



FARMLAND AUCTION!

Thursday, July 11, 2024 at 6:30 pm
at the Duitscher Farm:
6962 Cardinal Ave., Thornton, Iowa

157.09 Gross Acres
Including acreage, outbuildings & well on 4.8 Acres
To be offered in Three Tracts

Duitscher Farm

NE 1/4 Section 5, Grimes Township; Cerro Gordo County, Iowa

Tract #1 - 4.8 acres m/l - house, outbuildings, well

Tract #2 - 73.54 acres m/l - CSR2: 73.8

Tract #3 - 78.75 acres m/l - CSR2: 76.2

LIVE AUCTION + ONLINE BIDDING

In-person sale on the farm with online bidding available



Closing Broker Fred Greder

ph: 641-424-6983 · cell: 641-425-0080

www.benchmarkagribusiness.com · email: fred@benchmarkagribusiness.com

Licensed Real Estate Broker in the State of Iowa

*For questions and more information, please contact
Auctioneer Frank Fox or Closing Broker Fred Greder*



Auctioneer Frank Fox
641-420-3243
AUCTION foxauctioncompany.com
COMPANY frank@foxauctioncompany.com

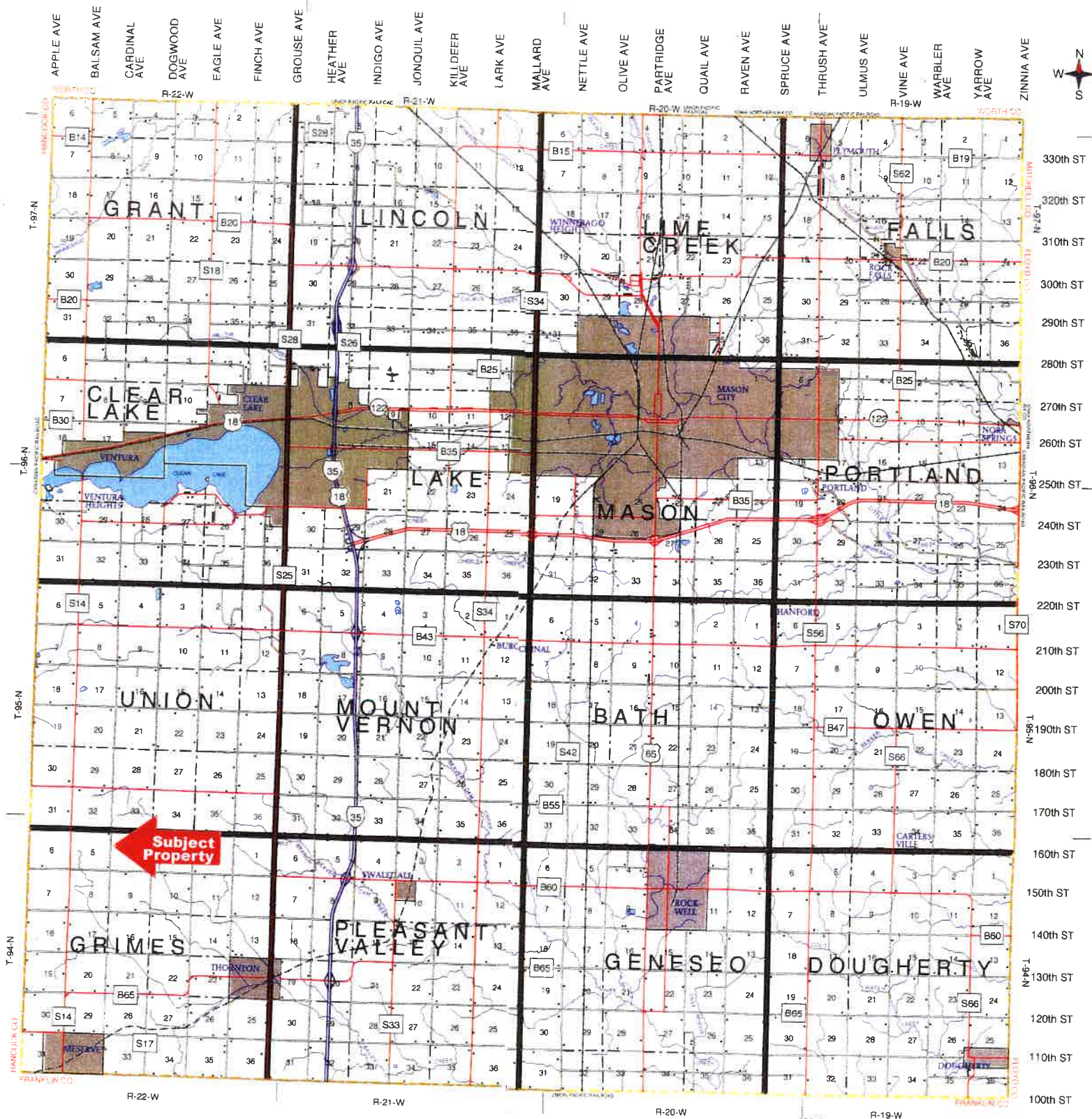
METHOD OF SALE:

- 1) Tract #1 – sells first
- 2) Tract #2 – sells second; Bid times the multiplier of 73.54
- 3) Tract #3 - sells third; Bid times the multiplier of 78.75
- 4) Tracts #2 & #3 sell "CHOICE"

SPECIAL PROVISIONS:

- 1) Cropland closing deferred to November 15, 2024
- 2) Building site closing as soon a clear title is available; full possession of the house and all outbuildings will be available at closing.
- 3) Tracts #2 & #3 are selling subject to the current cash rent lease on the tillable acres for the 2024 crop season through February 28, 2025. Seller will keep all of the 2024 rent.
- 4) Earnest money deposit 10% of sale price.
- 5) The seller will provide an abstract at the seller's expense.
- 6) Tract #1, Tract #2 & Tract #3 have already been surveyed at the seller's expense. The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines.
- 7) This sale is not subject to financing.
- 8) The cropland has been enrolled in the ARC program for the 2024 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 and allotted bases to the buyers.
- 9) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessment to be paid by the seller. The semi-annual installment due September 30, 2024 will be paid by the seller. It will be the buyer's responsibility to pay all other subsequent semi-annual payments.
- 10) If a buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., the buyer must get the current tenant's permission for access prior to February 28, 2025. **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.**

Cerro Gordo County, Iowa



R-22-W



Tract #1 - Property Description

SIZE – 4.8 Gross Acres - Rural Acreage @ 6962 Cardinal Avenue

LEGAL DESCRIPTION – Survey Parcel “A” in the NE fractional ¼ Section 5, Grimes Township; All in T94N-R22W Cerro Gordo County Survey Instr. # 2024-1772 is attached.

REAL ESTATE TAXES - \$1,072.00 - Estimated

TILLABLE ACRES – 0.0 Acres

IMPROVEMENTS – House & outbuildings; SEE BELOW;

WATER SYSTEM – steel cased, drilled well; less than 30 years old;

LEAD BASED PAINT DISCLOSURE – The house and several outbuildings were built prior to 1978 when it was still common practice to use lead-based paints.

MINERAL RIGHTS – None of the mineral rights have been sold off.

POSSESSION - Outright possession available upon closing.

EASEMENTS - County gravel road right-of-way and power line along the East boundary.

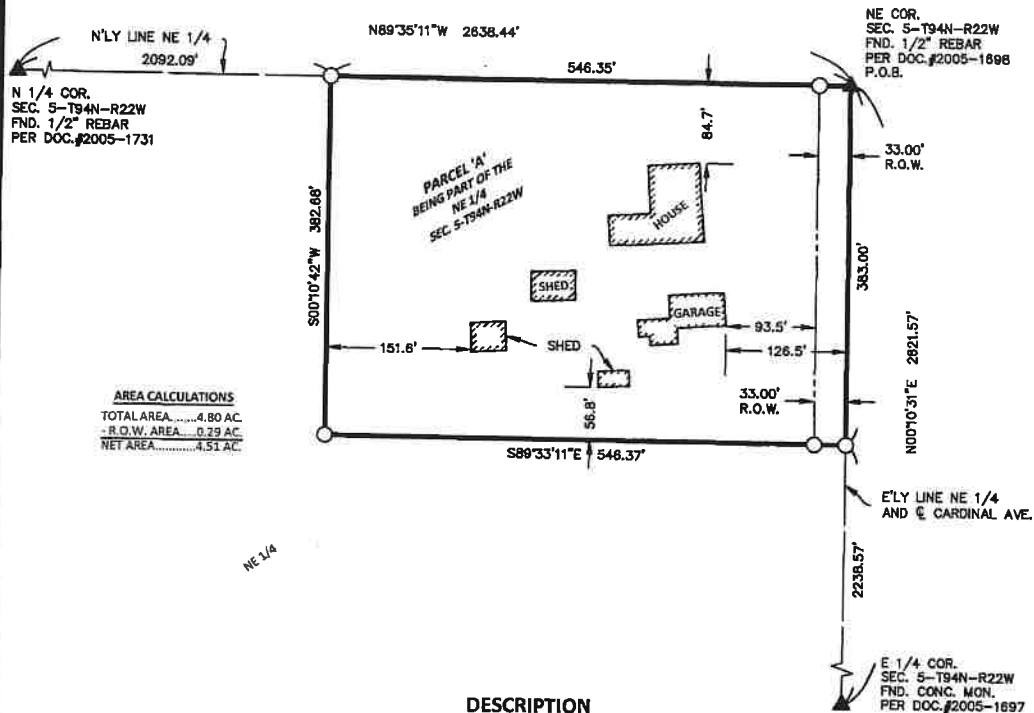
INDEX LEGEND	
LOCATION	PARCEL 'A' BEING PART OF THE NE 1/4 SEC. 5-T94N-R22W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA
PROPRIETOR	ARNOLD B. DUISCHER AND MADELYN M. DUISCHER
SURVEY REQUESTED BY	ADAM HILLBURG
SURVEYOR COMPANY	STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
RETURN TO:	BENJAMIN STARK 700 CK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401

Doc. #: 2024-1772
 Type: ISUR Pages: 1 04/29/2024 09:26 AM
 R: \$5.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0
 Pymt: Check

AnnMarie Legler, Cerro Gordo County Recorder



PLAT OF SURVEY



DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5-T94N-R22W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE NORTHEAST CORNER (NE COR.) OF SAID SECTION FIVE (5);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N89°35'11\"W 546.35 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION FIVE (5);

THENCE S00°10'42\"W 382.68 FEET;

THENCE S89°33'11\"E 546.37 FEET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION FIVE (5);

THENCE N00°10'31\"E 383.00 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'A' CONTAINS 4.80 ACRES INCLUDING 0.29 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2\" REBAR 24\" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND PINCH PIPE MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- × CUT 'X' (0.00') RECORD MEASUREMENT

SURVEYOR'S NOTES:

- 1) IOWA ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DOCUMENTS USED FOR THIS SURVEY
 CERTS: DOC. #2005-1698,
 DOC. #2005-1731, DOC. #2011-5483,
 DOC. #2005-1742, DOC. #2005-1897
 DEED: DOC. #2012-7256

DATE SURVEYED	1-24-24
SCALE:	AS SHOWN
PROJECT NO.:	24207
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 1



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 Land Surveyor under the laws of the State of Iowa.

Benjamin Stark
 Benjamin Stark
 License number 23709
 My license renewal date is December 31, 2025

4-22-24
 Date
 Sheets covered by this seal: 1

**STARK
 SURVEYING
 INC.**



House - modern air-conditioning and high-efficiency furnace; wood grain metal, permanent, exterior siding; rolled painted steel roof; appliances stay.



Attached Double Garage

- Rolled painted steel roof.



Morton Machine shed – good

concrete approach; 14' sidewalls



Machine Shed Annex - 12 foot

sidewalls



Loft Barn - decent welded wire

livestock panel perimeter fence; concrete adjoining open lots; rolled painted steel roof.



Standby generator – 20 Kwh



siding.

Granary – rolled, painted steel roof &

GENERAL BUILDING SITE COMMENTS: Extensive buried water lines and multiple hydrants; well-developed, mature windbreaks.

Tract #2 - Property Description

SIZE – 73.54 Gross Acres - bare cropland

LEGAL DESCRIPTION – N ½ NE fractional ¼ except the Survey Parcel “A” Section 5, Grimes Township; All in T94N-R22W Cerro Gordo County; Survey Instr. # 2024-1735 is attached.

REAL ESTATE TAXES - \$1,990.00 - Estimated

TILLABLE ACRES – ~ 72.55 - Estimated – FSA to determine final #

CSR2 ave. – 73.8

DRAINAGE – FSA Form 156EZ says “the tract does not contain a wetland”. Some tile maps & tile documentation are included.

CONSERVATION PLAN – Field #2 falls partially in this Tract. Field #2 is designated HEL (highly erodible); the Conservation Plan allows a corn/bean rotation with reduced tillage to allow 50% corn residue after planting soybeans and 30% soybean residue after planting corn.

BUILDING IMPROVEMENTS – Refer to Tract #1

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

POSSESSION - Seller will receive all of the 2024 rent.

EASEMENTS - County gravel road right-of-way and power line along the East boundary.

INDEX LEGEND

LOCATION
NE 1/4 SEC. 5-T94N-R22W OF THE
5TH P.M., CERRO GORDO COUNTY, IOWA

PROPRIETOR
ARNOLD B. DUISCHER
AND
MADELYN M. DUISCHER

SURVEY REQUESTED BY
ADAM HILLBURG

SURVEYOR COMPANY
STARK SURVEYING INC.
1622 S. TAFT AVE.
MASON CITY, IOWA, 50401
PHONE: 641-423-7947

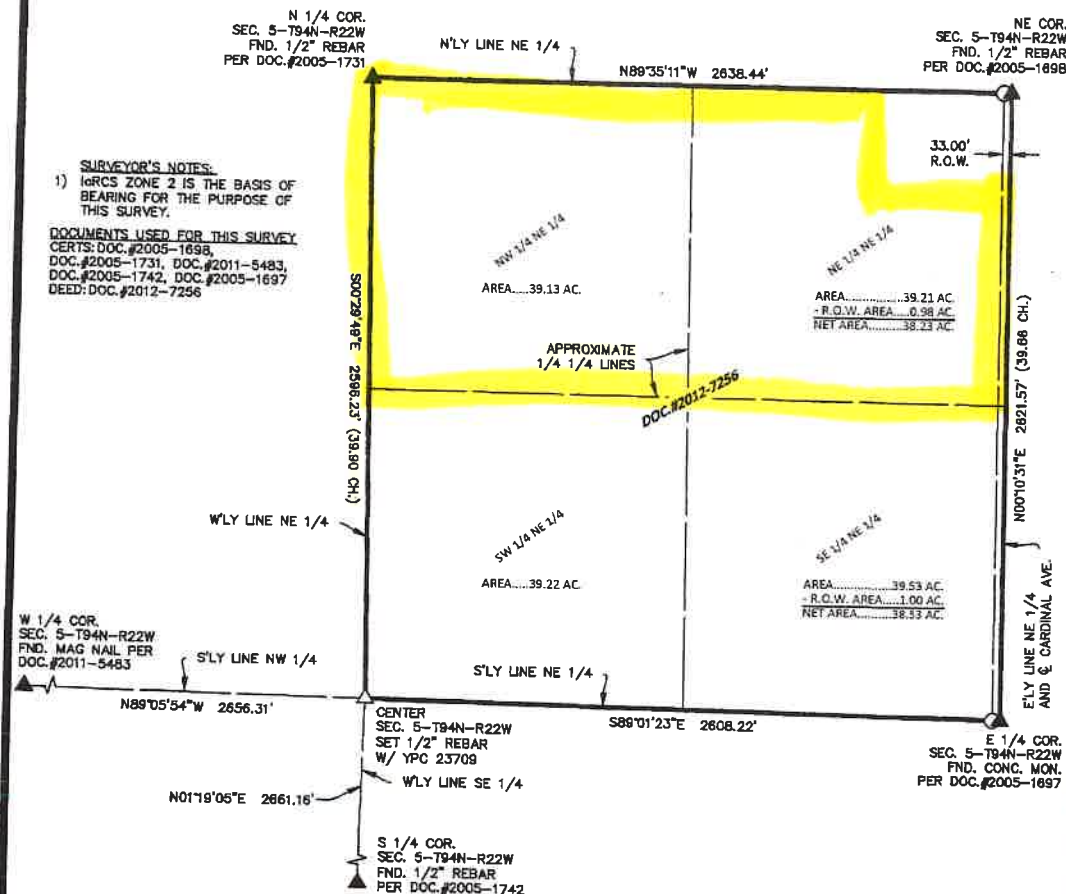
RETURN TO:
BENJAMIN STARK
1622 S. TAFT AVE.
MASON CITY, IOWA, 50401

Doc. #: 2024-1735
Type: ISUR Pages: 1 04/25/2024 08:36 AM
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Pymt: Check

AnnMarie Legler, Cerro Gordo County Recorder



RETRACEMENT PLAT OF SURVEY



DESCRIPTION OF RECORD DOC. #2012-7256

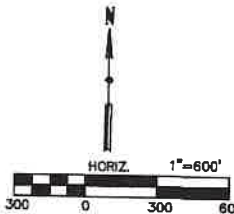
NORTHEAST QUARTER (NE 1/4) OF SECTION FIVE (5) IN TOWNSHIP NINETY-FOUR (94) NORTH, RANGE TWENTY-TWO (22), WEST OF THE FIFTH P.M., IN CERRO GORDO COUNTY, STATE OF IOWA.

AREA CALCULATIONS

TOTAL AREA.....157.09 AC.
- R.O.W. AREA.....1.98 AC.
NET AREA.....155.11 AC.

LEGEND

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DATE SURVEYED	1-24-24
SCALE	AS SHOWN
PROJECT NO.	24207
DRAWN BY	BVS
CHECKED BY	BVS
SHEET	1 of 1



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 Land Surveyor under the laws of the State of Iowa.

Benjamin Stark
Benjamin Stark
Date 4-22-24
License number 23709
My license renewal date is December 31, 2025

**STARK
SURVEYING
INC.**



Westerly view of the cropland; Taken from the building site

Aerial Map



Boundary Center: 42° 59' 36.12, -93° 27' 46.85

0ft 804ft 1608ft

Maps Provided By:



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www.AgriDataInc.com

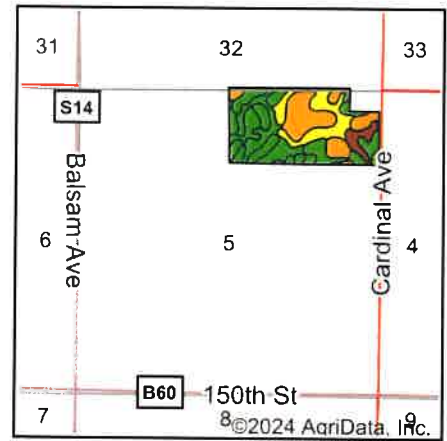
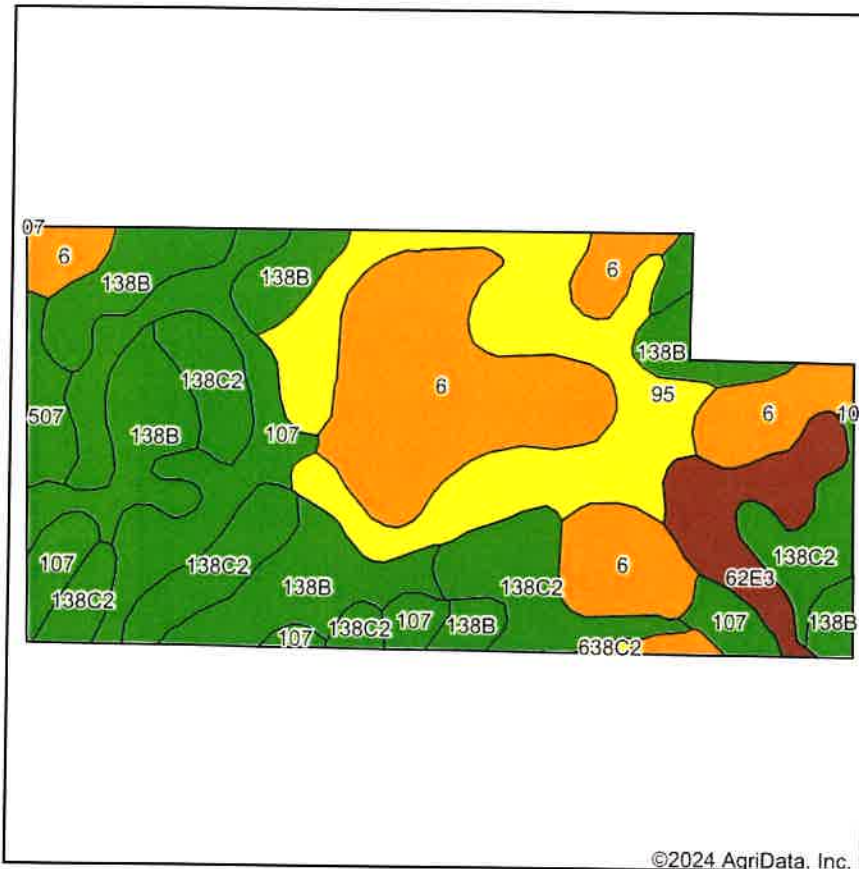
5-94N-22W
Cerro Gordo County
Iowa



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

5/21/2024

Soils Map



State:	Iowa
County:	Cerro Gordo
Location:	5-94N-22W
Township:	Grimes
Acres:	72.55
Date:	5/21/2024



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
6	Okoboji silty clay loam, 0 to 1 percent slopes	17.77	24.6%		IIIw	164.8	47.8	59	57
138B	Clarion loam, 2 to 6 percent slopes	14.08	19.4%		Ile	225.6	65.4	89	80
95	Harps clay loam, 0 to 2 percent slopes	12.70	17.5%		IIw	198.4	57.5	72	62
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	11.56	15.9%		IIIe	204.8	59.4	83	63
107	Webster clay loam, 0 to 2 percent slopes	10.40	14.3%		IIw	224.0	65.0	86	83
62E3	Storden loam, 10 to 22 percent slopes, moderately eroded	4.08	5.6%		IVe	80.0	23.2	32	26
507	Canisteo clay loam, 0 to 2 percent slopes	1.45	2.0%		IIw	224.0	65.0	84	78
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.38	0.5%		IVe	80.0	23.2	53	46
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.13	0.2%		IIIe	176.0	51.0	75	56
Weighted Average					2.53	193.3	56.1	73.8	65.6

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract #3 - Property Description

SIZE – 78.75 Gross Acres - bare cropland

LEGAL DESCRIPTION – S ½ NE fractional ¼ Section 5, Grimes Township; All in T94N-R22W Cerro Gordo County

REAL ESTATE TAXES - \$2,110.00 - Estimated

TILLABLE ACRES – ~ 76.85 - Estimated – FSA to determine final #

CSR2 ave. – 76.2

DRAINAGE – FSA Form 156EZ says “the tract does not contain a wetland”. Some tile maps & tile documentation are included.

CONSERVATION PLAN – Field #2 falls mostly within this tract. Field #2 is designated HEL (highly erodible); the Conservation Plan allows a corn/bean rotation with reduced tillage to allow 50% corn residue after planting soybeans and 30% soybean residue after planting corn.

BUILDING IMPROVEMENTS – Refer to Tract #1

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

POSSESSION - Seller will receive all of the 2024 rent.

EASEMENTS - County gravel road right-of-way and power line along the East boundary.

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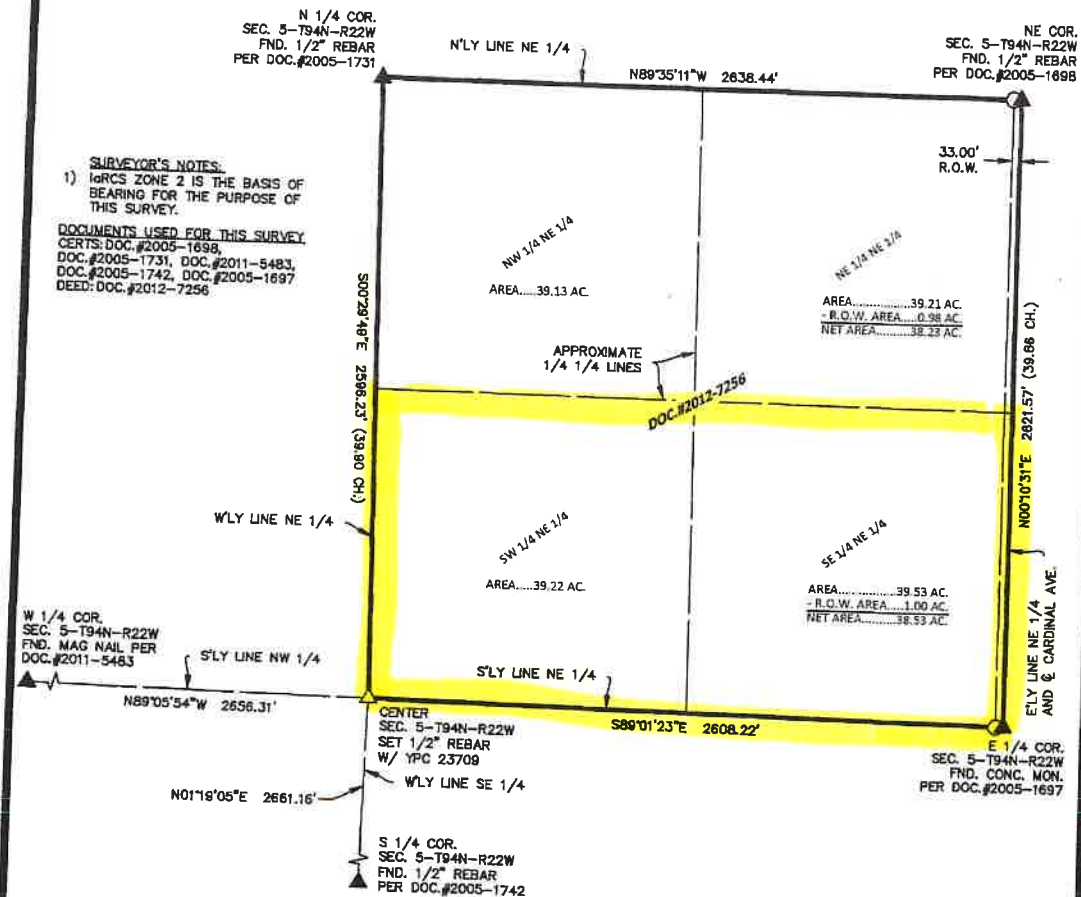
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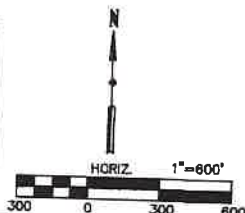


and

RETRACEMENT PLAT OF SURVEY



- LEGEND**
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AREA CALCULATIONS	
TOTAL AREA.....	157.09 AC.
R.O.W. AREA.....	1.98 AC.
NET AREA.....	155.11 AC.
DATE SURVEYED 1-24-24	
SCALE: AS SHOWN	
PROJECT NO.: 24207	
DRAWN BY: BVS	
CHECKED BY: BVS	
SHEET 1 of 1	



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Benjamin Stark
 Benjamin Stark
 License number 23709
 My license renewal date is December 31, 2025

4-22-24
 Date
 Sheets covered by this seal: 1

**STARK
SURVEYING
INC.**

Aerial Map



Boundary Center: 42° 59' 23.2, -93° 27' 46.68



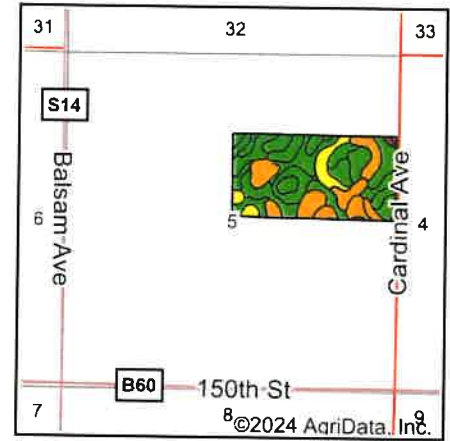
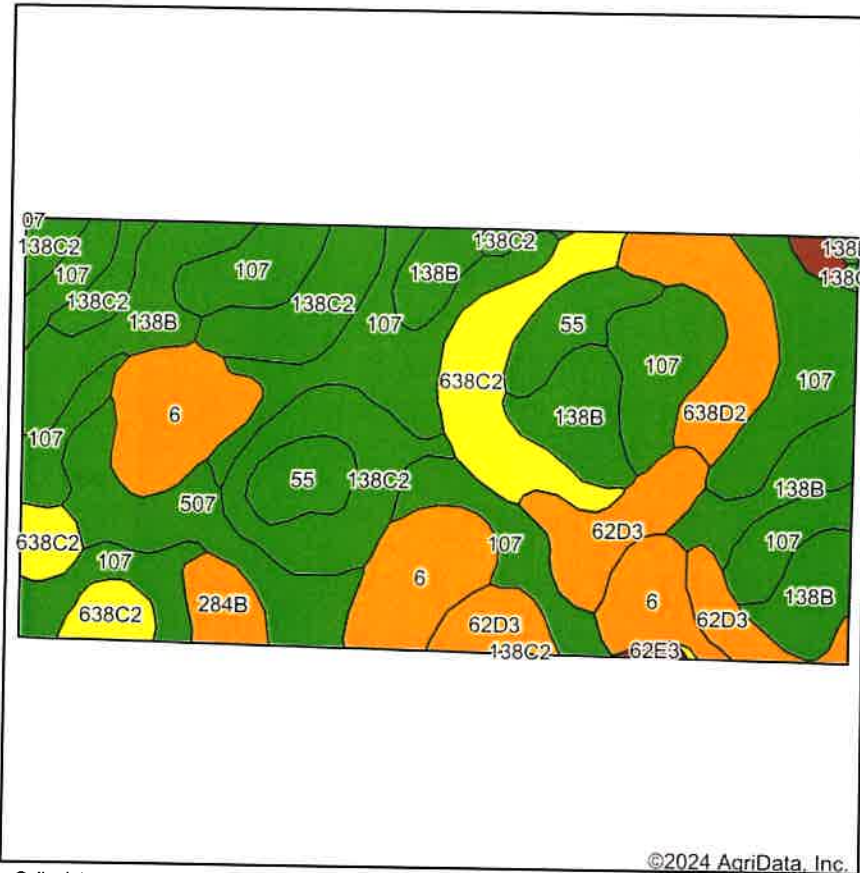
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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5-94N-22W
Cerro Gordo County
Iowa

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

5/21/2024

Soils Map



State: **Iowa**
 County: **Cerro Gordo**
 Location: **5-94N-22W**
 Township: **Grimes**
 Acres: **76.85**
 Date: **5/21/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA033, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	22.10	28.7%		IIw	224.0	65.0	86	83
138B	Clarion loam, 2 to 6 percent slopes	11.20	14.6%		IIe	225.6	65.4	89	80
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	8.95	11.6%		IIIe	204.8	59.4	83	63
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.87	11.5%		IIIw	164.8	47.8	59	57
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.38	8.3%		IIIe	176.0	51.0	75	56
62D3	Storden loam, 10 to 16 percent slopes, moderately eroded	5.56	7.2%		IVe	80.0	23.2	41	36
507	Canisteo clay loam, 0 to 2 percent slopes	4.65	6.1%		IIw	224.0	65.0	84	78
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	3.76	4.9%		IVe	80.0	23.2	53	46
55	Nicollet clay loam, 1 to 3 percent slopes	3.51	4.6%		Iw	233.6	67.7	89	88
284B	Flagler sandy loam, 2 to 5 percent slopes	1.29	1.7%		IIIe	80.0	23.2	51	37
62E3	Storden loam, 10 to 22 percent slopes, moderately eroded	0.58	0.8%		IVe	80.0	23.2	32	26
Weighted Average					2.54	190.7	55.3	76.2	68.5

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method



United States
Department of
Agriculture

Cerro Gordo County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 150.43 acres

2023 Program Year

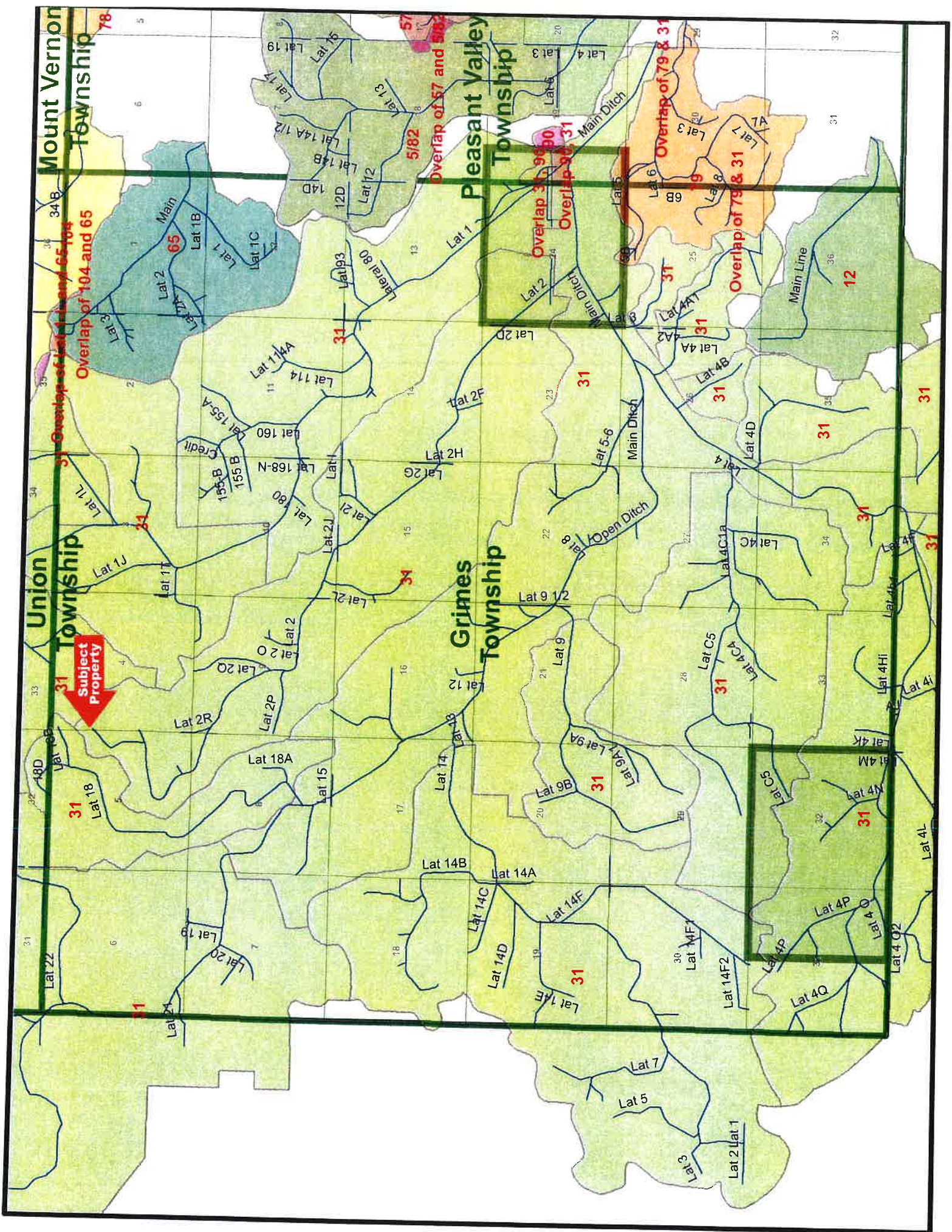
Map Created April 06, 2023

Farm 540

Tract 445

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



Union Township

Overlap of 104 and 65

Subject Property

Overlap of 57 and 582

Overlap of 79 & 31

Grimes Township

Overlap of 31, 98, 90

Overlap of 31, 98, 90

Overlap of 79 & 31

Overlap of 79 & 31

Pleasant Valley Township

Overlap of 79 & 31

Overlap of 79 & 31

Overlap of 79 & 31

Overlap of 79 & 31

Mount Vernon Township

Overlap of 79 & 31

Overlap of 79 & 31

Overlap of 79 & 31

Overlap of 79 & 31

IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 540
Prepared : 10/18/23 2:57 PM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
154.90	150.43	150.43	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	150.43	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	88.00	0.00	151	
Soybeans	25.90	0.00	48	
TOTAL	113.90	0.00		

NOTES

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Tract Number : 445

Description : NE4 5-94-22 GRIMES
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MADELYN M DUISCHER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.90	150.43	150.43	0.00	0.00	0.00	0.00	0.0

IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 540
Prepared : 10/18/23 2:57 PM CST
Crop Year : 2024

Tract 445 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	150.43	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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NOTES

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MASON CITY SERVICE CENTER
1415 S MONROE AVE STE B
MASON CITY, IA 50401-5615
(641) 423-2286

TONY W. MOORE
DISTRICT CONSERVATIONIST

Conservation Plan

ARNOLD B DUITSCHER
6962 CARDINAL AVE
THORNTON, IA 50479
Scott Sprau

OBJECTIVE(S)

Control soil erosion and protect water quality.

Crop

Tract: 445

Conservation Crop Rotation

Grow crops in a planned rotation for biodiversity and to provide adequate amounts of organic material

Field	Planned Amount	Month	Year	Applied Amount	Date
1	77.8 ac	5	2013	77.8 ac	7/30/2013
2	65.6 ac	5	2013	65.6 ac	7/30/2013
3	7 ac	5	2013	7 ac	7/30/2013
Total:	150.4 ac			150.4 ac	

Residue Mgmt, Mulch Till

This system consists of a CORN SOYBEAN rotation. Corn stalks are tilled to leave at least 50% residue on the ground after planting soybeans. Soybeans are lightly spring tilled to leave at least 30% residue on the ground after planting corn.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	77.8 ac	5	2013	77.8 ac	7/30/2013
2	65.6 ac	5	2013	65.6 ac	7/30/2013
3	7 ac	5	2013	7 ac	7/30/2013
Total:	150.4 ac			150.4 ac	

CERTIFICATION OF PARTICIPANTS

Scott Sprau 11-19-11
SCOTT SPRAU DATE

CERTIFICATION OF:

DISTRICT CONSERVATIONIST

Tony Moore 11-22-11
TONY MOORE DATE

CONSERVATION DISTRICT

Fernando 11-23-11
CERRO GORDO SOIL & WATER DATE

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Installed Tile DUTCH



Count : 1082

Area : 0.681 ac

Length : 5,934.4 ft

Product - Name

10inch	(574.8 ft)
4inch	(4,911.4 ft)
6inch	(189.8 ft)
9 inch	(77.0 ft)
Big main	(181.4 ft)

Ag Leader Technology SMS Basic

12/28/2023 10:41:02 AM
Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation.



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