



Benchmark
AGRIBUSINESS, INC

FOX
AUCTION
COMPANY

LAND AUCTION

Tuesday, November 11, 2025 at 1:30 pm
Joice Community Center, 106 Main Street, Joice, Iowa

Larson Farms

Located in Worth County, Iowa
and in Freeborn County, Minnesota

508.38 Gross Acres

*449.07 Tillable Acres
to be offered in six tracts*

Located in Sec 8, Danville Twp; Sec 13, Bristol Twp;
Sec 12, Silver Lake Twp, Worth Co., Iowa
Sec 32, Freeman Twp, Freeborn Co., Minnesota

LIVE AUCTION + ONLINE BIDDING

In-person sale in Joice with online bidding available

Special provisions and more details on the next page



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

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

FOX
AUCTION
COMPANY

Auctioneer Frank Fox
office: 641-420-3243
cell: 641-440-0078
foxauctioncompany.com

METHOD OF SALE:

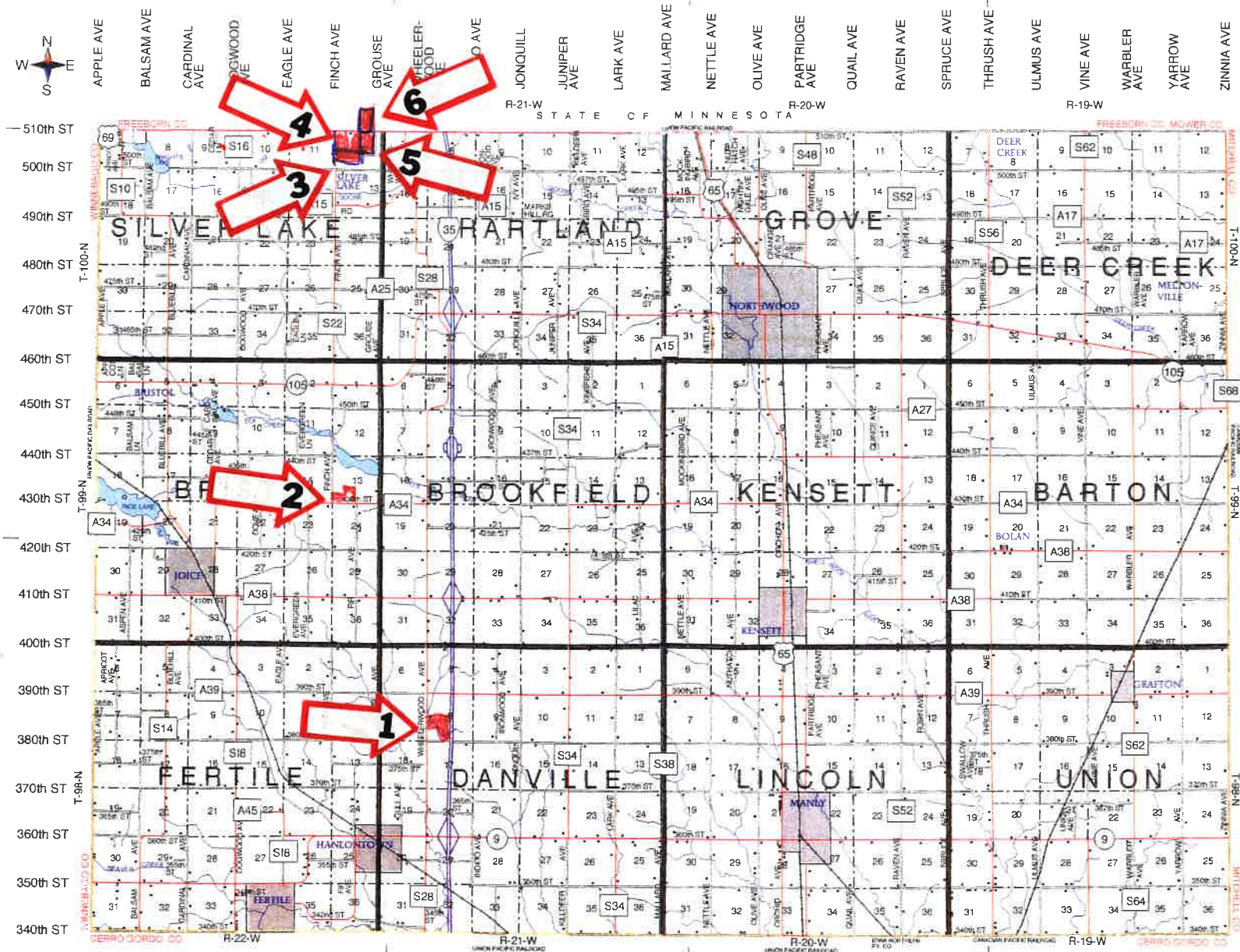
SELLING BY CHOICE METHOD

- 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

The seller reserves the right to reject any and all bids.

SPECIAL PROVISIONS:

- 1) Closing date will be January 30, 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 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 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 Code 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.

R-21-W

BROOKFIELD TWP





United States
Department of
Agriculture

Worth 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: 113.24 acres

2025 Program Year

Map Created October 26, 2024

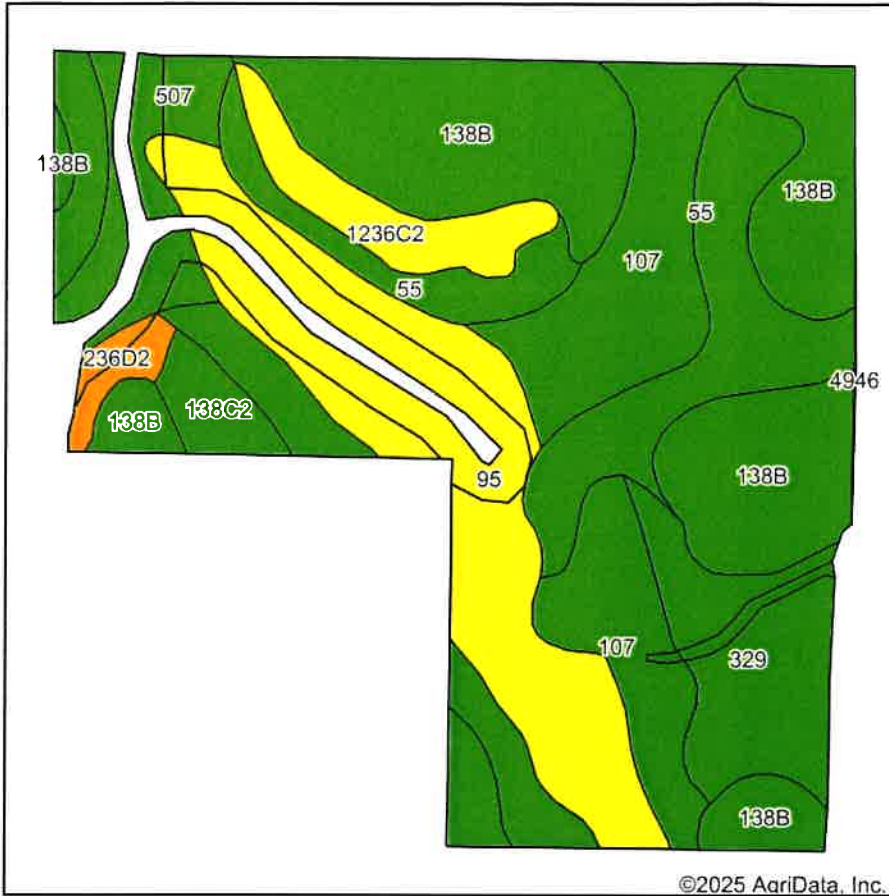
Farm 3822

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).

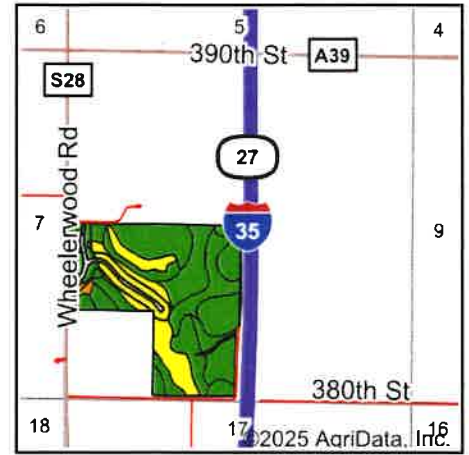
USDA is an equal opportunity provider, employer, and lender.

Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Worth**
 Location: **8-98N-21W**
 Township: **Danville**
 Acres: **113.24**
 Date: **10/7/2025**



Area Symbol: IA195, Soil Area Version: 28

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
138B	Clarion loam, 2 to 6 percent slopes	30.00	26.5%		Ile	225.6	65.4	89	80			
107	Webster clay loam, 0 to 2 percent slopes	24.13	21.3%		Ilw	224.0	65.0	86	83			
95	Harps clay loam, 0 to 2 percent slopes	20.19	17.8%		Ilw	198.4	57.5	72	62			
55	Nicollet clay loam, 1 to 3 percent slopes	14.71	13.0%		Iw	233.6	67.7	89	88			
329	Webster-Nicollet complex, 0 to 3 percent slopes	9.04	8.0%		Ilw	228.8	66.4	87	83			
507	Canisteo clay loam, 0 to 2 percent slopes	5.28	4.7%		Ilw	224.0	65.0	84	78			
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	4.58	4.0%		Ille	192.0	55.7	78		200	80	58
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.73	3.3%		Ille	204.8	59.4	83	64			
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	1.51	1.3%		IVe	163.2	47.3	49	49			
4946	Udorthents-Highway complex, 0 to 5 percent slopes	0.07	0.1%			88.0	25.5	5				
Weighted Average					*-	218.7	63.4	83.7	*-	8.1	3.2	2.3

**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.*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

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 Soils data provided by USDA and NRCS.

IOWA
WORTH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3822
Prepared : 10/30/24 11:42 AM CST
Crop Year : 2025

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

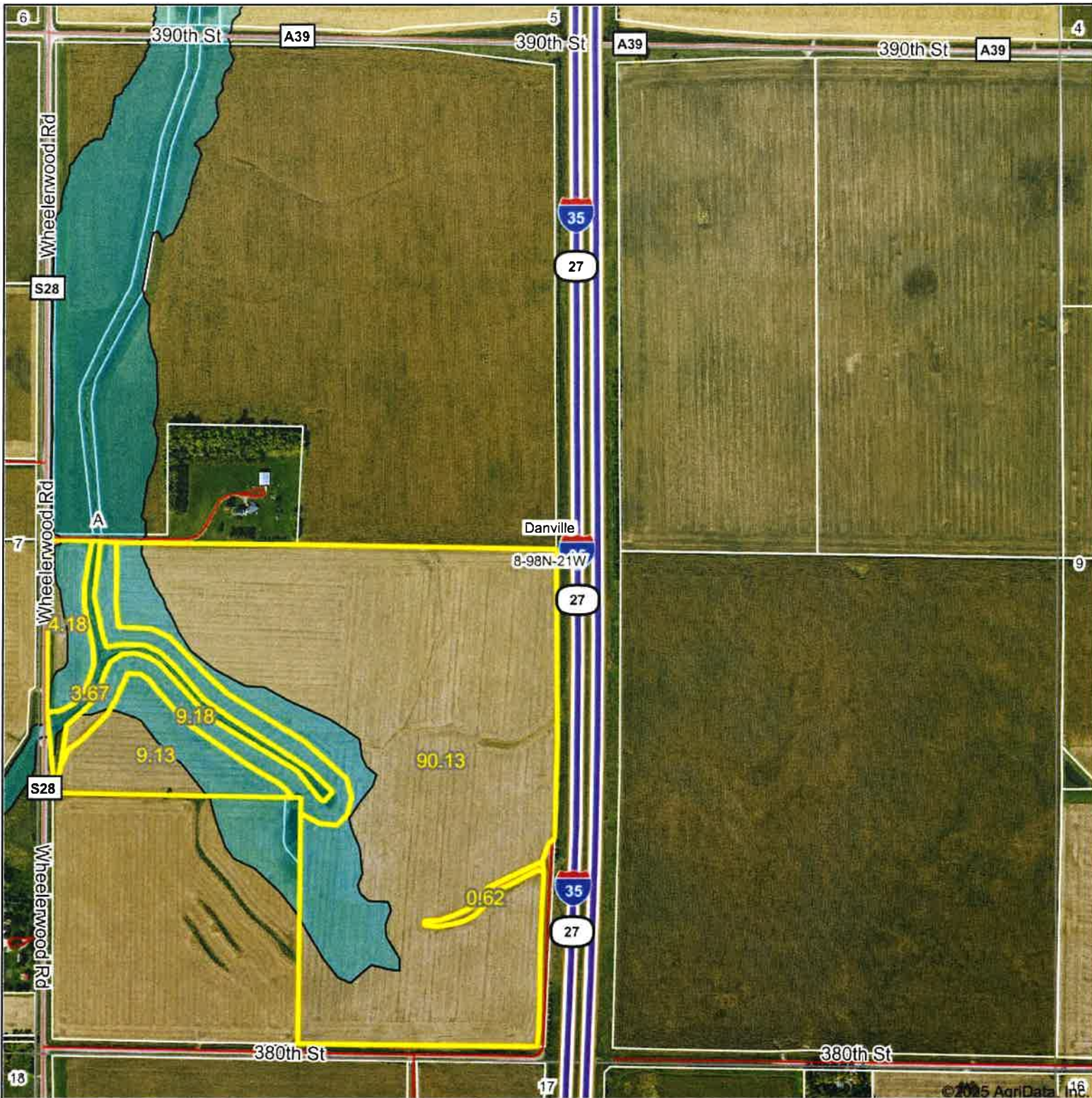
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.00	113.24	113.24	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	113.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

NOTES

Aerial Map



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

0ft 812ft 1624ft

8-98N-21W
Worth County
Iowa



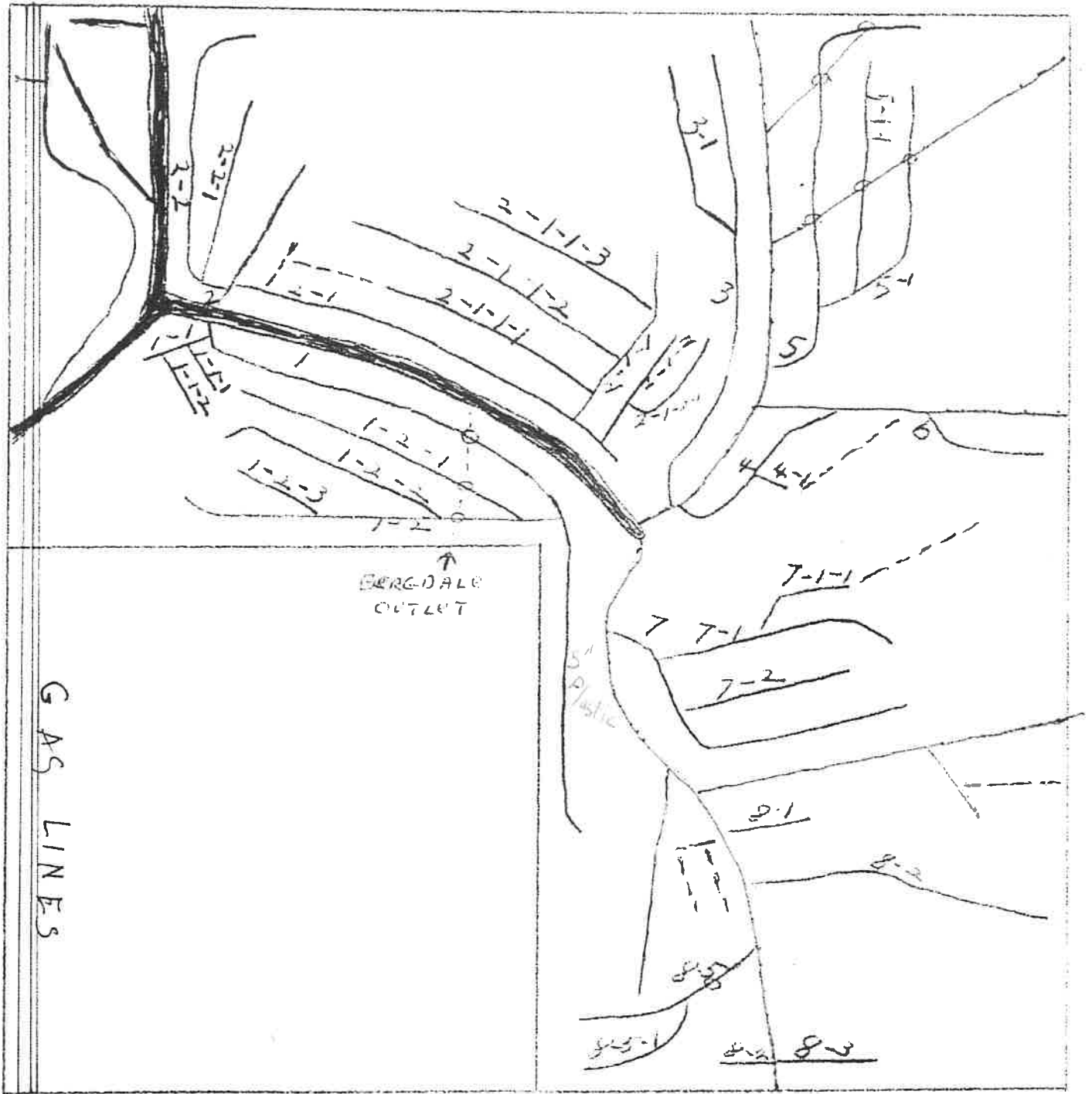
Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

10/7/2025

Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

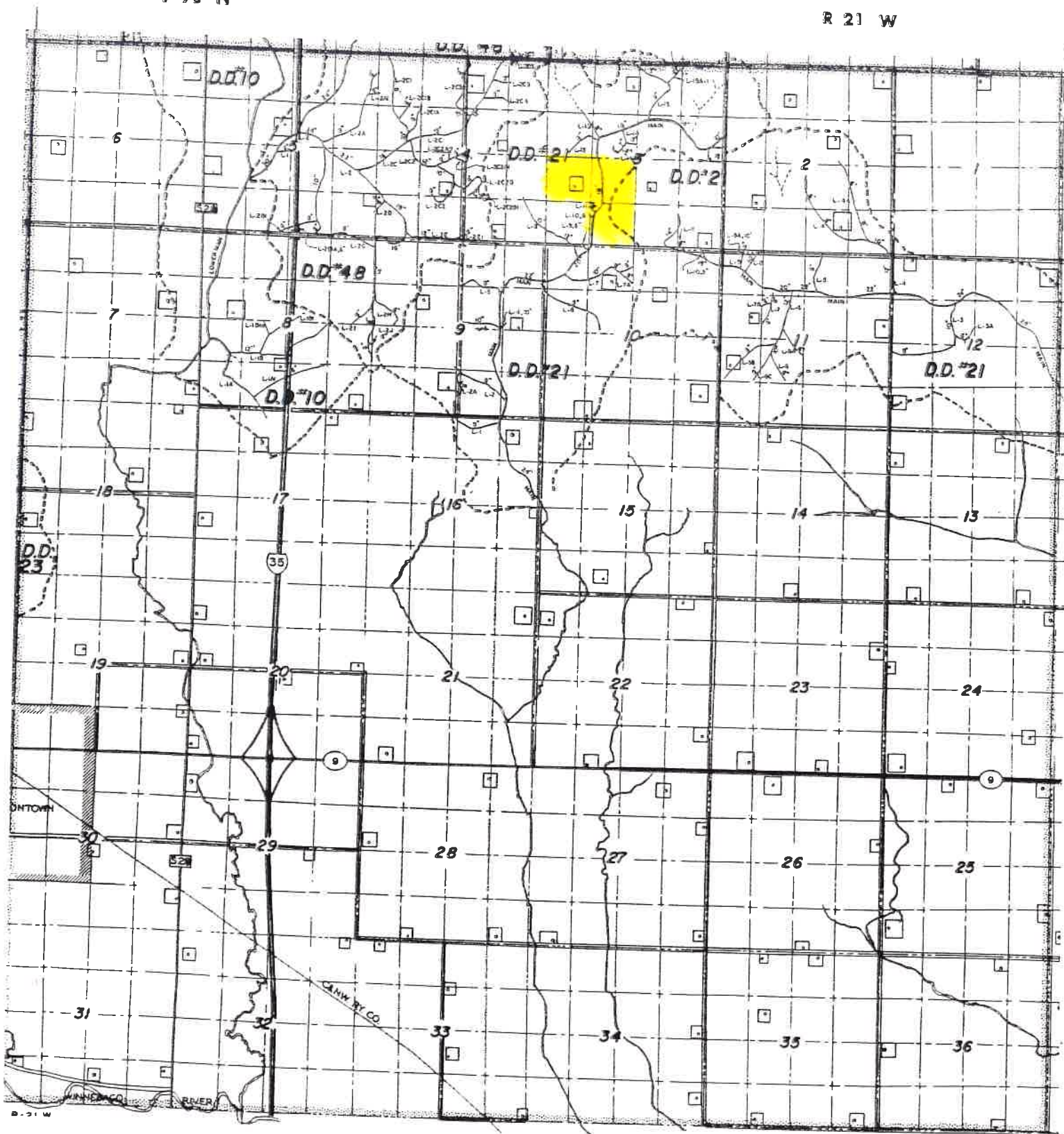


DANVILLE

TWP

T 98 N

R 21 W



PREPARED BY
ASSOCIATED
ENGINEERS, INC.

CERRO GORDO COUNTY

R-21 W



DRAINAGE DISTRICT MAP

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npmu@dot.gov.

Projection: Web Mercator

Datum: WGS84

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Date Printed: Oct 04, 2025



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.

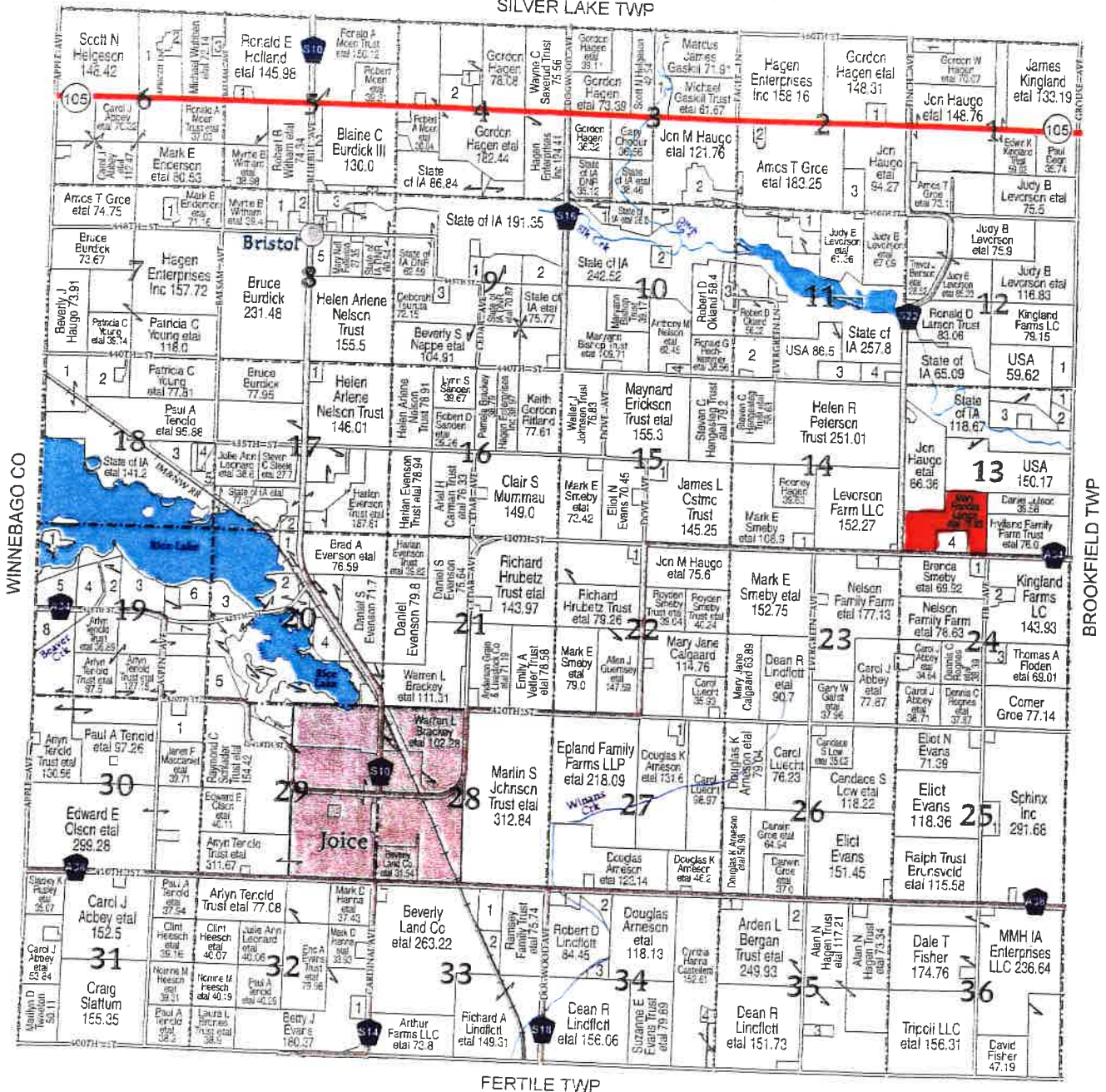
T-99-N

BRISTOL PLAT

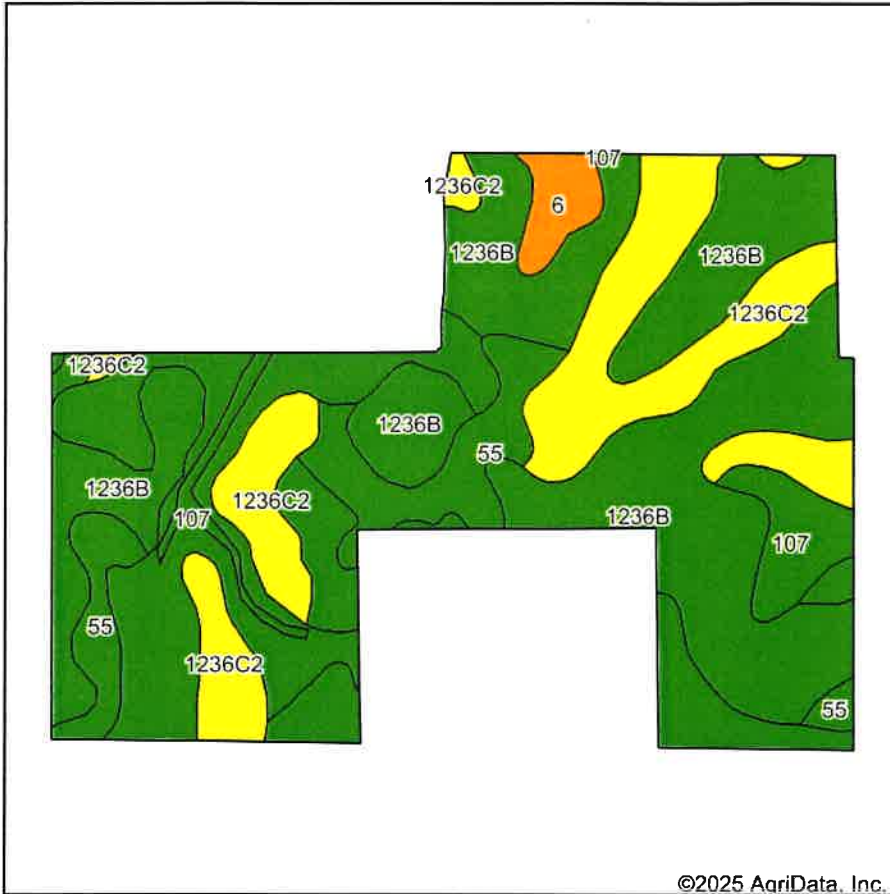
(Landowners)

SILVER LAKE TWP

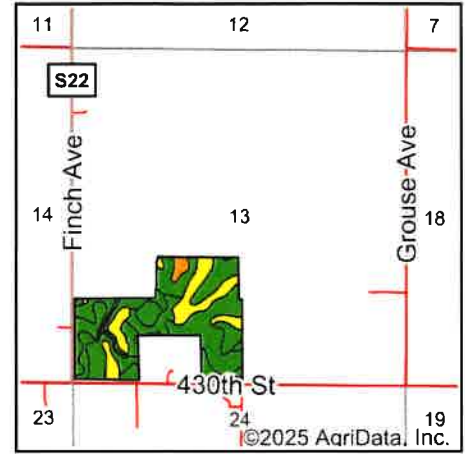
R-22-W



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Worth**
 Location: **13-99N-22W**
 Township: **Bristol**
 Acres: **79.86**
 Date: **10/7/2025**



Area Symbol: IA195, Soil Area Version: 28

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
1236B	Angus loam, 2 to 6 percent slopes	36.11	45.3%		Ile	212.8	61.7	85				
107	Webster clay loam, 0 to 2 percent slopes	18.16	22.7%		Ilw	224.0	65.0	86	83			
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	16.16	20.2%		Ille	192.0	55.7	78		200	80	58
55	Nicollet clay loam, 1 to 3 percent slopes	7.73	9.7%		Iw	233.6	67.7	89	88			
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.70	2.1%		Illw	177.6	51.5	59	57			
Weighted Average						2.13	212.4	61.6	83.6	40.5	16.2	11.7

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

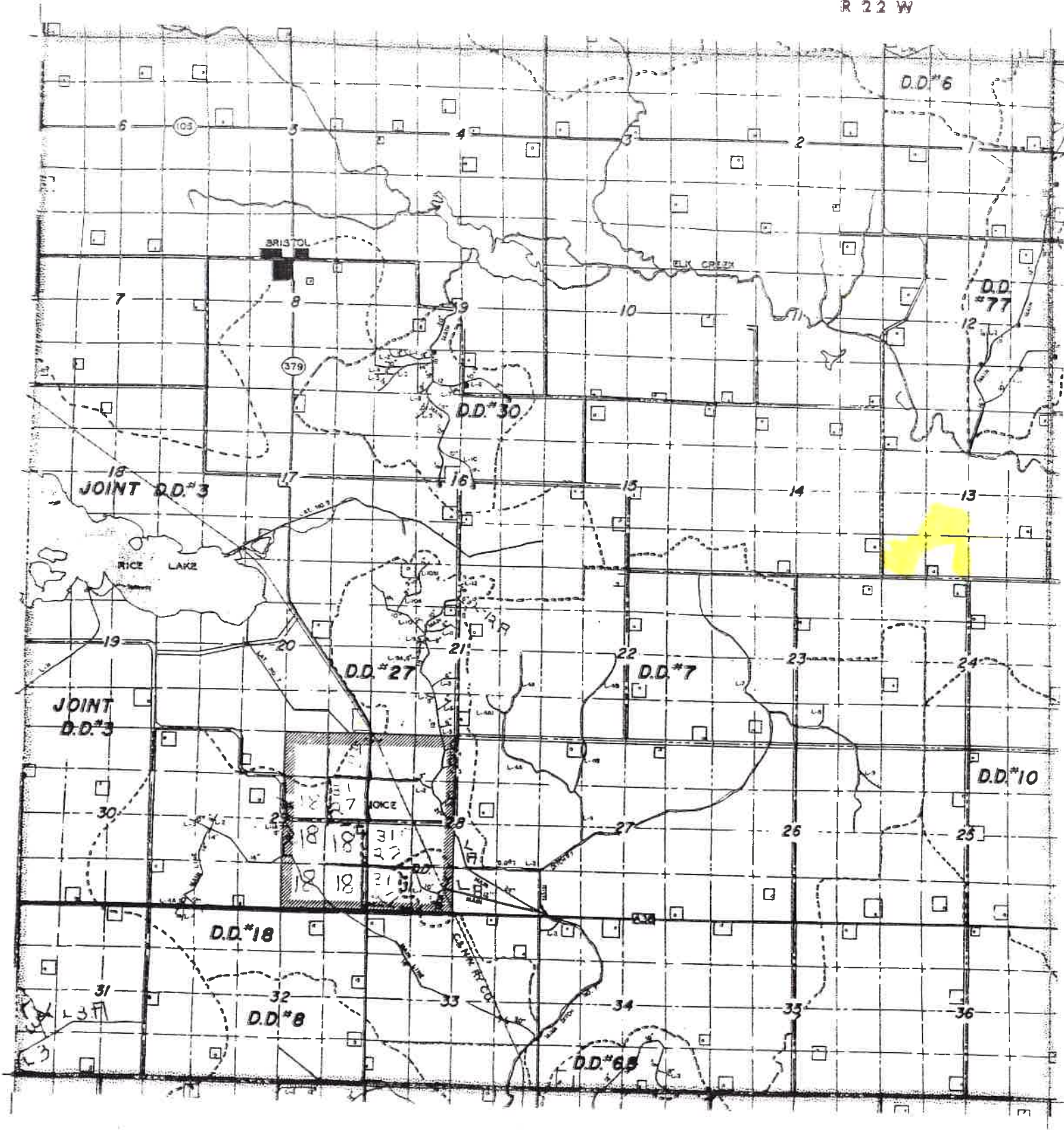
*c: Using Capabilities Class Dominant Condition Aggregation Method

BRISTOL

TWP

T 99 N

R 22 W



DRAINAGE DISTRICT MAP

PLAT OF SURVEY

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

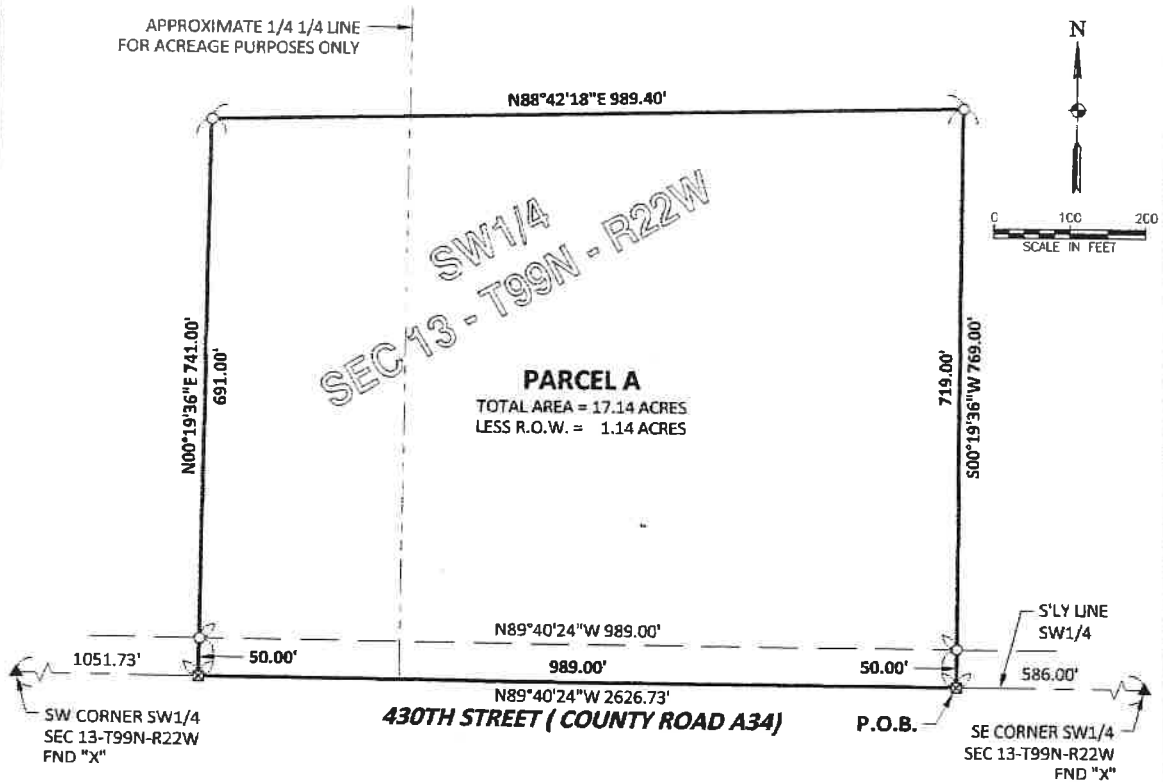
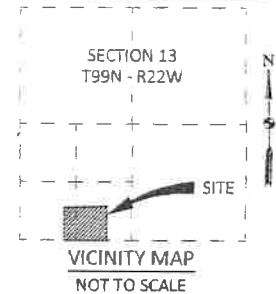
Fees: \$7.00

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.



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.

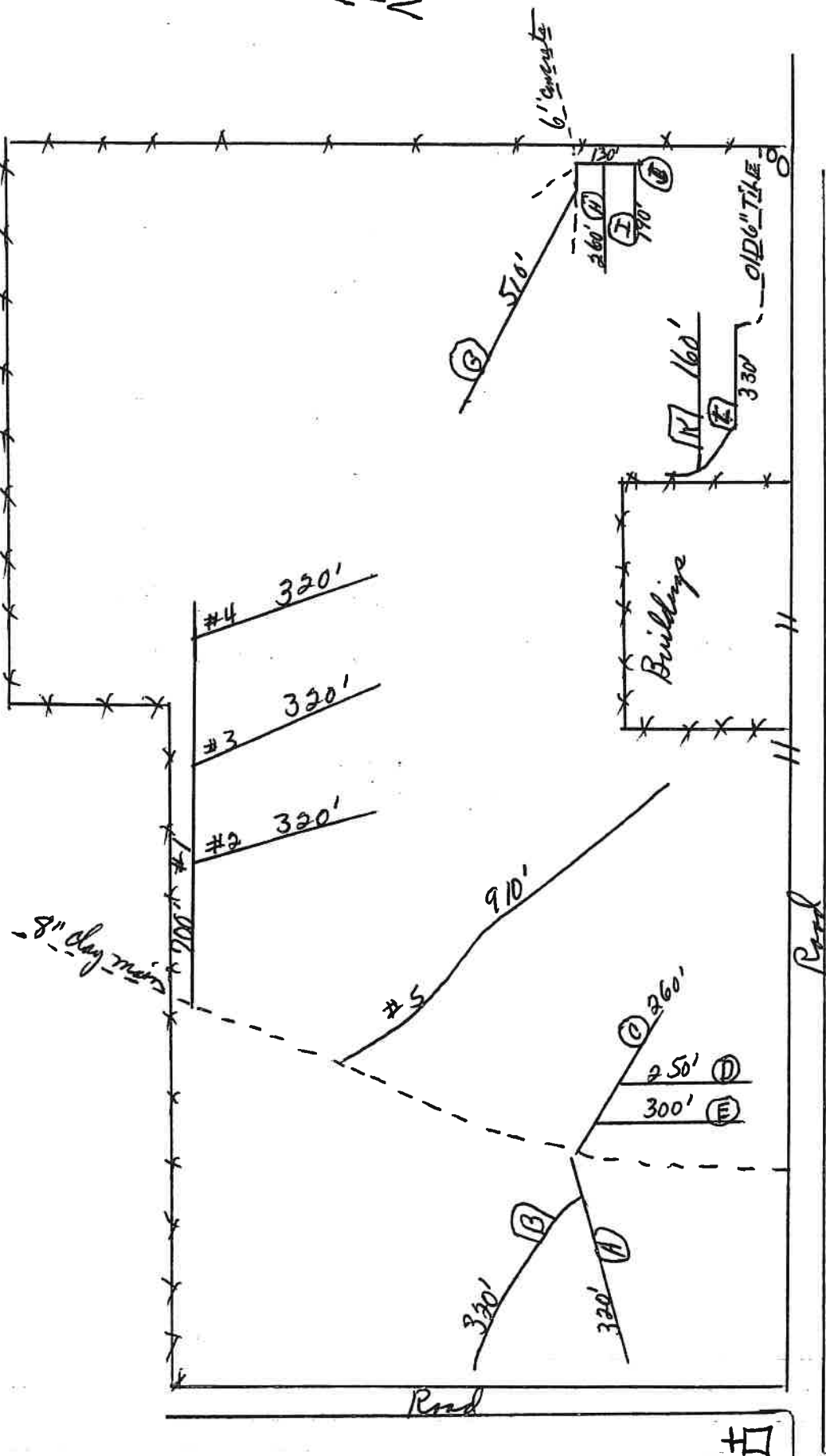
Signature: [Signature] Date: March 20, 2017

License number 13644

My license renewal date is December 31, 2017

Sheets covered by this set: 1

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

$\leftarrow \rightarrow$ 

IOWA
WORTH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3822
Prepared : 10/30/24 11:42 AM CST
Crop Year : 2025

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

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

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

--

Property Description – **Tract 3**

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– none of the cropland is highly erodible (NHEL)

BUILDING IMPROVEMENTS – None

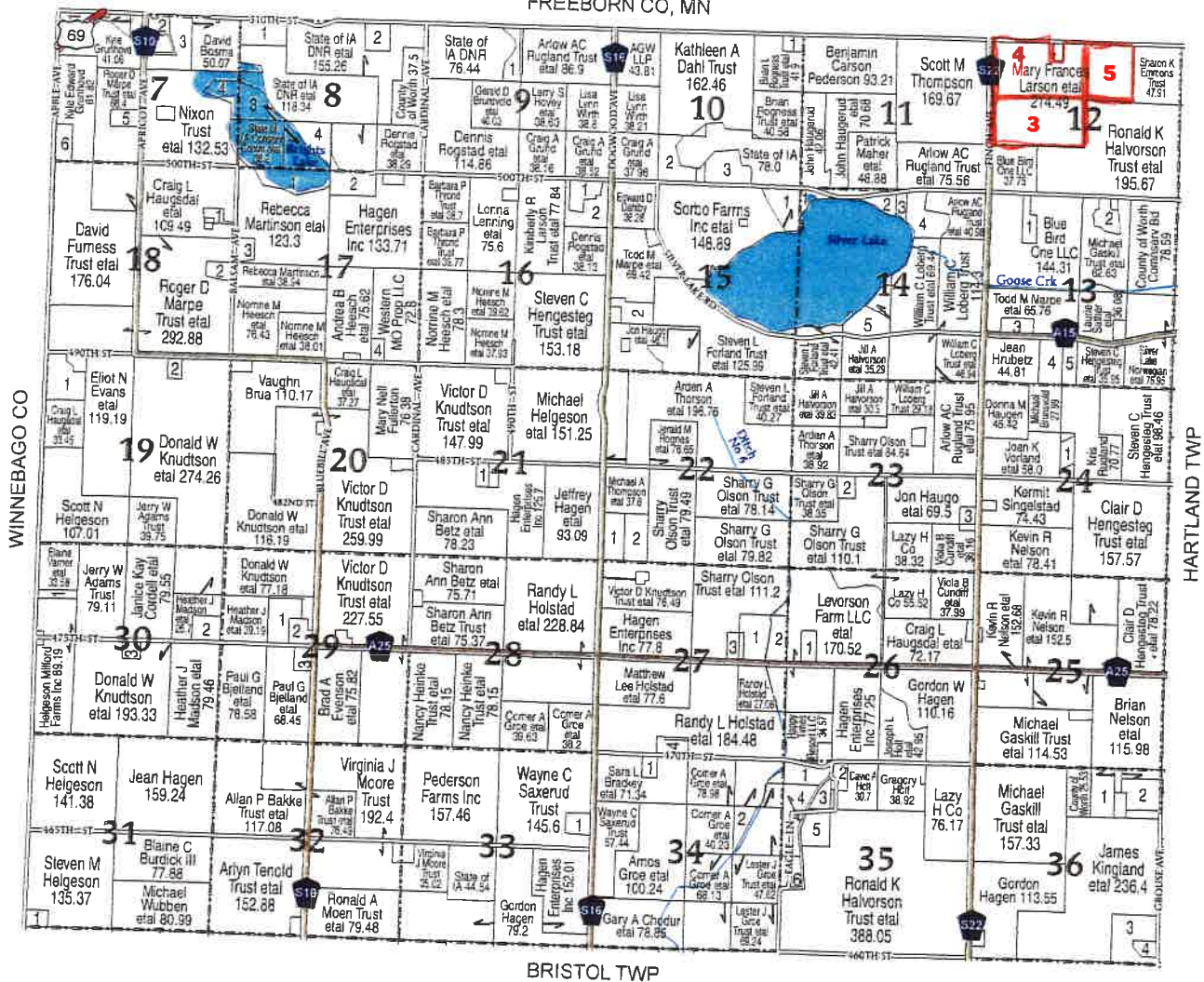
MINERAL RIGHTS – All of the mineral rights go with the farm.

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

EASEMENTS - No reported or observed easements.

R-22-W

FREEBORN CO, MN



Farm# 4464
Tract# 2084

12 SILVER LAKE



1 inch = 660 feet

CROP YEAR:

IMAGERY YEAR: 2023

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

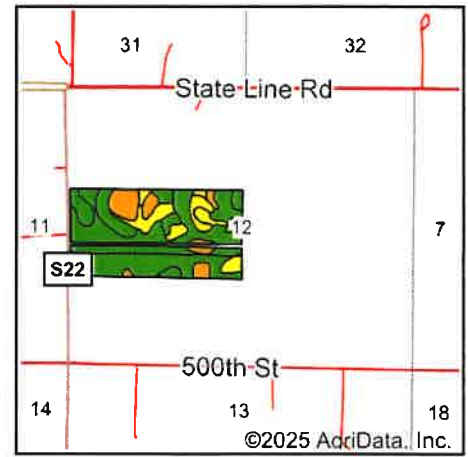
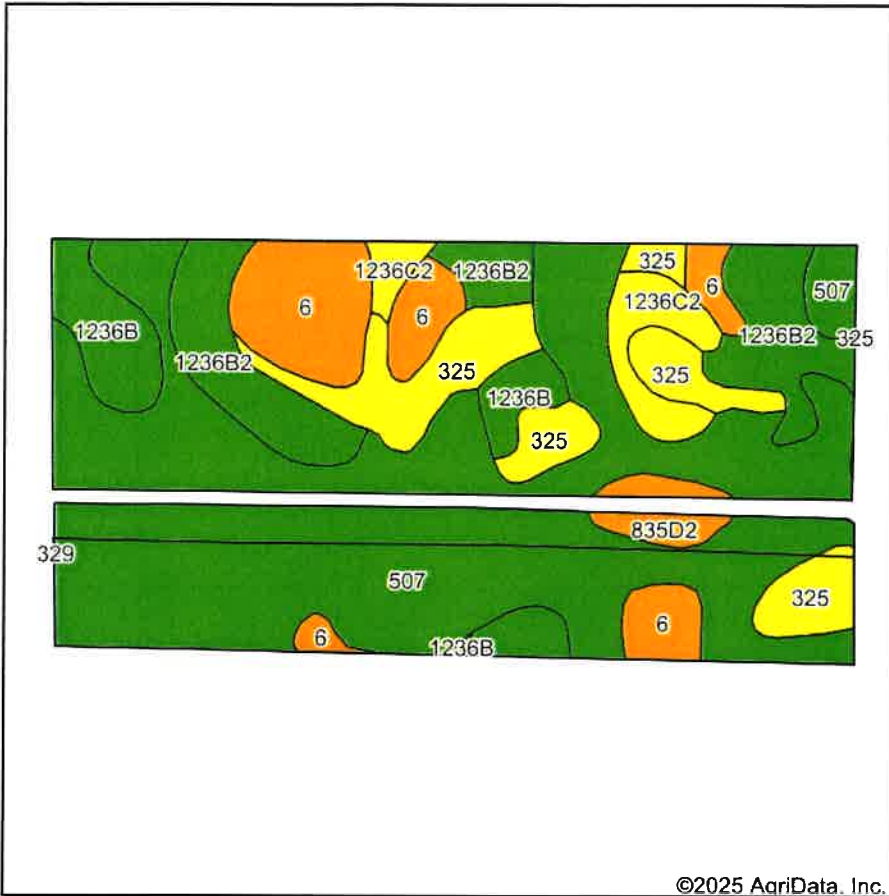
Exempt from Conservation Compliance Provisions

Prepared by Worth County FSA

Map Printed: October 30, 2024

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original

Soils Map



State: **Iowa**
 County: **Worth**
 Location: **12-100N-22W**
 Township: **Silver Lake**
 Acres: **76.22**
 Date: **10/7/2025**



Area Symbol: IA195, Soil Area Version: 28

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
507	Canisteo clay loam, 0 to 2 percent slopes	40.87	53.5%		IIw	224.0	65.0	84				
1236B2	Angus loam, 2 to 5 percent slopes, moderately eroded	10.03	13.2%		IIe	206.4	59.9	83		211	84	61
325	Le Sueur loam, 1 to 3 percent slopes	8.73	11.5%		Iw	209.6	60.8	77	83			
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.08	10.6%		IIlw	177.6	51.5	59	57			
1236B	Angus loam, 2 to 6 percent slopes	4.08	5.4%		IIe	212.8	61.7	85				
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	3.06	4.0%		IIIe	192.0	55.7	78		200	80	58
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.37	1.8%		IVe	80.0	23.2	53				
Weighted Average					2.07	210.6	61.1	79.7	*-	35.8	14.3	10.4

**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.*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 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

--

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?	-
--------------------------------------	---

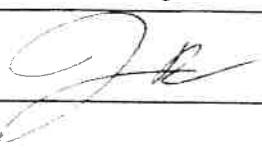
Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program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

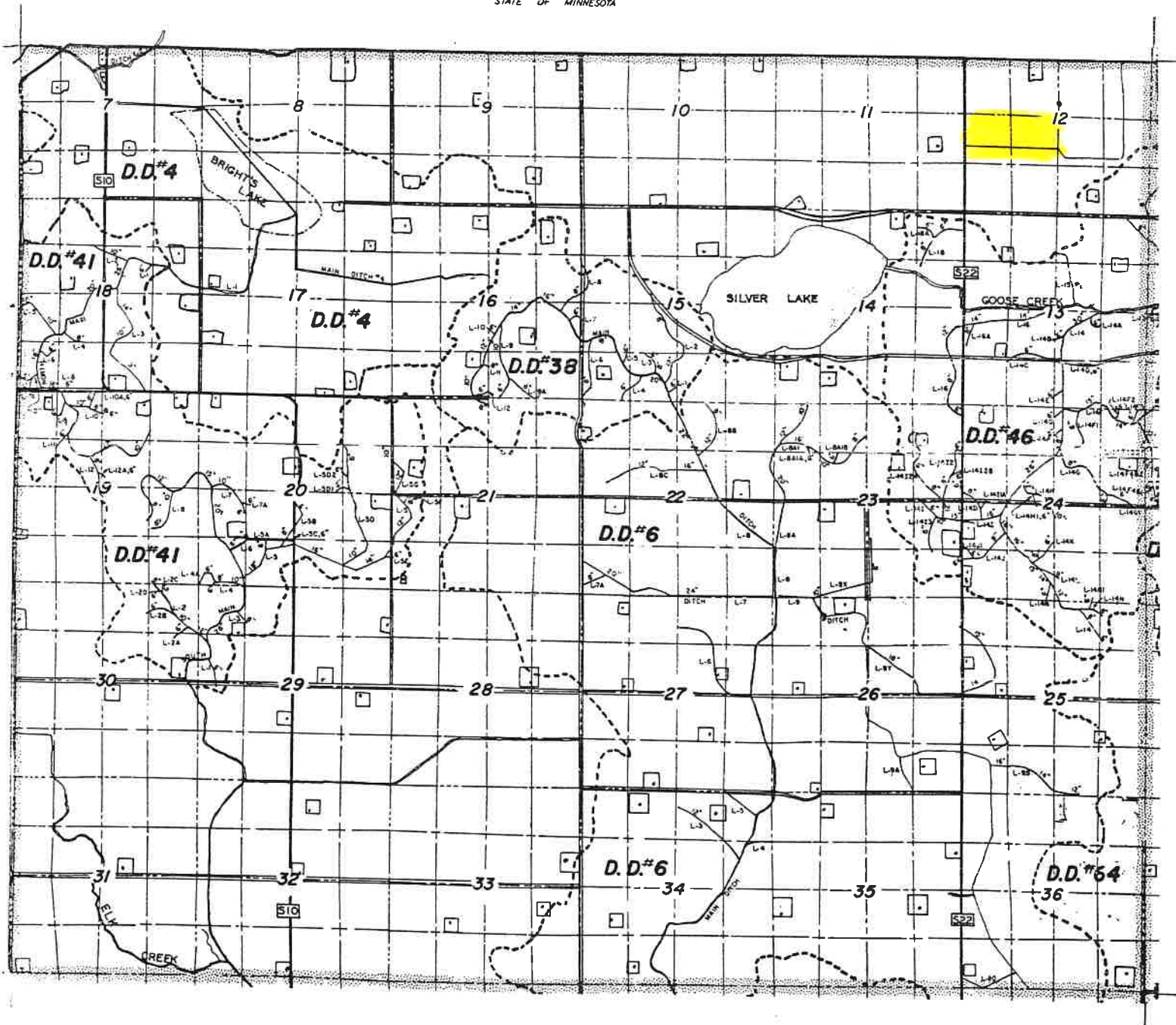
Date	Operation	Vegetation	Surf. res. cov. after op, %
5/5/0	planter, double disk opnr	Corn, grain	59
6/5/0	Cultivator, row - 1st pass ridge till		36
6/15/0	Cultivator, row - 2nd pass ridge till		9.7
10/20/0	Harvest, killing crop 50pct standing stubble		94
5/15/1	planter, double disk opnr	Soybean, mw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

SILVER LAKE TWP

T 100 N

R 22 W

STATE OF MINNESOTA



DRAINAGE DISTRICT MAP

Property Description – **Tract 4**

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– none of the cropland is highly erodible (NHEL)

BUILDING IMPROVEMENTS – None

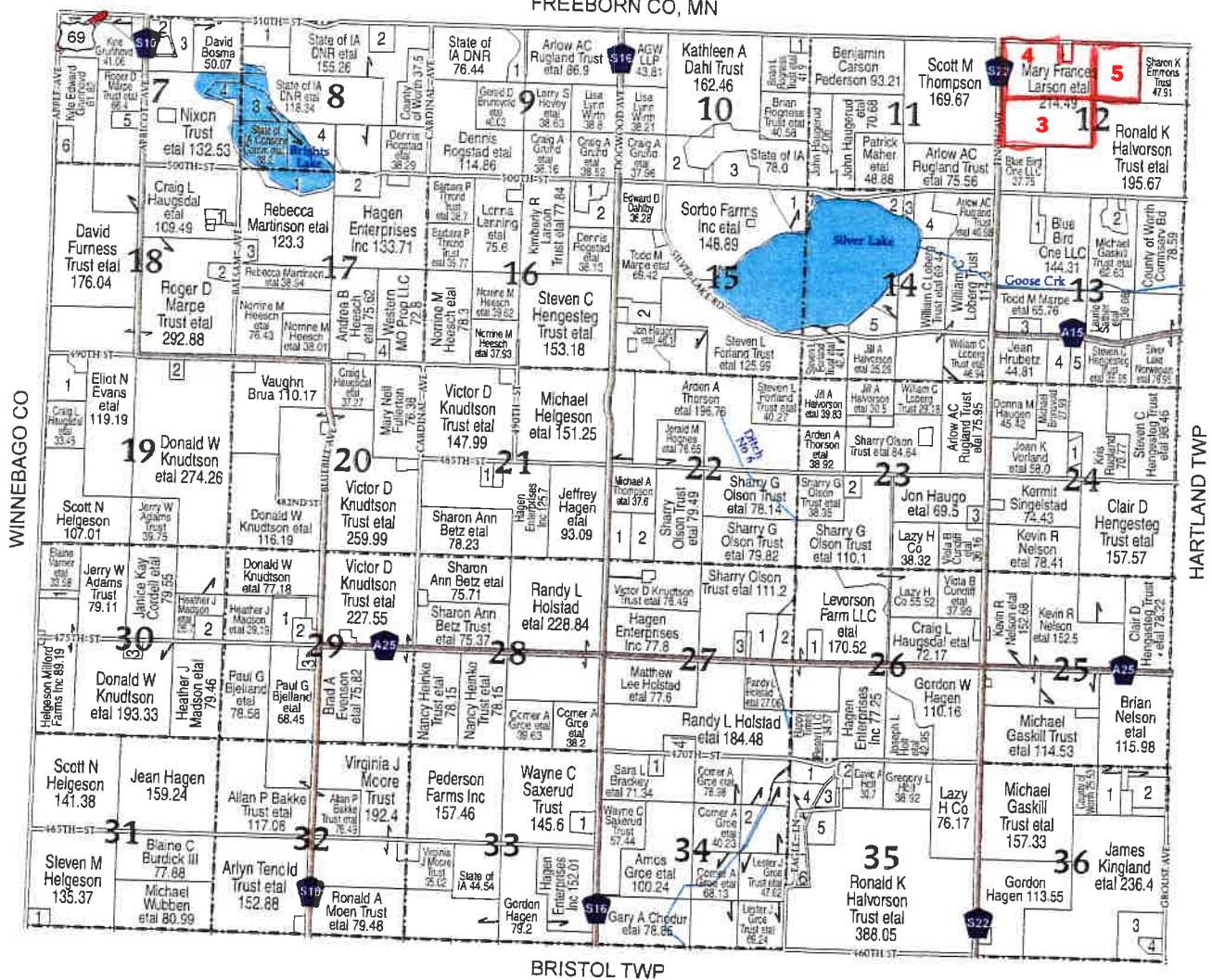
MINERAL RIGHTS – All of the mineral rights go with the farm.

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

EASEMENTS - No reported or observed easements.

R-22-W

FREEBORN CO, MN



Farm# 4464
Tract# 2084

12 SILVER LAKE



1 inch = 660 feet

Prepared by Worth County FSA

Map Printed: October 30, 2024

CROP YEAR: _____

IMAGERY YEAR: 2023

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

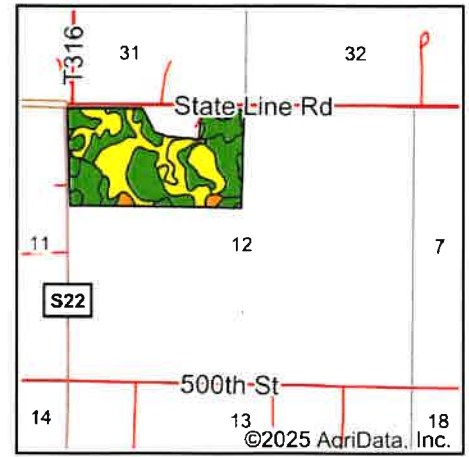
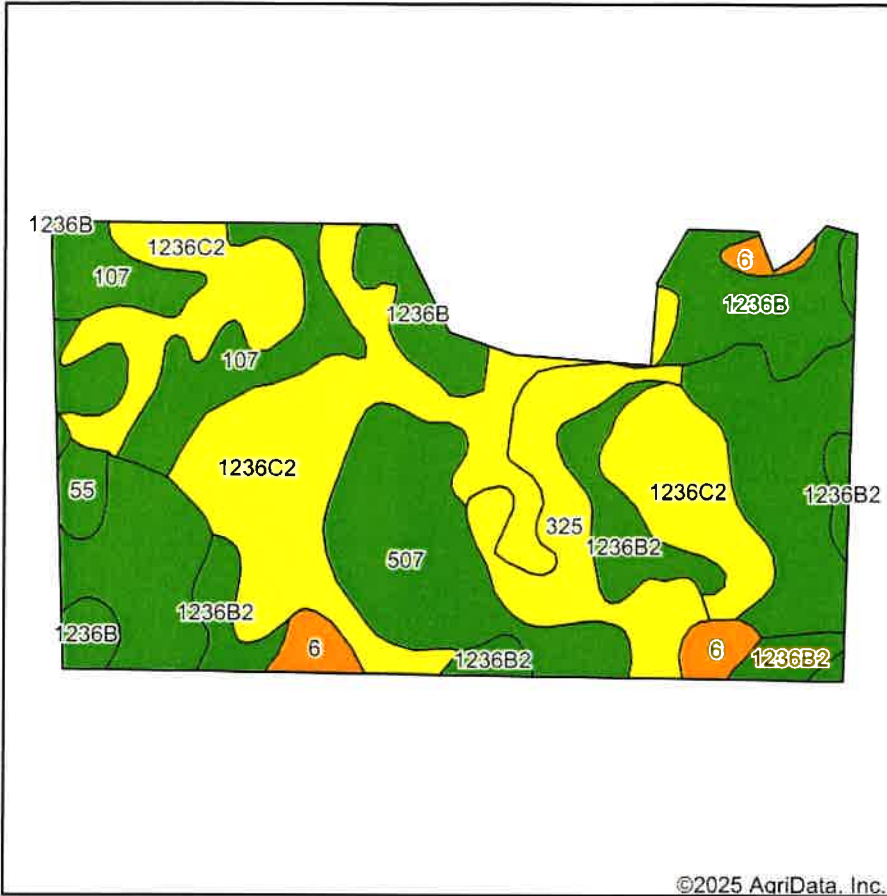
Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original

Soils Map



State: **Iowa**
 County: **Worth**
 Location: **12-100N-22W**
 Township: **Silver Lake**
 Acres: **81.35**
 Date: **10/7/2025**



Area Symbol: IA195, Soil Area Version: 28

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
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	25.96	31.8%		IIIe	192.0	55.7	78		200	80	58
507	Canisteo clay loam, 0 to 2 percent slopes	22.42	27.6%		IIw	224.0	65.0	84				
1236B	Angus loam, 2 to 6 percent slopes	9.20	11.3%		Ile	212.8	61.7	85				
325	Le Sueur loam, 1 to 3 percent slopes	6.91	8.5%		Iw	209.6	60.8	77	83			
107	Webster clay loam, 0 to 2 percent slopes	6.78	8.3%		IIw	224.0	65.0	86	83			
1236B2	Angus loam, 2 to 5 percent slopes, moderately eroded	6.64	8.2%		Ile	206.4	59.9	83		211	84	61
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.41	3.0%		IIIw	177.6	51.5	59	57			
55	Nicollet clay loam, 1 to 3 percent slopes	1.03	1.3%		Iw	233.6	67.7	89	88			
Weighted Average					2.25	208.6	60.5	81	*-	81	32.4	23.5

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

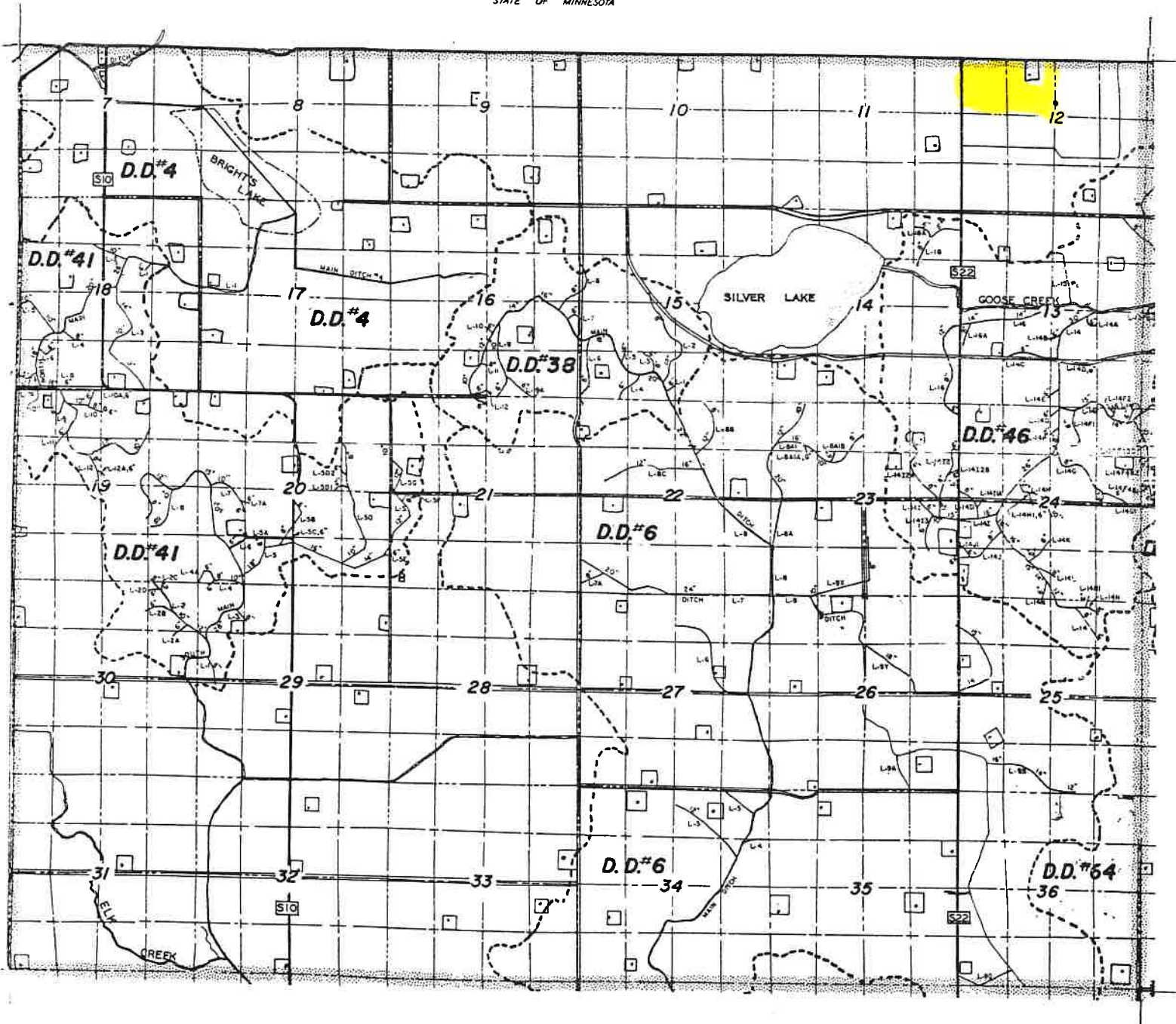
*c: Using Capabilities Class Dominant Condition Aggregation Method

SILVER LAKE TWP

T 100 N

R 22 W

STATE OF MINNESOTA



DRAINAGE DISTRICT MAP

#453

Easement

Leslie John Larson & Mary Frances Larson

to

Lowell W. Attig & Katherine Attig

Recording Fee \$5.00

Filed for Record the 31st of October, A.D., 1984
At 1:30 o'clock P. M.

Becky Johnston,

Recorder

EASEMENT

For valuable consideration, the undersigned, Leslie John Larson and Mary Frances Larson, husband and wife, convey to Lowell W. Attig and Katherine Attig, husband and wife, as joint tenants, an easement over the driveway presently existing on the east side of the following described premises, to-wit:

A tract of real estate lying and being situated in the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Fractional Quarter (NW $\frac{1}{4}$) of Section 12, in Township 100 North, of Range 22, West of the 5th P.M., Worth County, Iowa, described as follows: Commencing at the Northwest corner of said Section 12; thence East 1794.16 feet along the North line of said Section 12 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 feet at a deflection angle of 90°00' right; thence West 251.31 feet at a deflection angle of 90°00' right; thence North 520 feet at a deflection angle of 90°00' right to the point of beginning,

and more specifically described as:

Commencing at the Northeast corner of the above described tract, thence running South along the East line of said previously described tract 180 feet, thence East 75 feet; thence North 180 feet, thence West 75 feet to point of beginning,

under the express condition that the Grantors herein reserve a mutual easement over the driveway above described with both parties having the right to use said driveway for rights of ingress and egress to their respective tracts of real estate.

Dated this 10th day of Aug., 1984.



Leslie John Larson
Leslie John Larson

Mary Frances Larson
Mary Frances Larson

STATE OF IOWA, Worth County, ss:

On this 10th day of Aug., 1984, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Leslie John Larson and Mary Frances Larson, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Marilyn Broadal
Notary Public.



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?	-
--------------------------------------	---

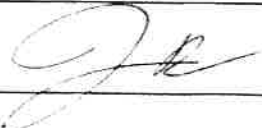
Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program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

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)



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 041a	Single Year/Single Crop Templates\Corn grain\corn grain;RT 160 bu z4	Corn, grain	bushels	160
CMZ 041a	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

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
Corn	90.10	0.00	164
Soybeans	99.90	0.00	43
TOTAL	190.00	0.00	

NOTES

--

Property Description – **Tract 5**

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– none of the cropland is highly erodible (NHEL)

BUILDING IMPROVEMENTS – None

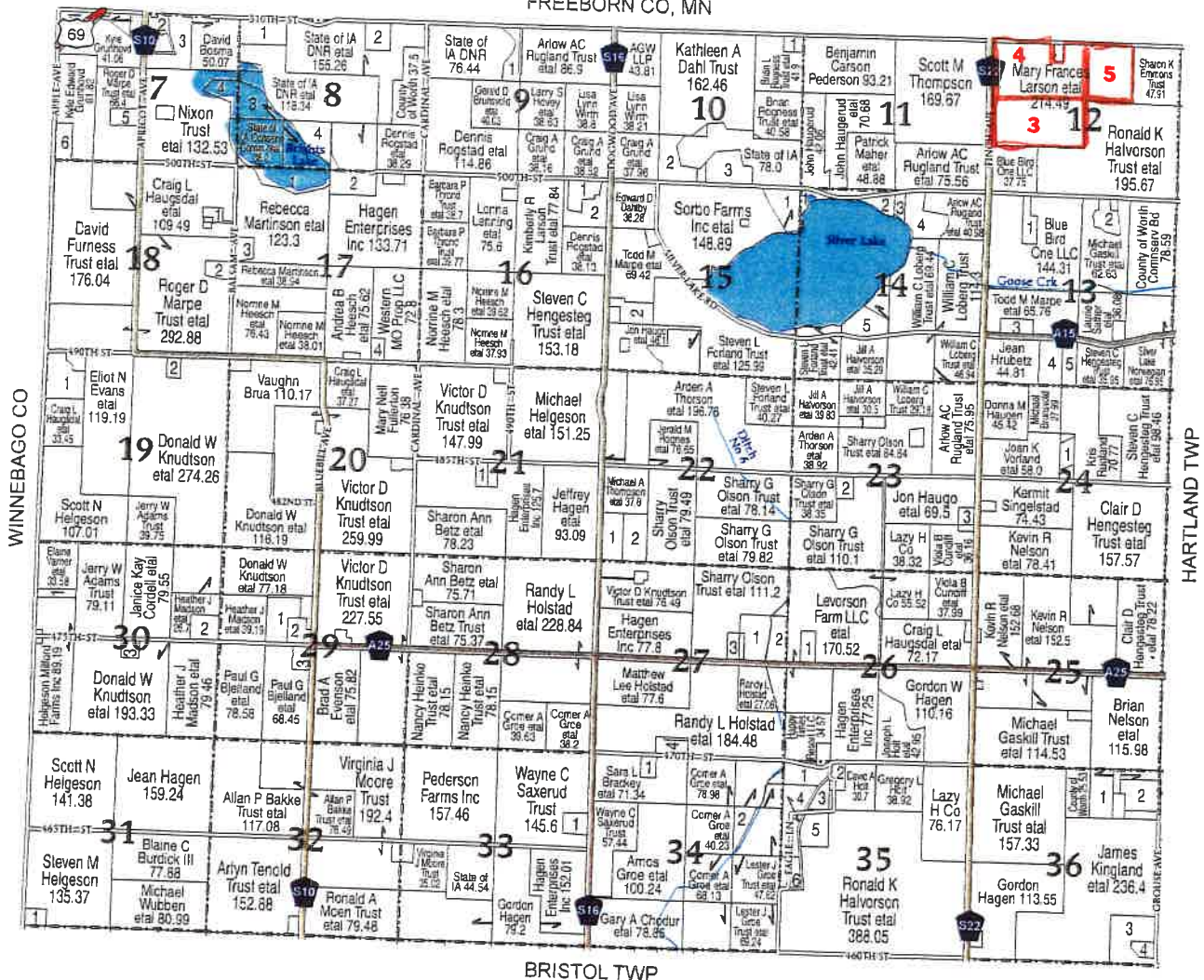
MINERAL RIGHTS – All of the mineral rights go with the farm.

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

EASEMENTS - No reported or observed easements.

R-22-W

FREEBORN CO, MN



Farm# 4464
Tract# 2084

12 SILVER LAKE



1 inch = 660 feet

CROP YEAR:

IMAGERY YEAR: 2023

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

● Restricted Use

▲ Limited Restrictions

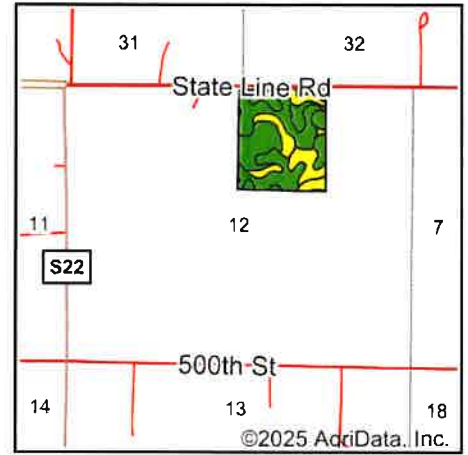
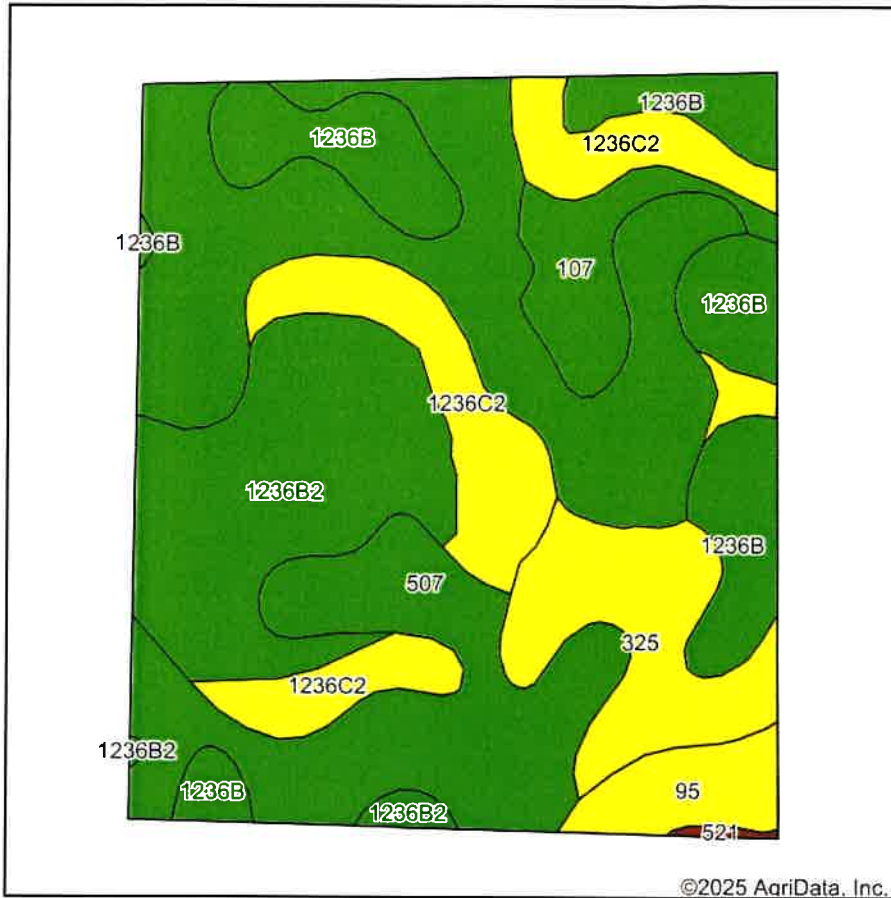
■ Exempt from Conservation Compliance Provisions

Prepared by Worth County FSA

Map Printed: October 30, 2024

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original

Soils Map



State: Iowa
County: Worth
Location: 12-100N-22W
Township: Silver Lake
Acres: 46.47
Date: 10/7/2025



Area Symbol: IA195, Soil Area Version: 28

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
507	Canisteo clay loam, 0 to 2 percent slopes	18.25	39.2%		IIw	224.0	65.0	84				
1236B2	Angus loam, 2 to 5 percent slopes, moderately eroded	7.61	16.4%		Ile	206.4	59.9	83		211	84	61
1236B	Angus loam, 2 to 6 percent slopes	6.65	14.3%		Ile	212.8	61.7	85				
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	5.95	12.8%		IIle	192.0	55.7	78		200	80	58
325	Le Sueur loam, 1 to 3 percent slopes	4.31	9.3%		Iw	209.6	60.8	77	83			
107	Webster clay loam, 0 to 2 percent slopes	2.07	4.5%		IIw	224.0	65.0	86				
95	Harps clay loam, 0 to 2 percent slopes	1.54	3.3%		IIw	198.4	57.5	72	62			
521	Klossner muck, 0 to 1 percent slopes	0.09	0.2%		IIIw	80.0	23.2	32				
Weighted Average					2.04	213	61.8	82.2	*-	60.2	24	17.4

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

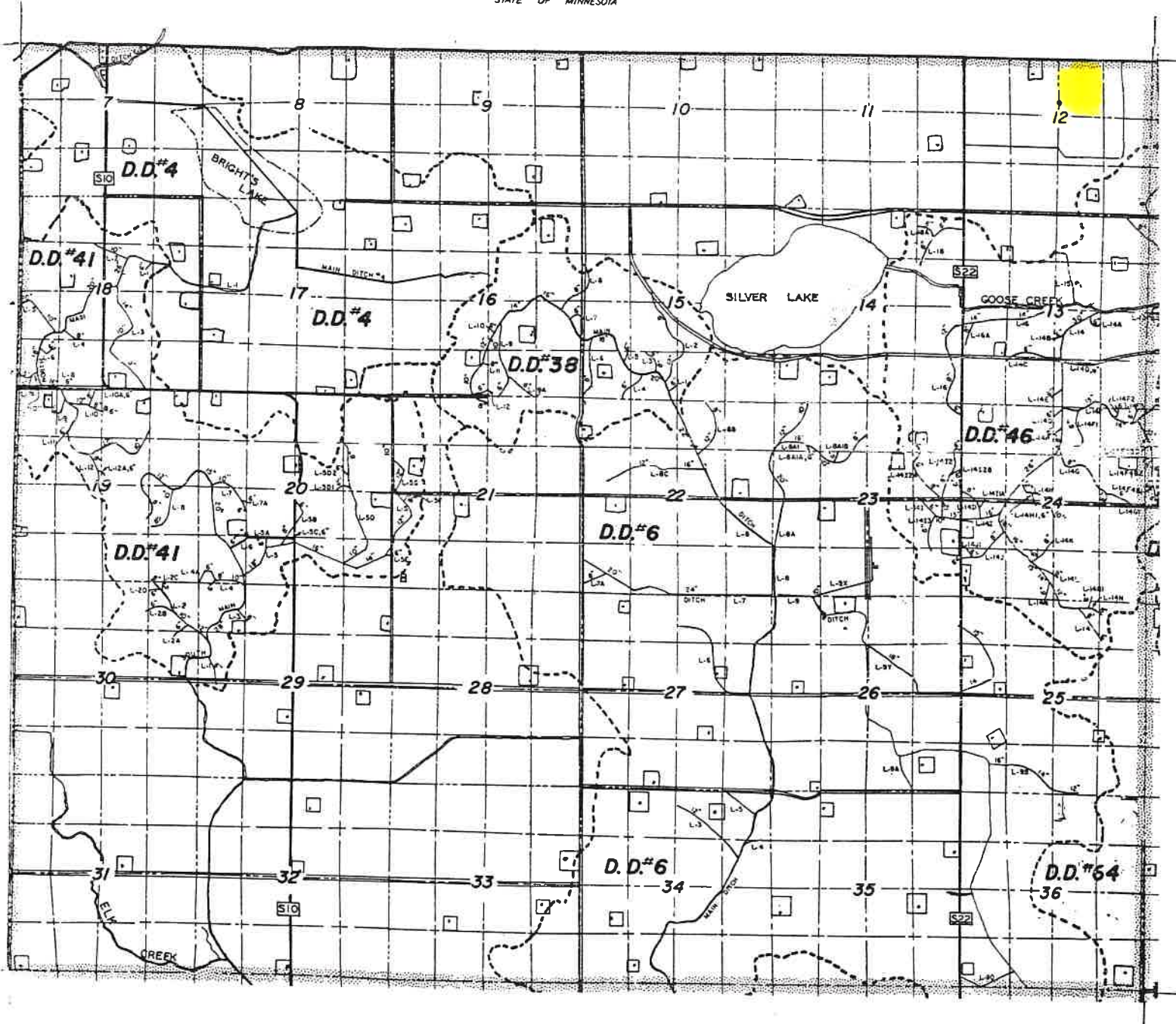
*c: Using Capabilities Class Dominant Condition Aggregation Method

SILVER LAKE TWP

T 100 N

R 22 W

STATE OF MINNESOTA



DRAINAGE DISTRICT MAP

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.

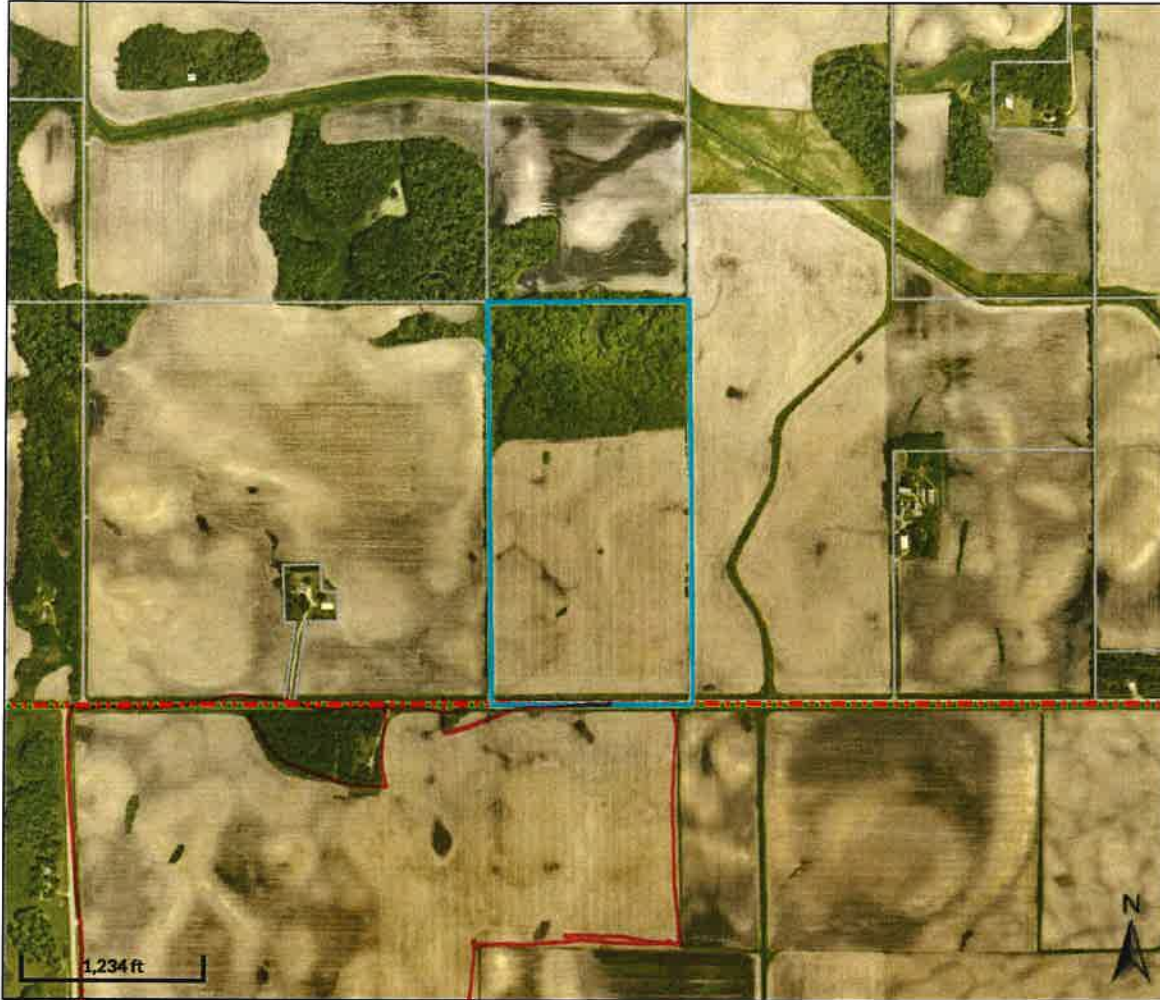
FREEMAN

T.101 N.-R.21 W.

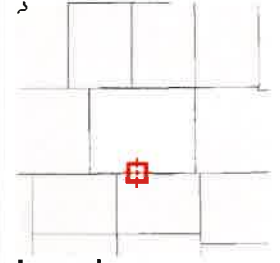




Beacon™ Freeborn County, MN



Overview



Legend

- Parcels
- County Limits
- Lot Lines-Albert Lea
- Townships
- Roads and Highways
 - 2019
 - 2020
 - 2021
 - 2022
- Address Numbers

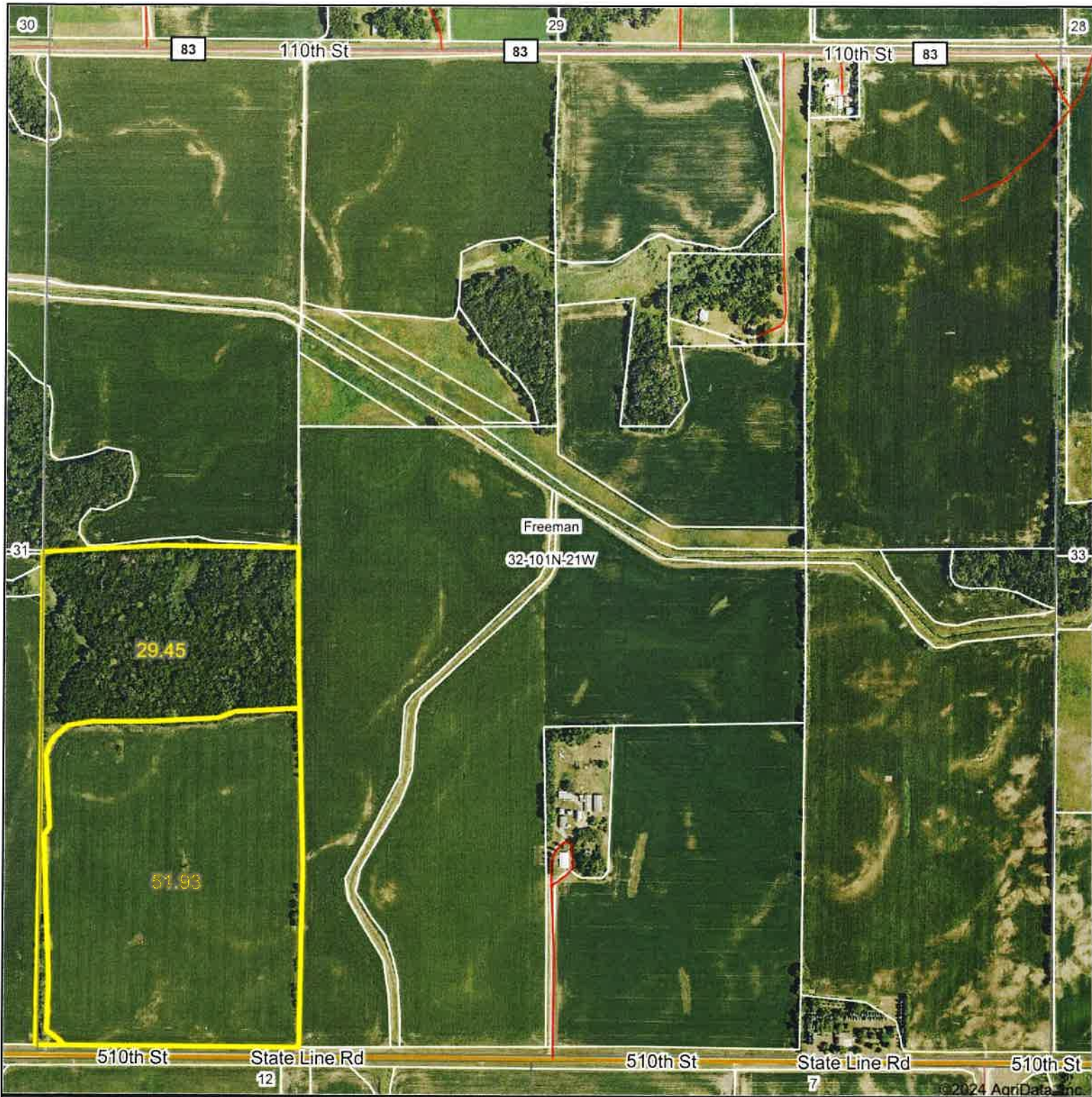
Parcel ID	030320060	Alternate ID	n/a	Owner Address	LARSON,LESLIE J & MARY REV TR
Sec/Twp/Rng	32-101-021	Class	101 - (NON-HSTD) AGRICULTURAL		50 FOUR WINDS DR
Property Address		Acreage	80.0		CLEAR LAKE, IA 50428
District	FREEMAN TP 2886 SRRW				
Brief Tax Description	Sect-32 Twp-101 Range-021 80.00 AC W1/2 SW1/4 32-101-21 80.00 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 10/1/2024

Last Data Uploaded: 10/1/2024 5:32:39 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Aerial Map



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

0ft 814ft 1629ft



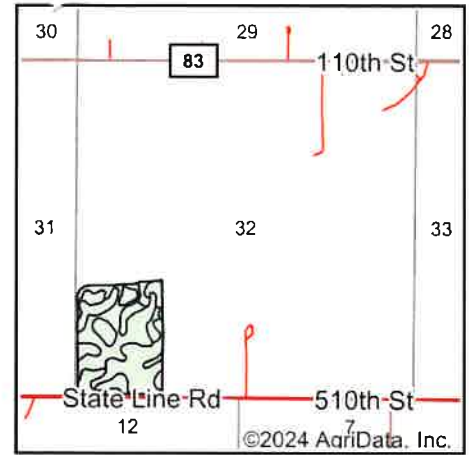
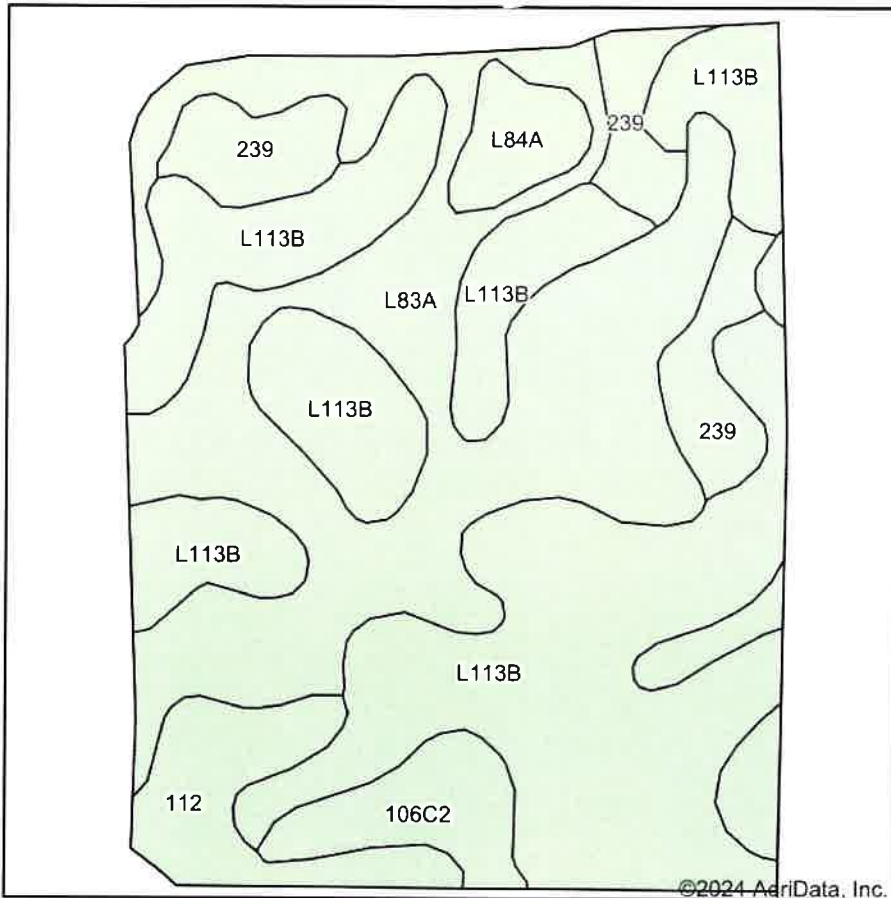
32-101N-21W
Freeborn County
Minnesota



10/31/2024

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

Soils Map



State: **Minnesota**
 County: **Freeborn**
 Location: **32-101N-21W**
 Township: **Freeman**
 Acres: **51.93**
 Date: **10/31/2024**

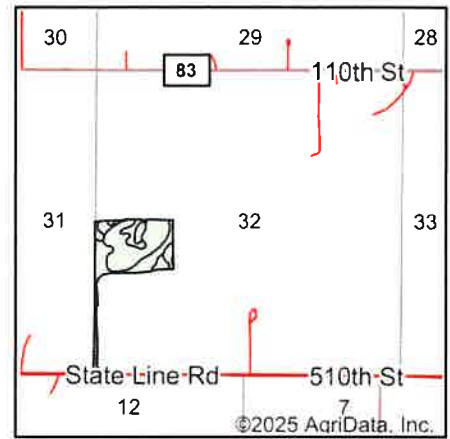
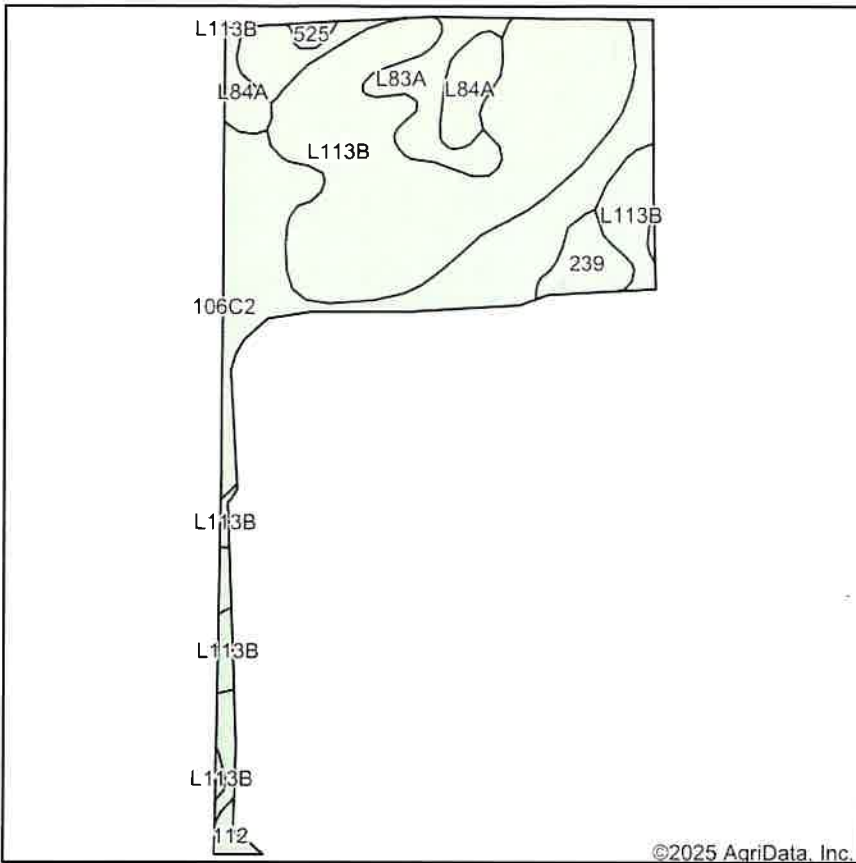


Soils data provided by USDA and NRCS.

Area Symbol: MN047, Soil Area Version: 19					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	23.13	44.5%	Ile	98
L83A	Webster clay loam, 0 to 2 percent slopes	18.20	35.0%	IIw	93
239	Le Sueur loam, 1 to 3 percent slopes	4.19	8.1%	Iw	97
112	Harps clay loam, 0 to 2 percent slopes	2.95	5.7%	IIw	90
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	2.13	4.1%	IIIe	76
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.33	2.6%	IIIw	86
Weighted Average				1.99	94.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



State: **Minnesota**
 County: **Freeborn**
 Location: **32-101N-21W**
 Township: **Freeman**
 Acres: **29.45**
 Date: **8/26/2025**



Area Symbol: MN047, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	15.06	51.1%	Ile	98
L83A	Webster clay loam, 0 to 2 percent slopes	11.07	37.6%	IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.76	6.0%	IIIw	86
239	Le Sueur loam, 1 to 3 percent slopes	1.08	3.7%	Iw	97
112	Harps clay loam, 0 to 2 percent slopes	0.27	0.9%	IIw	90
525	Muskego soils, 0 to 1 percent slopes	0.21	0.7%	IIIw	81
Weighted Average				2.03	95.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

This information has been gathered from reliable sources but, Fox Auction Company & Benchmark Agribusiness, Inc. do not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.

This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.

Fox Auction Company & Benchmark Agribusiness, Inc. are agents for the Seller.