



# AITKIN COUNTY ASSESSOR

Aitkin County Government Center  
307 2<sup>nd</sup> 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.

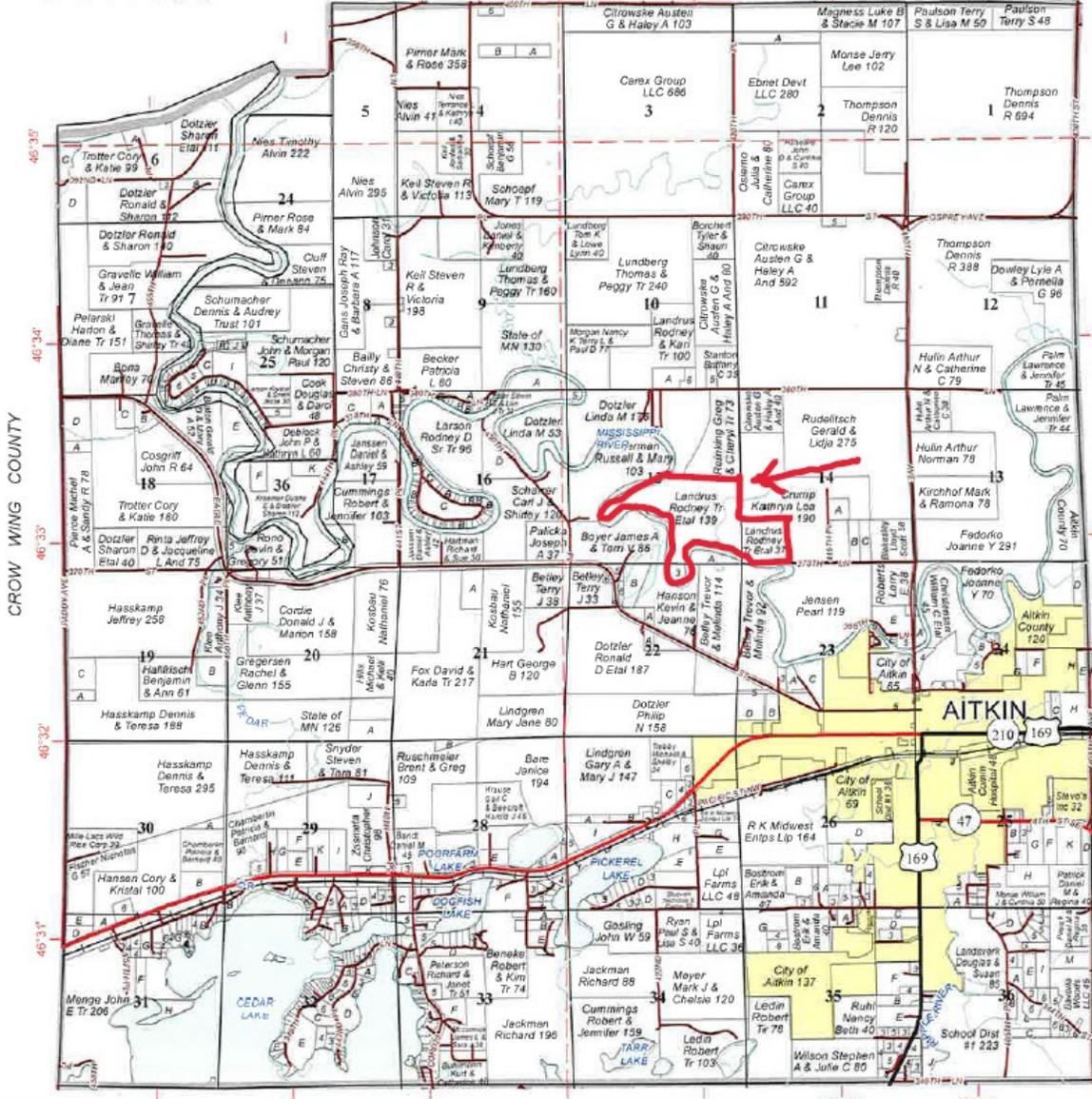
**Comments:** These parcels along with parcels 01-0-023600, 01-0-044700, and 01-0-023000 are enrolled in the Reinvest In Minnesota program administered by the MN Board of Water and Soil Resources. That program requires that most of the acreage on these parcels must be kept wild and cannot be developed 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

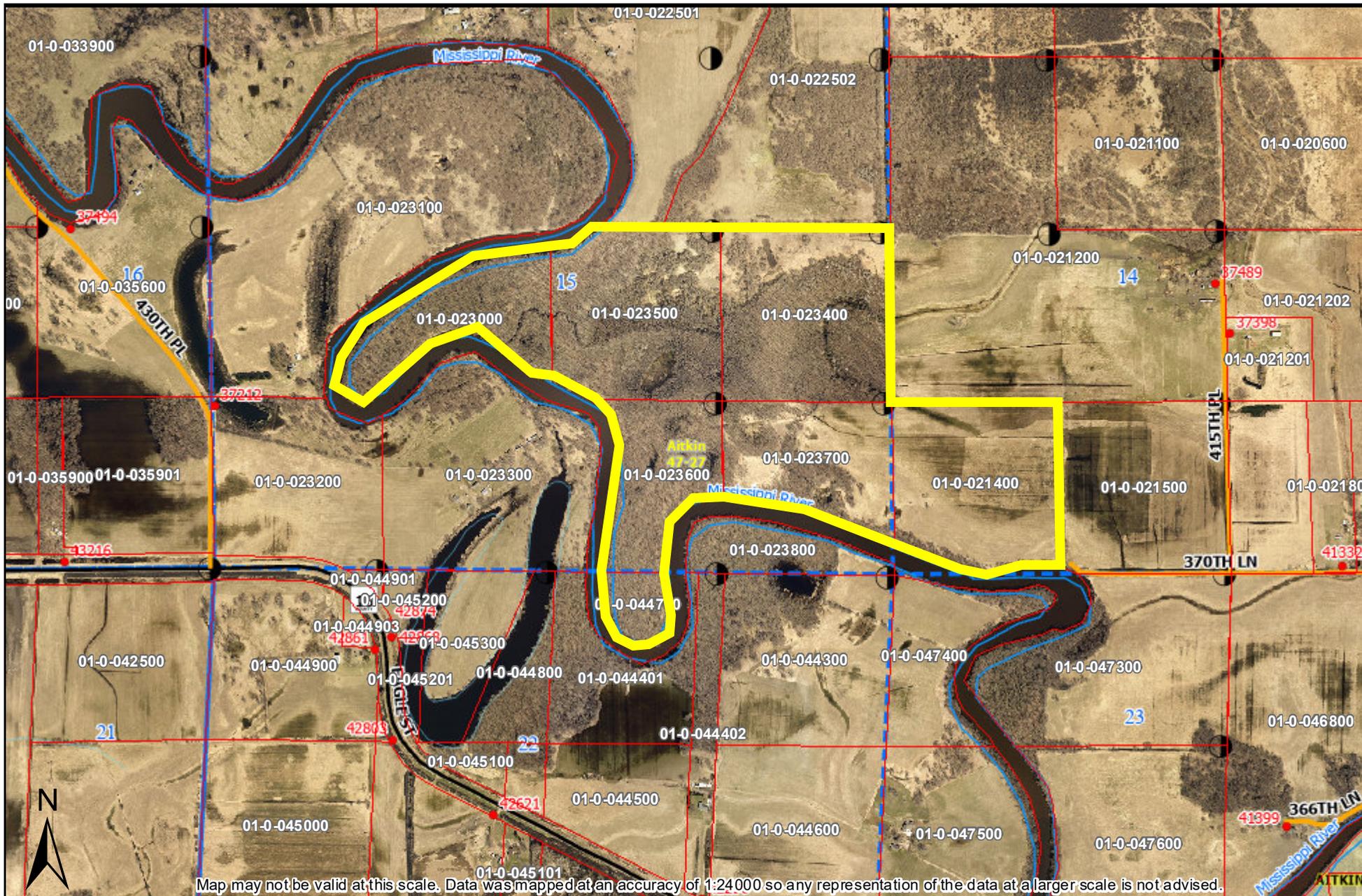
AITKIN

SEE PAGE 54

T.47N.-R.27W.



SEE PAGE 44



Rodney and Kari Landrus Trust

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.

1:18,056



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	0
2023	111	0	42,500	0		42,500		42,500			42,500	0
2022	111	0	44,900	0		44,900		44,900			44,900	0
2021	111	0	29,700	0		29,700		29,700			29,700	0

TAX SECTION: -----												
Tax Year	Rec Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac	Credits		Net Tax
2025		.00	.00	.00	.00	.00	.00	.00	.00			.00
2024		218.35	.00	.00	.00	.00	.00	.00	.00			218.35
2023		242.73	.00	.00	.00	.00	.00	.00	.00			242.73
2022		209.27	.00	.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	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:				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	0
2023	111	0	57,400	0		57,400		57,400			57,400	0
2022	111	0	50,700	0		50,700		50,700			50,700	0
2021	111	0	38,500	0		38,500		38,500			38,500	0

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

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- Comment	OV Df	Base Rate	Adj Rate	Value Asmt	Cd	Acres	PTR Value	Improvement	CER Factors
LOP-R	AC	34.43			1925.00	1799.88	61970	1	111	34.43		
		193.08										
HWD-R	AC	3.00			3250.00	3038.75	9116	1	111	3.00		
		193.08										
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: -----													
Tax Year	Rec Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac	Credits -----			Net Tax
2025		.00	.00	.00	.00	.00	.00	.00	.00				.00
2024		165.80	.00	.00	.00	.00	.00	.00	.00				165.80
2023		163.85	.00	.00	.00	.00	.00	.00	.00				163.85
2022		156.42	.00	.00	.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	
LOP-O	AC	14.00				1925.00	1799.88	25198	1 111	14.00						
		193.08														
HWD-O	AC	6.00				2275.00	2127.13	12763	1 111	6.00						
		193.08														
SWP-O	AC	6.60				325.00	303.88	2006	1 111	6.60						
		193.08														
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 USING THE SOIL DRAINAGE LAYER AND THE SOILS LAYER, 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	51,500	51,500
		Hstd:	0 rural-vacant-nonhomestead-land	Total MKT		51,458	51,500	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	43,100	43,100
		Hstd:	0 rural-vacant-nonhomestead-land	Total MKT		43,124	43,100	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	43,600	43,600
		Hstd:	0 rural-vacant-nonhomestead-land	Total MKT		43,646	43,600	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	29,800	29,800
		Hstd:	0 rural-vacant-nonhomestead-land	Total MKT		29,844	29,800	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: -----												
Tax Year	Rec	Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac	Net Tax	
2025			.00	.00	.00	.00	.00	.00	.00	.00	.00	
2024			220.39	.00	.00	.00	.00	.00	.00	.00	220.39	
2023			234.65	.00	.00	.00	.00	.00	.00	.00	234.65	
2022			211.28	.00	.00	.00	.00	.00	.00	.00	211.28	

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	Acres	PTR	Value	Improvement	CER Factors	
	Size		Comment	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						
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						

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.

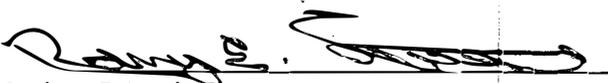
**FURTHER**, this Easement shall be enforceable by the State as provided in Minnesota Statute Section 103F.515, Subd. 9, Minnesota Statutes Section 84C.03, and/or by such other relief as may be authorized by law. If any provision of this Easement is held to be invalid by any court of competent jurisdiction, 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*

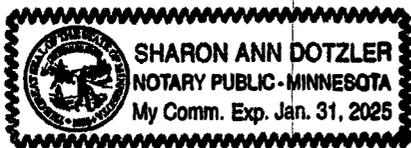
  
Rodney E. Landrus, Trustee

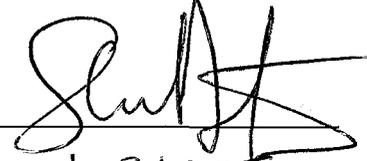
5-20-22

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