
FOR SALE

168 ACRES

Booth Twp.

Palo Alto County



712-732-4811

www.stalcupag.com

FARM FOR SALE

PALO ALTO COUNTY BOOTH TOWNSHIP

168 acres, more or less

FARM LOCATION

7 miles north of Laurens and 1/2 mile west, 6 miles south of Ayreshire and 1/2 mile west of 7 1/2 miles east of Webb.

LEGAL DESCRIPTION

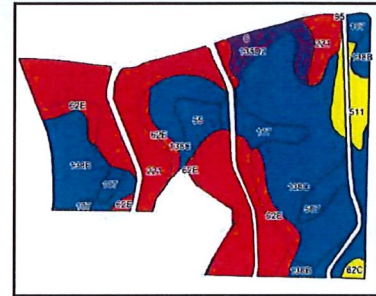
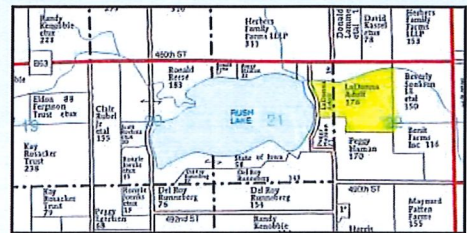
Part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twenty-one (21), Part of Northwest Quarter (NW1/4) of Section Twenty-two (22) and Part of the North Half of the Southwest Quarter (N1/2 SW1/4) of Section Twenty-two (22). All in Township Ninety-four (94) North, Range Thirty-four (34) West of the 5th P.M. Palo Alto County, Iowa lying South of the drainage ditch.

LaDonna Adolf Estate, Owner/Seller

This farm has crop and recreational potential. Approximately 1/2 of the farm is former lakebed that was once part of the adjacent Rush Lake State Wildlife area. The productive cropland soils have been drained with waterways. A unique 16 acre non-crop "island" has an excellent stand of Native Oak trees.

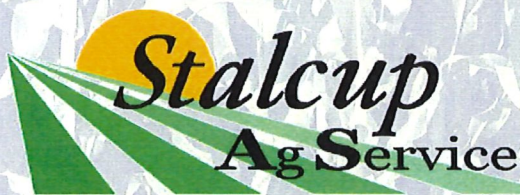
Terms

- * The buyer(s) will be expected to pay 10% cash down payment upon acceptance of offer and the balance at closing when clear and merchantable title will be given.
- * Closing is negotiable subject to the 2020 lease. Real estate taxes prorated to date of closing.
- * Possession is given at closing, subject to current tenant's lease expiring February 28, 2021.
- * The sellers will retain the right to refuse any or all bids.
- * Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.



Cropland Acres	140.29
Native Oak Trees "Island"	16.18 acres
Corn Base	72.5 acres*
PLC Yield	161 bu/acre
Soybean Base	67.8 acres*
PLC Yield	52 bu/acre
Real Estate Taxes	\$3,342*
Lease	Cash rent for 2020 Lease ends 2-28-2021
Cropland CSR	57.5
Cropland CSR-2	62.1
Primary Soils	Clarion & Klossner
Secondary Soils	Canisteo, Webster & Nicollet

*Prorated estimates

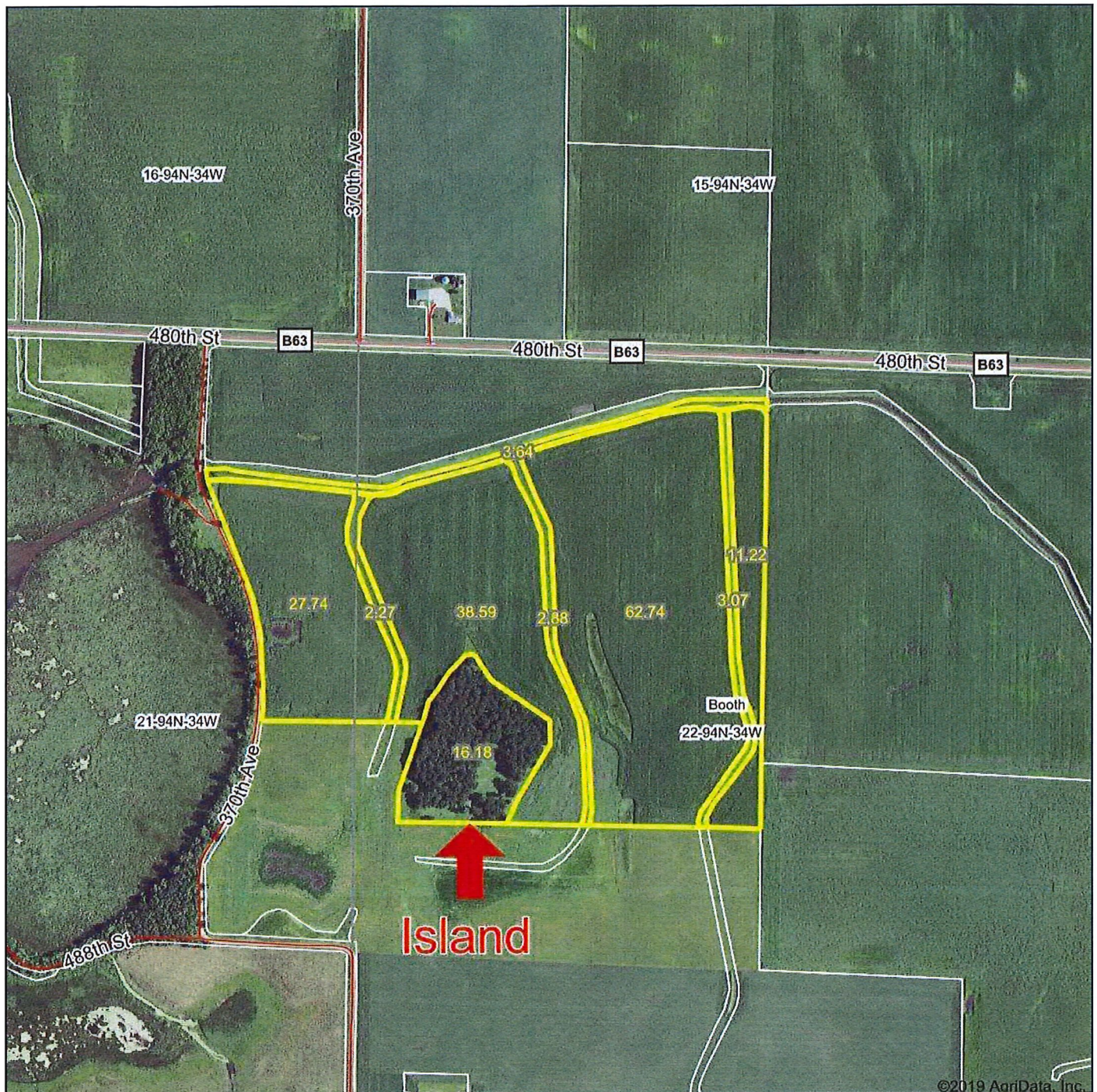


1705 North Lake Ave * PO Box 67
Storm Lake, IA 50588
(712) 732-4811 * Fax (712) 732-7371
www.stalcupag.com

For more information contact Kent Smith or Luke Pearson at Stalcup Ag Service
(712) 732-4811 or evenings at (712) 299-2091 (Kent)

The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.

Adolf Farm - South of Drainage Ditch



Map Center: 42.949299, -94.851340

0ft 994ft 1988ft

22-94N-34W
Palo Alto County
Iowa



4/29/2020

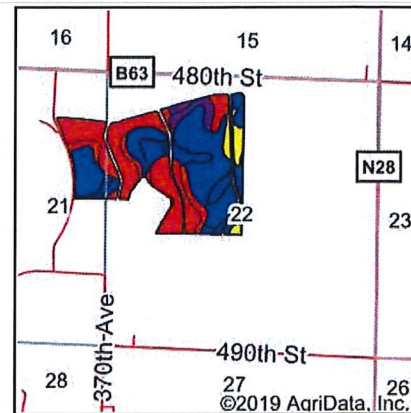
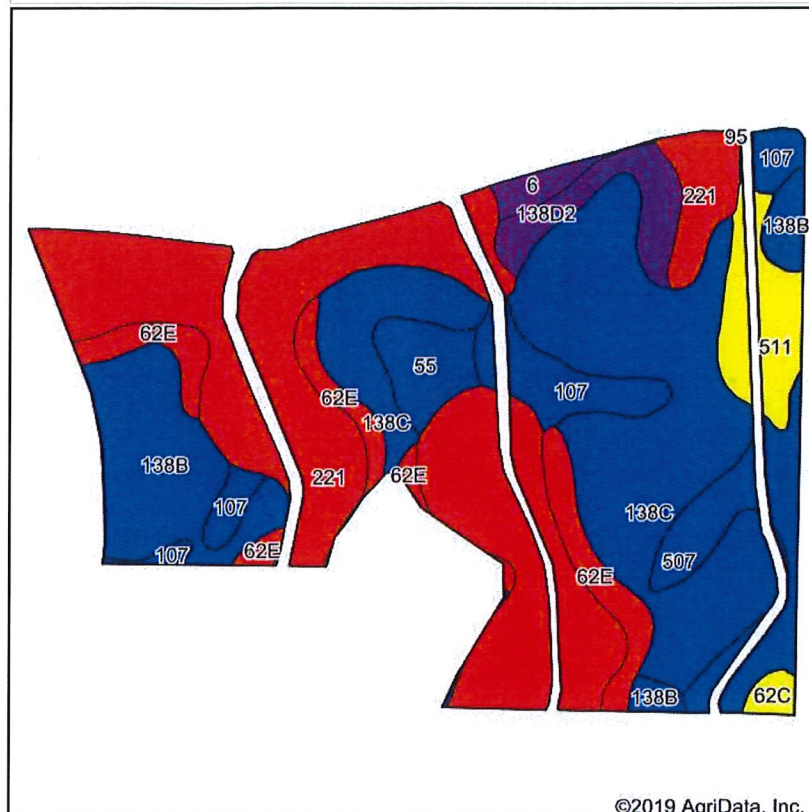
Maps Provided By:



© AgriData, Inc. 2019

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

Soils Map



State: **Iowa**
 County: **Palo Alto**
 Location: **22-94N-34W**
 Township: **Booth**
 Acres: **140.29**
 Date: **4/29/2020**

Stalcup
 Ag Service

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA147, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
221	Klossner muck, 0 to 1 percent slopes	46.20	32.9%	■	Illw	80	23.2	32	47
138C	Clarion loam, 6 to 10 percent slopes	38.71	27.6%	■	Ille	209.6	60.8	84	61
138B	Clarion loam, 2 to 6 percent slopes	14.19	10.1%	■	Ile	225.6	65.4	89	76
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	9.25	6.6%	■	IVe	121.6	35.3	32	30
507	Canisteo clay loam, 0 to 2 percent slopes	7.98	5.7%	■	Ilw	224	65	84	74
107	Webster clay loam, 0 to 2 percent slopes	7.56	5.4%	■	Ilw	224	65	86	79
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	5.49	3.9%	■	Illw	177.6	51.5	66	56
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.74	3.4%	■	Ille	176	51	54	51
55	Nicollet clay loam, 1 to 3 percent slopes	3.86	2.8%	■	Iw	233.6	67.7	89	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.42	1.0%	■	Illw	177.6	51.5	59	54
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	0.89	0.6%	■	Ille	177.6	51.5	64	48
Weighted Average						162.1	47	62.1	57.5

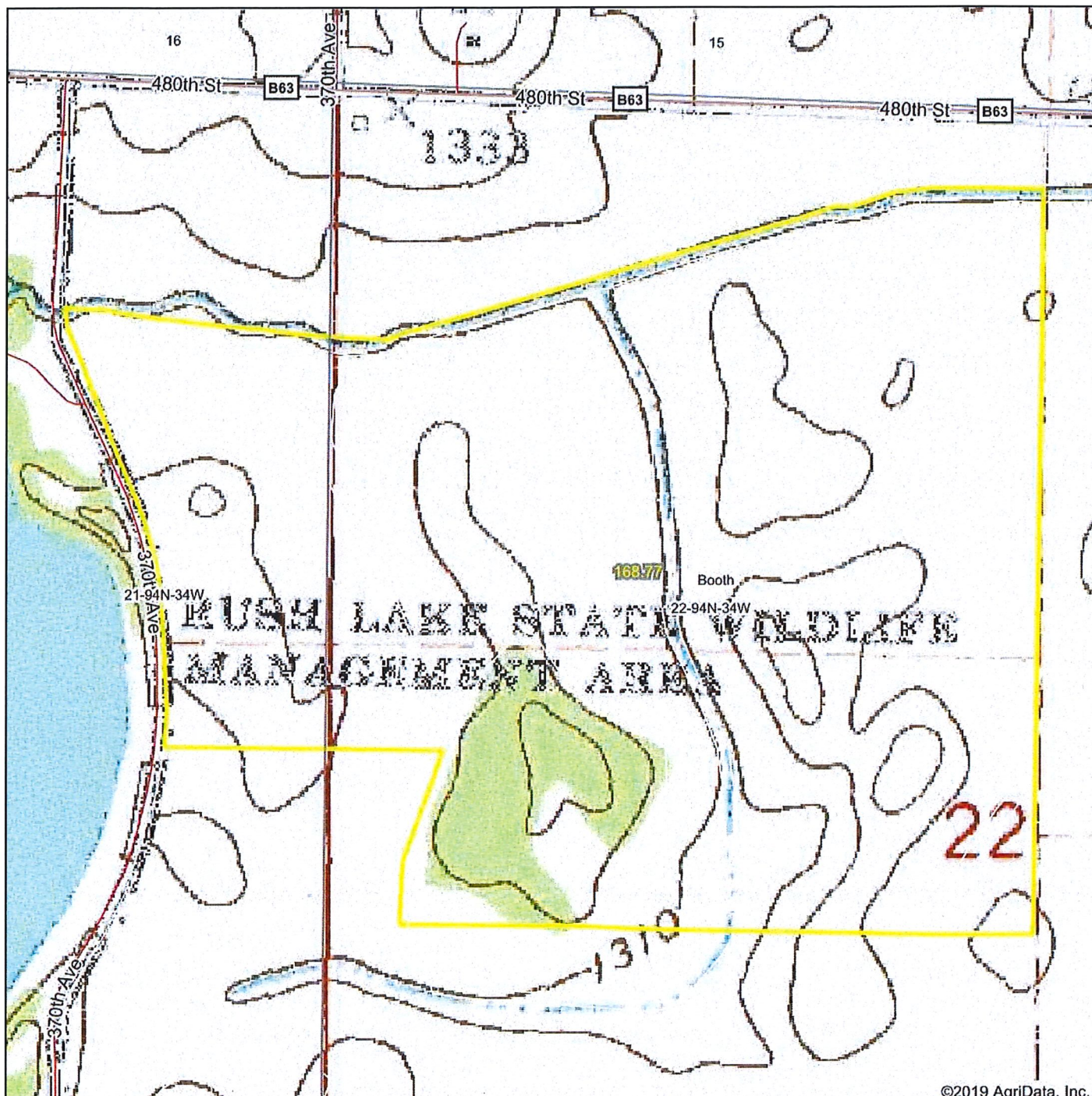
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



©2019 AgriData, Inc.



Maps Provided By:



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map center: 42.948243, -94.852839

22-94N-34W
Palo Alto County
Iowa

0ft 574ft 1148ft



4/29/2020

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

4 Year Crop History

Owner/Operator:

Date: 4/29/2020

Address: Farm Name: Address: Field ID: Phone: Acct. #:

Crop Year: 2019

Crop Year: 2018



- Corn
- Developed/Open Space
- Soybeans
- Developed/Low Intensity



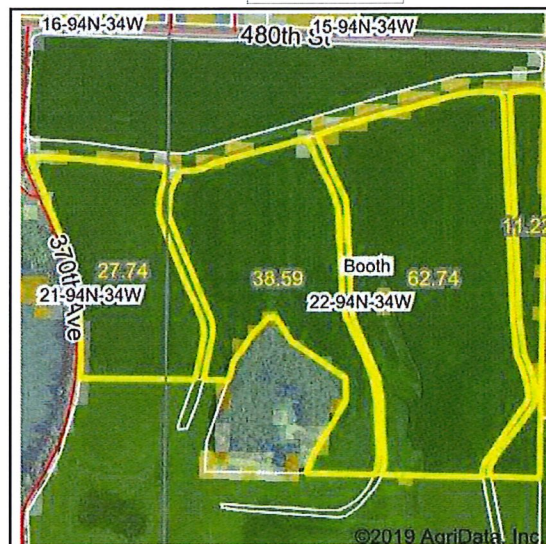
- Soybeans
- Corn

Crop Year: 2017

Crop Year: 2016



- Corn



- Soybeans
- Corn

Map Center: 42.948281, -94.848935

State: IA

County: Palo Alto

Legal: 22-94N-34W Twnshp: Booth

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:



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www.AgriDataInc.com



Farmers Mutual Hail
Insurance Company of Iowa
6785 Westown Parkway | West Des Moines, Iowa 50266

COMBO REPORT

Unit(s) continued from previous page

Unit Number / Prod ID	0003-00050U / 87	Crop / Plan / Level	SOYBEANS / RP / 80%	Practice / Type	NON IRR / COMM	Price	100%	T-Yield	51	Map Area		YE	Year ¹	Prod	Acres	Yld/Typ	Rec Typ
Share	0.5000	Options	TA YA	Processor # / Name				Rate Yield	48	Adjusted Yield			2003	2422.0	121.10	20A	
Farm Name		Protector Plan						Last Yr Appr Yld	48	Total Yield / Years			2004	3196.0	68.00	47A	
Remarks / Other								Yield Indicator	53	Avg APH Yield			2005	6418.3	121.10	53A	
								Approved Yield	54				2006	3400.0	68.00	50A	
													2008	9882.0	183.00	54A	
													2010	10614.0	183.00	58A	
													2012	11307.7	183.10	62A	
													2014	5896.3	183.10	32A	
													2016	11660.2	183.10	64A	
													2018	7669.4	183.05	42A	H

Added Land/New Crop/PT/TMA ☐ Yes ☒ No

Required: ☐ Field Review ☐ Inspection

Other Person(s) Sharing (Landlord (L) / Tenant (T) Share)

KYLE HURLEY

Map Area

3933 / 4722 / 4

3933 / 4722 / 10

Remarks

3933 / 4722 / 3

3933 / 4722 / 9

CLU / RLU Acres

3933 / 4722 / 2

3933 / 4722 / 5

MPCI Acres

Plant Date

Share

0.5000

Unit Number / Prod ID

0003-00050U / 119

Crop / Plan / Level

CORN / RP / 80%

Practice / Type

NON IRR / GSG

Price

100%

T-Yield

181

Map Area

173

YE

2004

Year¹

2005

Prod

23493.4

Acres

121.10

Yld/Typ

194A| | | | | | | | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Share | 0.5000 | Options | TA YA | Processor # / Name | | | | Rate Yield | 172 | Adjusted Yield | | | 2006 | 11628.0 | 68.00 | 171A | |
| Farm Name | | Protector Plan | | | | | | Last Yr Appr Yld | 199 | Total Yield / Years | | | 2007 | 19254.9 | 121.10 | 159A | |
| Remarks / Other | | | | | | | | Yield Indicator | 193 | Avg APH Yield | | | 2009 | 33855.0 | 183.00 | 185A | |
| | | | | | | | | | | | | | 2011 | 35502.0 | 183.00 | 194A | |
| | | | | | | | | | | | | | 2013 | 29893.2 | 183.10 | 163A | |
| | | | | | | | | | | | | | 2015 | 34627.1 | 183.10 | 189A | |
| | | | | | | | | | | | | | 2017 | 32264.0 | 183.10 | 176A | |
| | | | | | | | | | | | | | 2019 | 36108.7 | 183.05 | 197A | H |
| | | | | | | | | | | | | | 2019 | 16953.6 | 183.05 | 93A | H |

Added Land/New Crop/PT/TMA ☐ Yes ☒ No

Required: ☐ Field Review ☐ Inspection

Other Person(s) Sharing (Landlord (L) / Tenant (T) Share)

KYLE HURLEY

Map Area

3933 / 4722 / 4

3933 / 4722 / 10

Remarks

3933 / 4722 / 3

CLU / RLU Acres

3933 / 4722 / 2

3933 / 4722 / 5

MPCI Acres

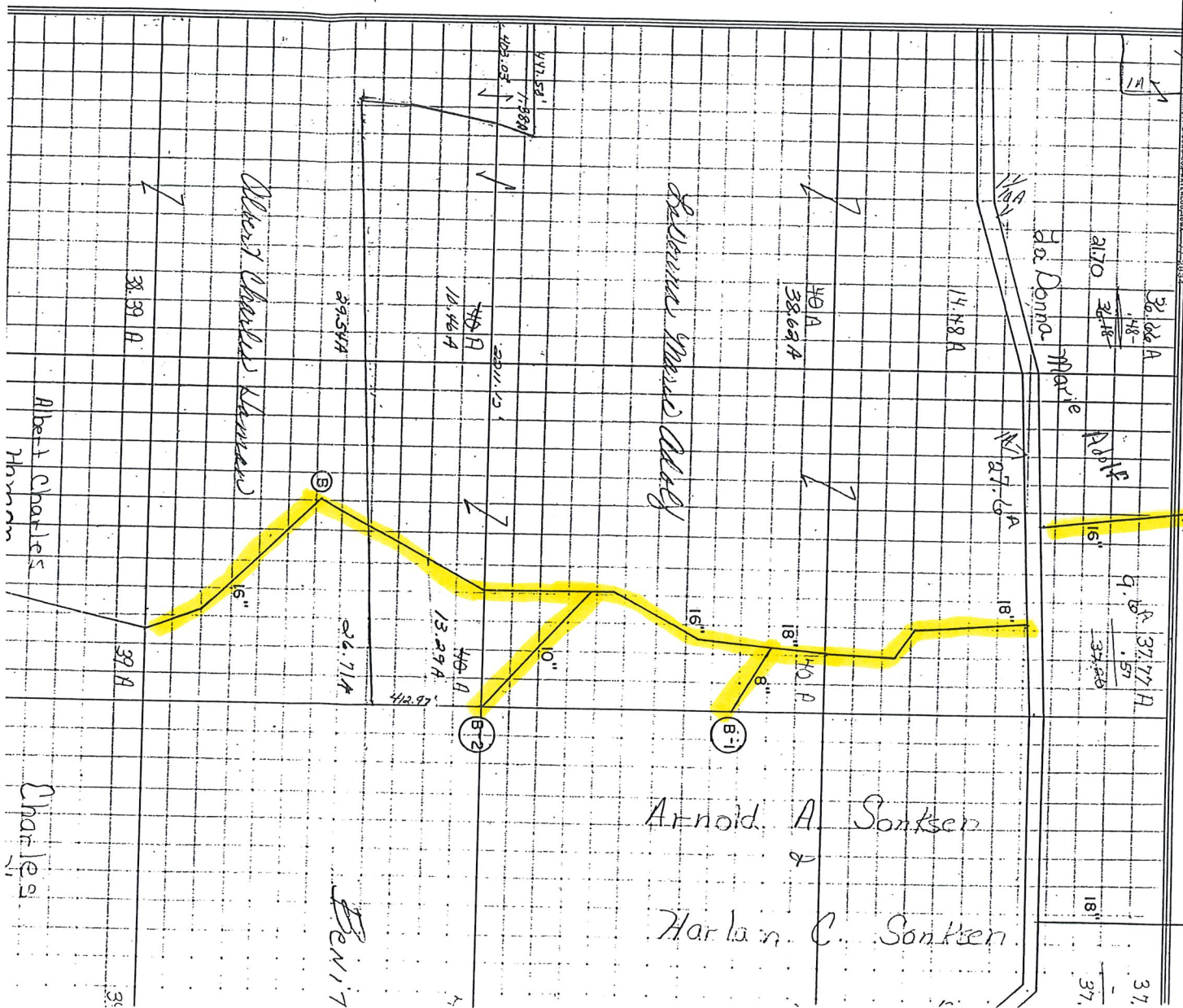
Plant Date

Share

0.5000

LP

UI



Tile map

Booth

W Pasture
NHEL
33.8

2.80

NHEL

3834
T290

3834
T290

3834
T3918

43.5
48.5
30.5

NHEL/PC

3834
T3918

3834
T3918

NHEL
PC/NW

HEL/PC/NW

N/C
Pasture

5. 24.0

1. 45.5

14.2

14.8

Station
LST

MT3155

3835
T3919

6. 5.0

2. 22.5

3. 64.1

14. 30.5

4. 13.5

de 5.1
NHEL
PC

Booth

3351
T3461

2. 101.1

Full 1997

Abol # 565

Tile map

NHEL/PC

NHEL

Tile lines
— Tile installed Dec 1997
— Tile installed

C/RP
ID 6.0

MT3155

1b 31.0

NHEL/PC

3. 11.2

1c 8.3

NHEL/PC

NHEL

PC
NHEL

Pasture
L4 2.4

1. 15.8

1. 51.5



HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	LADONNA M ADOLF REV TRUST % STALCUP AGRIC SERV PO BOX 67 STORM LAKE IA 50588-0067	Request Date:	11/21/2012	County:	Palo Alto
Agency or Person Requesting Determination:	Stalcup Ag Services	Tract No:	4722	FSA Farm No.:	3933

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date

The Highly Erodible Land determination was completed in the .

Section II - Wetlands

Are there hydric soils on this farm?	Yes
--------------------------------------	-----

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)**	Acres	Determination Date	Certification Date
1	PC/NW		42.76	3/14/2013	3/14/2013
5	PC/NW		148.51	2/5/2015	2/5/2015


The wetland determination was completed in the field and office.

This CPA-026E replaces the previous one dated 3/14/2013 as a result of a scope and effect evaluation of the pre-1985 drainage system that was documented following a reconsideration and field visit regarding the previous preliminary technical determination. A new Certified Wetland Determination map reflects this change.

The non-cropped areas associated with this tract have not been certified for wetland status and may contain wetlands subject to the Wetland Conservation Compliance Provisions of The Food Security Act of 1985 as amended. A new determination request is needed if any land clearing or leveling, filling, excavation, dredging, stump removal, or drainage improvement activities are performed.

Please contact your NRCS office for questions.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature	Derrick Klimesh NRCS Wetland Specialist	Date
		2/5/2015

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

Certified Wetland Determination Map

Certification Office: Storm Lake Field Office

Certified By: Derrick Klimesh

Civil Township: Booth Sections 21 & 22

Agency: USDA-NRCS

Map Creation Date: 2/5/2015

Determination County: Palo Alto

Customer: Ladonna M Adolf Rev Tr
Farm 3933 Tract 4722



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Surface Drain
- Berm/Dike
- Subsurface Drain
- Boundary Point
- Data Form Point
- Picture Point

1:7,920

0 200 400 800 1,200 Feet

2013 Imagery

Wetland Codes

W	Wetland	FWP	Farmed Wetland Pasture
CW	Converted Wetland	MIW	Mitigation Exemption
CW+yr	Converted After 1990	NW	Non Wetland
FW	Farmed Wetland	PC	Prior Converted Cropland
WX	Wetland Manipulated	AW	Artificial Wetland



This Determination is valid for the area within the Dashed Red Line(Determination Boundary)

Palo Alto County, Iowa No. 11467
 Filed for Record 5301897 At 1:15 p.m.
 Book 2, Page 356, Fee 11.00
 MARY CLASING, RECORDER
 DEPUTY

19K 2-256

Prepared by William W. Ellingrod, 202 King Street, Emmetsburg, Iowa 50536, Tel. 712-852-4778

PLAT OF SURVEY

NW CORNER OF SECTION 22-94-34
 FOUND LEAD PLUG IN PAVEMENT

N¼ CORNER OF SECTION 22-94-34
 FOUND LEAD PLUG IN PAVEMENT

DRAINAGE DITCH

GOVT LOT 4

GOVT LOT 5

GOVT LOT 6

TRACT	AREA	LINE	LENGTH	BEARING
KJMLK	1.693 ACRES	KJ	133.03 FT.	N 0° 20' 00" E
KJHGK	1.380 "	JM	602.29 FT.	N 89° 40' 00" W
BKQSRB	3.840 "	ML	109.57 FT.	S 8° 22' 51" W
BALKB	0.085 "	LK	618.14 FT.	S 87° 23' 29" E
14.998 "		KG	403.03 FT.	S 87° 23' 29" E
RSGFEDCR	23.747 ACRES	GH	155.63 FT.	N 17° 04' 47" E
		HJ	447.58 FT.	N 89° 40' 00" W
		JK	133.03 FT.	S 0° 20' 00" W
		BR	308.49 FT.	S 89° 35' 52" E
		RS	167.67 FT.	N 0° 12' 06" E
		SG	330.09 FT.	N 16° 59' 22" E
		GK	403.03 FT.	N 87° 23' 29" W
		KB	499.52 FT.	S 0° 20' 00" W
		BA	781.85 FT.	N 89° 40' 00" W
		AL	549.19 FT.	N 17° 43' 50" E
		LK	618.14 FT.	S 87° 23' 29" E
		KB	499.52 FT.	S 0° 20' 00" W
		GF	2211.12 FT.	S 87° 23' 29" E
		FE	412.97 FT.	S 0° 24' 34" W
		ED	1642.71 FT.	N 89° 38' 57" W
		DC	566.44 FT.	N 88° 01' 09" W
		CR	96.13 FT.	N 89° 25' 19" W
		RS	167.67 FT.	N 0° 12' 06" E
		SG	330.09 FT.	N 16° 59' 22" E

LINE BETWEEN SW¼ AND NW¼ OF SEC. 22

THIS SURVEY WAS MADE ON APRIL 26 AND 29, 1997, FOR DONNA MARIE ADOLF AND ALBERT CHARLES HAMAN, PROPRIETORS, FOR THE PURPOSE OF DIVIDING THE TRACT DESCRIBED IN A CHANGE OF TITLE RECORDED IN BOOK 85, PAGE 144 OF THE PALO ALTO COUNTY RECORDER'S RECORDS.

LINE MJHGRSCDE IS THE PROPOSED DIVISION LINE BETWEEN LA DONNA MARIE ADOLF AND ALBERT CHARLES HAMAN.

DESCRIPTIONS FOR THE DIVISION OF THIS PROPERTY ARE ON SHEET 2 OF THIS PLAT.

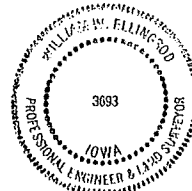
LEGEND:

- FOUND CAPPED RE-ROD, 3693
- SET ½" X 2-0 CAPPED RE-ROD, 3693
- EXISTING FENCE

0 200 400 600 800 1000
 SCALE 1" = 400'

SW CORNER OF SECTION 22-94-34
 FOUND ¾" IRON PIPE

S¼ CORNER OF SECTION 22-94-34
 FOUND ¾" IRON ROD



PROJECT 697	PLAT OF PART OF SECTIONS 21 & 22,
DATE -06-97	T 94 N, R 34 W OF THE 5th P.M.,
DRAWN BY W.W.E.	PALO ALTO COUNTY, IOWA
CHECKED W.W.E.	WILLIAM W. ELLINGROD
	PROFESSIONAL ENGINEER & LAND SURVEYOR
	IOWA LICENSE NO. 3693

FILE 3221

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

William W. Ellingrod
 WILLIAM W. ELLINGROD P.E. & L.S., IOWA LICENSE NO. 3693
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 1998

DATE 5-06-97

PAGES COVERED BY THIS SEAL 2

LA DONNA MARIE ADOLF

DESCRIPTION SECTION 21

A part of Government Lots Four and Five (4 & 5) in Section Twenty-one (21), Township Ninety-four (94) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa, described as follows:

That part of said Government Lot 4 lying south of the drainage ditch, except that part deeded to the State of Iowa in Book 25, pages 249 and 251 of the Palo Alto County Deed Records.

AND: Government Lot Five except that part deeded to the State of Iowa in Book 25, pages 249 and 251 of the Palo Alto County Deed Records, and except that part of said Government Lot 5 described as follows;

Beginning at the Southeast corner of said Government Lot 5, said point being 2657.98 feet north of the southeast corner of said Section 21; thence North 0 degrees 20 minutes 00 seconds East 133.03 feet along the east line of said Government Lot 5; thence North 89 degrees 40 minutes 00 seconds West 602.29 feet to a point on the east line of a tract deeded to the State of Iowa in Book 25, pages 249 and 251 of the Palo Alto County Deed Records; thence southeasterly 109.59 feet along the east line of said State of Iowa tract, and along a 1976 foot radius curve, concave westerly, whose chord bears South 8 degrees 22 minutes 51 seconds West and is 109.57 feet in length, to a point on the south line of said Government Lot 5; thence South 87 degrees 23 minutes 29 seconds East 618.14 feet to the point of beginning. NOTE: The East line of said Section 21 is assumed to bear North 0 degrees 20 minutes 00 seconds East.

DESCRIPTION SECTION 22

A part of the Northwest quarter (NW $\frac{1}{4}$) and a part of the Southwest quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), Township Ninety-four (94) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa, described as follows:

That part of the SW $\frac{1}{4}$ of said Section 22 described as follows;

Commencing at the Northwest corner of said SW $\frac{1}{4}$, 2657.98 feet north of the southwest corner of said Section 22; thence South 87 degrees 23 minutes 29 seconds East 403.03 feet along the north line of said SW $\frac{1}{4}$ to the point of beginning of the tract to be described; thence South 87 degrees 23 minutes 29 seconds East 2211.12 feet to the northeast corner of said SW $\frac{1}{4}$; thence South 0 degrees 24 minutes 34 seconds West 412.97 feet along the east line of said SW $\frac{1}{4}$; thence North 89 degrees 38 minutes 57 seconds West 1642.71 feet; thence North 88 degrees 01 minutes 09 seconds West 566.44 feet; thence North 89 degrees 23 minutes 19 seconds West 96.13 feet; thence North 0 degrees 12 minutes 06 seconds East 167.67 feet; thence North 16 degrees 59 minutes 22 seconds East 330.09 feet to the point of beginning.

That part of the NW $\frac{1}{4}$ of said Section 22 lying south of the drainage ditch, except that part of said NW $\frac{1}{4}$ described as follows;

Beginning at the southwest corner of said NW $\frac{1}{4}$, at a distance of 2657.98 feet north of the southwest corner of said Section 22; thence South 87 degrees 23 minutes 29 seconds East 403.03 feet along the south line of said NW $\frac{1}{4}$; thence North 17 degrees 04 minutes 47 seconds East 155.63 feet; thence North 89 degrees 40 minutes 00 seconds West 447.58 feet to a point on the west line of said NW $\frac{1}{4}$; thence South 0 degrees 20 minutes 00 seconds West 133.03 feet to the point of beginning. NOTE: The west line of said Section 22 is assumed to bear North 0 degrees 20 minutes 00 seconds East. All subject to any existing easements.

ALBERT CHARLES HAYAN

Description Section 21

A part of Section Twenty-one (21), Township Ninety-four (94) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa described as follows:

Government Lot Six (6), and a part of Government Lot Five (5) described as follows: Beginning at the Southeast corner of said Government Lot 5, said point being 2657.98 feet north of the southeast corner of said Section 21; thence North 0 degrees 20 minutes 00 seconds East 133.03 feet along the east line of said Government Lot 5; thence North 89 degrees 40 minutes 00 seconds West 602.29 feet to a point on the east line of a tract deeded to the State of Iowa in Book 25, pages 249 and 251 of the Palo Alto County Deed Records; thence southeasterly 109.59 feet along the east line of said State of Iowa tract, and along a 1976 foot radius curve, concave westerly, whose chord bears South 8 degrees 22 minutes 51 seconds West and is 109.57 feet in length, to a point on the south line of said Government Lot 5; thence South 87 degrees 23 minutes 29 seconds East 618.14 feet to the point of beginning. NOTE: The East line of said Section 21 is assumed to bear North 0 degrees 20 minutes 00 seconds East.

Description Section 22

A part of the Northwest quarter (NW $\frac{1}{4}$) and a part of the Southwest quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), Township Ninety-four (94) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa, described as follows:

That part of the said NW $\frac{1}{4}$ described as follows; Beginning at the southwest corner of said NW $\frac{1}{4}$, at a distance of 2657.98 feet north of the southwest corner of said Section 22; thence South 87 degrees 23 minutes 29 seconds East 403.03 feet along the south line of said NW $\frac{1}{4}$; thence North 17 degrees 04 minutes 47 seconds East 155.63 feet; thence North 89 degrees 40 minutes 00 seconds West 447.58 feet to a point on the west line of said NW $\frac{1}{4}$; thence South 0 degrees 20 minutes 00 seconds West 133.03 feet to the point of beginning

The SW $\frac{1}{4}$ of said Section 22, except the SW $\frac{1}{4}$ of said SW $\frac{1}{4}$, and except that part of the said SW $\frac{1}{4}$ described as follows;

Commencing at the Northwest corner of said SW $\frac{1}{4}$, 2657.98 feet north of the southwest corner of said Section 22; thence South 87 degrees 23 minutes 29 seconds East 403.03 feet along the north line of said SW $\frac{1}{4}$ to the point of beginning of the tract to be described; thence South 87 degrees 23 minutes 29 seconds East 2211.12 feet to the northeast corner of said SW $\frac{1}{4}$; thence South 0 degrees 24 minutes 34 seconds West 412.97 feet along the east line of said SW $\frac{1}{4}$; thence North 89 degrees 38 minutes 57 seconds West 1642.71 feet; thence North 88 degrees 01 minutes 09 seconds West 566.44 feet; thence North 89 degrees 23 minutes 19 seconds West 96.13 feet; thence North 0 degrees 12 minutes 06 seconds East 167.67 feet; thence North 16 degrees 59 minutes 22 seconds East 330.09 feet to the point of beginning. NOTE: The west line of said Section 22 is assumed to bear North 0 degrees 20 minutes 00 seconds East. All subject to County Road right of way and any other existing easements.