



AITKIN COUNTY ASSESSOR

Aitkin County Government Center
307 2nd Street NW, Room 310
Aitkin, MN 56431

assessor@co.aitkin.mn.us
Phone: 218-927-7327
Fax: 218-927-7379

County Board of Equalization Appeal Information Sheet

Appeal Number and/or Appointment Time: n/a

Appeal Format: Not expected to appear in person

Owner Name: Rodney and Kari Landrus Trust

Property ID#: 01-0-023500, 01-0-023400, 01-0-023700, 01-0-021400

Physical Address: n/a

Estimated Market Value 2023 Assessment: \$175,500 total for all 4 parcels (143 acres)

Classification 2023 Assessment: Rural Vacant Land

Estimated Market Value 2024 Assessment: \$212,600 total for all 4 parcels

Classification 2024 Assessment: Rural Vacant Land

Decision of Local Board (if applicable): Aitkin Township voted no change to these parcels. The understanding was that Mike would do some research and recommend changes to the County Board if changes to value were necessary.

Summary of Issue: Owners are concerned about the value increases when these parcels along with several adjoining parcels under their ownership are encumbered with a conservation easement.

Assessor's Recommendation: Please reduce the total value of the 4 parcels above to \$147,000.

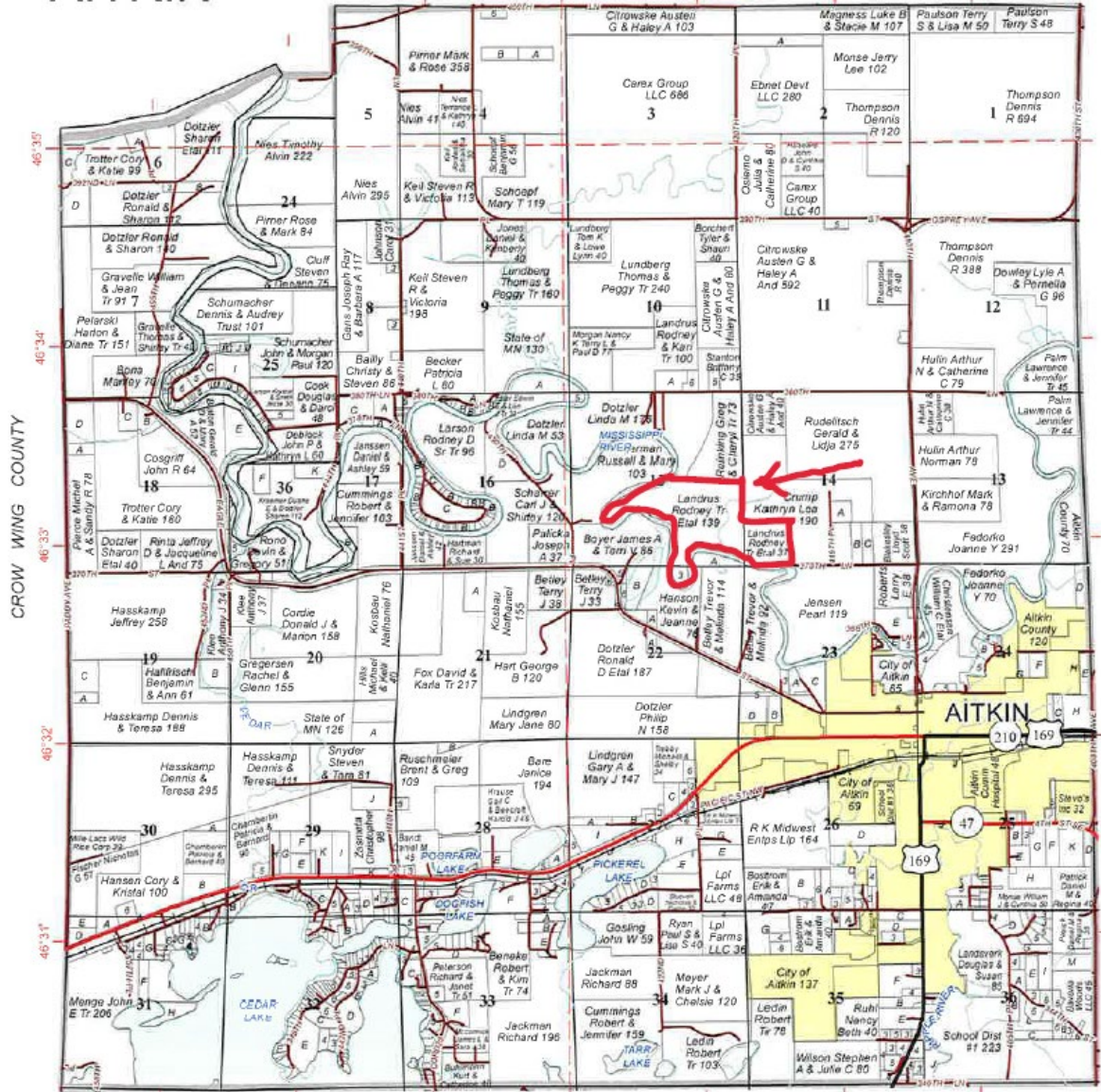
Comments: These parcels along with parcels 01-0-023600, 01-0-044700, and 01-0-023000 are enrolled in the Reinvest In Minnesota program administered by the MN Board of Water and Soil Resources. That program requires that most of the acreage on these parcels must be kept wild and cannot be developed into another use including seasonal development, or intensive agricultural use. This is a perpetual easement that the owners were compensated for. The owners did carve out a small area where a pole building or other similar building could be placed in the future. Also, the property is nearly all part of the Mississippi River floodway, and cannot be built on even without consideration of the conservation easement. The recommended value reduction is because some of the parcels have a high wooded type and low open areas should to be changed to swamp . 25 acres of high wooded is proposed to go to low wooded, 19 acres of low open is proposed to go to low wooded and 25 low open is proposed to go to swamp.

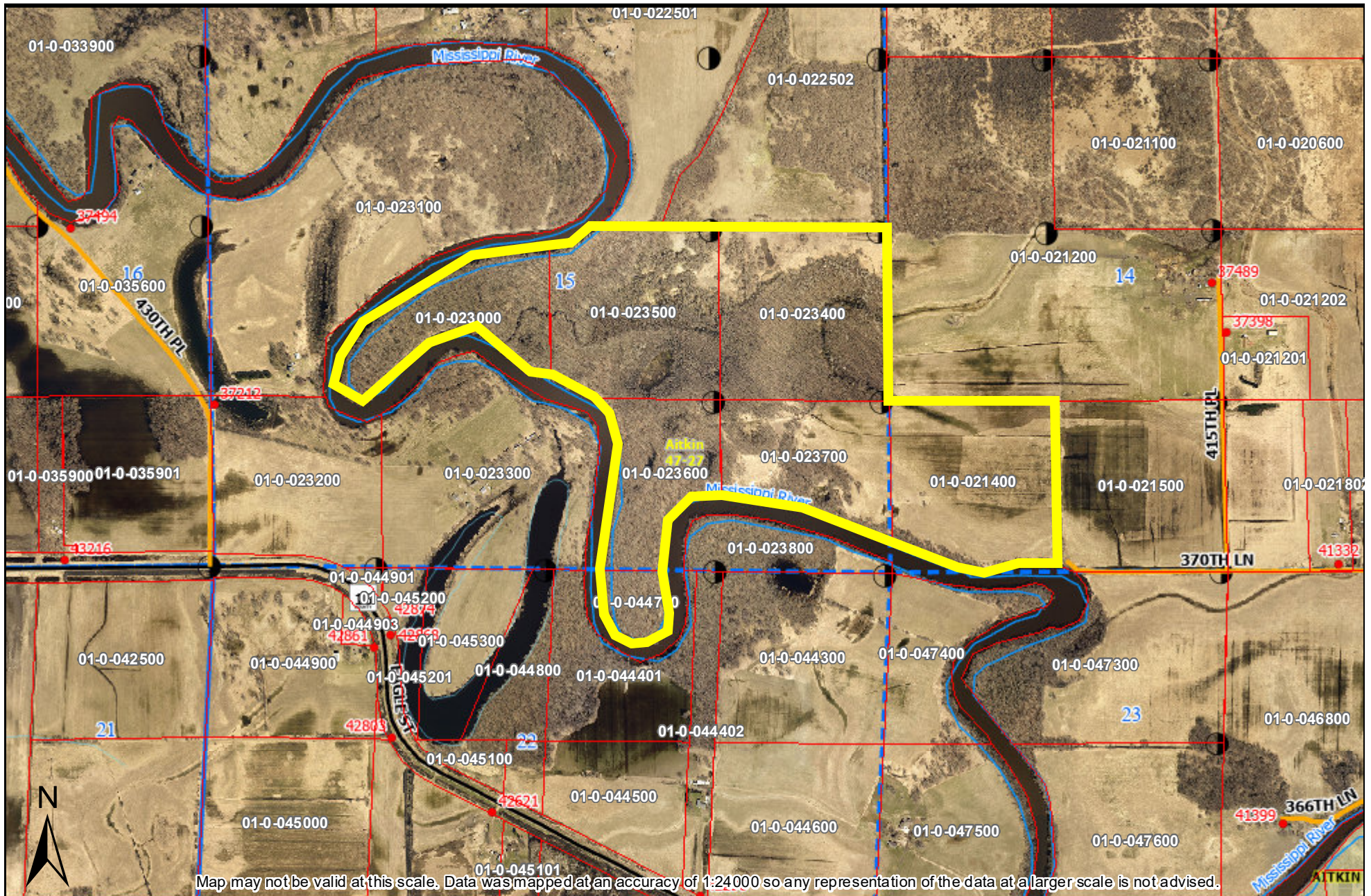
Refer to page 124 for keyed parcels

AITKIN

SEE PAGE 54

T.47N.-R.27W.





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Rodney and Kari Landrus Trust

3

1:18,056

0 0.1 0.2 mi 1 inch = 1,505 feet



Date: 6/12/2024

Fee Owner: 118880 DISTRICTS: LEGAL DESCRIPTION:
 LANDRUS, RODNEY TRUSTEE ETAL Twp/City : 1 AITKIN TWP Sec/Twp/Rge : 15 47.0 27 Acres: 37.75
 Taxpayer: 118880 FALCO:F.O. School : 1 ISD 0001 - Aitkin (NW SE) LOT 4
 LANDRUS, RODNEY TRUSTEE ETAL Lake : 1060400 Mississippi River Parcel notes:
 11102 ABERDEEN ST NE UNIT C LBOA GR: MIKE LOOKING INTO "RIM PROGRAM"
 BLAINE MN 55449

10-2-2019 TS R/A- VIEWED PHOTO

12-5-2016 TS CHANGED TO OFF ROAD DISCOUNT
 REVIEWED AERIAL PHOTO - CRAIG REINKING PHO
 NE CALL

9-18-2014 TS R/A REVIEWED SOILS LAYER AND
 SOIL DRAINAGE LAYER-

10/12/09 TS THE ISSUE SAID"REMOVE RIVER"
 WHY?

SALES HISTORY: ----- TRANSFER HISTORY: -----
 Buyer/Seller Date Inst Reject Sale Adjusted Doc Date Doc Nbr To
 LANDRUS, RODNEY ET RIPPON, ELLEN 01/01/2015 W 160,000 160,000 2019/05/20 A 451340 LANDRUS, RODNEY TRUSTEE
 2015/01/08 LANDRUS, RODNEY ETAL

ASSESSMENT DETAILS: ----- Acres CAMA Estimated Deferred Taxable
 2024 Rcd: 1 Class: 111 Rural Vacant Land Land 38.00 50,032 50,000 50,000
 Hstd: 0 rural-vacant-nonhomestead-land Total MKT 50,032 50,000 50,000
 MP/Seq: 01-0-023500 000
 Own% Rel AG% Rel NA% Dsb%
 2023 Rcd: 1 Class: 111 Rural Vacant Land Land 38.00 42,451 42,500 42,500
 Hstd: 0 rural-vacant-nonhomestead-land Total MKT 42,451 42,500 42,500
 MP/Seq: 01-0-023500 000
 Own% Rel AG% Rel NA% Dsb%
 2022 Rcd: 1 Class: 111 Rural Vacant Land Land 38.00 44,907 44,900 44,900
 Hstd: 0 rural-vacant-nonhomestead-land Total MKT 44,907 44,900 44,900
 MP/Seq: 01-0-023500 000
 Own% Rel AG% Rel NA% Dsb%
 2021 Rcd: 1 Class: 111 Rural Vacant Land Land 38.00 29,691 29,700 29,700
 Hstd: 0 rural-vacant-nonhomestead-land Total MKT 29,691 29,700 29,700
 MP/Seq: 01-0-023500 000
 Own% Rel AG% Rel NA% Dsb%

ASSESSMENT SUMMARY: -----
 Year Class Hstd Land Mkt Land Dfr Building Total Mkt Total Dfr Limited Mkt Limited Dfr Exemptions Taxable New Imp
 2024 111 0 50,000 0 50,000 50,000 50,000 50,000 0
 2023 111 0 42,500 0 42,500 42,500 42,500 42,500 0
 2022 111 0 44,900 0 44,900 44,900 44,900 44,900 0
 2021 111 0 29,700 0 29,700 29,700 29,700 29,700 0
 TAX SECTION: ----- Taxes ----- Credits ----- Net Tax
 Tax Year Rec Class NTC RMV St Gen Disaster Powerline Ag Res Tac
 2025 .00 .00 .00 .00 .00 .00 .00 .00
 2024 218.35 .00 .00 .00 .00 .00 .00 218.35
 2023 242.73 .00 .00 .00 .00 .00 .00 242.73
 2022 209.27 .00 .00 .00 .00 .00 .00 209.27

CAMA LAND DETAILS: ----- NOTES: -----
 Land market: 01 AITKIN TWP Last calc date/env: 03/11/24 B
 Neighborhood: 01 AITKIN TWP 1.10 Asmt year: 2024
 COG: 118880 1 Ac/FF/SF: 193.08 Lake: 1060400 Mississippi River
 Wid: .00 Dth: .00 Avg CER:
 Land/Unit Type Units Qlt/Acc -Other- OV Base Rate Adj Rate Value Asmt Cd Acreage PTR Value Improvement CER Factors
 Size Comment Df Est/Dfr Est/Dfr Est/Dfr Typ New
 HWD-O AC 8.00 2275.00 2127.13 17017 1 111 8.00
 193.08 TW
 LWD-O AC 24.00 1390.00 1299.65 31192 1 111 24.00
 193.08 TW
 SWP-O AC 6.00 325.00 303.88 1823 1 111 6.00
 193.08 WA
 Front feet: .00 Totals: 50,032

Mineral:

CAMA SUMMARY: -----
 Schedule: 2024 Quintile date: 10/02/2019 Insp/By/Cmp: 12/05/2016 TS R
 Neighborhood: 01 AITKIN TWP

Fee Owner: 118880 DISTRICTS: LEGAL DESCRIPTION:
 LANDRUS, RODNEY TRUSTEE ETAL Twp/City : 1 AITKIN TWP Sec/Twp/Rge : 14 47.0 27 Acres: 37.25
 Taxpayer: 118880 FALCO:F.O. School : 1 ISD 0001 - Aitkin (SW SW) LOT 1
 LANDRUS, RODNEY TRUSTEE ETAL Lake : 1060400 Mississippi River Parcel notes:
 11102 ABERDEEN ST NE UNIT C LBOA GR: MIKE LOOKING INTO "RIM PROGRAM"
 BLAINE MN 55449 8-9-2019 TS R/A- HAY MADE ON THIS PARCEL

9-17-2014 TS R/A HAY MADE ON THIS PARCEL-
 REVIEWED SOIL TYPES AND SOIL DRAINAGE

9/8/09 TS HAY BEING MADE ON THIS PROPERTY

SALES HISTORY: ----- TRANSFER HISTORY: -----
 Buyer/Seller Date Inst Reject Sale Adjusted Doc Date Doc Nbr To
 LANDRUS, RODNEY ET RIPPON, ELLEN 01/01/2015 W 160,000 160,000 2019/05/20 A 451340 LANDRUS, RODNEY TRUSTEE
 2015/01/08 LANDRUS, RODNEY ETAL

ASSESSMENT DETAILS: ----- Acres CAMA Estimated Deferred Taxable
 2024 Rcd: 1 Class: 111 Rural Vacant Land Land 37.43 71,086 71,100 71,100
 Hstd: 0 rural-vacant-nonhomestead-land Total MKT 71,086 71,100 71,100
 MP/Seq: 01-0-021400 000
 Own% Rel AG% Rel NA% Dsb%
 2023 Rcd: 1 Class: 111 Rural Vacant Land Land 37.43 57,350 57,400 57,400
 Hstd: 0 rural-vacant-nonhomestead-land Total MKT 57,350 57,400 57,400
 MP/Seq: 01-0-021400 000
 Own% Rel AG% Rel NA% Dsb%
 2022 Rcd: 1 Class: 111 Rural Vacant Land Land 37.43 50,692 50,700 50,700
 Hstd: 0 rural-vacant-nonhomestead-land Total MKT 50,692 50,700 50,700
 MP/Seq: 01-0-021400 000
 Own% Rel AG% Rel NA% Dsb%
 2021 Rcd: 1 Class: 111 Rural Vacant Land Land 37.43 38,541 38,500 38,500
 Hstd: 0 rural-vacant-nonhomestead-land Total MKT 38,541 38,500 38,500
 MP/Seq: 01-0-021400 000
 Own% Rel AG% Rel NA% Dsb%

ASSESSMENT SUMMARY: -----
 Year Class Hstd Land Mkt Land Dfr Building Total Mkt Total Dfr Limited Mkt Limited Dfr Exemptions Taxable New Imp
 2024 111 0 71,100 0 71,100 71,100 71,100 71,100 0
 2023 111 0 57,400 0 57,400 57,400 57,400 57,400 0
 2022 111 0 50,700 0 50,700 50,700 50,700 50,700 0
 2021 111 0 38,500 0 38,500 38,500 38,500 38,500 0

TAX SECTION: ----- Taxes ----- Credits ----- Net Tax
 Tax Year Rec Class NTC RMV St Gen Disaster Powerline Ag Res Tac
 2025 .00 .00 .00 .00 .00 .00 .00 .00
 2024 293.18 .00 .00 .00 .00 .00 .00 .00
 2023 273.08 .00 .00 .00 .00 .00 .00 .00
 2022 272.24 .00 .00 .00 .00 .00 .00 .00

CAMA LAND DETAILS: ----- NOTES: -----
 Land market: 01-R AITKIN TWP RIVER Last calc date/env: 03/11/24 B
 Neighborhood: 01-R AITKIN TWP ON RIVER 1.10 Asmt year: 2024
 COG: 118880 1 Ac/FF/SF: 193.08 Lake: 1060400 Mississippi River
 Wid: .00 Dth: .00 Avg CER:
 Land/Unit Type Units Qlt/Acc -Other- OV Base Rate Adj Rate Value Asmt Cd Acreage PTR Value Improvement CER Factors
 Size Comment Df Est/Dfr Est/Dfr Est/Dfr Typ New
 LOP-R AC 34.43 1925.00 1799.88 61970 1 111 34.43
 193.08 MD
 HWD-R AC 3.00 3250.00 3038.75 9116 1 111 3.00
 193.08 TW
 Front feet: .00 Totals: 71,086

Mineral:

CAMA SUMMARY: -----
 Schedule: 2024 Quintile date: 08/09/2019 Insp/By/Cmp: 09/17/2014 TS R
 Neighborhood: 01-R AITKIN TWP ON RIVER

Fee Owner: 118880 DISTRICTS: LEGAL DESCRIPTION:
 LANDRUS, RODNEY TRUSTEE ETAL Twp/City : 1 AITKIN TWP Sec/Twp/Rge : 15 47.0 27 Acres: 24.00
 Taxpayer: 118880 FALCO:F.O. School : 1 ISD 0001 - Aitkin (SE SE) LOT 2
 LANDRUS, RODNEY TRUSTEE ETAL Lake : 1060400 Mississippi River Parcel notes:
 11102 ABERDEEN ST NE UNIT C LBOA GR: MIKE LOOKING INTO "RIM PROGRAM"
 BLAINE MN 55449

10-2-2019 TS R/A VIEWED PHOTO

12-5-2016 TS CHANGED TO OFF ROAD DISCOUNT
 REVIEWED AERIAL PHOTO - CRAIG REINKING PHO
 NE CALL

9-18-2014 TS R/A RE VIEWED SOIL TYPES AND
 SOIL DRAINAGE LAYERS- GIS ACRES ARE NOW 26
 .6 HAD BEEN 24 ACRES PREVIOUSLY

10/12/09 TS

SALES HISTORY: ----- TRANSFER HISTORY: -----
 Buyer/Seller Date Inst Reject Sale Adjusted Doc Date Doc Nbr To
 LANDRUS, RODNEY ET RIPPON, ELLEN 01/01/2015 W 160,000 160,000 2019/05/20 A 451340 LANDRUS, RODNEY TRUSTEE
 2015/01/08 LANDRUS, RODNEY ETAL

ASSESSMENT DETAILS: ----- Acres CAMA Estimated Deferred Taxable
 2024 Rcd: 1 Class: 111 Rural Vacant Land Land 26.60 39,967 40,000 40,000
 Hstd: 0 rural-vacant-nonhomestead-land Total MKT 39,967 40,000 40,000
 MP/Seq: 01-0-023700 000
 Own% Rel AG% Rel NA% Dsb%
 2023 Rcd: 1 Class: 111 Rural Vacant Land Land 26.60 32,511 32,500 32,500
 Hstd: 0 rural-vacant-nonhomestead-land Total MKT 32,511 32,500 32,500
 MP/Seq: 01-0-023700 000
 Own% Rel AG% Rel NA% Dsb%
 2022 Rcd: 1 Class: 111 Rural Vacant Land Land 26.60 30,433 30,400 30,400
 Hstd: 0 rural-vacant-nonhomestead-land Total MKT 30,433 30,400 30,400
 MP/Seq: 01-0-023700 000
 Own% Rel AG% Rel NA% Dsb%
 2021 Rcd: 1 Class: 111 Rural Vacant Land Land 26.60 22,011 22,000 22,000
 Hstd: 0 rural-vacant-nonhomestead-land Total MKT 22,011 22,000 22,000
 MP/Seq: 01-0-023700 000
 Own% Rel AG% Rel NA% Dsb%

ASSESSMENT SUMMARY: -----
 Year Class Hstd Land Mkt Land Dfr Building Total Mkt Total Dfr Limited Mkt Limited Dfr Exemptions Taxable New Imp
 2024 111 0 40,000 0 40,000 40,000 40,000 0
 2023 111 0 32,500 0 32,500 32,500 32,500 0
 2022 111 0 30,400 0 30,400 30,400 30,400 0
 2021 111 0 22,000 0 22,000 22,000 22,000 0
 TAX SECTION: ----- Taxes ----- Credits ----- Net Tax
 Tax Year Rec Class NTC RMV St Gen Disaster Powerline Ag Res Tac
 2025 .00 .00 .00 .00 .00 .00 .00
 2024 165.80 .00 .00 .00 .00 .00 165.80
 2023 163.85 .00 .00 .00 .00 .00 163.85
 2022 156.42 .00 .00 .00 .00 .00 156.42

CAMA LAND DETAILS: ----- NOTES: -----
 Land market: 01-R AITKIN TWP RIVER Last calc date/env: 03/11/24 B
 Neighborhood: 01-R AITKIN TWP ON RIVER 1.10 Asmt year: 2024
 COG: 118880 1 Ac/FF/SF: 193.08 Lake: 1060400 Mississippi River
 Wid: .00 Dth: .00 Avg CER:
 Land/Unit Type Units Qlt/Acc -Other- OV Base Rate Adj Rate Value Asmt Cd Acreage PTR Value Improvement CER Factors
 Size Comment Df Est/Dfr Est/Dfr Est/Dfr Typ New
 LOP-O AC 14.00 1925.00 1799.88 25198 1 111 14.00
 193.08 MD
 HWD-O AC 6.00 2275.00 2127.13 12763 1 111 6.00
 193.08 TW
 SWP-O AC 6.60 325.00 303.88 2006 1 111 6.60
 193.08 WA
 Front feet: .00 Totals: 39,967

Mineral:

CAMA SUMMARY: -----
 Schedule: 2024 Quintile date: 10/02/2019 Insp/By/Cmp: 12/05/2016 TS R
 Neighborhood: 01-R AITKIN TWP ON RIVER

Fee Owner: 118880 DISTRICTS: LEGAL DESCRIPTION:
LANDRUS, RODNEY TRUSTEE ETAL Twp/City . : 1 AITKIN TWP Sec/Twp/Rge : 15 47.0 27 Acres: 40.00
Taxpayer: 118880 FALCO:F.O. School . . : 1 ISD 0001 - Aitkin NE SE
LANDRUS, RODNEY TRUSTEE ETAL Parcel notes:
11102 ABERDEEN ST NE UNIT C UPDATED LAND TYPING; WHOLE PARCEL IN
BLAINE MN 55449 FLOODWAY AND RIM EASEMENT; MD 5/2024
LBOA GR: MIKE LOOKING INTO "RIM PROGRAM"

10-02-2019 TS R/A- LOOKS LIKE SOME OF THE
PROPERTY HAS BEEN CLEARED OFF, TOOK SOME A
CS FROM HWD AND SOME FROM LWD
12-5-2016 TS CHANGED TO OFF ROAD- REVIEWED
AERIAL PHOTO - PER PHONE CALL WITH CRAIG R
EINKING

9-18-2014 TS R/A REVIEWED AERIAL PHOTO USI
NG THE SOIL DRAINAGE LAYER AND THE SOILS L
AYER, WHAT WE WERE CALLING LOW OPEN IS LOW
WOODED

10/12/09 TS

SALES HISTORY: -----					TRANSFER HISTORY: -----		
Buyer/Seller	Date	Inst	Reject	Sale	Adjusted	Doc Date	Doc Nbr To
LANDRUS, RODNEY ET RIPPON, ELLEN	01/01/2015	W		160,000	160,000	2019/05/20 A 451340	LANDRUS, RODNEY TRUSTEE
						2015/01/08	LANDRUS, RODNEY ETAL

ASSESSMENT DETAILS: -----					Acres	CAMA	Estimated	Deferred	Taxable
2024 Rcd: 1 Class: 111 Rural Vacant Land					Land 41.00	51,458	51,500		51,500
Hstd: 0 rural-vacant-nonhomestead-land					Total MKT	51,458	51,500		51,500
MP/Seq: 01-0-023400 000									
Own% Rel AG% Rel NA% Dsb%									
2023 Rcd: 1 Class: 111 Rural Vacant Land					Land 41.00	43,124	43,100		43,100
Hstd: 0 rural-vacant-nonhomestead-land					Total MKT	43,124	43,100		43,100
MP/Seq: 01-0-023400 000									
Own% Rel AG% Rel NA% Dsb%									
2022 Rcd: 1 Class: 111 Rural Vacant Land					Land 41.00	43,646	43,600		43,600
Hstd: 0 rural-vacant-nonhomestead-land					Total MKT	43,646	43,600		43,600
MP/Seq: 01-0-023400 000									
Own% Rel AG% Rel NA% Dsb%									
2021 Rcd: 1 Class: 111 Rural Vacant Land					Land 41.00	29,844	29,800		29,800
Hstd: 0 rural-vacant-nonhomestead-land					Total MKT	29,844	29,800		29,800
MP/Seq: 01-0-023400 000									
Own% Rel AG% Rel NA% Dsb%									

ASSESSMENT SUMMARY: -----												
Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2024	111	0	51,500	0		51,500		51,500			51,500	0
2023	111	0	43,100	0		43,100		43,100			43,100	0
2022	111	0	43,600	0		43,600		43,600			43,600	0
2021	111	0	29,800	0		29,800		29,800			29,800	0

TAX SECTION: -----												
Taxes					Credits					Net Tax		
Tax Year	Rec	Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac		
2025			.00	.00	.00	.00	.00	.00	.00	.00		
2024			220.39	.00	.00	.00	.00	.00	.00	.00		
2023			234.65	.00	.00	.00	.00	.00	.00	.00		
2022			211.28	.00	.00	.00	.00	.00	.00	.00		

CAMA LAND DETAILS: -----												
Land market: 01 AITKIN TWP					Last calc date/env: 05/28/24 I							
Neighborhood: 01 AITKIN TWP					1.10 Asmt year: 2024							
COG: 118880 1 Ac/FF/SF: 193.08					Lake:							
Wid: .00 Dth: .00					Avg CER:							
Land/Unit	Type	Units	Qlt/Acc	-Other- OV	Base Rate	Adj Rate	Value Asmt	Cd	Acreage	PTR	Value	Improvement
		Size		Comment Df	Est/Dfr	Est/Dfr	Est/Dfr	Typ New				CER Factors
HWD-O	AC	8.00			2275.00	2127.13	17017	1 111	8.00			
		193.08						TW				
SWP-O	AC	12.00			325.00	303.88	3647	1 111	12.00			
		193.08						WA				
LWD-O	AC	14.00			1390.00	1299.65	18195	1 111	14.00			
		193.08						TW				

Parcel Nbr: 01-0-023400	454	PRD Production 2024 Property Assessment Record	AITKIN COUNTY	6/12/24	Page	2
LOP-O	AC	7.00	1925.00	1799.88	12599 1 111	7.00
		193.08			MD	
Front feet:		.00	Totals:	51,458		
Mineral:						

CAMA SUMMARY: -----

Schedule: 2024	Quintile date: 10/02/2019	Insp/By/Cmp: 12/05/2016	TS	P
Neighborhood: 01	AITKIN TWP			

RIM Easement (08/21)

Easement # 01-07-20-15

**PERPETUAL REINVEST IN MINNESOTA CONSERVATION EASEMENT
STATE OF MINNESOTA, BOARD OF WATER AND SOIL RESOURCES**

This conservation easement ("Easement") is made this 36th day of May, 2022

by and between Rodney E. Landrus, Trustee of the Rodney E. Landrus Trust under agreement dated February 2, 2018; Cheryl L. Reinking, Trustee of the Cheryl L. Reinking Revocable Trust under agreement dated September 5, 2019

("Grantor"), and the STATE OF MINNESOTA, acting by and through the Board of Water and Soil Resources ("State").

WITNESSETH

WHEREAS, the REINVEST IN MINNESOTA (RIM) RESOURCES LAW, Minnesota Statutes Sections 103F.501-535, 84.95, and 84C.02, and other applicable law, authorize the State to acquire conservation easements on eligible lands; AND

WHEREAS the State is authorized to establish conservation practices to protect soil and water quality and to enhance fish and wildlife habitat on conservation easements; AND

WHEREAS, the Grantor is the owner of eligible lands, including marginal lands, riparian lands, pasture land, land in a sensitive groundwater area, and/or drained or existing wetlands and/or cropland adjacent to these lands, and desires to convey such lands as a perpetual conservation easement to the State of Minnesota.

NOW, THEREFORE, the Grantor, for themselves, their heirs, successors and assigns, in consideration of the sum of One Hundred Twenty-One Thousand Three Hundred Forty-Six and 35/100 DOLLARS (\$121,346.35), do hereby grant, convey and warrant to the State, its successors and assigns, forever, a perpetual easement in accordance with the terms and conditions as hereafter set forth and in Minnesota Statutes Section 103F.501-535 and all rules adopted thereto, over and upon land situated in Aitkin County, Minnesota.

The land encumbered by said Easement is described in the attached **Legal Description** and depicted on the attached **Exhibit A** (collectively "Easement Area"), both of which are incorporated herein by this reference. Said Easement Area consists of a total of 186.7 acres, of which 10.4 acres are not monetarily compensated but are subject to the terms of the Easement. The Grantor will be responsible for obtaining all necessary signatures to convey the Easement to the State.

No rights are granted to the general public for access to or entry upon the lands described herein.

FURTHER, the Grantor represents and warrants that there are no hazardous substances, pollutants or contaminants in or on the Easement Area, and that the Grantor, their heirs, successors or assigns shall not place any toxic or hazardous substances, pollutants, or contaminants in or on the Easement Area.

FURTHER, the following rights are conveyed to the State: to monitor and enforce the terms of this Easement that are intended to preserve and protect the conservation values of the Property; and to enter the Property at reasonable times to monitor the terms of this Easement and to enforce the terms of this Easement to prevent any activity or use of the Property that is inconsistent with the purpose of this Easement and to require the restoration of areas or features that may be damaged by any inconsistent activity or use.

FURTHER, the Grantor, their heirs, successors and assigns warrant the perpetual right to access and an ingress and egress route to the Easement Area from a public road to allow authorized agents of the State to enter upon the Easement Area for the purpose of inspection and enforcement of this Easement. Access shall be over and across areas specified on the attached Legal Description and Exhibit A, or, if not specified therein, established over the most reasonably direct and convenient route between the Easement Area and a public road.

FURTHER, the Grantor, for themselves, their heirs, successors and assigns warrant that they:

1. Shall establish and maintain vegetative cover and structural practices in accordance with the Conservation Plan on file at the local Soil and Water Conservation District (SWCD) or at the State. Maintenance includes any necessary replanting of vegetative cover and repair of structures. Any amendment to the Conservation Plan shall be mutually agreed to, in writing, by the landowner, the SWCD, and the State.
2. Shall post the boundaries of the Easement Area and maintain all signs and posts indicating the location of the Easement Area for the duration of the Easement.
3. Shall be responsible for and allowed to perform repairs and inspections necessary to maintain existing drainage systems within the Easement Area. Any such repairs and inspections are subject to Minnesota Statutes chapter 103E, applicable legal agreements (if any), and other provisions of this Easement.
4. Shall be responsible for the restoration of the Easement Area to the condition described in the Conservation Plan after any alteration or maintenance to an existing drainage system or public utility.
5. Shall allow only the State or its authorized agents to manage and control water levels associated with wetlands on the Easement Area.
6. Shall not appropriate water from any existing or restored wetlands within the Easement Area without prior written consent of the State and obtaining all necessary permits.
7. Shall not produce agricultural crops on the Easement Area, except as provided in the Conservation Plan approved by the State for wildlife management purposes. Interim land uses established prior to the recording of this Conservation Easement may be continued until the end of the current growing season of the year this Easement is recorded.
8. Shall not remove or harvest any trees on the Easement Area, except as provided in the state approved Conservation Plan for forest management and wildlife habitat improvement purposes.
9. Shall not hay or graze livestock on the Easement Area unless specifically approved by the State as part of a prescribed grazing plan. Farmed cervidae are considered livestock and not wild animals for purposes of this Easement. Interim grazing land use established prior to the recording of this Easement must be terminated no later than 60 days after the recording date of this Easement.
10. Shall not place any materials, substances or objects, nor erect or construct any type of structure, temporary or permanent, on the Easement Area, except as provided in the Conservation Plan.
11. Shall be responsible for weed control by complying with noxious weed control laws and emergency control of pests as necessary to protect the public health.
12. Shall not use any wetland areas restored under this easement for environmental regulatory or wetland mitigation purposes required under federal or state law.
13. Shall not use the property for dumping, storage, processing or landfill of solid or hazardous wastes, including municipal sewage sludge and/or bio-solids application.
14. Shall not extract or mine any gravel, rock, topsoil or minerals from the site by surface or subsurface mining.
15. Shall not alter wildlife habitat, natural features, or other management practices on the Easement Area except for as described in the Conservation Plan, or with the prior written approval of the State.
16. Shall notify the State in writing of the name(s) and address(es) of the new owner(s) within 30 days after the conveyance of all or part of the title or interest in the land described herein.
17. Shall pay when due all taxes and assessments, if any, that may be levied against the Easement Area.
18. Shall undertake the protection and management of the Easement Area in accordance with the conditions set forth in this Easement and the Conservation Plan.

19. Shall agree that the rights, title, interests, and prohibitions created by this Easement constitute things of value to the State of Minnesota. If there is any failure of the Grantor to comply with any of the provisions of this Easement, the State of Minnesota or other delegated authority shall have any legal or equitable remedy provided by law and the right: 1) To enter upon the Easement Area to perform necessary work to maintain the function and performance of established practices as part of an approved conservation plan and for prevention or mediation of damages to the Easement Area or adjacent areas; and, 2) To assess all expenses incurred by the State of Minnesota (including any legal fees or attorney fees) against the Grantor, to be owed immediately to the State of Minnesota.
20. Shall indemnify and hold harmless the State of Minnesota, its employees, agents, and assigns from any and all liabilities, claims, and any other expenses (whether legal or equitable in nature and including, without limitation, court costs, and attorneys' fees) to which the State of Minnesota may be subject or incur relating to the Easement Area, including but not limited to those which may arise from Grantor's negligent acts, omissions, or breach of any representation, warranty, or agreement contained in this Easement, or violations of any federal, state, or local laws.
21. Other provisions: None.

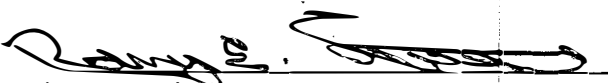
FURTHER, this Easement shall be enforceable by the State as provided in Minnesota Statute Section 103F.515, Subd. 9, Minnesota Statutes Section 84C.03, and/or by such other relief as may be authorized by law. If any provision of this Easement is held to be invalid by any court of competent jurisdiction, the remaining provisions shall remain in full force and effect. Any ambiguities in this Easement shall be construed in a manner which best effectuates the purposes of protecting soil, improving water quality, and enhancing fish and wildlife habitat.

FURTHER, The Grantor of this conservation easement, for themselves, covenant that they shall not convert to agricultural crop production or pasture any other land, owned or leased as part of the same farm operation at the time of application, if said land supports native vegetation and has not been used in agricultural crop production, as required by Minnesota Statutes Section 103F.515.

IN WITNESS WHEREOF, the Grantor has caused this Easement to be duly executed.

GRANTOR SIGNATURE(S) AND ACKNOWLEDGMENT

See attached Exhibit B for additional Grantor signatures and acknowledgments
Rodney E. Landrus Trust under agreement dated February 2, 2018

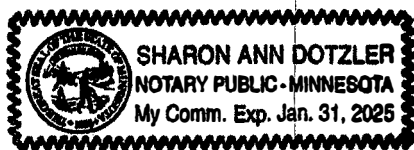

 Rodney E. Landrus, Trustee

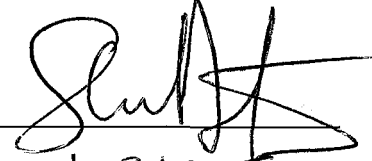
5-20-22

STATE OF Minnesota)
 COUNTY OF Aitkin)

The foregoing instrument was acknowledged before me this 20th day of May, 2022 by
Rodney E. Landrus, Trustee of the Rodney E. Landrus Trust under agreement dated February 2, 2018.

(Notary Stamp or Seal)



Notary Signature 
 Commission expires on Jan 31, 2025