

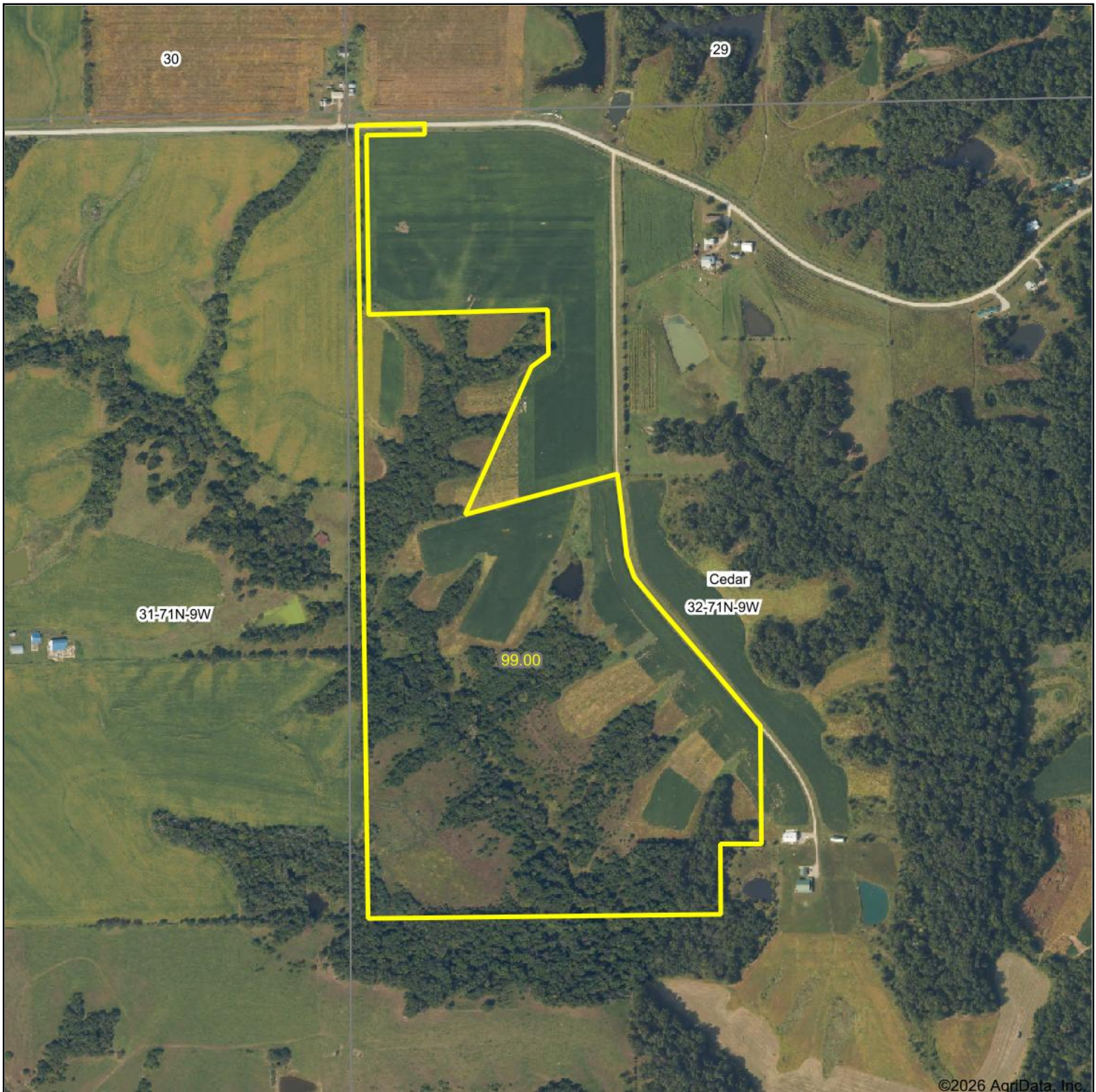
FSA INFO PACKET



A DIVISION OF WHITETAIL
PROPERTIES REAL ESTATE, LLC

RANCHANDFARMAUCTIONS.COM

Jefferson IA 99 Aerial Map



©2026 AgriData, Inc.



WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

Maps Provided By:



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Boundary Center: 40.910181, -91.925171

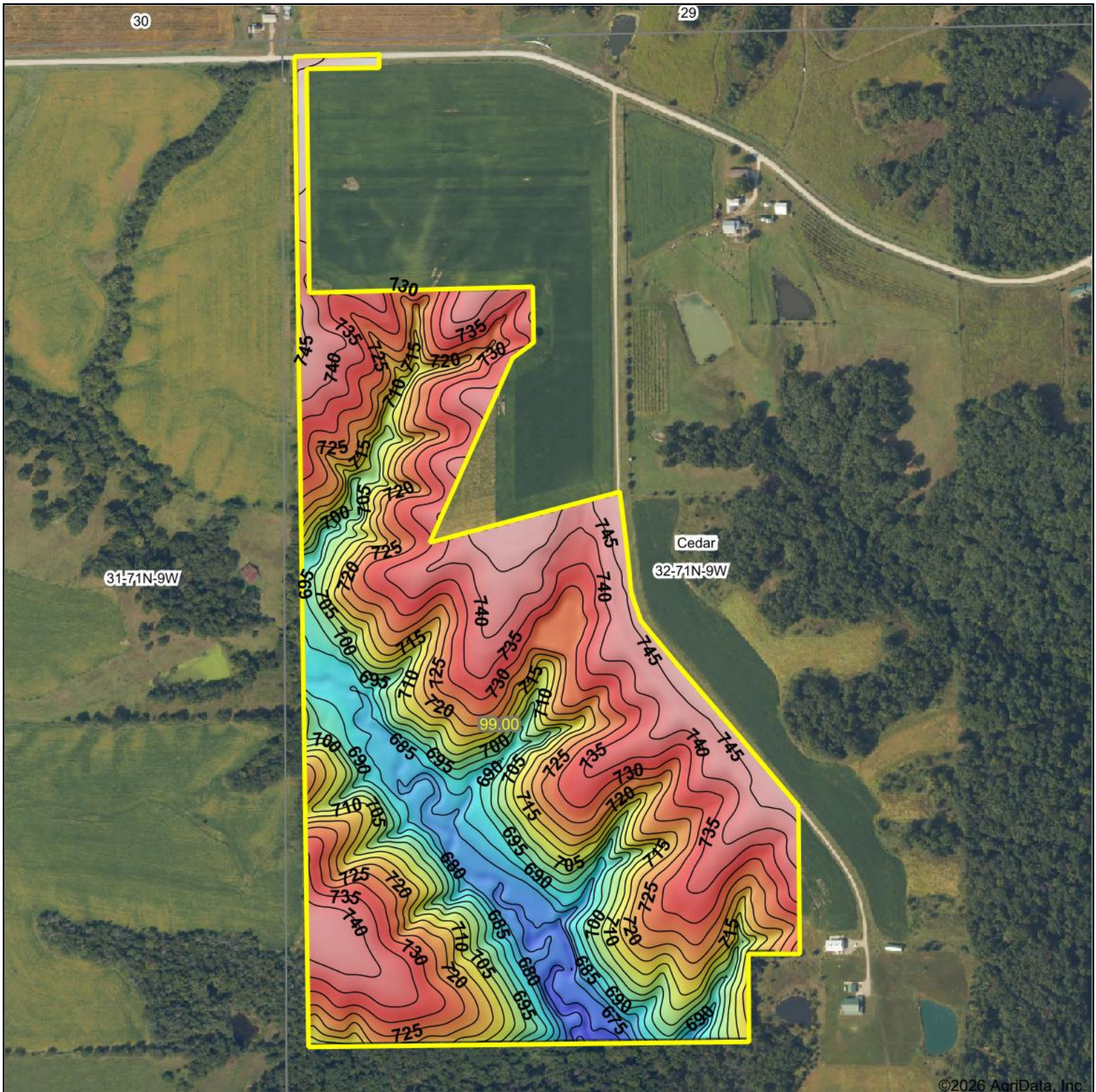
32-71N-9W
Jefferson County
Iowa

0ft 774ft 1548ft



4/30/2026

Jefferson IA 99 Topography Hillshade



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 5

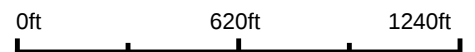
Min: 664.9

Max: 755.4

Range: 90.5

Average: 718.4

Standard Deviation: 20.21 ft



4/30/2026

32-71N-9W
Jefferson County
Iowa

Boundary Center: 40.910181, -91.925171

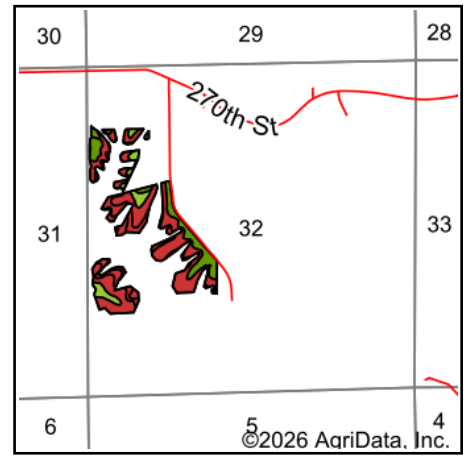

WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER
Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jefferson**
 Location: **32-71N-9W**
 Township: **Cedar**
 Acres: **42.39**
 Date: **4/30/2026**



WHITETAIL PROPERTIES REAL ESTATE
 HUNTING | RANCH | FARM | TIMBER

Maps Provided By:



Area Symbol: IA101, Soil Area Version: 33											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
132D2	Weller silty clay loam, 9 to 14 percent slopes, moderately eroded	17.97	42.4%		IVe	34	78	78	67	63	
S795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	8.20	19.3%		IVe	7	50	50	46	39	
132B	Weller silt loam, 2 to 5 percent slopes	7.30	17.2%		IIle	67	89	89	77	80	
S132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	3.83	9.0%		IIle	59	81	81	69	67	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	3.76	8.9%		VIe	29	66	66	56	53	
65G	Lindley loam, 25 to 40 percent slopes	0.69	1.6%		VIIe	7	19	19	16	10	
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	0.53	1.3%		IIle	62	68	68	65	56	
730B	Nodaway-Coppock-Cantril complex, 2 to 5 percent slopes	0.11	0.3%		IIw	74	76	76	63	71	
Weighted Average					3.95	36.3	*n 72.6	*n 72.6	*n 63	*n 59.8	

**IA has updated the CSR values for each county to CSR2.

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

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Jefferson County , Iowa



Legend

ROADS PLSS

GIS_IA.sde.clu_a_ia101

Legend

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

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

0 240 480 960
Feet

2024 Program Year

Map Created July 15, 2024

Farm 5519
Tract 4323

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CRP-1 (01-08-24) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 101		2. SIGN-UP NUMBER 61	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 12406		4. ACRES FOR ENROLLMENT 15.90	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) JEFFERSON COUNTY FARM SERVICE AGENCY 605 SOUTH 23RD ST FAIRFIELD, IA52556-0000		6. TRACT NUMBER 4323		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 06-01-2024 TO: (MM-DD-YYYY) 09-30-2034	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (641) 472-2558		8. SIGNUP TYPE: HEL Iowa			
<i>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.</i>					
9A. Rental Rate Per Acre \$ 276.38		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 4,394.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment \$ 1,465.00		4323	0035	CP25	2.16
(Item 9C is applicable only when the first year payment is prorated.)		4323	0036	CP25	0.12
		4323	0037	CP25	0.50
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) OUR HAPPY PLACE LLC C/O DEANE LINDAMAN 13842 192ND AVE DAVENPORT, IA52804-9000		(2) SHARE 100.00 %		(3) SIGNATURE (By)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)	
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		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
(5) DATE (MM-DD-YYYY)		(5) DATE (MM-DD-YYYY)		(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE			
B. DATE (MM-DD-YYYY)		B. DATE (MM-DD-YYYY)			
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), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 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. 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.					

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.

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.

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) 632-9992. 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.

CONTINUATION OF ITEM 10 – Identification of CRP Land

[illegible]



United States
Department of
Agriculture

Jefferson County, Iowa



Legend
Wetland Determination Identifiers
Non-Cropland CRP Iowa PLSS
Restricted Use Tract Boundary Iowa Roads

- ▽ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 105.91 acres

2025 Program Year

Map Created April 29, 2025

Farm **6440**

Tract **5545**

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).

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CRP-1 (01-23-26) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 19 101		2. SIGN-UP NUMBER 65
	3. CONTRACT NUMBER		4. ACRES FOR ENROLLMENT 18.61
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) JEFFERSON COUNTY FARM SERVICE AGENCY 605 SOUTH 23RD ST FAIRFIELD, IA 52556-0000	6. TRACT NUMBER 5545	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2026 09-30-2036	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (641) 472-2558	8. SIGNUP TYPE: HEL Iowa		

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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.

9A. Rental Rate Per Acre \$ 222.77	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 4,146.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$	5545	0055	CP2	6.38	\$ 1,168.00
(Item 9C is applicable only when the first year payment is prorated.)	5545	0078	CP2	11.84	\$ 2,167.00
	5545	0096	CP2	0.39	\$ 71.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) W FARMS LLC C/O PAUL WIEDMEYER N1589 TROUT SPRING RD ADELL, WI 53001-1329	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY member	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) PAUL R WIEDMEYER N1589 TROUT SPRING RD ADELL, WI 53001-1329	(2) SHARE 0.00 %	(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)

NOTE: Privacy Act Statement: 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), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 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.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

Non-Discrimination Statement: 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, 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.

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 State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> 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) 632-9992. 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, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

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(See Page 2 for Privacy Act and Paperwork Reduction Act Statements.)

CRP-2C (01-23-26) U.S. DEPARTMENT OF AGRICULTURE Farm Service Agency CONSERVATION RESERVE PROGRAM WORKSHEET (For Continuous Signup)		1. Tract Number 5545		2. Program Year 2027	
		3A. Sign Up Number 65		3B. Effective Date (MM-DD-YYYY) 10-01-2026	
4A. County FSA Office Address (Include Zip Code) JEFFERSON COUNTY FARM SERVICE AGENCY 605 SOUTH 23RD ST FAIRFIELD, IA 52556-0000		4C. Producer Name and Address (Include Zip Code) W FARMS LLC C/O PAUL WIEDMEYER N1589 TROUT SPRING RD ADELL, WI 53001-1329			
4B. County FSA Office Phone Number (Include Area Code) (641) 472-2558		4D. Producer Phone No. (Include Area Code) (414) 788-6271			
5A. State & County Code Admin. Location 19101		5B. State & County Code Physical Location 19101		6. Contract Number	
				7. Acres for Enrollment 18.61	
		8. Signup Type HEL Iowa		9. Rental Rate Per Acre Offered \$ 222.77	
10. Practices (See Page 3 for additional space)					11. HUC Number: 070801070706
A. Field No.	B. Practice No.	C. Acres	D. Estimated C/S	E. Length	12. Land Eligibility Category by Acres: (Enter the amount eligible for each criteria.)
0055	CP2	6.38	\$ 1168.00	10	Marginal Pastureland 0.00
0078	CP2	11.84	\$ 2167.00	10	Wellhead Protection Acres 0.00
0096	CP2	0.39	\$ 71.00	10	Expiring CRP 0.00
					Infeasible to Farm 0.00
					Other Cropland 18.61
13. Soil Map Data and Maximum Payment Rate Calculations:					
	A. Physical Location	B. Soil Survey ID No.	C. Map Unit Symbol	D. Acres	E. Soil Rental Rate
(1) Primary	19101	IA101	132D2	9.66	\$ 230
(2) Secondary	19101	IA101	132B	5.08	\$ 230
(3) Tertiary	19101	IA101	S795D2	2.14	\$ 173
TOTALS				16.88	\$ 3760.42
14. Weighted Average Soil Rental Rate (Col. 13F total divided by Col. 13D total) \$ 222.77				15. Total Incentive (if applicable) (Item 14 times 13D total times applicable incentive percentage) \$ 0.00	
16. Soil Map Data and Maximum Payment Rate Calculations. For Infeasible to Farm Acreage:					
	A. Physical Location	B. Soil Survey ID No.	C. Map Unit Symbol	D. Acres	E. Soil Rental Rate
(1) Primary					\$
(2) Secondary					\$
(3) Tertiary					\$
TOTALS					\$
17. Weighted Average Soil Rental Rate For Infeasible Farm Acreage (Col. 16F total divided by Col. 16D total) \$ 0.00				18. Total Incentive For Infeasible to Farm Acreage (if applicable) (Item 17 times 16D total times applicable incentive percentage) \$ 0.00	
19. Weighted Average Soil Rental Rate Plus Total Incentive (13F + 15 + 16F + 18) divided by (13D + 16D) \$ 222.77			20. Weighted Average Maintenance Rate Per Acre \$ 0.00		21. Maximum Payment Rate Per Acre (Item 19 + Item 20) \$ 222.77

Items 22 through 25 (See Page 4 for additional space)

22. Tract No.	23. Current Field No.	24. Current Crop or Land Use	25. Crop Land Use Summary								
			A. Offered Acres	B. Eligible Acres	C. <u>2012</u>	D. <u>2013</u>	E. <u>2014</u>	F. <u>2015</u>	G. <u>2016</u>	H. <u>2017</u>	I. _____
0005545	0055	SOYBN	6.38	6.38	SOYBN	CORN	SOYBN	CORN	SOYBN	CORN	
0005545	0078	SOYBN	11.84	11.84	SOYBN	CORN	SOYBN	CORN	SOYBN	CORN	
0005545	0096	OCROP	0.39	0.39	SOYBN	CORN	SOYBN	CORN	SOYBN	CORN	
26. TOTAL ►			18.61								

27. PRODUCER'S CERTIFICATION:

By signing below I certify to all of the following: (1) I have been informed of the estimated cost of establishing the cover offered; (2) I have been informed that I may be required to pay for a measurement service on the acreage offered before such acreage may be enrolled in the CRP; (3) To the best of my knowledge and belief the acreage of crops and land listed herein, if applicable, are true and correct; and (4) The signing of this form gives USDA representatives authorization to enter and inspect crops and land uses and for other purposes on the above identified land.

I understand that an inaccurate certification could result in a payment reduction or loss of program benefits.

27A. Signature (By)	27B. Title/Relationship of the Individual if Signing in a Representative Capacity	27C. DATE (MM-DD-YYYY)
	member	

INDEX LEGEND		
County: JEFFERSON		
Section: 32	Township: 71 N	Range: 09 W
Aliquot Part: NW 1/4 - NW 1/4 & SW 1/4 - NW 1/4		
City: N/A		
Subdivision: N/A		
Block: N/A		
Lot(s): N/A		
Proprietor: PAUL WIEDMEYER		
Requested By: PAUL WIEDMEYER		

Instrument #: 2026-0262 B: 228 P: 676
02/10/2026 09:37:54 AM Total Pages: 5
SB - SUBDIVISION
Recording Fee: \$ 27.00
Kelly L. Spees, Recorder, Jefferson County Iowa

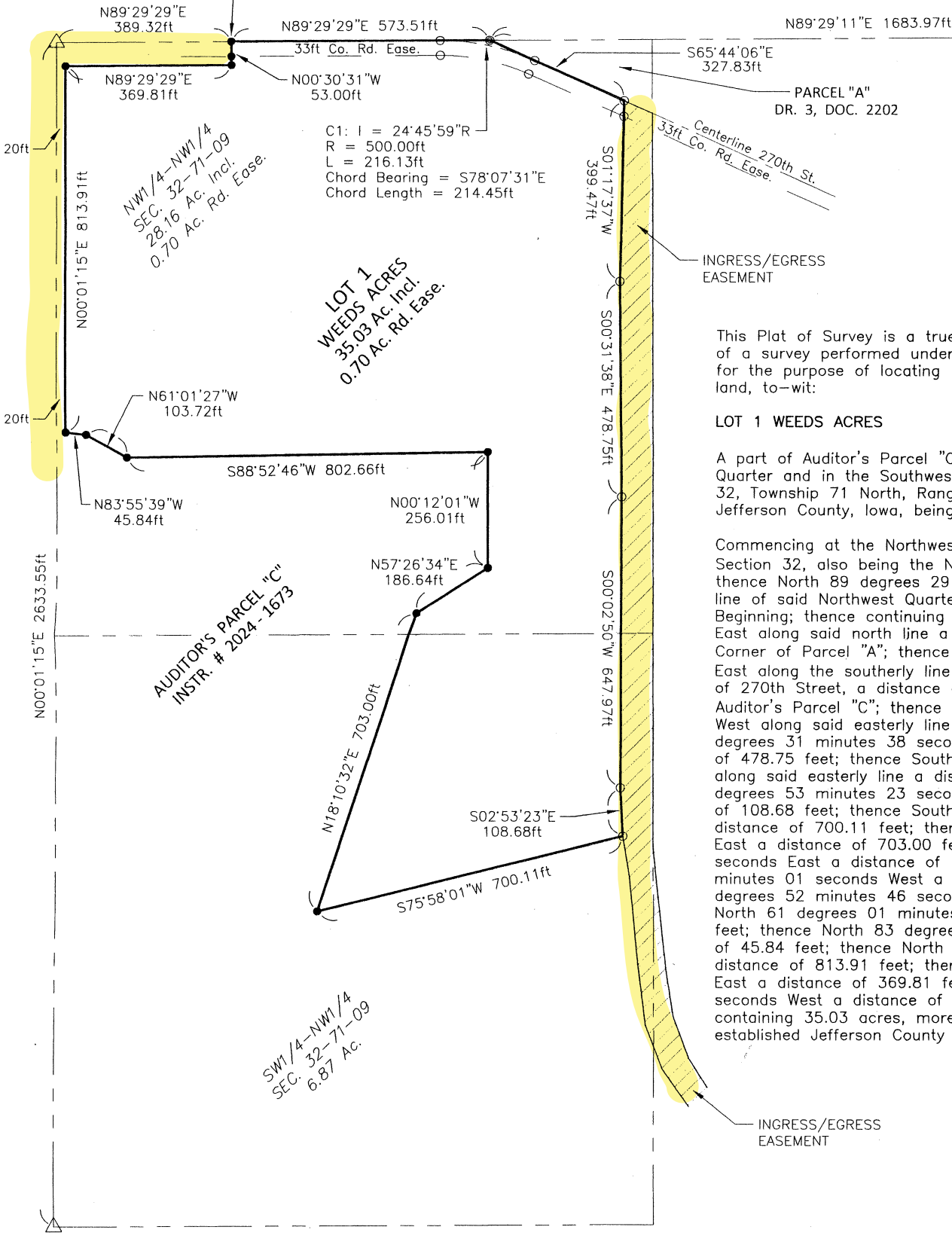


MINOR SUBDIVISION - WEEDS ACRES -

NW CORNER, NW1/4
SEC. 32-71-09
FND. 5/8" RBR.

POINT OF
BEGINING

NE CORNER, NW1/4
SEC. 32-71-09
FND. 1/2" RBR.
W/CAP #21980



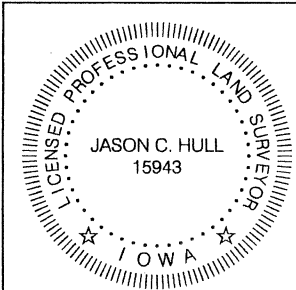
This Plat of Survey is a true and correct representation of the field notes of a survey performed under my direct supervision on February 2, 2026, for the purpose of locating and marking the following described parcel of land, to-wit:

LOT 1 WEEDS ACRES

A part of Auditor's Parcel "C" in the Northwest Quarter of the Northwest Quarter and in the Southwest Quarter of the Northwest Quarter of Section 32, Township 71 North, Range 09 West of the Fifth Principal Meridian, Jefferson County, Iowa, being more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of said Section 32, also being the Northwest Corner of said Auditor's Parcel "C"; thence North 89 degrees 29 minutes 29 seconds East along the north line of said Northwest Quarter a distance of 389.32 feet to the Point of Beginning; thence continuing North 89 degrees 29 minutes 29 seconds East along said north line a distance of 573.51 feet to the Northwesterly Corner of Parcel "A"; thence South 65 degrees 44 minutes 06 seconds East along the southerly line of said Parcel "A", also being the centerline of 270th Street, a distance of 327.83 feet to the easterly line of said Auditor's Parcel "C"; thence South 01 degrees 17 minutes 37 seconds West along said easterly line a distance of 399.47 feet; thence South 00 degrees 31 minutes 38 seconds East along said easterly line a distance of 478.75 feet; thence South 00 degrees 02 minutes 50 seconds West along said easterly line a distance of 647.97 feet; thence South 02 degrees 53 minutes 23 seconds East along said easterly line a distance of 108.68 feet; thence South 75 degrees 58 minutes 01 seconds West a distance of 700.11 feet; thence North 18 degrees 10 minutes 32 seconds East a distance of 703.00 feet; thence North 57 degrees 26 minutes 34 seconds East a distance of 186.64 feet; thence North 00 degrees 12 minutes 01 seconds West a distance of 256.01 feet; thence South 88 degrees 52 minutes 46 seconds West a distance of 802.66 feet; thence North 61 degrees 01 minutes 27 seconds West a distance of 103.72 feet; thence North 83 degrees 55 minutes 39 seconds West a distance of 45.84 feet; thence North 00 degrees 01 minutes 15 seconds East a distance of 813.91 feet; thence North 89 degrees 29 minutes 29 seconds East a distance of 369.81 feet; thence North 00 degrees 30 minutes 31 seconds West a distance of 53.00 feet to the Point of Beginning, containing 35.03 acres, more or less, including 0.70 acres of presently established Jefferson County road easement.

* ALL BEARINGS AND DISTANCES ARE THE RESULT OF GPS OBSERVATIONS, IA RCS, ZONE 13. *



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Jason C. Hull 2-10-26
Jason C. Hull, P.L.S. date

License number 15943

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: This Sheet

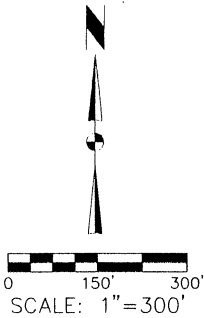
Prepared by & Return to:
French-Reneker-Associates, Inc., 1501 S. Main St., Fairfield, IA 52556, Phone: (641) 472-5145, Surveyor: Jason C. Hull

LEGEND:

SECTION CORNER..... FOUND 5/8" REBAR.....
FOUND 5/8" REBAR
W/ORANGE CAP #15943.....

SET 5/8"x30" REBAR
WITH ORANGE PLASTIC
CAP #15943.....

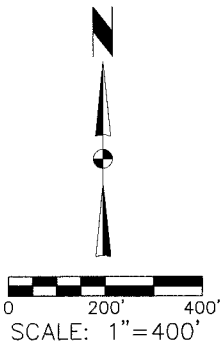
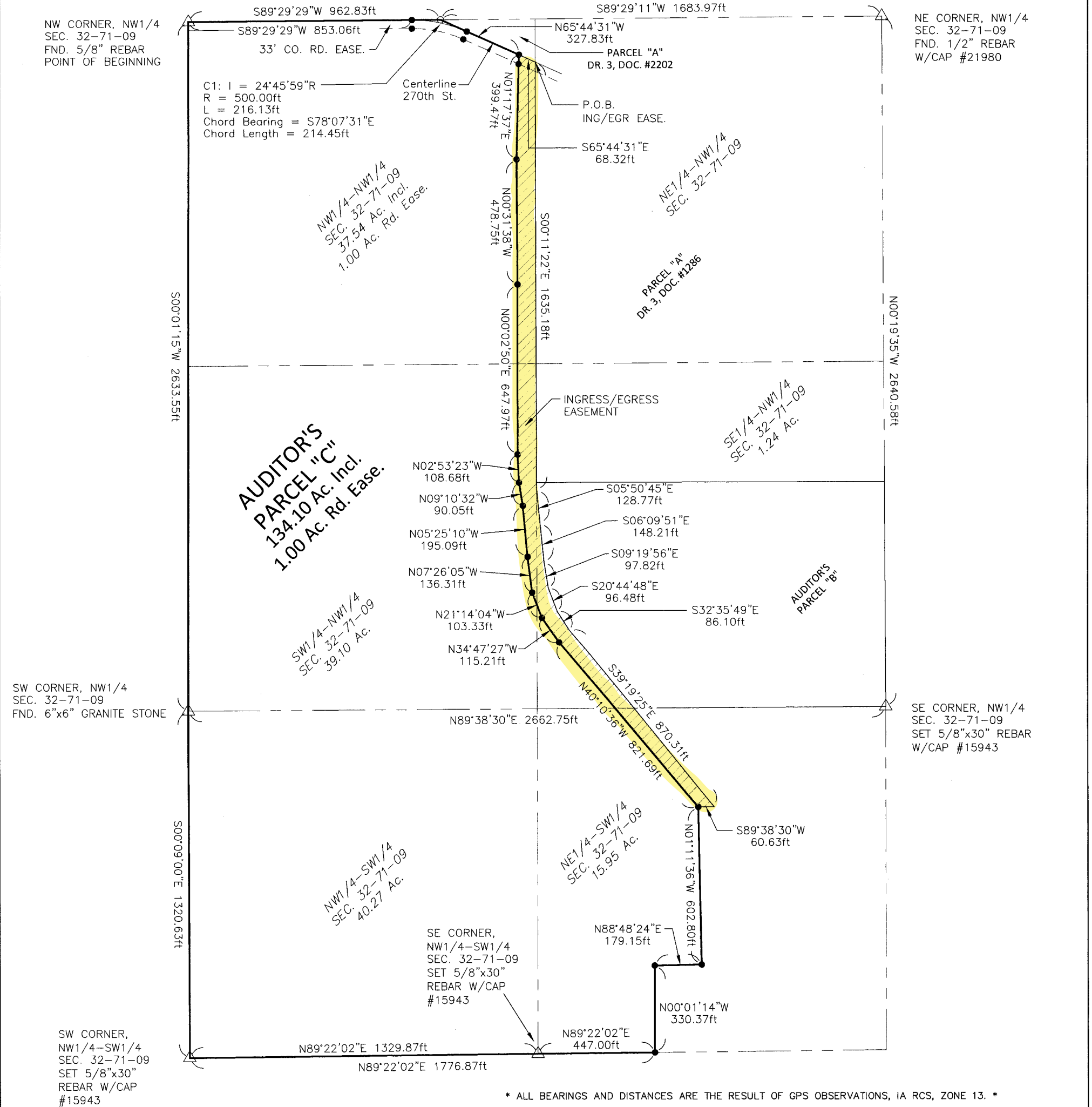
Drawn By: JCH
Date: 2-3-26
Project No. 26-808
Sheet 1 of 1



INDEX LEGEND	
County: JEFFERSON	
Section: 32	Township: 71 N Range: 09 W
Aliquot Part: NW 1/4 - NW 1/4, NE 1/4 - NW 1/4, SE 1/4 - NW 1/4	
SW 1/4 - NW 1/4, NW 1/4 - SW 1/4, & NE 1/4 - SW 1/4	
City: N/A	
Subdivision: N/A	
Block: N/A	
Lot(s): N/A	
Proprietor: OUR HAPPY PLACE, LLC	
Requested By: DIANE LINDAMAN	

Unique Doc ID: DOC681S486
Recorded: 8/27/2024 at 9:18:22.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
Instr. Number: 2024-1673
Jefferson County, Iowa
Kelly L. Spees RECORDER
BK: DR3 PG: 3617

PLAT OF SURVEY



	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.	
		0-27-24 date
	Jason C. Hull, P.L.S.	
	License number 15943	
My license renewal date is December 31, 2024		
Pages or sheets covered by this seal: Sheets 1 & 2		

Prepared by & Return to:
French-Reneker-Associates, Inc., 1501 S. Main St., Fairfield, IA 52556, Phone: (641) 472-5145, Surveyor: Jason C. Hull

LEGEND:
SECTION CORNER..... △

FOUND 5/8"
REBAR..... ○

SET 5/8"x30" REBAR
W/ORANGE PLASTIC
CAP #15943..... ●

Drawn By:	JCH
Date:	8-21-24
Project No.	24-867
Sheet	1 of 2



INDEX LEGEND
County: JEFFERSON
Section: 32 Township: 71 N Range: 09 W
Aliquot Part: NW 1/4 - NW 1/4, NE 1/4 - NW 1/4, SE 1/4 - NW 1/4
SW 1/4 - NW 1/4, NW 1/4 - SW 1/4, & NE 1/4 - SW 1/4
City: N/A
Subdivision: N/A
Block: N/A
Lot(s): N/A
Proprietor: OUR HAPPY PLACE, LLC
Requested By: DIANE LINDAMAN

Prepared by & Return to: French-Reneker-Associates, Inc., 1501 S. Main St., Fairfield, IA 52556, Phone: (641) 472-5145, Surveyor: Jason C. Hull

PLAT OF SURVEY

This Plat of Survey is a true and correct representation of the field notes of a survey performed under my direct supervision on August 14, 2024, for the purpose of locating and marking the following described parcel of land, to wit:

AUDITOR'S PARCEL "C"

A part of the Northwest Quarter of the Northwest Quarter, a part of the Southwest Quarter of the Northwest Quarter, a part of the Southeast Quarter of the Northwest Quarter, a part of the Northeast Quarter of the Southwest Quarter, and the Northwest Quarter of the Southwest Quarter, all in Section 32, Township 71 North, Range 09 West of the Fifth Principal Meridian, Jefferson County, Iowa, also being designated as Auditor's Parcel "C", and being more particularly described as follows:

Beginning at the Northwest Corner of the Northwest Quarter of said Section 32; thence South 00 degrees 01 minutes 15 seconds West along the west line of said Northwest Quarter a distance of 2633.55 feet to the north line of the Southwest Quarter of said Section 32; thence South 00 degrees 09 minutes 00 seconds East along the west line of the Southwest Quarter of said Section 32 a distance of 1320.63 feet to the south line of the Northwest Quarter of said Southwest Quarter; thence North 89 degrees 22 minutes 02 seconds East along said south line a distance of 1776.87 feet; thence North 00 degrees 01 minutes 14 seconds West a distance of 330.37 feet; thence North 88 degrees 48 minutes 24 seconds East a distance of 179.15 feet; thence North 01 degrees 11 minutes 36 seconds West a distance of 602.80 feet; thence North 40 degrees 10 minutes 36 seconds West a distance of 821.69 feet; North 34 degrees 47 minutes 27 seconds West a distance of 115.21 feet; thence North 21 degrees 14 minutes 04 seconds West a distance of 103.33 feet; thence North 07 degrees 26 minutes 05 seconds West a distance of 136.31 feet; thence North 05 degrees 25 minutes 10 seconds West a distance of 195.09 feet; thence North 09 degrees 10 minutes 32 seconds West a distance of 90.05 feet; thence North 02 degrees 53 minutes 23 seconds West a distance of 108.68 feet; thence North 00 degrees 02 minutes 50 seconds East a distance of 647.97 feet; thence North 00 degrees 03 minutes 38 seconds West a distance of 478.75 feet; thence North 01 degrees 17 minutes 37 seconds East a distance of 399.47 feet to the southerly line of Parcel "A" as shown in a Plat of Survey prepared by Willis S. Biddle, said plat being recorded in Drawer Number 3 at Document Number 2022 in the Jefferson County Recorder's Office, said southerly line also being the centerline of Jefferson County road 270th Street; thence North 65 degrees 44 minutes 31 seconds West along said southerly line a distance of 327.83 feet to the north line of the Northwest Quarter of said Section 32; thence South 89 degrees 29 minutes 18 seconds West along said north line a distance of 962.83 feet to the Point of Beginning, containing 134.10 acres, more or less, including 1.00 acres of presently established Jefferson County road easement.

INGRESS/EGRESS EASEMENT

An ingress/egress easement being a part of the Northwest Quarter of the Northwest Quarter, a part of the Northeast Quarter of the Northwest Quarter, a part of the Southeast Quarter of the Northwest Quarter, a part of the Southwest Quarter of the Northwest Quarter, and a part of the Northeast Quarter of the Southwest Quarter, all in Section 32, Township 71 North, Range 09 West of the Fifth Principal Meridian, Jefferson County, Iowa, and being more particularly described as follows:

Beginning at the Northwest Corner of Parcel "A" as shown in a Plat of Survey prepared by Willis S. Biddle, said plat being recorded in Drawer Number 3 at Document Number 1286 in the Jefferson County Recorder's Office; thence South 00 degrees 11 minutes 22 seconds East along the east line of said Parcel "A" a distance of 1635.18 feet; thence South 05 degrees 50 minutes 45 seconds East a distance of 128.77 feet; thence South 06 degrees 09 minutes 51 seconds East a distance of 148.21 feet; thence South 09 degrees 19 minutes 56 seconds East a distance of 97.82 feet; thence South 20 degrees 44 minutes 48 seconds East a distance of 96.48 feet; thence South 32 degrees 35 minutes 49 seconds East a distance of 86.10 feet; thence South 39 degrees 19 minutes 25 seconds East a distance of 870.31 feet; thence South 89 degrees 38 minutes 30 seconds West a distance of 60.63 feet to the easterly line of Auditor's Parcel "C" thence North 40 degrees 10 minutes 36 seconds West along said easterly line a distance of 821.69 feet; thence North 34 degrees 47 minutes 27 seconds West along said easterly line a distance of 115.21 feet; thence North 21 degrees 14 minutes 04 seconds West along said easterly line a distance of 103.33 feet; thence North 07 degrees 26 minutes 05 seconds West along said easterly line a distance of 136.31 feet; thence North 05 degrees 25 minutes 10 seconds West along said easterly line a distance of 195.09 feet; thence North 09 degrees 10 minutes 32 seconds West along said easterly line a distance of 90.05 feet; thence North 02 degrees 53 minutes 23 seconds West along said easterly line a distance of 108.68 feet; thence North 00 degrees 02 minutes 50 seconds East along said easterly line a distance of 647.97 feet; thence North 00 degrees 31 minutes 38 seconds West along said easterly line a distance of 478.75 feet; thence North 01 degrees 17 minutes 37 seconds East along said easterly line a distance of 399.47 feet to the southerly line of Parcel "A" as shown in a Plat of Survey prepared by Willis S. Biddle, said plat being recorded in Drawer Number 3 at Document Number 2202 in the Jefferson County Recorders Office, said southerly line also being the centerline of county road 270th Street; thence South 65 degrees 44 minutes 31 seconds East along said southerly line a distance of 68.32 feet to the Point of Beginning, containing 4.53 acres, more or less, including 0.05 acres of presently established Jefferson County road easement.

Drawn By:	JCH
Date:	8-21-24
Project No.	24-867
Sheet	2 of 2



FRENCH-RENEKER-ASSOCIATES
ENGINEERS & SURVEYORS