



**Steffes Group, Inc.**  
23579 MN Hwy 22 South, Litchfield, MN 55355  
(320) 693-9371 | [SteffesGroup.com](http://SteffesGroup.com)



# BENTON & SHERBURNE COUNTIES, MINNESOTA **LAND RENTAL AUCTION**

**Auctioneer's Note:** Steffes is pleased to offer 1,121± acres of prime tillable farmland available for rent in Benton & Sherburne County, MN through a land rental auction. This is a rare opportunity to secure high-quality cropland for the 2025 farming season. The full year's rent will be due within 48 hours of the auction closing. Don't miss the opportunity to run this land for the 2025 farming season.

**1121±  
ACRES**



**Opening: Monday, March 10 | 8AM**  
**Closing: Monday, March 17 | 1PM<sup>CDT</sup> 2025**

**TIMED  
ONLINE**



Contact Steffes Group Representative Eric Gabrielson, (701) 238-2570, or visit [SteffesGroup.com](http://SteffesGroup.com).

TERMS: Full year rent amount due at rental agreement signing, within 48 hours of the auction conclusion. Payable by wire, ACH, check or cash. Rental agreement commences at the signing of the rental agreement and ends on December 1, 2025. Scott Steffes MN14-51, Ashley Huhn MN47-002, Eric Gabrielson MN47-006, Randy Kath MN47-007, Scott Gillespie MN14-30

# Terms & Conditions

The Terms and Conditions of Sale are set forth upon this page in this Prospectus and the Farm Lease. The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

## ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective renters are advised to consult with an attorney of their choice with respect to the lease of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



### SPECIFIC TERMS FOR ONLINE ONLY AUCTION

Steffes Group along with their employees are owner's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The lease of this property IS NOT contingent on the bidder securing financing.

**THE AUCTION BEGINS ON MONDAY, MARCH 10 AND WILL END AT 1PM MONDAY, MARCH 17.**

All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address and telephone number in order for your bidding number to be approved.

The successful bidder will be required to sign a farm lease agreement at the end of the land rental auction. The entire cash rent shall be due and payable in cash or certified funds no later than two (2) days after the Effective Date.

The contract signing will take place at Steffes Group, 23579 MN Hwy 22 S, Litchfield, MN 55355.

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to DocuSign, email or fax a copy of the contract for signature. The renter would fax the signed copy back to (320) 693-9373 or send a scanned copy by email.

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

**THE PROPERTY WILL BE LEASED AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

### THE PROPERTY WILL BE LEASED SUBJECT TO OWNER CONFIRMATION.

This lease is subject to a right of first refusal pursuant to Minn. Stat. §500.245 in favor of the immediately preceding former owner of the Premises. In the event the immediately preceding former owner elects to lease the Premises pursuant to the right of first refusal, this lease shall be null and void and all rent payments Lessee has made to Lessor shall be refunded to Lessee and upon the making of such refund this lease shall be deemed cancelled and of no further force or effect and neither Party shall have any further rights against, or obligations or liabilities to the other by reason of this. Lessee makes no representations as to the likelihood of the immediately preceding former owner exercising the right of first refusal.

### PROPERTY LEASED WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Owner, Broker or Auctioneer, their Employees or Agents. The property will be leased AS IS and without any warranties or representations, expressed or implied.

### SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

### OWNER'S PERFORMANCE

The Owner has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Owner's performance.

### AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Owner.

### POSSESSION

Possession will be immediately after the

Farm Lease Agreement is signed and the lease funds have been received in full.

### MINERAL RIGHTS

All mineral rights, if any, held by Owner will be transferred upon closing. However, the Owner does not warrant the amount or adequacy of the mineral rights.

### ENVIRONMENTAL DISCLAIMER

The Owner, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Renter is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

### EASEMENTS AND SURVEY

The property to be leased is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

### BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Leasing the property.
2. Leasing the property at a price you can afford.

### HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced lessees always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the cash rent of previously leased properties.
6. Discuss your leasing plans with a lender. Have your financing arrangements made in advance.
7. This auction is not subject to financing.

### AVOID OVER OR UNDER BIDDING

- Always bid on a lease agreement toward a price.
- Establish that price before the bidding begins. By doing this you will avoid

getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

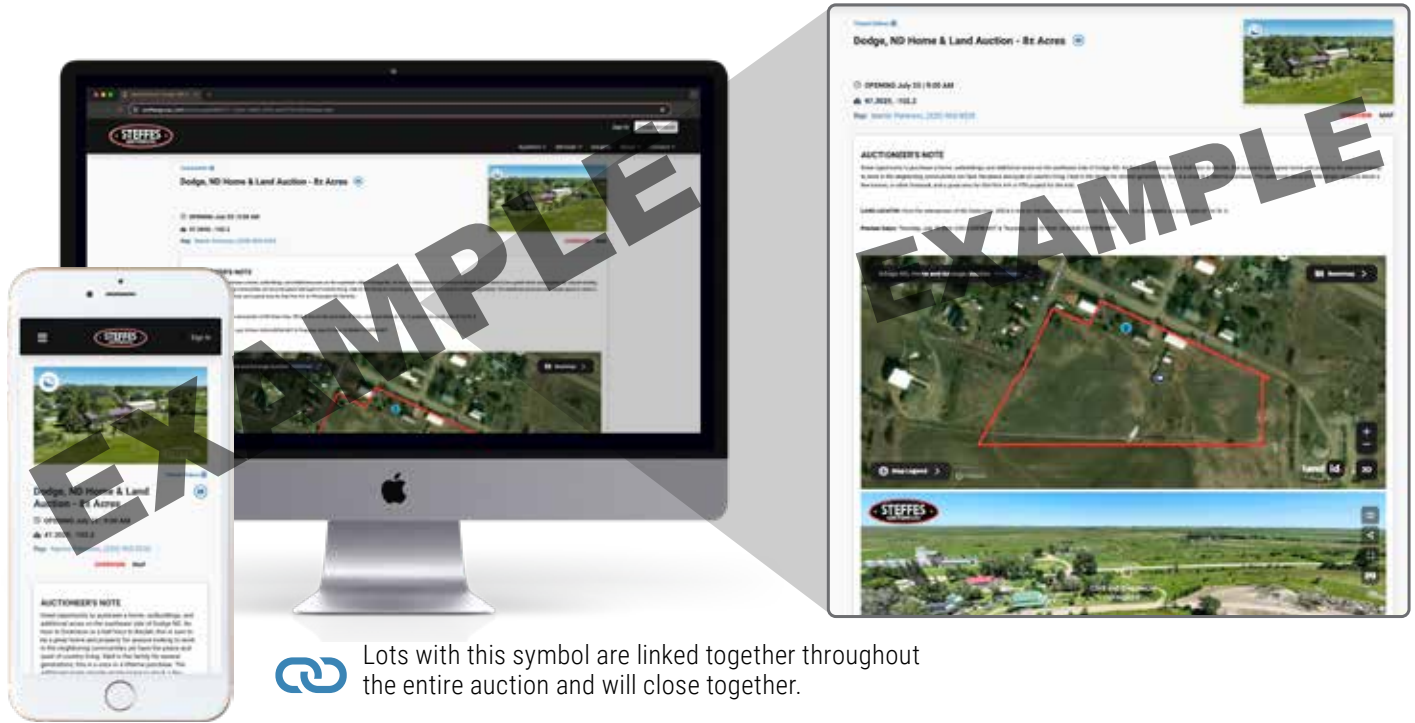
### THE BIDDING STRATEGY

- Research and know the value of the lease.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

# Timed Online Bidding Process

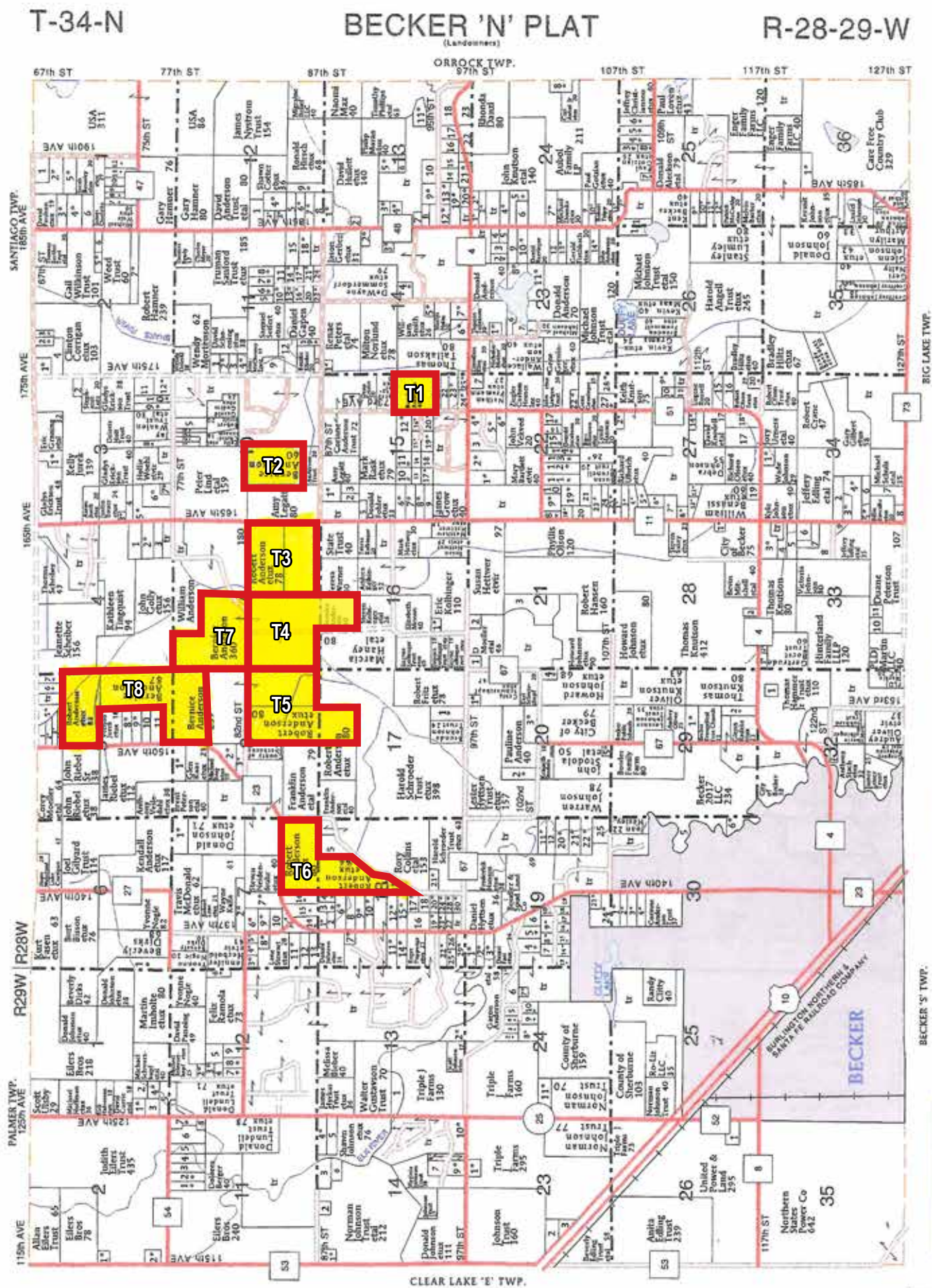
Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the owner, and satisfy all interested parties.

**This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!**



## MARCH 2025

S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10 OPENS CLOSES	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29



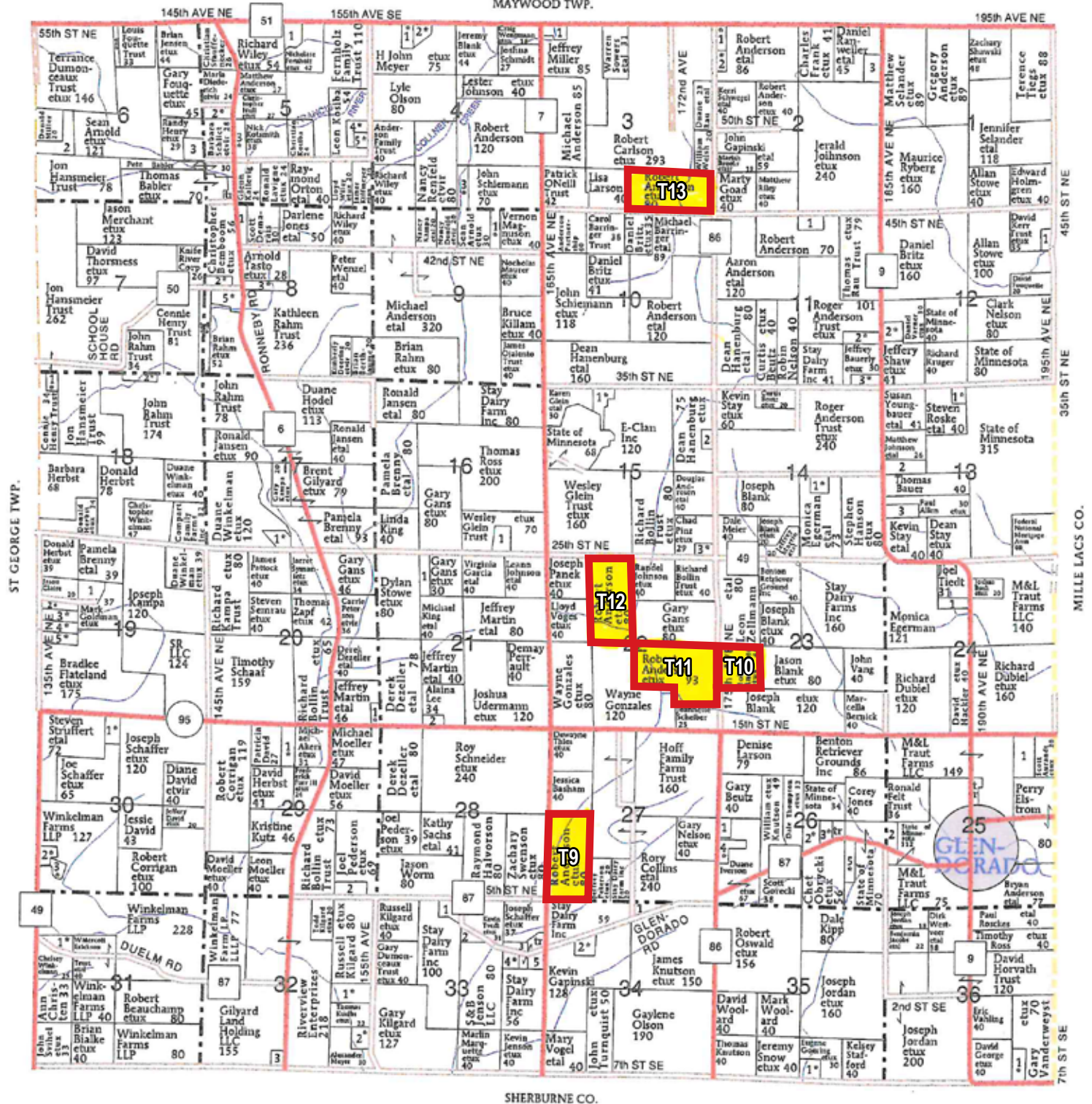
T-36-N

GLENDORADO PLAT  
(Landowners)

(Landowners):

R-28-W

MAYWOOD TWP.



# Tract 1 Details

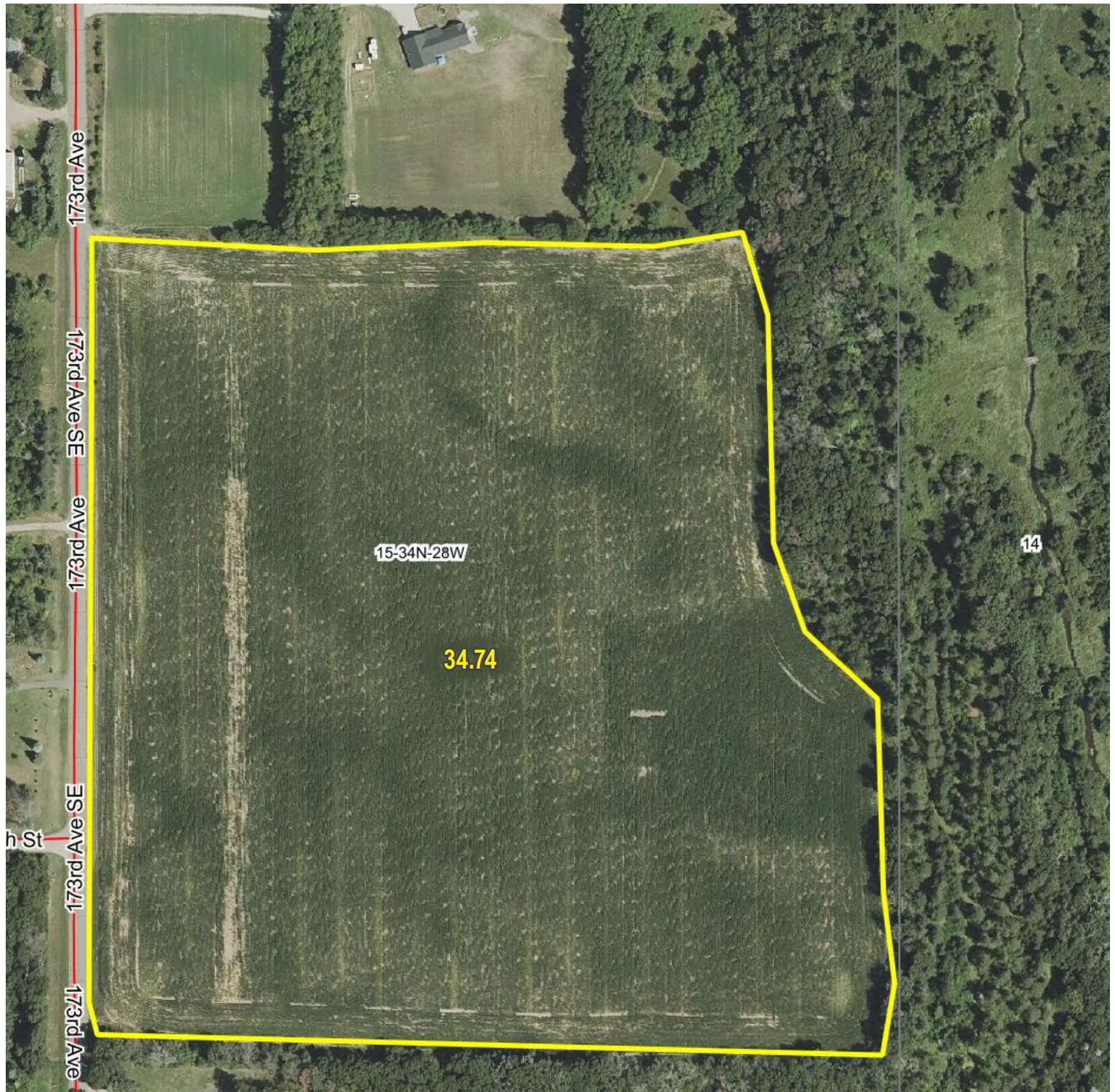
SHERBURNE COUNTY, MN

Cropland Acres: 34.74± per FSA

PID #: 05-00115-4100

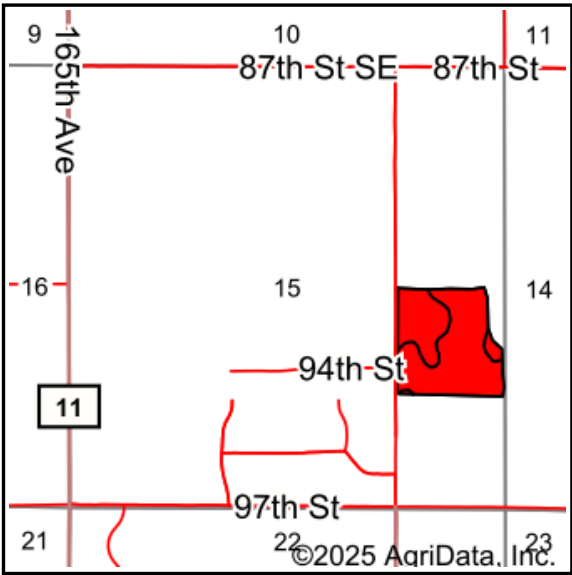
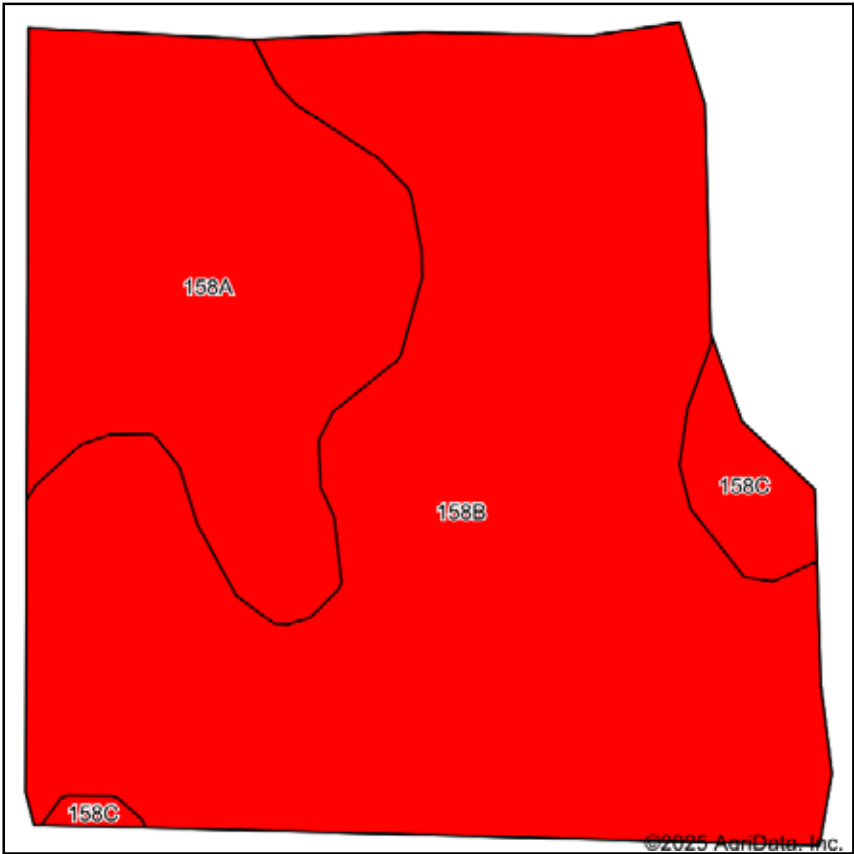
Crop Productivity Index: 86.8

Soils: Zimmerman fine sand, 1 to 6 percent slopes (69.3%) Zimmerman fine sand, 1 to 6 percent slopes, (27.2%), Zimmerman fine sand, 6 to 12 percent slopes (3.5%)



\*Lines are approximate

Tract 1 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
158B	Zimmerman fine sand, 1 to 6 percent slopes	23.82	69.3%		IVs	IVs	39
158A	Zimmerman fine sand, 0 to 2 percent slopes	9.34	27.2%		IVs	IVs	39
158C	Zimmerman fine sand, 6 to 12 percent slopes	1.19	3.5%		VIIs	VIIs	39
Weighted Average					4.07	4.07	39

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Tract 2 Details

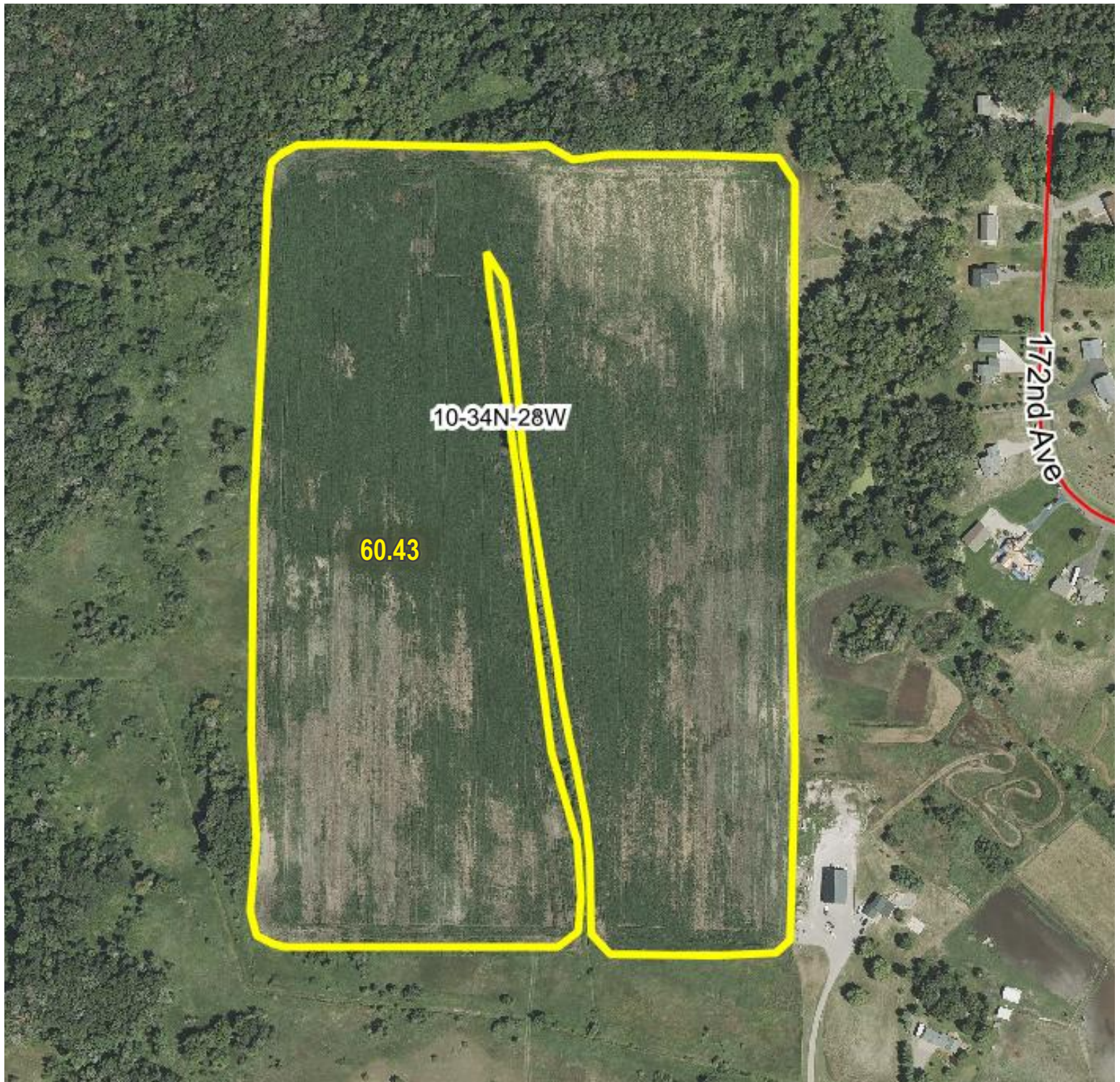
SHERBURNE COUNTY, MN

Cropland Acres: 60.43± per FSA

PID #: 05-00110-3100 & 05-00110-3400

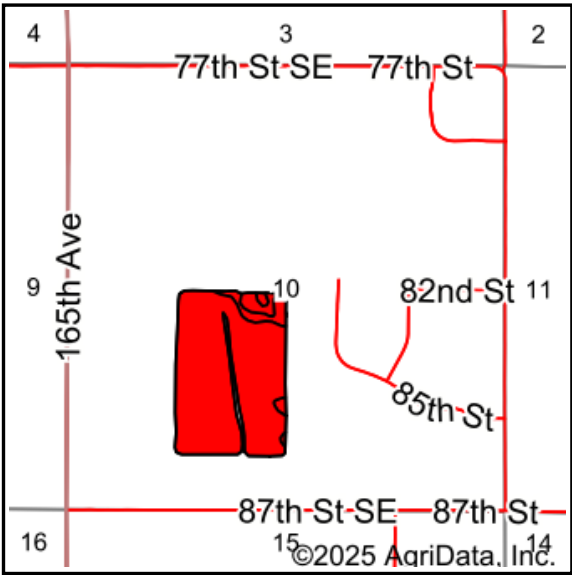
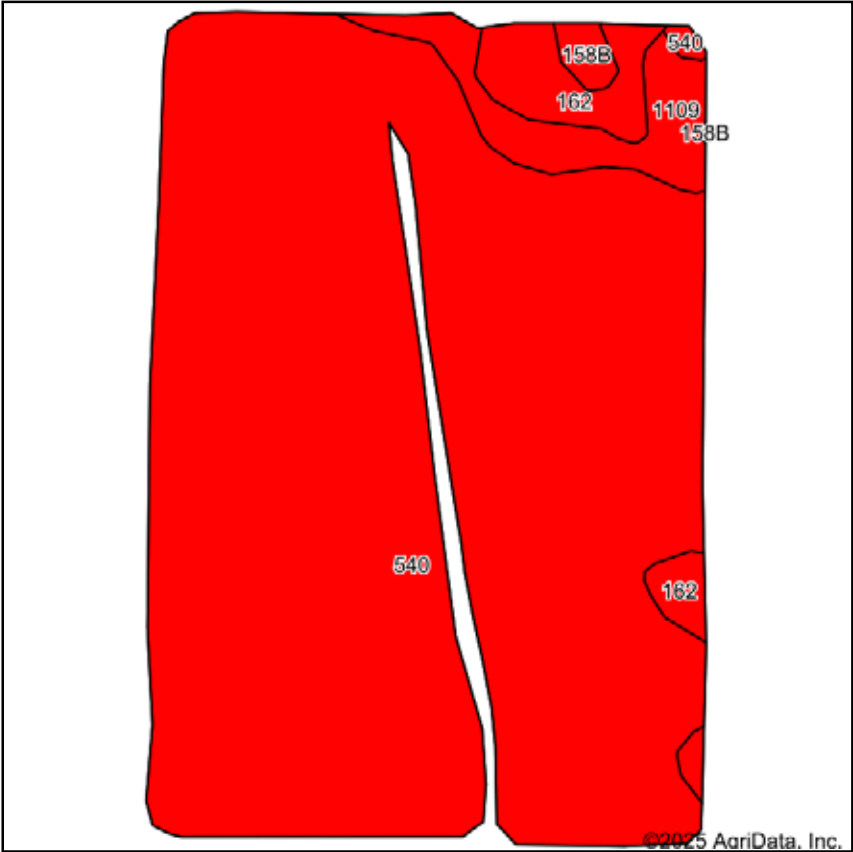
Crop Productivity Index: 17.5

Soils: Seelyeville muck, 0 to 1 percent slopes (90.6%), Isanti loamy fine sand, 0 to 2 percent slopes (4.5%), Lino loamy fine sand, 0 to 2 percent slopes (4.2%), Zimmerman fine sand, 1 to 6 percent slopes (0.7%)



\*Lines are approximate

Tract 2 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	51.52	90.6%		Vlw		15
1109	Isanti loamy fine sand, 0 to 2 percent slopes	2.59	4.5%		IIIw		40
162	Lino loamy fine sand, 0 to 2 percent slopes	2.41	4.2%		IIIs		43
158B	Zimmerman fine sand, 1 to 6 percent slopes	0.41	0.7%		IVs	IVs	39
Weighted Average					5.72	*-	17.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

## Tract 3 Details

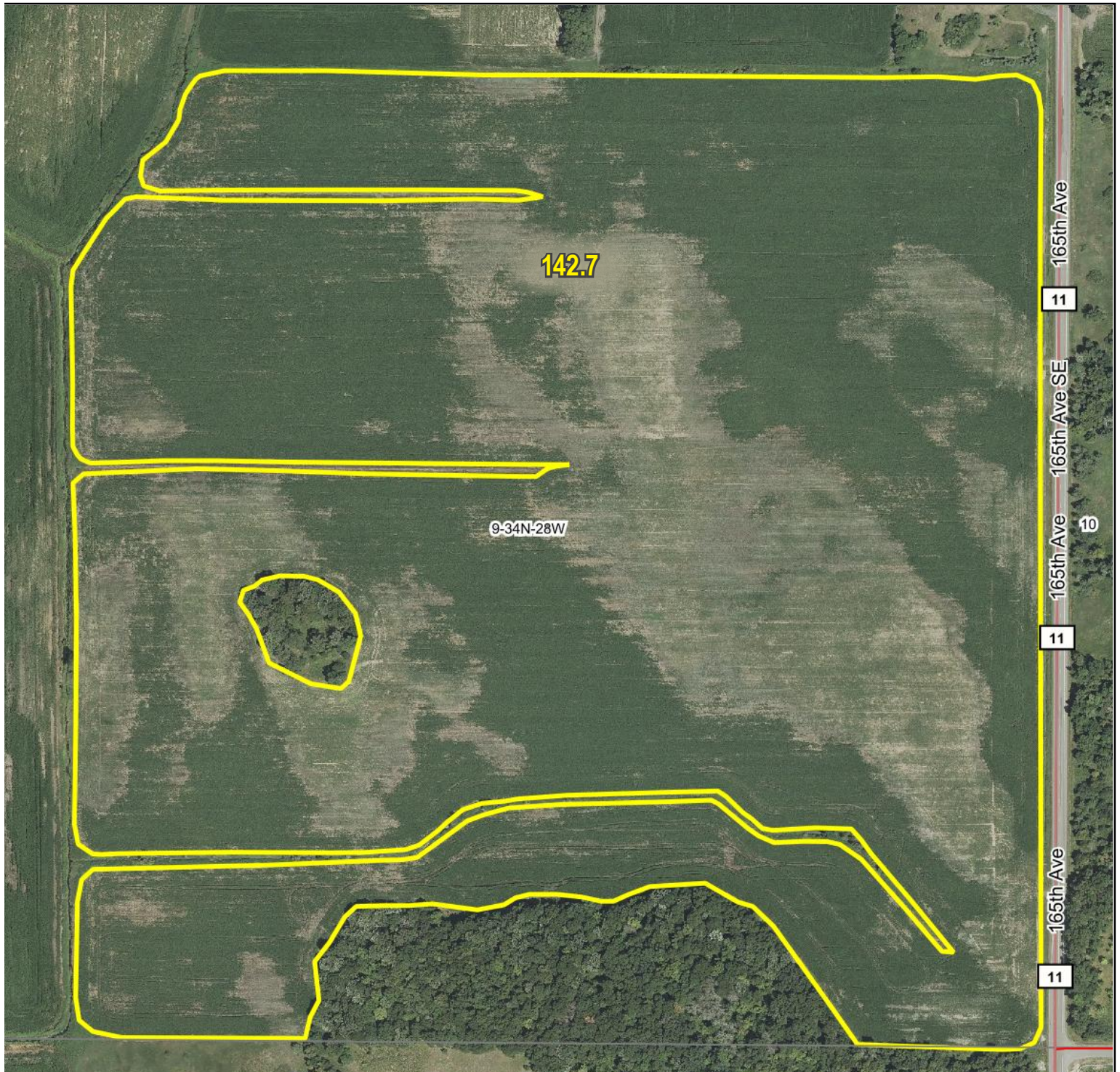
### SHERBURNE COUNTY, MN

**Cropland Acres:** 142.7± per FSA

**PID #:** 05-00109-4100, 05-00109-4301 & 05-00109-4401

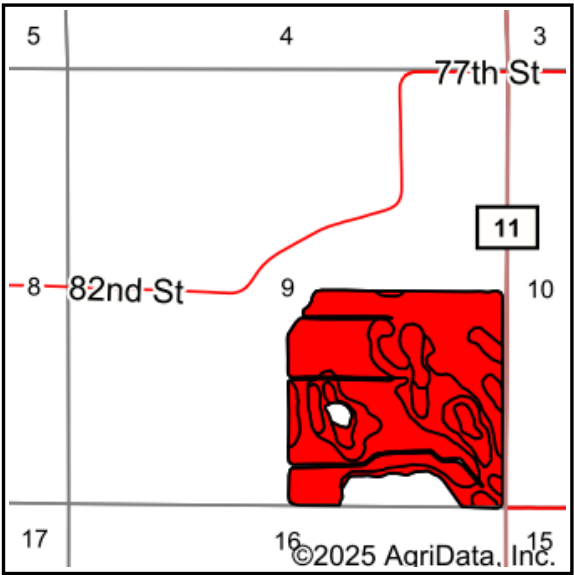
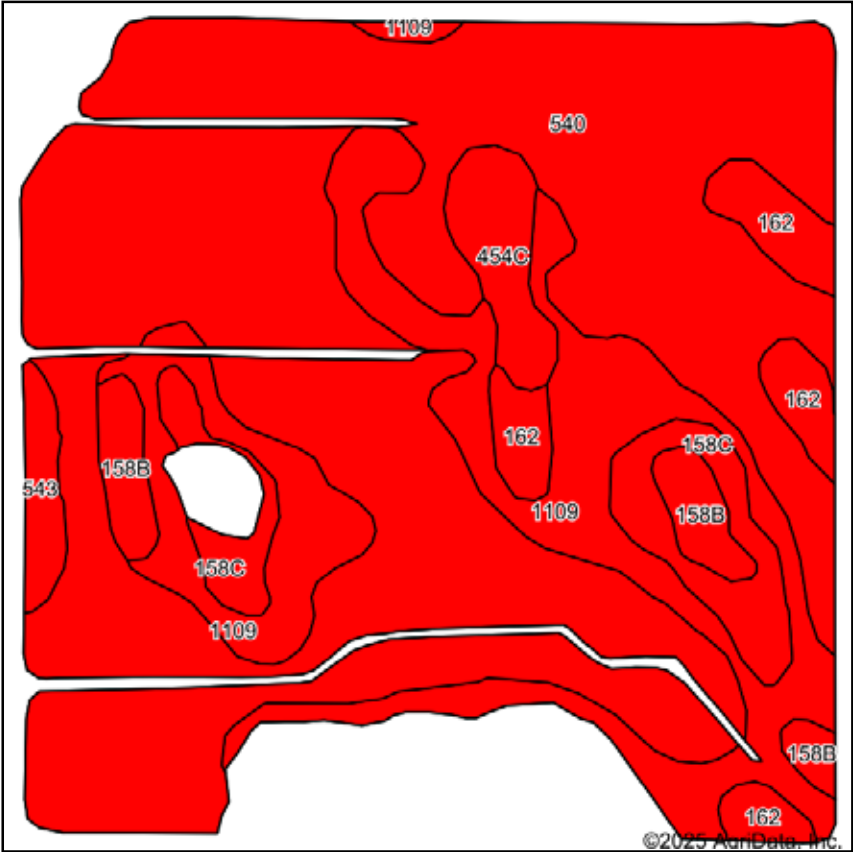
**Crop Productivity Index:** 23.2

**Soils:** Seelyeville muck, 0 to 1 percent slopes (64.0%), Isanti loamy fine sand, 0 to 2 percent slopes (19.5%), Zimmerman fine sand, 6 to 12 percent slopes (4.8%), Lino loamy fine sand, 0 to 2 percent slopes (4.5%), Zimmerman fine sand, 1 to 6 percent slopes (3.1%), Mahtomedi loamy coarse sand, 6 to 15 percent slopes (2.7%), Markey muck, occasionally ponded, 0 to 1 percent slopes (1.4%)



\*Lines are approximate

Tract 3 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	87.98	64.0%		VIw		15
1109	Isanti loamy fine sand, 0 to 2 percent slopes	26.86	19.5%		IIIw		40
158C	Zimmerman fine sand, 6 to 12 percent slopes	6.54	4.8%		VIIs	VIIs	39
162	Lino loamy fine sand, 0 to 2 percent slopes	6.17	4.5%		IIIs		43
158B	Zimmerman fine sand, 1 to 6 percent slopes	4.27	3.1%		IVs	IVs	39
454C	Mahtomedi loamy coarse sand, 6 to 15 percent slopes	3.70	2.7%		VIIs		27
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	1.93	1.4%		VIw		5
Weighted Average					5.22	*-	23.2

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

## Tract 4 Details

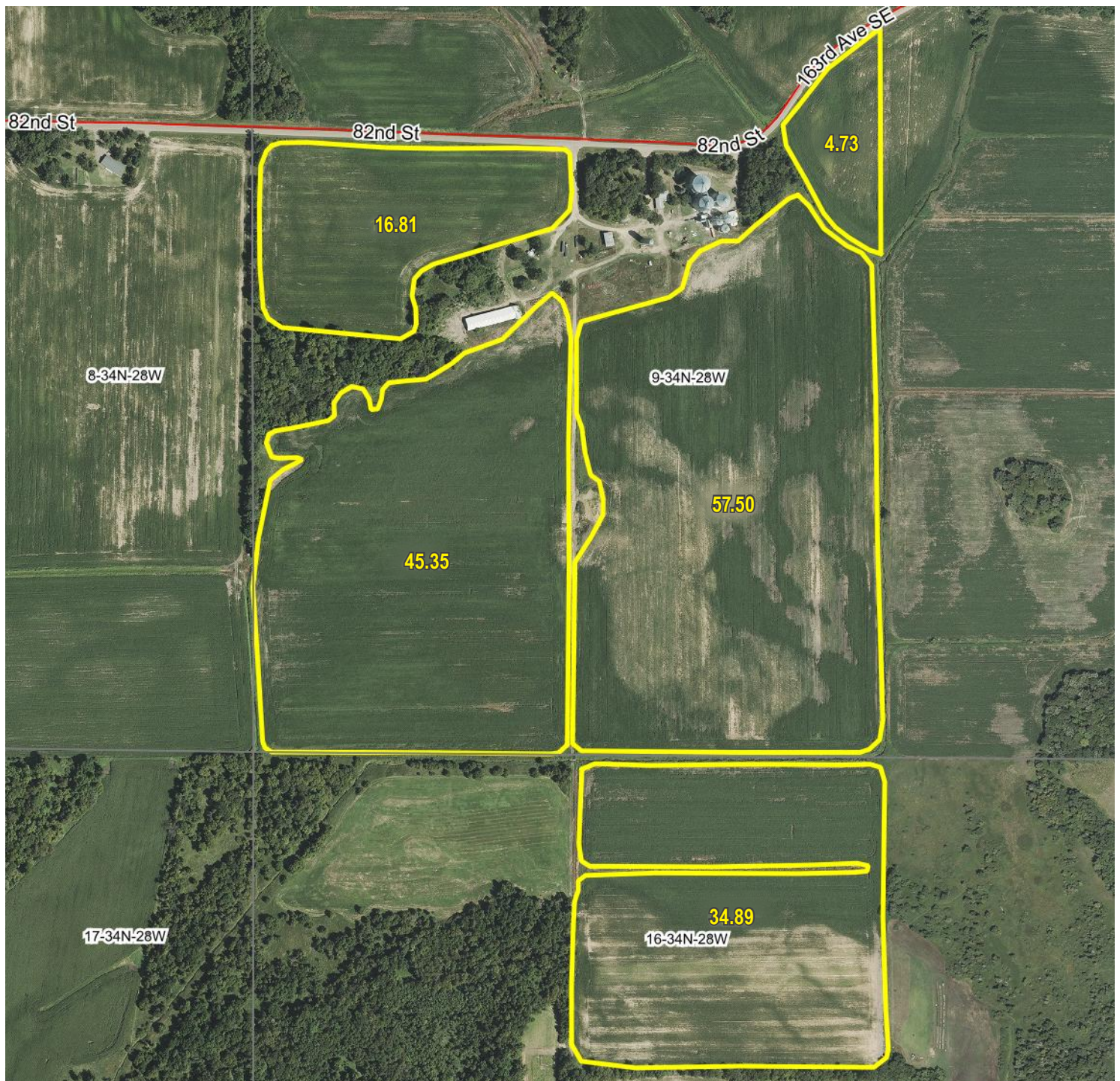
### SHERBURNE COUNTY, MN

**Cropland Acres:** 159.28± per FSA

**PID #:** 05-00109-2400 (part of parcel, 42.24 acres), 05-00109-3400, 05-00116-2100, 05-00109-3300, & 05-00109-3200

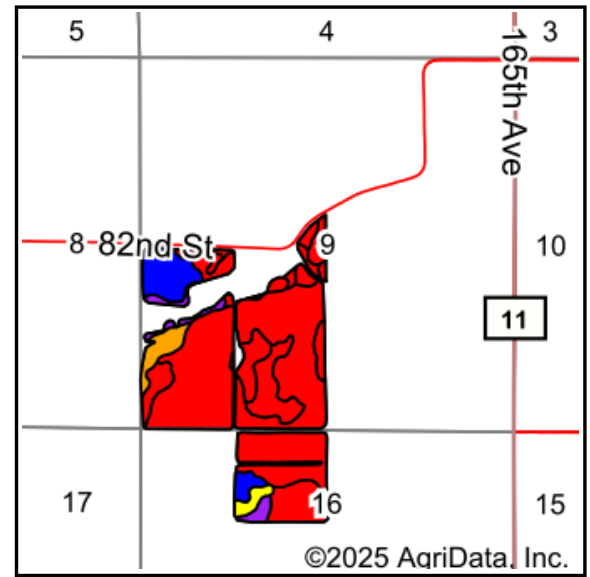
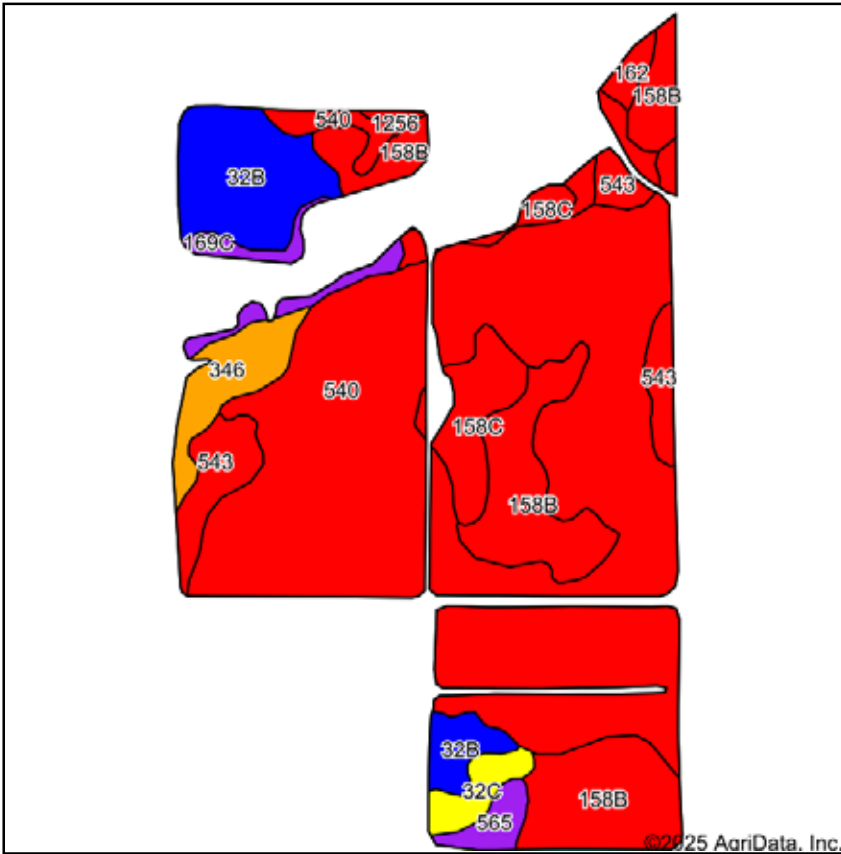
**Crop Productivity Index:** 29.5

**Soils:** Seelyeville muck, 0 to 1 percent slopes (56.9%), Zimmerman fine sand, 1 to 6 percent slopes (15.8%), Nebish fine sandy loam, 2 to 6 percent slopes (8.1%), Markey muck, occasionally ponded, 0 to 1 percent slopes (5.4%), Zimmerman fine sand, 6 to 12 percent slopes (4.6%), Talmoon loam, 0 to 2 percent slopes (3.3%), Braham loamy fine sand, 6 to 12 percent slopes (2.0%), Nebish fine sandy loam, 6 to 12 percent slopes (1.6%), Eckvoll loamy fine sand, 0 to 3 percent slopes (1.3%), Lino loamy fine sand, 0 to 2 percent slopes (0.7%), Cantlin loamy fine sand, 0 to 3 percent slopes (0.3%)



\*Lines are approximate

# Tract 4 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	95.05	56.9%		VIw		15
158B	Zimmerman fine sand, 1 to 6 percent slopes	26.34	15.8%		IVs	IVs	39
32B	Nebish fine sandy loam, 2 to 6 percent slopes	13.61	8.1%		Ile		83
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	9.01	5.4%		VIw		5
158C	Zimmerman fine sand, 6 to 12 percent slopes	7.73	4.6%		VIIs	VIIs	39
346	Talmoon loam, 0 to 2 percent slopes	5.57	3.3%		IIw		78
169C	Braham loamy fine sand, 6 to 12 percent slopes	3.32	2.0%		IVe		52
32C	Nebish fine sandy loam, 6 to 12 percent slopes	2.72	1.6%		IIIe		69
565	Eckvoll loamy fine sand, 0 to 3 percent slopes	2.12	1.3%		IIIs		60
162	Lino loamy fine sand, 0 to 2 percent slopes	1.19	0.7%		IIIs		43
1256	Cantlin loamy fine sand, 0 to 3 percent slopes	0.48	0.3%		IVs		43
Weighted Average					5.07	*-	29.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

# Tract 5 Details

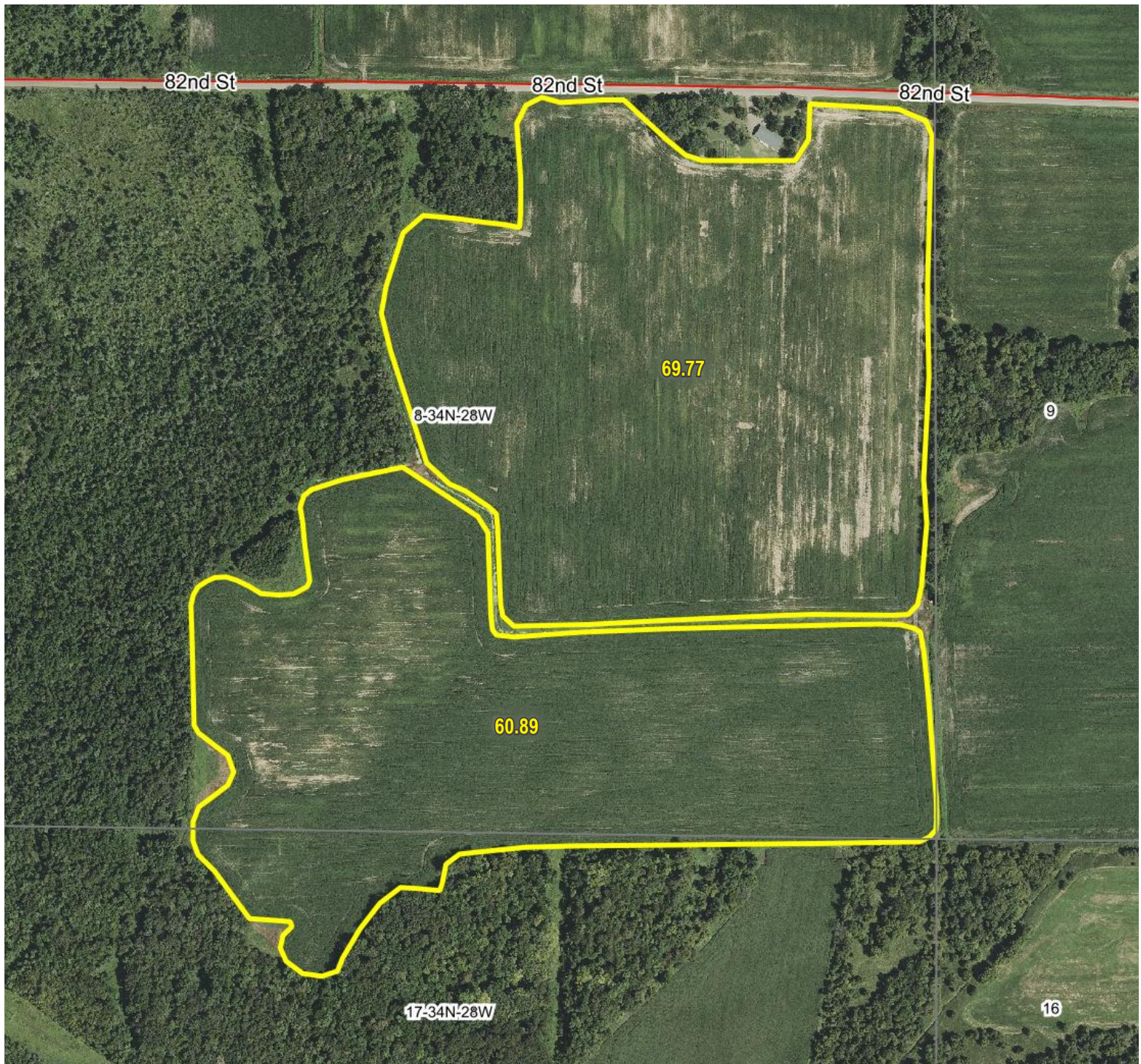
## SHERBURNE COUNTY, MN

**Cropland Acres:** 128.66± per FSA

**PID #:** 05-00108-4100, 05-00108-4200, & 05-00117-2100

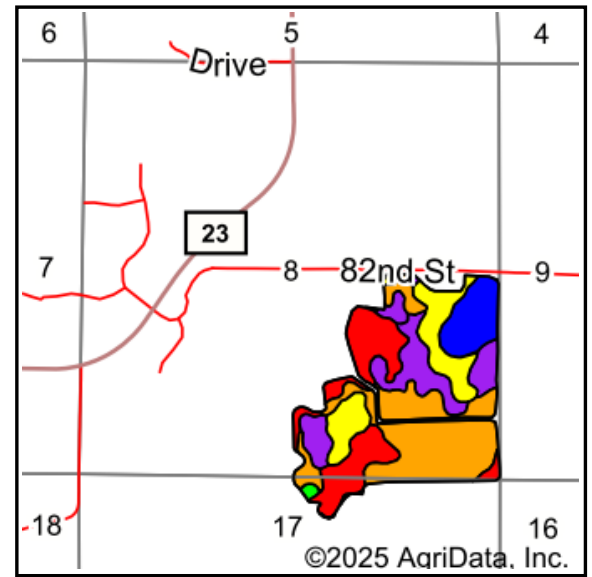
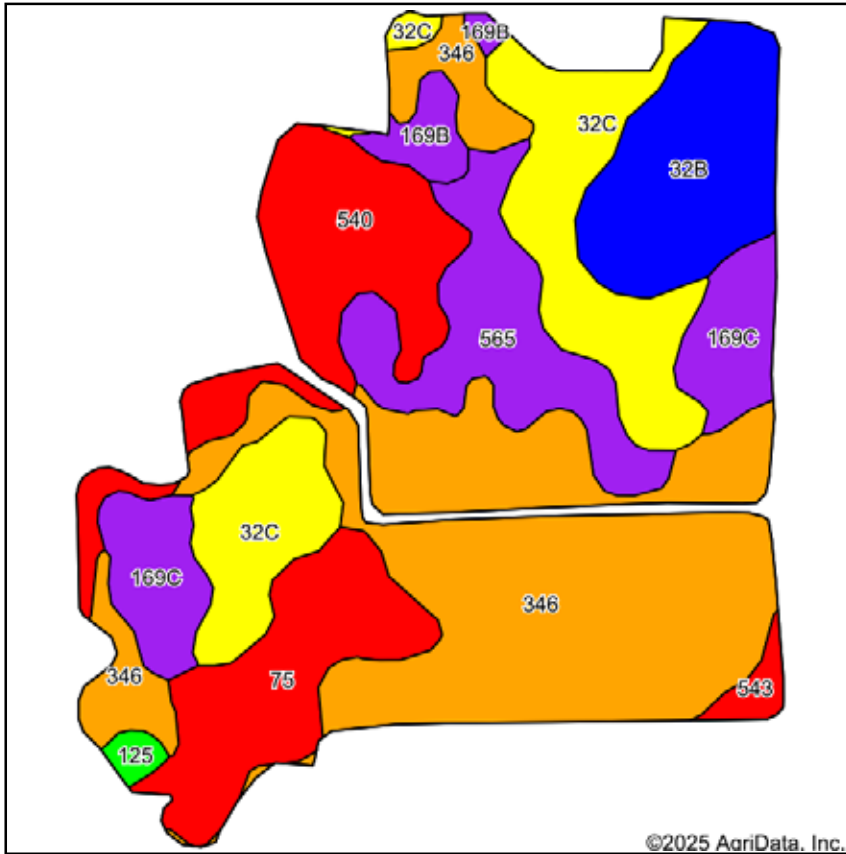
**Crop Productivity Index:** 59.9

**Soils:** Talmoon loam, 0 to 2 percent slopes (34.2%), Nebish fine sandy loam, 6 to 12 percent slopes (15.8%), Seelyeville muck, 0 to 1 percent slopes (11.1%), Nebish fine sandy loam, 2 to 6 percent slopes (9.7%), Eckvoll loamy fine sand, 0 to 3 percent slopes (9.4%), Bluffton loam, depressional, 0 to 1 percent slopes (9.3%), Braham loamy fine sand, 6 to 12 percent slopes (7.1%), Braham loamy fine sand, 3 to 6 percent slopes (1.9%), Markey muck, occasionally ponded, 0 to 1 percent slopes (0.9%), Beltrami fine sandy loam, 0 to 3 percent slopes (0.6%)



\*Lines are approximate

# Tract 5 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
346	Talmoon loam, 0 to 2 percent slopes	42.93	34.2%		IIw	78
32C	Nebish fine sandy loam, 6 to 12 percent slopes	19.97	15.8%		IIIe	69
540	Seelyeville muck, 0 to 1 percent slopes	13.98	11.1%		VIw	15
32B	Nebish fine sandy loam, 2 to 6 percent slopes	12.26	9.7%		Ile	83
565	Eckvoll loamy fine sand, 0 to 3 percent slopes	11.79	9.4%		IIIIs	60
75	Bluffton loam, depressional, 0 to 1 percent slopes	11.78	9.3%		VIw	15
169C	Braham loamy fine sand, 6 to 12 percent slopes	8.95	7.1%		IVe	52
169B	Braham loamy fine sand, 3 to 6 percent slopes	2.43	1.9%		IIIIs	60
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	1.16	0.9%		VIw	5
125	Beltrami fine sandy loam, 0 to 3 percent slopes	0.75	0.6%		I	93
Weighted Average					3.26	59.7

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Tract 6 Details

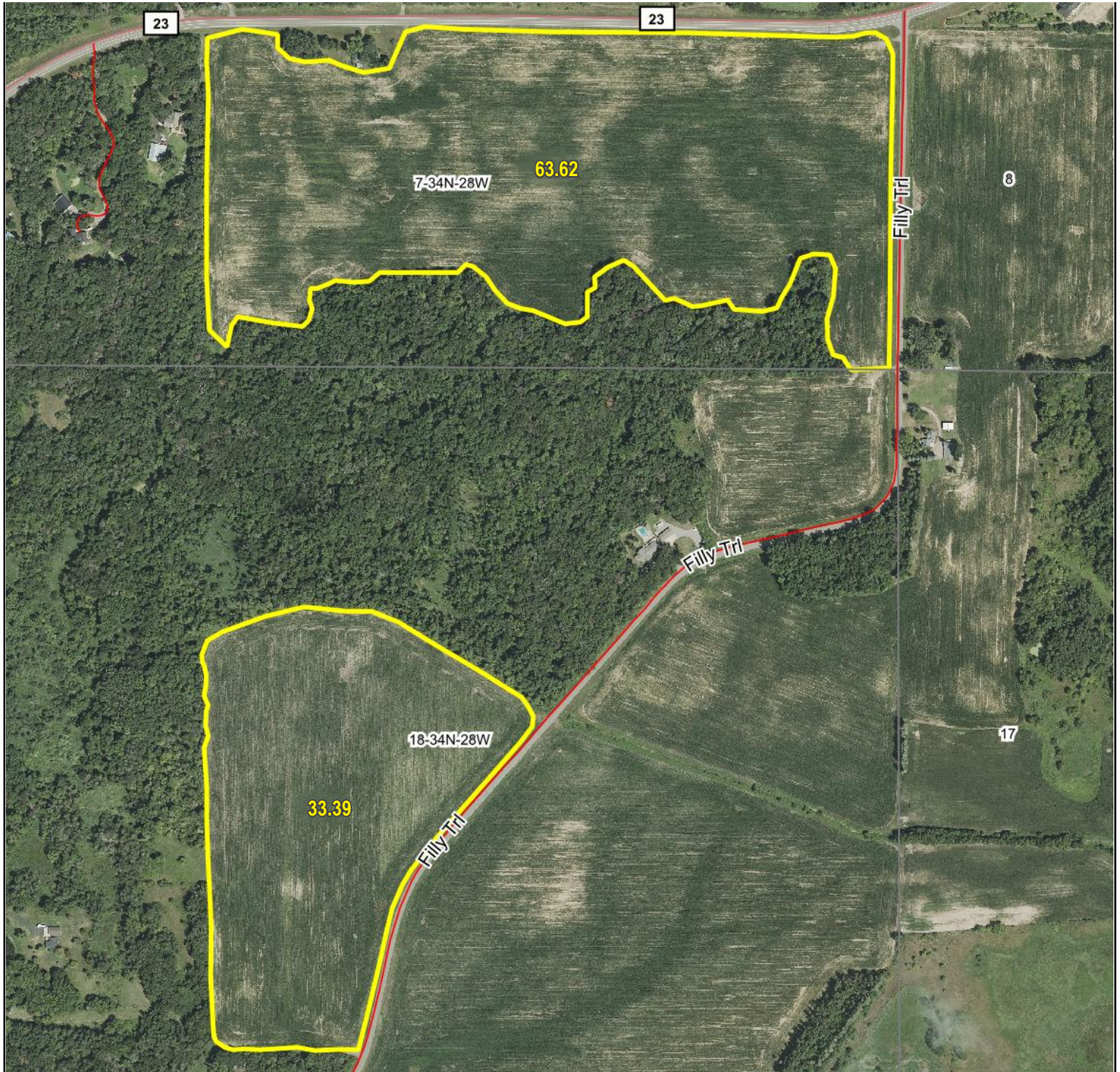
SHERBURNE COUNTY, MN

Cropland Acres: 97.01± per FSA

PID #: 05-00107-4202 & 05-00118-1200

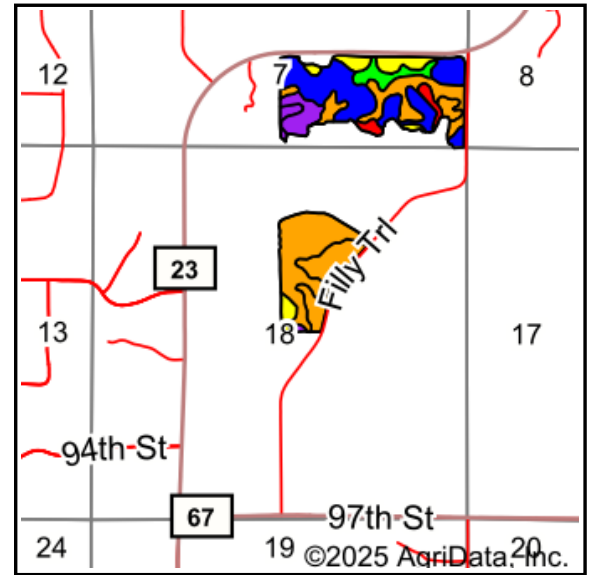
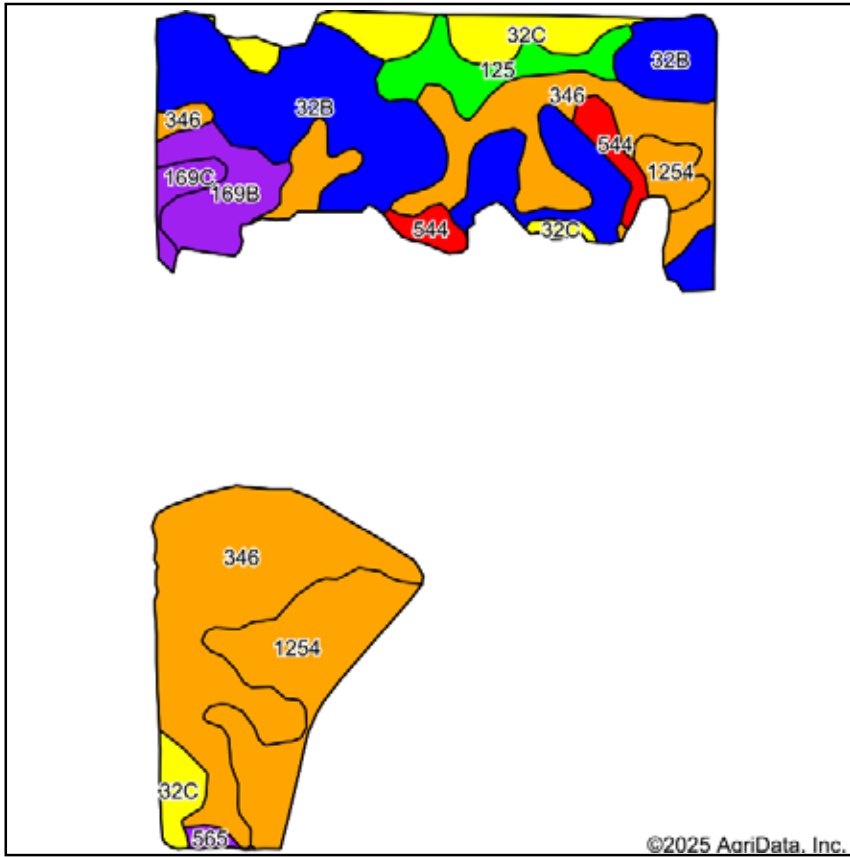
Crop Productivity Index: 76

**Soils:** Talmoon loam, 0 to 2 percent slopes (35.2%), Nebish fine sandy loam, 2 to 6 percent slopes (26.7%), Ricelake fine sandy loam, 0 to 3 percent slopes (14.0%), Nebish fine sandy loam, 6 to 12 percent slopes (8.7%), Braham loamy fine sand, 3 to 6 percent slopes (5.5%), Beltrami fine sandy loam, 0 to 3 percent slopes (5.0%), Cathro muck, 0 to 1 percent slopes (2.9%), Braham loamy fine sand, 6 to 12 percent slopes (1.5%), Eckvoll loamy fine sand, 0 to 3 percent slopes (0.5%)



\*Lines are approximate

# Tract 6 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
346	Talmoon loam, 0 to 2 percent slopes	32.48	35.2%		IIw	78
32B	Nebish fine sandy loam, 2 to 6 percent slopes	24.82	26.7%		IIe	83
1254	Ricelake fine sandy loam, 0 to 3 percent slopes	12.99	14.0%		IIw	78
32C	Nebish fine sandy loam, 6 to 12 percent slopes	8.11	8.7%		IIIe	69
169B	Braham loamy fine sand, 3 to 6 percent slopes	5.06	5.5%		IIIs	60
125	Beltrami fine sandy loam, 0 to 3 percent slopes	4.68	5.0%		I	93
544	Cathro muck, 0 to 1 percent slopes	2.73	2.9%		VIw	15
169C	Braham loamy fine sand, 6 to 12 percent slopes	1.42	1.5%		IVe	52
565	Eckvoll loamy fine sand, 0 to 3 percent slopes	0.50	0.5%		IIIs	60
Weighted Average					2.25	76

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Tract 7 Details

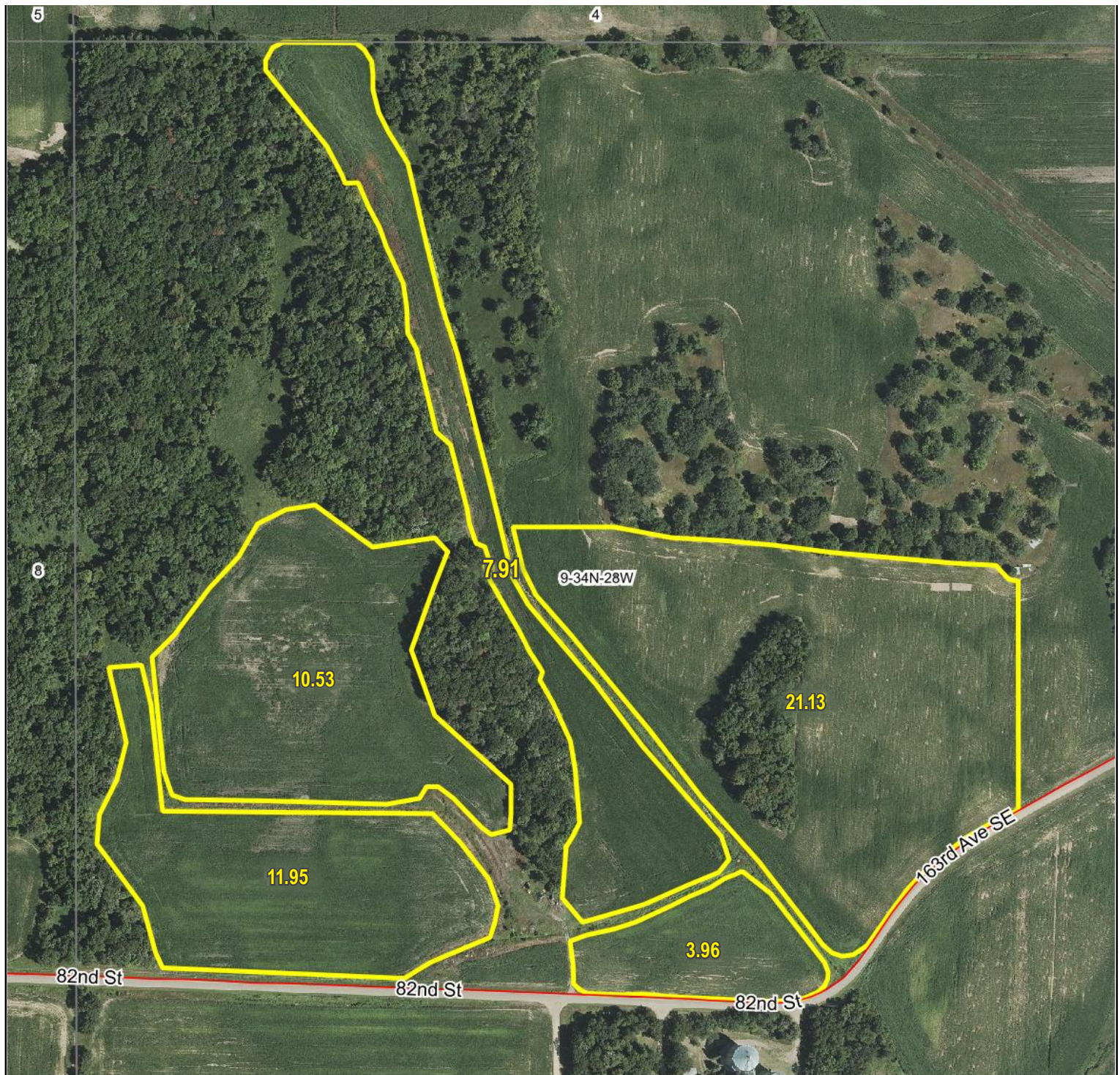
## SHERBURNE COUNTY, MN

**Cropland Acres:** 55.48± per FSA

**PID #:** 05-00109-2301, 05-00109-2201, & 05-00109-2400 (part of parcel, 37.76 acres)

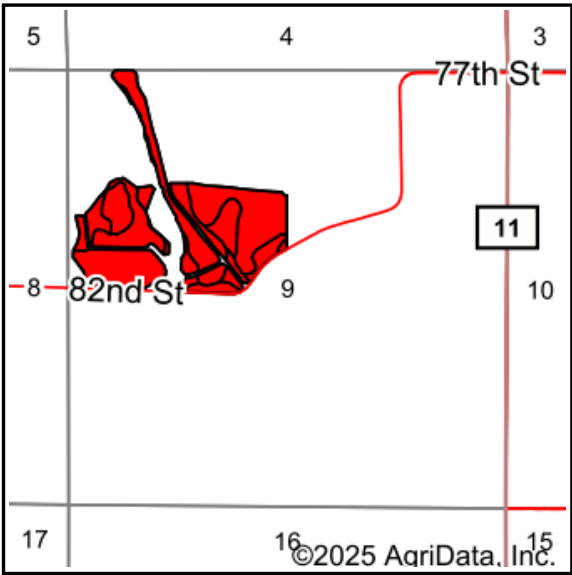
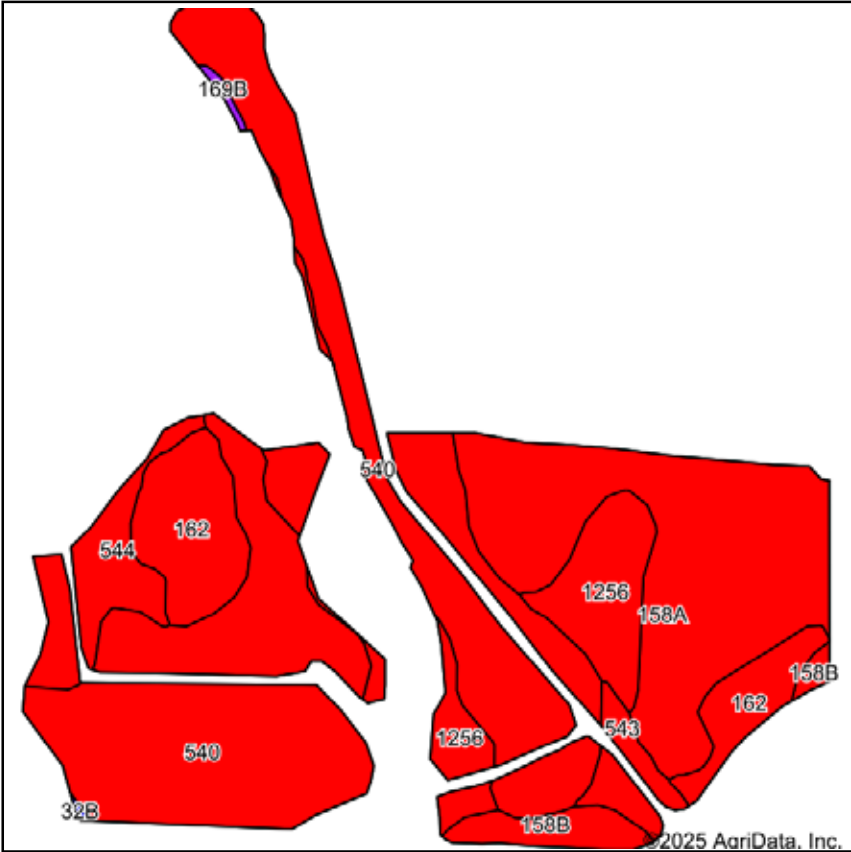
**Crop Productivity Index:** 26.8

**Soils:** Seelyeville muck, 0 to 1 percent slopes (45.6%), Zimmerman fine sand, 0 to 2 percent slopes (23.8%), Cantlin loamy fine sand, 0 to 3 percent slopes (10.2%), Lino loamy fine sand, 0 to 2 percent slopes (9.4%), Cathro muck, 0 to 1 percent slopes (5.5%), Zimmerman fine sand, 1 to 6 percent slopes (2.9%), Markey muck, occasionally ponded, 0 to 1 percent slopes (2.4%), Braham loamy fine sand, 3 to 6 percent slopes (0.2%)



\*Lines are approximate

# Tract 7 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	28.21	45.6%		VIw		15
158A	Zimmerman fine sand, 0 to 2 percent slopes	14.76	23.8%		IVs	IVs	39
1256	Cantlin loamy fine sand, 0 to 3 percent slopes	6.31	10.2%		IVs		43
162	Lino loamy fine sand, 0 to 2 percent slopes	5.82	9.4%		IIIs		43
544	Cathro muck, 0 to 1 percent slopes	3.43	5.5%		VIw		15
158B	Zimmerman fine sand, 1 to 6 percent slopes	1.80	2.9%		IVs	IVs	39
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	1.46	2.4%		VIw		5
169B	Braham loamy fine sand, 3 to 6 percent slopes	0.14	0.2%		IIIs		60
Weighted Average					4.97	*-	26.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

# Tract 8 Details

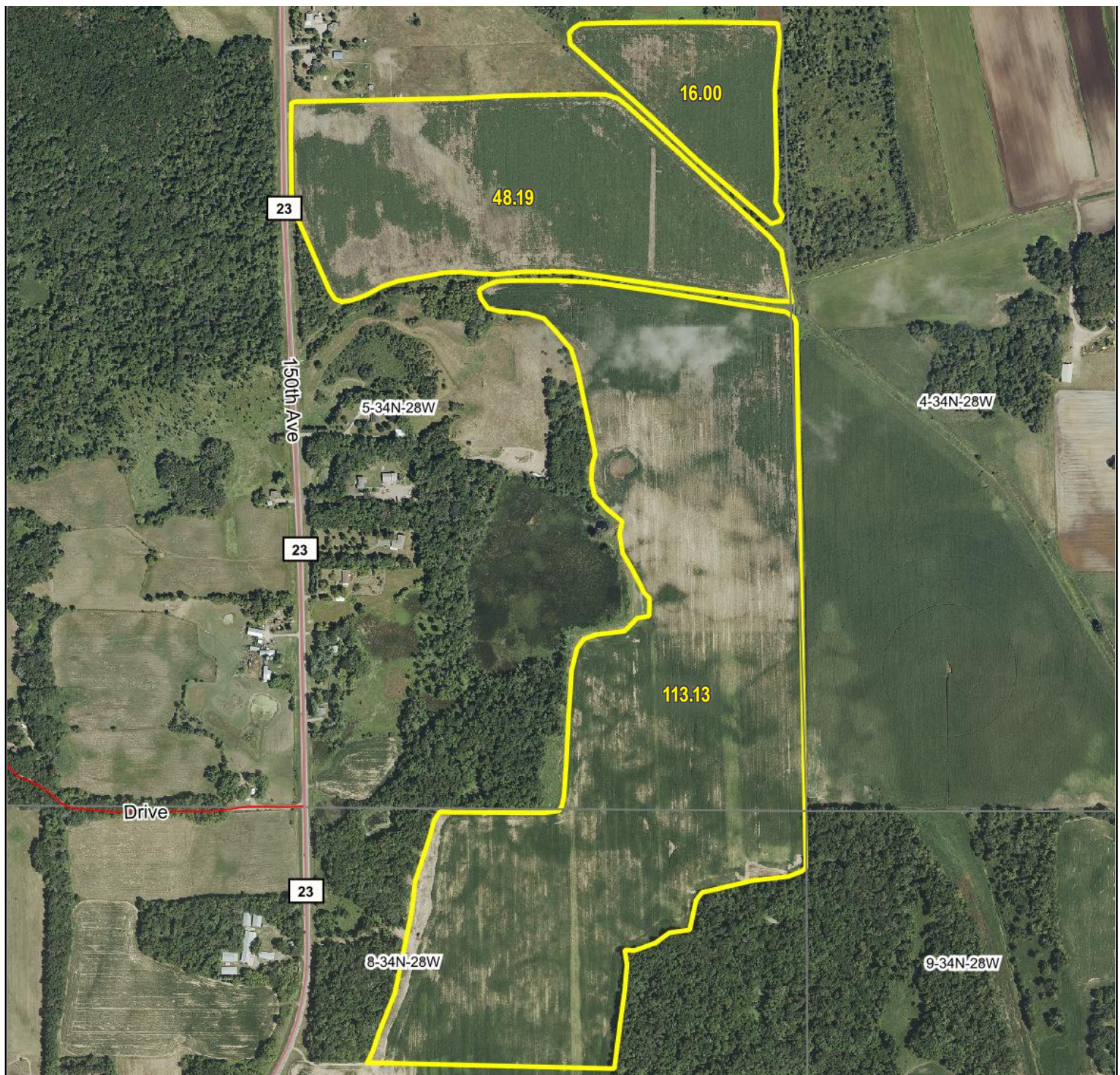
## SHERBURNE COUNTY, MN

**Cropland Acres:** 177.32± per FSA

**PID #:** 05-00105-1102, 05-00105-4205, 05-00105-4101, 05-00105-4400, & 05-00108-1100

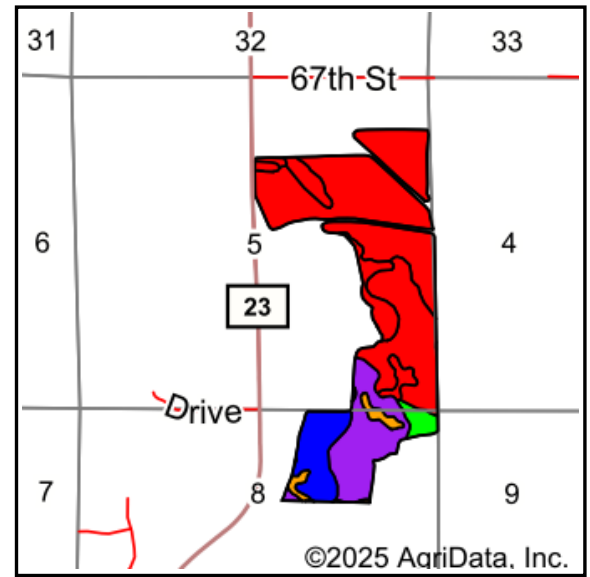
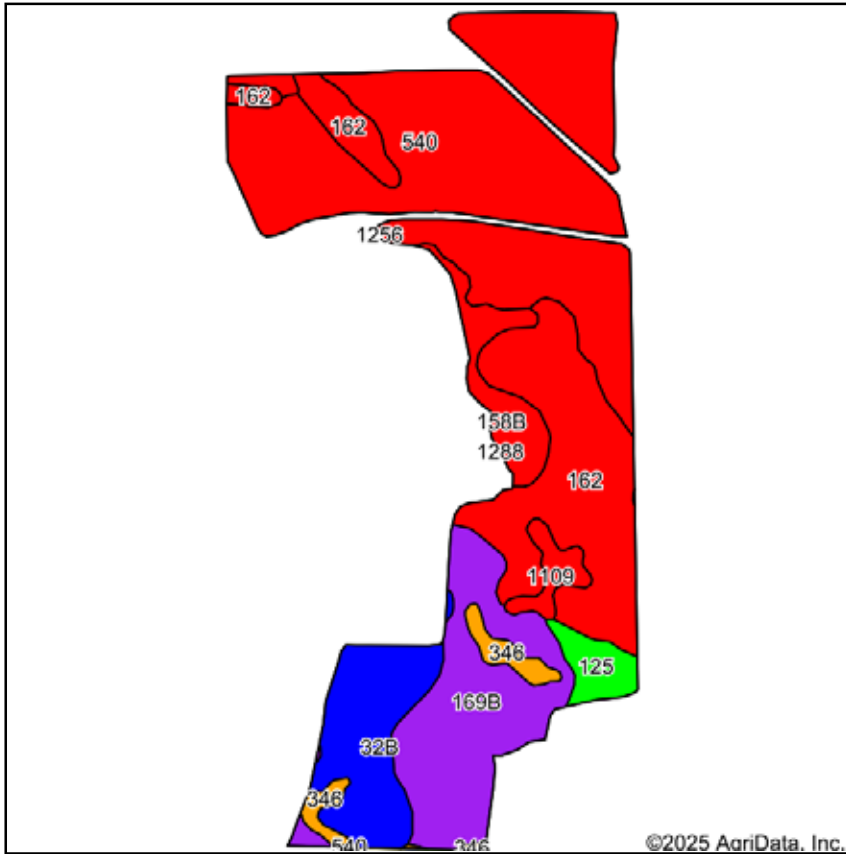
**Crop Productivity Index:** 27.7

**Soils:** Seelyeville muck, 0 to 1 percent slopes (42.5%), Lino loamy fine sand, 0 to 2 percent slopes (21.1%), Braham loamy fine sand, 3 to 6 percent slopes (15.5%), Nebish fine sandy loam, 2 to 6 percent slopes (9.3%), Zimmerman fine sand, 1 to 6 percent slopes (4.3%), Beltrami fine sandy loam, 0 to 3 percent slopes (2.4%), Talmoon loam, 0 to 2 percent slopes (2.2%), Isanti loamy fine sand, 0 to 2 percent slopes (1.8%), Markey muck, occasionally ponded, 0 to 1 percent slopes (0.5%), Braham loamy fine sand, 6 to 12 percent slopes (0.4%)



\*Lines are approximate

# Tract 8 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	75.72	42.5%		VIw		15
162	Lino loamy fine sand, 0 to 2 percent slopes	37.44	21.1%		IIIIs		43
169B	Braham loamy fine sand, 3 to 6 percent slopes	27.51	15.5%		IIIIs		60
32B	Nebish fine sandy loam, 2 to 6 percent slopes	16.59	9.3%		Ile		83
158B	Zimmerman fine sand, 1 to 6 percent slopes	7.59	4.3%		IVs	IVs	39
125	Beltrami fine sandy loam, 0 to 3 percent slopes	4.20	2.4%		I		93
346	Talmoon loam, 0 to 2 percent slopes	3.96	2.2%		IIw		78
1109	Isanti loamy fine sand, 0 to 2 percent slopes	3.14	1.8%		IIIw		40
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	0.89	0.5%		VIw		5
169C	Braham loamy fine sand, 6 to 12 percent slopes	0.70	0.4%		IVe		52
Weighted Average					4.18	*-	39

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

## Tract 9 Details

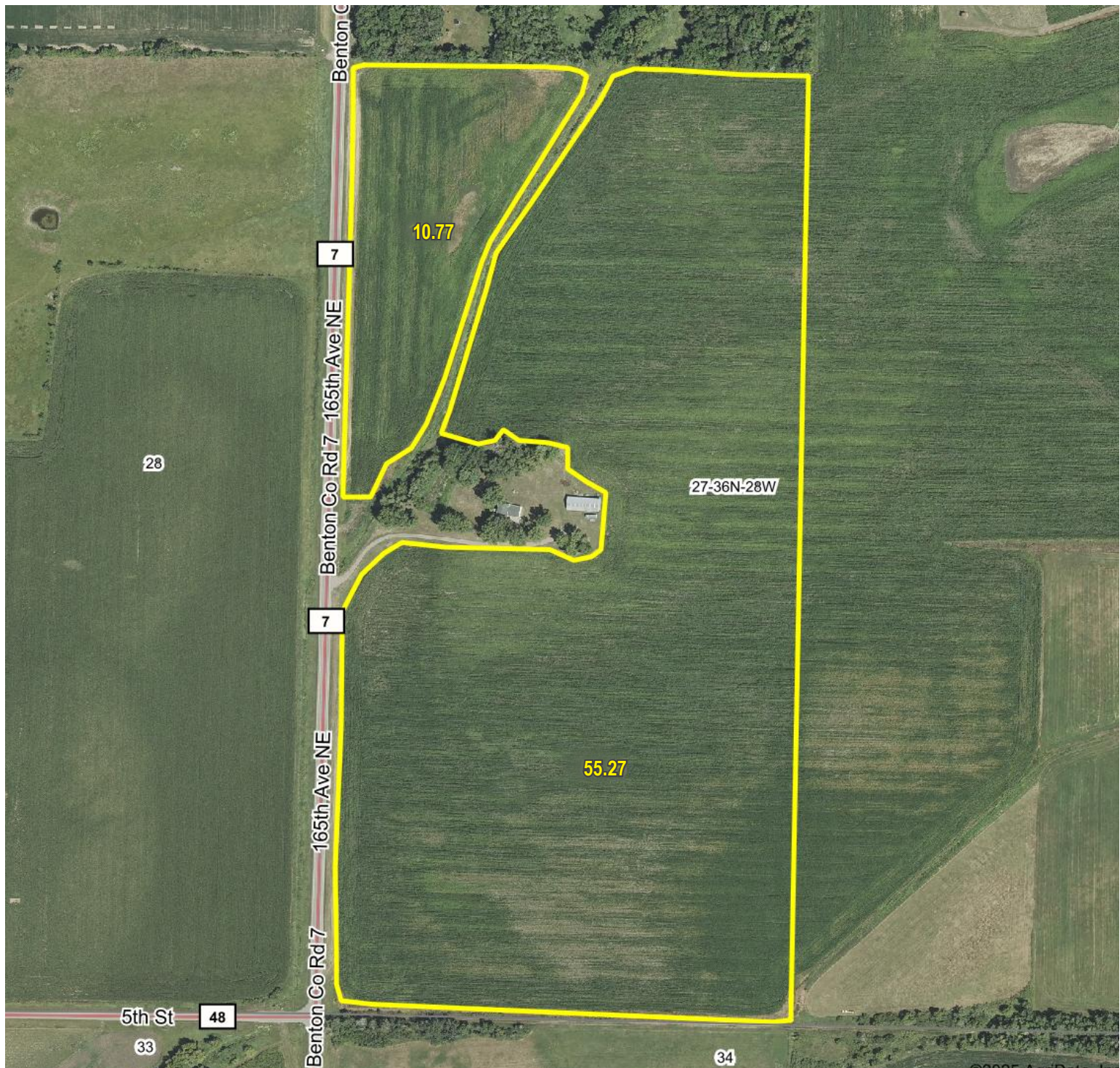
### BENTON COUNTY, MN

**Cropland Acres:** 66.04± per FSA

**PID #:** 03.00387.00 & 03.00390.00

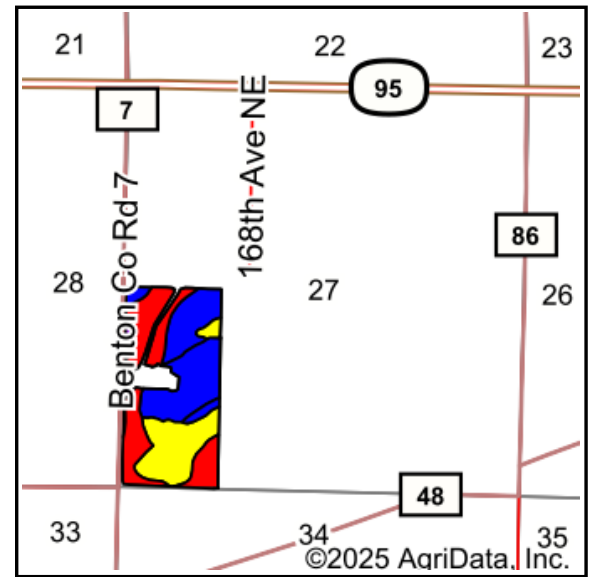
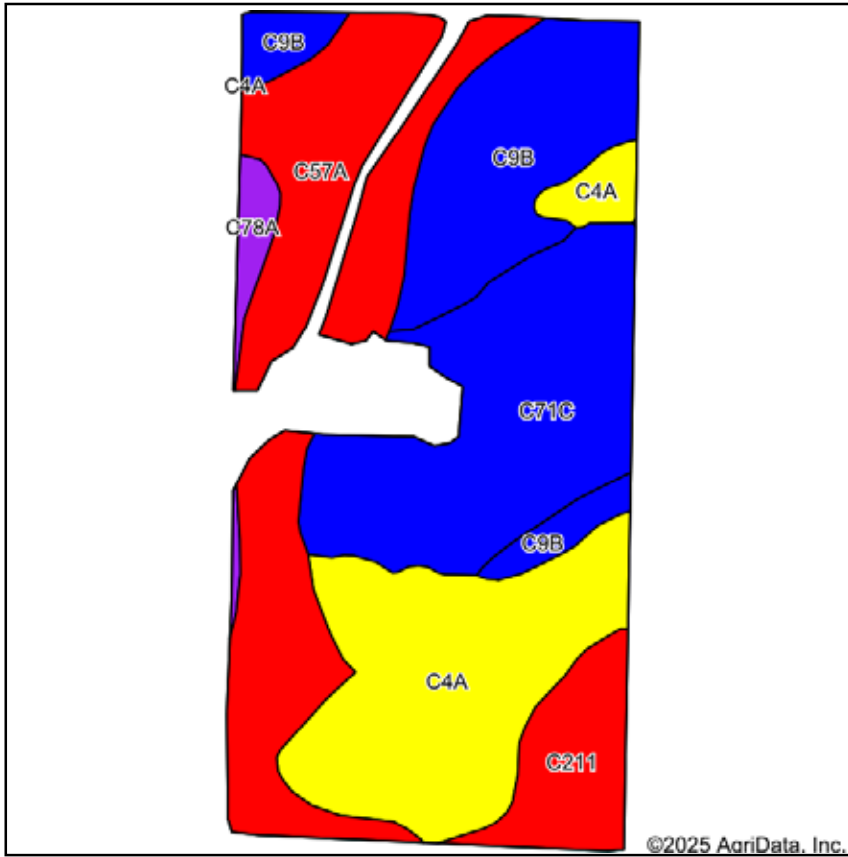
**Crop Productivity Index:** 54.6

**Soils:** Warman loam, depressional, 0 to 1 percent slopes (27.0%), CebanaGiese, frequently pondedRonneby complex, 0 to 3 percent slopes, stony (23.7%), Milaca-Mora complex, 1 to 7 percent slopes, stony (22.7%), MoraRonneby complex, 1 to 4 percent slopes, stony (17.8%), Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded (6.8%), Warman loam, 0 to 2 percent slopes (2.0%)



\*Lines are approximate

# Tract 9 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C57A	Warman loam, depressional, 0 to 1 percent slopes	19.02	27.0%		VIw	15
C4A	Cebana-Giese, frequently ponded-Ronneby complex, 0 to 3 percent slopes, stony	16.58	23.7%		IVw	64
C71C	Milaca-Mora complex, 1 to 7 percent slopes, stony	15.89	22.7%		IIIe	83
C9B	Mora-Ronneby complex, 1 to 4 percent slopes, stony	12.46	17.8%		IIIs	83
C211	Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded	4.76	6.8%		VIIIw	5
C78A	Warman loam, 0 to 2 percent slopes	1.38	2.0%		IVw	56
Weighted Average					4.41	54.2

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Tract 10 Details

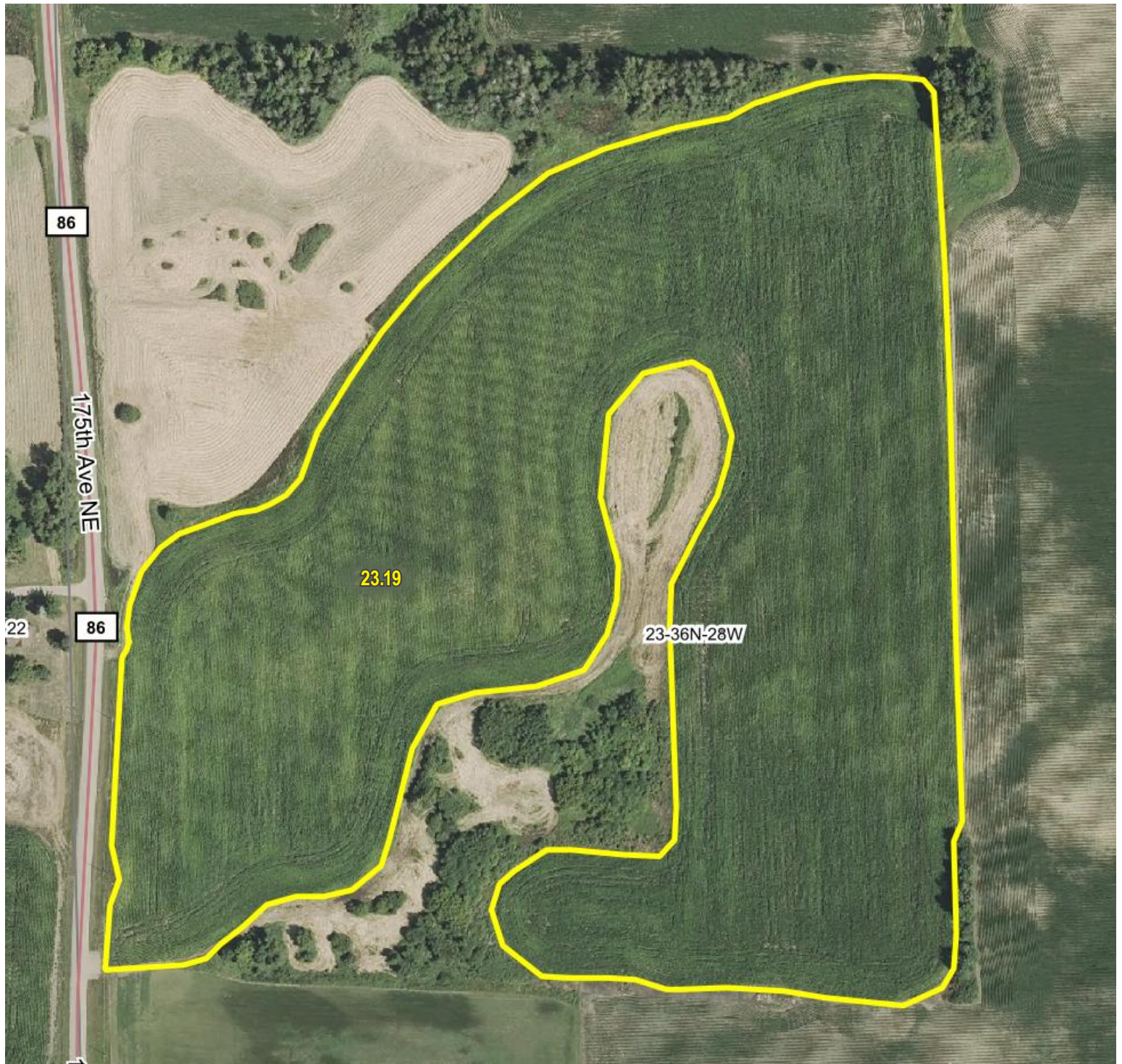
## BENTON COUNTY, MN

Cropland Acres: 23.19± per FSA

PID #: 03.00325.00

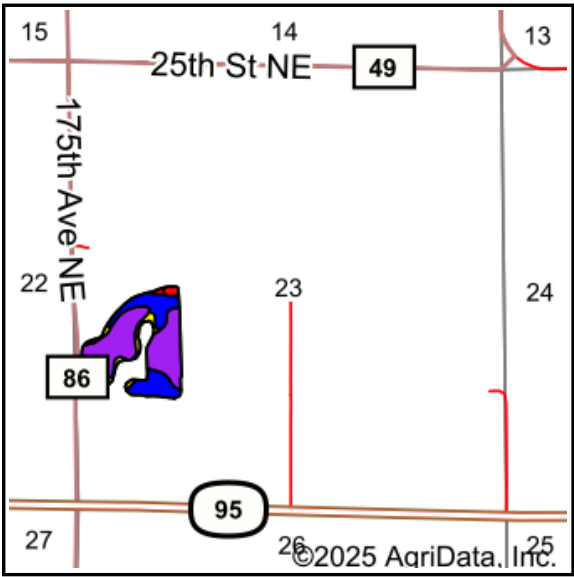
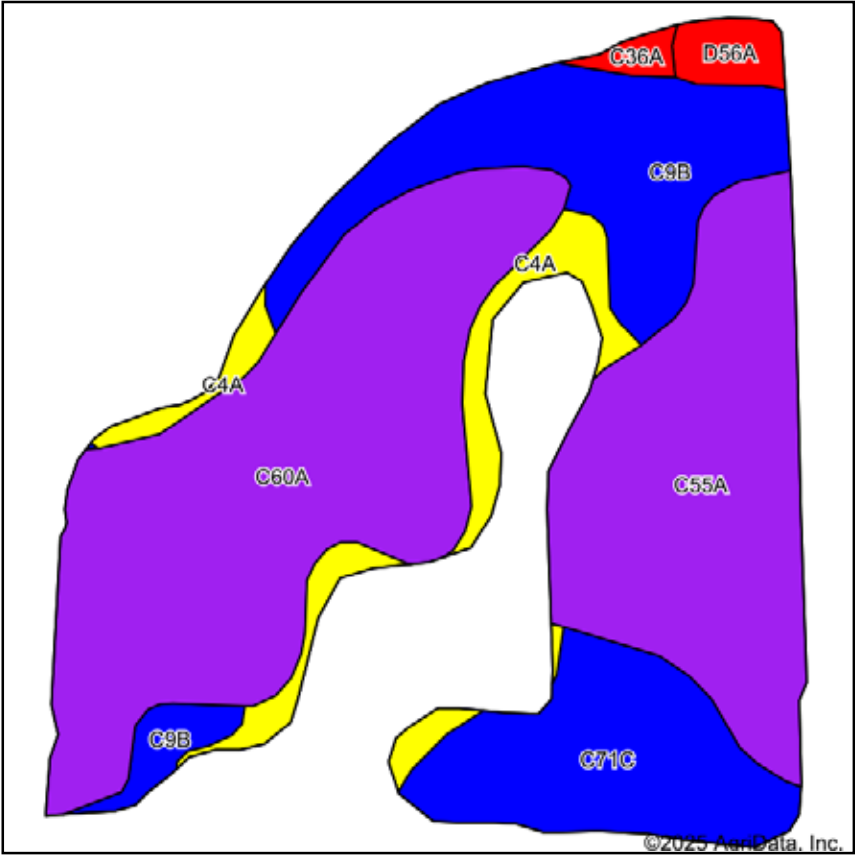
Crop Productivity Index: 63.7

**Soils:** Bushville fine sand, 0 to 2 percent slopes (36.5%), Watab loamy fine sand, 0 to 2 percent slopes (24.9%), MoraRonneby complex, 1 to 4 percent slopes, stony (16.4%), MilacaMora complex, 1 to 7 percent slopes, stony (12.6%), CebanaGiese, frequently pondedRonneby complex, 0 to 3 percent slopes, stony (7.0%), Lino loamy fine sand, stratified substratum, 0 to 2 percent slopes (1.87%), Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes (0.8%)



\*Lines are approximate

Tract 10 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C60A	Bushville fine sand, 0 to 2 percent slopes	8.85	36.5%		III <sub>s</sub>	57
C55A	Watab loamy fine sand, 0 to 2 percent slopes	6.04	24.9%		III <sub>w</sub>	54
C9B	Mora-Ronneby complex, 1 to 4 percent slopes, stony	3.98	16.4%		III <sub>s</sub>	83
C71C	Milaca-Mora complex, 1 to 7 percent slopes, stony	3.07	12.6%		III <sub>e</sub>	83
C4A	Cebana-Giese, frequently ponded-Ronneby complex, 0 to 3 percent slopes, stony	1.71	7.0%		IV <sub>w</sub>	64
D56A	Lino loamy fine sand, stratified substratum, 0 to 2 percent slopes	0.43	1.8%		IV <sub>s</sub>	43
C36A	Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes	0.19	0.8%		VI <sub>w</sub>	15
Weighted Average					3.11	63.7

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Tract 11 Details

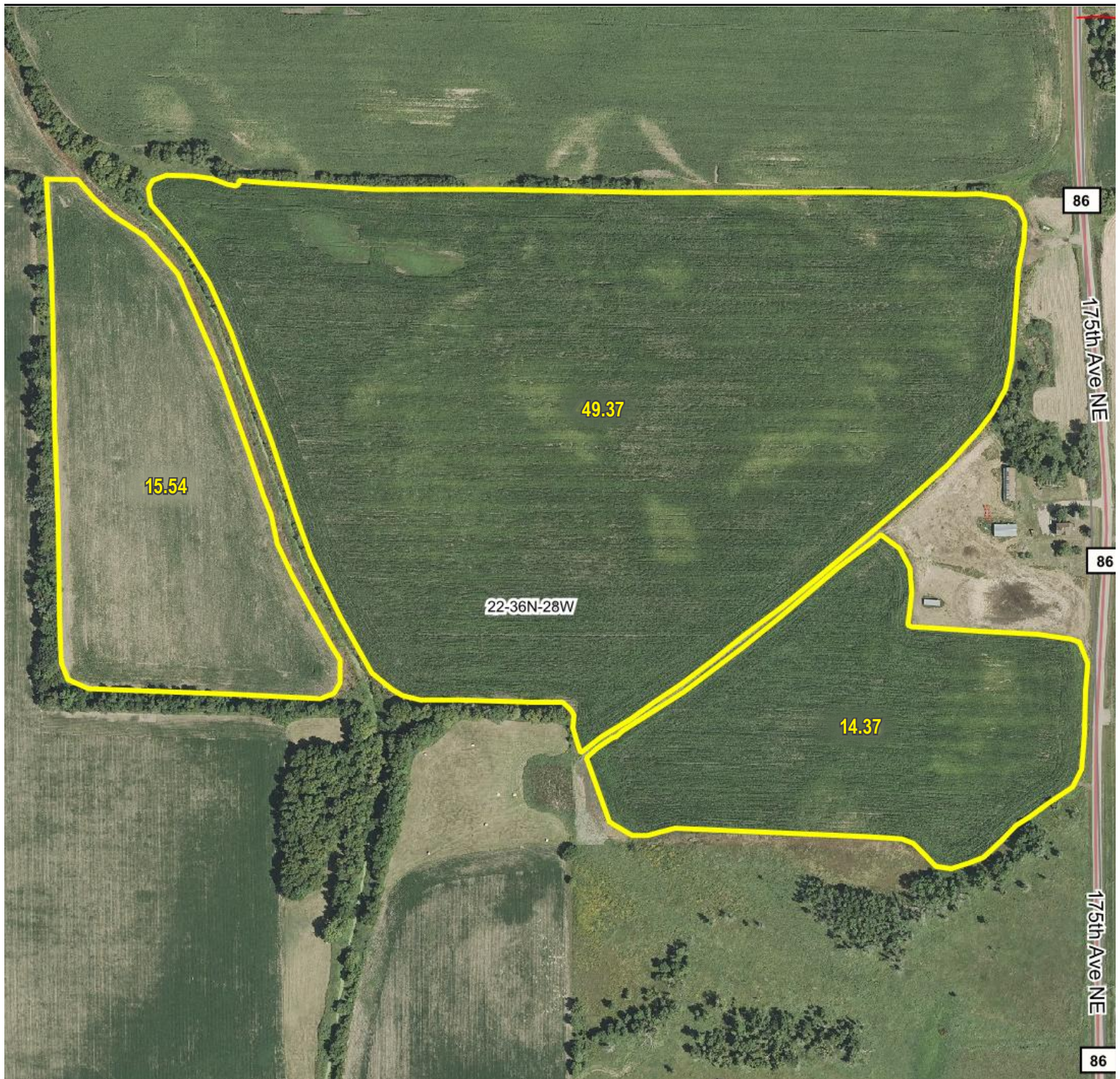
## BENTON COUNTY, MN

Cropland Acres: 79.28± per FSA

PID #: 03.00309.00 & 03.00310.00

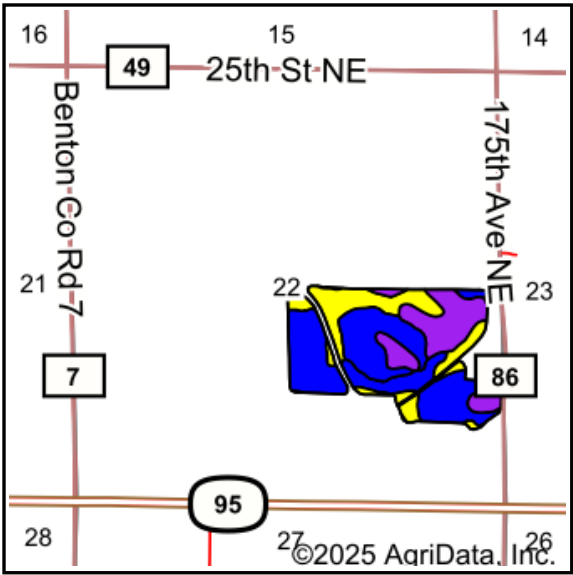
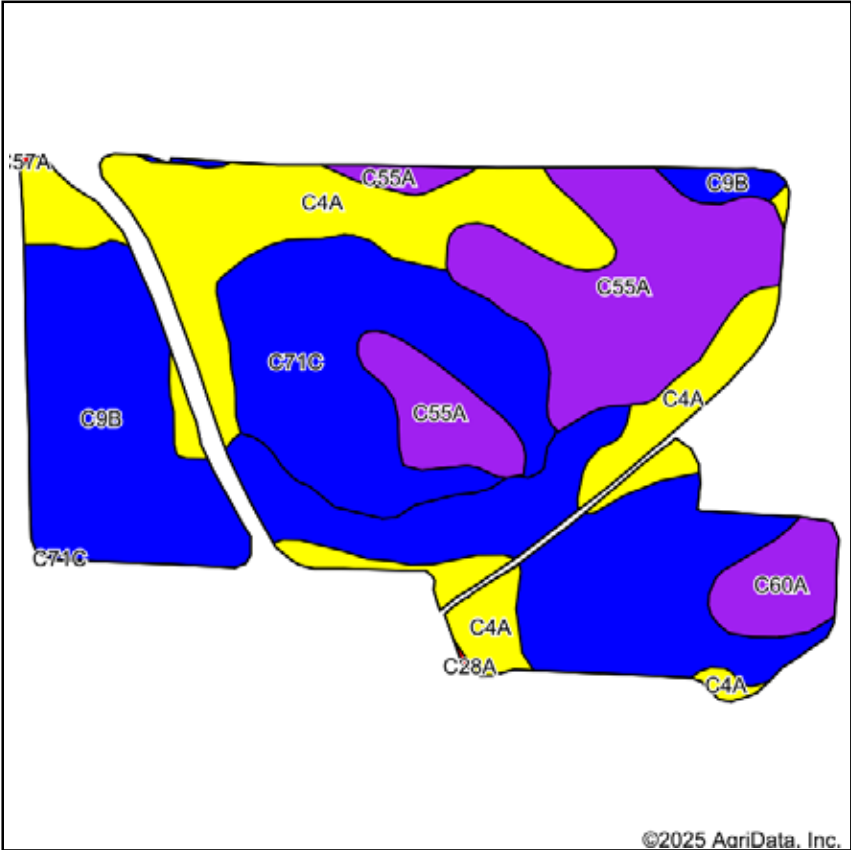
Crop Productivity Index: 72

Soils: MoraRonneby complex, 1 to 4 percent slopes, stony (36.1%), CebanaGiese, frequently pondedRonneby complex, 0 to 3 percent slopes, stony (23.4%), Watab loamy fine sand, 0 to 2 percent slopes (19.4%), MilacaMora complex, 1 to 7 percent slopes, stony (17.6%), Bushville fine sand, 0 to 2 percent slopes (3.5%)



\*Lines are approximate

Tract 11 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C9B	Mora-Ronneby complex, 1 to 4 percent slopes, stony	27.84	36.1%		IIIs	83
C4A	Cebana-Giese, frequently ponded-Ronneby complex, 0 to 3 percent slopes, stony	18.04	23.4%		IVw	64
C55A	Watab loamy fine sand, 0 to 2 percent slopes	14.92	19.4%		IIIw	54
C71C	Milaca-Mora complex, 1 to 7 percent slopes, stony	13.60	17.6%		IIIe	83
C60A	Bushville fine sand, 0 to 2 percent slopes	2.69	3.5%		IIIs	57
Weighted Average					3.23	72

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Tract 12 Details

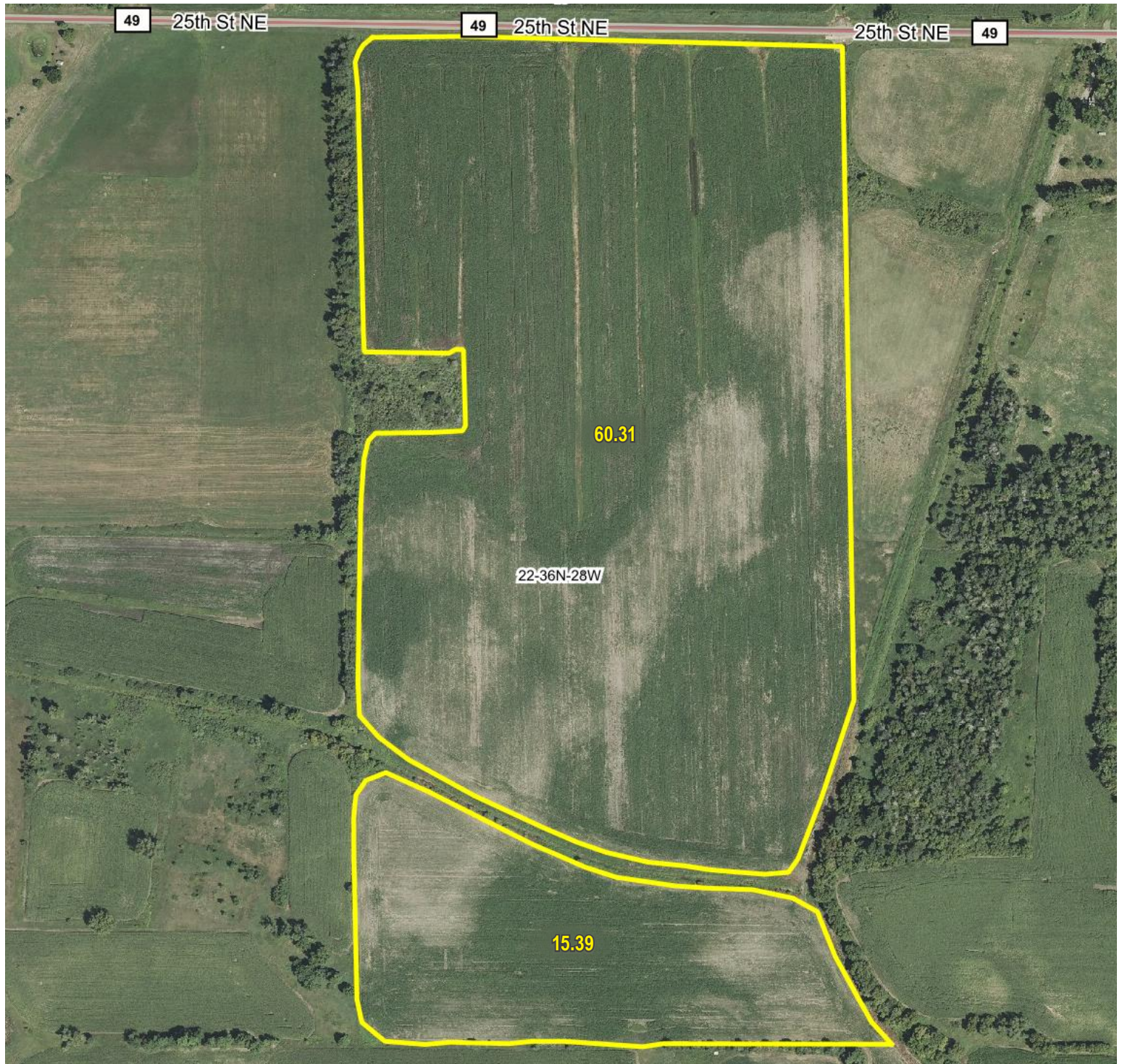
## BENTON COUNTY, MN

**Cropland Acres:** 75.7± per FSA

**PID #:** 03.00305.00 & 03.00306.00

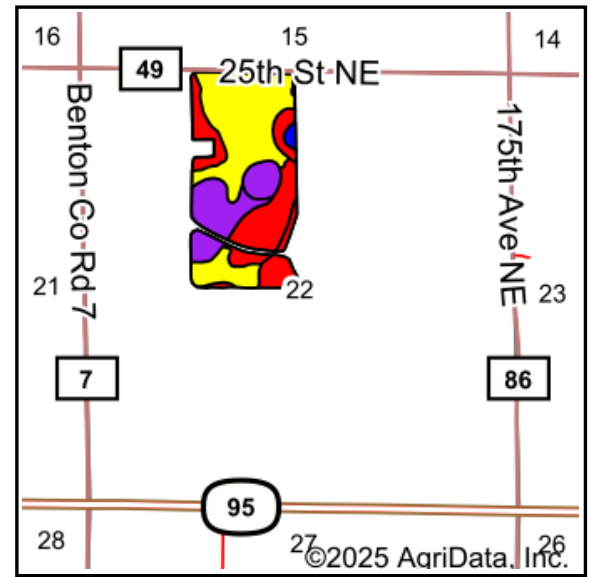
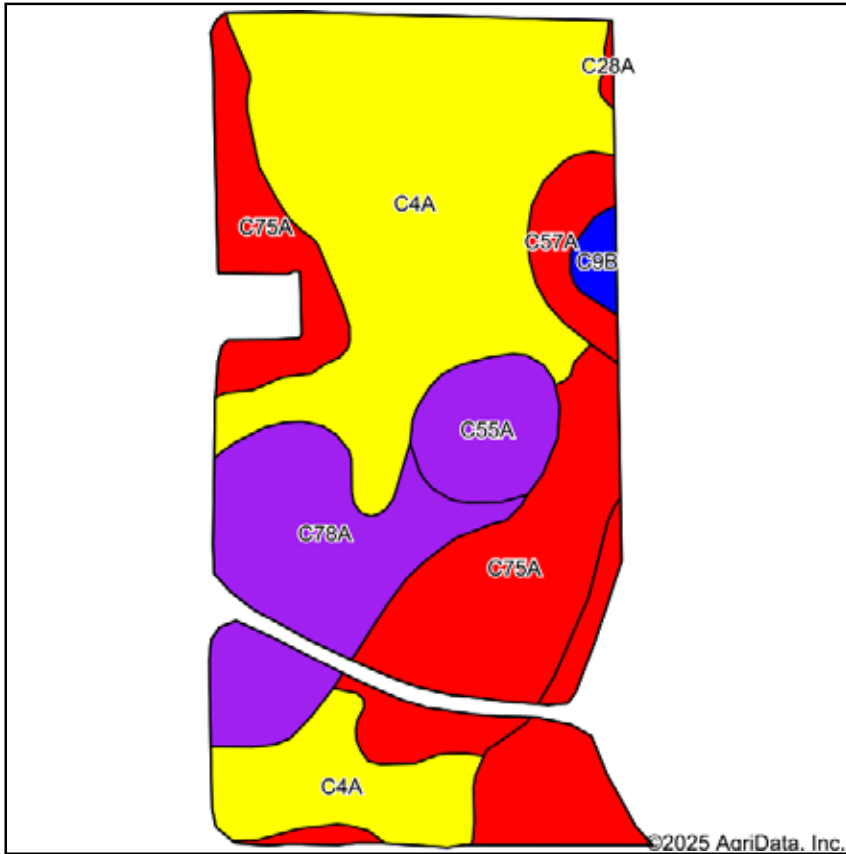
**Crop Productivity Index:** 46

**Soils:** CebanaGiese, frequently pondedRonneby complex, 0 to 3 percent slopes, stony (44.4%), Seelyeville, occasionally pondedCathro, frequently ponded, complex, 0 to 1 percent slopes (22.7%), Warman loam, 0 to 2 percent slopes (15.6%), Warman loam, depressional, 0 to 1 percent slopes (10.4%), Watab loamy fine sand, 0 to 2 percent slopes (5.6%), MoraRonneby complex, 1 to 4 percent slopes, stony (1.1%), CathroTwig, stony complex, 0 to 1 percent slopes, frequently ponded (0.2%)



\*Lines are approximate

# Tract 12 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C4A	Cebana-Giese, frequently ponded-Ronneby complex, 0 to 3 percent slopes, stony	32.51	44.4%		IVw	64
C75A	Seelyeville, occasionally ponded-Cathro, frequently ponded, complex, 0 to 1 percent slopes	16.63	22.7%		VIIw	15
C78A	Warman loam, 0 to 2 percent slopes	11.46	15.6%		IVw	56
C57A	Warman loam, depressionnal, 0 to 1 percent slopes	7.62	10.4%		VIw	15
C55A	Watab loamy fine sand, 0 to 2 percent slopes	4.10	5.6%		IIIw	54
C9B	Mora-Ronneby complex, 1 to 4 percent slopes, stony	0.81	1.1%		IIIs	83
C28A	Cathro-Twig, stony complex, 0 to 1 percent slopes, frequently ponded	0.17	0.2%		VIIw	15
Weighted Average					4.83	46.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Tract 13 Details

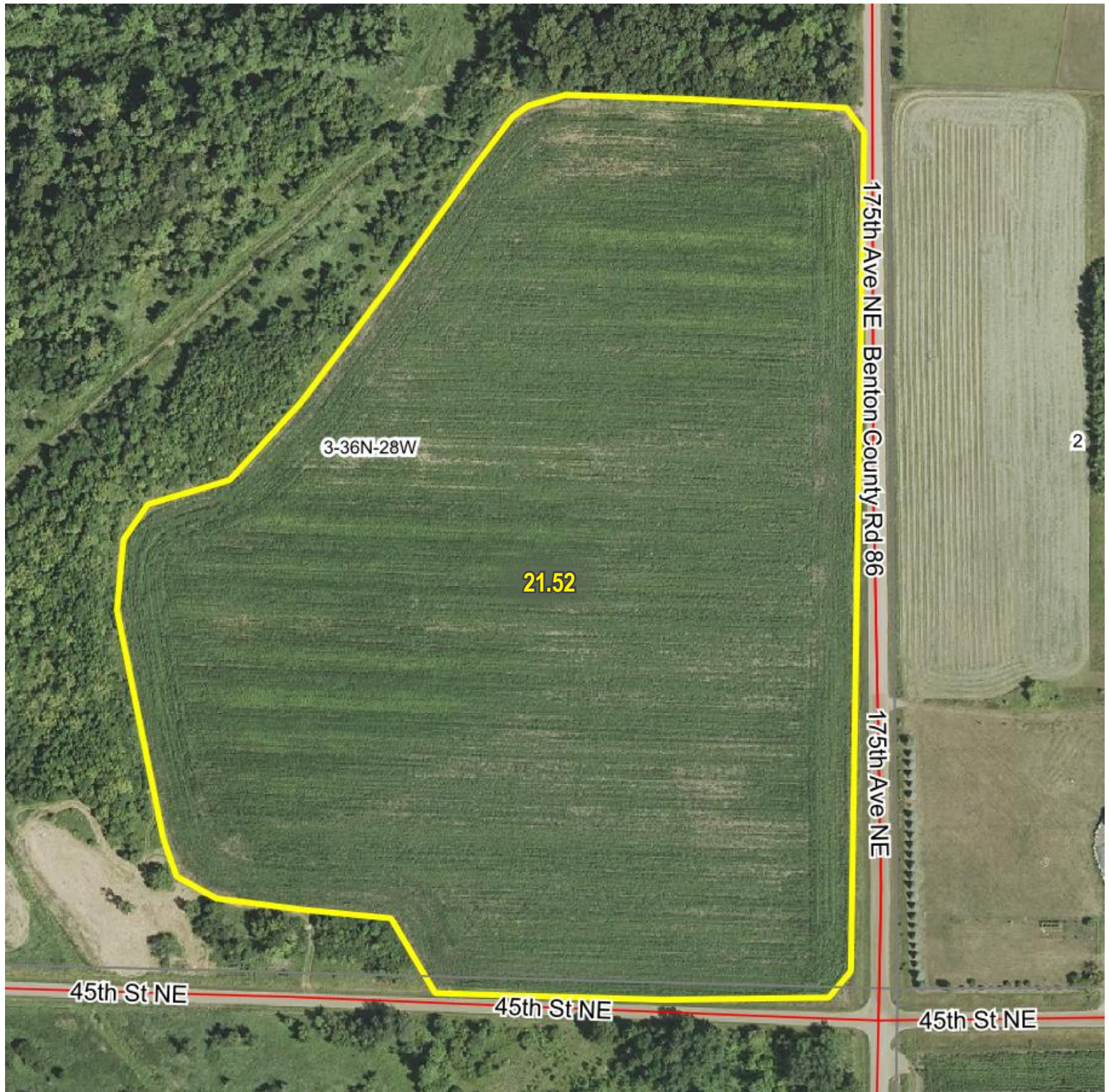
BENTON COUNTY, MN

Cropland Acres: 21.52± per FSA

PID #: 03.00040.00

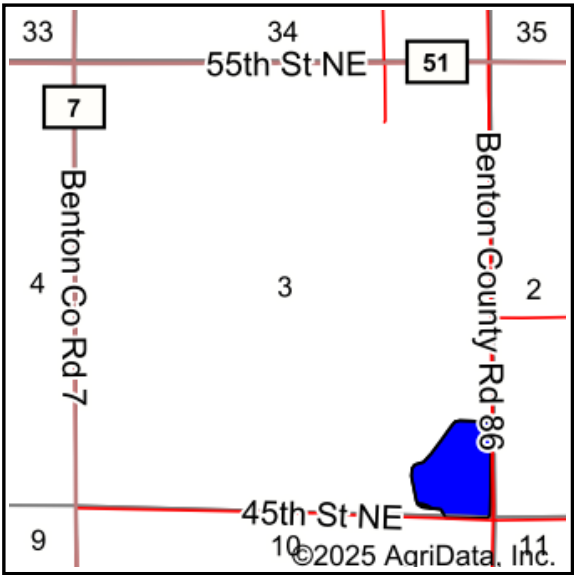
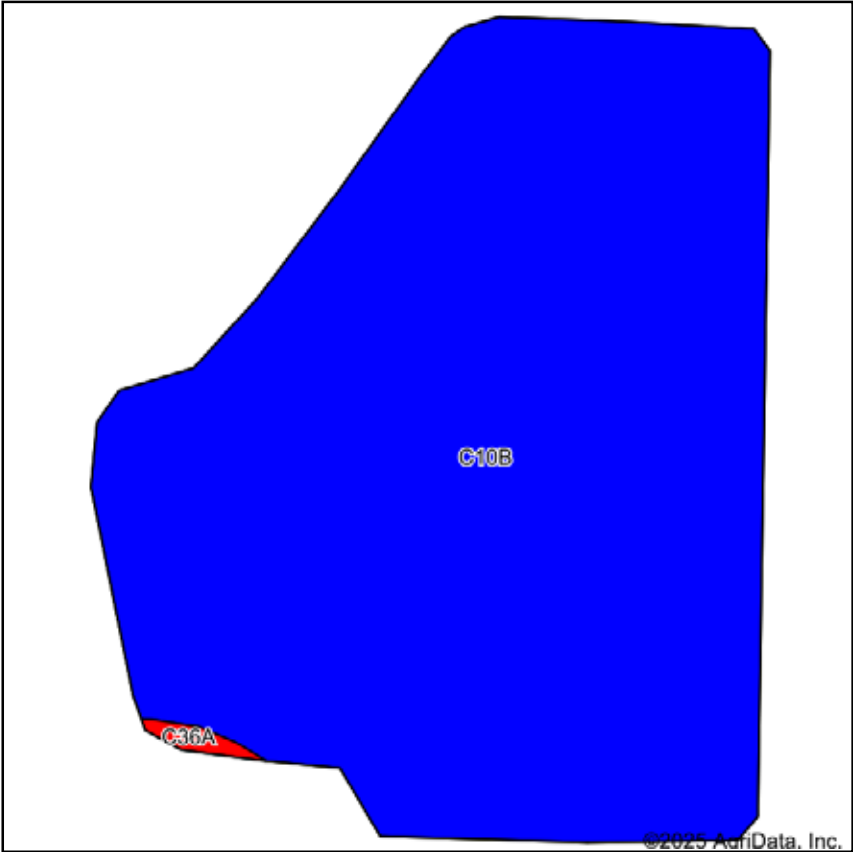
Crop Productivity Index: 81.7

Soils: BrennyvilleFreer complex, 1 to 4 percent slopes, stony (99.5%), Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes (0.5%)



\*Lines are approximate

Tract 13 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C10B	Brennyville-Freer complex, 1 to 4 percent slopes, stony	22.76	99.5%		Ile	82
C36A	Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes	0.11	0.5%		VIw	15
Weighted Average					2.02	81.7

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Tract 1 FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

Sherburne County, Minnesota

**Farm 4024**

**Tract 617**

2024 Program Year

Map Created April 30, 2024



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = for process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

## Wetland Determination Identifiers

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 34.74 acres

<b>Tract Number</b>	<b>: 617</b>
<b>Description</b>	T34NR28WS15 SE4 BECKER
<b>FSA Physical Location</b>	MINNESOTA/SHERBURNE
<b>ANSI Physical Location</b>	MINNESOTA/SHERBURNE
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	Tract does not contain a wetland
<b>WL Violations</b>	None
<b>Owners</b>	CSC HOLDINGS LLC
<b>Other Producers</b>	None
<b>Recon ID</b>	None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.10	34.74	34.74	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	34.74	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	31.13	0.00	122

**TOTAL**

**31.13**

**0.00**

# Tract 2 FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

Sherburne County, Minnesota

**Farm 4024**

**Tract 618**

2024 Program Year

Map Created April 30, 2024



Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

## Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

## Wetland Determination Identifiers

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 60.43 acres

**Tract Number : 618**

**Description :** T34NR28WS10 SW4 BECKER  
**FSA Physical Location :** MINNESOTA/SHERBURNE  
**ANSI Physical Location :** MINNESOTA/SHERBURNE  
**BIA Unit Range Number :**  
**HEL Status :** NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status :** Tract contains a wetland or farmed wetland  
**WL Violations :** None  
**Owners :** CSC HOLDINGS LLC  
**Other Producers :** None  
**Recon ID :** None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
61.59	60.43	60.43	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	60.43	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	59.89	0.00	122

**TOTAL**

**59.89**

**0.00**

# Tract 3 (Part) FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

Sherburne County, Minnesota

**Farm 4024**

**Tract 7263**

2024 Program Year

Map Created April 30, 2024



Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

## Common Land Unit

  Cropland  
  Tract Boundary

## Wetland Determination Identifiers

● Restricted  
 ▼ Limited  
 ■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 80.52 acres

<b>Tract Number</b>	<b>: 7263</b>
<b>Description</b>	: T34NR28WS9 SE4 BECKER
<b>FSA Physical Location</b>	: MINNESOTA/SHERBURNE
<b>ANSI Physical Location</b>	: MINNESOTA/SHERBURNE
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Wetland determinations not complete
<b>WL Violations</b>	: None
<b>Owners</b>	: CSC HOLDINGS LLC
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.52	80.52	80.52	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	80.52	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	78.26	0.00	122
<b>TOTAL</b>	<b>78.26</b>	<b>0.00</b>	

# Tract 3 (Part), 4, 5 (Part), 7, & 8 (Part) FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

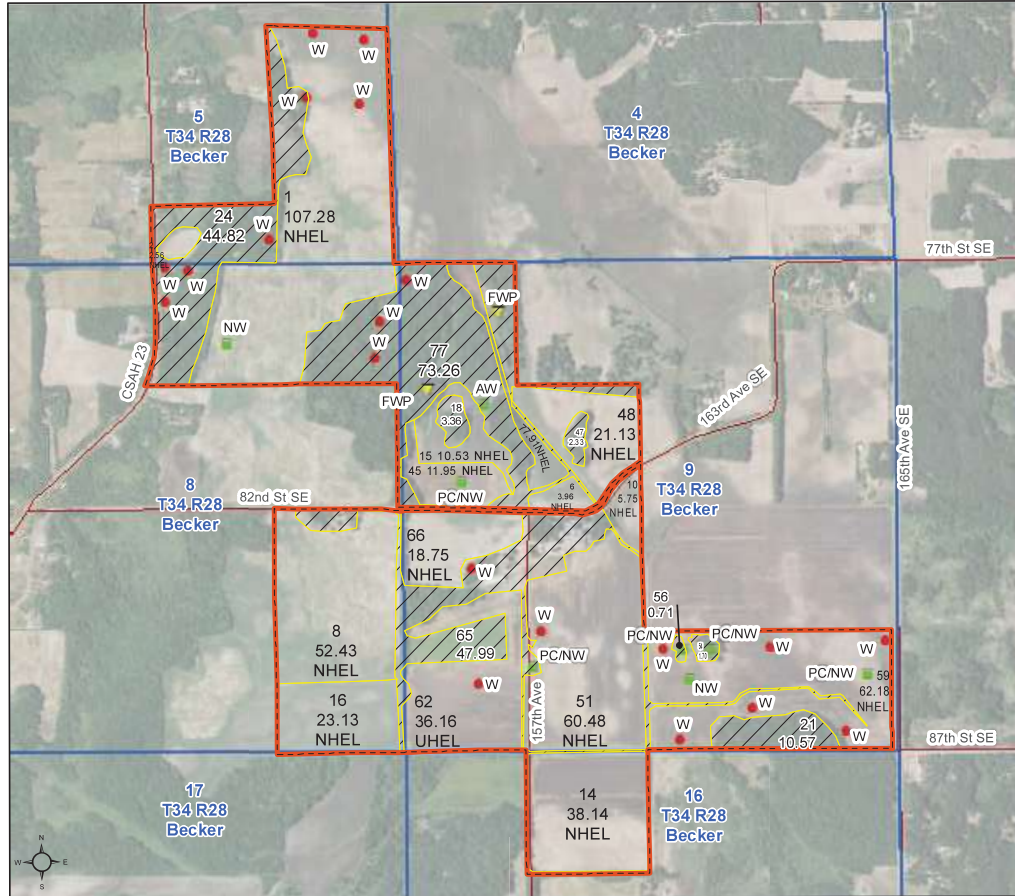
Sherburne County, Minnesota

**Farm 5093**

**Tract 9487**

2024 Program Year

Map Created May 01, 2024



0 550 1,100 2,200  
Feet

Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = for process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Roads

## Wetland Determination Identifiers

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

Tract Cropland Total: 462.34 acres

<b>Tract Number</b>	<b>: 9487</b>
<b>Description</b>	: T34NR28WS5 SE4 S8E2 S9W2,S2SE4 S16NE4NW4 N BECKER
<b>FSA Physical Location</b>	: MINNESOTA/SHERBURNE
<b>ANSI Physical Location</b>	: MINNESOTA/SHERBURNE
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: CSC HOLDINGS LLC
<b>Other Producers</b>	: None
<b>Recon ID</b>	: 27-141-2024-44

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
647.08	462.34	462.34	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	462.34	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	457.72	0.00	122

**TOTAL** **457.72** **0.00**

# Tract 5 (Part) FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

Sherburne County, Minnesota

**Farm 4024**

**Tract 503**

2024 Program Year

Map Created April 30, 2024



0 265 530 1,060  
Feet

Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

Non-Cropland  
Cropland  
Tract Boundary

## Wetland Determination Identifiers

Restricted  
Limited  
Exempt from Conservation  
Compliance Provisions

Tract Cropland Total: 57.21 acres

**Tract Number** : 503

**Description** : T34NR28WS8 SE4 S17 N2 BECKER

**FSA Physical Location** : MINNESOTA/SHERBURNE

**ANSI Physical Location** : MINNESOTA/SHERBURNE

**BIA Unit Range Number** :

**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields

**Wetland Status** : Tract contains a wetland or farmed wetland

**WL Violations** : None

**Owners** : CSC HOLDINGS LLC

**Other Producers** : None

**Recon ID** : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
163.30	57.21	57.21	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	57.21	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	52.65	0.00	122

**TOTAL**

**52.65**

**0.00**

# Tract 6 FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

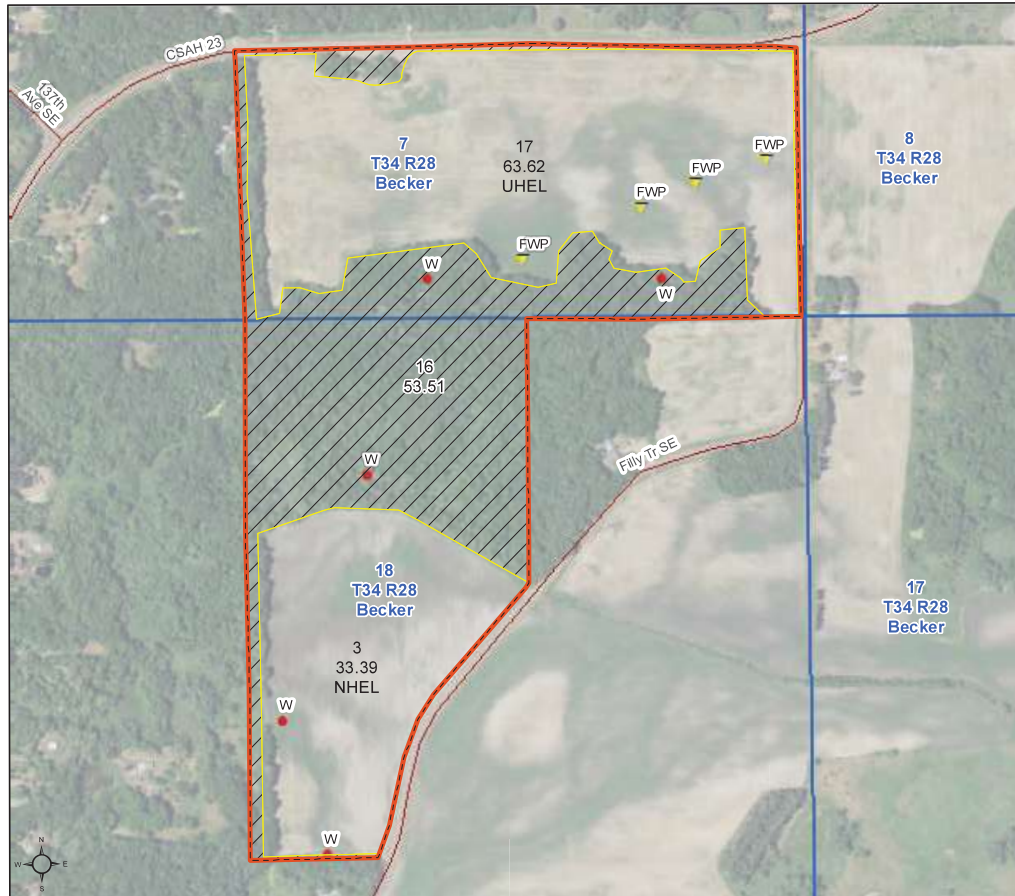
Sherburne County, Minnesota

**Farm 4024**

**Tract 8236**

2024 Program Year

Map Created April 30, 2024



0 265 530 1,060  
Feet

Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

## Wetland Determination Identifiers

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

Tract Cropland Total: 97.01 acres

<b>Tract Number</b>	<b>: 8236</b>
<b>Description</b>	: T34NR28WS7 SE4 S18SW4 BECKER
<b>FSA Physical Location</b>	: MINNESOTA/SHERBURNE
<b>ANSI Physical Location</b>	: MINNESOTA/SHERBURNE
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: CSC HOLDINGS LLC
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
150.52	97.01	97.01	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	97.01	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	90.35	0.00	122

**TOTAL** **90.35** **0.00**

# Tract 8 (Part) FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

Sherburne County, Minnesota

**Farm 4024**

**Tract 7461**

2024 Program Year

Map Created April 30, 2024



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

## Wetland Determination Identifiers

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 70.04 acres

**Tract Number** : 7461

**Description** : T34NR28WS5 NE4 BECKER  
**FSA Physical Location** : MINNESOTA/SHERBURNE  
**ANSI Physical Location** : MINNESOTA/SHERBURNE  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : CSC HOLDINGS LLC  
**Other Producers** : None  
**Recon ID** : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.66	70.04	70.04	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	70.04	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	68.08	0.00	122

**TOTAL**

**68.08**

**0.00**

# Tract 9 FSA Map & Abbreviated 156 Farm Records

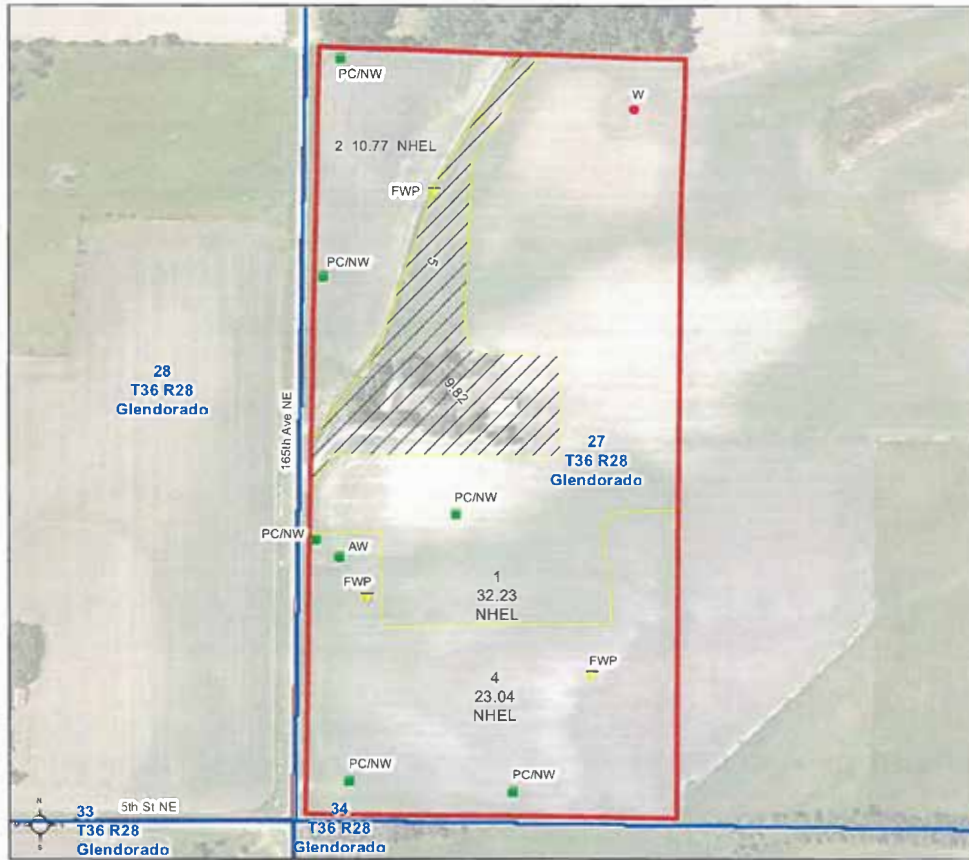
USDA United States Department of Agriculture  
Benton County, Minnesota

Farm 6309

Tract 1910

2024 Program Year

Map Created April 22, 2024



0 180 360 720  
Feet

Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

Non-Cropland  
Cropland  
Tract Boundary

## Wetland Determination Identifiers

Restricted Use  
Limited Restrictions  
Exempt from Conservation Compliance Provisions

Tract Cropland Total: 66.04 acres

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 damages 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 for more information.

Tract Number : 1910

Description : SEC 27 E2SW4/GLENDORADO  
FSA Physical Location : MINNESOTA/BENTON  
ANSI Physical Location : MINNESOTA/BENTON  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : CSC HOLDINGS LLC  
Other Producers : None  
Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.86	66.04	66.04	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	66.04	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	31.20	0.00	128

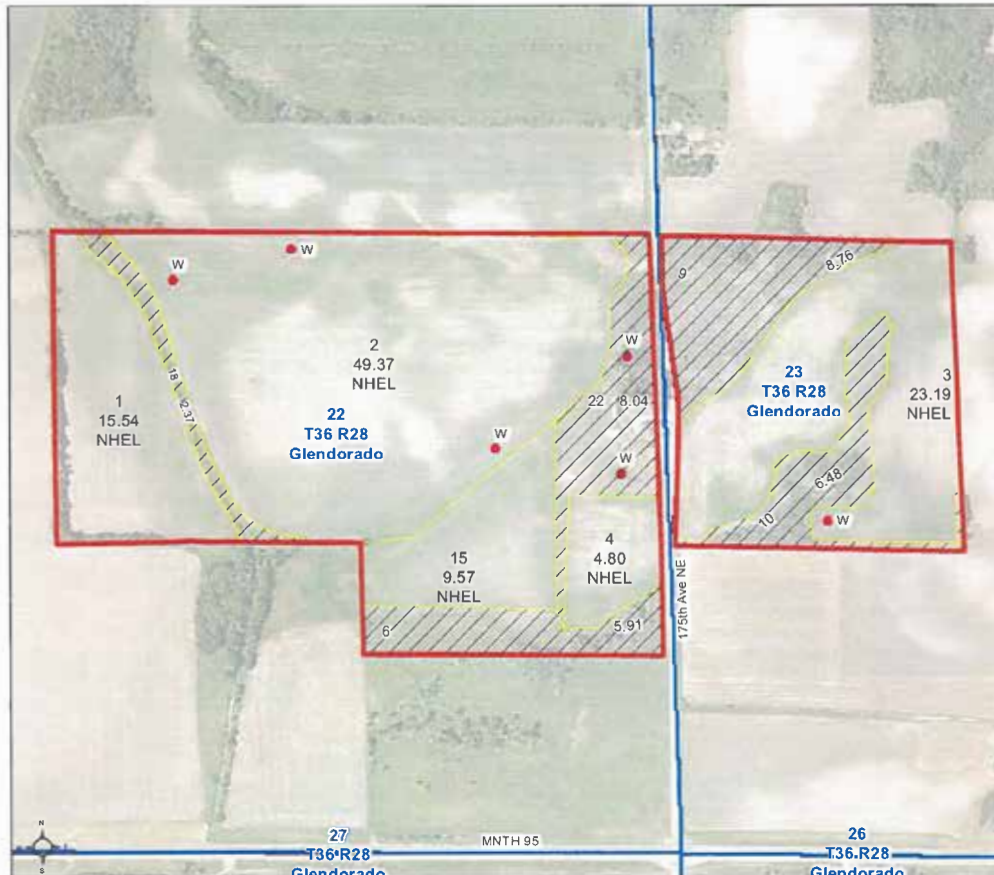
TOTAL 31.20 0.00

# Tract 10 & 11 FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

Benton County, Minnesota



Farm 6309

Tract 1902

2024 Program Year

Map Created April 22, 2024



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

Non-Cropland  
Cropland  
Tract Boundary

## Wetland Determination Identifiers

Restricted Use  
Limited Restrictions  
Exempt from Conservation  
Compliance Provisions

Tract Cropland Total: 102.47 acres

Tract Number : 1902

Description : SEC 23 NW1/4SW1/4 SEC 22 N1/2SE1/4 GLENDORADO

FSA Physical Location : MINNESOTA/BENTON

ANSI Physical Location : MINNESOTA/BENTON

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : CSC HOLDINGS LLC

Other Producers : None

Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
134.03	102.47	102.47	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	102.47	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	73.84	0.00	142
Soybeans	3.52	0.00	37
<b>TOTAL</b>	<b>77.36</b>	<b>0.00</b>	

# Tract 12 FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

Benton County, Minnesota



Farm 6309

Tract 6543

2024 Program Year

Map Created April 22, 2024



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

Non-Cropland  
Cropland  
Tract Boundary

## Wetland Determination Identifiers

Restricted Use  
Limited Restrictions  
Exempt from Conservation  
Compliance Provisions

Tract Cropland Total: 75.70 acres

**Tract Number** : 6543

**Description** : SEC 22 E1/2NW1/4 GLENDORADO

**FSA Physical Location** : MINNESOTA/BENTON

**ANSI Physical Location** : MINNESOTA/BENTON

**BIA Unit Range Number** :

**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields

**Wetland Status** : Tract contains a wetland or farmed wetland

**WL Violations** : None

**Owners** : CSC HOLDINGS LLC

**Other Producers** : None

**Recon ID** : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.08	75.70	75.70	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	75.70	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

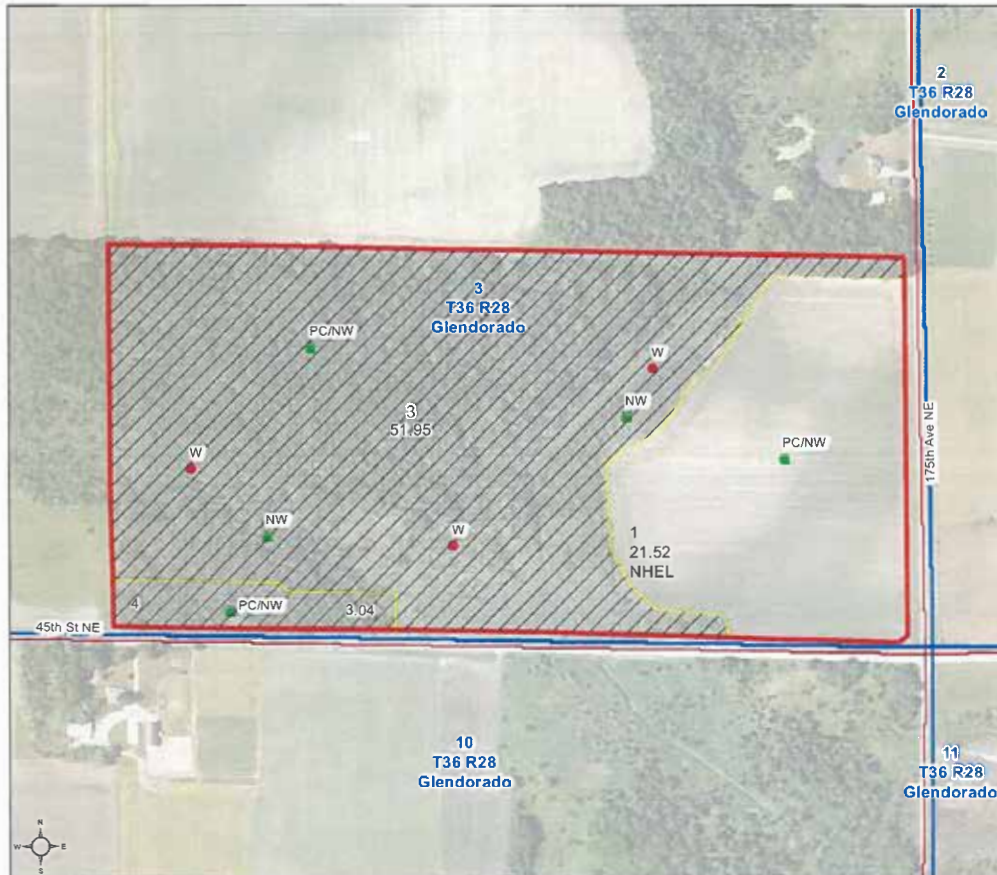
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	56.46	0.00	142
Soybeans	2.69	0.00	37
<b>TOTAL</b>	<b>59.15</b>	<b>0.00</b>	

# Tract 13 FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

Benton County, Minnesota



Farm 5026

Tract 1452

2024 Program Year

Map Created April 22, 2024



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

Non-Cropland  
Cropland  
Tract Boundary

## Wetland Determination Identifiers

Restricted Use  
Limited Restrictions  
Exempt from Conservation  
Compliance Provisions

Tract Cropland Total: 21.52 acres

Tract Number : 1452

Description : SEC 3 S1/2SE1/4 GLENDORADO

FSA Physical Location : MINNESOTA/BENTON

ANSI Physical Location : MINNESOTA/BENTON

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : CSC HOLDINGS LLC

Other Producers : None

Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.51	21.52	21.52	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	21.52	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	21.50	0.00	90
<b>TOTAL</b>	<b>21.50</b>	<b>0.00</b>	

# Lease Agreement

## FARM LEASE

This Farm Lease is entered into this March \_\_\_\_, 2025 ("Effective Date") by and between Centra Sota Cooperative ("Lessor") hereby leases to \_\_\_\_\_ ("Lessee") the real property, which consists of approximately \_\_\_\_ acres, more fully described in Exhibit A annexed hereto (the "Premises"), on the following terms and conditions:

Term of Lease. The term of this lease shall be for a period commencing on March \_\_\_\_, 2025, and ending on December 1, 2025.

Lessee shall pay to Lessor as rent for the use and possession of the Premises during the term of this lease, cash rent in the amount of \$\_\_\_\_ per acre. The entire cash rent shall be due and payable in cash or certified funds no later than two (2) days after the Effective Date. Lessor shall receive all CRP payments related to the Premises, if any. In the event Lessee receives CRP payments related to the Premises, Lessee shall deliver said CRP payments to Lessor without delay.

Use of Premises. The Premises shall be used for the purpose of planting, growing, and harvesting crops. Lessee must plant, grow and harvest corn and/or soybean crops on no less than \_\_\_\_ acres of the Premises. The Premises shall not be used for any other purpose without Lessor's prior written consent. Under no circumstances may toxic substances be discharged upon the premises, except for the field application of agricultural chemicals when used in accordance with label directions.

Operations on Premises. All operations conducted on the Premises by Lessee as incidents of any use specified in paragraph iii of this lease shall be in accordance with the best course of husbandry practiced in the geographical vicinity of the Premises. If Lessee fails to perform any of such obligations in the prescribed manner, after Lessor shall have given Lessee 10 days' written notice of such failure (as provided in paragraph 18), Lessor may enter the Premises and take whatever action he deems necessary to protect his interest therein in this lease. Lessor and Lessee shall jointly determine the best course of husbandry and participation in government programs. However, Lessor shall not be responsible for payment of expenses that Lessor, at its sole discretion, believes are not necessary. Lessee shall be solely responsible for all necessary reporting and compliance with any government programs. All crop inputs used for crops grown on the Premises shall be purchased from Lessor.

Utilities, Taxes and Insurance. Lessor shall not be responsible for providing utilities to the Premises. Lessor shall pay all real estate taxes, special assessments, interest and penalty as becoming due and payable during the term of this lease.

The parties shall maintain the following insurances during the terms of the lease:

- a) General Liability. The Lessee shall retain general liability insurance providing coverage for any claims or occurrences for personal injury, death or damage to property caused by, resulting from or arising out of the activities of the Lessee, on the maintenance of the Premises by the Lessee.
- b) Personal Property. The Lessee shall maintain coverage on all personal property, fixtures and livestock owned by the Lessee or used by the Lessee in the farming operation, insuring against damage, destruction, theft or other loss.

All insurance required to be purchased or maintained by the Lessee shall contain endorsements:

- a) Naming the Lessor as an additional insured.
- b) Requiring the insurance company to provide the Lessor with 10-days' notice prior to cancelling or terminating any policy.
- c) Waiving the insurance company's right to subrogate against the Lessor for any loss paid.

# Lease Agreement

Waste or Nuisance. Lessee shall not:

- a) Commit or permit the commission by others of any waste on the Premises;
- b) Maintain, commit, or permit the maintenance or commission of any nuisance as defined by state or local laws;
- c) Permit the growth of noxious weeds; or,
- d) Use or permit the use of the Premises for any unlawful purpose.

Insurance Hazards. Lessee shall not commit or permit the commission of any hazardous acts on the Premises nor use or permit its use in any manner that will increase the existing rates for or cause the cancellation of any fire, liability, or other insurance policy insuring the Premises, and the crops and improvements thereon. Lessee shall, at his expense, comply with all requirements of insurance carriers necessary for the continued maintenance at reasonable rates of standard fire and liability insurance on the Premises and the improvements and crops thereon.

Maintenance, Loss or Destruction. Lessee shall, at his expense, keep and maintain the Premises, all improvements thereon, and all facilities appurtenant thereto in good order and repair and in as safe and clean a condition as they were when received by him from lessor, reasonable wear and tear expected.

If the Premises are damaged by fire or other cause Lessor shall at its option either:

- a) Undertake to restore such damage with all due diligence, or
- b) In the event the Premises are damaged by fire or other cause to such extent that damage cannot, in Lessor's sole judgment, be economically repaired within ninety (90) days after the date of such damage (taking into account the time necessary to effectuate a satisfactory settlement with any insurance company and using normal construction methods without overtime or other premium), the Lessor shall notify the Lessee of Lessor's intent not to repair the premises within forty-five (45) days after the date of damage.

If the Lessor chooses not to restore, the Lessee may either continue the lease pursuant to its original terms, terminate the lease effective the date of loss. If Lessor elects to restore, Lessor shall not be obligated to restore any improvements in the Premises which were not owned and constructed by Lessor.

Alterations and Liens. Lessee shall not, without Lessor's prior written consent, make, or permit any other person to make, any alterations to the Premises, or to any improvement thereon or appurtenant thereto. Lessee shall keep the Premises free and clear from all liens, claims, and demands for work performed, materials furnished, or operations conducted thereon by Lessee or at his request.

Inspection by Lessor. Lessee shall permit Lessor or his agents, representatives, or employees to enter the Premises at all reasonable times in order to inspect the Premises to determine whether Lessee is complying with the terms of this lease, and to do all other lawful acts that are necessary to protect Lessor's interest in the Premises.

Acceptance by Lessee. Lessee accepts the Premises, as well as the improvements thereon and the facilities appurtenant thereto, in their present condition. Lessee warrants and represents to Lessor that Lessee has inspected the Premises, that Lessee has been assured by means independent of Lessor or Lessor's agents of the truth of all facts material to this lease, and that Lessee is leasing the Premises as a result of his inspection and investigation and not of any representations made by Lessor or his agents.

# Lease Agreement

Hold Harmless. Lessee shall indemnify and hold Lessor and his property, including the Premises, free and harmless from all claims, liability, loss, damage, or expense resulting from Lessee's occupation and use of the Premises, including, without limitation, any claim, liability, loss, or damage arising by reason of:

- a) Any injury to person or property, from whatever cause, while in or on the Premises or in any way connected with the Premises or with the improvements or personal property therein or thereon, including any liability for injury to the person or personal property of Lessee or of his agents, officers, or employees;
- b) Any work performed on the Premises or materials furnished to the Premises by or at the request of Lessee or his agents or employees;
- c) Any failure by Lessee to perform any provision of this lease or to comply with any requirement imposed on him or on the Premises by any duly authorized governmental agency or political subdivision; or
- d) Any failure or inability by Lessee to pay as they become due any obligation incurred by him in conducting his agricultural or other operations on the Premises.

Subleasing and Assigning. Lessee shall not, without Lessor's prior written consent: encumber, assign, or otherwise transfer this lease, or any right or interest herein, in the Premises, or any existing or future improvement constructed or installed thereon; or sublet all or part of the Premises or allow any persons other than Lessee's agents, family, and servants to occupy or use all or any part thereof. A consent by Lessor to one assignment, subletting, occupation, or use by another person shall not be deemed a consent to any other assignment, subletting, occupation or use. Any encumbrance, assignment, transfer, or subletting, whether voluntary or involuntary (by operation of law or otherwise, without Lessor's prior written consent, shall be void and shall entitle Lessor to terminate this lease.

Abandonment by Lessee. If Lessee breaches this lease and abandons the Premises before the end of the lease term, Lessor may:

- a) Continue this lease in effect by not terminating Lessee's right to possession of the Premises. In that event, Lessor may enforce all his rights and remedies under this lease, including the right to recover the specified rent as it becomes due; or
- b) Terminate this lease and recover from Lessee:
  - (1) The worth at the time of award of the unpaid rent which had been earned at the time of termination of the lease;
  - (2) The worth at the time of award of the amount by which the unpaid rent which would have been earned after termination of the lease until the time of award exceeds the amount of rental loss that Lessee proves could have been reasonably avoided;
  - (3) The worth at the time of award of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of rental loss that Lessee proves could be reasonably avoided; and
  - (4) Any other amount necessary to compensate Lessor for all detriment proximately caused by Lessee's failure to perform his obligations under this lease, including costs and reasonable attorney's fees incurred enforcing Lessors rights under the lease.

# Lease Agreement

Default by Lessee. If Lessee shall default in performing any term, provision, covenant, or condition required herein by Lessee to be kept, observed or performed, Lessor may terminate this lease and reenter and regain possession of the Premises in the manner then provided by the State of Minnesota laws of unlawful detainer. In the event Lessee fails to pay rent in cash or certified funds no later than two (2) days after the Effective Date, this lease shall be null and void.

Insolvency of Lessee. If Lessee shall become insolvent, this lease shall terminate and Lessor may reenter and regain possession of the Premises. Lessee shall be deemed insolvent if a receiver is appointed to take possession of all or substantially all of his property, Lessee makes a general assignment for the benefit of creditors, or Lessee is adjudicated as a bankrupt under the Federal Bankruptcy Act.

Attorneys' Fees. If either party shall bring any action against the other party hereto concerning the Premises, this lease, or their respective rights and duties, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief granted. The fees may be determined by the court in such litigation or in a separate action brought for that purpose.

Notices. Except as otherwise expressly provided by law, all required or permitted notices or communications between the parties shall be in writing and be deemed duly served and given when personally delivered to the other party, or, in lieu of such personal service, when deposited in the United States mail, first-class postage prepaid, addressed to the parties at:

Lessor: Centra Sota Cooperative  
805 East Hwy 55.  
Buffalo, MN 55313

Lessee: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Either party may change their respective address for this purpose by giving written notice of such change to the other party in the manner provided in this paragraph.

Binding Effect; Non-assignment. This lease shall be binding upon and inure to the benefit of both parties and their respective heirs, executors, administrators, successors and assigns. However, nothing herein shall be construed at Lessor's consent to any assignment of this lease or any interest herein by Lessee except as provided in paragraph 13.

Time of Essence. Time is of the essence of this lease.

Non-waiver. Lessor's waiver of any breach of any provision of this lease shall not constitute a continuing waiver or a waiver of any subsequent breach by Lessee of either the same or any other provision hereof.

Headings. Headings in this lease are for convenience only and shall not be used to interpret or construe its provisions.

# Lease Agreement

Governing Law. This lease shall be construed in accordance with and governed by the laws of the State of Minnesota.

Counterparts. This lease may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

Entire Agreement. This lease constitutes the sole agreement between the parties with regard to the subject matter hereof and supersedes all prior understandings or agreements between the parties relative thereto.

xxvi) Right of First Refusal. Lessee expressly acknowledges that this lease is subject to a right of first refusal pursuant to Minn. Stat. §500.245 in favor of the immediately preceding former owner of the Premises. In the event the immediately preceding former owner elects to lease the Premises pursuant to the right of first refusal, this lease shall be null and void and all rent payments Lessee has made to Lessor shall be refunded to Lessee and upon the making of such refund this lease shall be deemed cancelled and of no further force or effect and neither Party shall have any further rights against, or obligations or liabilities to the other by reason of this. Lessee makes no representations as to the likelihood of the immediately preceding former owner exercising the right of first refusal.

BENTON & SHERBURNE COUNTIES  
**MINNESOTA**



SteffesGroup.com | (320) 693-9371  
23579 MN Hwy 22 South, Litchfield, MN 55355