



**We are Pleased to
Present for Sale**

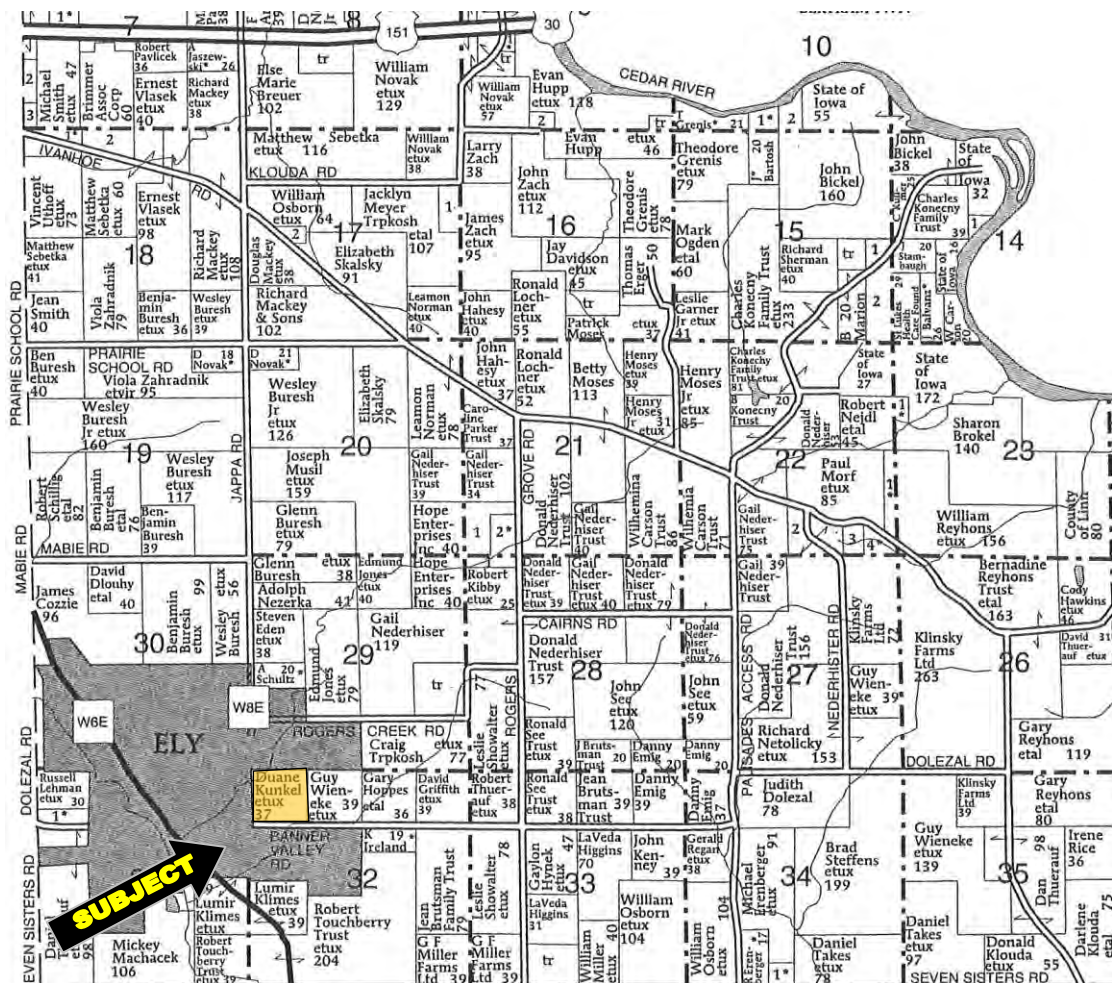
**Kunkel Farm
38 Acres m/l
Linn County, Iowa**

OWNERS:	Duane and Connie Kunkel
LOCATION:	From Main Street of Ely: ¼ mile east on Banner Valley Road. The property is located on the north side of the road.
LEGAL DESCRIPTION:	The NW ¼ of the NW ¼ of Section 32, Township 82 North, Range 6 West of the 5 th P.M., Linn County, Iowa, except Parcel A – Plat of Survey #1377.
PRICE & TERMS:	\$741,000 - \$19,500 per acre – 10% upon acceptance of offer and balance in cash at closing.
POSSESSION:	At closing.
TAXES:	2011-2012, payable 2012-2013 – \$898.00– net - \$24.38 per taxable acre. There are 36.83 taxable acres.
CROPLAND:	There are 34.1 acres of cropland.
AVERAGE CSR:*	ArcView Software indicates a CSR of 76.7 on the cropland acres. The Linn County Assessor indicates an average CSR of 66.15.
SCHOOL DISTRICT:	College Community School District.
BUILDINGS: <i>Machine Shed:</i>	42' x 82'.
UTILITIES:	Sanitary sewer is located south and also northwest of this farm. Buyer should further visit with the city of Ely to determine the exact details of the sewer and water. This property includes a preliminary plat of approximately 110 lots. Contact the Listing Agent for a copy of this plat.
BROKER'S COMMENTS:	This property is ideally located at the east edge of Ely and adjoins residential development. Ideal opportunity for residential development in a fast growing area.

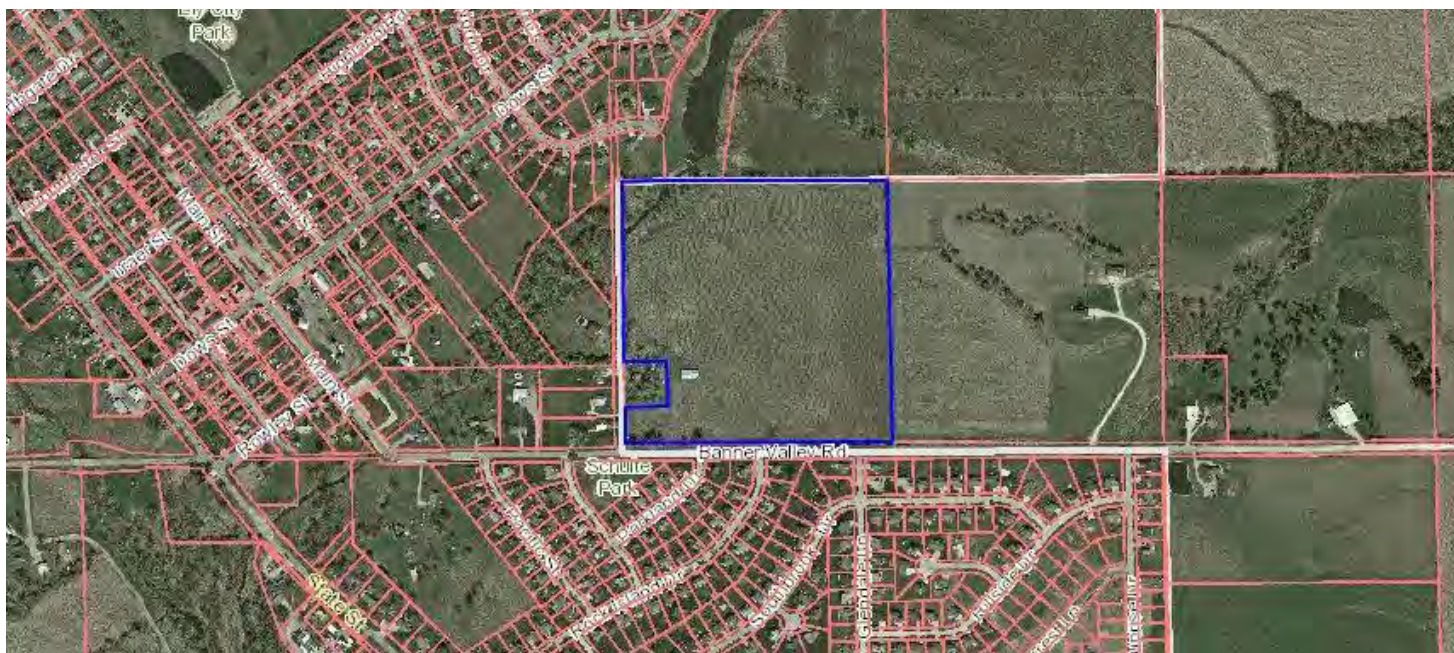
**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

Plat Map



GIS MAP



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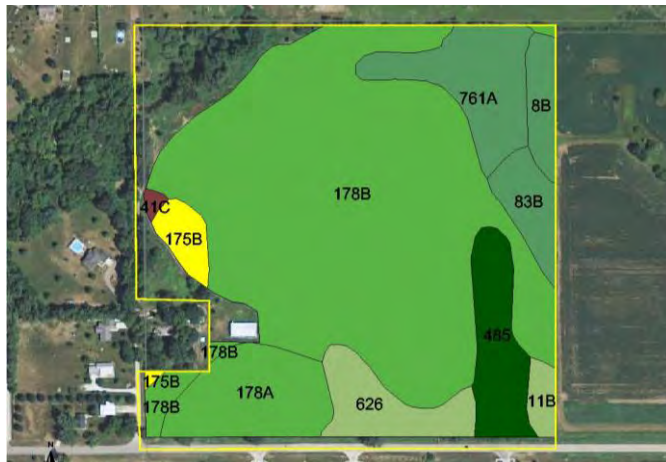
AERIAL MAP



CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

CSR MAP



Measured Tillable Acres	34.1	Average CSR	76.7	Corn Yield	
Soil Label	Soil Name	CSR		Soybean Yield	Acres
11B	Colo-Ely complex, 2 to 5 percent	68	176	48	0.45
175B	Dickinson fine sandy loam, 2 to 5	55	158	43	0.74
178A	Waukee loam, 0 to 2 percent slo	79	191	52	2.85
178B	Waukee loam, 2 to 5 percent slo	74	184	50	21.21
41C	Sparta loamy fine sand, 5 to 9 pe	25	118	32	0.10
485	Spillville loam	92	208	56	2.15
626	Hayfield loam, 0 to 2 percent slo	67	168	45	1.81
761A	Franklin silt loam, 0 to 2 percent	90	206	56	2.78
83B	Kenyon loam, 2 to 5 percent slo	87	201	54	1.15
8B	Judson silty clay loam, 2 to 5 per	90	206	56	0.88



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE** AT TROYL@HERTZ.AG

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PHOTOS



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