

**QUALITY
FARMLAND
IN JACKSON
COUNTY**

Auction

ONLINE ONLY

BIDDING OPENS TUESDAY, DECEMBER 2, 2025 AT 8:00 AM
BIDDING CLOSING Tuesday, December 9, 2025 • 2:00 PM

80± Deeded Acres, 78.67± Tillable Acres
located in the E1/2 of the NW1/4
of Section 29, Twp 104, Range 38,
La Crosse Twp, Jackson Co.

LEGAL DESCRIPTION:

The E1/2 of the NW1/4, Section 29, Twp 104, Range 38. PID #11.029.0500. See survey for exact legal description.

LAND LOCATION:

Just SW of Heron Lake, at the JCT of MN60 & Co Hwy 24/900th St, go west on Co Hwy 24/900th St 4.6+/- miles to NE corner of the land. *Watch for auction signs.*

- **This Farm Has Tile & An Outlet**
- **Survey in Process**
- **Spring 2026 Possession**

FOR QUESTIONS OR ADDITIONAL DETAILS, CONTACT:

- Kristine at 320-212-9379 (call/text)
or Kristine@FladeboeLand.com
- Glen at 651-208-3262 (call/text)
or Glen@FladeboeLand.com

Go to FladeboeLand.com for more details
and to view the drone video & aerial photos



- **Has Tile & An Outlet**
- **2026 Spring Possession**
- **Survey in Process**

John C Mixner Family – 2nd Family Member to Own the Land – Purchased in 1898

Auctioneer's Note: Here's a rare opportunity to own quality farmland in La Crosse Township, Jackson County — a property rich in history and potential. This productive parcel has been in Norma's Family, the Mixner Family, since 1892 and is being offered for sale for the first time in over 133 years. The land includes drainage tile with an outlet that runs from the northwest area of the parcel to the southeast corner, where it connects to a drainage ditch. The property is currently being surveyed, and possession will be granted immediately after closing. Whether you're looking to expand your existing operation or make a long-term agricultural investment, this is a rare chance to own a piece of Jackson County farmland that blends heritage, productivity, and opportunity. Visit FladeboeLand.com for details and get ready to place your bid!

Lawrence & Norma (Mixner) Liepold
-TRUST, OWNERS-



FLADEBOE LAND

Kristine Fladeboe Duinincq
- Broker - 320-212-9379
Kristine@FladeboeLand.com
Glen Fladeboe 651-208-3262
Glen@FladeboeLand.com
Dale Fladeboe 320-894-9392



Auction Terms: The successful bidder will pay down \$50,000 as earnest money on auction day in the form of a cashier's check. The non-refundable check should be made out to Fladeboe Land Trust Account. The successful bidder will enter into a non-contingent, AS-IS purchase agreement on auction day. Buyer's premium will apply. Final price will be calculated by the number of deeded acres as per the survey. Closing will be executed on or before January 20, 2026 with attorney Brad Schmidt at JMS&K Law Office in Willmar, MN. Announcements made auction day take precedence over printed material. For information packet go to FladeboeLand.com or contact Kristine at 320-212-9379 or Kristine@FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.



United States
Department of
Agriculture

Jackson County, Minnesota

Farm 5064

20

T104/R38

La Crosse

900th St

Tract 95

2025 Program Year

Map Created April 08, 2025



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 Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 78.89 acres



29
T104/R38
La Crosse
78.89
NHEL

NW

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 2023 NAIP imagery.



Abbreviated 156 Farm Record

Tract Number	:	95
Description	:	E2NW4 29-104-38 LaCrosse
FSA Physical Location	:	MINNESOTA/JACKSON
ANSI Physical Location	:	MINNESOTA/JACKSON
BIA Unit Range Number	:	
HEL Status	:	NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	:	Tract does not contain a wetland
WL Violations	:	None
Owners	:	LAWRENCE & NORMA LIEPOLD TRUST
Other Producers	:	
Recon ID	:	None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.89	78.89	78.89	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	78.89	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	43.33	0.00	159
Soybeans	35.19	0.00	38
TOTAL	78.52	0.00	

NOTES

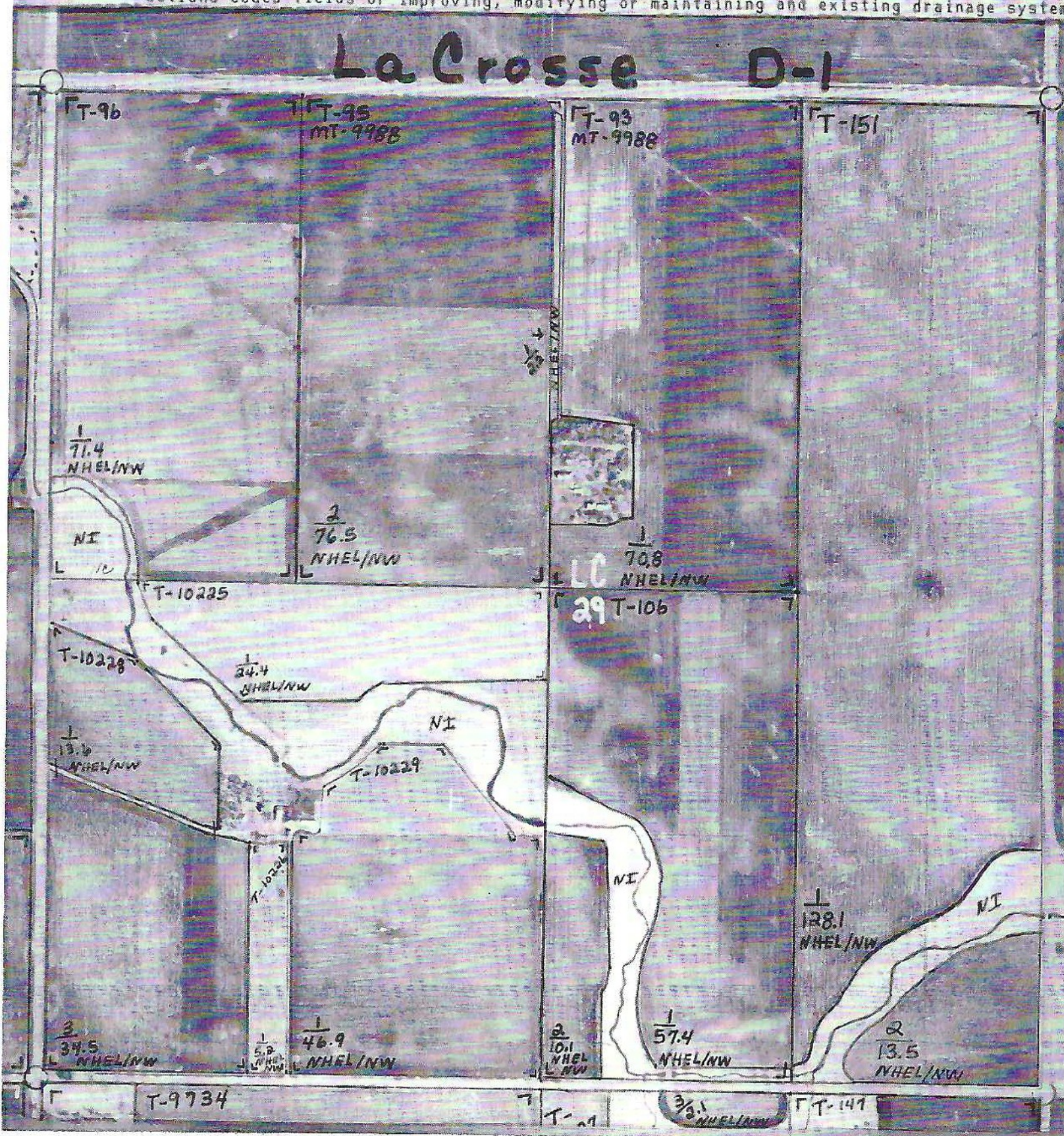
Category	Value
Category 1	Value 1
Category 2	Value 2
Category 3	Value 3
Category 4	Value 4
Category 5	Value 5
Category 6	Value 6
Category 7	Value 7
Category 8	Value 8
Category 9	Value 9
Category 10	Value 10
Category 11	Value 11
Category 12	Value 12

T = TRACT NUMBER	MT = MULTIPLE TRACT NUMBER	HEL = HIGHLY ERODIBLE LAND	MW = MINIMAL EFFECT WETLAND (EXEMPT)
W = WETLAND	CW = CONVERTED WETLAND	NHEL = NON-HIGHLY ERODIBLE	MWC, MWH, MWR = SPECIAL COND. (SEE SCS)
FW = FARMED WETLAND	NA = NON-AGRICULTURAL	PC = PRIOR CONVERTED WETLAND	NC = NON-CROPLAND
NW = NON-WETLAND	AW = ARTIFICIAL WETLAND	ECW = EXEMPT (COMMENCED) CONVERTED WETLAND	PHOTO NO.

COUNTY **Jackson** NOT TO BE REPRODUCED CROP SCALE **1 Dec. 1995** YR. **D-1**

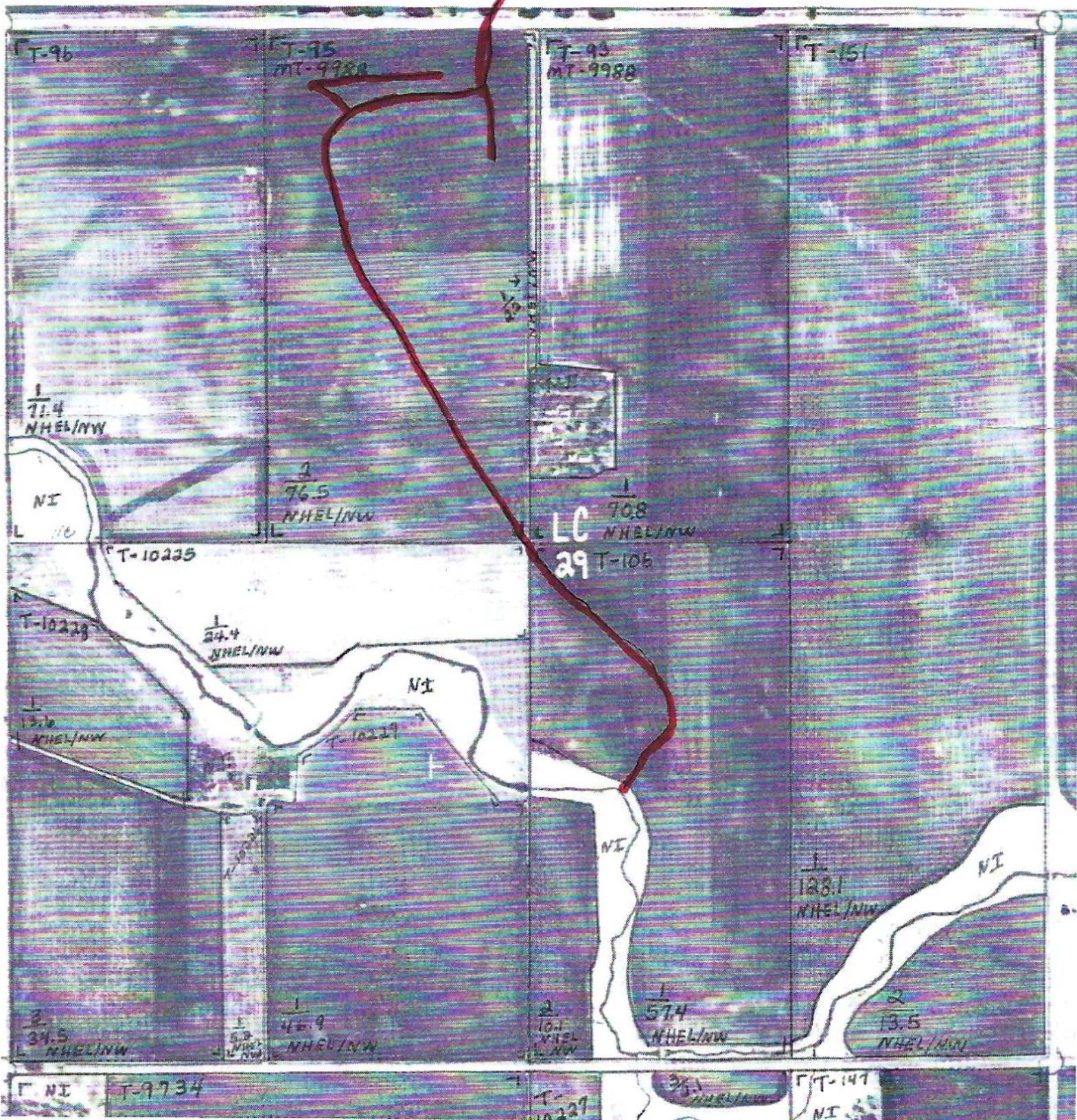
WARNING: Contact NRCS before draining, dredging, filling, or leveling any wet areas or wetland coded fields or improving, modifying or maintaining an existing drainage system

La Crosse D-1



W=Wetland

PHOTO NO.





29-104-38
LACROSSE

May 20, 2002

United States Department of Agriculture
Farm Service Agency

Jackson County

1991 Digital Orthophotography - Not To Scale



Liepold/Mixner Farmland Auction

80± Deeded Acres; The E1/2 of the NW1/4 of Section 29, Twp 104, Range 38, La Crosse Twp, Jackson Co.

The following Tile and Outlet maps and information is believed to be true and correct but is not guaranteed.

Please contact Ken Stenzel of Stenzel Farm Drainage at 507-920-8192 with questions.

AGREEMENT

THIS AGREEMENT, Made and entered into this 21st day of March, 1983, between James Mixner and Angeline Mixner, husband and wife, first parties, of the County of Nobles and John A. Mixner and Leila Mixner, husband and wife, second parties, of the County of Jackson.

RECITATIONS

1. First parties are the owners of the East Half of the Southwest Quarter (E1/2SW1/4) of Section Twenty (20), Township One Hundred Four (104) North, Range Thirty-eight (38), West of the Fifth Principal Meridian, Jackson County, Minnesota.
2. Second parties are the owners of the East Half of the Northwest Quarter (E1/2NW1/4) of Section Twenty-nine (29), Township One Hundred Four (104) North, Range Thirty-eight (38), West of the Fifth Principal Meridian, Jackson County, Minnesota.
3. First parties have installed a tile drain system through their land located in the South Half of the East Half of the Southwest Quarter (S1/2E1/2SW1/4) of Section Twenty (20), which outlets into a five inch tile in the right-of-way of Jackson County Highway Number Four which drains under the highway and into existing five inch tile located on second parties land in Section Twenty-nine (29).
4. The parties have agreed that first parties shall have the right to drain eighteen and one-half (18 1/2) acres of land located within the following described parcel:

commencing at the southeast corner of the Southwest Quarter running thence approximately 700 feet west, thence approximately 1150 feet north, thence approximately 700 feet east, thence approximately 1150 feet south to the place of commencement.
5. The parties have hereto agreed as to the construction, installation,

repair and maintenance of said tile and desire to reduce their agreement to writing.

NOW THEREFORE, It is hereby mutually agreed as follows:

A. Second parties grant to first parties, their heirs, executors, administrators and assigns, forever, a perpetual right-of-way and easement to connect the tile drain described in paragraph three hereof and located in first parties land in Section Twenty (20) unto second parties land and to drain the eighteen and one-half (18 1/2) acres of first parties land described in paragraph four hereof into the tile drainage system presently located on second parties land in Section Twenty-nine (29).

B. First parties agree that they will not permit any additional land other than the eighteen and one-half (18 1/2) acres above described to be drained into second parties tile without the express permission in writing from second parties.

C. In the event second parties, their successors in interest shall fail to maintain the drainage tile on second parties land in proper working order, first parties shall have the right to go upon the land of second parties, for the purpose of maintenance and repair of said tile. First parties agree that such entry shall be done with as little injury to the land and such crop as is growing thereon as is possible and following such entry, first parties shall restore the land, insofar as is possible, to the same condition as was prior to said entry, and reimburse second parties for the damage done to growing crops, if any.

D. This agreement shall be a covenant running with the land and shall bind the parties hereto, their respective heirs, successors and assigns.

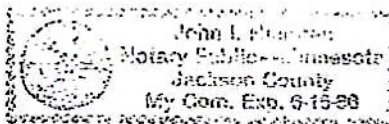
IN WITNESS HEREOF the parties have hereunto set their hands
this 21st day of March, 1983.

James Mixner
Angeline Mixner
John A. Mixner
Leila Mixner

STATE OF MINNESOTA)
) SS
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me this 21st
day of March, 1983, by James Mixner, John A. Mixner and Leila Mixner.

John I. Halloran

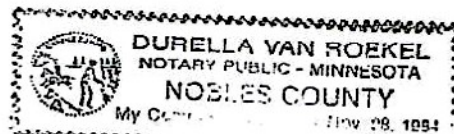


STATE OF MINNESOTA)
) SS
COUNTY OF NOBLES)

The foregoing instrument was acknowledged before me this ²⁷~~21~~
day of ^{April}~~March~~, 1983, by Angeline Mixner

Durella Van Roekel

This instrument was drafted
by John I. Halloran, Attorney
Heron Lake, Minnesota 56137



183670

OFFICE OF COUNTY RECORDER
County of Jackson, MN

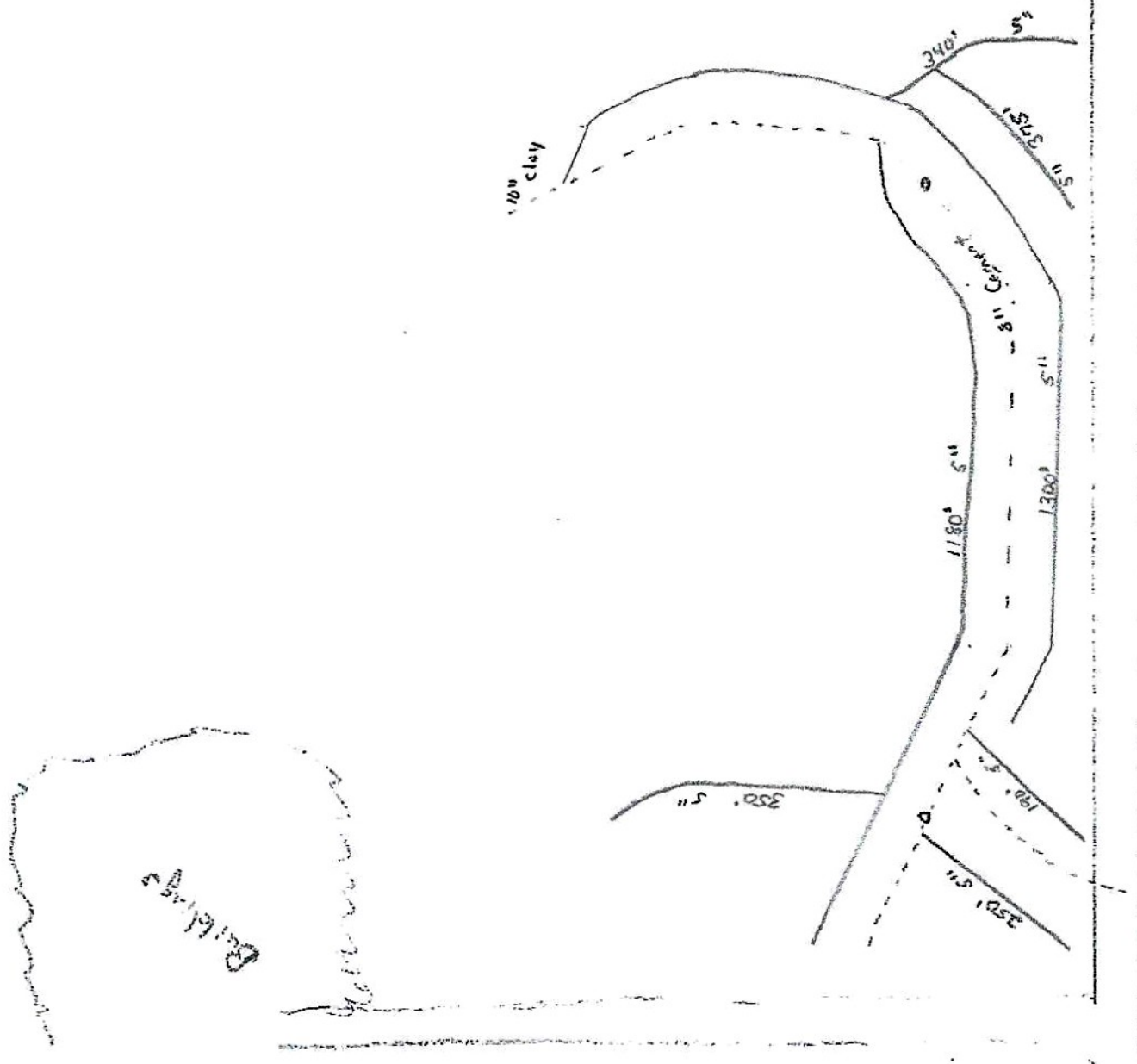
I hereby certify that the within in-
strument was filed in this office for
record on this 27 day of
April A.D., 1983 at 9:10
o'clock A. M., and was duly re-
corded on Microfilm

No. 183670
David W. Johnson
County Recorder

By _____ Deputy

10-93
 TWP. LACROSBY
 Sec. 29
 Leila Miner

3985' 5"



Thursday - Sept 30 - 1993

4365' 5" \$3928.50 - .90/Ft

2-10" Tees 14.00 28.00

2-8" Tees 9.50 19.00

S. Tax

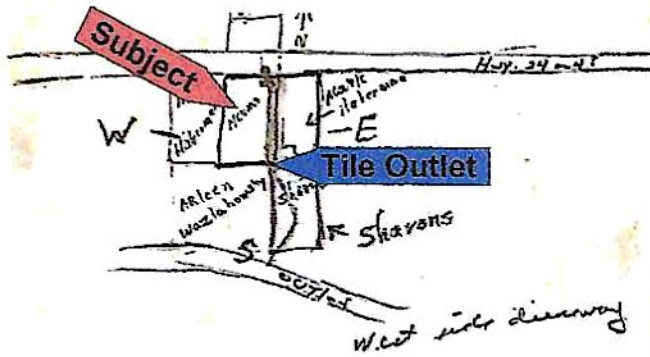
116.55

163.55

3928.50

\$ 4092.05

Subject Tile Map 2



Did

tileing Kenny Stenzel
322 12th St. Huron Lake St 137
793-2420

if we call Jim call
9:30 F when Thier home.

liability ins.
on 20.

Insurance
Mell McKeown
800 4:00

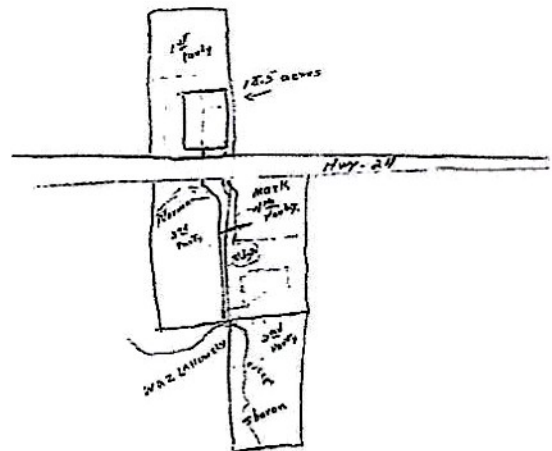
1996

Jim & Ringer - portion of 1st part.

Sharon & Doyle Ringer - portion of 2nd part.

Norma Lippold - party of 3rd part.

Mark & Kathie Halmon - party of 4th part.



1996

Subject Tile Map

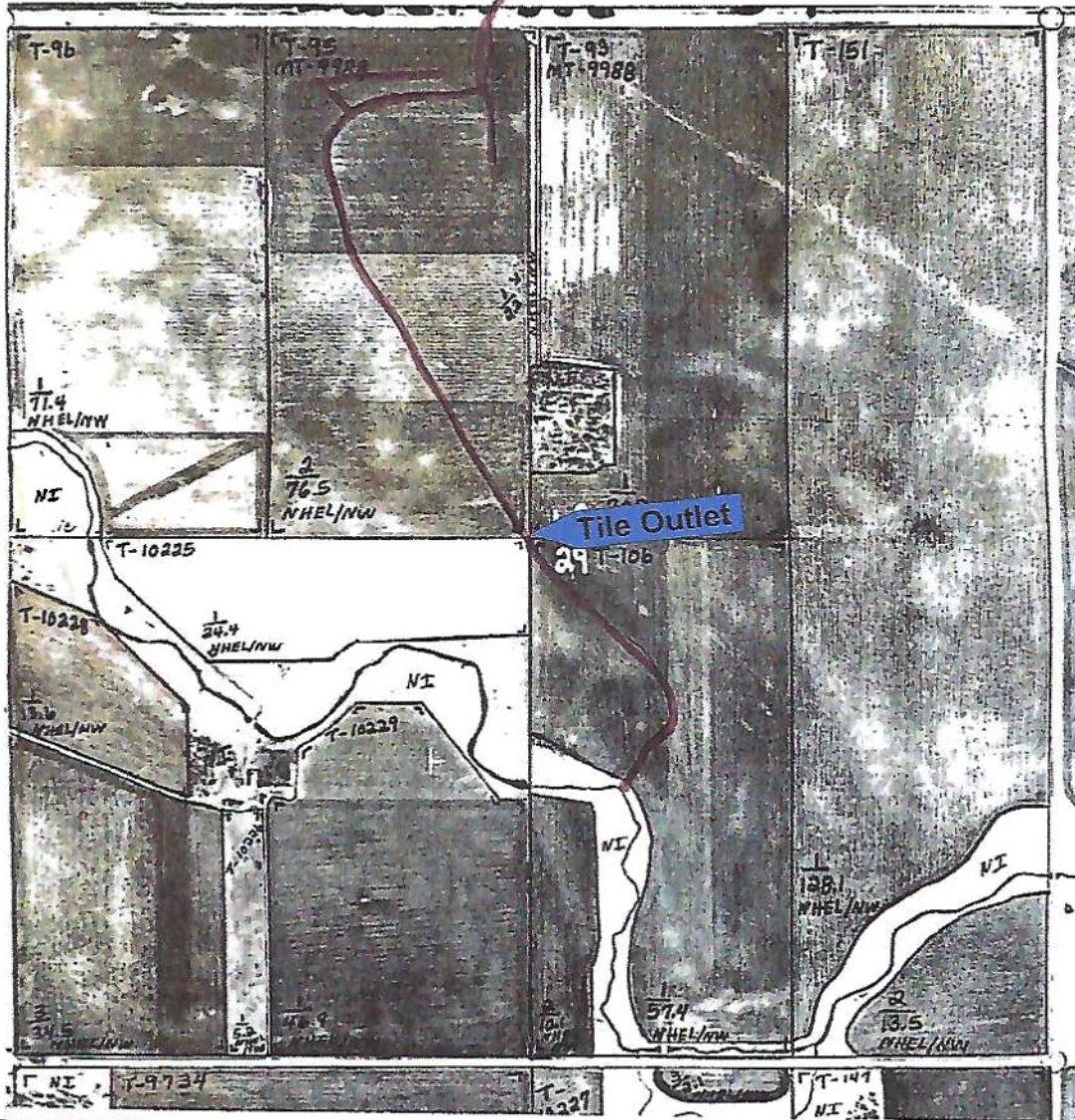
AW=Artificial Wetland
 CC=Commenced Converted Wetland
 CW=Converted Wetland
 FW=Farmed Wetland
 FWP=Farmed Wetland Pasture
 GEW, MIW, RPW, RSW, RVW, YP=Special condition (See NRCS)

HEL=Highly Erodible Land
 MT=Multiple Tract Number
 MW=Minimal Effect Wetland
 NHEL=Non Highly Erodible Land
 NC=Non Cropland

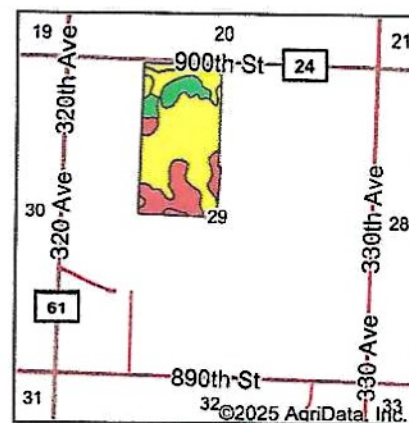
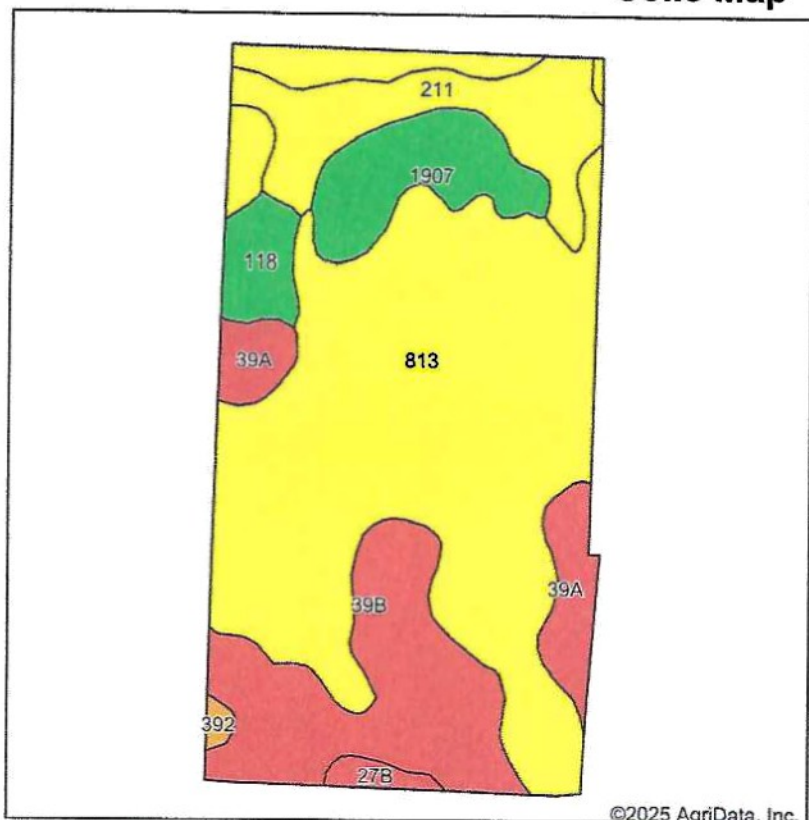
NI=Non Inventoried
 NW=Non Wetland
 PC=Prior Converted Wetland
 Tract=Tract Number
 W=Wetland

COUNTY: JACKSON	NOT TO SCALE	REPRODUCED: MAY 2000	CROP YEAR: 2000	PHOTO NO. A-1
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Warning: Contact NRCS before clearing, draining, dredging, filling or leveling any wet areas or wetland coded fields or improving modifying or maintaining an existing drainage system.



Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **29-104N-38W**
 Township: **La Crosse**
 Acres: **78.89**
 Date: **10/13/2025**



FLADEBOE LAND

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: MN063, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
813	Spicer-Lura complex	44.73	56.7%		IIw	87	74
39B	Wadena loam, 2 to 6 percent slopes	12.84	16.3%		Ile	65	50
211	Lura silty clay, 0 to 1 percent slopes	8.11	10.3%		IIIw	81	55
1907	Lakefield silty clay loam	5.64	7.1%		I	100	82
39A	Wadena loam, 0 to 2 percent slopes	4.25	5.4%		IIs	66	52
118	Crippin loam, 1 to 3 percent slopes	2.25	2.9%		Ie	100	86
27B	Dickinson sandy loam, 1 to 6 percent slopes	0.74	0.9%		IIIe	60	50
392	Biscay clay loam, 0 to 2 percent slopes	0.33	0.4%		IIw	70	66
Weighted Average					2.01	82.6	*n 67.6

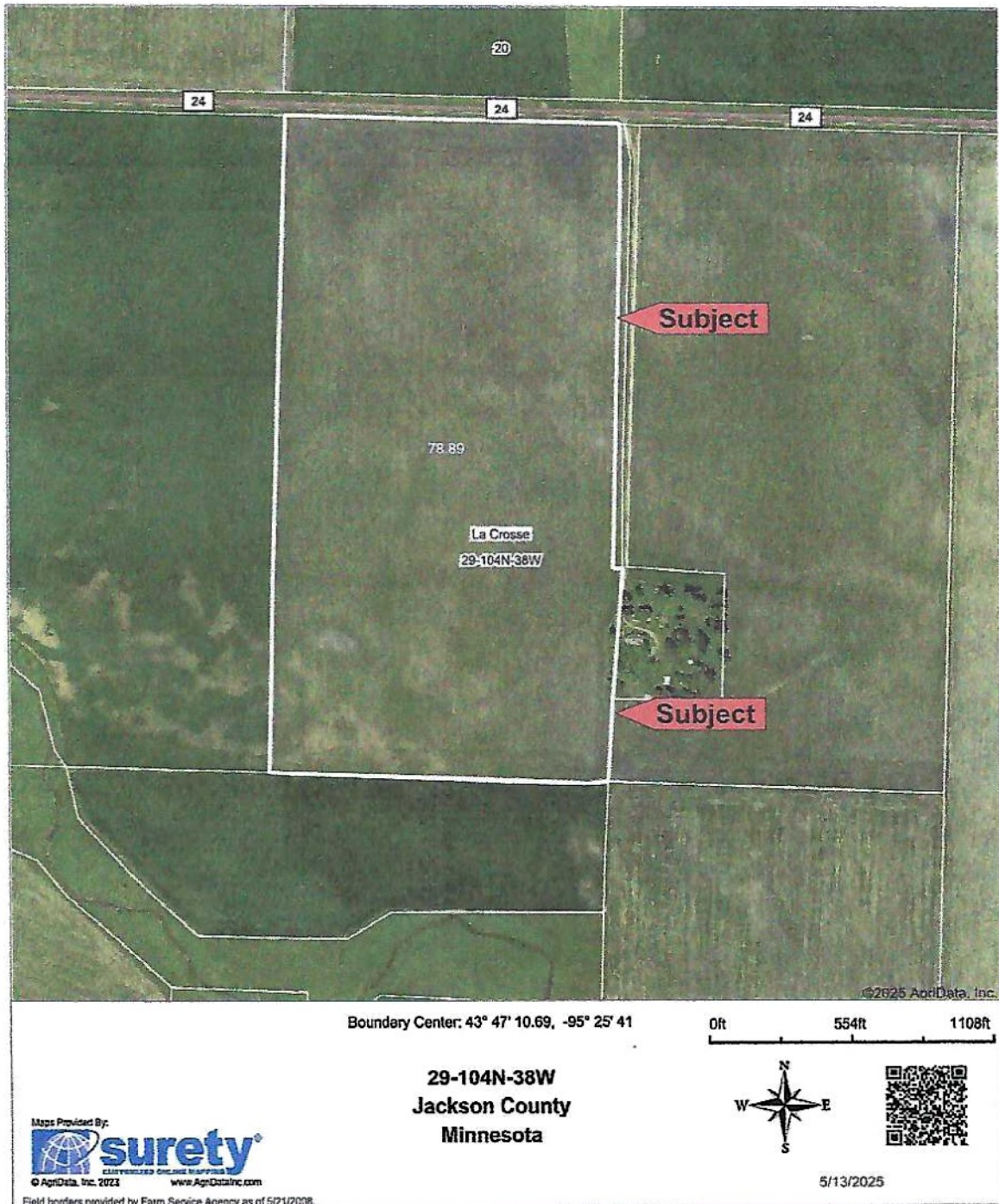
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Subject FSA Map

Aerial Map



Aerial Map



Boundary Center: 43° 47' 10.69, -95° 25' 41

0ft 824ft 1649ft


FLADEBOE LAND

29-104N-38W
Jackson County
Minnesota



10/13/2025

Maps Provided By:



© AgnData, Inc. 2023
Field borders provided by Farm Service Agency as of 5/21/2008.

Subject - Wetland Map Sec 36

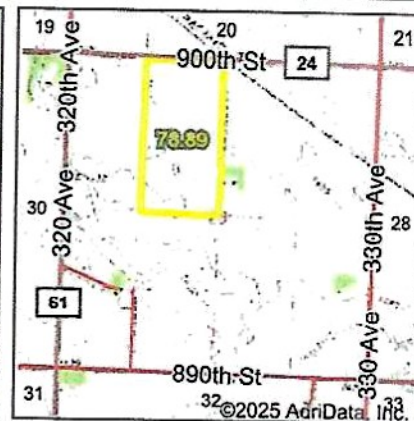
Wetlands Map



Classification Code	Type	Acres
PEM1A1	Freshwater Emergent Wetland	0.21
	Total Acres	0.21

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Wetlands Map



State: **Minnesota**
 Location: **29-104N-38W**
 County: **Jackson**
 Township: **La Crosse**
 Date: **10/29/2025**


FLADEBOE LAND
 Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 649ft 1298ft

Classification Code	Type	Acres
PEM1Af	Freshwater Emergent Wetland	0.21
Total Acres		0.21

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Bill #: 3190
Taxpayer: 14389

Property ID Number: R 11.029.0500

LAWRENCE & NORMA LIEPOLD TRUST

Property Description: Sect-29 Twp-104 Range-038 80.00 AC E 1/2 NW 1/4

Property
Address:

2025 Property Tax Statement

VALUES AND CLASSIFICATION		
Taxes Payable Year:	2024	2025
Step 1		
Estimated Market Value:	714,500	776,000
Homestead Exclusion:		
Taxable Market Value:	714,500	776,000
New Improvements:		
Property Classification:	AG NHSTD	AG NHSTD
Sent in March 2024		
Step 2		
PROPOSED TAX		
3,026.00		
Sent in November 2024		
Step 3		
PROPERTY TAX STATEMENT		
First half taxes due MAY 15:		1,468.00
Second half taxes due NOVEMBER 15:		1,468.00
Total Taxes Due in 2025:		2,936.00

\$\$\$

REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

Taxes Payable Year

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

Property Tax and Credits

3. Property taxes before credits

4. Credits that reduce property taxes:

A. Agricultural Market Value Credits
B. Other Credits

5. Property taxes after credits

Property Tax by Jurisdiction

6. County JACKSON COUNTY

7. City or Town LACROSSE TWP

8. State General Tax

9. School District 0330

10. Special Taxing Districts

11. Non-school voter approved referenda levies

12. Total property tax before special assessments

Special Assessments on Your Property

13. Special Assessments Int: Principal:

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2024

2025

2,852.41

3,176.52

220.41

240.52

2,632.00

2,936.00

1,996.23

2,209.79

312.52

331.58

30.91

92.09

231.11

240.62

53.66

53.85

7.57

8.07

2,632.00

2,936.00

2,632.00

2,936.00

FIRST HALF DUE
SECOND HALF DUE

MAY 15
NOVEMBER 15

1,468.00
1,468.00

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

2 PAYABLE 2025 2ND HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE NOVEMBER 15

Property ID#: R 11.029.0500

ID#: 14389

TAX BILL #: 3190

Taxpayer: LAWRENCE & NORMA LIEPOLD TRUST

☐ If your address has changed please check this box and show the change on the back of this stub.

SECOND 1/2 TAX AMOUNT DUE:

1,468.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Jackson County Auditor/Treasurer
P.O. Box 226
Jackson, MN 56143-0226



No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

Detach and return this stub with your 2nd half payment.

1 PAYABLE 2025 1ST HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE MAY 15

Property ID#: R 11.029.0500

ID#: 14389

TAX BILL #: 3190

Taxpayer: LAWRENCE & NORMA LIEPOLD TRUST

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

☐ If your address has changed please check this box and show the change on the back of this stub.

FULL TAX AMOUNT:

2,936.00

FIRST 1/2 TAX AMOUNT DUE:

1,468.00

PENALTY:

TOTAL:

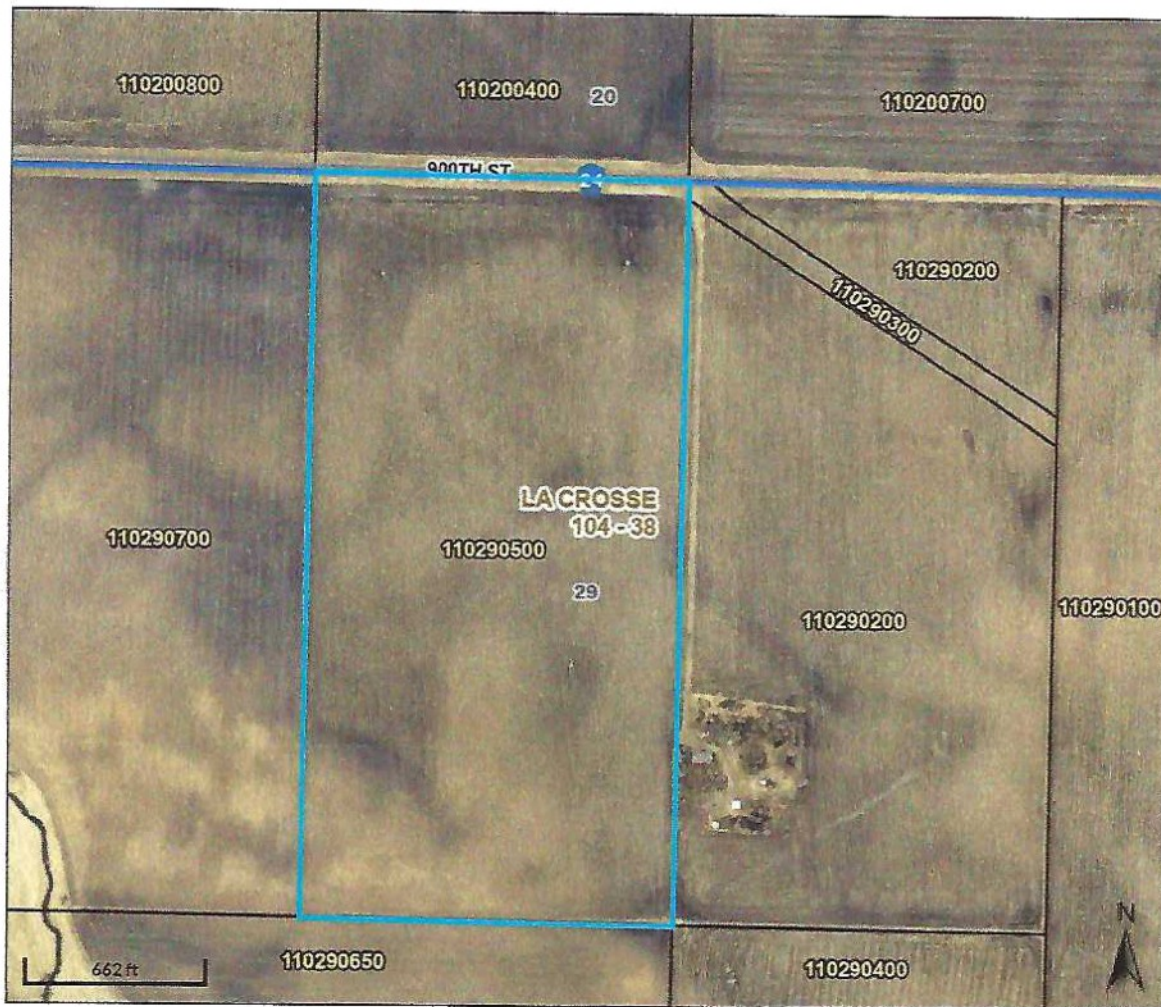
MAKE CHECKS PAYABLE & MAIL TO:

Jackson County Auditor/Treasurer
P.O. Box 226
Jackson, MN 56143-0226



No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

Detach and return this stub with your 1st half payment.



Overview



Legend

-  Parcels
-  Township
-  Sections
-  Rivers and Streams
-  Lakes
-  Interstates
-  US Highways
-  State Highways
-  CSAH
-  County Roads
-  Other Roads
-  Railroads
- County Boundaries**
 -  Jackson
 -  <blank>
- State Outlines**
 -  Minnesota
 -  Iowa

Parcel ID 110290500 **Alternate ID** n/a
Sec/Twp/Rng 29-104-038 **Class** 101 - AGRICULTURAL
Property Address **Acreage** 80.0
District LACROSSE/330/WATERSD
Brief Tax Description Sect-29 Twp-104 Range-038 80.00 AC E 1/2 NW 1/4
 (Note: Not to be used on legal documents)

Owner Address LIEPOLD, LAWRENCE & NORMA TRUST

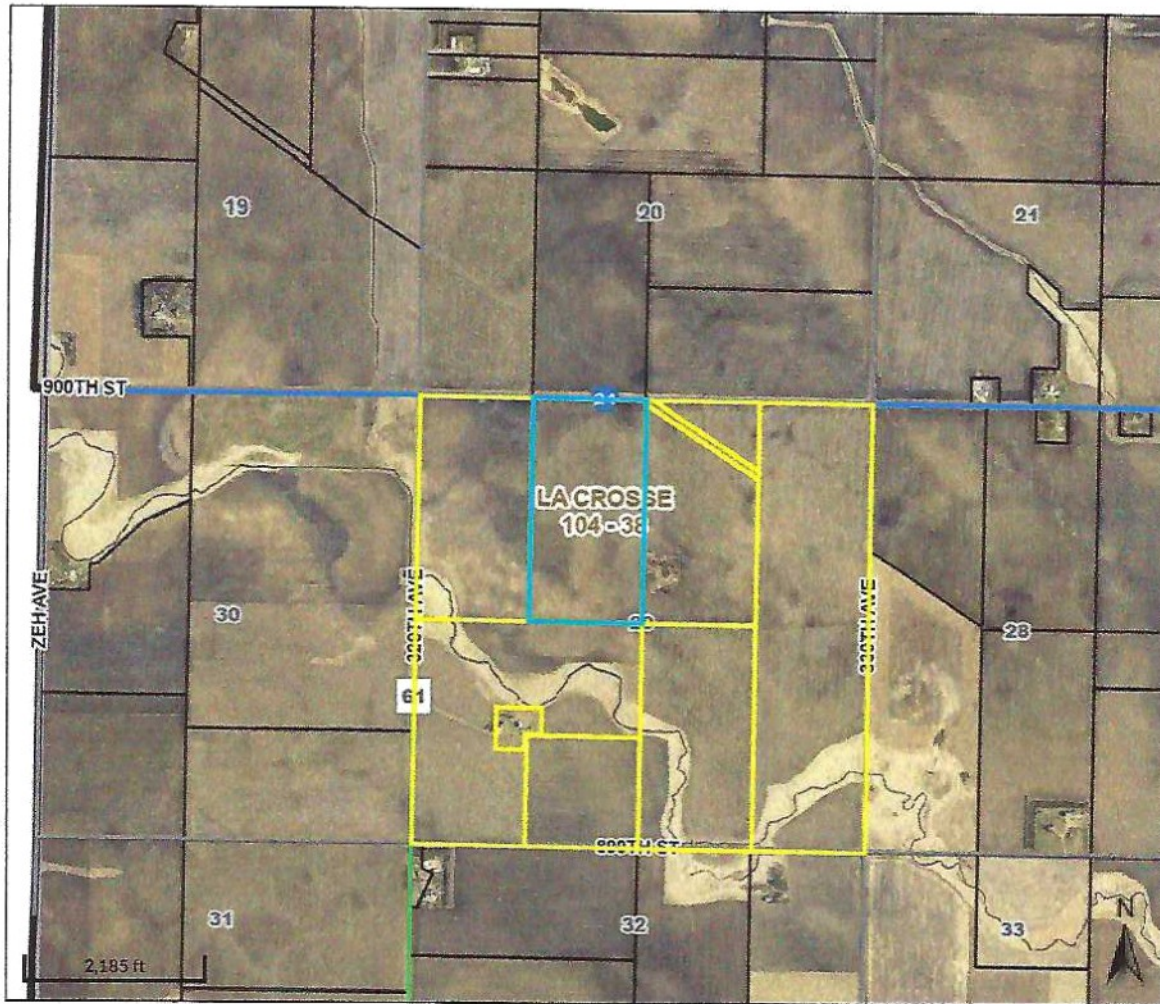
Date created: 10/28/2025
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Developed by  **SCHNEIDER**
 GEOSPATIAL



Beacon™

Jackson County, MN



Overview



Legend

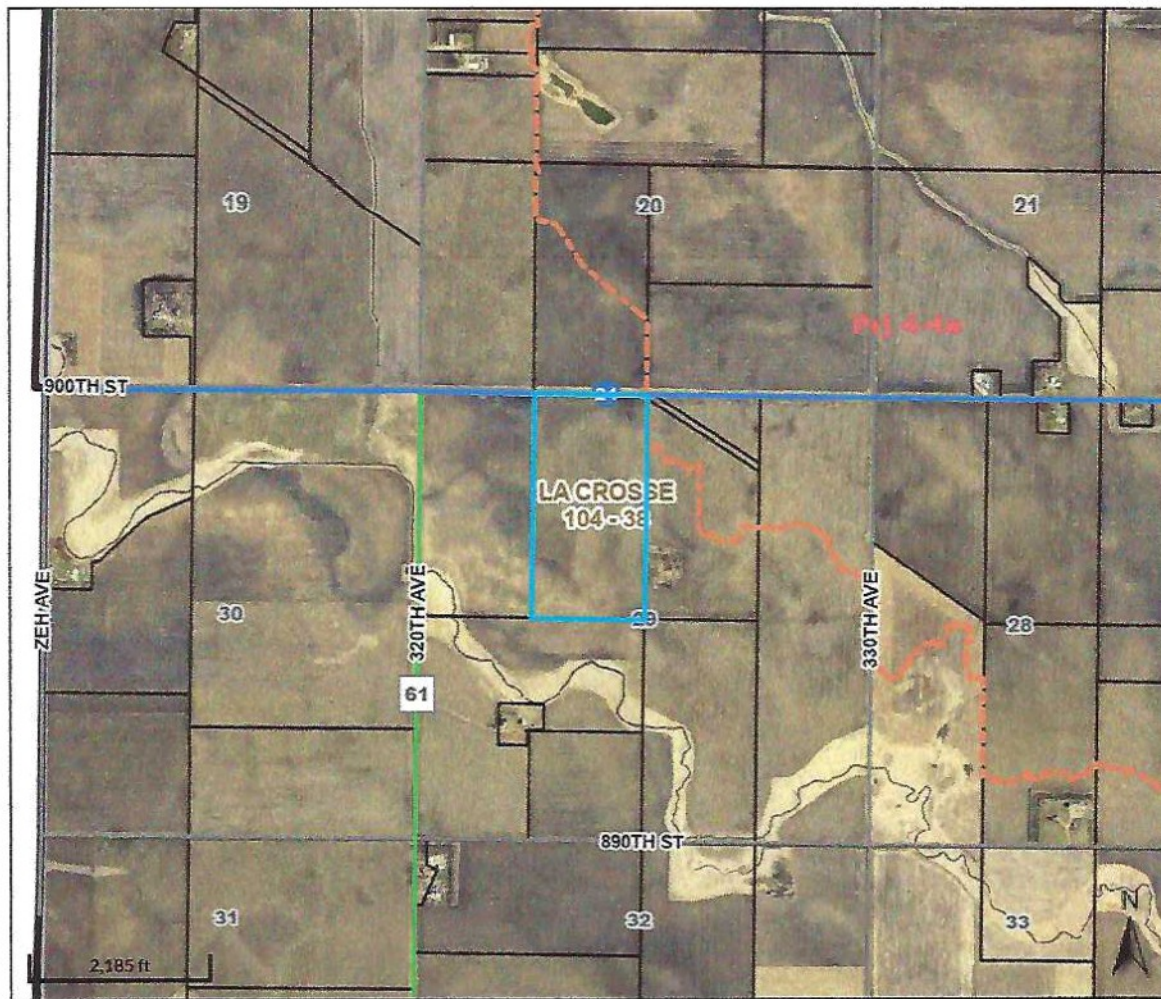
- Parcels
- Township
- Sections
- Rivers and Streams
- Lakes
- Interstates
- US Highways
- State Highways
- CSAH
- County Roads
- Other Roads
- Railroads
- County Boundaries
 - Jackson
 - <blank>
- State Outlines
 - Minnesota
 - Iowa

Parcel ID 110290500 Alternate ID n/a
Sec/Twp/Rng 29-104-038 Class 101 - AGRICULTURAL
Property Address
District LACROSSE/330/WATERSD
Brief Tax Description Sect-29 Twp-104 Range-038 80.00 AC E 1/2 NW 1/4
(Note: Not to be used on legal documents)

Owner Address LIEPOLD,LAWRENCE & NORMA TRUST

Date created: 10/7/2025
Last Data Uploaded: 10/7/2025 2:27:00 AM

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Overview



Legend

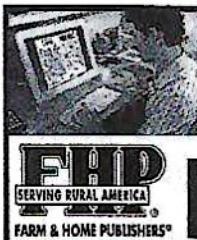
- Parcels
- Township
- Sections
- Ditch
- Public Drainage Watersheds
- Rivers and Streams
- Lakes
- Interstates
- US Highways
- State Highways
- CSAH
- County Roads
- Other Roads
- Railroads
- County Boundaries**
 - Jackson
 - <blank>
- State Outlines**
 - Minnesota
 - Iowa

Parcel ID	110290500	Alternate ID	n/a
Sec/Twp/Rng	29-104-038	Class	101 - AGRICULTURAL
Property Address		Acreage	80.0
District	LACROSSE/330/WATERSD		
Brief Tax Description	Sect-29 Twp-104 Range-038 80.00 AC E 1/2 NW 1/4		
	(Note: Not to be used on legal documents)		

Owner Address LIEPOLD,LAWRENCE & NORMA TRUST

Date created: 10/7/2025
Last Data Uploaded: 10/7/2025 2:27:00 AM

Developed by **SCHNEIDER**
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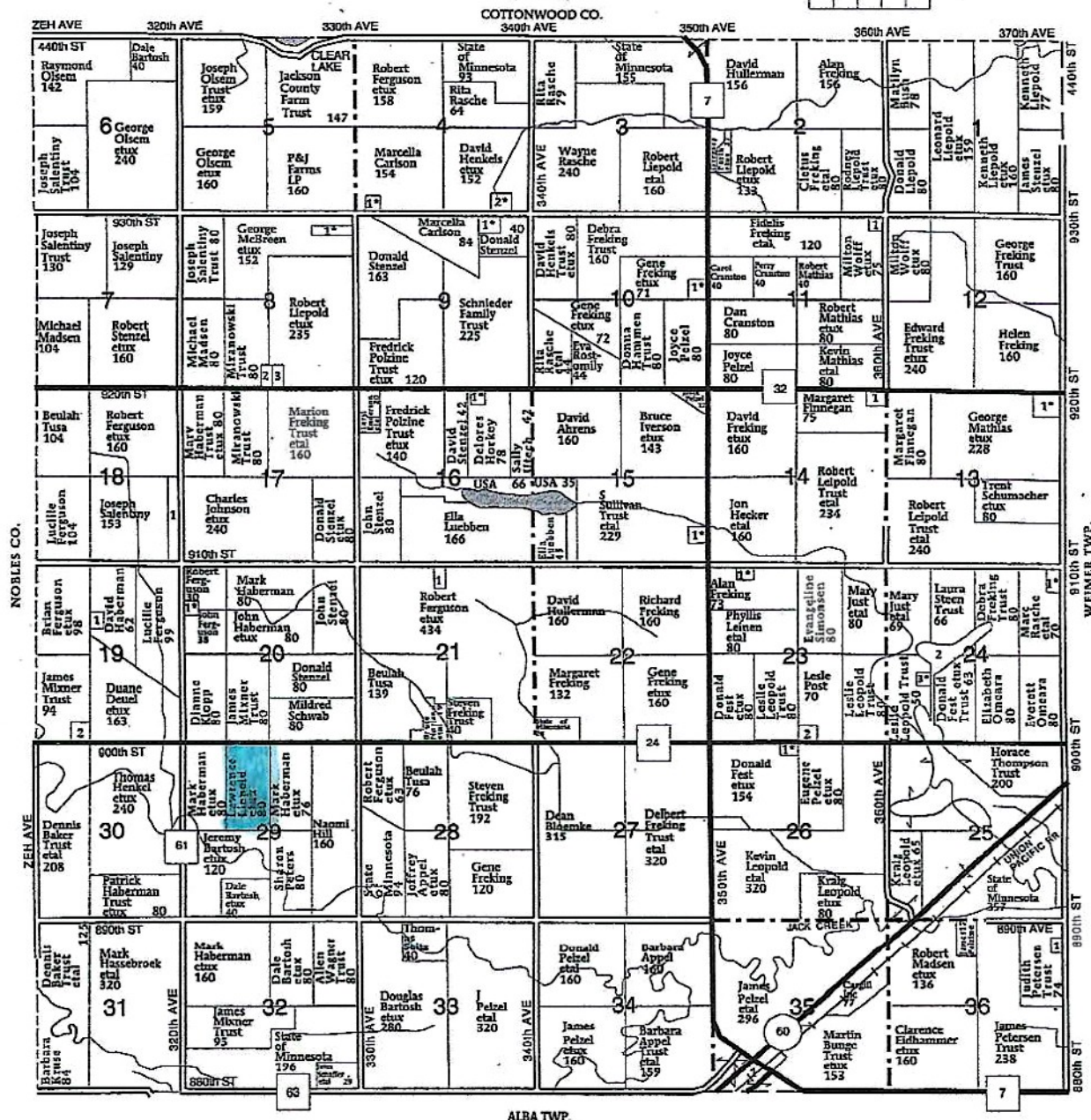
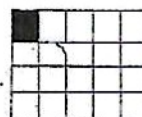
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T-104-N

LA CROSSE PLAT

(Landowners)

R-38-W



LA CROSSE TOWNSHIP

SECTION 4

1. Salentiny, James 6
2. Henkels Trust, David 8

SECTION 8

1. McGreen, Kevin 7
2. Rogers, Isaiah 5
3. Tracy, Thomas 5

SECTION 9

1. Henkels, Gregory 8

SECTION 10

1. Freking, Mark 9

SECTION 11

1. Wolf Farm Inc 5

SECTION 13

1. Janssen, Jeremy 12

SECTION 14

1. Moldenhauer, Donald 5

SECTION 15

1. Anderson, Lee 11

SECTION 16

1. Cselovszki, John 6

SECTION 18

1. Stine, Russell 7

SECTION 19

1. Haberman, Ryan 5

2. Horkey, Daniel 10

SECTION 20

1. Ferguson, Brian 11

SECTION 21

1. Ferguson, John 6

SECTION 23

1. Schaffer, John 7

SECTION 24

1. Becker, Leon 10

2. Rasche, Steven 10

3. Leopold, Kim 7

SECTION 25

1. Fest, Mike 5

SECTION 35

1. Bloemke, Dean 15

SECTION 36

1. M&M Acres Inc 6