

January 9, 2025

John D. Moss
The Loranda Group, Inc.

Dear John:

As we recently discussed, I would be interested in selling the 5.94 gross acres that I own that adjoin the 150 acres that you are currently offering via Sealed Bid Sale south of Grundy Center. I understand that you are simply acting as a facilitator by forwarding my intentions to interested parties and that any and all negotiations would be between me and the potential buyer.

Below you will find my contact information for those who want to reach me and I have attached a copy of a recent survey of the land.

Thank you.



Kevin Kuznia
319-823-1202
drkuznia@yahoo.com

PLAT OF SURVEY OF PARCEL 756-B

ALIQUOT PART OF U.S.P.L.S. OR PART OF OFFICIAL PLAT:
Part of an existing parcel described by recorder's document
#1997-2600 of the SE1/4 of Section 31, T87N, R16W of the
5th P.M., Grundy County, Iowa

LAND SURVEYOR: (Return this document to the land surveyor)
Steven J. Cox, PLS, 303 Colfax St., Holland, Iowa 50642
Phone: 319-824-5129 email: sjc1989@yahoo.com

SURVEY REQUESTED BY:
Kevin Kuznia

PROPRIETOR:
Kevin D. Kuznia & Laura C. Kuznia

PORTIONS OF DOCUMENT(S) RETRACED:
Recorder's documents Bk.245 Pg.5 & #1997-2600 and engineer's road
plan S-2422(1)

Field work completed 10/31/20

DESCRIPTION OF PARCEL 756-B

Commencing at the Center of Section Thirty-one (31), Township Eighty-seven (87) North, Range Sixteen (16) West of the 5th P.M., Grundy County, Iowa; thence S01°23'28"E 416.65 feet along the west line of the Southeast One-quarter (SE1/4) of said Section 31 to the northwest corner of the existing parcel described by recorder's document #1997-2600 and the Point of Beginning; thence continuing S01°23'28"E 353.00 feet along the west line of the SE1/4 of said Section 31; thence S88°52'29"E 502.24 feet to the east line of said existing parcel; thence N01°25'17"W 353.00 feet to the northeast corner of said existing parcel; thence N88°52'29"W 502.05 feet along the north line of said existing parcel to the Point of Beginning.

NOTE: The west line of the SE1/4 of Section 31-87-16 is assumed to bear S01°23'28"E for the purpose of this description.

