

\$150,000.00

BK: 2026 PG: 2570

Recorded: 8/27/2026 at 11:01:41.0 AM

Pages 3

County Recording Fee: \$32.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$35.00

Revenue Tax: \$239.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Eric J. Eide, 1416 Buckeye Avenue, Suite 200, Ames, IA 50010
(515) 956-3919

Taxpayer Information: Hilsabeck Family Farms, LLC, 1460 Macksburg Road, Macksburg, IA
50155

Return Document To: Eric J. Eide, 1416 Buckeye Avenue, Suite 200, Ames, IA 50010
(515) 956-3919

Grantor: NEW Merger Cooperative

Grantee: Hilsabeck Family Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

NOTE:

Groundwater Hazard Statement Exempt under Iowa Code Section 558.69 (see pg. 3)

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **NEW Merger Cooperative**, an Iowa cooperative association, does hereby convey to **Hilsabeck Family Farms, L.L.C.**, an Iowa limited liability partnership, the following described real estate in Madison County, Iowa:

A tract of land located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Nine (9), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 841.79 feet North of the Southeast corner of the East Half (1/2) of the Southeast Quarter (1/4) of said Section Nine (9), running thence West 258 feet along the North line of Thomas and Mahala Kikland's Addition to Macksburg, Madison County, Iowa, thence North 605 feet, thence East 258 feet, thence South 605 feet to the point of beginning;

AND

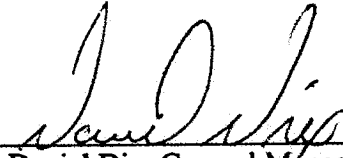
Lots One (1) through Eighteen (18), inclusive, in Block Three (3) of Barker's Second Addition to the City of Macksburg, Madison County, Iowa, and the North-South alley in said Block Three (3), and all that part of vacated Grant Street lying and being North of said Block Three (3); **AND** all of Block Two (2) of Barker's Second Addition to the City of Macksburg, Madison County, Iowa; **AND** Lots One (1) through Five (5), inclusive, and Lots Twelve (12) through Sixteen (16), inclusive, in Block Five (5) of Barker's Second Addition to the City of Macksburg, Madison County, Iowa, and the East-West alley in said Block Five (5); **AND** a part of vacated Eldorado Avenue located in said Barker's Second Addition, and more particularly described as follows, to-wit: Commencing at the Northeast corner of Block Two (2) of said Barker's Second Addition, and running thence South to the Southeast corner of Block Three (3) of said Barker's Second Addition, thence East to the West line of Block Five (5) of said Barker's Second Addition, thence North the Northwest corner of said Block Five (5), thence West to the point of beginning; **AND** a tract of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southeast corner of Block One (1) of said Barker's Second Addition, thence South 100 feet, thence East to the Northeast corner of Lot Thirteen (13) in Block Five (5) of said Barker's Second Addition, thence North 100 feet, thence West to the point of beginning, said tract being a part of the former Creston, Winterset and Des Moines Railway right of way; **AND** a tract of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Ten (10), more particularly described as follows, to-wit: Commencing at the Northwest corner of Block Two (2) of said Barker's Second Addition, running thence North 32 feet, thence East 80 feet, thence South 32 feet, thence West 80 feet to the place of beginning, said tract being a part of the former Creston, Winterset and Des Moines Railway right of way.

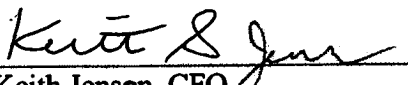
Grantor does hereby covenant with grantee, and their successors in interest, that grantor holds the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Dated: August 25, 2026.

NEW MERGER COOPERATIVE

By: 
Daniel Dix, General Manager

By: 
Keith Jensen, CFO

STATE OF IOWA, COUNTY OF WEBSTER

On this 25th day of August 2026, before me, a notary public in and for said county, personally appeared Daniel Dix and Keith Jensen, to me personally known, who being by me duly sworn did say that they are the General Manager and Chief Financial Officer of said corporation, respectively, and that said instrument was signed on behalf of the said corporation by authority of its Board of Directors and the said Daniel Dix and Keith Jensen have acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.



Notary Public

