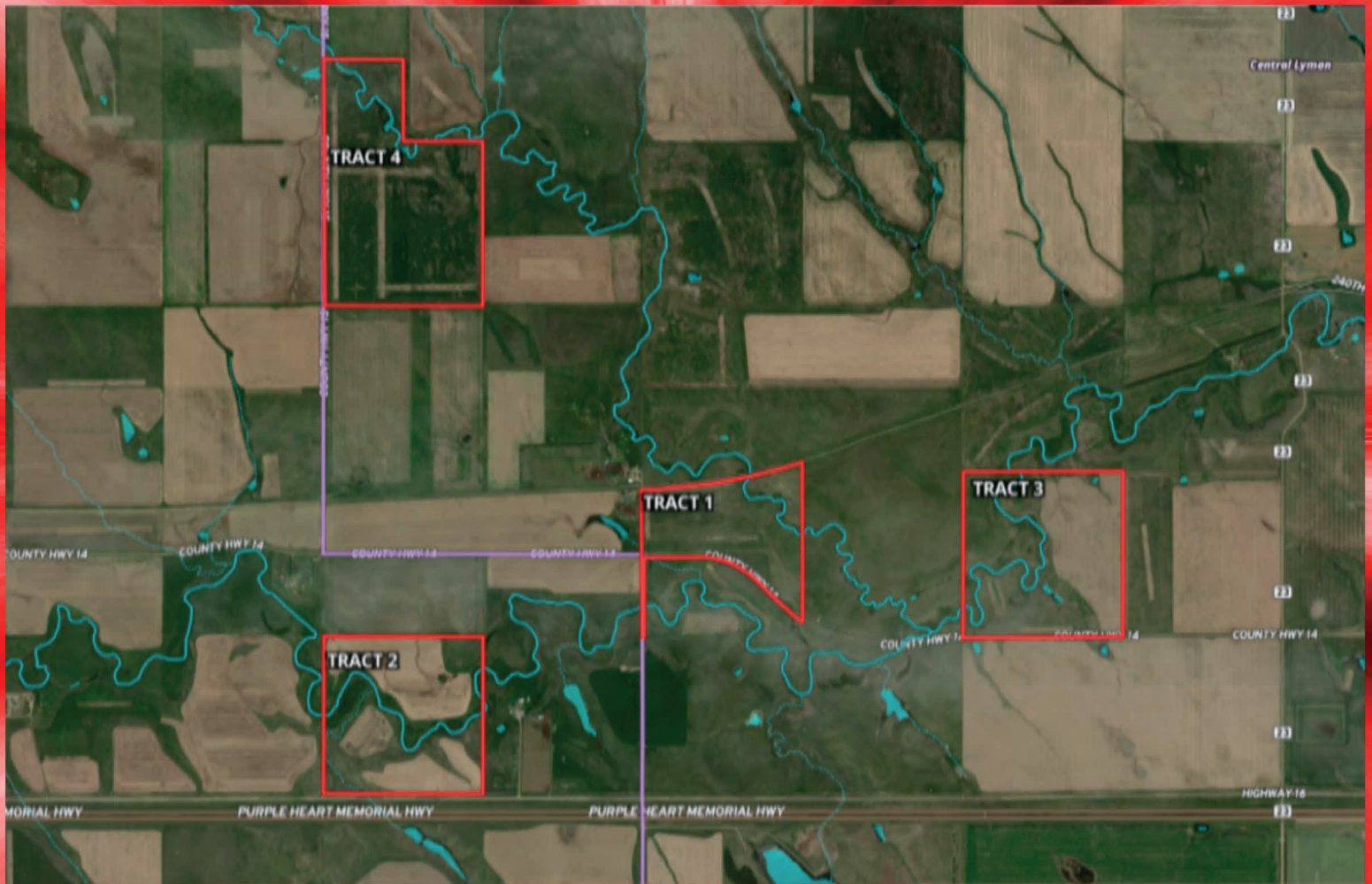




Tract 1: 86.27 +/- acres which has 52.86 tillable acres. Productivity is 68.93. Property has 3 cabins (16' X 40') heated and air conditioned with bathroom, kitchenette and sleeping quarters along with Wi-Fi security cameras. Also 1 shed (12' X 32'), concrete pad (30' X 30') for campers with 2-50-amp camper hookups, 2 sewer lines going to septic system, water hydrant, and a gazebo. Live water is on the property. 1 homemade deer stand on the property. Renter in place for 2024. Taxes: \$1945.90

Legal: PORTION OF THE SW1/4 LYING N OF 241ST ST (FKA OLD HWY #16) -RD & RY & 4.46A LYING N OF RR ROW IN N1/2SW1/4 + 1.05A LYING S OF RR ROW S1/2NW1/4 of 9-105N-76W

Tract 2: 154 +/- acres which has 86.86 tillable acres. Productivity is 64.12. Property has live water, trees, and 2 Redneck deer stands. Renter is in place for 2024. Taxes: \$849.42.

Legal: NW1/4 -6.00A H-1 of 17-105N-76W

Tract 3: 160+/- acres which has 81.44 tillable acres. Productivity is 67.7. CRP is 4.40 acres expiring in 2037 at \$67.65 per acre. Live water and tree belts on property. 1 Redneck deer stand along with a homemade deer stand. Renter in place for 2024. Taxes: \$700.24.

Legal: SW1/4 of 10-105N-76W

Tract 4: 200 +/- acres. Productivity is 66.78. CRP is 157.24 acres expiring in 2031 at \$67.94 per acre. Another CRP is 9.73 acres expiring in 2025 at \$61.21 per acre along with CRP of 7.06 acres expiring in 2031 at \$74.26 per acre. 2 homemade deer stands along with tree belts and live water. No renter in place. Taxes: \$1276.04

Legal: SW1/4 of 5-105N-76W & SW1/4NW1/4 of 5-105N-76W

The phenomenal deer and pheasant hunting rights will transfer to Buyer(s) at closing.

New Owner(s) will receive the 2024 rents.