

**503 +/-
Acre**

Farmland AUCTION

**November 11th at 1:30 PM
at Joice Comm. Center, Joice, IA**

Farmland & Auction Information Packet

**Buyer's choice of 6 tracts located in Worth
County, IA & Freeborn County, MN**



Auction Company Frank Fox, Auctioneer
(641) 420-3243

Fred Greder
(641) 425-0080



SELLING BY CHOICE METHOD

Method of Sale: This is a live auction with simulcast online bidding. Bidding will begin at 1:30 pm. Tracts will be sold on a per-acre basis and will be offered through the buyer's choice method. This method allows the highest bidder to choose, in any order, one or more tracts for their winning bid. The sale price will be the highest bid times the gross acre multiplier of the chosen tract(s). The sale will continue until all tracts are sold.

- 1) Tract #1 – Bid times the multiplier of 119.8
- 2) Tract #2 – Bid times the multiplier of 82.86
- 3) Tract #3 - Bid times the multiplier of 80.0
- 4) Tract #4 – Bid times the multiplier of 95.5
- 5) Tract #5 – Bid times the multiplier of 50.22
- 6) Tract #6 – Bid times the multiplier of 80.0

SPECIAL PROVISIONS:

- 1) Closing date in January 2026
- 2) This sale is not subject to financing.
- 3) Property is being sold "as is".
- 4) Outright possession is available for the 2026 growing season.
- 5) Earnest money deposit 10% of sale price.
- 6) If Tract #3, Tract #4 & Tract #5 sell separate, the seller will provide a certified survey at the Seller's expense.
- 7) Sale prices are NOT subject to the outcome of the survey.
- 8) The sellers will provide abstracts for each parcel IF THE PARCELS SELL SEPARATE FROM EACH OTHER.
- 9) The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. Any surveying expenses, except as provided for in Provision #4, will be at the buyer's expense. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.
- 10) The cropland has been enrolled in the ARC program for the 2025 growing season. It will be the buyer's responsibility to provide the FSA office in their control County a copy of the recorded deed to authorize the FSA to assign the program contract, allotted bases and CRP (if applicable) contract to the buyers.
- 11) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessments (if applicable) to be paid by the seller. The semi-annual installment due March 31, 2026 will be paid by the seller. It will be the buyer's responsibility to pay all other subsequent semi-annual payments.
- 12) If a buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** If the buyer wants to perform any fall fieldwork before closing, that will also be at the buyer's risk.
- 13) This real estate may be acquired as replacement property as part of a tax free exchange as defined in Internal Revenue Cod Section 1031 provided there is no cost to the seller.

Property Description – Tract 1

SIZE – 119.8 Gross Acres - bare cropland

LEGAL DESCRIPTION – North half Southwest quarter (N ½ SW ¼) and Southeast quarter Southwest quarter (SE ¼ SW ¼) except the Interstate 35 right-of-way Section 8-T98N-R21W, Worth County

REAL ESTATE TAXES - \$3,842.00

TILLABLE ACRES – 113.24 acres

CSR2 ave. – 83.7

DRAINAGE – FSA Form 156EZ says “ The wetland determinations are incomplete.”

HEL designation– none of the cropland is highly erodible (NHEL)

BUILDING IMPROVEMENTS – None

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2026 growing season. The 2025 lease was terminated.

EASEMENTS - There are buried petroleum lines across the West side of the parcel that run parallel to Wheelerwood Road on the East side.

Tract 1

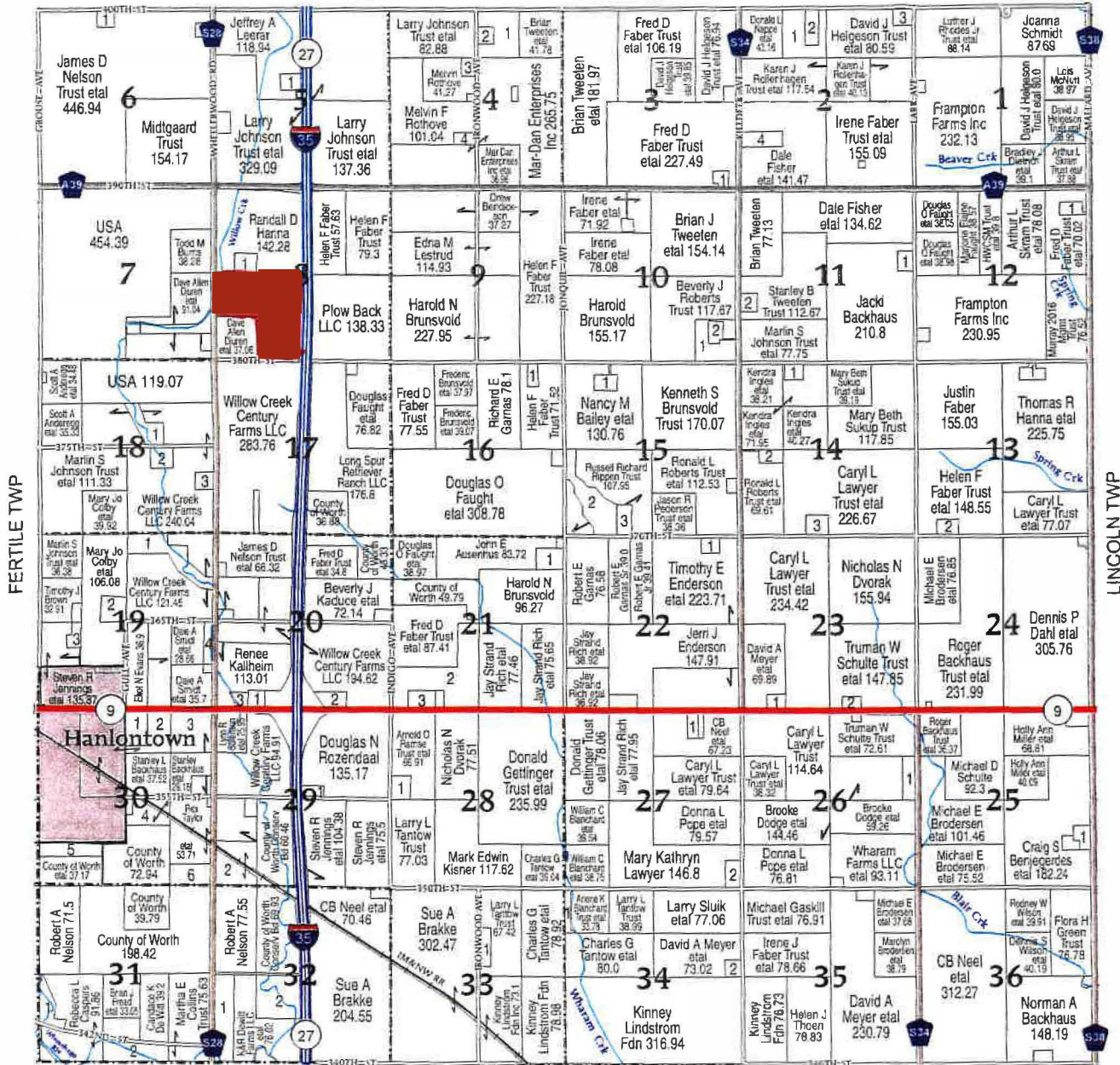
T-98-N

DANVILLE PLAT

R-21-W

(Landowners)

BROOKFIELD TWP



CERRO GORDO CO



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 113.24 acres

2025 Program Year

Map Created October 26, 2024

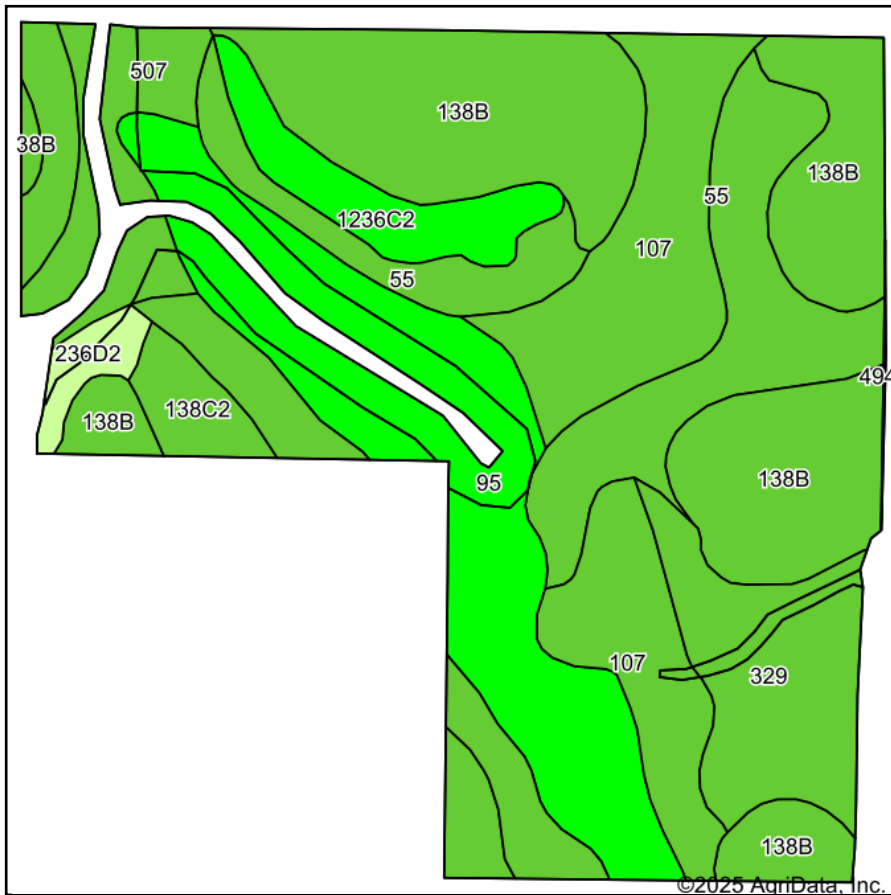
Farm 3822

Tract 79

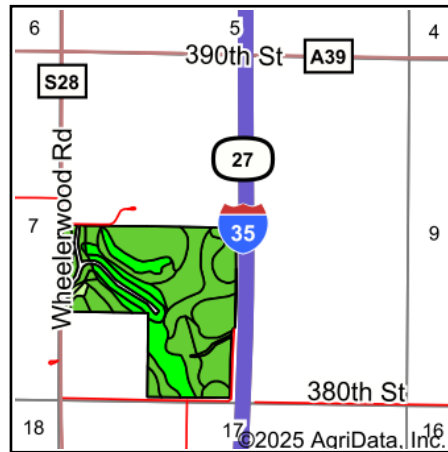
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

Larson Tract #1



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Worth**
 Location: **8-98N-21W**
 Township: **Danville**
 Acres: **113.24**
 Date: **9/18/2025**



Area Symbol: IA195, Soil Area Version: 28

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | Bromegrass alfalfa AUM | Bromegrass alfalfa hay Tons | Corn Bu | Kentucky bluegrass AUM | Oats Bu | Smooth bromegrass AUM | Soybeans Bu | *n NCC Soybeans |
|------|---|-------|------------------|-------------|------------------|--------|-----|------------------------|-----------------------------|---------|------------------------|---------|-----------------------|-------------|-----------------|
| 138B | Clarion loam, 2 to 6 percent slopes | 30.00 | 26.5% | | Ile | 89 | 80 | | | | | | | | |
| 107 | Webster clay loam, 0 to 2 percent slopes | 24.13 | 21.3% | | IIw | 86 | 83 | | | | | | | | |
| 95 | Harps clay loam, 0 to 2 percent slopes | 20.19 | 17.8% | | IIw | 72 | 62 | | | | | | | | |
| 55 | Nicollet clay loam, 1 to 3 percent slopes | 14.71 | 13.0% | | Iw | 89 | 88 | | | | | | | | |
| 329 | Webster-Nicollet complex, 0 to 3 percent slopes | 9.04 | 8.0% | | IIw | 87 | 83 | | | | | | | | |
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 5.28 | 4.7% | | IIw | 84 | 78 | | | | | | | | |

Soils data provided by USDA and NRCS.



| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | Bromegrass alfalfa AUM | Bromegrass alfalfa hay Tons | Corn Bu | Kentucky bluegrass AUM | Oats Bu | Smooth bromegrass AUM | Soybeans Bu | *n NCC Soybea | |
|-------------------------|---|-------|------------------|-------------|------------------|-----------|-------------|------------------------|-----------------------------|------------|------------------------|------------|-----------------------|-------------|---------------|-----------|
| 1236C2 | Angus loam, 5 to 9 percent slopes, moderately eroded | 4.58 | 4.0% | | Ille | 78 | | 9.4 | 5.6 | 200 | 3.6 | 80 | 6 | 58 | | |
| 138C2 | Clarion loam, 6 to 10 percent slopes, moderately eroded | 3.73 | 3.3% | | Ille | 83 | 64 | | | | | | | | | |
| 236D2 | Lester loam, 10 to 16 percent slopes, moderately eroded | 1.51 | 1.3% | | Ive | 49 | 49 | | | | | | | | | |
| 4946 | Udorthents-Highway complex, 0 to 5 percent slopes | 0.07 | 0.1% | | | 5 | | | | | | | | | | |
| Weighted Average | | | | | | *- | 83.7 | *- | 0.4 | 0.2 | 8.1 | 0.1 | 3.2 | 0.2 | 2.3 | *n |

**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

IOWA
WORTH



United States Department of Agriculture
Farm Service Agency

FARM : 3822

Prepared : 10/30/24 11:42 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/IF Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 198.31 | 193.10 | 193.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | Active | 2 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | CRP | MPL | DCP Ag.Rel. Activity | SOD | |
| 0.00 | 0.00 | 193.10 | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|-------------|---------------------|
| None | CORN, SOYBN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn | 114.78 | 0.00 | 165 | 0 |
| Soybeans | 64.62 | 0.00 | 47 | |
| TOTAL | 179.40 | 0.00 | | |

NOTES

Tract Number : 78

Description : SW 13 BRISTOL
FSA Physical Location : IOWA/WORTH
ANSI Physical Location : IOWA/WORTH
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARY FRANCES LARSON
Other Producers : None
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 80.31 | 79.86 | 79.86 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |



Abbreviated 156 Farm Record

Tract 78 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 79.86 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Corn | 50.72 | 0.00 | 165 |
| Soybeans | 28.56 | 0.00 | 47 |
| TOTAL | 79.28 | 0.00 | |

NOTES

Tract Number : 79

Description : SW 8 DANVILLE
 FSA Physical Location : IOWA/WORTH
 ANSI Physical Location : IOWA/WORTH
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : MARY FRANCES LARSON
 Other Producers : None
 Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 118.00 | 113.24 | 113.24 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 113.24 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Corn | 64.06 | 0.00 | 165 |
| Soybeans | 36.06 | 0.00 | 47 |
| TOTAL | 100.12 | 0.00 | |

NOTES



Boundary Center: 43° 19' 2.08, -93° 21' 15.42



Maps Provided By:

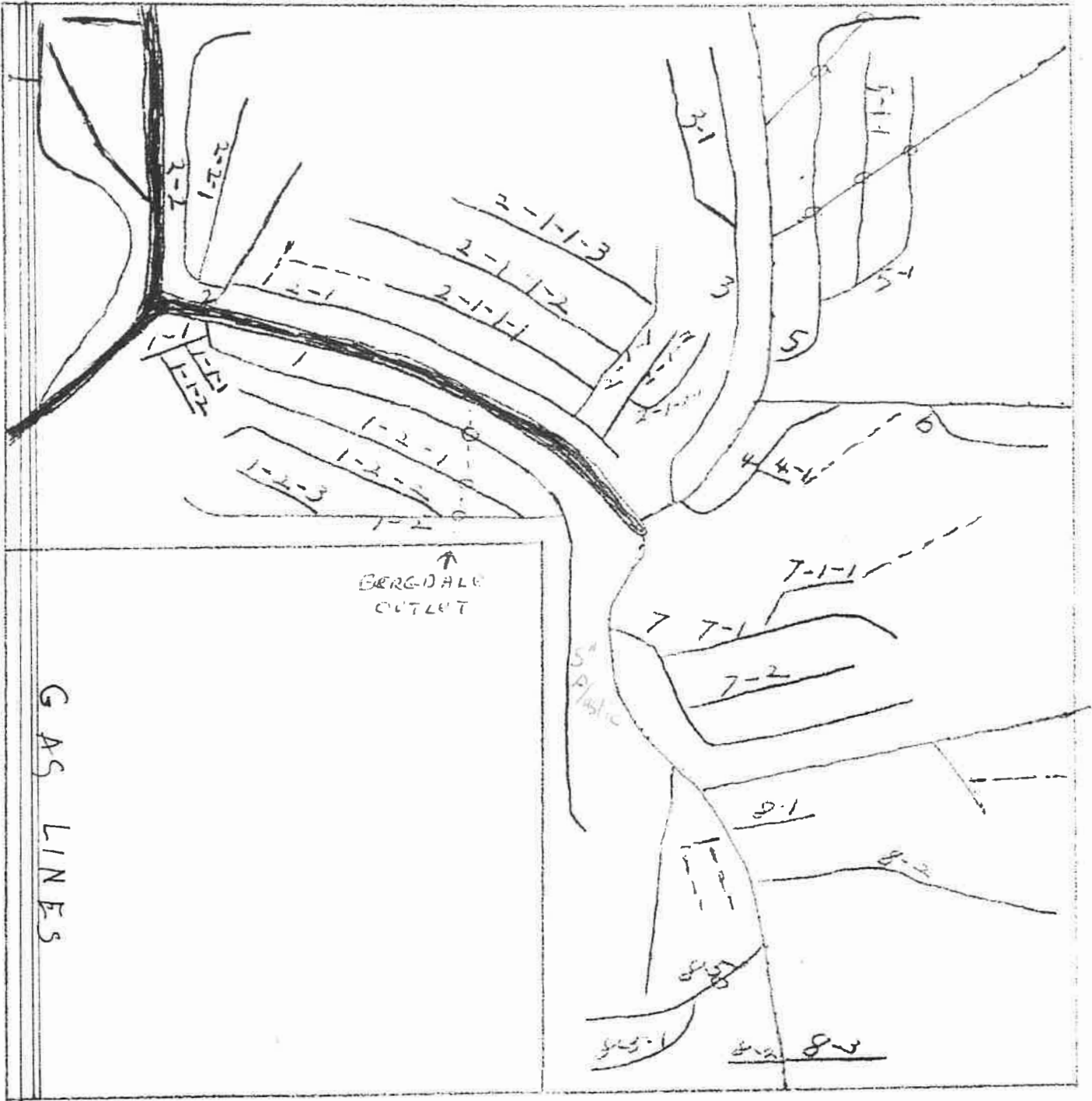


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8-98N-21W
Worth County
Iowa



10/31/2024



EXISTING LINES

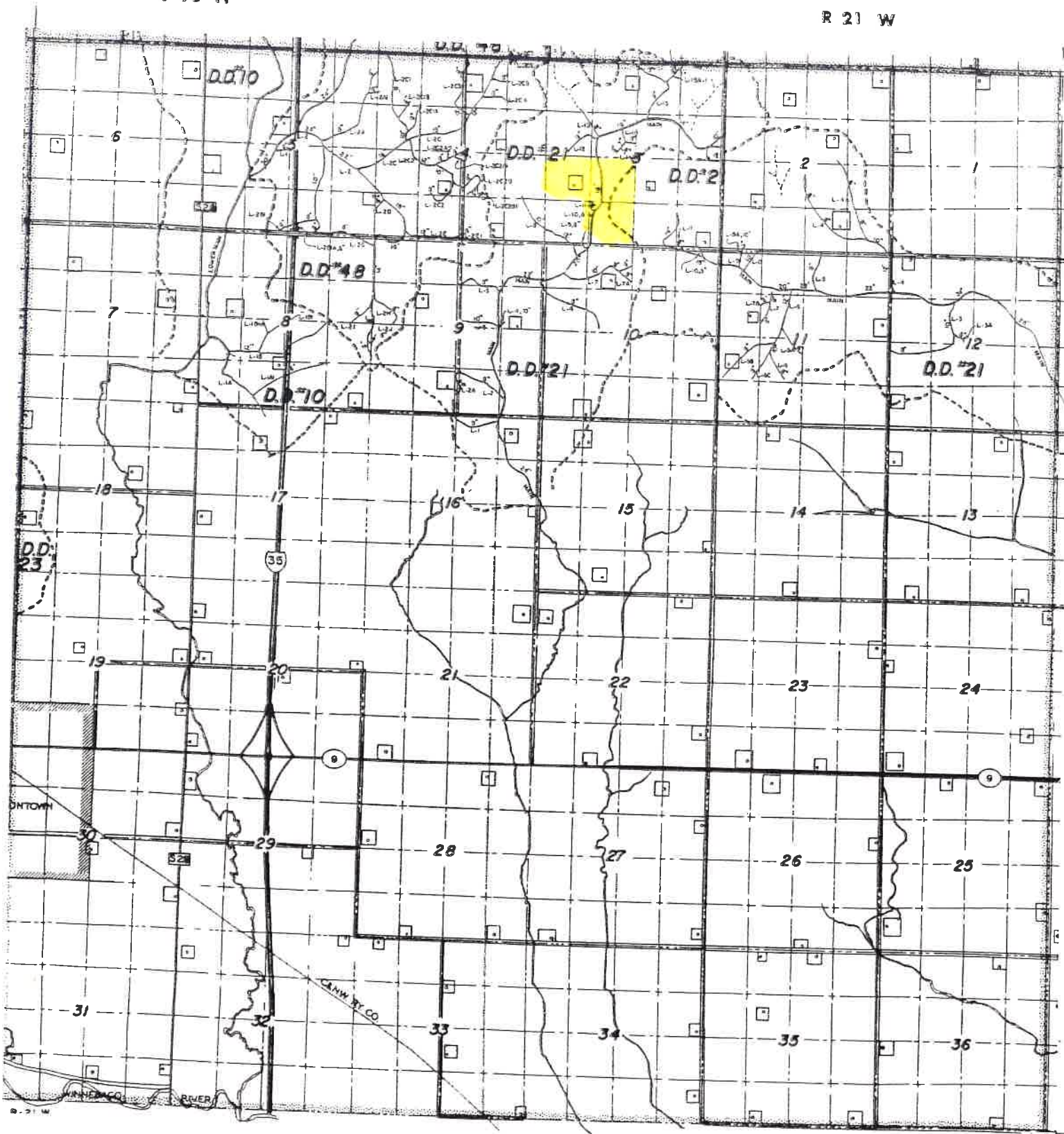
3-3 1/2' feet deep

DANVILLE

TWP

T 98 N

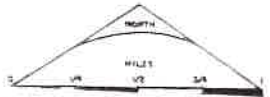
R 21 W



PREPARED BY
ASSOCIATED
ENGINEERS, INC.

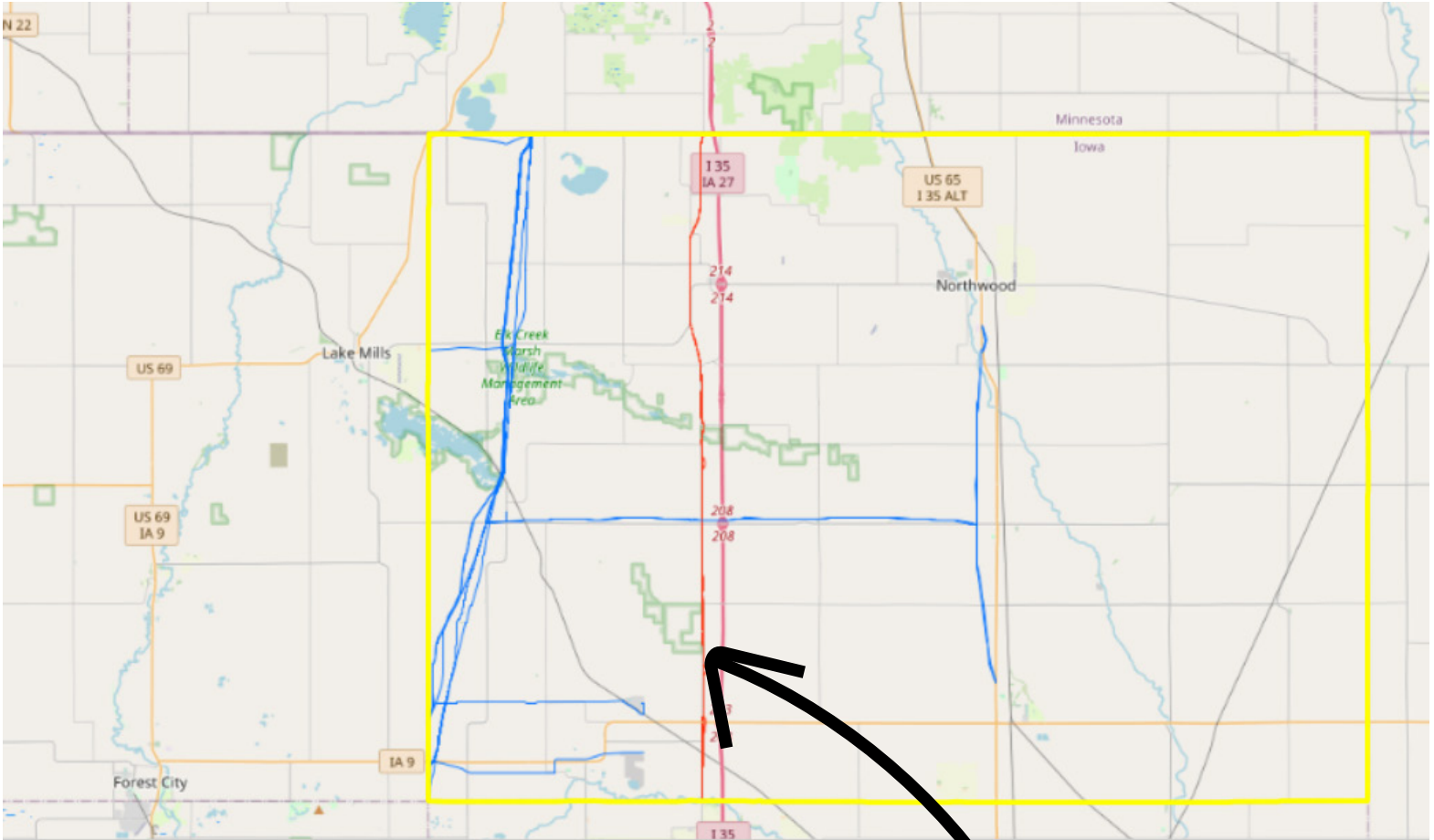
CERRO GORDO COUNTY

R-21 W



DRAINAGE DISTRICT MAP

Worth County Pipeline



Property Description – **Tract 2**

SIZE – 82.86 Gross Acres - bare cropland

LEGAL DESCRIPTION – South half Southwest quarter (S ½ SW ¼) except survey parcel “A” & South half Northeast quarter Southwest Section 13-T99N-R22W, Worth County

REAL ESTATE TAXES - \$2,734.00

TILLABLE ACRES – 79.86 acres

CSR2 ave. – 83.6

DRAINAGE – FSA Form 156EZ says “Wetlands determination is incomplete.”

HEL designation– none of the cropland is highly erodible (NHEL)

BUILDING IMPROVEMENTS – None

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2026 growing season. The 2025 lease was terminated.

EASEMENTS - No reported or observed easements.

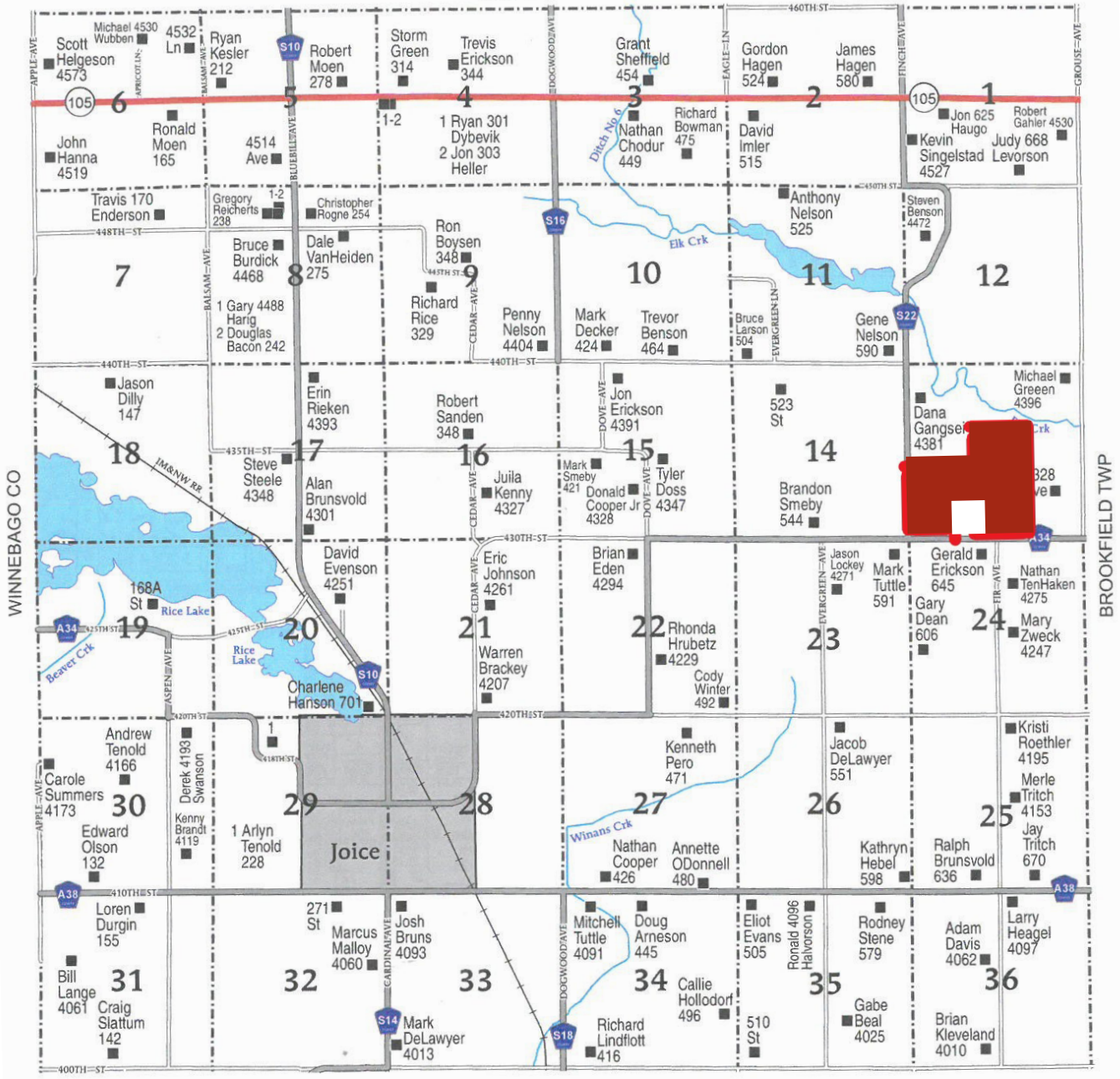
Tract 2

T-99-N

BRISTOL DIRECTORY

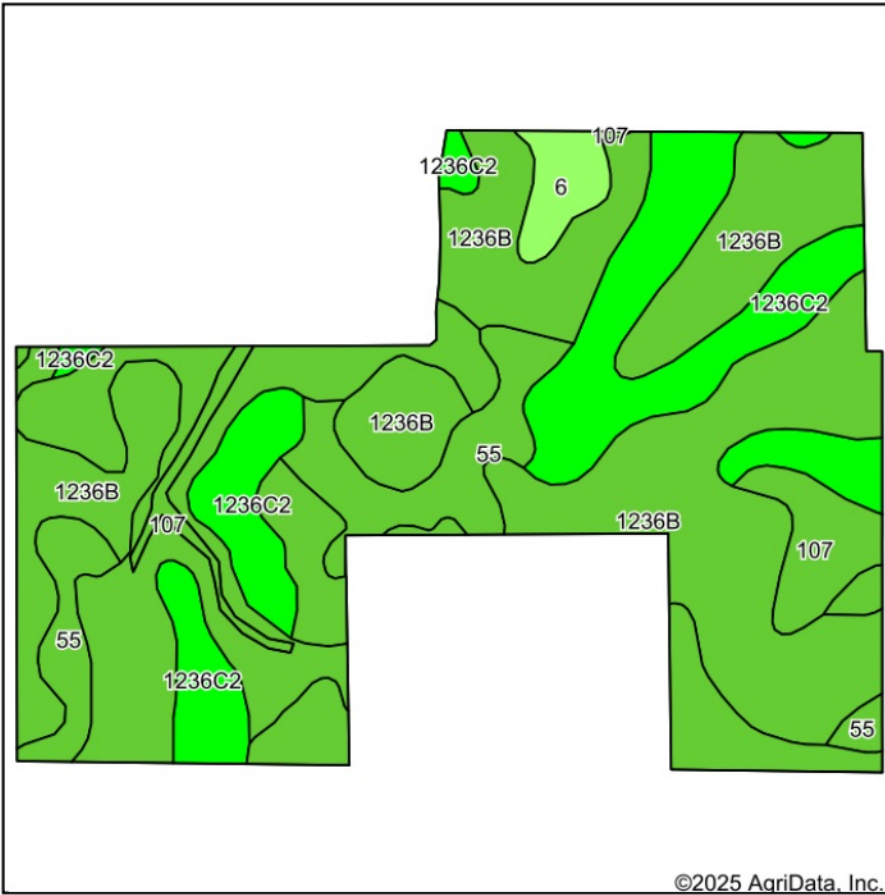
R-22-W

(Residents - Owners or Renters)
SILVER LAKE TWP



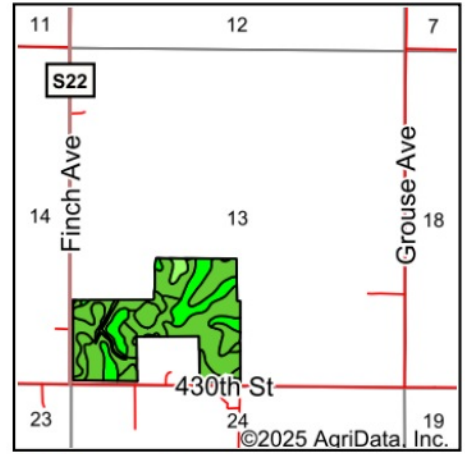
FERTILE TWP

Larson Tract #2



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Soils data provided by USDA and NRCS.



State: Iowa
 County: Worth
 Location: 13-99N-22W
 Township: Bristol
 Acres: 79.86
 Date: 9/18/2025



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA195, Soil Area Version: 28

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | Brome grass alfalfa AUM | Brome grass alfalfa hay Tons | Corn Bu | Kentucky bluegrass AUM | Oats Bu | Smooth brome grass AUM | Soybeans Bu | *n NCC Soybean | |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|-------------|-------------------------|------------------------------|------------|------------------------|------------|------------------------|-------------|----------------|-----------|
| 1236B | Angus loam, 2 to 6 percent slopes | 36.11 | 45.3% | | lle | 85 | | | | | | | | | | |
| 107 | Webster clay loam, 0 to 2 percent slopes | 18.16 | 22.7% | | llw | 86 | 83 | | | | | | | | | |
| 1236C2 | Angus loam, 5 to 9 percent slopes, moderately eroded | 16.16 | 20.2% | | llle | 78 | | 9.4 | 5.6 | 200 | 3.6 | 80 | 6 | 58 | | |
| 55 | Nicollet clay loam, 1 to 3 percent slopes | 7.73 | 9.7% | | lw | 89 | 88 | | | | | | | | | |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 1.70 | 2.1% | | lllw | 59 | 57 | | | | | | | | | |
| Weighted Average | | | | | | 2.13 | 83.6 | *- | 1.9 | 1.1 | 40.5 | 0.7 | 16.2 | 1.2 | 11.7 | *n |

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA
WORTH



United States Department of Agriculture
Farm Service Agency

FARM : 3822

Prepared : 10/30/24 11:42 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 198.31 | 193.10 | 193.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | Active | 2 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | CRP | MPL | DCP Ag.Rel. Activity | SOD | |
| 0.00 | 0.00 | 193.10 | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|-------------|---------------------|
| None | CORN, SOYBN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn | 114.78 | 0.00 | 165 | 0 |
| Soybeans | 64.62 | 0.00 | 47 | |
| TOTAL | 179.40 | 0.00 | | |

NOTES

Tract Number : 78

Description : SW 13 BRISTOL
FSA Physical Location : IOWA/WORTH
ANSI Physical Location : IOWA/WORTH
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARY FRANCES LARSON
Other Producers : None
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 80.31 | 79.86 | 79.86 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |



Abbreviated 156 Farm Record

Tract 78 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 79.86 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Corn | 50.72 | 0.00 | 165 |
| Soybeans | 28.56 | 0.00 | 47 |
| TOTAL | 79.28 | 0.00 | |

NOTES

Tract Number : 79

Description : SW 8 DANVILLE
 FSA Physical Location : IOWA/WORTH
 ANSI Physical Location : IOWA/WORTH
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : MARY FRANCES LARSON
 Other Producers : None
 Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 118.00 | 113.24 | 113.24 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 113.24 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Corn | 64.06 | 0.00 | 165 |
| Soybeans | 36.06 | 0.00 | 47 |
| TOTAL | 100.12 | 0.00 | |

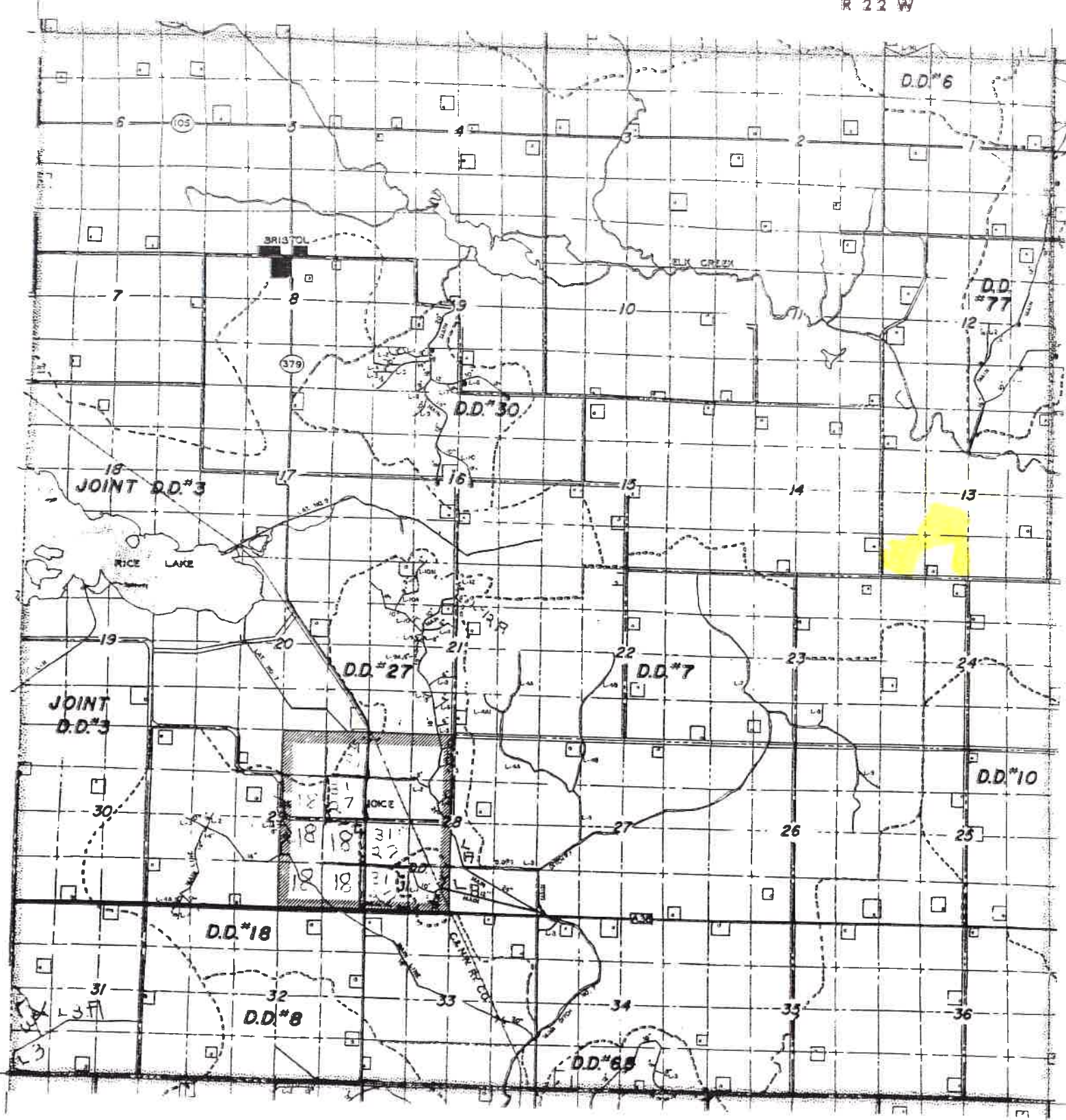
NOTES

BRISTOL

TWP

T 99 N

R 22 W



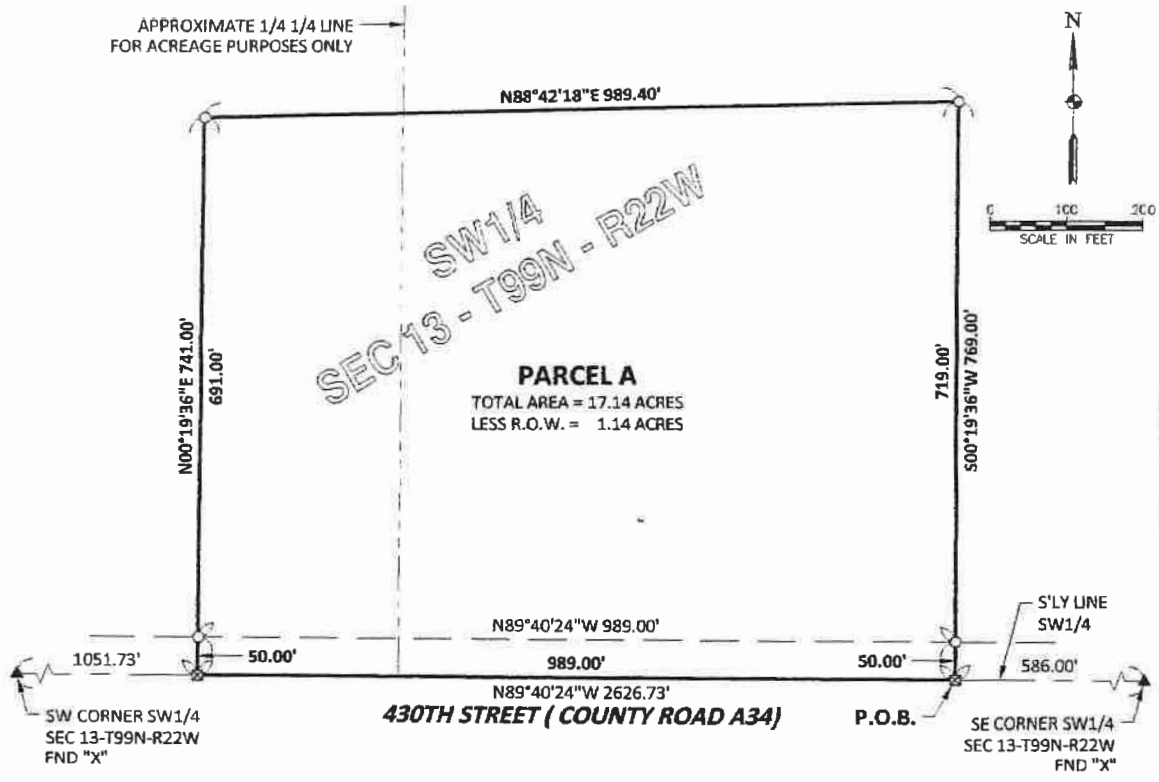
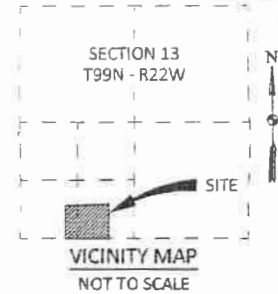
DRAINAGE DISTRICT MAP

| INDEX LAND | |
|-------------------|---|
| LOCATION: | SW1/4 SECTION 13-T99N-R22W OF THE 5TH P.M., WORTH COUNTY, IOWA |
| REQUESTOR: | MR. PHILIP GARLAND, ATTORNEY |
| PROPRIETORS: | LESLIE J. LARSON AND MARY FRANCES LARSON |
| SURVEYOR: | BRIAN J. DIEHL, P.L.S. |
| SURVEYOR COMPANY: | BRIAN J. DIEHL, P.L.S. 10 SUMAC, MASON CITY, IA 50401 |
| RETURN TO: | BRIAN J. DIEHL, P.L.S. 10 SUMAC, MASON CITY, IA 50401 |

Fee Book: 20170409
 04/06/2017 09:04 AM Total Pages: 1
 DSP: SURVEYORS PLAT
 Fees: \$7.00
 TERESA OLSON, COUNTY RECORDER, WORTH IA

DESCRIPTION OF PARCEL A

That part of the Southwest Quarter of Section 13, Township 99 North, Range 22 West of the 5th P.M., Worth County, Iowa, described as follows: Commencing at the Southeast Corner of said Southwest Quarter; thence N 89° 40' 24" W, 586.00 feet along the Southerly line of said Southwest Quarter to the Point of Beginning; thence continuing N 89° 40' 24" W, 989.00 feet along said Southerly line; thence N 00° 19' 36" E, 741.00 feet along a line at a right angle to said Southerly line; thence N 88° 42' 18" E, 989.40 feet; thence S 00° 19' 36" W, 769.00 feet along a line at a right angle to said Southerly line to the Point of Beginning; said Parcel A containing 17.14 acres subject to an existing public road right of way across the Southerly 50.00 feet and also subject to any other easements of record.



PARCEL A
 TOTAL AREA = 17.14 ACRES
 LESS R.O.W. = 1.14 ACRES

1/4 1/4 BREAKDOWN

| | |
|-------------------|-------------|
| SW1/4 SW1/4 | 4.47 ACRES |
| LESS R.O.W. | 0.30 ACRE |
| SE1/4 SW1/4 | 12.67 ACRES |
| LESS R.O.W. | 0.84 ACRE |

LEGEND

- SET 5/8" ROD WITH BLUE CAP
L.S. NO. 13644 ○
- FOUND SECTION CORNER
AS NOTED ▲
- CUT "X" ✕
- RECORD ()

NOTES

- 1) THE S'LY LINE OF THE SW1/4 WAS ASSUMED TO BEAR N89°40'24"W USING GPS
- 2) TOTAL AREA OF PARCEL A 17.14 ACRES
LESS R.O.W. 1.14 ACRES
- 3) DATE OF SURVEY: MARCH 20, 2017

BRIAN J. DIEHL, P.L.S.
LAND SURVEYING SERVICES
 10 SUMAC
 MASON CITY, IA 50401
 641-512-8004
 brianjdiehlpls@gmail.com



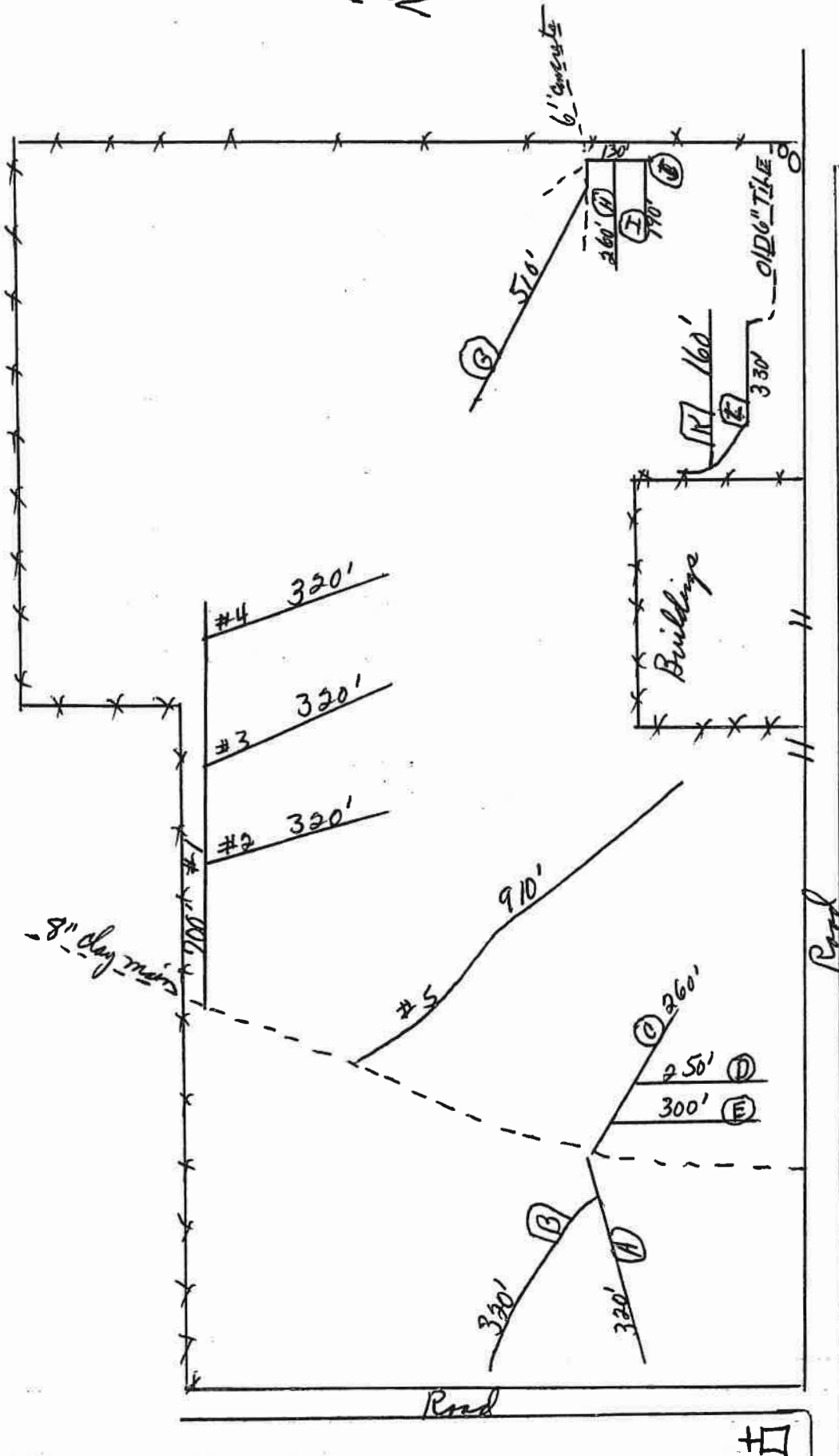
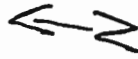
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brian J. Diehl
 Brian J. Diehl
 Date: March 20, 2017

License number 13644
 My license renewal date is December 31, 2017
 Sheets covered by this seal: 1

PARCEL "A" IN SW 13-99-22: PROPRIETOR: LESLIE LARSON & MARY LARSON, REQUESTED: PHILIP GARLAND ATTY

Jack Hanson
Co. worth
Twp - Bristol
SW 1/4 of Sec. 13



Property Description – **Tract 3**

Part of this tract is HEL

SIZE – 80.0 Gross Acres - bare cropland

LEGAL DESCRIPTION – North half Southwest quarter (N ½ SW ¼) Section 12-T100N-R22W, Worth County

REAL ESTATE TAXES - \$2,532.00

TILLABLE ACRES – 76.22 acres per Farm Service Agency

CSR2 ave. – 79.7

DRAINAGE – FSA Form 156EZ says “ The wetlands determinations are incomplete.”

HEL DESIGNATION– The land south of the dredge ditch is not highly erodible (NHEL). The land north of the dredge ditch is highly erodible (HEL). The conservation plan is attached.

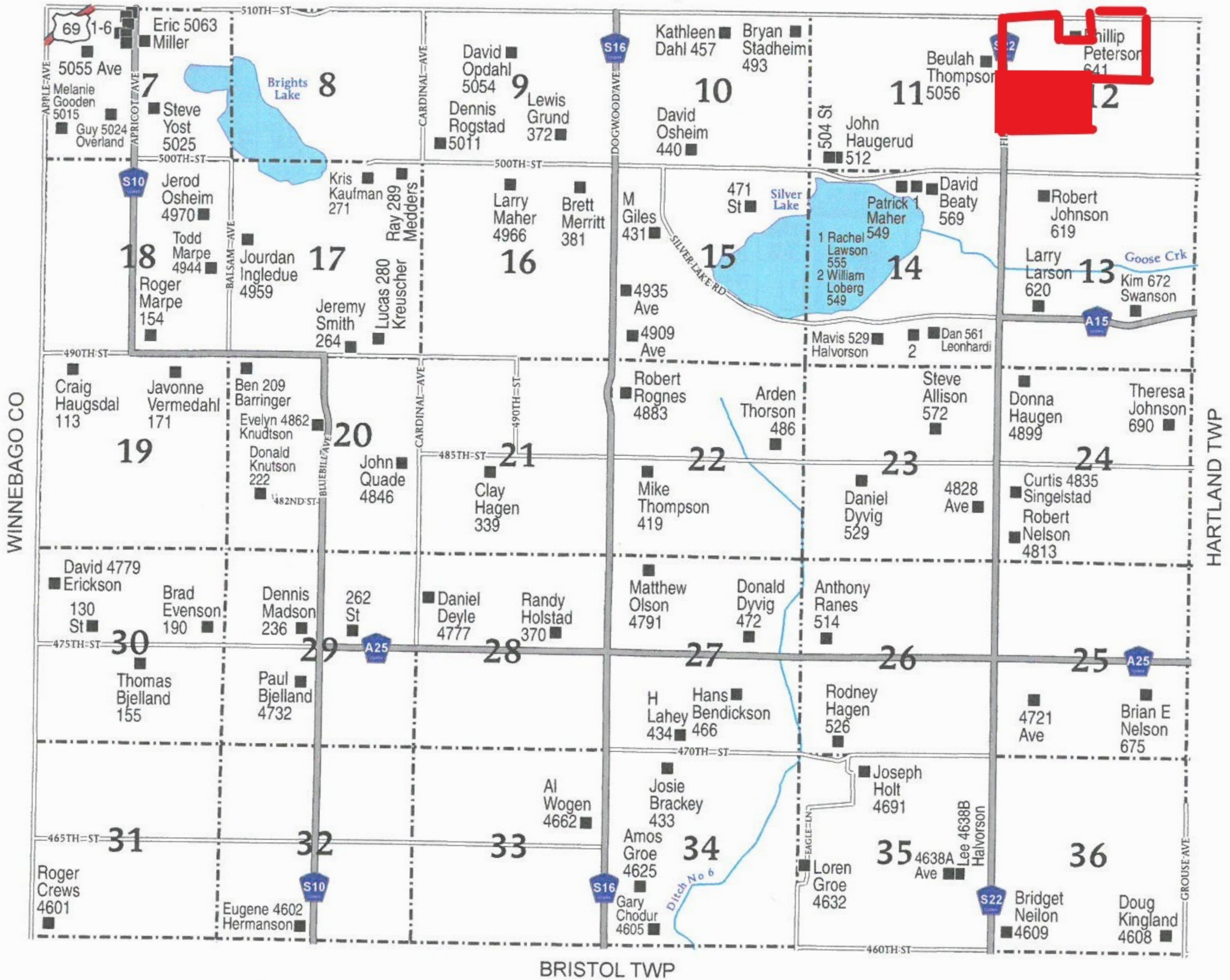
BUILDING IMPROVEMENTS – None

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2026 growing season. The 2025 lease was terminated.

EASEMENTS - No reported or observed easements. Type text here

(Residents - Owners or Renters)
FREEBORN CO, MN



LAKE TOWNSHIP

SECTION 7

| | |
|----------|------|
| KATHLEEN | 5076 |
| ASHLEY | 5074 |
| STEVE | 5070 |
| RACHEL | 5062 |
| ANCI | 5064 |
| W. GENE | 5058 |

Tract Number : 2084

Description : NW, NE, SW 12 SILVER LAKE
FSA Physical Location : IOWAWORTH
ANSI Physical Location : IOWAWORTH
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARY FRANCES LARSON
Other Producers : None
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 212.88 | 204.04 | 204.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 204.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

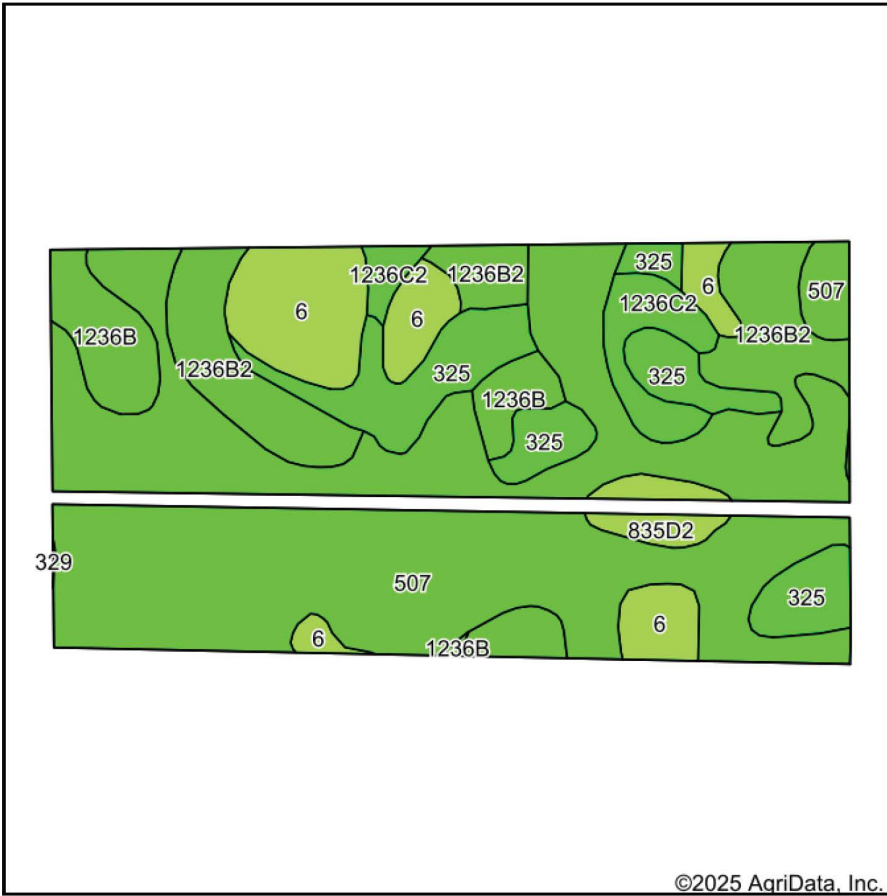
DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Com | 90.10 | 0.00 | 164 |
| Soybeans | 99.90 | 0.00 | 43 |
| TOTAL | 190.00 | 0.00 | |

NOTES

| |
|--|
| |
|--|

Larson Tract #3 Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2025 AgriData, Inc.

State: **Iowa**
 County: **Worth**
 Location: **12-100N-22W**
 Township: **Silver Lake**
 Acres: **76.22**
 Date: **9/25/2025**



Area Symbol: IA195, Soil Area Version: 28

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | Bromegrass alfalfa AUM | Bromegrass alfalfa hay Tons | Corn Bu | Kentucky bluegrass AUM | Oats Bu | Smooth bromegrass AUM | Soybeans Bu | *n NCCPI Soybeans |
|--------|--|-------|------------------|-------------|------------------|--------|------------------------|-----------------------------|---------|------------------------|---------|-----------------------|-------------|-------------------|
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 40.93 | 53.7% | | llw | 84 | | | | | | | | 81 |
| 1236B2 | Angus loam, 2 to 5 percent slopes, moderately eroded | 10.04 | 13.2% | | lle | 83 | 9.9 | 5.9 | 211 | 3.8 | 84 | 6.3 | 61 | 67 |
| 325 | Le Sueur loam, 1 to 3 percent slopes | 8.78 | 11.5% | | lw | 77 | | | | | | | | 84 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 8.03 | 10.5% | | lllw | 59 | | | | | | | | 74 |
| 1236B | Angus loam, 2 to 6 percent slopes | 4.00 | 5.2% | | lle | 85 | | | | | | | | 78 |

Soils data provided by USDA and NRCS.



| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | Bromegrass alfalfa AUM | Bromegrass alfalfa hay Tons | Corn Bu | Kentucky bluegrass AUM | Oats Bu | Smooth bromegrass AUM | Soybeans Bu | *n NCCPI Soybeans | |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|------------------------|-----------------------------|----------|------------------------|------------|-----------------------|-------------|-------------------|----------------|
| 1236C2 | Angus loam, 5 to 9 percent slopes, moderately eroded | 3.02 | 4.0% | | IIIe | 78 | 9.4 | 5.6 | 200 | 3.6 | 80 | 6 | 58 | 70 | |
| 835D2 | Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded | 1.42 | 1.9% | | IVe | 53 | | | | | | | | 67 | |
| Weighted Average | | | | | | 2.07 | 79.7 | 1.7 | 1 | 35.7 | 0.6 | 14.2 | 1.1 | 10.3 | *n 77.9 |

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

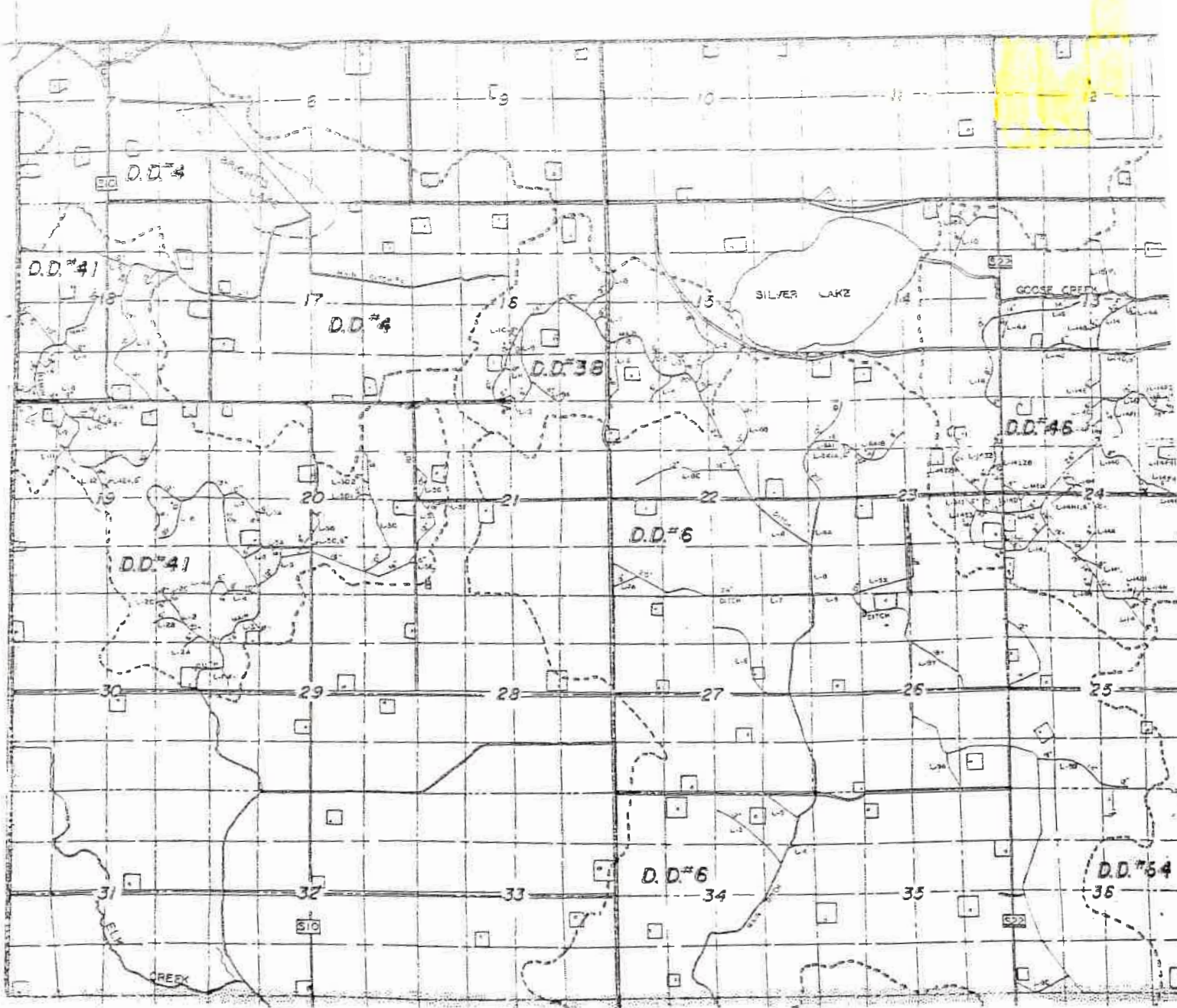
*c: Using Capabilities Class Dominant Condition Aggregation Method

SILVER LAKE TWP

T 100 N

R 22 W

STATE OF MINNESOTA



DRAINAGE DISTRICT MAP

Certified Wetland Determination Map

Land Owner: L. J. Larson
Tract & Farm #: T2084, F4464
Legal Description: Silver Lake 12
Certification Office: Hampton, Field Office
Imagery year: 2013 imagery

Certified By: Paul Vondra
Map Creation Date: 1/14/2015
Determination County: Worth County



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Surface Drain
- Berm/Dike
- Subsurface Drain
- Boundary Point
- Data Form Point
- Picture Point

0 165 330 660 990 Feet

Wetland Codes

| | | | |
|-------|----------------------|-----|--------------------------|
| W | Wetland | FWP | Farmed Wetland Pasture |
| CW | Converted Wetland | MIW | Mitigation Exemption |
| CW+yr | Converted After 1990 | NW | Non Wetland |
| FW | Farmed Wetland | PC | Prior Converted Cropland |



This Determination is valid for the area within the Dashed Red Line(Determination Boundary)



HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

| | | | | | |
|---|--|------------------|--------|------------------|-------|
| Name Address: | Clair Hengesteg 717 485 th St Northwood, IA 50459 | Request Date: | 4/4/12 | County: | Worth |
| Agency or Person Requesting Determination: | | Tract No: | 2084 | FSA Farm No.: | 4464 |

Section I - Highly Erodible Land

| | |
|---|-----|
| Is a soil survey now available for making a highly erodible land determination? | Yes |
| Are there highly erodible soil map units on this farm? | Yes |

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

| <u>Field(s)</u> | <u>HEL(Y/N)</u> | <u>Sodbust(Y/N)</u> | <u>Acres</u> | <u>Determination Date</u> |
|-----------------|-----------------|---------------------|--------------|---------------------------|
| 1 | Y | N | 176.2 | 4/17/12 |
| 2 | N | N | 27.9 | 4/17/12 |
| - | - | - | | |
| - | - | - | | |
| - | - | - | | |

The Highly Erodible Land determination was completed in the-Office

Section II - Wetlands

| | |
|--------------------------------------|---|
| Are there hydric soils on this farm? | - |
|--------------------------------------|---|

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

| <u>Field(s)</u> | <u>Wetland Label*</u> | <u>Occurrence Year (CW)**</u> | <u>Acres</u> | <u>Determination Date</u> | <u>Certification Date</u> |
|-----------------|-----------------------|-------------------------------|--------------|---------------------------|---------------------------|
| - | | | | | |
| - | | | | | |
| - | | | | | |
| - | | | | | |
| - | | | | | |

The wetland determination was completed in the - . It was - . to the person on .

| | |
|----------|---|
| Remarks: | Completed the HEL determination. Field 1 is HEL and a new conservaiton plan will need to be signed. |
|----------|---|

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

| | |
|--------------------------------------|---------|
| Signature Designated Conservationist | Date |
| | 4/17/12 |

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.



NORTHWOOD SERVICE CENTER
 1004 10TH ST. SOUTH SUITE B
 NORTHWOOD, IA 50459
 (641) 324-1134

BRENDA TENOLD MORETZ
 DISTRICT CONSERVATIONIST

Conservation Plan

JOHN L LARSON
 202 4TH ST NE
 BUFFALO CENTER, IA 50424

CLAIR HENGESTEG
 717 485TH ST
 NORTHWOOD, IA 50459

OBJECTIVE(S)

To maintain a compliance plan that protects Soil, Water, Air, Plants and Animals

Crop

Tract: 2084

Conservation Crop Rotation

Grow crops in a planned rotation for biodiversity and to provide adequate amounts of organic material for erosion reduction, nutrient balance and sustained soil organic matter.

Crop rotation consists of corn, soybean crop rotation

| Field | Planned Amount | Month | Year | Applied Amount | Date |
|--------|----------------|-------|------|----------------|------|
| 1 | 176.2 ac | 5 | 2012 | | |
| Total: | 176.2 ac | | | | |

Residue Mgmt, Ridge Till

Manage amount, orientation and distribution of organic residue on the soil surface year-round. Crops are planted on pre-formed ridges alternated with furrows protected by crop residue.

Corn may have 2 pass with ridge till leaving at least 59% residue

Soybeans may have 1 pass with ridge till leaving at least 83% residue

| Field | Planned Amount | Month | Year | Applied Amount | Date |
|--------|----------------|-------|------|----------------|------|
| 1 | 176.2 ac | 5 | 2012 | | |
| Total: | 176.2 ac | | | | |

RUSLE2 Profile Erosion Calculation Record

Info:

File: profiles\default

Inputs:

Location: Worth County

Soil: LESTER loam 90%

Slope length (horiz): 150 ft

Avg. slope steepness: 6.0 %

| Management | Vegetation | Yield units | Yield (# of units) |
|---|------------------------|-------------|--------------------|
| CMZ 04\A.Single Year/Single Crop Templates\Corn grain\corn grain;RT 160 bu z4 | Corn, grain | bushels | 160 |
| CMZ 04\A.Single Year/Single Crop Templates\Corn grain\corn grain;RT 160 bu z4 | Soybean, mw 30 in rows | bu | 30 |

Contouring: a. rows up-and-down hill

Strips/barriers: (none)

Diversion/terrace, sediment basin: (none)

Subsurface drainage: (none)

Adjust res. burial level: Normal res. burial

Outputs:

Soil loss erod. portion: 5.0 t/ac/yr

Detachment on slope: 5.0 t/ac/yr

Soil loss for cons. plan: 5.0 t/ac/yr

Sediment delivery: 5.0 t/ac/yr

Crit. slope length:

Surf. cover after planting:

| Date | Operation | Vegetation | Surf. res. cov. after op, % |
|---------|--|------------------------|-----------------------------|
| 5/5/0 | planter, double disk opnr | Corn, grain | 59 |
| 6/5/0 | Cultivator, row - 1st pass ridge till | | 36 |
| 6/15/0 | Cultivator, row - 2nd pass ridge till | | 9.7 |
| 10/20/0 | Harvest, killing crop 50pct standing stubble | | 94 |
| 5/15/1 | planter, double disk opnr | Soybean, mw 30 in rows | 83 |
| 6/15/1 | Cultivator, row - 1st pass ridge till | | 71 |
| 10/10/1 | Harvest, killing crop 50pct standing stubble | | 84 |



10
81.35
UHEL

8
46.47
UHEL

9
48.38
UHEL

Silver
Lake 12

Silver
Lake 11

2
27.85
NHEL

Property Description – **Tract 4**

This tract is HEL

SIZE – 95.5 Gross Acres - bare cropland

LEGAL DESCRIPTION – Northwest fractional quarter (NW fr ¼) except 3.0 acre building site Section 12-T100N-R22W, Worth County

REAL ESTATE TAXES - \$2,986.00

TILLABLE ACRES – 81.35 acres; 5.1 acres Wooded

CSR2 ave. – 80.9

DRAINAGE – FSA Form 156EZ says “ The wetlands determinations not incomplete.”

HEL DESIGNATION– The cropland is highly erodible (HEL). The conservation plan is attached.

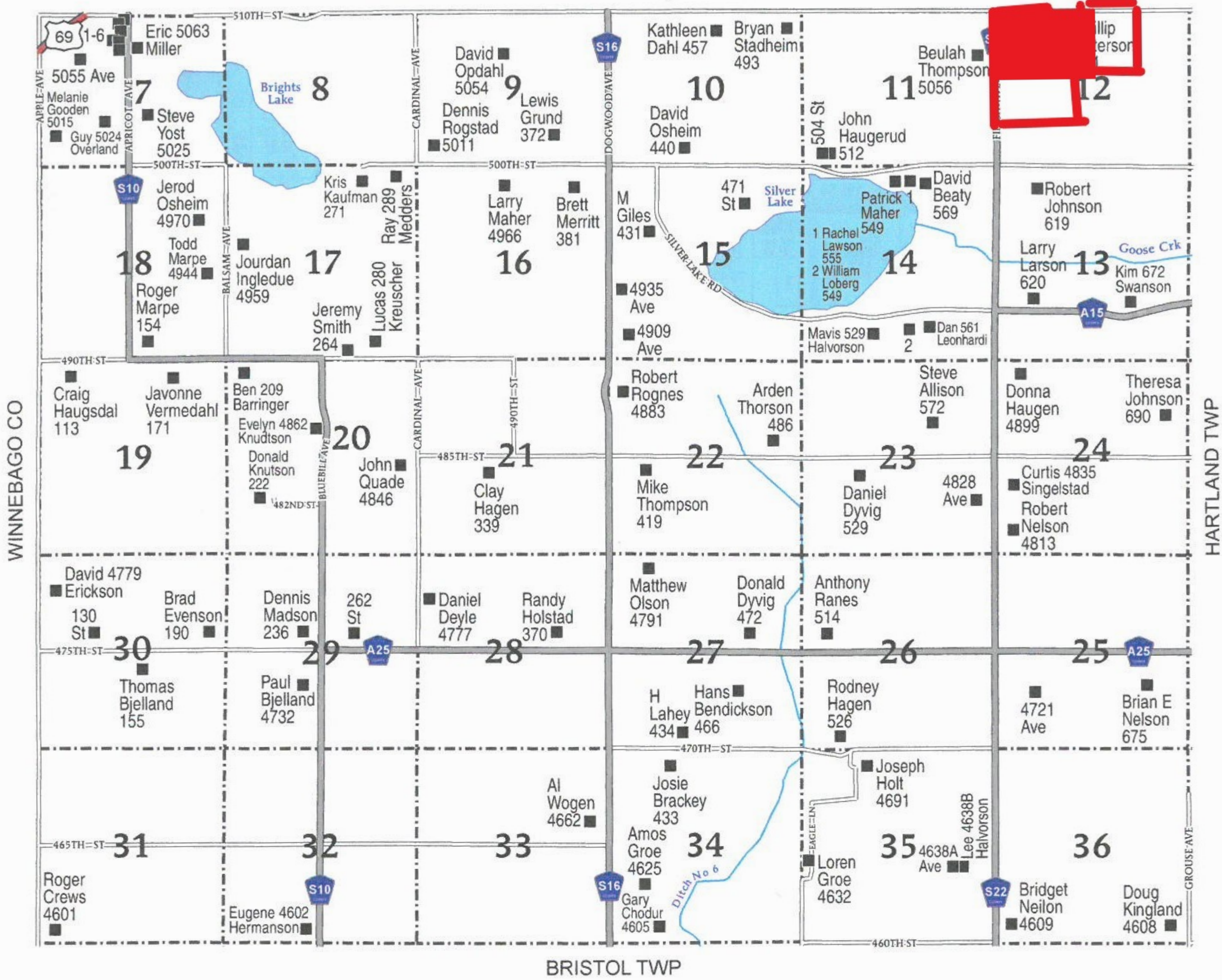
BUILDING IMPROVEMENTS – None

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2026 growing season. The 2025 lease was terminated.

EASEMENTS - No reported or observed easements.

(Residents - Owners or Renters)
FREEBORN CO, MN



SILVER LAKE TOWNSHIP

SECTION 7

| | |
|--------------|------|
| ER, KATHLEEN | 5076 |
| ER, ASHLEY | 5074 |
| PA, STEVE | 5070 |
| ON, RACHEL | 5062 |
| , NANCY | 5064 |
| ISON, GENE | 5058 |

Tract 4

10
81.35
UHEL

8
46.47
UHEL

9
48.38
UHEL

Silver
Lake 12

Silver
Lake 10

2
27.85
NHEL











Certified Wetland Determination Map

Land Owner: L. J. Larson
 Tract & Farm #: T2084, F4464
 Legal Description: Silver Lake 12
 Certification Office: Hampton, Field Office
 Imagery year: 2013 imagery

Certified By: Paul Vondra
 Map Creation Date: 1/14/2015
 Determination County: Worth County



Legend

-  Certified Wetland Determination Boundary
-  Wetlands
-  Surface Drain
-  Berm/Dike
-  Subsurface Drain
-  Boundary Point
-  Data Form Point
-  Picture Point



Wetland Codes

| | | | |
|-------|----------------------|-----|--------------------------|
| W | Wetland | FWP | Farmed Wetland Pasture |
| CW | Converted Wetland | MIW | Mitigation Exemption |
| CW+yr | Converted After 1990 | NW | Non Wetland |
| FW | Farmed Wetland | PC | Prior Converted Cropland |



This Determination is valid for the area within the Dashed Red Line(Determination Boundary)

Tract Number : 2084
Description : NW, NE, SW 12 SILVER LAKE
FSA Physical Location : IOWA/WORTH
ANSI Physical Location : IOWA/WORTH
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARY FRANCES LARSON
Other Producers : None
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 212.88 | 204.04 | 204.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 204.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Com | 90.10 | 0.00 | 164 |
| Soybeans | 99.90 | 0.00 | 43 |
| TOTAL | 190.00 | 0.00 | |

NOTES

| |
|--|
| |
|--|

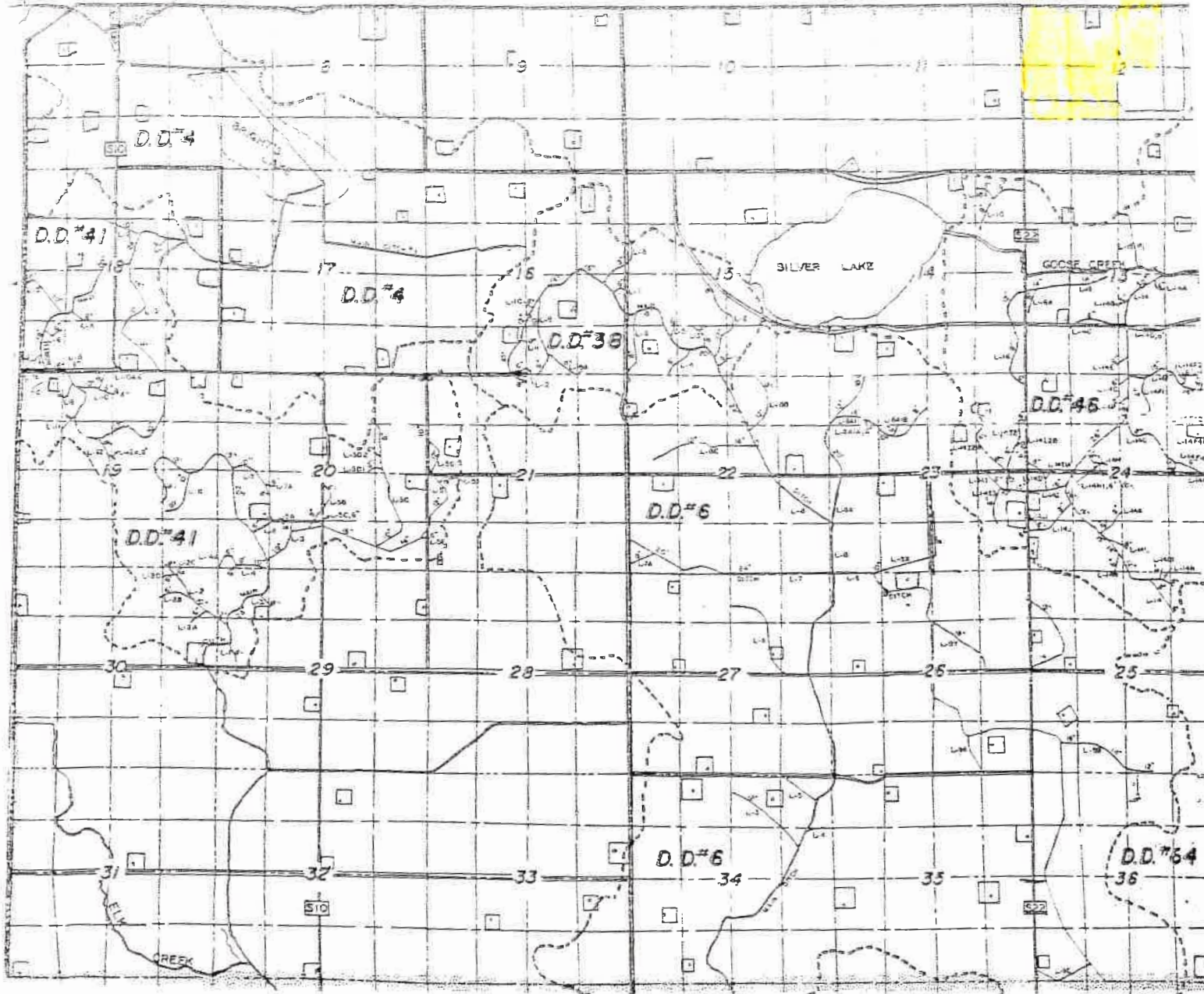
SILVER LAKE TWP

T 100 N

R 22 W

Tract 4

STATE OF WISCONSIN



DRAINAGE DISTRICT MAP



HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address: Clair Hengesteg 717 485th St Northwood, IA 50459 Request Date: 4/4/12 County: Worth Agency or Person Requesting Determination: Tract No: 2084 FSA Farm No.: 4464

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination? Yes Are there highly erodible soil map units on this farm? Yes

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Table with 5 columns: Field(s), HEL(Y/N), Sodbust(Y/N), Acres, Determination Date. Rows 1 and 2 are filled with data.

The Highly Erodible Land determination was completed in the-Office

Section II - Wetlands

Are there hydric soils on this farm? -

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Table with 6 columns: Field(s), Wetland Label*, Occurrence Year (CW)**, Acres, Determination Date, Certification Date. Rows are mostly empty with dashes.

The wetland determination was completed in the - . It was - . to the person on .

Remarks: Completed the HEL determination. Field 1 is HEL and a new conservaiton plan will need to be signed.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist Date 4/17/12

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status.

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NORTHWOOD SERVICE CENTER
 1004 10TH ST. SOUTH SUITE B
 NORTHWOOD, IA 50459
 (641) 324-1134

BRENDA TENOLD MORETZ
 DISTRICT CONSERVATIONIST

Conservation Plan

JOHN L LARSON
 202 4TH ST NE
 BUFFALO CENTER, IA 50424

CLAIR HENGESTEG
 717 485TH ST
 NORTHWOOD, IA 50459

OBJECTIVE(S)

To maintain a compliance plan the protects Soil, Water, Air, Plants and Animals

Crop

Tract: 2084

Conservation Crop Rotation

Grow crops in a planned rotation for biodiversity and to provide adequate amounts of organic material for erosion reduction, nutrient balance and sustained soil organic matter.

Crop rotation consists of corn, soybean crop rotation

| Field | Planned Amount | Month | Year | Applied Amount | Date |
|--------|----------------|-------|------|----------------|------|
| 1 | 176.2 ac | 5 | 2012 | | |
| Total: | 176.2 ac | | | | |

Residue Mgmt, Ridge Till

Manage amount, orientation and distribution of organic residue on the soil surface year-round. Crops are planted on pre-formed ridges alternated with furrows protected by crop residue.

Corn may have 2 pass with ridge till leaving at least 59% residue

Soybeans may have 1 pass with ridge till leaving at least 83% residue

| Field | Planned Amount | Month | Year | Applied Amount | Date |
|--------|----------------|-------|------|----------------|------|
| 1 | 176.2 ac | 5 | 2012 | | |
| Total: | 176.2 ac | | | | |

RUSLE2 Profile Erosion Calculation Record

Info:

File: profiles\default

Inputs:

Location: Worth County
 Soil: LESTER loam 90%
 Slope length (horiz): 150 ft
 Avg. slope steepness: 6.0 %

| Management | Vegetation | Yield units | Yield (# of units) |
|---|------------------------|-------------|--------------------|
| CMZ 04\A.Single Year/Single Crop Templates\Corn grain\corn grain;RT 160 bu z4 | Corn, grain | bushels | 160 |
| CMZ 04\A.Single Year/Single Crop Templates\Corn grain\corn grain;RT 160 bu z4 | Soybean, mw 30 in rows | bu | 30 |

Contouring: a. rows up-and-down hill
 Strips/barriers: (none)
 Diversion/terrace, sediment basin: (none)
 Subsurface drainage: (none)
 Adjust res. burial level: Normal res. burial

Outputs:

Soil loss erod. portion: 5.0 t/ac/yr
 Detachment on slope: 5.0 t/ac/yr
 Soil loss for cons. plan: 5.0 t/ac/yr
 Sediment delivery: 5.0 t/ac/yr

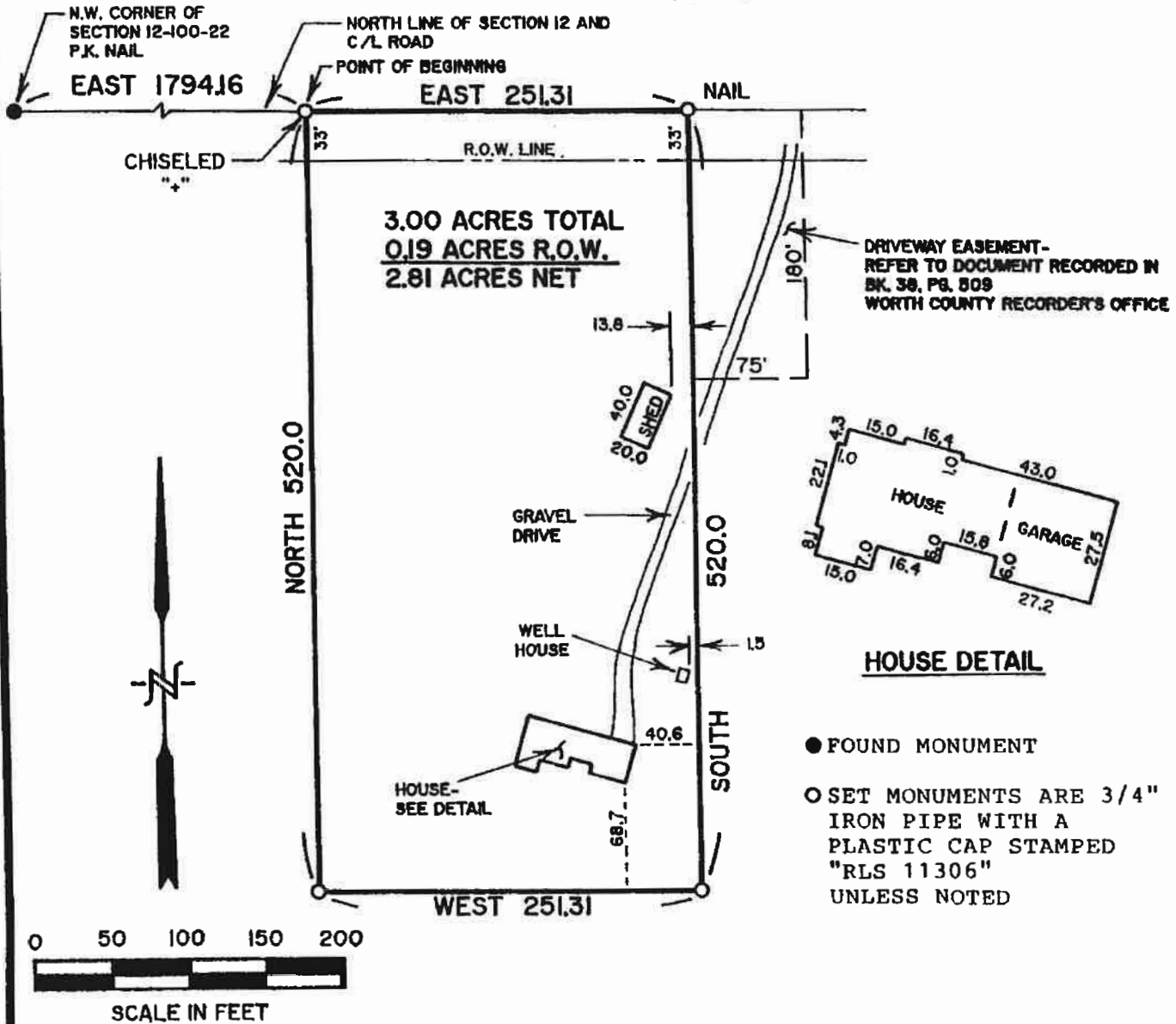
Crit. slope length:
 Surf. cover after planting:

| Date | Operation | Vegetation | Surf. res. cov. after op, % |
|---------|--|------------------------|-----------------------------|
| 5/5/0 | planter, double disk opnr | Com, grain | 59 |
| 6/5/0 | Cultivator, row - 1st pass ridge till | | 36 |
| 6/15/0 | Cultivator, row - 2nd pass ridge till | | 9.7 |
| 10/20/0 | Harvest, killing crop 50pct standing stubble | | 94 |
| 5/15/1 | planter, double disk opnr | Soybean, mw 30 in rows | 83 |
| 6/15/1 | Cultivator, row - 1st pass ridge till | | 71 |
| 10/10/1 | Harvest, killing crop 50pct standing stubble | | 84 |

CERTIFICATE OF SURVEY

PARCEL IN N.E. 1/4 OF N.W. 1/4 OF SECTION 12, T100N, R22W
WORTH COUNTY, IOWA

PAGE 291



RECORD DESCRIPTION

A tract of land described as follows: Beginning at the Northwest corner of Section 12, in Township 100 North, Range 22 west of the 5th P.M., Worth County, Iowa, thence East 1794.16 feet along the North line of said section to a point hereinafter known as the point of beginning, thence East 251.31 feet along said North line of said Section 12, thence South 520.0 feet at a deflection angle of 90 degrees 00 minutes right, thence West 251.31 feet at a deflection angle of 90 degrees 00 minutes right, thence North 520.0 feet at a deflection angle of 90 degrees 00 minutes right to the point of beginning, lying in the Northeast Quarter of the Northwest Quarter of said Section 12, and containing 3.00 acres subject to roadway easement along the North side thereof.

PROJECT NUMBER 6700-1
 DATE OF SURVEY 10-23-90
 SURVEYED BY WRAY CHILDERS
NORWEST MORTGAGE, INC.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

Wray Childers
10/25/90 11306

Property Description – Tract 5

This tract is HEL

SIZE – 50.22 Gross Acres - bare cropland

LEGAL DESCRIPTION – West fractional half Northeast fractional quarter (W fr ½ NE fr ¼) Section 12-T100N-R22W, Worth County

REAL ESTATE TAXES - \$1,666.00

TILLABLE ACRES – 46.47 acres;

CSR2 ave. – 82.2

DRAINAGE – FSA Form 156EZ says “ The wetlands determinations not incomplete.”

HEL DESIGNATION– The cropland is highly erodible (HEL). The conservation plan is attached.

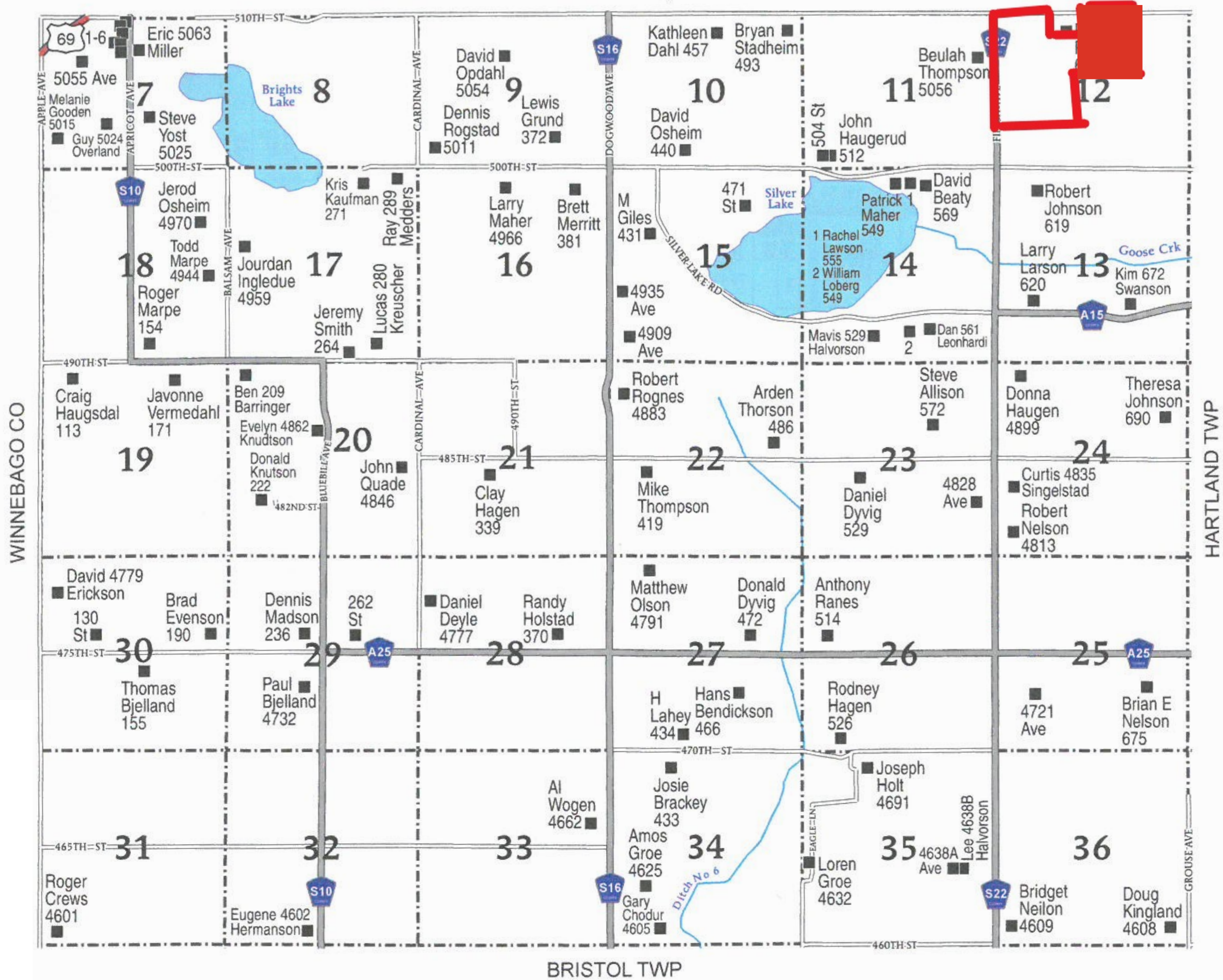
BUILDING IMPROVEMENTS – None

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2026 growing season. The 2025 lease was terminated.

EASEMENTS - No reported or observed easements.

(Residents - Owners or Renters)
FREEBORN CO, MN



Tract 5

10
81.35
UHEL

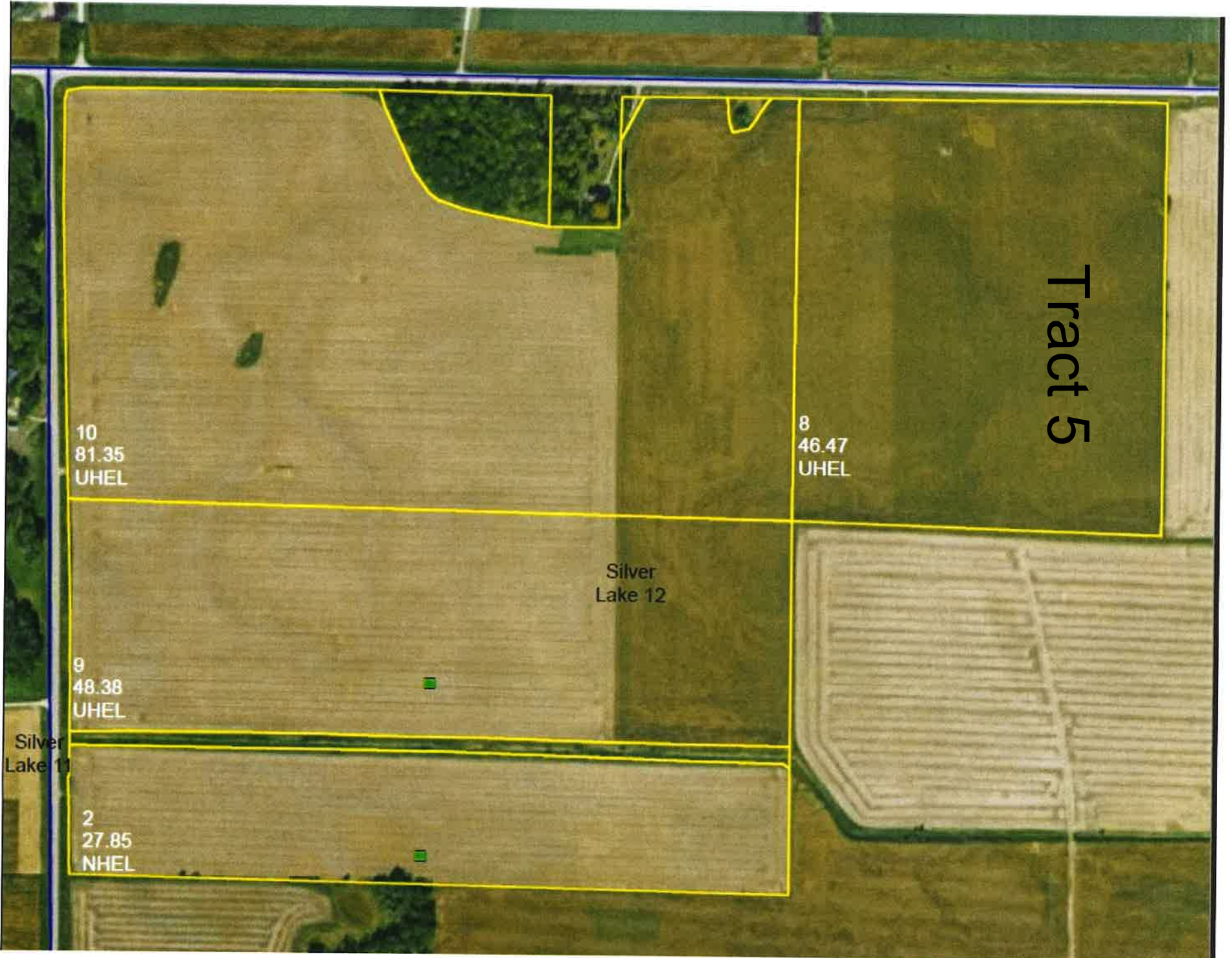
8
46.47
UHEL

Silver
Lake 12

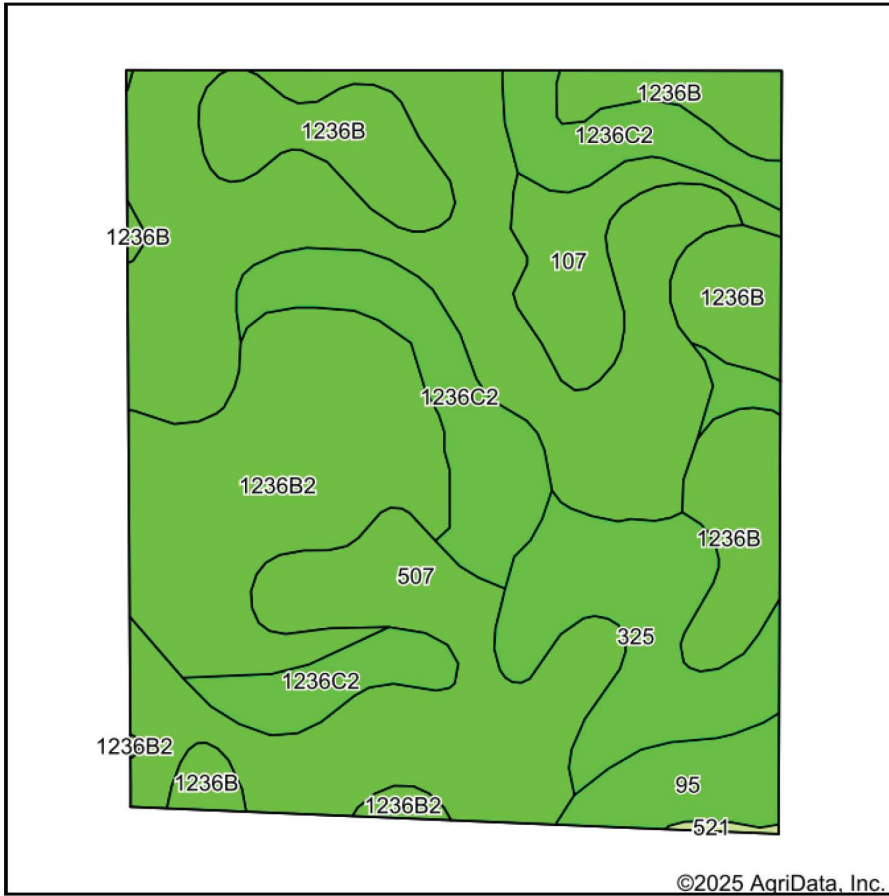
9
48.38
UHEL

Silver
Lake 11

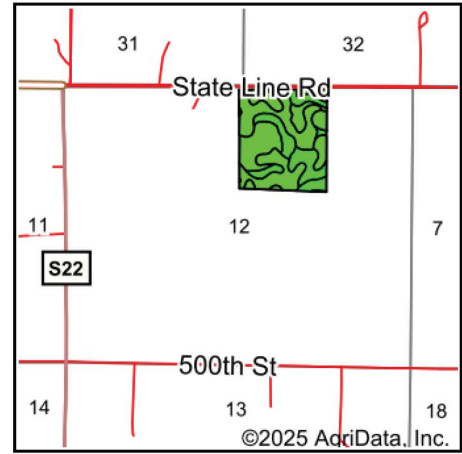
2
27.85
NHEL



Larson Tract #5 Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Worth**
 Location: **12-100N-22W**
 Township: **Silver Lake**
 Acres: **46.47**
 Date: **9/25/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA195, Soil Area Version: 28

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | Brome grass alfalfa AUM | Brome grass alfalfa hay Tons | Corn Bu | Kentucky bluegrass AUM | Oats Bu | Smooth brome grass AUM | Soybeans Bu | *n NCCPI Soybeans |
|--------|--|-------|------------------|-------------|------------------|--------|-------------------------|------------------------------|---------|------------------------|---------|------------------------|-------------|-------------------|
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 18.13 | 39.1% | | llw | 84 | | | | | | | | 81 |
| 1236B2 | Angus loam, 2 to 5 percent slopes, moderately eroded | 7.48 | 16.1% | | lle | 83 | 9.9 | 5.9 | 211 | 3.8 | 84 | 6.3 | 61 | 67 |
| 1236B | Angus loam, 2 to 6 percent slopes | 6.79 | 14.6% | | lle | 85 | | | | | | | | 78 |
| 1236C2 | Angus loam, 5 to 9 percent slopes, moderately eroded | 5.97 | 12.8% | | llle | 78 | 9.4 | 5.6 | 200 | 3.6 | 80 | 6 | 58 | 70 |
| 325 | Le Sueur loam, 1 to 3 percent slopes | 4.38 | 9.4% | | lw | 77 | | | | | | | | 84 |

Soils data provided by USDA and NRCS.



| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | Bromegrass alfalfa AUM | Bromegrass alfalfa hay Tons | Corn Bu | Kentucky bluegrass AUM | Oats Bu | Smooth bromegrass AUM | Soybeans Bu | *n NCCPI Soybeans | |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|------------------------|-----------------------------|------------|------------------------|------------|-----------------------|-------------|-------------------|----------------|
| 107 | Webster clay loam, 0 to 2 percent slopes | 2.09 | 4.5% | | IIw | 86 | | | | | | | | 82 | |
| 95 | Harps clay loam, 0 to 2 percent slopes | 1.55 | 3.3% | | IIw | 72 | | | | | | | | 82 | |
| 521 | Klossner muck, 0 to 1 percent slopes | 0.08 | 0.2% | | IIIw | 32 | | | | | | | | 84 | |
| Weighted Average | | | | | | 2.04 | 82.2 | 2.8 | 1.7 | 59.7 | 1.1 | 23.8 | 1.8 | 17.3 | *n 77.3 |

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract Number : 2084
Description : NW. NE, SW 12 SILVER LAKE
FSA Physical Location : IOWA/WORTH
ANSI Physical Location : IOWA/WORTH
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARY FRANCES LARSON
Other Producers : None
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 212.88 | 204.04 | 204.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 204.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Com | 90.10 | 0.00 | 164 |
| Soybeans | 99.90 | 0.00 | 43 |
| TOTAL | 190.00 | 0.00 | |

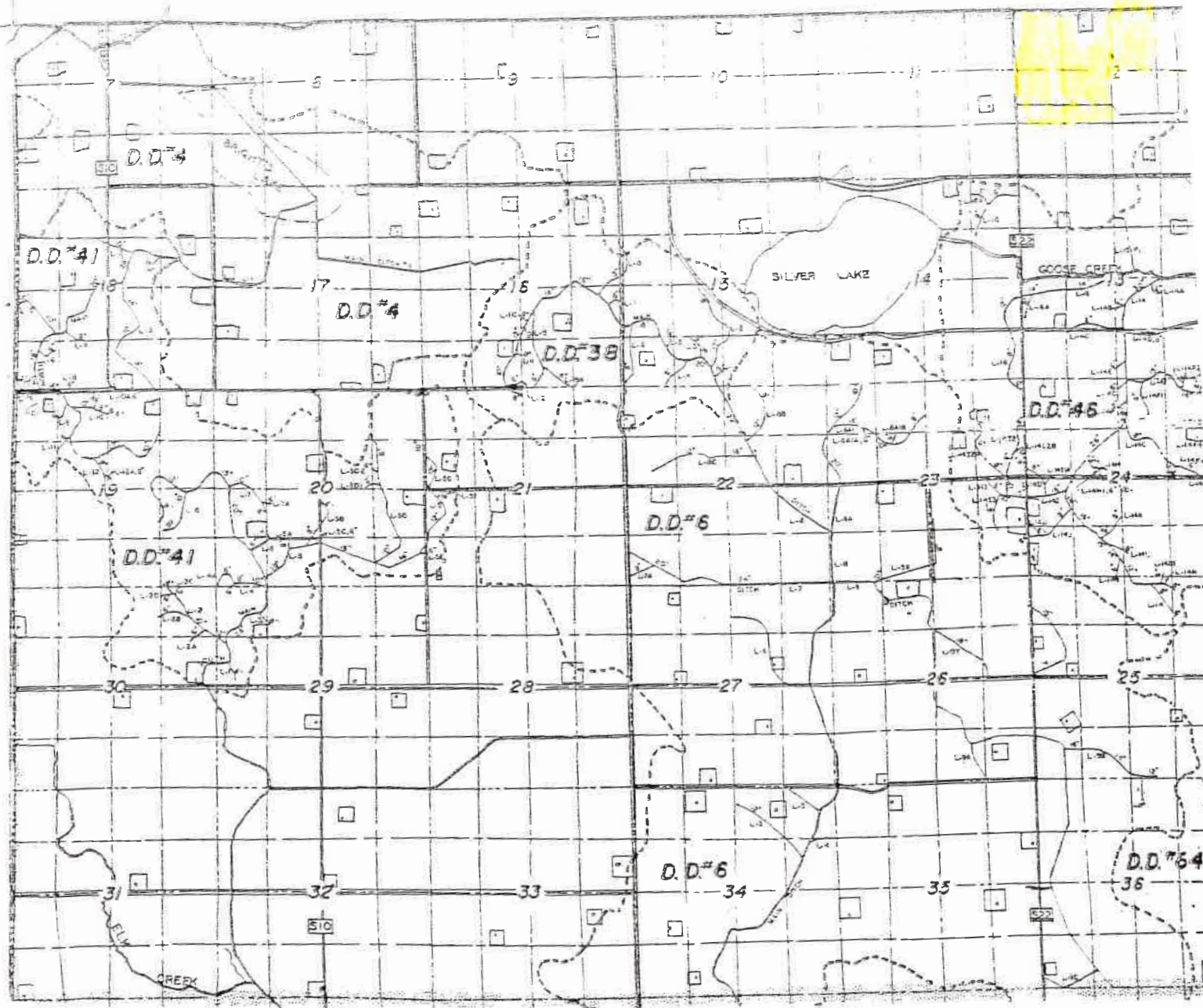
NOTES

SILVER LAKE TWP

T 100 N

R 22 W

DATE: 11-1-1933



DRAINAGE DISTRICT MAP









Certified Wetland Determination Map

Land Owner: L. J. Larson
Tract & Farm #: T2084, F4464
Legal Description: Silver Lake 12
Certification Office: Hampton, Field Office
Imagery year: 2013 imagery

Certified By: Paul Vondra
Map Creation Date: 1/14/2015
Determination County: Worth County



Legend

-  Certified Wetland Determination Boundary
-  Wetlands
-  Surface Drain
-  Berm/Dike
-  Subsurface Drain
-  Boundary Point
-  Data Form Point
-  Picture Point

0 165 330 660 990 Feet

Wetland Codes

| | | | |
|-------|----------------------|-----|--------------------------|
| W | Wetland | FWP | Farmed Wetland Pasture |
| CW | Converted Wetland | MIW | Mitigation Exemption |
| CW+yr | Converted After 1990 | NW | Non Wetland |
| FW | Farmed Wetland | PC | Prior Converted Cropland |



This Determination is valid for the area within the Dashed Red Line(Determination Boundary)



HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address: Clair Hengesteg 717 485th St Northwood, IA 50459 Request Date: 4/4/12 County: Worth Agency or Person Requesting Determination: Tract No: 2084 FSA Farm No.: 4464

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination? Yes Are there highly erodible soil map units on this farm? Yes

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Table with 5 columns: Field(s), HEL(Y/N), Sodbust(Y/N), Acres, Determination Date. Rows 1-4.

The Highly Erodible Land determination was completed in the-Office

Section II - Wetlands

Are there hydric soils on this farm? -

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Table with 6 columns: Field(s), Wetland Label*, Occurrence Year (CW)**, Acres, Determination Date, Certification Date. Rows 1-5.

The wetland determination was completed in the - . It was - . to the person on .

Remarks: Completed the HEL determination. Field 1 is HEL and a new conservaiton plan will need to be signed.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist Date 4/17/12

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NORTHWOOD SERVICE CENTER
 1004 10TH ST. SOUTH SUITE B
 NORTHWOOD, IA 50459
 (641) 324-1134

BRENDA TENOLD MORETZ
 DISTRICT CONSERVATIONIST

Conservation Plan

JOHN L LARSON
 202 4TH ST NE
 BUFFALO CENTER, IA 50424

CLAIR HENGESTEG
 717 485TH ST
 NORTHWOOD, IA 50459

OBJECTIVE(S)

To maintain a compliance plan the protects Soil, Water, Air, Plants and Animals

Crop

Tract: 2084

Conservation Crop Rotation

Grow crops in a planned rotation for biodiversity and to provide adequate amounts of organic material for erosion reduction, nutrient balance and sustained soil organic matter.

Crop rotation consists of corn, soybean crop rotation

| Field | Planned Amount | Month | Year | Applied Amount | Date |
|---------------|-----------------|-------|------|----------------|------|
| 1 | 176.2 ac | 5 | 2012 | | |
| Total: | 176.2 ac | | | | |

Residue Mgmt, Ridge Till

Manage amount, orientation and distribution of organic residue on the soil surface year-round. Crops are planted on pre-formed ridges alternated with furrows protected by crop residue.

Corn may have 2 pass with ridge till leaving at least 59% residue

Soybeans may have 1 pass with ridge till leaving at least 83% residue

| Field | Planned Amount | Month | Year | Applied Amount | Date |
|---------------|-----------------|-------|------|----------------|------|
| 1 | 176.2 ac | 5 | 2012 | | |
| Total: | 176.2 ac | | | | |

RUSLE2 Profile Erosion Calculation Record

Info:

File: profiles\default

Inputs:

Location: Worth County
 Soil: LESTER loam 90%
 Slope length (horiz): 150 ft
 Avg. slope steepness: 6.0 %

| Management | Vegetation | Yield units | Yield (# of units) |
|---|------------------------|-------------|--------------------|
| CMZ 04\a.Single Year/Single Crop Templates\Corn grain\corn grain;RT 160 bu z4 | Corn, grain | bushels | 160 |
| CMZ 04\a.Single Year/Single Crop Templates\Corn grain\corn grain;RT 160 bu z4 | Soybean, mw 30 in rows | bu | 30 |

Contouring: a. rows up-and-down hill
 Strips/barriers: (none)
 Diversion/terrace, sediment basin: (none)
 Subsurface drainage: (none)
 Adjust res. burial level: Normal res. burial

Outputs:

Soil loss erod. portion: 5.0 t/ac/yr
 Detachment on slope: 5.0 t/ac/yr
 Soil loss for cons. plan: 5.0 t/ac/yr
 Sediment delivery: 5.0 t/ac/yr

Crit. slope length:
 Surf. cover after planting:

| Date | Operation | Vegetation | Surf. res. cov. after op, % |
|---------|--|------------------------|-----------------------------|
| 5/5/0 | planter, double disk opnr | Corn, grain | 59 |
| 6/5/0 | Cultivator, row - 1st pass ridge till | | 36 |
| 6/15/0 | Cultivator, row - 2nd pass ridge till | | 9.7 |
| 10/20/0 | Harvest, killing crop 50pct standing stubble | | 94 |
| 5/15/1 | planter, double disk opnr | Soybean, mw 30 in rows | 83 |
| 6/15/1 | Cultivator, row - 1st pass ridge till | | 71 |
| 10/10/1 | Harvest, killing crop 50pct standing stubble | | 84 |

Property Description – Tract 6

SIZE – 80.0 Gross Acres - bare cropland & wooded acres

LEGAL DESCRIPTION – West half Southwest quarter (W ½ SW ¼) Section 32-T101N-R21W, Freeborn County, Minnesota

REAL ESTATE TAXES - \$4,026.00

TILLABLE ACRES – 51.93 acres; 27.57 wooded acres

Productivity Index (PI) ave. – 94.5

DRAINAGE – FSA Form 156EZ says “ The wetlands determinations not incomplete.”

HEL designation– none of the cropland is highly erodible (NHEL)

BUILDING IMPROVEMENTS – None

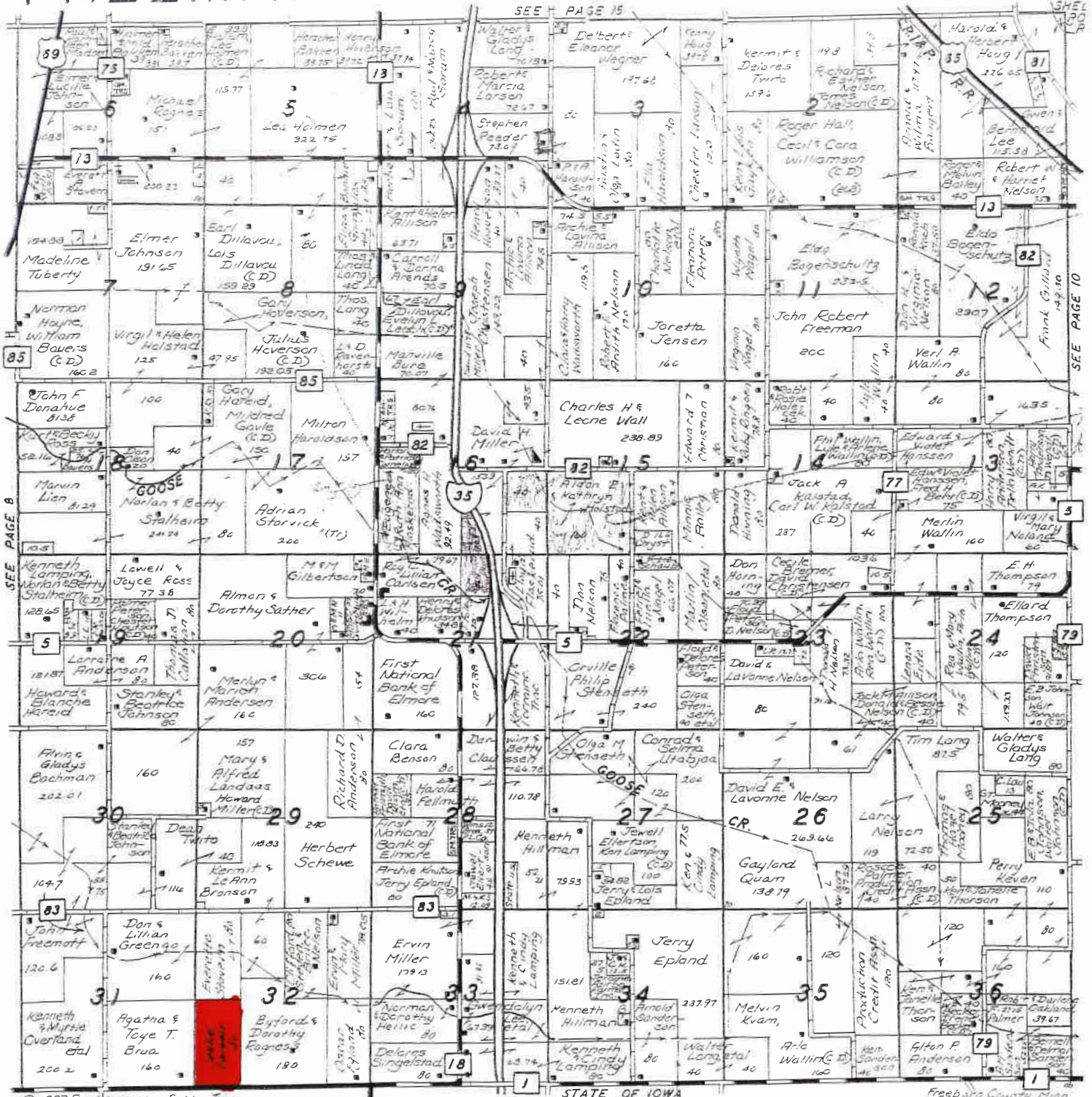
MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2026 growing season. The 2025 lease was terminated.

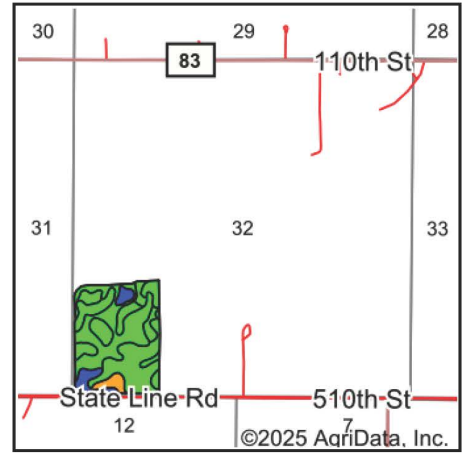
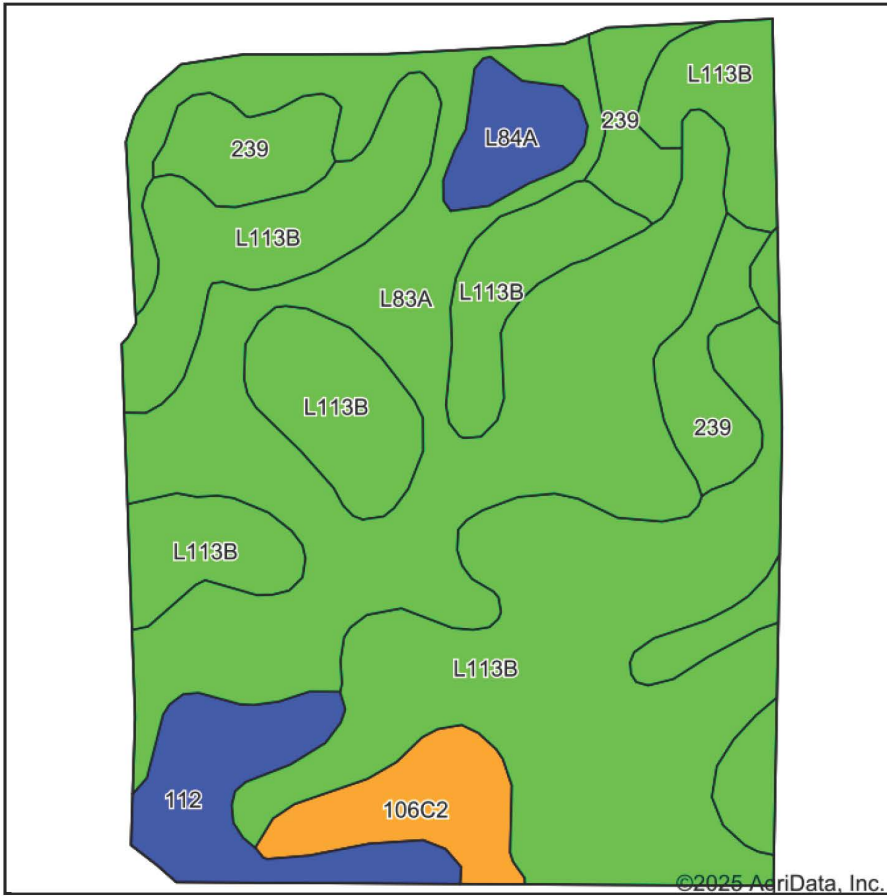
EASEMENTS - No reported or observed easements.

FREEMAN

T. 101 N. - R. 21 W.



Larson Tract #6



State: **Minnesota**
 County: **Freeborn**
 Location: **32-101N-21W**
 Township: **Freeman**
 Acres: **51.93**
 Date: **9/18/2025**









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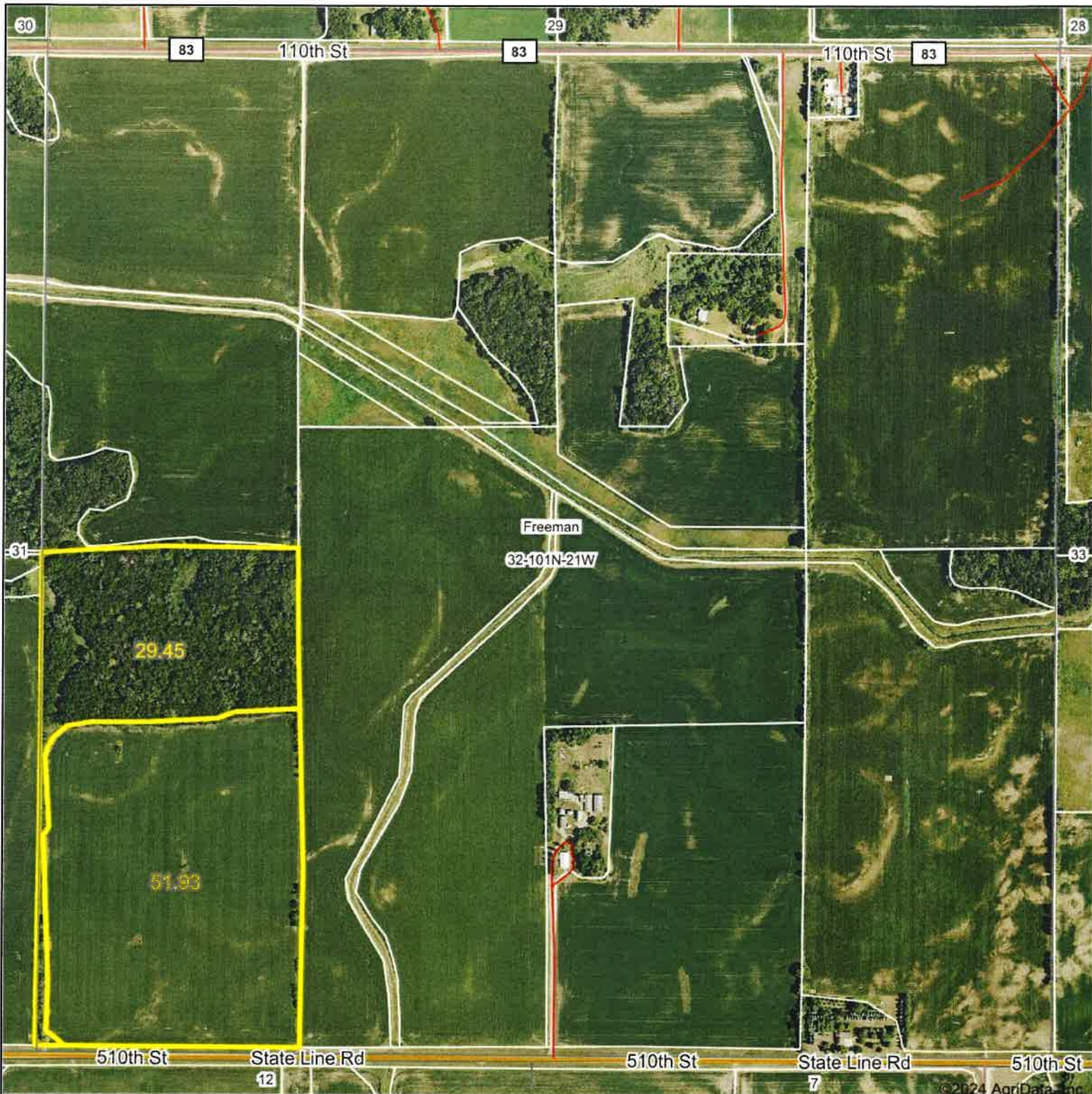
Area Symbol: MN047, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|---|------------------|--------------------|-------------------|
| L113B | Reedslake-Le Sueur complex, 1 to 6 percent slopes | 23.13 | 44.5% |  | Ile | 98 | 81 |
| L83A | Webster clay loam, 0 to 2 percent slopes | 18.20 | 35.0% |  | Ilw | 93 | 82 |
| 239 | Le Sueur loam, 1 to 3 percent slopes | 4.19 | 8.1% |  | lw | 97 | 84 |
| 112 | Harps clay loam, 0 to 2 percent slopes | 2.95 | 5.7% |  | Ilw | 90 | 82 |
| 106C2 | Lester loam, 6 to 10 percent slopes, moderately eroded | 2.13 | 4.1% |  | IIIe | 76 | 69 |
| L84A | Glencoe clay loam, 0 to 1 percent slopes | 1.33 | 2.6% |  | IIIw | 86 | 76 |
| Weighted Average | | | | | 1.99 | 94.5 | *n 81 |

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Aerial Map



Boundary Center: 43° 30' 11.77, -93° 23' 10.07



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32-101N-21W
Freeborn County
Minnesota



10/31/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Special provisions to this auction are as follows:

1. A deposit of 10% (non-refundable) is due on the day of the auction, when the successful bidder will execute a standard real estate contract.
2. Buyers shall provide a bank letter of credit in the amount of the deposit or through prior arrangements suitable to sellers and auctioneers.
3. The remainder of the purchase price is due at closing, which is in approximately 45 days.
4. Sellers will pay transfer tax and provide a clear, marketable title at closing.
5. Sellers will receive all 2025 lease payments.
6. Real estate taxes will be prorated to the date of closing.
7. The property is being sold "as is where is".
8. Closing and down payment handled by Fred Greder of Benchmark Agribusiness, Mason City, Iowa.
9. Sellers have the right to reject any or all bids.
10. Statements on the day of the auction will take precedence over all prior communication, written or oral.
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