

131.93 Acres +/- of Bare Farmland in Cannon City Township, Rice Co., MN

FARMLAND AUCTION

Thursday, March 31, 2022 @ 10:30 AM

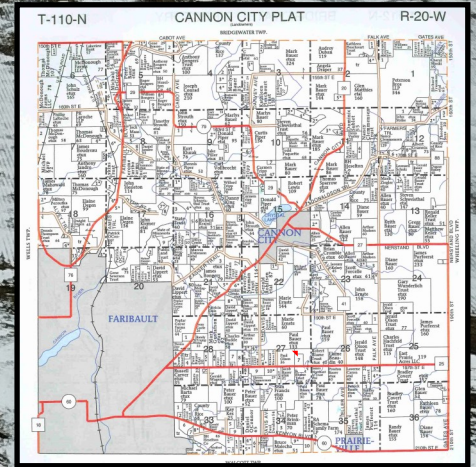
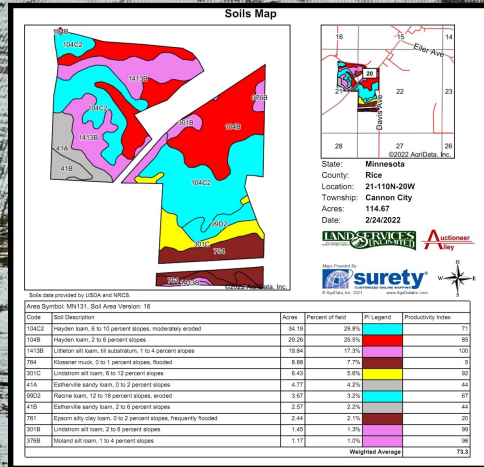
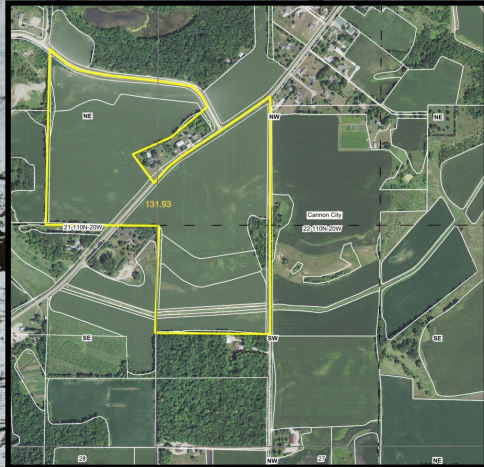
SALE LOCATION: Auction will be held at Buckham West at 19 Division Street, Faribault, MN.

*Blizzard Date 4-2-22 Watch website for updates!

Buildable Lot Potential Just East of Faribault, MN!

PROPERTY LOCATION: From the East edge Faribault, MN: Go 1.5 miles Northeast on Cannon City Boulevard or Hwy 20

PROPERTY LEGAL DESCRIPTIONS: 131.93 Deeded Acres located in part of the E 1/2 of the NE 1/4 Section 21 and part of the W 1/2 of the NW 1/4 and the NW 1/4 of the SW 1/4 Section 22 of Cannon City Twp., Rice County, MN T110N, R20W



AUCTION SALE TERMS:

The Nauman farm will be offered for sale in multiple parcels and in combination on sale day. Please review farm booklet for specific details. All bidders must register for a bidding number prior to bidding on sale day. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before May 10, 2022 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. There will be a 2% buyers premium added onto the final sales price at the conclusion of the auction. The property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. Buyer will be able to farm the property in 2022. Buyer will pay all of the 2022 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend sale day and would like to bid by phone or thru our mobile app, please make arrangements with sales staff 24 hours ahead of the auction. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley, Land Services Unlimited* & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE:

Auctioneer Alley and Land Services Unlimited are pleased to be representing the Nauman Family with the sale of their farmland in Rice County! This auction provides an excellent opportunity for someone to purchase bare farmland with buildable lot potential, close to town and on a hard surface road! This farm is located only 1.5 miles East of Faribault, MN on Cannon City Boulevard. This good land would make a nice addition to your investment portfolio whether you are a farmer or an investor. For you investor buyers the longtime tenant would be highly interested in renting the land moving forward. This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. This auction is open to the public and we look forward to seeing you on sale day! Respectfully, Dustyn Hartung and Sales Staff.

Owners: Glenn & Beverly Nauman Trust



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN & RYAN KAHLER, DOUG WEDEL,

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105 S State Street, Fairmont, MN 56031-507-238-4318

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NAUMAN PROPERTY INFORMATION

SALE METHOD:

These parcels of bare farmland will be offered for sale on our Multi Parcel Board Bidding system as follows:

Parcel 1- 55.66 Deeded Acres x the Bid

Parcel 2- 76.27 Deeded Acres x the Bid

Parcel 3-131.93 Deeded Acres x the bid-The combination of Parcel 1&2

LEGAL DESCRIPTIONS: 131.93 +/- Deeded Acres located that part of the East Half of the Northeast Quarter of Section 21, Township 110 North, Range 20 West, and the West Half of the Northwest Quarter of Section 22, Township 110 North, Range 20 West, Rice County, Minnesota lying northwesterly of Cannon City Boulevard, which lies southerly of Cagger Trail. EXCEPT that part of the East Half of the Northeast Quarter of Section 21, Township 110, Range 20, and that part of the West Half of the Northwest Quarter of Section 22, Township 110, Range 20, Rice County, Minnesota, described as follows: Commencing at the northeast corner of said Northeast Quarter of Section 21; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) along the east line of said Northeast Quarter of Section 21, a distance of 1689.72 feet to the point of beginning of the land to be described; thence North 45 degrees 00 minutes 00 seconds West 24.16 feet; thence South 67 degrees 37 minutes 44 seconds West 343.27 feet; thence South 36 degrees 19 minutes 22 seconds East 430.89 feet to the centerline of Cannon City Boulevard; thence North 42 degrees 01 minute 36 seconds East, along said centerline, 171.80 feet; thence northeasterly 210.64 feet, along said centerline, a tangential curve concave to the southeast having a central angle of 09 degrees 37 minutes 18 seconds and a radius of 1254.35 feet, to an intersection with a line bearing South 45 degrees 00 minutes 00 seconds East from said point of beginning; thence North 45 degrees 00 minutes 00 seconds West 267.55 feet to the point of beginning. Also EXCEPT that part of the East Half of the Northeast Quarter of Section 21, Township 110, Range 20, Rice County, Minnesota, described as follows: Commencing at the northeast corner of said Northeast Quarter of Section 21; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) along the east line of said Northeast Quarter of Section 21, a distance of 1689.72 feet; thence North 45 degrees 00 minutes 00 seconds West 24.16 feet to the point of beginning; thence South 45 degrees 00 minutes 00 seconds East 291.71 feet to the centerline of Cannon City Boulevard; thence northeasterly 102.05 feet, along said centerline, a nontangential curve concave to the southeast having a central angle of 04 degrees 39 minutes 42 seconds, a radius of 1254.35 feet and a chord which bears North 53 degrees 58 minutes 45 seconds East for 102.03 feet; thence North 56 degrees 18 minutes 36 seconds East, along said centerline, tangent to said curve, 86.44 feet to a point hereinafter called Point "A"; thence North 33 degrees 43 minutes 41 seconds West 92.41 feet; thence South 58 degrees 51 minutes 54 seconds West 90.27 feet; thence North 42 degrees 27 minutes 24 seconds West 20.91 feet; thence North 30 degrees 45 minutes 43 seconds West 44.59 feet; thence North 24 degrees 15 minutes 36 seconds West 99.67 feet; thence South 63 degrees 38 minutes 01 second West 172.17 feet to the point of beginning. Also EXCEPT that part of the West Half of the Northwest Quarter of Section 22, Township 110 North, Range 20 West, Rice County, Minnesota, described as follows: Beginning at said Point "A"; thence North 33 degrees 43 minutes 41 seconds West

AUCTIONS – REAL ESTATE - APPRAISALS



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92.41 feet; thence South 58 degrees 51 minutes 54 seconds West 90.27 feet; thence North 42 degrees 27 minutes 24 seconds West 20.91 feet; thence North 30 degrees 45 minutes 43 seconds West 44.59 feet; thence North 24 degrees 15 minutes 36 seconds West 99.67 feet; thence North 47 degrees 08 minutes 21 seconds East 573.40 feet; thence South 28 degrees 52 minutes 19 seconds East 352.59 feet to said centerline of Cannon City Boulevard; thence South 56 degrees 18 minutes 36 seconds West, along said centerline, 461.64 feet to the point of beginning. Containing 55.66 acres, more or less &

The Northwest Quarter of the Southwest Quarter and that part of the West Half of the Northwest Quarter of Section 22, Township 110 North, Range 20 West, Rice County, Minnesota lying southeasterly of Cannon City Boulevard. Together with that part of the East Half of the Northeast Quarter of Section 21, Township 110 North, Range 20 West, Rice County, Minnesota lying southeasterly of said Cannon City Boulevard. Containing 76.27 acres, more or less.

TAX ID PARCEL 1: 1121100001

BUILDINGS: None

REAL ESTATE TAXES P 1: 2021 (NON-HSTD) Ag Taxes = \$2,322.00
*Parcel to be split

FSA INFO PARCEL'S 1-3:

Total Deeded Acres	=	131.93 +/- acres
FSA Tillable Acres	=	114.67 +/- acres
Corn Base Acres	=	+/- acres
Corn PLC Yield	=	180.00 +/- bushels
Soybean Base Acres	=	+/- acres
Soybean PLC Yield	=	46.00 +/- bushels
Total Base Acres	=	+/- acres

*Review 156 EZ as not all of the tillable land is being sold

PREDOMINANT SOILS P1: Littleton Silt Loam & Hayden Loam

CPI PARCEL 1: Crop Productivity Index = 80.4
* See Soils Map

TOPOGRAPHY P 1: Rolling
* See Topography Map

DRAINAGE PARCEL 1: This parcel is part of County Ditch Watershed 23.
*See Private Tile Map

NRCS CLASSIFICATIONS ON PARCEL 1: HEL (Highly Erodible)

WETLAND STATUS P 1: Completed
*See Wetland Determination

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TAX ID PARCEL 2: 1122250003

REAL ESTATE TAXES P 2: 2021 (NON-HSTD) Ag Taxes = \$3,304
*Parcel to be split

PREDOMINANT SOILS P 2: Hayden Loam, Klossner Muck, Lindstrom Silt Loam

CPI PARCEL 2: Crop Productivity Index = 67.7
* See Soils Map

TOPOGRAPHY PARCEL 2: Rolling
*See Topography Map

DRAINAGE PARCEL 2: This parcel is part of County Ditch Watershed 23. The open ditch outlets East to North East.
*See Private Tile Map

NRCS CLASSIFICATIONS ON PARCEL 2: NHEL & HEL

WETLAND STATUS P 2: Completed
*See Wetland Determination

CRP: New buyer will assume the current CRP contract in place. 1.98 acres are enrolled along County Ditch 23. Contract expires 9-30-2025. Annual payment in the amount of \$454.00

LEASE STATUS: These farms are not under lease for the 2022 crop year. The new buyer will have possession upon closing and may enter for spring field work when conditions allow.

BUILDABLE LOT INFO: Parcel 1 is zoned Urban Reserve with the 6 acres in the very NE corner being zoned Ag. There is 1 buildable lot on parcel 1. Parcel 2 is zoned AG with the 3.5 acre triangle on the West edge of the farm zoned Urban Reserve. There are 2 buildable lots on the NW ¼ of the SW ¼. Those 2 lots could be moved if so desired. Buildable lots will need to meet Rice County setbacks. For more information, please call Rice County Planning and Zoning.

If there are any questions prior to the sale please call and thank you for looking!

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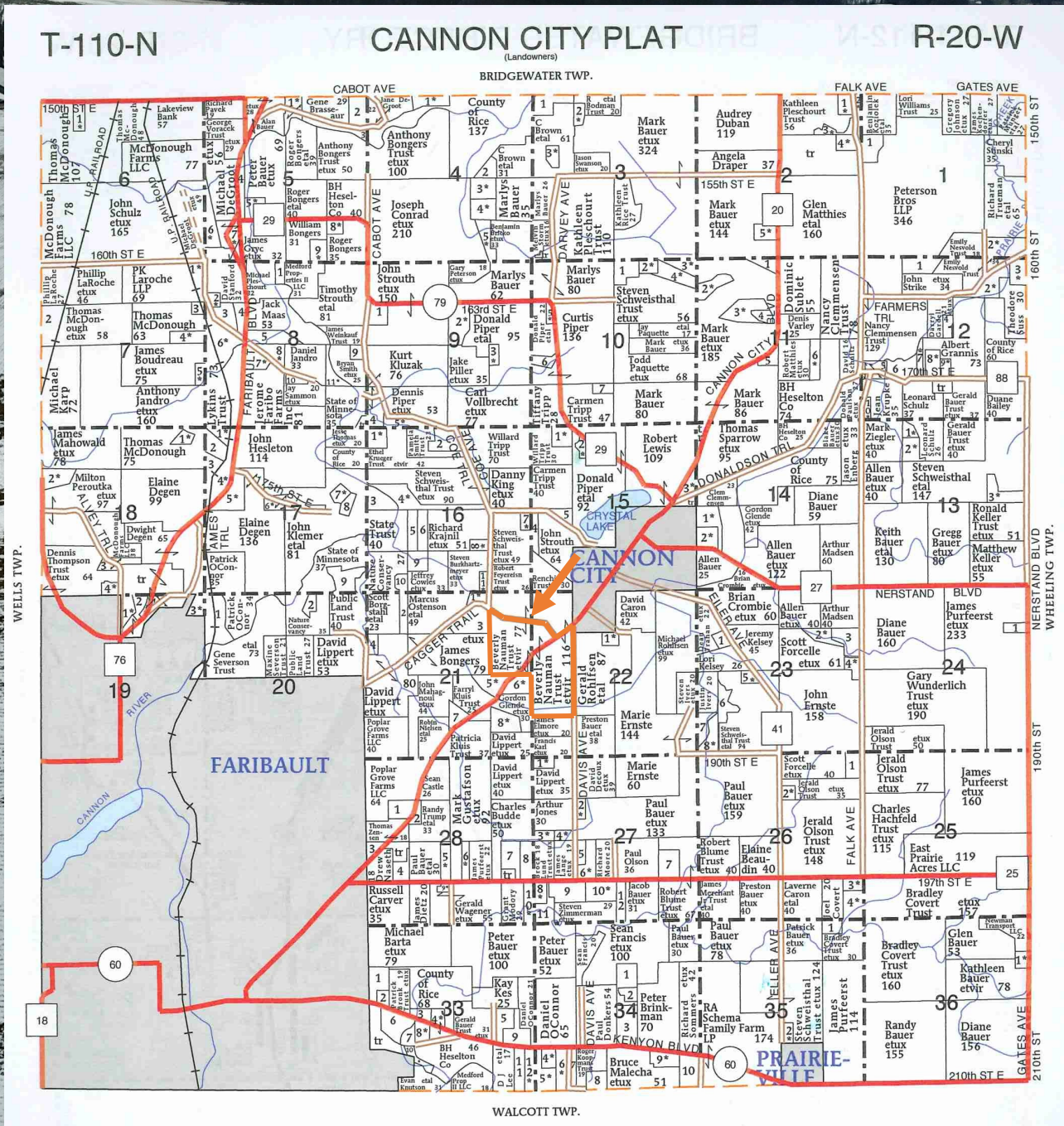
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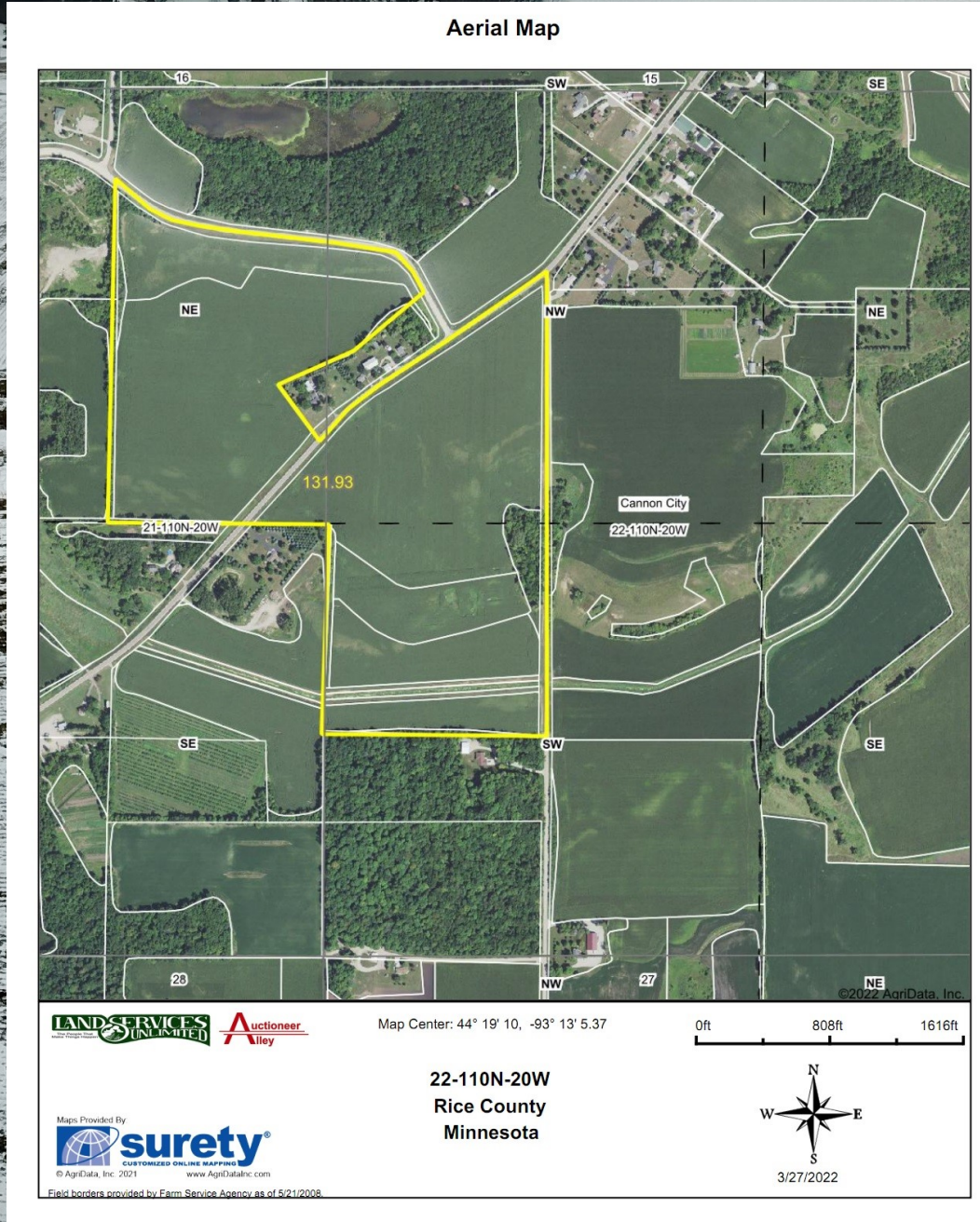
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Parcel's 1-3



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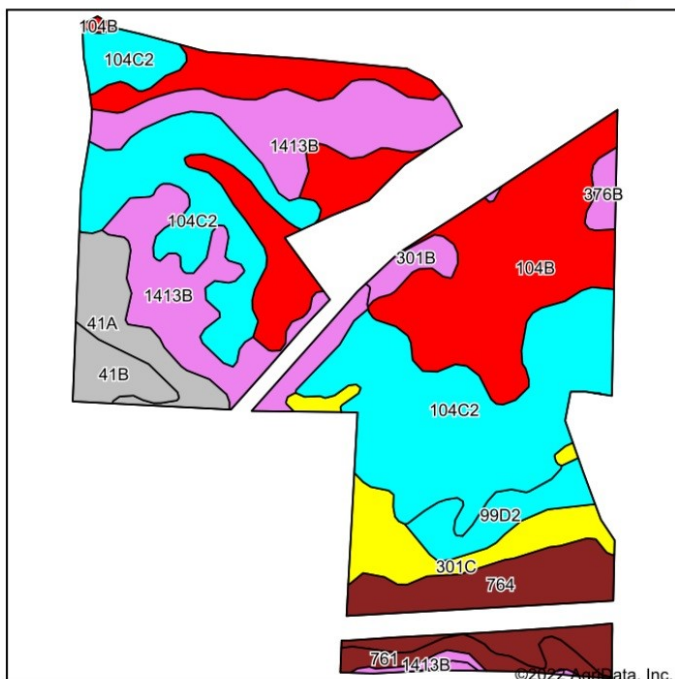
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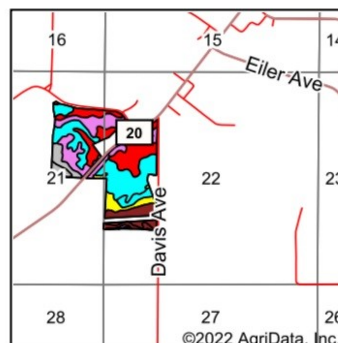
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Parcel's 1-3

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Rice**
Location: **21-110N-20W**
Township: **Cannon City**
Acres: **114.67**
Date: **2/24/2022**



Area Symbol: MN131, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
104C2	Hayden loam, 6 to 10 percent slopes, moderately eroded	34.19	29.8%		71
104B	Hayden loam, 2 to 6 percent slopes	29.26	25.5%		85
1413B	Littleton silt loam, till substratum, 1 to 4 percent slopes	19.84	17.3%		100
764	Klossner muck, 0 to 1 percent slopes, flooded	8.88	7.7%		5
301C	Lindstrom silt loam, 6 to 12 percent slopes	6.43	5.6%		92
41A	Estherville sandy loam, 0 to 2 percent slopes	4.77	4.2%		44
99D2	Racine loam, 12 to 18 percent slopes, eroded	3.67	3.2%		67
41B	Estherville sandy loam, 2 to 6 percent slopes	2.57	2.2%		44
761	Epsom silty clay loam, 0 to 2 percent slopes, frequently flooded	2.44	2.1%		20
301B	Lindstrom silt loam, 2 to 6 percent slopes	1.45	1.3%		99
376B	Moland silt loam, 1 to 4 percent slopes	1.17	1.0%		98
Weighted Average					73.3



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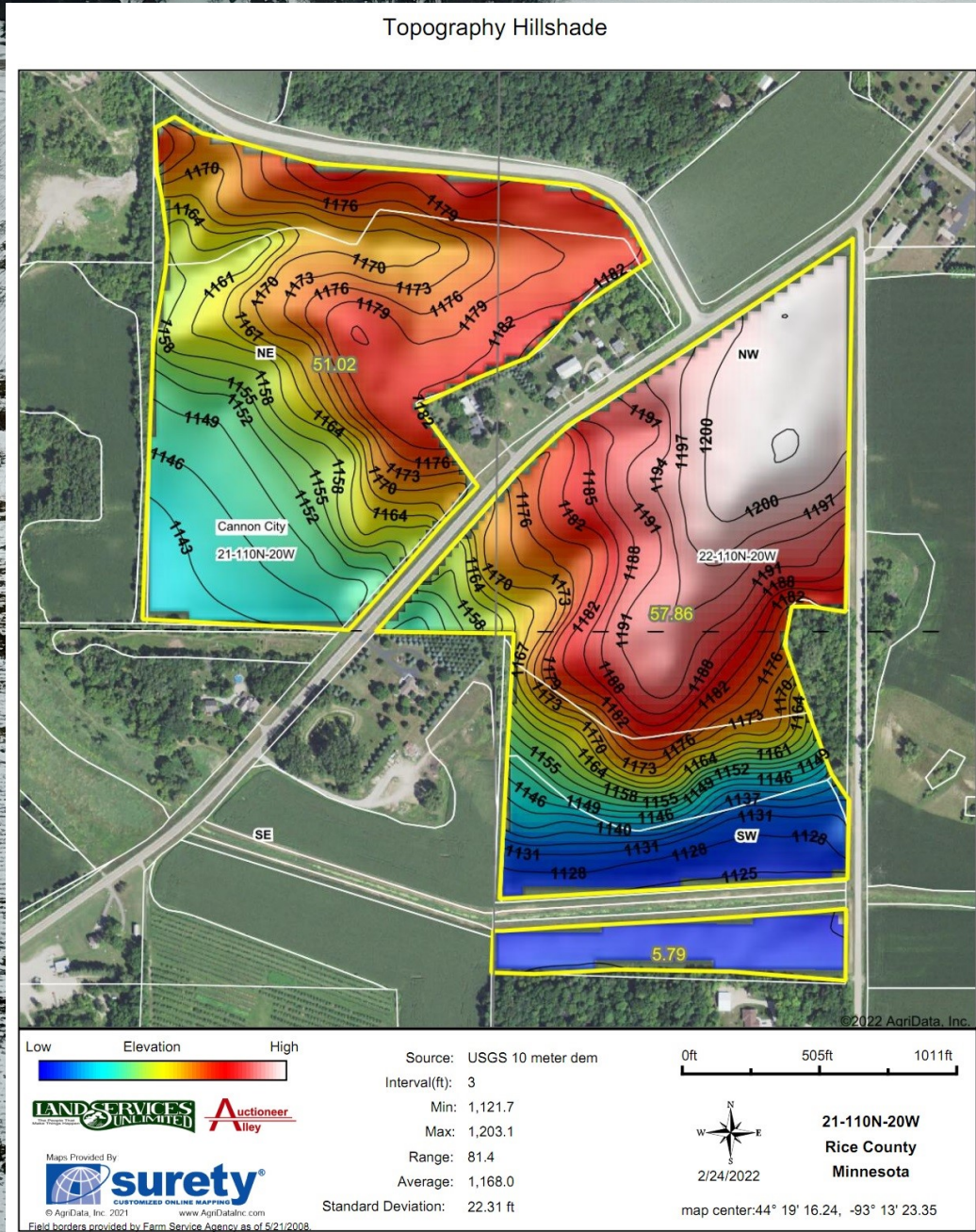
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Parcel's 1-3



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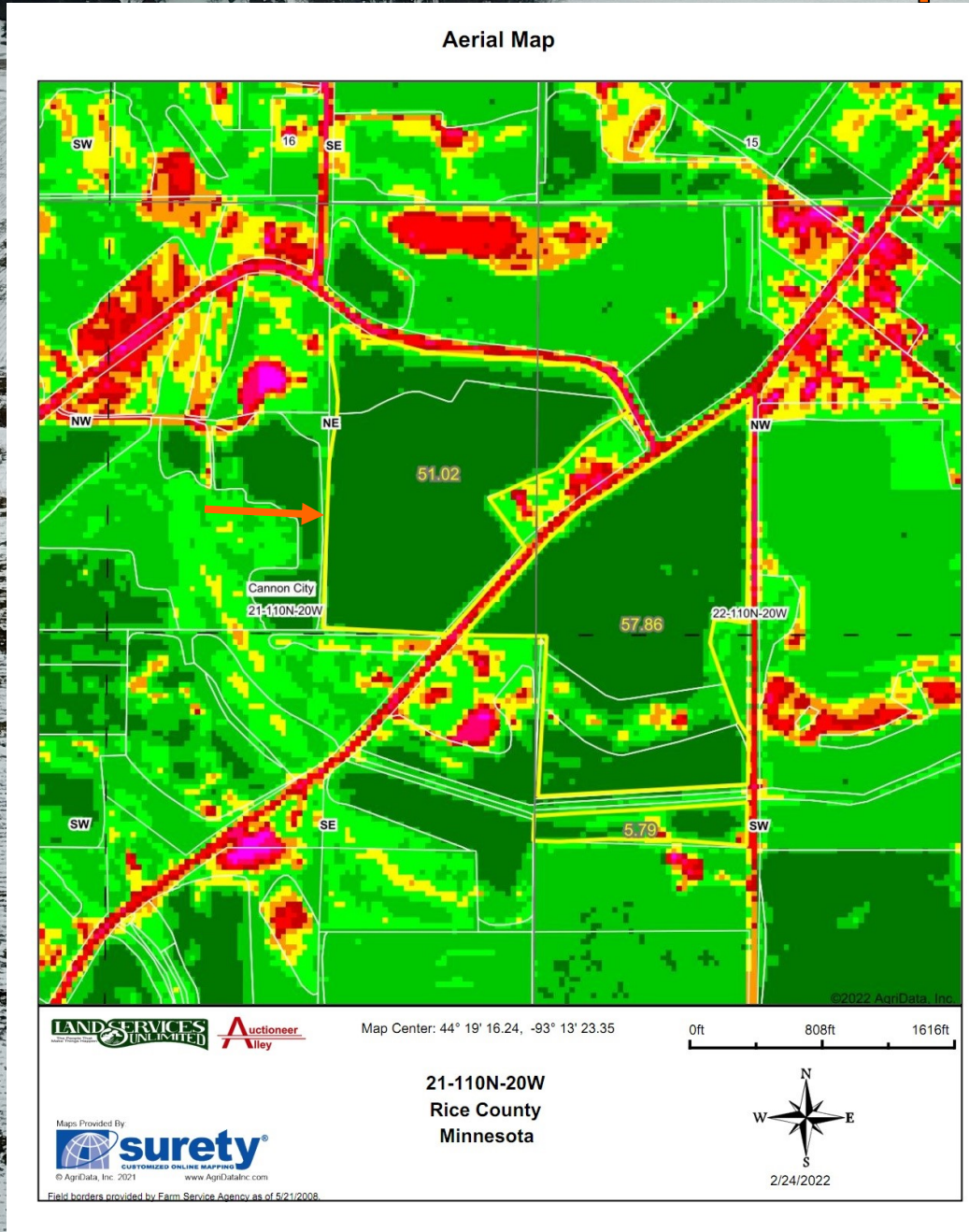
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Parcel's 1-3 NDVI 2020 Map



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Parcel #1

Aerial Map



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Map Center: 44° 19' 10, -93° 13' 5.37

0ft 808ft 1616ft

22-110N-20W
Rice County
Minnesota



3/27/2022

Maps Provided By

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

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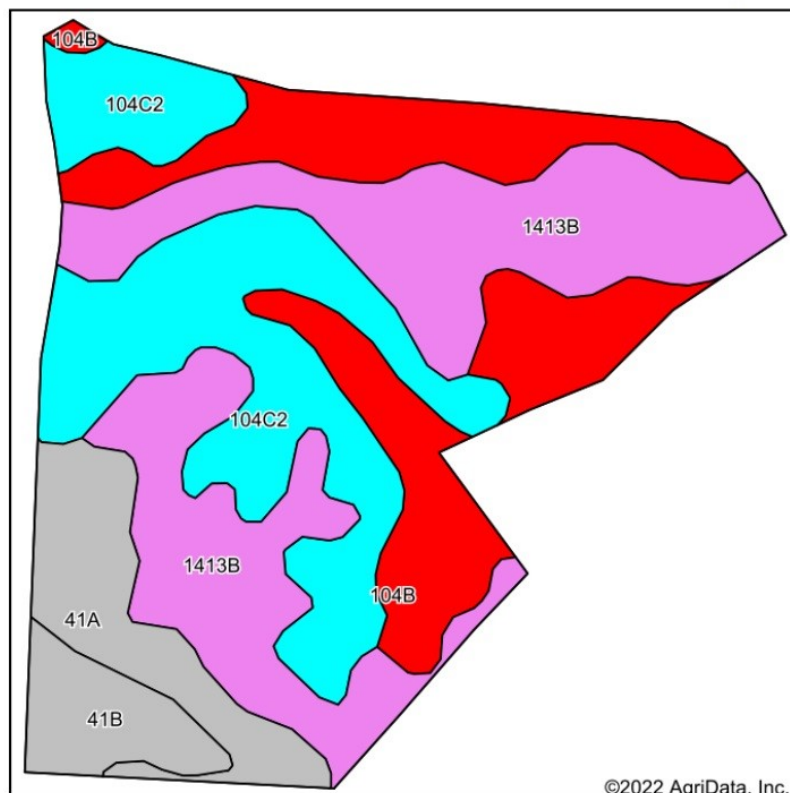
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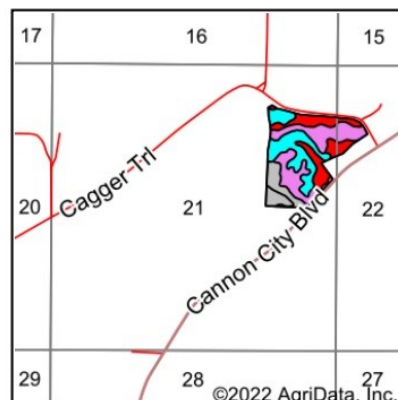
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Parcel #1

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Rice**
Location: **22-110N-20W**
Township: **Cannon City**
Acres: **51.02**
Date: **2/24/2022**



Area Symbol: MN131, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
1413B	Littleton silt loam, till substratum, 1 to 4 percent slopes	17.53	34.4%		100
104C2	Hayden loam, 6 to 10 percent slopes, moderately eroded	13.88	27.2%		71
104B	Hayden loam, 2 to 6 percent slopes	12.27	24.0%		85
41A	Estherville sandy loam, 0 to 2 percent slopes	4.77	9.3%		44
41B	Estherville sandy loam, 2 to 6 percent slopes	2.57	5.0%		44
Weighted Average					80.4



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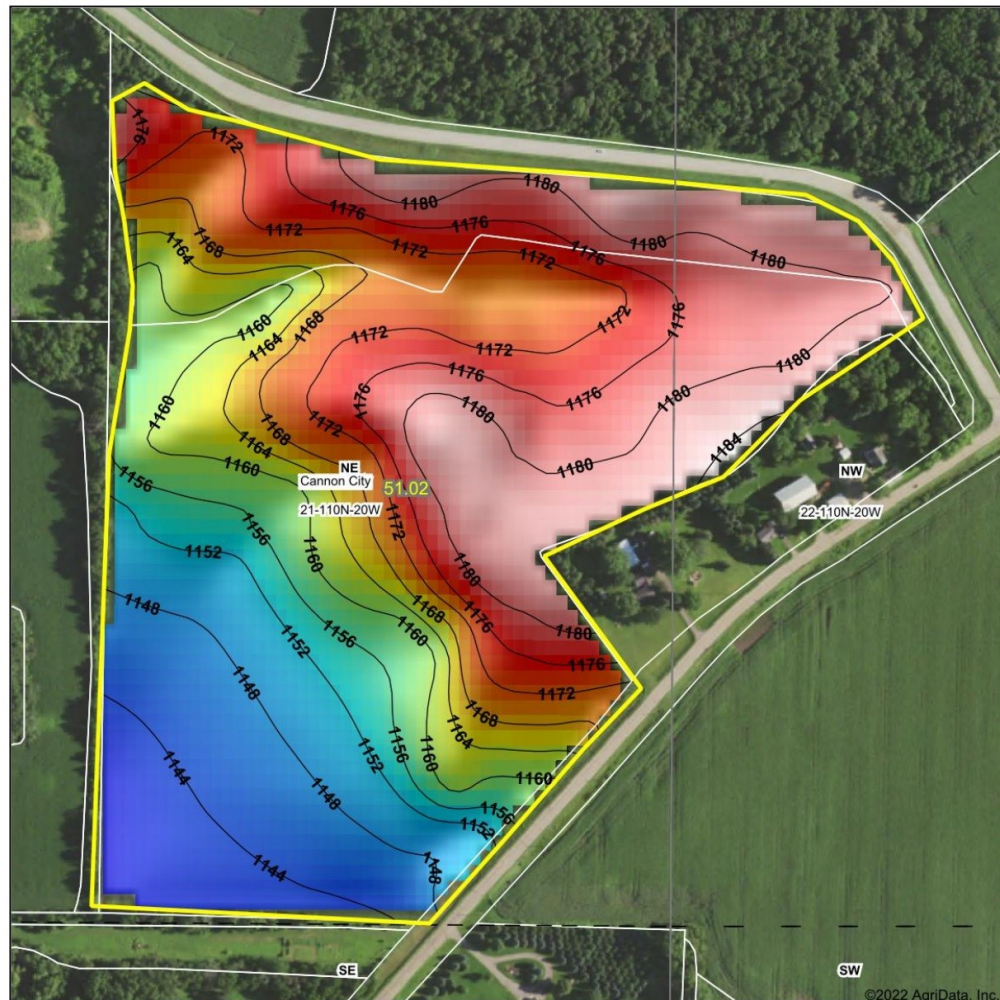
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Parcel #1

Topography Hillshade



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem

Interval(ft): 4

Min: 1,140.6

Max: 1,185.2

Range: 44.6

Average: 1,165.1

Standard Deviation: 13.19 ft

0ft 321ft 641ft



2/24/2022

21-110N-20W
Rice County
Minnesota

map center: 44° 19' 16.24, -93° 13' 23.35



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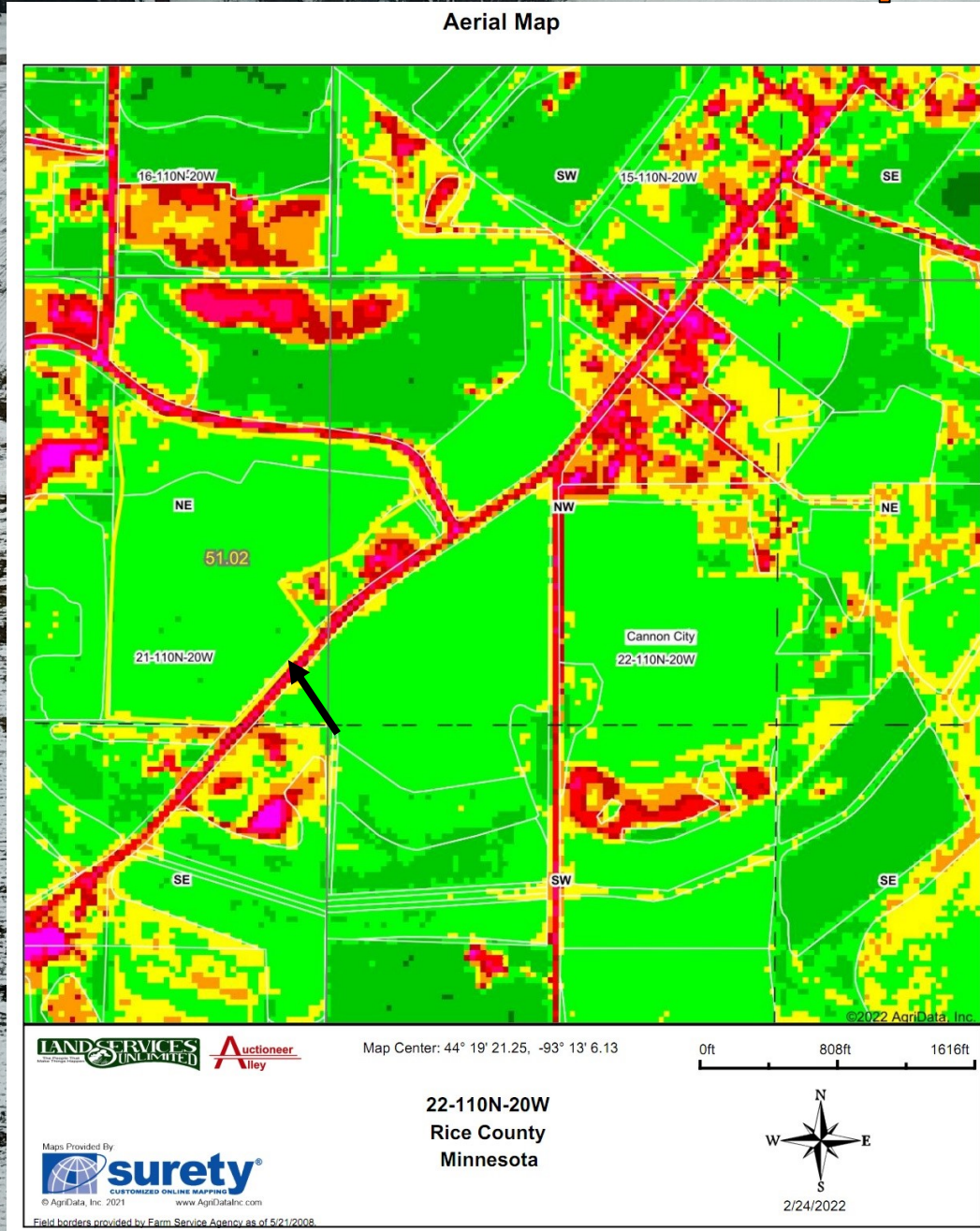
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Parcel #1 NDVI 2021 Map



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Aerial Map



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Map Center: 44° 19' 10, -93° 13' 5.37

0ft 808ft 1616ft

22-110N-20W
Rice County
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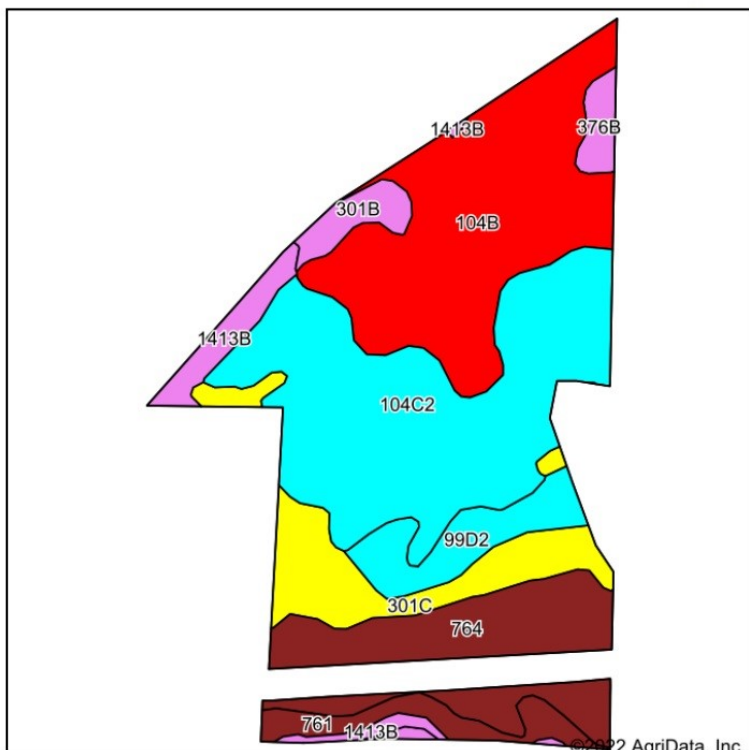
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SALE LOCATION: Auction will be held at Buckham West at 19 Division Street, Faribault, MN.

*Blizzard Date 4-2-22 Watch website for updates!

Parcel #2

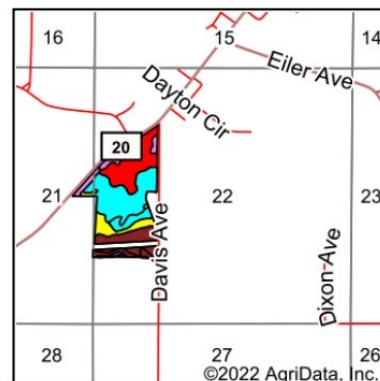
Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN131, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
104C2	Hayden loam, 6 to 10 percent slopes, moderately eroded	20.31	31.9%		71
104B	Hayden loam, 2 to 6 percent slopes	16.99	26.7%		85
764	Klossner muck, 0 to 1 percent slopes, flooded	8.88	14.0%		5
301C	Lindstrom silt loam, 6 to 12 percent slopes	6.43	10.1%		92
99D2	Racine loam, 12 to 18 percent slopes, eroded	3.67	5.8%		67
761	Epsom silty clay loam, 0 to 2 percent slopes, frequently flooded	2.44	3.8%		20
1413B	Littleton silt loam, till substratum, 1 to 4 percent slopes	2.31	3.6%		100
301B	Lindstrom silt loam, 2 to 6 percent slopes	1.45	2.3%		99
376B	Moland silt loam, 1 to 4 percent slopes	1.17	1.8%		98
Weighted Average					67.7



State: Minnesota
County: Rice
Location: 22-110N-20W
Township: Cannon City
Acres: 63.65
Date: 2/24/2022



Maps Provided By:



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131.93 Acres +/- of Bare Farmland in Cannon City Township, Rice Co., MN

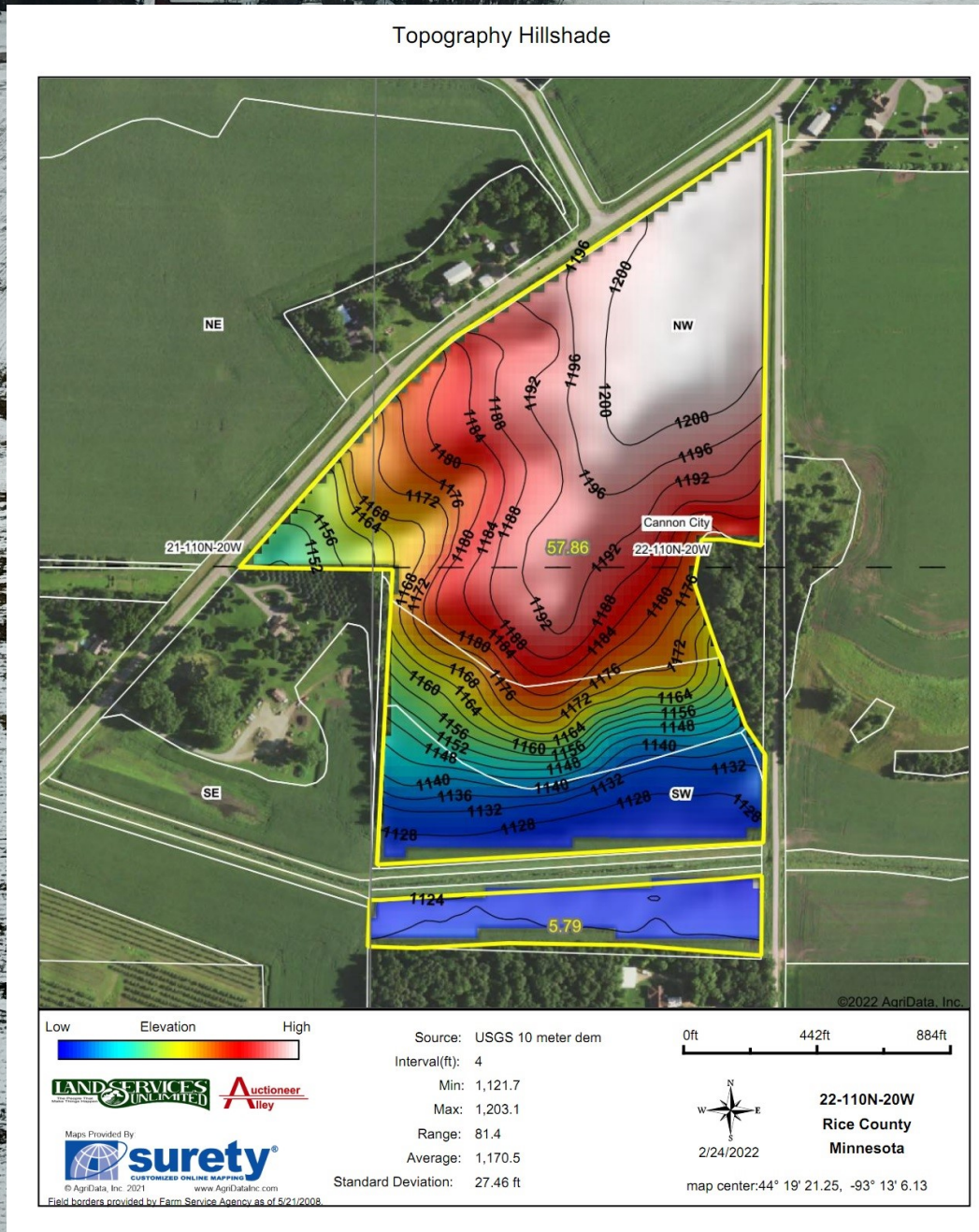
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Parcel #2



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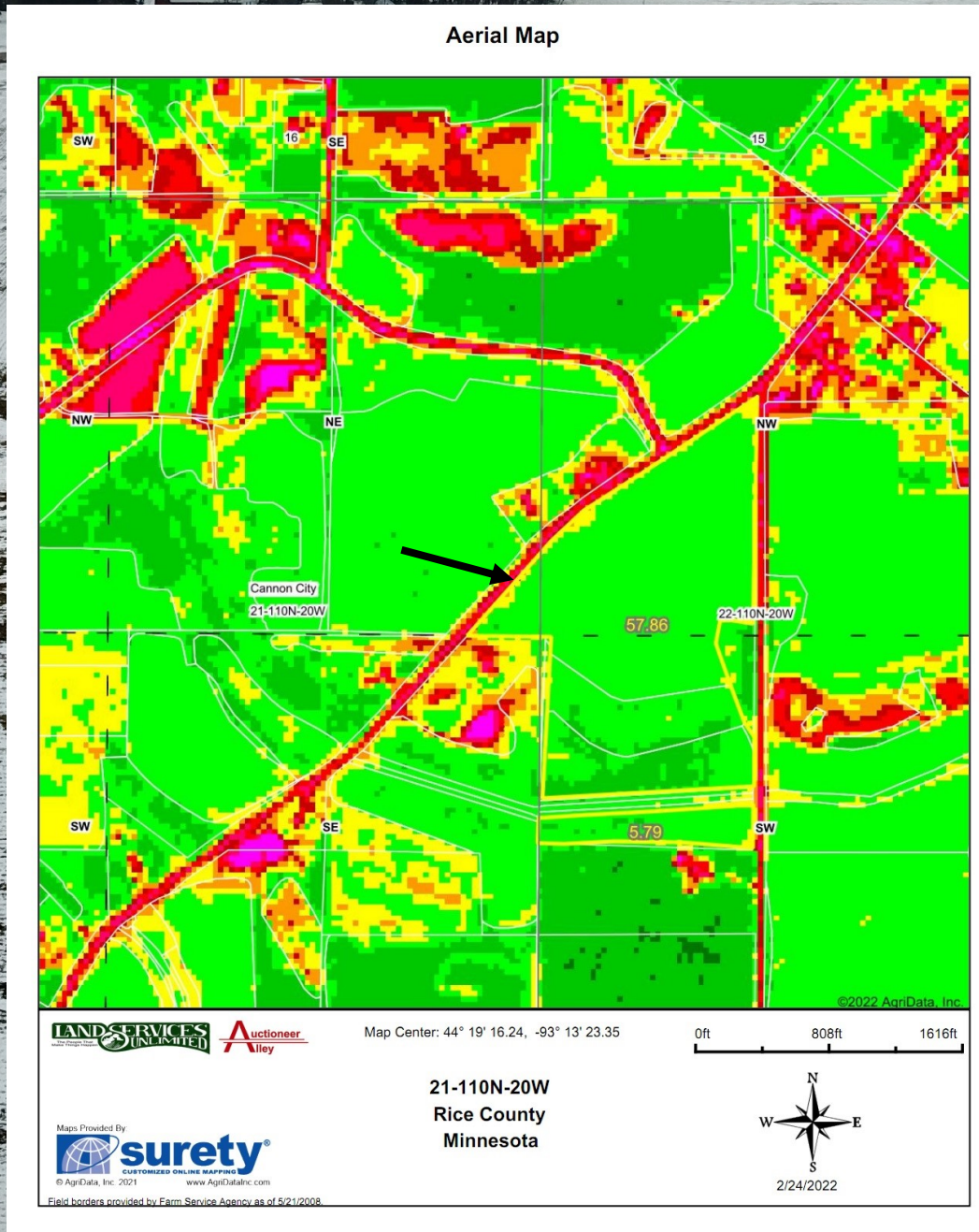
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Parcel #2 NDVI 2021 Map



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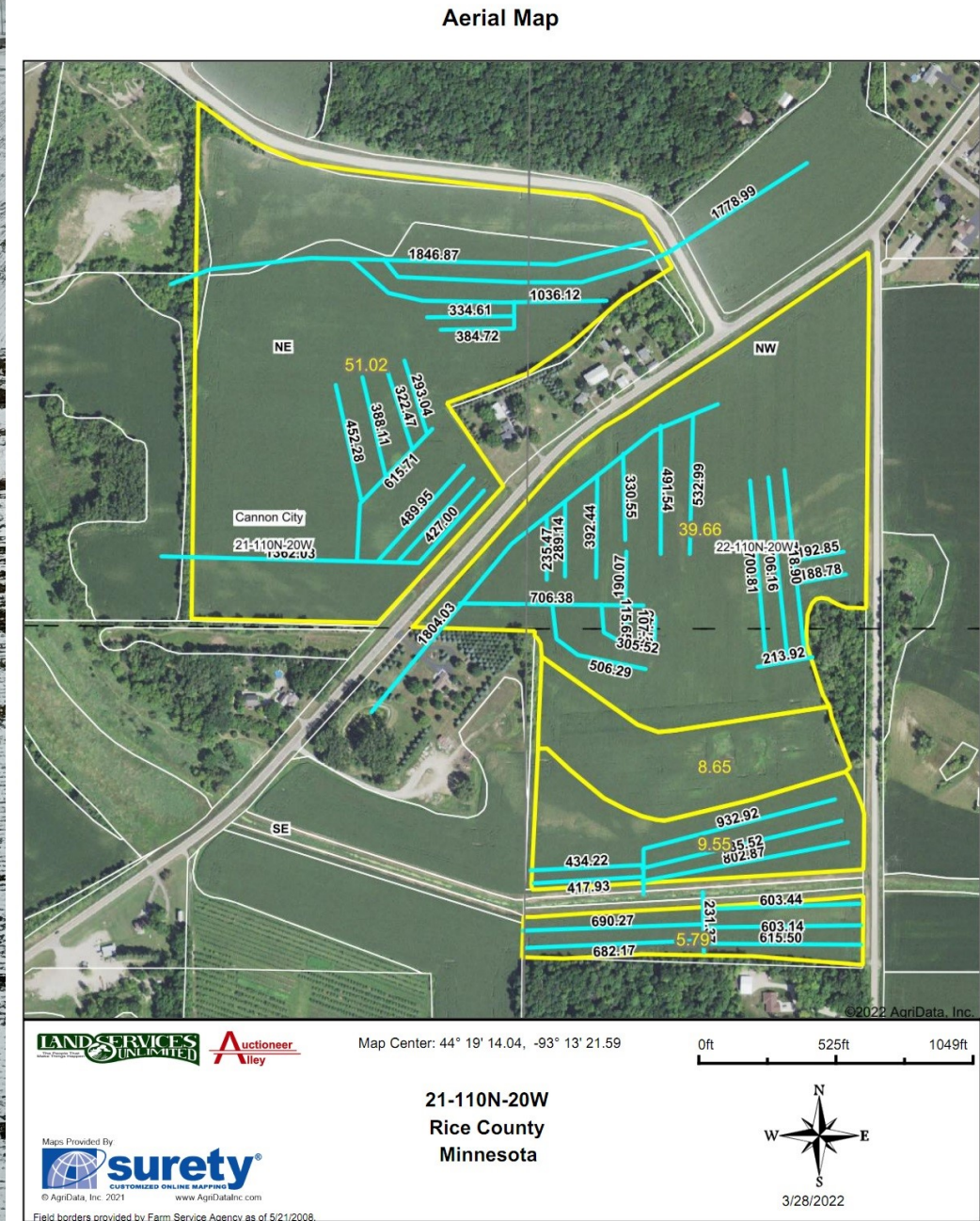
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Private Tile Map (Recreated)-Installed in '94 -'95



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FSA 156-EZ

Minnesota	U.S. Department of Agriculture	FARM: 2681
Rice	Farm Service Agency	Prepared: 2/24/22 9:26 AM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2022
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.		Page: 1 of 2

Operator Name	Farm Identifier
---------------	-----------------

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): 11054A

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
187.36	133.69	133.69	0.0	0.0	0.0	1.98	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	131.71	0.0	0.0	0.0

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	88.1	180	0.00
SOYBEANS	33.7	46	0.00
Total Base Acres:	121.8		

Tract Number: 354 Description: SEC 21 & 22 CANNON CITY TWSP

FSA Physical Location : Rice, MN ANSI Physical Location: Rice, MN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
187.36	133.69	133.69	0.0	0.0	0.0	1.98	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	131.71	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	88.1	180	0.00
SOYBEANS	33.7	46	0.00
Total Base Acres:	121.8		

Owners: BEVERLY J NAUMAN IRREVOCABLE TRUST



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United States
Department of
Agriculture

Rice County, Minnesota



Farm 2681

Tract 354

2021 Program Year

Map Created April 01, 2021

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
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 133.69 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 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). This map displays the 2019 NAIP imagery.



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Page 1 of 1

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 131		2. SIGN-UP NUMBER 47	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11054A		4. ACRES FOR ENROLLMENT 1.98	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) RICE COUNTY FARM SERVICE AGENCY 1810 30TH ST NW STE #2 FARIBAULT, MN55021-1843				6. TRACT NUMBER 354		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2015 TO: (MM-DD-YYYY) 09-30-2025	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 332-7418 x2				8. SIGNUP TYPE: Continuous			
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>							
9A. Rental Rate Per Acre		\$ 229.20		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 454.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment		\$		354	8	CP21	1.00
(Item 9C is applicable only when the first year payment is prorated.)				354	9	CP21	0.98
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BEVERLY J NAUMAN IRREVOCABLE TRUST 18200 CAGGER TRL FARIBAULT, MN55021-8012		(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p> <p>In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.</p> <p>Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</p> <p>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9982. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</p>							



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Sec. 21 CC 7-354

U.S.D.A. Soil Conservation Service HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION		SCS-CPA-026 (1-88) 1. Name and Address of Person <i>Genn Nauman</i> 1730 N. Main St. Faribault, MN 56003	
		2. Date of Request	
		3. County <i>Rice</i>	
4. Name of USDA Agency or Person Requesting Determination		5. Farm No. and Tract No.	

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?				
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.				
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.				
10. This Highly Erodible Land determination was completed in the: Office <input type="checkbox"/> Field <input type="checkbox"/>				

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:				
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.				
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.			12345	
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.				
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.				
NON-EXEMPTED WETLANDS:				
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				
17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.				
18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.				
19. This wetland determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>				
20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: <i>6-15-90</i>				

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks

22. Signature of SCS District Conservationist <i>Justin Dignost</i>	23. Date <i>6-15-90</i>
--	----------------------------

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.



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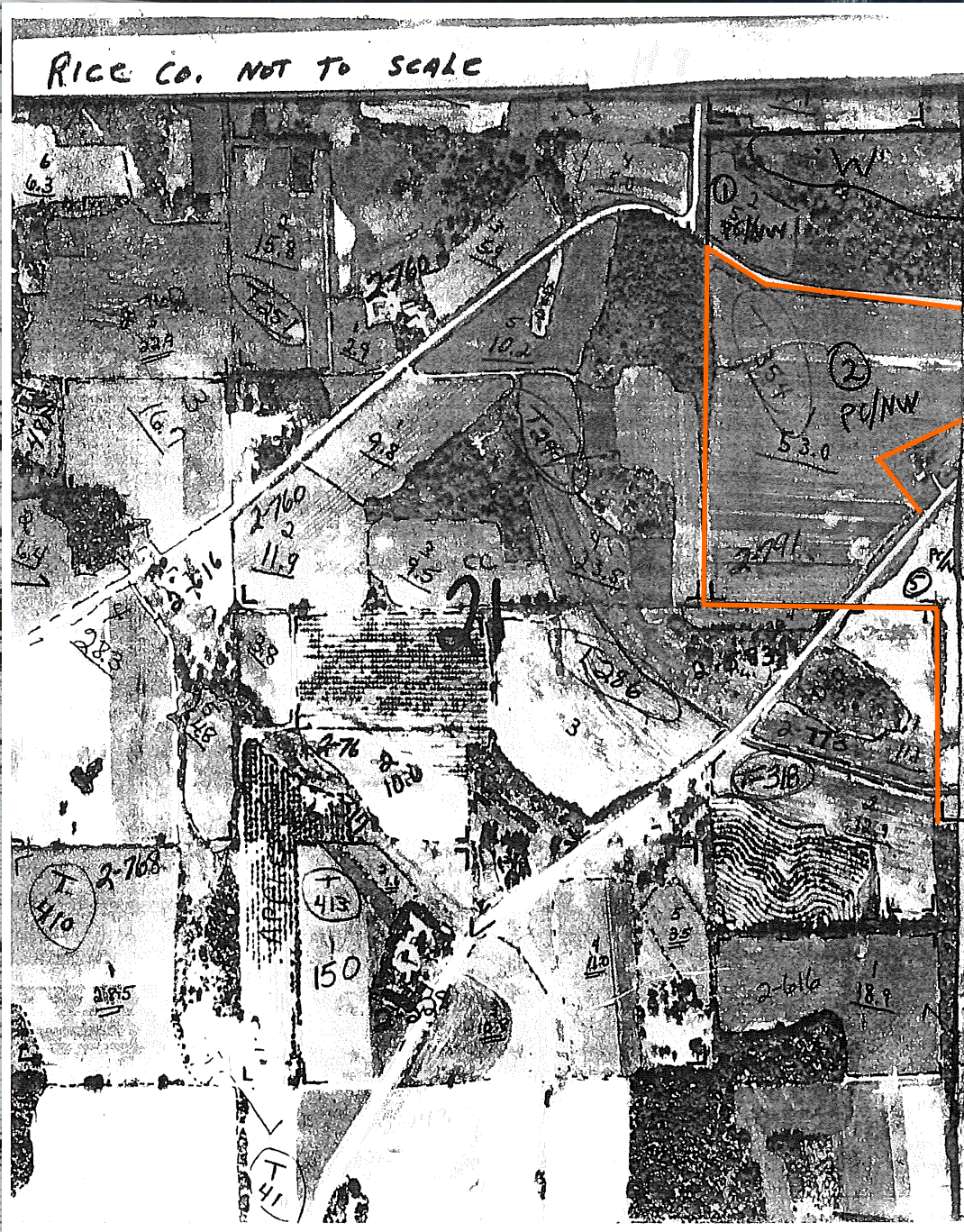
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[illegible]

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U.S.D.A. Soil Conservation Service		SCS-CPA-026 (1-88)	1. Name and Address of Person Mark Bauer Box 221A Faribault, MN 55021		2. Date of Request 1-31-22
HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION			3. County Rice		
4. Name of USDA Agency or Person Requesting Determination ASCS			5. Farm No. and Tract No. Numerous		
SECTION I - HIGHLY ERODIBLE LAND					
6. Is soil survey now available for making a highly erodible land determination?		Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?					
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.				1, 2, 6, 7, 11, 13, 15, 21, 23, 27, 31, 33, 36, 44	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.					
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>		NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.			
SECTION II - WETLAND					
11. Are there hydric soils on this farm?		Yes	No	Field No.(s)	Total Wetland Acres
No determination made					
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:					
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.					
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20. This determination was: Delivered <input type="checkbox"/> Mailed <input type="checkbox"/> To the Person on Date: _____					
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NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.					
21. Remarks ()					
22. Signature of SCS District Conservationist [Signature]					23. Date 8-10-21
Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.					



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LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

FARMLAND AUCTION

SALE LOCATION: Auction will be held at Buckham West at 19 Division Street, Faribault, MN.



CHRIS KAHLER & SCOTT CHRISTOPHER

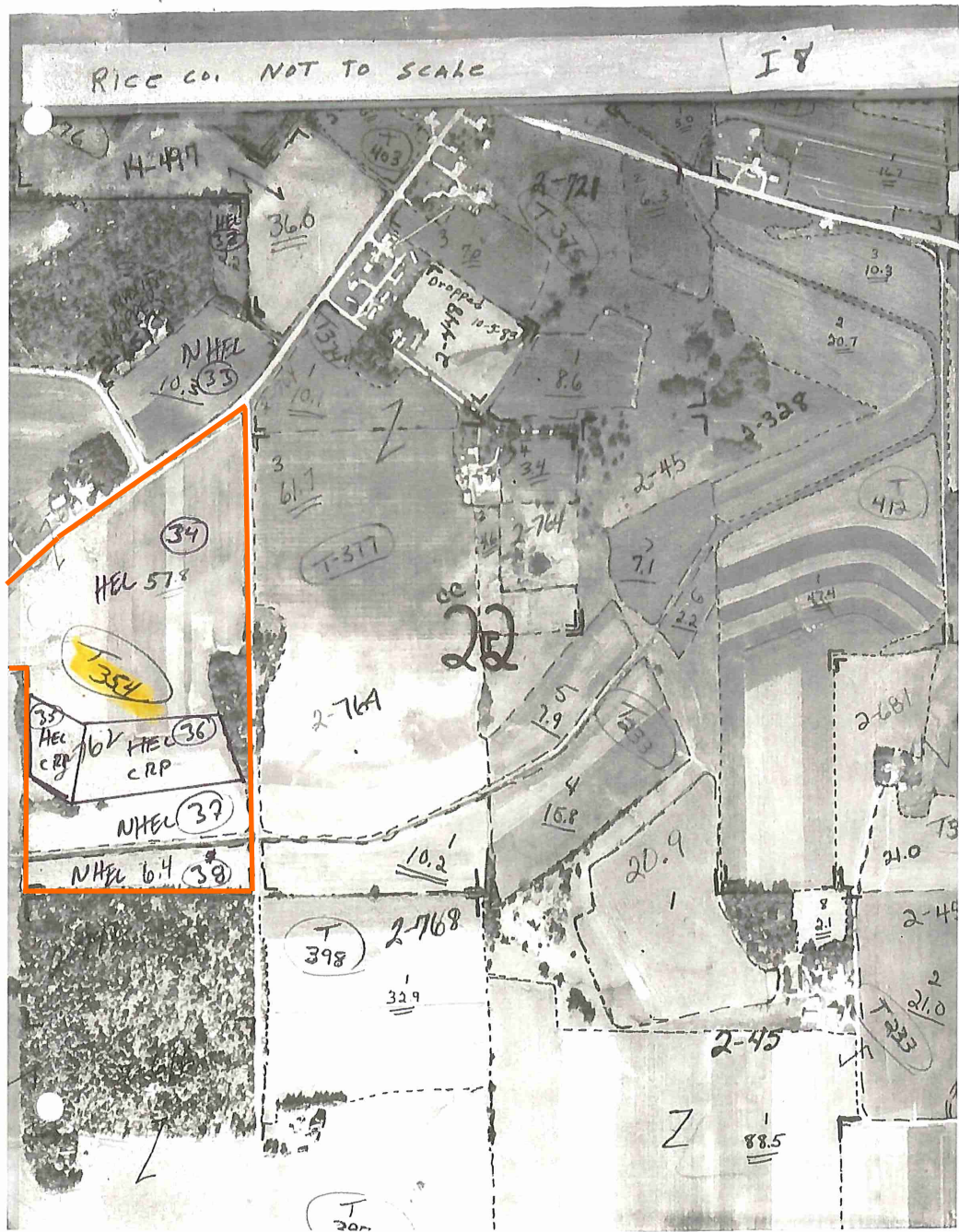
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131.93 Acres +/- of Bare Farmland in Cannon City Township, Rice Co., MN
FARMLAND AUCTION

Thursday, March 31, 2022 @ 10:30 AM

SALE LOCATION: Auction will be held at Buckham West at 19 Division Street, Faribault, MN.

*Blizzard Date 4-2-22 Watch website for updates!



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Summary

Parcel ID 11.21.1.00.001
Property N/A
Address
Sec/Twp/Rng 21/110/020
Brief E2 NE4 SEC 21 EX SEC 21 & 22 BAP WHERE E LI SEC 21 INTER-SECTS C/L FBTL & CANNON CITY RD NOW KNOWN AS CANNON CITY BLVD TH IN A NELY DIRECTION 16R ALG C/L RD TH NW 16R TH SWLY 24R TO A PT ON C/L OF ROAD 8R SELY FROM POB TH 8R TO POB
Tax Description (Note: Not to be used on legal documents)
Area 77.30 Acres
Use Code 2ANHGA-Agricultural Non-homestead - Non HGA; 2B-Rural Vacant Land/Non-Productive - Non Homestead
Tax Authority CANNON CTY-SD656-HSP
Group



Owners

Primary Owner
[Glenn L Nauman Family Trust & Beverly J Nauman Trust](#)
12780 Falk Ave
Northfield MN 55057

Alternate Taxpayer

Fee Owner

Land

Lot Area 77.30 Acres; 3,367,188 SF

Agricultural Land

Description	Soil Type	Acres
Roads (NV)	ROADS	4.00
Wetlands (No adj for location)	WETLANDS	3.90
Tillable 81	81 CPI	54.30
Imprecise to Separate Waste	ITS WASTE	4.00
Woods	WOODS	11.10
Total Acres: 77.30		

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/5/2010	GLENN L NAUMAN TRUST	GLENN L NAUMAN FAMILY TRUST	630900		PARTIAL-INTEREST SALE	Deed	Y	\$0.00
8/5/2010	GLENN L NAUMAN TRUST	BEVERLY J NAUMAN TRUST	630898		PARTIAL-INTEREST SALE	Deed	Y	\$0.00
4/30/1999	NAUMAN GLENN L & BEVERLY J	GLENN L NAUMAN TRUST	451851		RELATIVE SALE-RELATED BUSINESS	Deed		\$0.00
2/15/1994	NAUMAN GLENN L & BEVERLY J	NAUMAN GLENN L & BEVERLY J	388695		RELATIVE SALE-RELATED BUSINESS	Deed		\$0.00

Valuation

	Payable 2022 Values	Payable 2021 Values	Payable 2020 Values	Payable 2019 Values
EMV Improvement	\$0	\$0	\$0	\$0
EMV Land	\$384,300	\$384,300	\$406,000	\$384,300
EMV Machine	\$0	\$0	\$0	\$0
EMV (Estimated Market Value) Total	\$384,300	\$384,300	\$406,000	\$384,300
Green Acres Value	\$0	\$0	\$0	\$0
Homestead Exclusion	\$0	\$0	\$0	\$0



AUCTIONEERS AND SALES STAFF

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LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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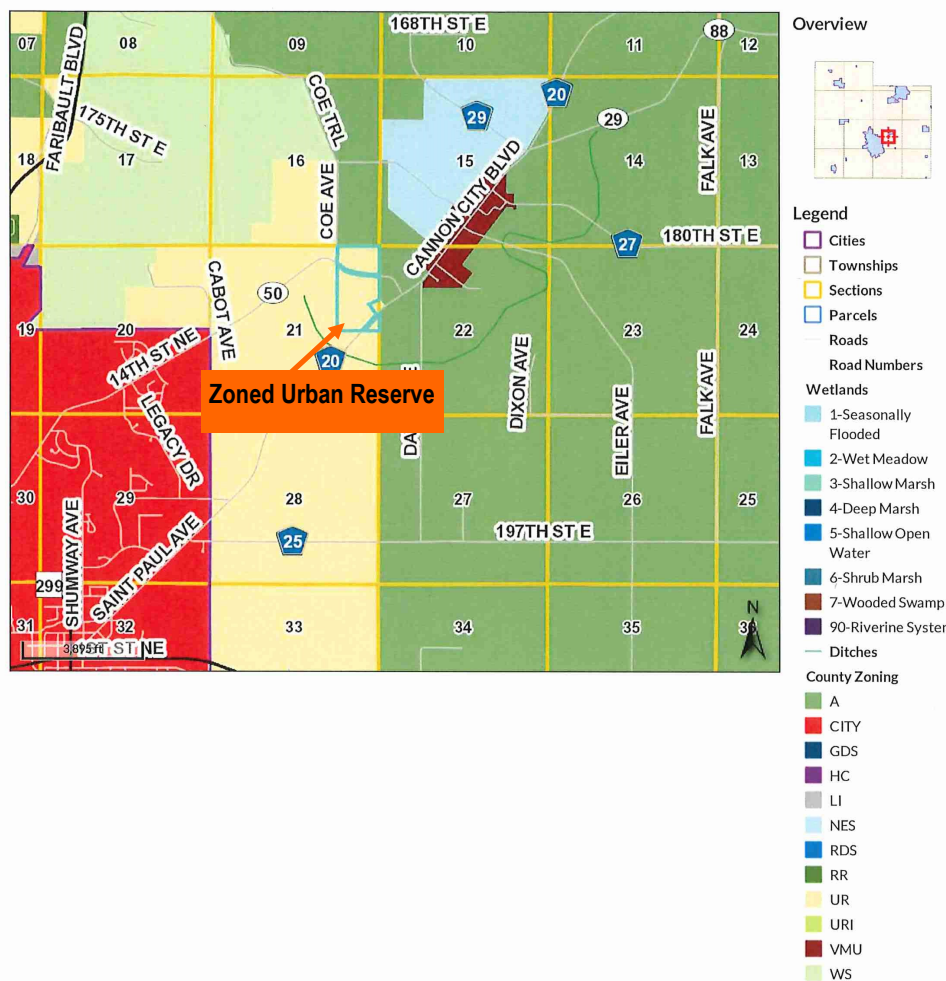
FARMLAND AUCTION

Thursday, March 31, 2022 @ 10:30 AM

SALE LOCATION: Auction will be held at Buckham West at 19 Division Street, Faribault, MN.

**Blizzard Date 4-2-22 Watch website for updates!*

County Zoning



Parcel ID	1121100001	Alternate	n/a	Owner	GLENN L. NAUMAN FAMILY TRUST & BEVERLY J. NAUMAN TRUST
Sec/Twp/Rng	21/110/020	ID		Address	12780 FALK AVE
Property Class	2ANHGA-Agricultural Non-homestead				NORTHFIELD MN 55057
Address					
Acreage	77.3				
District	CANNON CTY-SD656-HSP				
Brief Tax Description	E2 NE4 SEC 21 EX SEC 21 & 22 BAP WHERE E LI SEC 21 INTER-SECTS C/L FBLT & CANNON CITY RD NOW KNOWN AS CANNON CITY BLVD TH IN A NELY DIRECTION 16R ALG C/L RD TH NW 16R TH SWLY 24R TO APT ON C/L OF				



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FARMLAND AUCTION

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Summary

Parcel ID 11.22.2.50.003
Property N/A
Address
Sec/Twp/Rng 22/110/020
Brief W2 NW4 SW4 & W2 NW4 EX S.53A SW4 & E2 NW4 SW4 & L1-2-3 & L4 IN CC VLG EX BEG NW COR NW4 TH E ALG N LI NW4 318.57FT TH S965.2FT TO PT C/L TWP RD TH N51D49'26"E 621.31FT TO TPOB TH S38D10'34"E 170FT TH N51D49'26"E 150FT TH N38D10'34"W 170FT TH S51D49'26"W 150FT TO TPOB & EX PART E2 NE4 & PART W2 NW4 COMG NW COR W2 NW4 TH S0DE 1689.72FT TH N45DW 24.16FT TO TPOB TH S45DE 291.71FT TO C/L CANNON CITY BLVD TH NELY 102.05FT ALG C/L ON CUR CONC SE TH N56D18'36"E ALG C/L 86.44FT TH N33D43'41"W 92.41FT TH S58D51'54"W 90.27FT TH N42D27'24"W 20.91FT TH N30D45'43"W 44.59FT TH N24D15'36"W 99.67FT TH S63D38'01"W 172.17FT TO TPOB & EX PART W2 NW4 COMG NW COR W2 NW4 TH S0DE 1689.72FT TH N45DW 24.16FT TH S45DE 291.71FT TO C/L CANNON CITY BLVD TH NELY 102.05FT ALG C/L ON CUR CONC SE TH N56D18'36"E 86.44FT TO TPOB TH N33D43'41"W 92.41FT TH S58D51'54"W 90.27FT TH N42D27'24"W 20.91FT TH N30D45'43"W 44.59FT TH N24D15'36"W 99.67FT TH N47D08'21"E 573.40FT TH S28D52'19"E 352.59FT TO C/L CANNON CITY BLVD TH S56D18'36"W ALG C/L 461.64FT TO TPOB
(Note: Not to be used on legal documents)



Area 107.90 Acres
Use Code 2ANHGA-Agricultural Non-homestead - Non HGA; 2B-Rural Vacant Land/Non-Productive - Non Homestead
Tax Authority CANNON CTY-SD656-HSP
Group

Owners

Primary Owner Alternate Taxpayer Fee Owner
Glenn L Nauman Family Trust & Beverly J Nauman Trust
12780 Falk Ave
Northfield MN 55057

Land

Lot Area 107.90 Acres ; 4,700,124 SF

Agricultural Land

Description	Soil Type	Acres
Roads (NV)	ROADS	1.80
Ditch (NV)	DITCH	2.70
Tillable 72	72 CPI	71.80
Meadow(Use Pasture Adjustment)	MEADOW	8.20
Woods	WOODS	20.30
Waste	WASTE	3.10
Total Acres: 107.90		

Valuation

	Payable 2022 Values	Payable 2021 Values	Payable 2020 Values	Payable 2019 Values
EMV Improvement	\$0	\$0	\$0	\$0
EMV Land	\$546,900	\$546,900	\$575,600	\$546,900
EMV Machine	\$0	\$0	\$0	\$0
EMV (Estimated Market Value) Total	\$546,900	\$546,900	\$575,600	\$546,900
Green Acres Value	\$0	\$0	\$0	\$0
Homestead Exclusion	\$0	\$0	\$0	\$0

Taxation

	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$546,900	\$575,600	\$546,900
Taxable Market Value	\$546,900	\$575,600	\$546,900
Net Tax Amount	\$3,304.00	\$3,332.00	\$1,358.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$3,304.00	\$3,332.00	\$1,358.00
+ Penalty	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00
- Amount Paid	\$3,304.00	\$3,332.00	\$1,358.00
= Outstanding Balance	\$0.00	\$0.00	\$0.00



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ALLEN & RYAN KAHLER, DOUG WEDEL,

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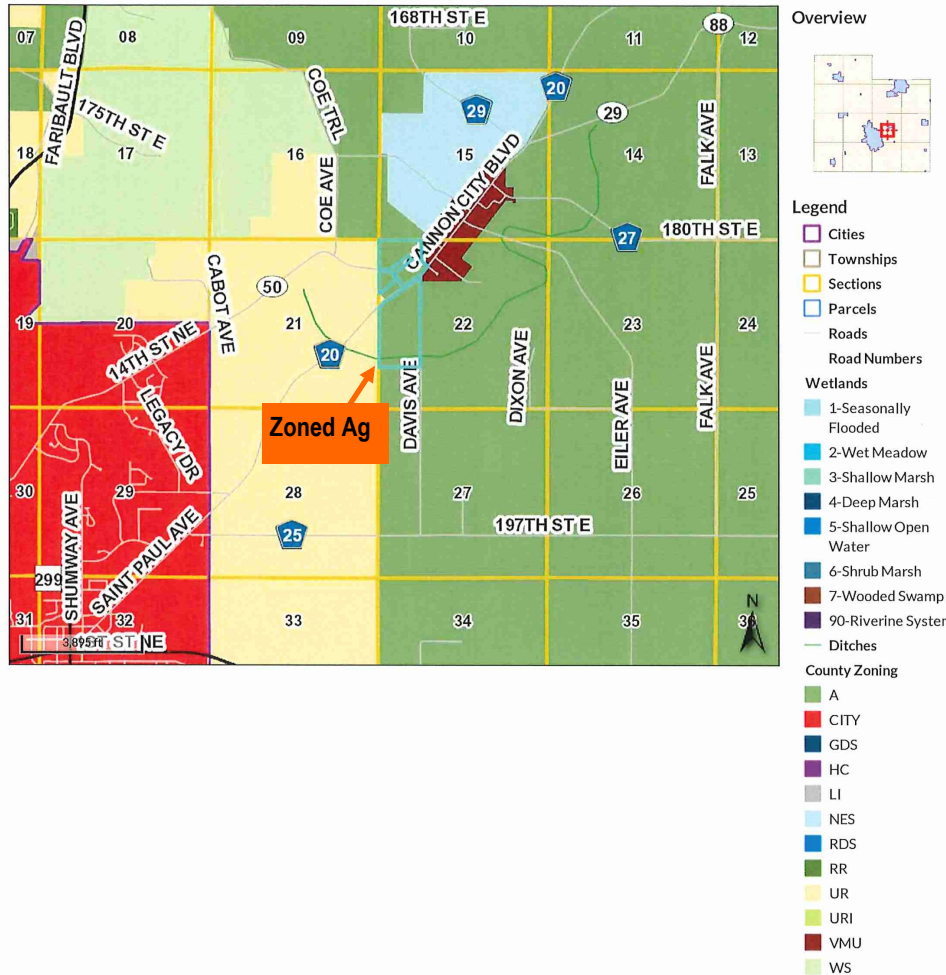
FARMLAND AUCTION

Thursday, March 31, 2022 @ 10:30 AM

SALE LOCATION: Auction will be held at Buckham West at 19 Division Street, Faribault, MN.

**Blizzard Date 4-2-22 Watch website for updates!*

County Zoning



Parcel ID	1122250003	Alternate	n/a	Owner	GLENN L. NAUMAN FAMILY TRUST & BEVERLY J. NAUMAN TRUST
Sec/Twp/Rng	22/110/020	ID		Address	12780 FALK AVE
Property Class	2ANHGA-Agricultural Non-homestead				NORTHFIELD MN 55057
Address					
Acreage	107.9				
District	CANNON CTY-SD656-HSP				
Brief Tax Description	W2 NW4 SW4 & W2 NW4 EX S.53A SW4 NW4 & E2 NW4 SW4 & L1-2-3 & L4 IN CC VLG EX BEG NW COR NW4 TH E ALG N LI NW4 318.57 FT TH S965.2 FT TO PT C/L TWP RD TH N51D49°26'E 621.31 FT TO TPOB TH S38D10°34'E 170 FT				



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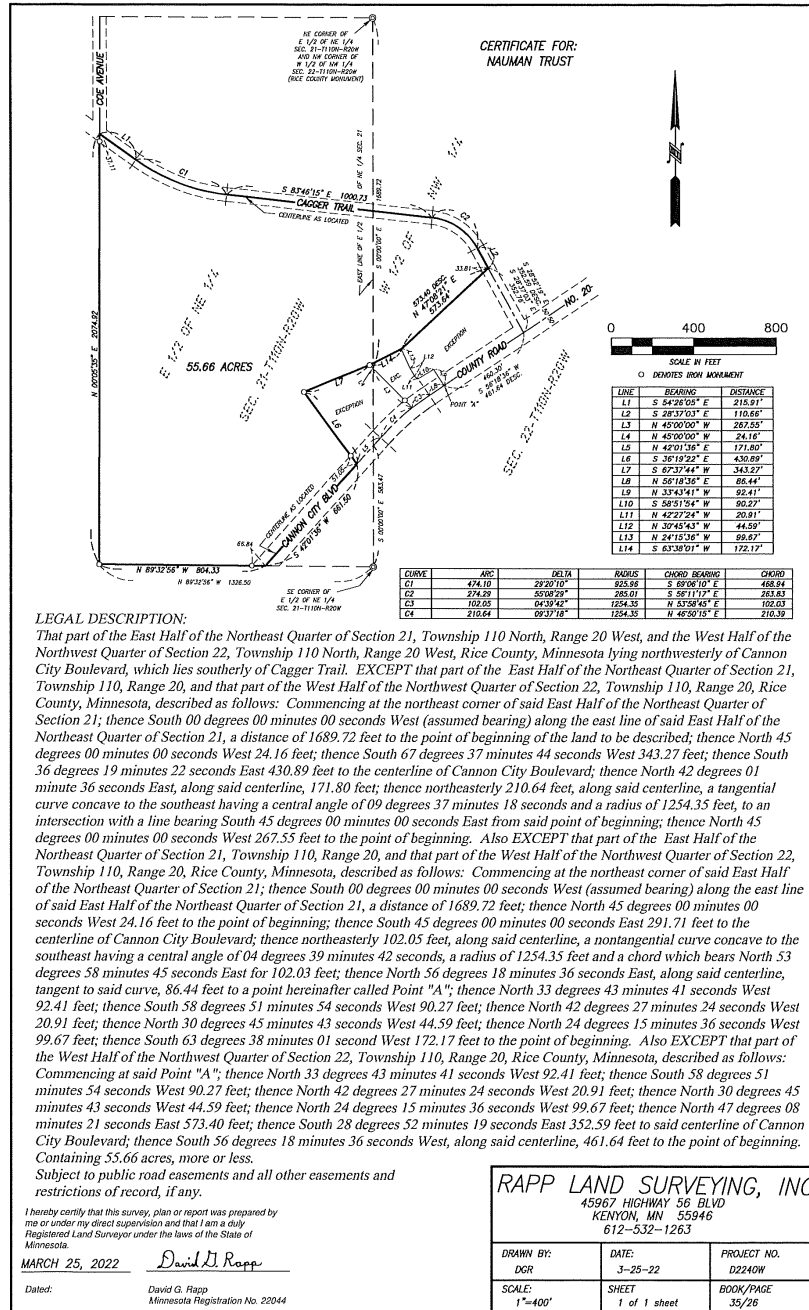
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Parcel #1 Survey



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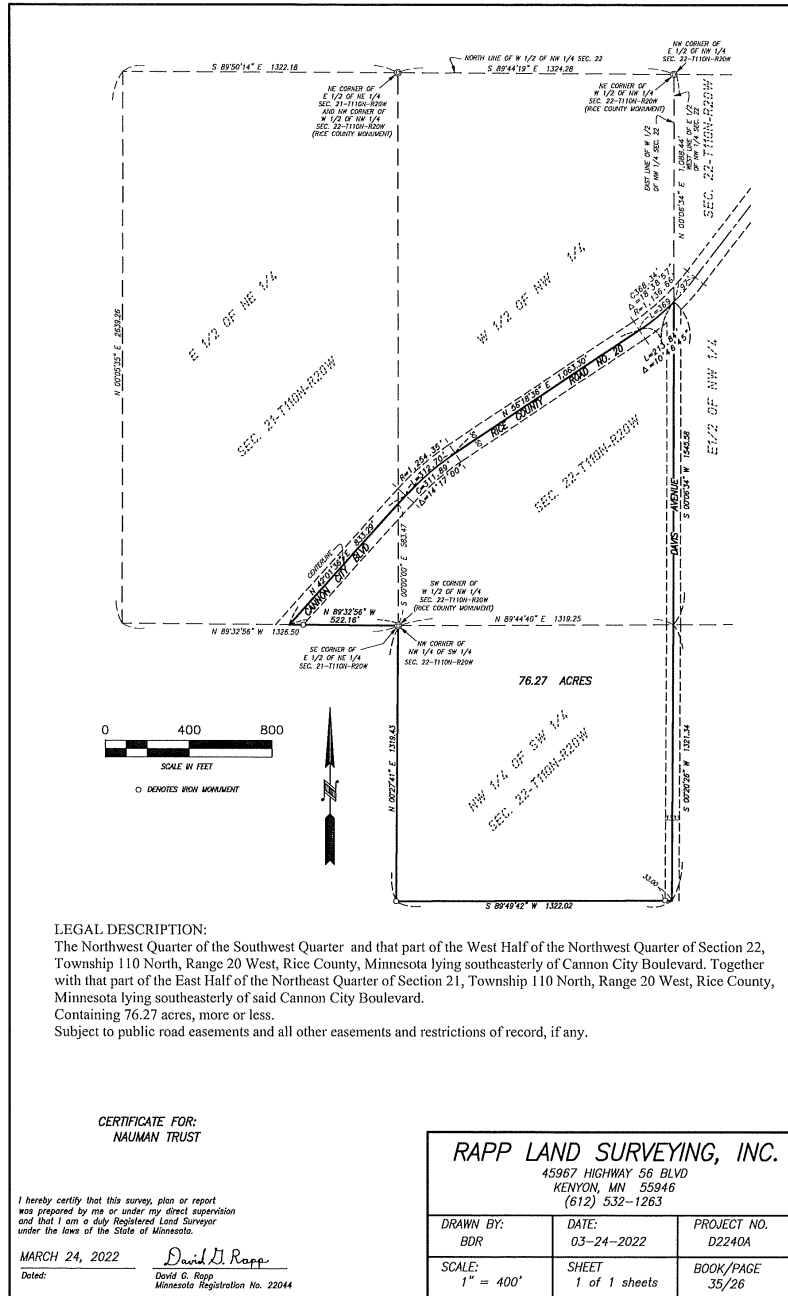
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Parcel #2 Survey



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County Setbacks

MINIMUM LOT AREA, WIDTH, AND SETBACKS FOR ZONING DISTRICTS IN RICE COUNTY

Symbol	District	Lot Area	Lot Width	Front Yard or (Road R.O.W.)	Side Yard	Rear Yard	Structure Height
A	** Agricultural	Residential 35 (a) per ¼ ¼ OR 1.0 - 2.5 (a) Dwelling of Record /Other uses 2.5 Acres	50'	Co.Rd/St.Hwy 100' Twp/other & Front yard 70'	20 Feet Livestock Buildings 100 Feet	Principal-70' Accessory-20' Livestock Buildings 100'	35 Feet Except for Agricultural Structures
UR	Urban Reserve	35 Acres 2.5 Existing DR	100'	Same as A	Same as A	Same as A	35' Except for Agricultural Structures
RR	Rural Residential	Existing Lots of 20,000 sq. ft.	100'	Ave. exiting No less than 35'	10 Feet	25 Feet	Residences- 35' Hangers- 24' Accessory- 16'
*VMU	Village Mixed Use	20,000 sq. ft.	75'	20'	10'	25'	35'
*VE	Village Extension	As per approved plat	--	--	--	--	As per approved plat
*HC	Highway Commercial	Retail/Service use - 2.5 acres	200'	100'	20'	Principal- 70' Accessory- 20'	35' <i>See Gen. Reg.</i>
*LI	Limited Industry	2.5 Acres -OR- As per CUP	200'	100'	20' 50'- if Abuts Residential Dist.	Principal - 70' Accessory- 20' 50' if Abuts Residential Dist.	2.5 Stories or 35 Feet

* VMU, VE, HC and LI may have other lot requirements. This form is not 100% inclusive.

****NOTE:** In the Agricultural & Urban Reserve Districts, a setback may exist ranging from 500 to 1,320 feet for any new house from an existing feedlot of 10 animal units or more. Please contact County Staff if you think any adjacent properties within ¼ mile of your proposed house site may have livestock, or buildings, which have been used for livestock in the past.



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