



Benchmark
AGRIBUSINESS, INC

LAND FOR SALE!

Cerro Gordo County, Iowa Farm For Sale

**~42.6 Gross Acres Crop,
CRP, & Recreational Land**

IRREGULAR PARCEL IN THE E1/2 SW1/4 & W1/2 SE1/4,
SECTION 31, FALLS TWP
ALL IN T97N - R19W, CERRO GORDO CO., IOWA

Asking Price - \$3,875.00/Acre

Subject to Surveyed Acres

*Great opportunity to invest in farmland and recreational
land near Mason City!*



Benchmark
AGRIBUSINESS, INC

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



**American Society
of Farm Managers
& Rural Appraisers**

SPECIAL PROVISIONS:

- 1) Closing date is negotiable.
- 2) Selling subject to the current cash rent lease on the tillable acres for the 2023 crop season @ \$337/acre; cash rent proration is negotiable.
- 3) Earnest money deposit 10% of sale price.
- 4) The seller will provide an abstract at the seller's expense.
- 5) The seller will provide a certified survey at the seller's expense.
- 6) Buyer(s) must assume the CRP contracts or otherwise be responsible for any termination penalties as a result of improper maintenance practices and/or deciding to remove the land from the CRP. The proration of the CRP annual income payable on, or shortly after, October 1st, 2023 is negotiable. The buyer will receive 100% of the annual CRP payments in all subsequent years.
- 7) This sale is not subject to financing.
- 8) The cropland has been enrolled in the ARC program for the 2023 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 existing CRP contracts 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, 2023 will be credited to the buyer. It will be the buyer's responsibility to pay all other subsequent semi-annual payment.
- 10) 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.**
- 11) The FSA Form 156EZ says the "the tract contains a wetland or farmed wetland". Prospective buyers should independently determine the location the designated wetlands or farmed wetlands in the tillable acres prior to improving the existing artificial tile drainage or adding new artificial tile systems.
- 12) The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.

Property Description

SIZE – ~ 42.6 Gross Acres – 9.48 tillable acres; 7.56 CRP acres; 18.4 CREP acres; 7.2 non-crop/recreational acres. Subject to certified survey.

LEGAL DESCRIPTION – Irregular parcel in the E ½ SW ¼ & W ½ SE ¼ Section 31, Falls Township All in T97N-R19W, Cerro Gordo County

REAL ESTATE TAXES - \$1,050.00 Estimated

TILLABLE ACRES – ~ 17.04 tillable; of which 7.56 acres are in the Conservation Reserve Program (CRP) acres; There are both NHEL (designated non-highly erodible (HEL) and HEL acres. The HEL acres are in the CRP; there are three CRP (Conservation Reserve Program) contracts 1) 1.1 acres in CP21 “Filter Strip” out in 2030 @\$220.00; 2) 0.68 acres in CP42 “Pollinator Habitat” out in 2032 @\$276.34; 3) 5.78 Acres, were in the CRP program CP4D – “Permanent Wildlife Habitat” program. The contract will expire on 9/30/2030; @ \$159.26/acre.

LOCATION – located outside of the City Limits of Mason City; no public utilities are available; no private well or sanitary sewer systems

DRAINAGE – FSA Form 156EZ says “tract DOES contain a wetland or farmed wetland”.

IMPROVEMENTS – None

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

POSSESSION - Selling subject to the current cash rent lease on 9.48 tillable acres for the 2023 crop season @ \$337/acre. The 2023 lease will be terminated by the Seller.

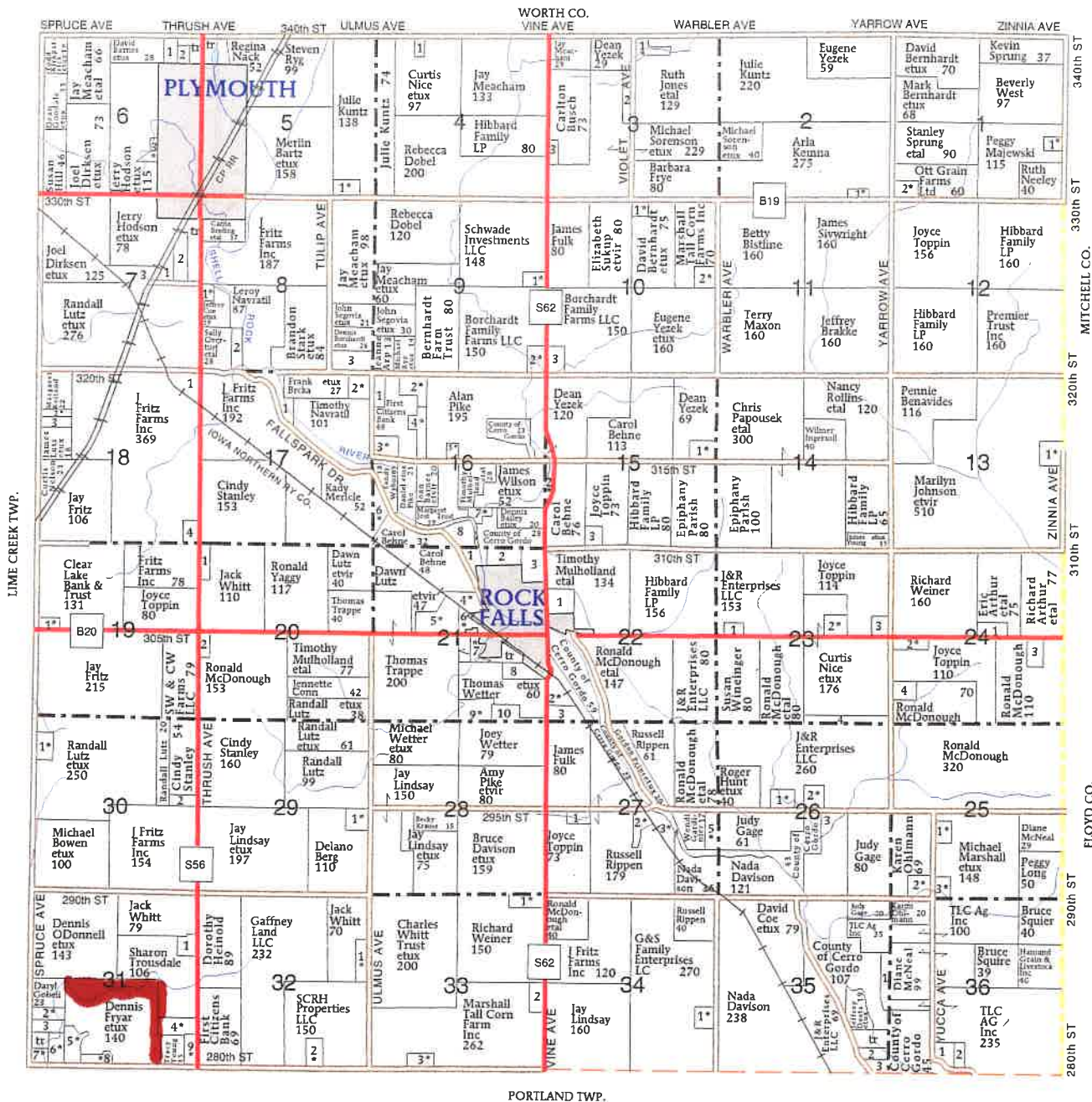
EASEMENTS - 18.4 Acres are enrolled in the IOWA CONSERVATION RESERVE ENHANCEMENT PROGRAM (CREP); expires in 2036.

T-97-N

FALLS PLAT

(Landowners)

R-19-W



PORTLAND TWP.

FALLS TOWNSHIP

SECTION 1

HOEFFT, MATTHEW ETUX 5
LEVENHAGEN, RANDY ETUX 10

SECTION 2

STOEFFLER, BROCK ETAL 5

SECTION 3

OVIK, JERRY ETUX 10
BROMLEY, JONATHAN 11
WYBORN, MARK 8

SECTION 4

REYNOLDS, DAVID 6

SECTION 5

ARCHER, RYAN ETUX 8

SECTION 6

JACK, REGINA 7
PLYMOUTH CEMETERY ASSN 5
JIRKSEN, JOEL ETUX 5

SECTION 7

IAVIG, ROGER 10
CHAMBER, LLOYD 18
ITY OF PLYMOUTH 10

SECTION 8

SECTION 9

1 BERGMAN, JERRY ETUX 10
2 BARNES, DAVID ETUX 10

SECTION 10

1 DAVISON, JORDAN ETUX 5
2 WILLIAMS, RYAN ETUX 10
3 BORCHARDT, BETTY 10

SECTION 13

1 ARTHUR, RICHARD ETUX 10

SECTION 15

1 BUDZINSKI, BRIAN ETUX 11
2 BAILY, DENNIS ETUX 7
3 FULK, JAMES 7

SECTION 16

1 LEGGE, SARAH 7
2 JACKSON, JAMES ETUX 14
3 NAVRATIL, DAVID ETUX 11
4 NAVRATIL, DAVID ETUX 12
5 MANNING, TRACY ETAL 6
6 MERICLE, TRACY ETAL 16
7 EVANS, JACOB ETAL 16
8 SCHAEFER, RAYMOND 16
9 YOST, LANCE ETUX 9

SECTION 17

1 ARP, JEANNE 16

SECTION 18

1 FLAUCHER, CHERYL 14
2 LUTZ, JAMES ETUX 6
3 NELSON, CURTIS 10
4 HAMRICK, SHARON 6

SECTION 19

1 RICHEY, JAY ETUX 6

SECTION 20

1 HAINES, DARLENE 10
2 NEUBERGER, KYLE 7

SECTION 21

1 SCHAEFER, RAYMOND 13
2 JOST, KORY 9
3 RUPPELT, JOHN 14
4 SHULTZ, JOSEPH ETUX 14
5 BOWERS, DAVE ETUX 14
6 GRIBBEN, KEVIN ETUX 9
7 WYBORN, DANIE ETUX 6
8 ARNDT, RANDI 12
9 WETTER, JOEY ETUX 13
10 WETTER, JOEY 11

SECTION 22

1 BORCHARDT, BRADLEY 13
2 DORENKAMP, LARRY ETUX 10
3 FULK, JAMES 11

SECTION 24

3 GAUBATZ, JAMES 6
4 J&R ENTERPRISES LLC 15

SECTION 25

1 SCHULTZ, PATRICIA 10
2 ROSENBAUM, RUSSELL ETAL 10
3 J&R ENTERPRISES LLC 10
4 J&R ENTERPRISES LLC 10

SECTION 26

1 WILKINS, RONALD ETUX 6
2 HEAVERLO, JAMES ETUX 11
3 PHILLIPS, BRIAN ETAL 6

SECTION 27

1 DODGE, WILLIAM ETUX 10
2 FRIESE, NOAH ETAL 10
3 KAISER, DAVID 10

SECTION 28

1 TIMPE, JUSTIN 7
2 TIMPE, JAMES ETUX 10
3 HUNT, ROGER ETUX 11
4 COUNTY OF CERRO GORDO 15
5 SIEMS, DAVID ETAL 10

SECTION 29

1 DODGE, RICHARD ETUX 10

SECTION 30

SECTION 31

1 MCDONOUGH, RONALD 11
2 JONES, BRADLEY ETUX 11
3 SHANKS, MARGARET 2
4 SAVAGE, GARRY ETUX 15
5 NEVE, BRANDON ETUX 11
6 KINGERY, ADAM ETUX 10
7 GRAFTON, COREY ETUX 5
8 NONNWEILER, JACOB ETUX 6
9 ELSBERND, RANDAL ETUX 10

SECTION 32

1 WALKER, AMANDA ETAL 10
2 RHEINGANS, GEORGE ETUX 10

SECTION 33

1 GINAPP, CARL ETUX 10
2 PETERS, RUSTY 6
3 DODGE, JAMES ETUX 5

SECTION 34

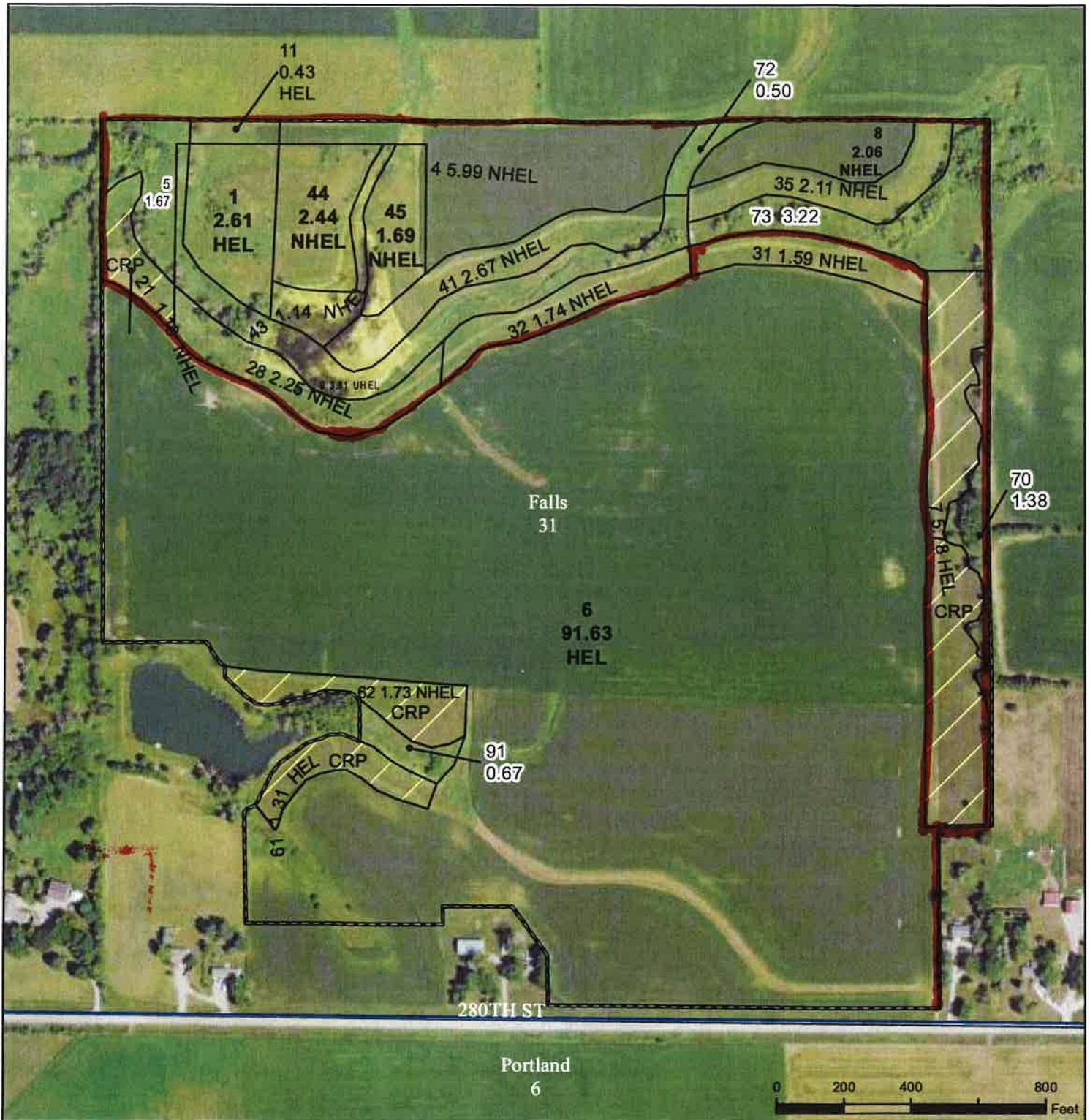
1 BALSLEY, KENT ETAL 10

SECTION 35

1 MCNEAL, DIANE 11
2 JACKSON TRUST 7
3 VERHELST, CAROL 8

SECTION 36

1 MYERS, IVAN 2



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: 132.08 acres

2022 Program Year

Map Created April 08, 2022

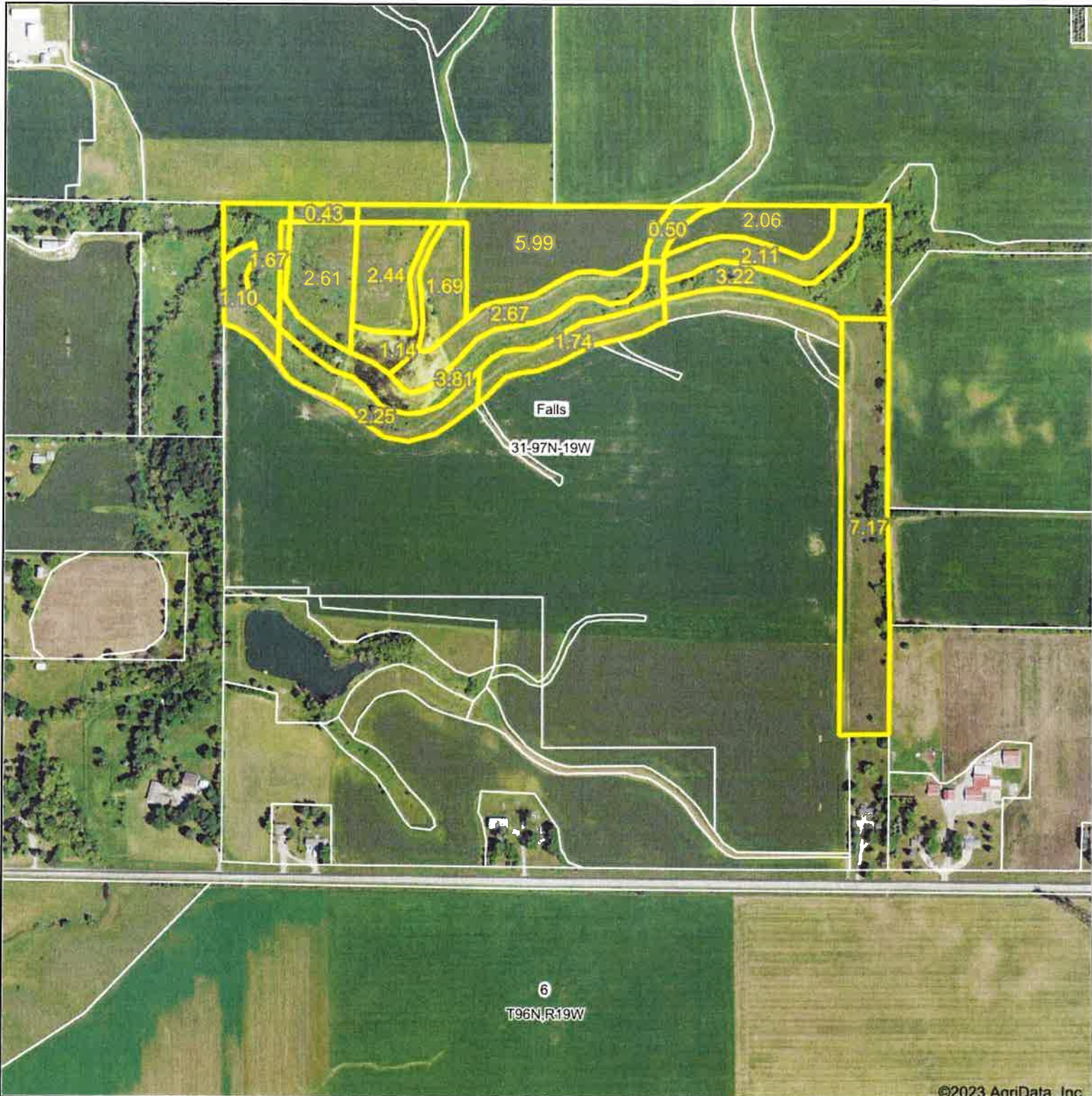
Farm 6818

Tract 5606

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

Aerial Map



©2023 AgriData, Inc.



Map Center: 43° 10' 22.17, -93° 7' 58.51



31-97N-19W
Cerro Gordo County
Iowa



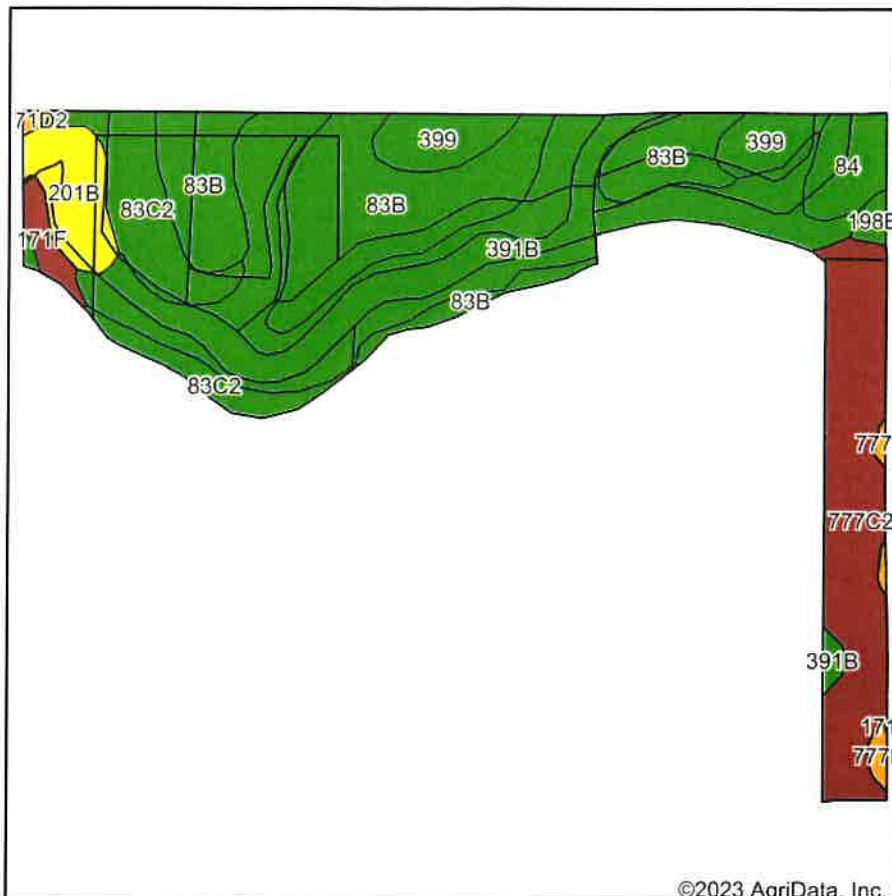
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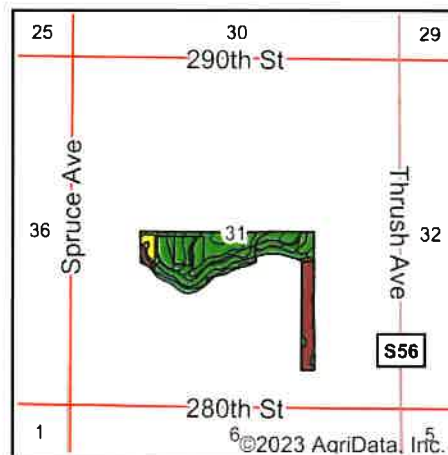
1/27/2023

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cerro Gordo**
 Location: **31-97N-19W**
 Township: **Falls**
 Acres: **42.6**
 Date: **1/27/2023**



Maps Provided By:



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Area Symbol: IA033, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu
391B	Clyde-Floyd complex, 1 to 4 percent slopes	13.34	31.3%		Ilw	216.0	62.6	87	78			
83B	Kenyon loam, 2 to 5 percent slopes	11.06	26.0%		Ile	225.6	65.4	90	83			
777C2	Wapsie loam, 5 to 9 percent slopes, moderately eroded	6.86	16.1%		Ille	80.0	23.2	39	28			
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	4.03	9.5%		Ille	204.8	59.4	84	66	212	88	61
399	Readlyn silt loam, 1 to 3 percent slopes	2.41	5.7%		Iw	220.8	64.0	91	88			
201B	Coland-Terril complex, 1 to 4 percent slopes	2.04	4.8%		Ilw	208.0	60.3	76	62			
84	Clyde silty clay loam, 0 to 3 percent slopes	1.52	3.6%		Ilw	224.0	65.0	88	78			
171F	Bassett loam, 14 to 25 percent slopes	0.63	1.5%		Vle	129.6	37.6	33	23			
777B	Wapsie loam, 2 to 5 percent slopes	0.34	0.8%		Ile	80.0	23.2	47	53			
198B	Floyd loam, 1 to 4 percent slopes	0.27	0.6%		Ilw	222.4	64.5	89	78			
171D2	Bassett loam, 9 to 14 percent slopes, eroded	0.10	0.2%		Ille	163.2	47.3	54	51	162	81	44
Weighted Average					2.26	193.3	56	78.3	68.8	20.4	8.5	5.9

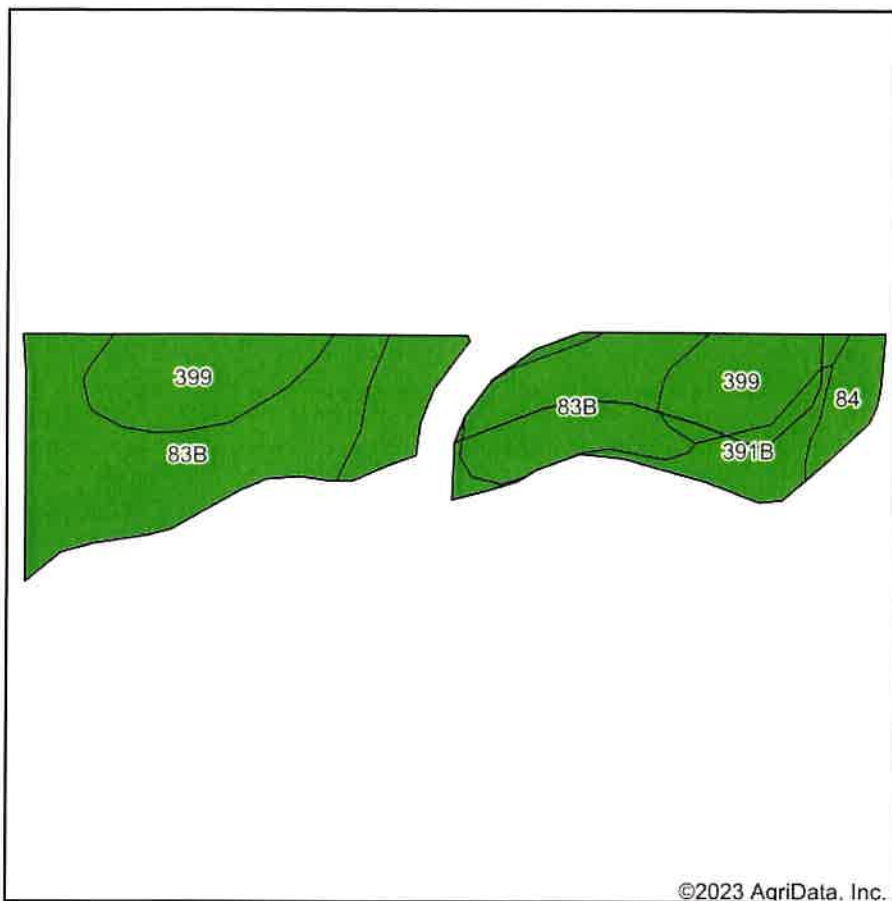
**IA has updated the CSR values for each county to CSR2.

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

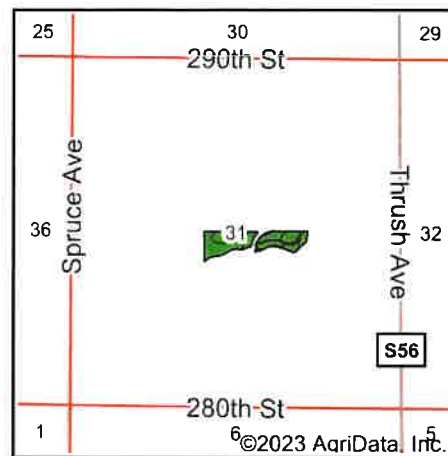
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - non-CRP Tillable Acres only



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cerro Gordo**
 Location: **31-97N-19W**
 Township: **Falls**
 Acres: **9.48**
 Date: **2/13/2023**



Maps Provided By:



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Archived Soils Ending 11/06/2022 Area Symbol: IA033, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu
83B	Kenyon loam, 2 to 5 percent slopes	5.01	52.8%		lle	225.6	65.4	90	83	210	91	61
399	Readlyn silt loam, 1 to 3 percent slopes	2.41	25.4%		lw	220.8	64.0	91	88			
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.60	16.9%		llw	216.0	62.6	87	78			
84	Clyde silty clay loam, 0 to 3 percent slopes	0.46	4.9%		llw	224.0	65.0	88	78	193.5	76.5	56
Weighted Average					1.75	222.7	64.6	89.7	83.2	120.4	51.8	35

**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

Soils data provided by USDA and NRCS.



United States Department
of Agriculture

Natural Resource
Conservation Service

NRCS-CPA-026E
9/2000

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	Delores Lathrop 19288A 280 th St Mason City, IA 50401	Request Date:	7/15/05	County:	Cerro Gordo
Agency or Person Requesting Determination:	FSA	Tract No:	2774	FSA Farm No.:	266

Section I - Highly Erodible Land

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

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>Sodbuster(Y/N)</u>	<u>Acres</u>	<u>Determination Date</u>
	-	-		
	-	-		
	-	-		
	-	-		
	-	-		
	-	-		
	-	-		
	-	-		
	-	-		
	-	-		

The Highly Erodible Land determination was completed in the-

Section II - Wetlands

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

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>
1	PC/NW		3	7/20/05	7/20/05
2	PC/NW		6.3	7/20/05	7/20/05
3	PC/NW		67.1	7/20/05	7/20/05
4	PC/NW		13.5	7/20/05	7/20/05
5	PC/NW		4.2	7/20/05	7/20/05
6	PC/NW		28.1	7/20/05	7/20/05
7	PC/NW		7.2	7/20/05	7/20/05
Un1	W		0.7	7/20/05	7/20/05
21	PC/NW		3.4	7/20/05	7/20/05
31	PC/NW		3.4	7/20/05	7/20/05
41	PC/NW		2.6	7/20/05	7/20/05
42	PC/NW		2.3	7/20/05	7/20/05

The wetland determination was completed in the -Office It was -mailed to the person on 7/20/05.

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

Remarks: Certified wetland determination was completed at the request of landowner.

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
Tony Medel	7/20/05

Conservation Plan

Customer(s): DELORES D LATHROP

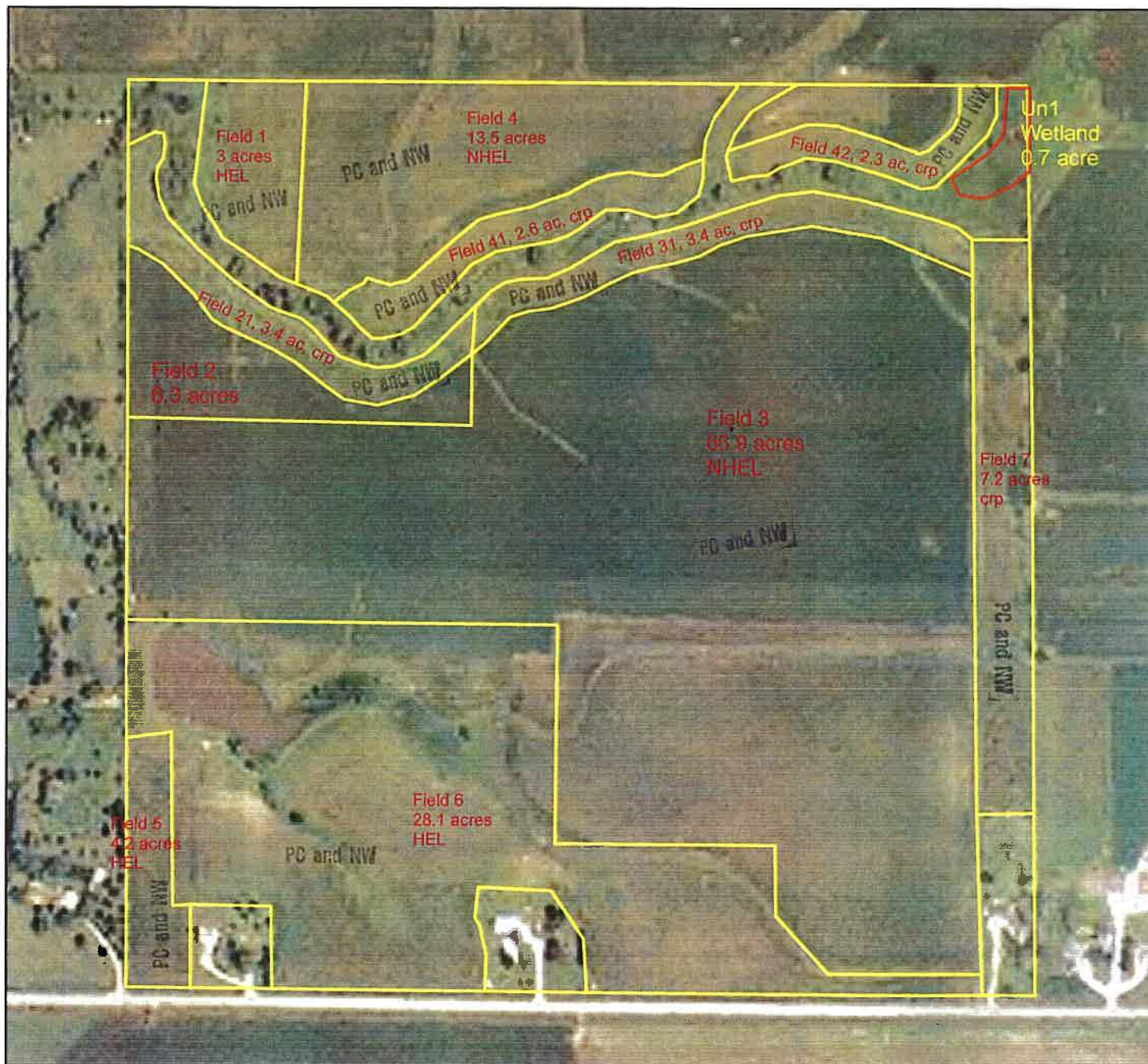
District: CERRO GORDO SOIL & WATER CONSERVATION DISTRICT

Field Office: MASON CITY SERVICE CENTER

Agency: NRCS

Assisted By: Tony W Moore

Legal Description: Section 31 Falls



Legend

Consplan2

Certified Wetland



Image: Cerro Gordo Co - 2002 Orthophotos

220 0 220 440 660 880 Feet



Iowa

U.S. Department of Agriculture

FARM: 6818

Prepared: 1/30/23 9:36 AM

o

Farm Service Agency

Crop Year: 2023

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

JOHNSON, LUCAS

Farm Identifier

Transfer-Cerro Gordo 2022

Farms Associated with Operator:

6654, 6665

ARC/PLC G/I/F Eligibility: Eligible

Transferred From: 19033 - 0008829

CRP Contract Number(s): 11877B, 11875A, 11874A, 11886

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
139.52	132.08	132.08	0.0	0.0	0.0	11.25	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	18.35	102.48	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	69.12	159	0.00
SOYBEANS	30.21	44	10.20
Total Base Acres:	99.33		

Tract Number: 5606 Description 31-97-19 Falls

FSA Physical Location : Cerro Gordo, IA

ANSI Physical Location: Cerro Gordo, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
139.52	132.08	132.08	0.0	0.0	0.0	11.25	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	18.35	102.48	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	69.12	159	0.00
SOYBEANS	30.21	44	10.20
Total Base Acres:	99.33		

Owners: FRYAR, BONNIE

FRYAR, DENNIS

CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 19 189	2. SIGN-UP NUMBER 53
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11877B	4. ACRES FOR ENROLLMENT 2.41
		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WINNEBAGO COUNTY FARM SERVICE AGENCY 173 FIRST AVENUE THOMPSON, IA50478-5053		6. TRACT NUMBER 5606	8. SIGNUP TYPE: Continuous
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (641) 584-2221			

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 220.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 530.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	5606	21	CP21	1.10	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		5606	61	CP21	1.31	\$ 0.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DENNIS FRYAR 415 HEMLOCK MASON CITY, IA50401-2567	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BONNIE FRYAR 415 HEMLOCK MASON CITY, IA50401-2567	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
------------------	------------------------------------	----------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 19 189	2. SIGN-UP NUMBER 57
	3. CONTRACT NUMBER 11886	4. ACRES FOR ENROLLMENT 1.33
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WINNEBAGO COUNTY FARM SERVICE AGENCY 173 FIRST AVENUE THOMPSON, IA50478-5053	6. TRACT NUMBER 5606	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 06-01-2022 TO: (MM-DD-YYYY) 09-30-2032
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (641) 584-2221	8. SIGNUP TYPE: Continuous	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre \$ 276.34	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 368.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$	5606	0092	CP42	0.68	\$ 360.00
(Item 9C is applicable only when the first year payment is prorated.)					
	5606	0094	CP42	0.65	\$ 345.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DENNIS FRYAR 415 HEMLOCK MASON CITY, IA50401-2567	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BONNIE FRYAR 415 HEMLOCK MASON CITY, IA50401-2567	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 19 189 3. CONTRACT NUMBER 11874A	2. SIGN-UP NUMBER 54 4. ACRES FOR ENROLLMENT 5.78
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WINNEBAGO COUNTY FARM SERVICE AGENCY 173 FIRST AVENUE THOMPSON, IA50478-5053 5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (641) 584-2221	6. TRACT NUMBER 5606 8. SIGNUP TYPE: General	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre \$ 159.26	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 921.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$	5606	0007	CP4D	5.78	\$ 786.00
(Item 9C is applicable only when the first year payment is prorated.)					

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DENNIS FRYAR 415 HEMLOCK MASON CITY, IA50401-2567	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BONNIE FRYAR 415 HEMLOCK MASON CITY, IA50401-2567	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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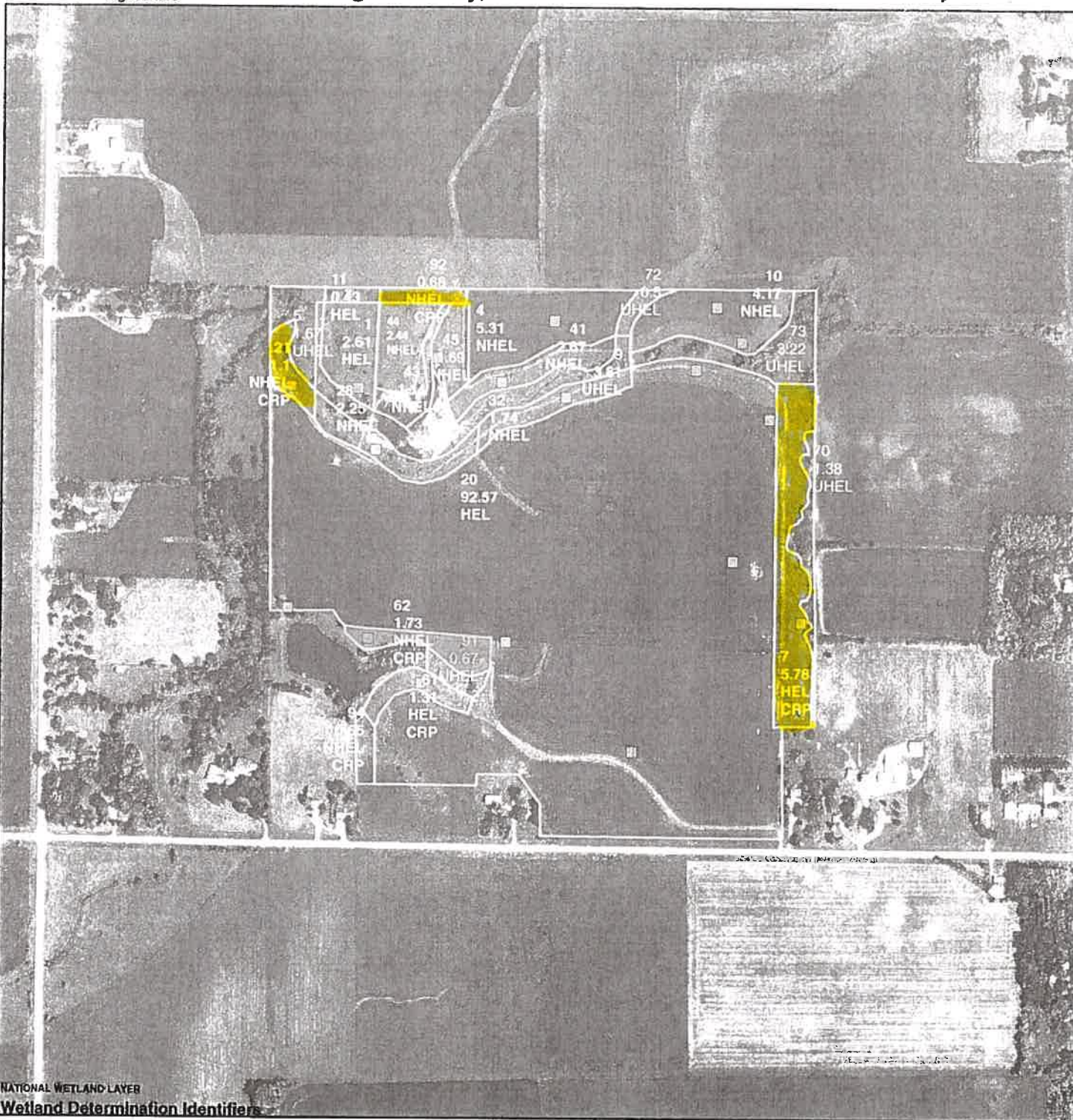
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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NATIONAL WETLAND LAYER
Wetland Determination Identifiers

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

GIS_IA.sde.clu_a_ia189

NAIP/USDA CONUS_PRIME
RGB

- Red: Red
- Green: Green
- Blue: Blue

0 285 570 1,140
Feet



2021 Program Year

Map Created May 05, 2022

SEC: 31

TWP: Falls

FARM: 6818

TRACT: 5606

Cerro Gordo

USDA is an equal opportunity provider, employer, and lender

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

Doc. #: 2006-5818

Type: IEAS

Pages: 22

Date: 07/07/2006

Time: 11:32 AM

R: \$110.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0

Pymt. Charge

AWD

Colleen Pearce, Cerro Gordo County Recorder

Prepared by David L. Dorff, Assistant Attorney General, Iowa Department of Justice, Capitol Complex, Des Moines, Iowa 50319, 515-281-5351

Return: IA Dept. of Ag. Att.: Mary 1415 S. Monroe MC

B. 11: IA Dept. of Ag. Att.: Randy Cooney Wallace State Office Bldg DM 50319

IOWA CONSERVATION RESERVE ENHANCEMENT PROGRAM EASEMENT

For and in consideration of the sum of five thousand nine hundred eighty dollars and no cents (\$5,980.00), the sufficiency of which is hereby acknowledged by Grantor,

Allen M. Lathrop (husband)

19288A 280th Street
Mason City, IA 50401

Delores D. Lathrop (wife)

19288A 280th Street
Mason City, IA 50401

Grantor(s)

does hereby grant to

Cerro Gordo Soil and Water Conservation District

1415 S. Monroe, STE B
Mason City, Iowa 50401

Grantee, its successors and assigns, a thirty-year easement as described below, upon those parts of the following described land which has been restored, enhanced, or protected in the Iowa Conservation Reserve Enhancement Program (CREP), has significant ecological value as a means of reducing nitrate in surface waters, and is enrolled in the Conservation Reserve Program (CRP).

The property subject to this easement, referred to as the easement area, consists of [18.40] acres and is described on a Plat of Survey prepared by Tom W.G. Edgerton, L.S. dated 12/01/05. A reduced copy of said Plat of Survey is attached hereto as EXHIBIT A, and by this reference is incorporated herein.

Grantor covenants that he/she is the owner in fee simple of the above-described land and that the lands are free and clear of all encumbrances and liens except the following:

Intent of Parties

It is the intent of Grantor, by this conveyance, to grant a CREP easement to Grantee on, over, and across the above-described property, in order to conserve the ecological value of the property and to prevent the use or development of the property for any purpose or in any manner that would conflict with the maintenance of the practices established as part of the Iowa CREP. Grantee is willing to accept this grant of a CREP easement in order to extend the environmental benefits of the CRP contract subject to the reservations and the covenants, terms, conditions, and restrictions set out herein and imposed hereby. The easement granted is for 30 years in duration, shall run with the land, and shall be binding upon and benefit the successors or assigns of both Grantor and Grantee.

Conditions

This easement is subject to the following conditions:

1. Grantee shall have the right to enforce by proceedings at law or in equity the covenants set forth below, it being agreed that there shall be no waiver or forfeiture of Grantee's right to ensure compliance with the covenants and conditions of this easement by reason of any prior failure to act.
2. Grantor shall maintain vegetative cover and structural practices for the life of the easement. Grantor shall restore to the original specifications any improvement which Grantor, without prior approval of Grantee, has altered or permitted to be altered. Maintenance includes any necessary replanting of vegetative cover and repair of the structure.
3. Grantor shall manage wetland water levels as needed to balance water quality performance and vegetation distribution. Except when drawdown is needed for vegetation re-establishment, the water level control structure shall be maintained at the water level specified in the original wetland design plan. After initial vegetation establishment, when the wetland pool area less than three feet deep becomes devoid of vegetation, or upon recommendation of the NRCS, SWCD, and IDALS-DSC, or their designees, the water level in the wetland shall be lowered for vegetation re-establishment. The period of this drawdown shall be as needed to re-establish the vegetation and shall not exceed one year. Water-level manipulation will be done in such manner as to not infringe upon the vested drainage rights of up-stream or down-stream landowners.
4. Grantee is granted the right of ingress and egress to the Easement area to inspect the same to determine compliance with the terms of the CRP contract and this easement. This includes the right to take Global Positioning measurements or land surveys and to record measurements in a conservation practices database.
5. Except as otherwise allowed hereunder, there shall be no commercial, industrial, or single or multiple dwelling activity undertaken or allowed on the above-described property during the period of this easement, nor shall any right of passage across or upon the above-described property be allowed, except for the use and enjoyment of Grantor, Grantor's family members, and Grantor's guests as allowed hereunder, absent the consent of Grantee.

6. There shall be no construction or placement of temporary or permanent buildings, docks or other structures. There shall be no mobile homes, trailers, or recreational vehicles providing permanent living quarters placed on the above-described property by either Grantor or Grantee. Existing structures may be maintained, but may not be used for living quarters.
7. There shall be no building of new roads or widening of existing roads.
8. There shall be no filling, excavating, mining or drilling; no removal of topsoil, sand, gravel, rock, minerals, gas, oil or other products that result in the alteration of the surface topography of the above-described property; no disturbance of natural (uncultivated) vegetation; and no installation of mechanical devices upon the above-described property.
9. There shall be no commercial timber harvest or livestock grazing on the above-described property for the life of the easement.
10. There shall be no use of the above-described property for dumping of refuse, trash, garbage, rubbish, junk, ashes, farm waste, or other waste material.
11. Grantor reserves all rights as owner of the property, including the right to use the above-described property for purposes not inconsistent with the CRP contract or the terms or conditions of this easement provided that these uses shall be in full accordance with all applicable local, state and federal laws and regulations.
12. Grantor further reserves the following specific rights:
 - A. The right to maintain and replace existing structures and roads.
 - B. The right of Grantor, Grantor's family members, and guests to hunt, temporarily camp, place temporary hunting blinds or stands, and make recreational use of the above-described property, provided such use does not impact the ecological significance and value of the easement area, and provided such use is conducted in accordance with state and federal regulations. Grantor further reserves the right to charge a fee to guests for such uses.
 - C. The rights to all minerals, gas, oil, and other hydrocarbons currently held by Grantor, shall remain with Grantor and are not conveyed by this easement.
13. Grantor, successors and assigns, shall pay any real estate taxes or assessments levied by competent authority on the above-described property.
14. No right of access to the general public to any portion of the above-described property is conveyed by this Easement, absent the consent of grantee.
15. Grantee expressly recognizes federal CRP 15-year contract #1314 dated October 1, 2006, encumbering some or all of the property subject to this easement. To the extent that any inconsistencies exist between the CRP contract and this easement, the latter is subordinated to the former and the provisions in the CRP contract shall control over the provisions in this easement for the duration of the 15-year CRP contract.
16. Eligibility of the above-described property under United States Department of Agriculture (USDA) programs after expiration of this easement shall be governed by applicable USDA rules and regulations.

17. Grantor's authority and power to revert the above-described property to its documented prior condition and use after expiration of this easement is regulated by and subject to United States Army Corps of Engineers Section 404 permit number CEMVR-OD-P-2005-1129 attached hereto as EXHIBIT B. Reversion must occur within five years after easement expiration. A plan describing the location and size of drainage tiles disabled and landuse prior to wetland establishment, and NRCS-CPA-026E (Highly Erodible Land and Wetland Conservation Determination), are attached hereto as EXHIBITS C and D to document "prior condition" under the provisions of Section 404 permit number CEMVR-OD-P-2005-1129. If additional drainage tiles are located during construction, their location and size will be described in a plan filed as an affidavit concerning this easement. Grantee cannot guarantee applicable wetland regulations at the time of easement expiration.
18. Grantor shall be responsible for written notification to any present tenant or subsequent tenant of the existence of this easement and where a copy of the same may be located.
19. Grantor and Grantee recognize that this document cannot address every circumstance that may arise in the life of the Easement. The parties agree that the purpose of this easement to extend the CRP contract is to preserve, enhance, restore, and maintain the natural features and nitrate removal capacity of the above-described property. Any use or activity not reserved in this agreement which is inconsistent with the purposes of this easement, or which materially threatens the purpose of this easement, is prohibited.
20. The terms of this easement shall be deemed to run with the land and be binding upon and benefit all successors and assigns of both Grantor and Grantee.

Words used in this easement including the acknowledgment below shall be read as plural or singular and as masculine, feminine or neuter as required by the context.

Signed this 12 day of June, 2006.


(Signature of Grantor)


(Signature of Grantor)

STATE OF IOWA

}SS

COUNTY OF Cerro Gordo

On this 12th day of June, 2006, A.D., before me a Notary Public, in and for said county, personally appeared Allen M. Lathrop, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that Allen M. Lathrop executed the same as his voluntary act and deed.

Mary F. Everhart
Notary Public in the State of Iowa

My commission expires 1-15, 2009.

MARY F. EVERHART
Notarial Seal - Iowa
Commission # 188277
My Commission Expires Jan 15, 2009

STATE OF IOWA

}SS

COUNTY OF Cerro Gordo

On this 12th day of June, 2006, A.D., before me a Notary Public, in and for said county, personally appeared Delores D. Lathrop, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that Delores D. Lathrop executed the same as her voluntary act and deed.

Mary F. Everhart
Notary Public in the State of Iowa

My commission expires 1-15, 2009.

MARY F. EVERHART
Notarial Seal - Iowa
Commission # 188277
My Commission Expires Jan 15, 2009

Doc. #: 2005-10938

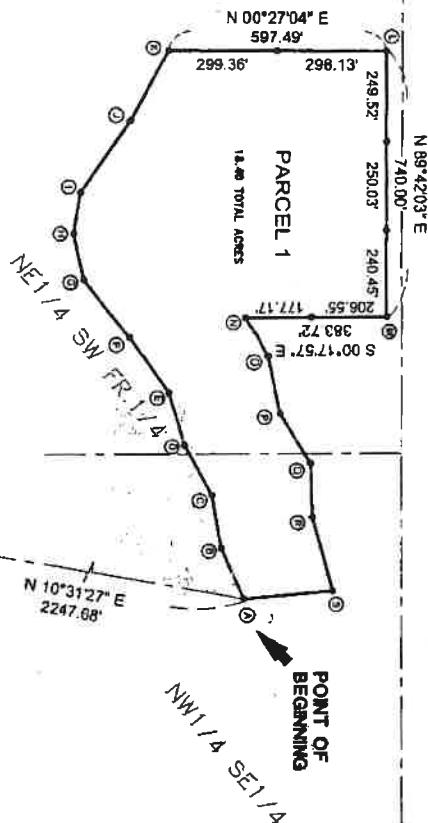
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 Pymt: Cash

Colleen Pearce, Cerro Gordo County Recorder

EXHIBIT A

AUD

PREPARED BY: TOM W.G. EDGERTON L.S., KUEHL & PAYER LTD., P.O. BOX 715, 1609 U.S. HIGHWAY 18 EAST, ALGONA, IOWA 50511 TELEPHONE: (515) 295-2960



SHORT LINE TABLE

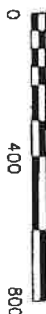
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B-C	S 80°16'09" W	151.48'
C-D	S 61°23'50" W	159.17'
D-E	S 73°39'53" W	153.77'
E-F	S 54°57'05" W	169.67'
F-G	S 51°52'36" W	202.12'
G-H	S 77°14'29" W	131.33'
H-I	N 80°50'26" W	117.14'
I-J	N 56°14'40" W	246.34'
J-K	N 61°50'23" W	217.47'
K-O	N 61°04'02" E	122.01'
O-P	N 78°19'50" E	165.06'
P-Q	N 59°09'13" E	161.80'
Q-R	N 88°02'15" E	149.82'
R-S	N 75°29'40" E	219.72'
S-A	S 05°02'02" E	241.03'

S1/4 CORNER
 31-97-19
 FD. 1/2" IB

LEGEND

- 1/2" X 30" IRON BAR SET
 W/ SURVEY CAP NO. 14199
- △ SECTION CORNER FOUND
- IB IRON BAR

APPROXIMATE AREA (ACRES)			
TOTAL	ROAD	NET	
NE SW	15.88	0.00	15.88
NW SE	2.52	0.00	2.52
TOTALS	18.40	0.00	18.40



N 90°00'00" E
 2641.54'

SE CORNER
 31-97-19
 FD. NAIL IN PAVING

Requested by Iowa Department of Agriculture and Land Stewardship

Record Owner: Delores Dee Lathrop and Allen M. Lathrop



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.
 Signature: *[Signature]* Date: 12/11/05
 License Number: 14199
 My renewal date is December 31, 2005
 Pages or sheets covered by this sheet: 2

PLAT OF SURVEY
 CONSERVATION RESERVE
 ENHANCEMENT PROGRAM
 EASEMENT
 PART NW 1/2 S1/2
 SECTION 31
 T-97-N-R-19-W
 CERRO GORDO COUNTY
 IOWA

[Signature]
 L.S.

P.O. BOX 715
 1609 U.S. HWY 18 E.
 ALGONA, IOWA 50511
 Ph: (515) 295-2960
 FAX (515) 295-3115

PN: 046225.04
 SURVEY
 DATE: 11/29/05

DRAWN: TWGE
 SHT NO: 1 OF 2

DESCRIPTION: PARCEL 1, CONSERVATION RESERVE
ENHANCEMENT PROGRAM EASEMENT

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER (NE1/4 SW 1/4) OF SECTION 31, TOWNSHIP 97 NORTH, RANGE 19 WEST OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the South Quarter (S1/4) corner of said Section 31; thence North 10°31'27" East, a distance of 2247.68 feet to the Point of Beginning; thence South 66°34'36" West, a distance of 159.63 feet; thence South 80°18'09" West, a distance of 151.48 feet; thence South 61°23'50" West, a distance of 159.17 feet; thence South 73°39'53" West, a distance of 153.77 feet; thence South 54°57'05" West, a distance of 189.67 feet; thence South 51°52'36" West, a distance of 202.12 feet; thence South 77°14'29" West, a distance of 131.33 feet; thence North 80°50'26" West, a distance of 117.14 feet; thence North 56°14'40" West, a distance of 246.34 feet; thence North 61°50'23" West, a distance of 217.47 feet; thence North 00°27'04" East, a distance of 597.49 feet; thence North 89°42'03" East, a distance of 740.00 feet; thence South 00°17'57" East, a distance of 383.72 feet; thence North 61°04'02" East, a distance of 122.01 feet; thence North 78°19'50" East, a distance of 165.06 feet; thence North 59°09'13" East, a distance of 161.80 feet; thence North 88°02'15" East, a distance of 149.82 feet; thence North 75°29'40" East, a distance of 219.72 feet; thence South 05°02'02" East, a distance of 241.03 feet to the Point of Beginning. For the purposes of this survey, the South line of the Southeast Quarter of Section 31, T-97-N, R-19-W is assumed to have a bearing of North 90° East.

NOTE: Tract contains 18.40 Acres, and is subject to all easements of record.

UTM NAD 83 METERS		
	NORTHING	EASTING
A	4780289.74	489336.27
B	4780270.71	489291.51
C	4780263.21	489245.97
D	4780240.29	489203.24
E	4780227.41	489158.20
F	4780194.55	489110.67
G	4780156.86	489061.97
H	4780148.29	489022.89
I	4780154.21	488987.69
J	4780196.33	488925.58
K	4780227.99	488867.38
L	4780410.00	488870.04
M	4780409.66	489095.49
N	4780292.75	489095.31
O	4780310.52	489127.96
P	4780320.36	489177.28
Q	4780345.34	489219.77
R	4780346.60	489265.40
S	4780362.93	489330.32

GEODETIC WGS 1984		
	LATITUDE	LONGITUDE
A	43.1031064	-93.0752332
B	43.1030445	-93.0754313
C	43.1030200	-93.0756330
D	43.1029454	-93.0758221
E	43.1029035	-93.0800215
F	43.1027967	-93.08002318
G	43.1026743	-93.0804472
H	43.1026463	-93.0806203
I	43.1026653	-93.0807762
J	43.1028015	-93.0810516
K	43.1029038	-93.0813096
L	43.1034939	-93.0812992
M	43.1034939	-93.0803005
N	43.1031150	-93.0803005
O	43.1031727	-93.0801560
P	43.1032049	-93.0759376
Q	43.1032861	-93.0757496
R	43.1032904	-93.0755475
S	43.1033437	-93.0752601