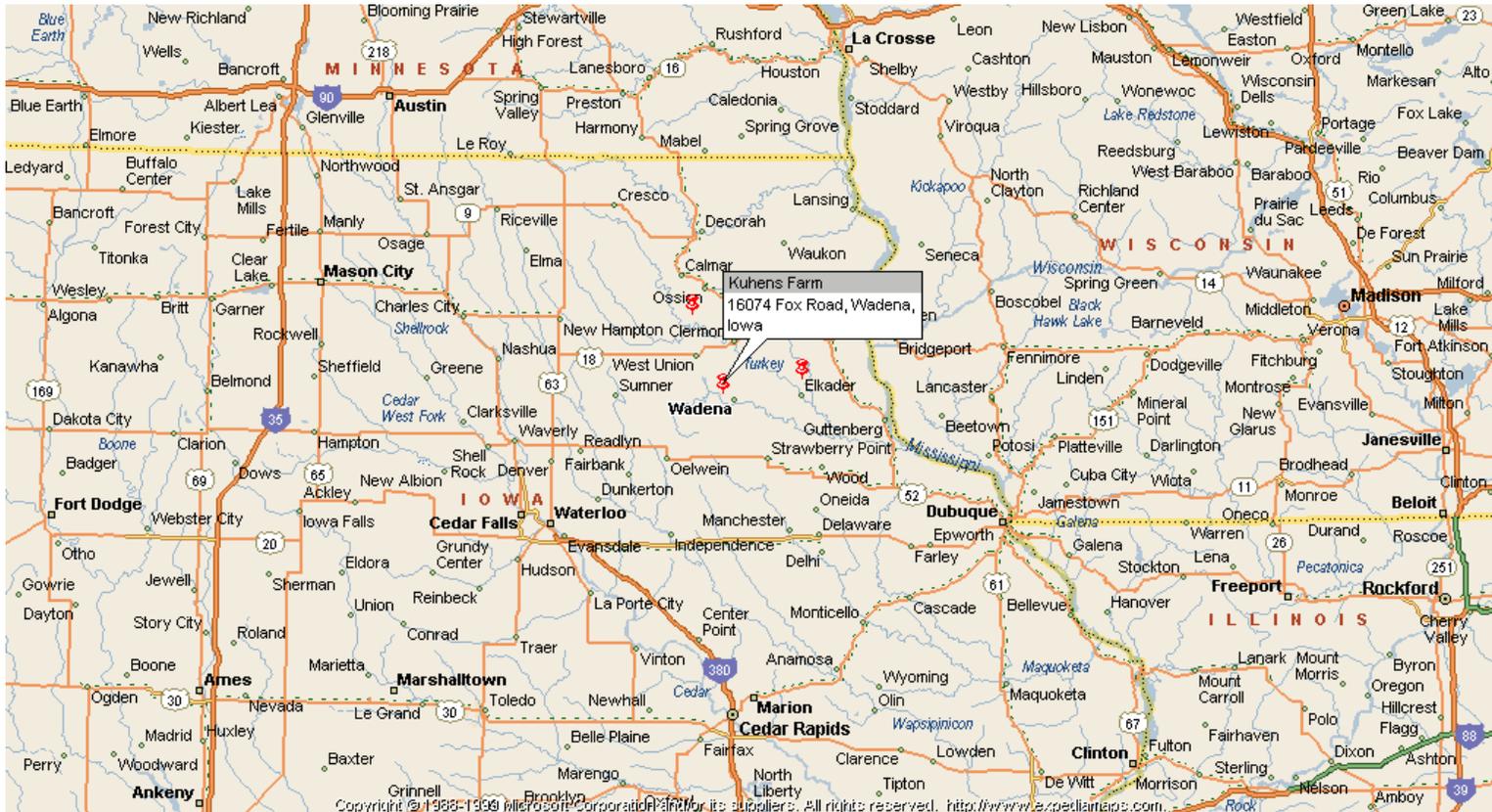
Kuhens Farm Property Photographs



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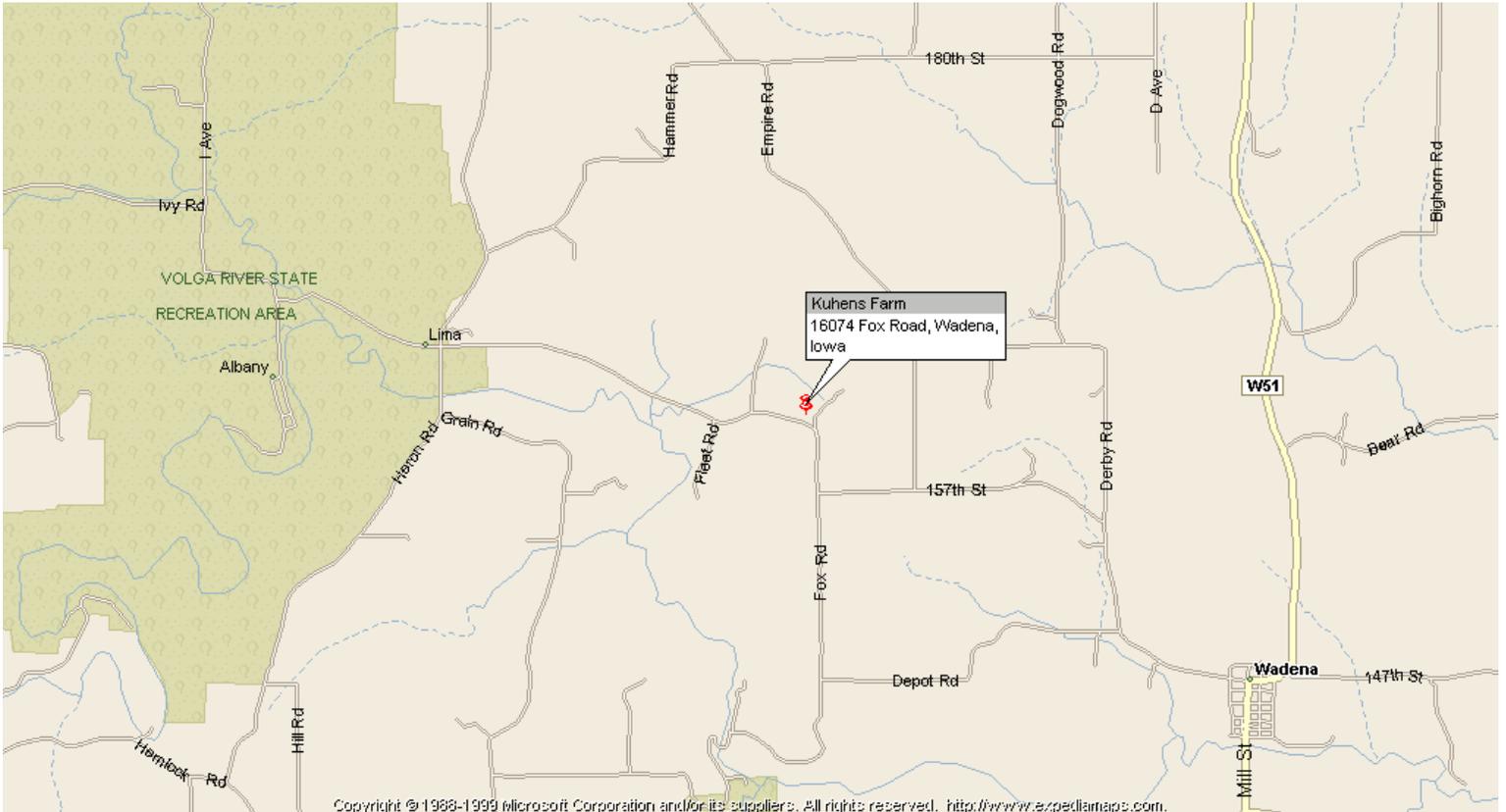
Kuhens Farm Location Map



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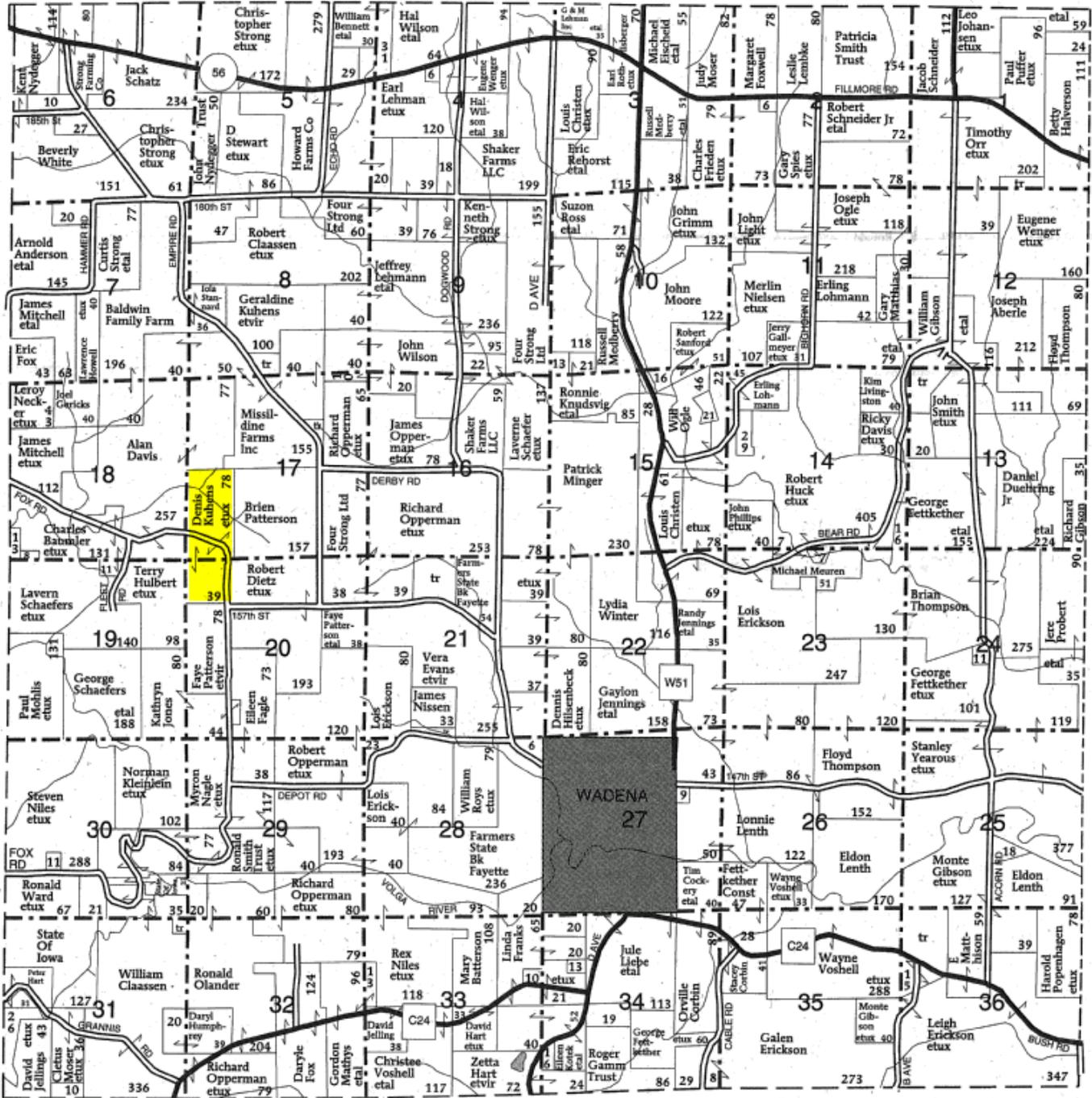
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Kuhens Farm Ilyria Township Plat Map



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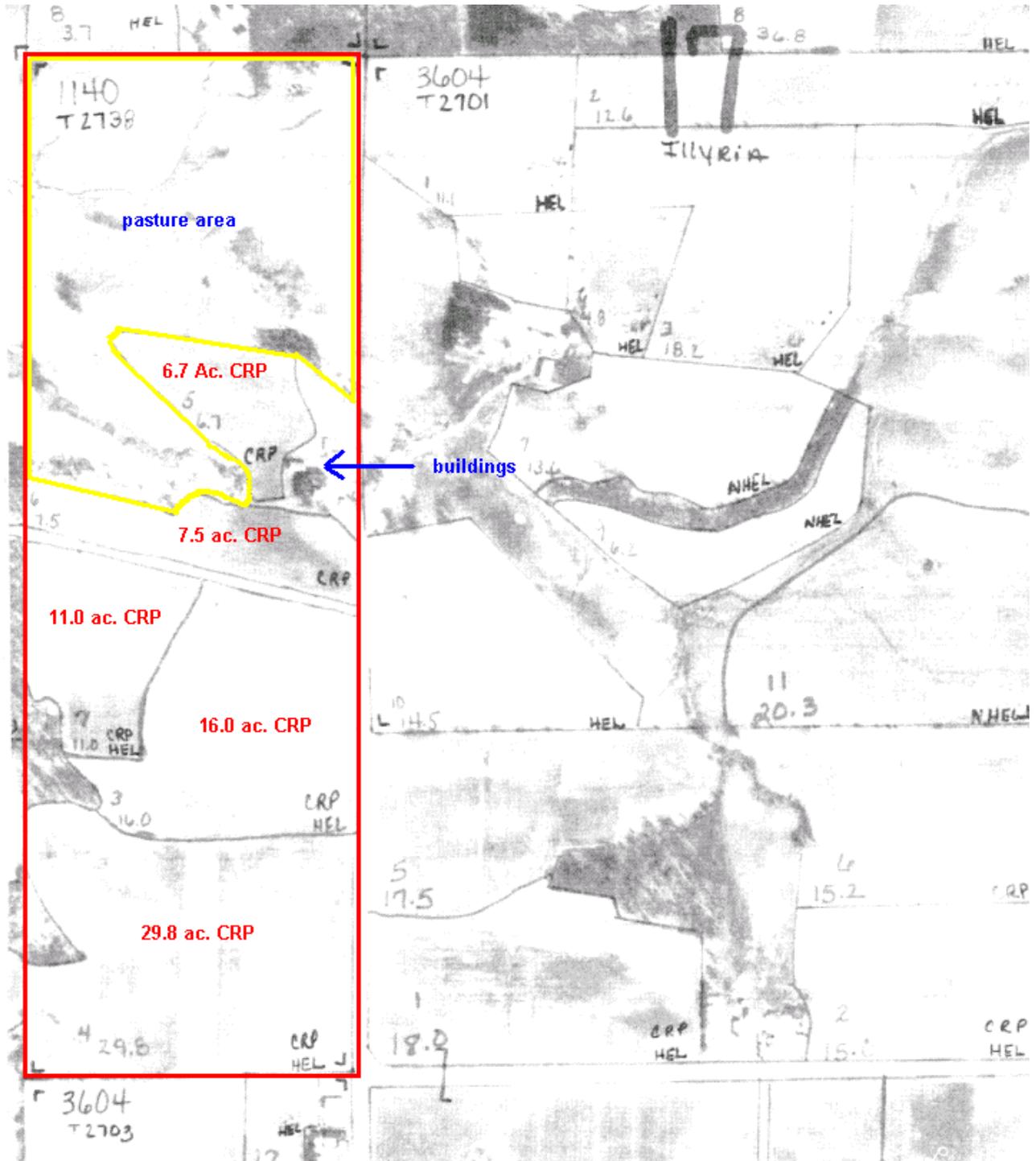
**Kuhens Farm
2002 Infrared Satellite Photo**



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Kuhens Farm FSA Aerial Photo



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Kuhens Farm Soil Map



SYMBOL	SOIL TYPE	CSR
41B	Sparta loamy fine sand	40
41C	Sparta loamy fine sand	25
109B	Backbone fine sandy loam	25
109C	Backbone fine sandy loam	15
163F2	Fayette silt loam	28
171B	Bassett loam	80
171C	Bassett loam	65
171C2	Bassett loam	63
175B	Dickinson fine sandy loam	55
175C	Dickinson fine sandy loam	40

SYMBOL	SOIL TYPE	CSR
177C	Saude loam	39
214B	Rockton loam	58
215E	Goss loam	5
226	Lawler loam	78
407B	Schley loam	72
408B	Olin fine sandy loam	67
408C	Olin fine sandy loam	52
487B	Otter-Huntsville silt loam	68
512D	Marlean loam	22
714C	Winneshiek loam	31