



## 160 Acres all in The NE $\frac{1}{4}$ of Section 29 Walcott Township, Rice County MN. 140 Tillable Acres, Older Building Site

160 Acres Selling in  
One Parcel, 140 Tillable  
Acres, Older Building Site.

Opportunity To Purchase A Century Farm!

MATT MARING



# Wednesday, June 30, 2021 10:00 a.m.

**Auction Location:** 25190 Cabot Ave NE, Faribault, MN 55021 • 160 Acres with 140 Tillable Acres, Older Building Site, 2 Good Sheds, House is in Poor Condition, Well, Non-Compliant Septic System, Mature Trees, 10 Acres of Pasture/Woods



[www.maringauction.com](http://www.maringauction.com)

### OPEN HOUSE DATES:

**Monday June 21, 2021**

6:00 p.m. – 7:00 p.m.

**Saturday June 26, 2021**

10:00 a.m. – 11:00 a.m.

Terms: \$40,000 down the day of auction, which is nonrefundable if the buyer fails to close. The balance is due and payable in full to the sellers on or before August 20, 2021; at which time the buyer shall receive a clear and marketable title. Possession of crop land shall be when the 2021 land tenant has removed all crops grown in 2021. New buyer can operate land for 2022 and new buyer will receive possession of building site the day of closing. All real estate taxes for 2021 shall be prorated between seller and buyer. Septic on said property is selling in non-compliant condition and house is not occupied. All real estate is selling as-is, where is with any and all faults. Bidders and buyers must conduct their own due diligence. All bidders and buyers must have their finances in order prior to auction day.

\*\*\* Address: 25190 Cabot Ave NE, Faribault MN 55021

\*\*\* PID: 15.29.1.00.001 \*\*\* Taxes: \$3,562.00

\*\*\* Legal Description: NE $\frac{1}{4}$ , Section 29, Walcott Township, Rice County MN

\*\*\* Area: 160 Acres

\*\*\* Tillable Acres: 139.17 Acres

\*\*\* CRP Acres: 2.10 Acres, Payment \$481.00 Per Year

\*\*\* Crop Productivity Index: 73.8

\*\*\* Drain Tile In Place: Approximately 12,000 Feet

\*\*\* Older Building Site with 1 $\frac{1}{2}$  Story House in Poor Condition, Mature Trees In Yard

\*\*\* Morton Shed: 70' x 44'

\*\*\* Menards 2 Car Garage

\*\*\* Located On Black Top Road

\*\*\* This Parcel of Land is Selling All in One Parcel: 160 Acres. Many Opportunities For The Buyer

# David G. Swanson Estate



*We Sell the Earth & Everything On It.*

Design and Print provided by greghepola@yahoo.com



MATT MARING AUCTION CO., INC.

P.O. Box 37, Kenyon, MN 55946 • 800-801-4502

Matt Maring, Lic. #25-28 • 507-951-8354

Kevin Maring, Lic. #25-70 • 507-271-6280

Adam Engen, MN Lic. #25-93 • 507-213-0647

Broker: Maring Auction & Realty Inc., Lic# 40241191





United States  
Department of  
Agriculture

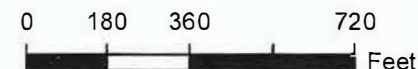
## Rice County, Minnesota

**Farm 1300**

**Tract 1587**

**2021 Program Year**

Map Created April 01, 2021



Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

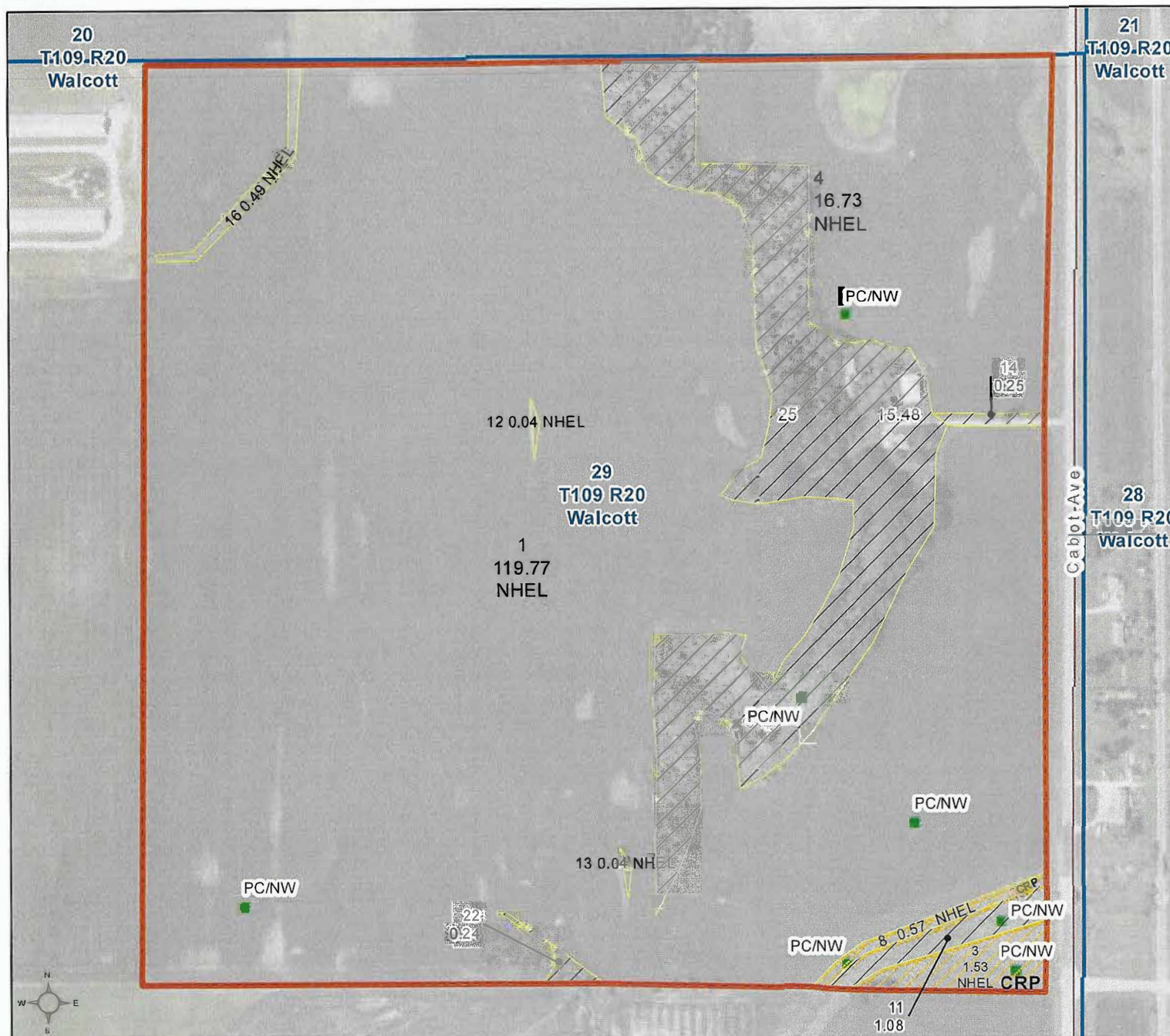
### Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 139.17 acres



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). This map displays the 2019 NAIP imagery.

Minnesota

Rice

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 1300

Prepared: 6/1/21 2:50 PM

Crop Year: 2020

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

GILLEN, BRIAN F

Farms Associated with Operator:

945, 1295, 3956

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): 11063

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP        | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|-------------|------------------|
| 156.22             | 139.17             | 139.17                 | 0.0            | 0.0     | 0.0        | 2.1          | 0.0 | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |              |     |             |                  |
| 0.0                | 0.0                | 137.07                 | 0.0            | 0.0     | 0.0        |              |     |             |                  |

| ARC/PLC |              |        |             |                |                |  |
|---------|--------------|--------|-------------|----------------|----------------|--|
| PLC     | ARC-CO       | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |  |
| NONE    | CORN , SOYBN | NONE   | NONE        | NONE           | NONE           |  |

| Crop              | Base Acreage | PLC Yield | CCC-505 CRP Reduction | HIP |
|-------------------|--------------|-----------|-----------------------|-----|
| CORN              | 80.3         | 177       | 0.00                  | 0   |
| SOYBEANS          | 50.7         | 49        | 0.00                  |     |
| Total Base Acres: | 131.0        |           |                       |     |

Tract Number: 1587 Description H-10,29 WALCOTT

FSA Physical Location : Rice, MN

ANSI Physical Location: Rice, MN

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

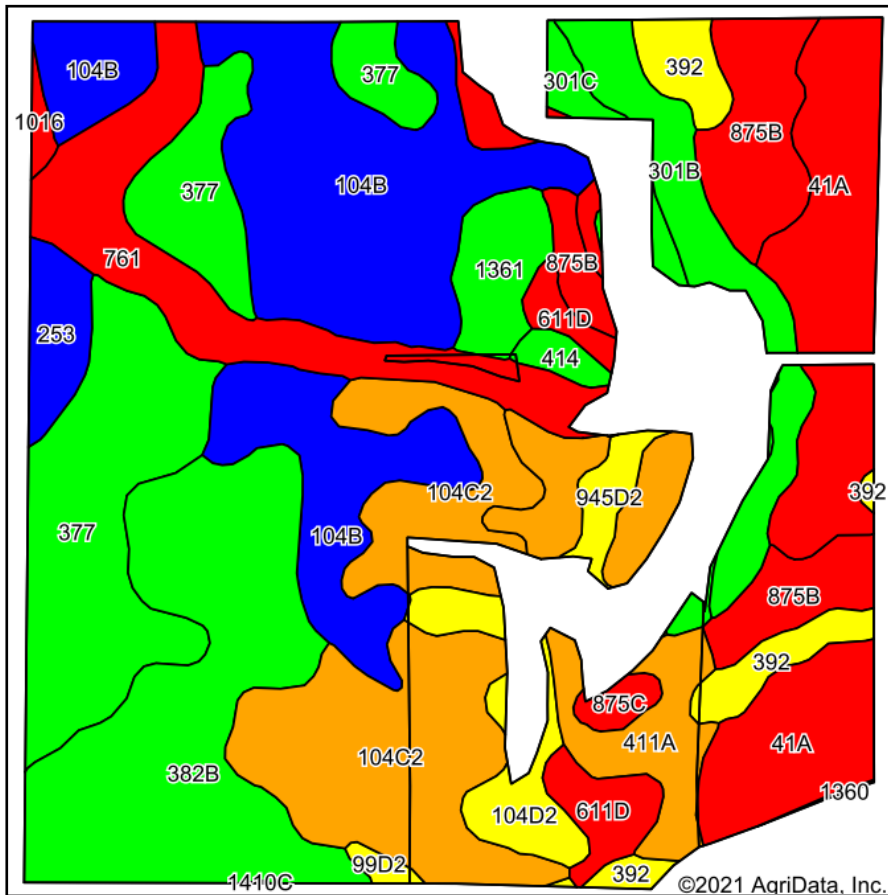
WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP        | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 156.22             | 139.17             | 139.17                 | 0.0            | 0.0     | 0.0        | 2.1          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |              |     |
| 0.0                | 0.0                | 137.07                 | 0.0            | 0.0     | 0.0        |              |     |

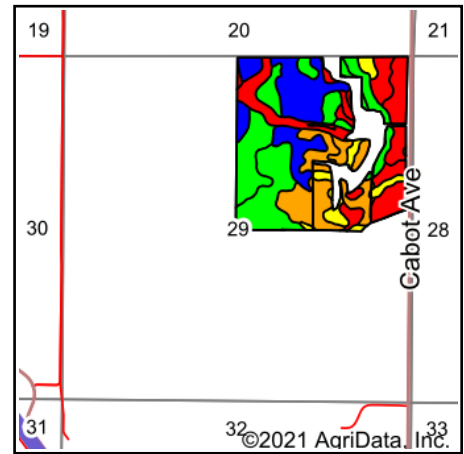
| Crop              | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------|-----------------------|
| CORN              | 80.3         | 177       | 0.00                  |
| SOYBEANS          | 50.7         | 49        | 0.00                  |
| Total Base Acres: | 131.0        |           |                       |

Owners: SWANSON, DAVID G

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Rice**  
 Location: **29-109N-20W**  
 Township: **Walcott**  
 Acres: **136.8**  
 Date: **5/28/2021**

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: MN131, Soil Area Version: 15

| Code  | Soil Description   | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | Brome grass alfalfa hay | Corn | Oats | Soybeans | *n NCCPI Soybeans |
|-------|--|-------|------------------|-----------|------------------|--------------------|-------------------------|------|------|----------|-------------------|
| 104B  | Hayden loam, 2 to 6 percent slopes                                 | 24.13 | 17.6%            |           | Ile              | 85                 |                         |      |      |          | 83                |
| 104C2 | Hayden loam, 6 to 10 percent slopes, moderately eroded             | 17.17 | 12.6%            |           | IIle             | 71                 |                         |      |      |          | 71                |
| 382B  | Blooming silt loam, 2 to 6 percent slopes                          | 16.90 | 12.4%            |           | Ile              | 91                 | 6                       | 180  | 90   | 55       | 81                |
| 377   | Merton silt loam, 1 to 3 percent slopes                            | 16.76 | 12.3%            |           | I                | 99                 | 6.4                     | 196  | 94   | 59       | 89                |
| 41A   | Estherville sandy loam, 0 to 2 percent slopes                      | 14.01 | 10.2%            |           | IIIs             | 44                 | 3.7                     | 87   | 60   | 26       | 34                |
| 761   | Epsom silty clay loam, 0 to 2 percent slopes, frequently flooded   | 8.98  | 6.6%             |           | VIw              | 20                 |                         |      |      |          | 2                 |
| 875B  | Hawick-Estherville complex, 2 to 6 percent slopes                  | 7.74  | 5.7%             |           | IVs              | 42                 | 3.5                     | 83   | 62   | 25       | 27                |
| 301B  | Lindstrom silt loam, 2 to 6 percent slopes                         | 5.74  | 4.2%             |           | Ile              | 99                 | 6                       | 196  | 90   | 59       | 83                |
| 411A  | Waukegan silt loam, 0 to 2 percent slopes                          | 5.65  | 4.1%             |           | IIs              | 75                 | 6                       | 149  | 89   | 45       | 46                |
| 392   | Biscay clay loam, 0 to 2 percent slopes                            | 3.63  | 2.7%             |           | IIw              | 70                 |                         |      |      |          | 66                |
| 611D  | Hawick gravelly sandy loam, 12 to 20 percent slopes                | 3.57  | 2.6%             |           | VIIIs            | 31                 |                         |      |      |          | 19                |
| 104D2 | Hayden loam, 10 to 22 percent slopes, moderately eroded            | 2.96  | 2.2%             |           | IVe              | 62                 |                         |      |      |          | 66                |
| 1361  | Le Sueur loam, moderately coarse substratum, 1 to 3 percent slopes | 2.68  | 2.0%             |           | I                | 98                 | 6.1                     | 194  | 90   | 59       | 82                |
| 253   | Maxcreek silty clay loam, 0 to 1 percent slopes                    | 2.10  | 1.5%             |           | IIw              | 88                 | 4.5                     | 174  | 78   | 53       | 71                |
| 301C  | Lindstrom silt loam, 6 to 12 percent slopes                        | 1.40  | 1.0%             |           | IIle             | 92                 | 5.4                     | 182  | 81   | 55       | 81                |
| 945D2 | Lester-Storden complex, 10 to 16 percent slopes, moderately eroded | 1.20  | 0.9%             |           | IVe              | 67                 |                         |      |      |          | 65                |
| 414   | Hamel loam, 0 to 2 percent slopes                                  | 0.71  | 0.5%             |           | IIw              | 94                 |                         |      |      |          | 87                |
| 875C  | Hawick-Estherville complex, 6 to 12 percent slopes                 | 0.69  | 0.5%             |           | IVs              | 39                 | 2.7                     | 77   | 52   | 23       | 24                |
| 1016  | Udorthents, loamy (cut and fill land)                              | 0.39  | 0.3%             |           | VIIs             | 0                  |                         |      |      |          | 0                 |
| 99D2  | Racine loam, 12 to 18 percent slopes, eroded                       | 0.39  | 0.3%             |           | IVe              | 67                 | 3.7                     | 133  | 65   | 40       | 64                |

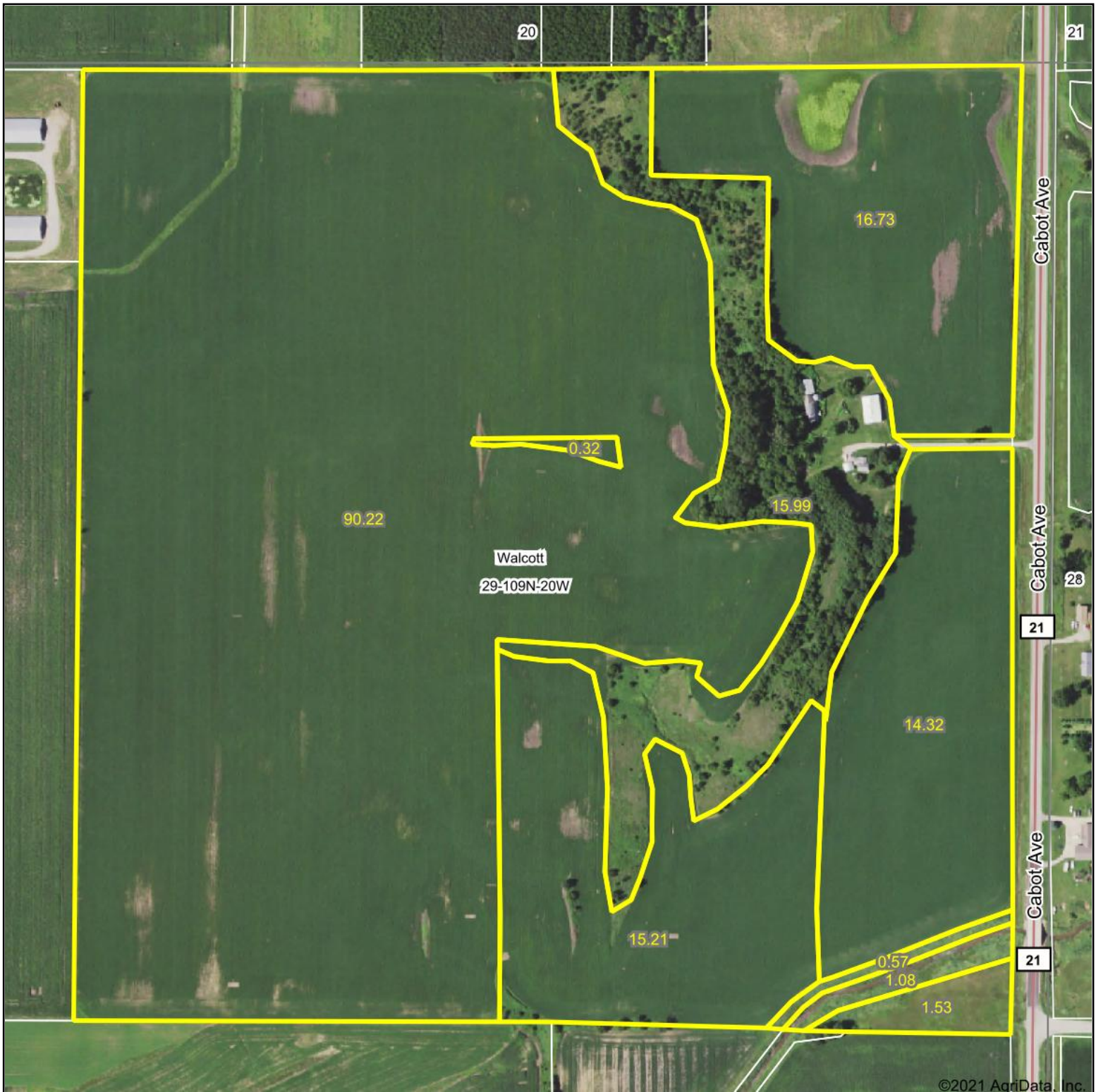
|  |                  |      |     |      |    |      |         |
|--|------------------|------|-----|------|----|------|---------|
|  | Weighted Average | 72.4 | 2.9 | 83.3 | 44 | 25.2 | *n 63.5 |
|--|------------------|------|-----|------|----|------|---------|

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

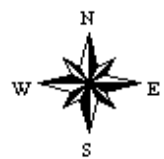
# Aerial Map



Map Center: 44° 13' 18.28, -93° 14' 51.91

0ft 429ft 858ft

**29-109N-20W**  
**Rice County**  
**Minnesota**



5/28/2021

Maps Provided By:



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

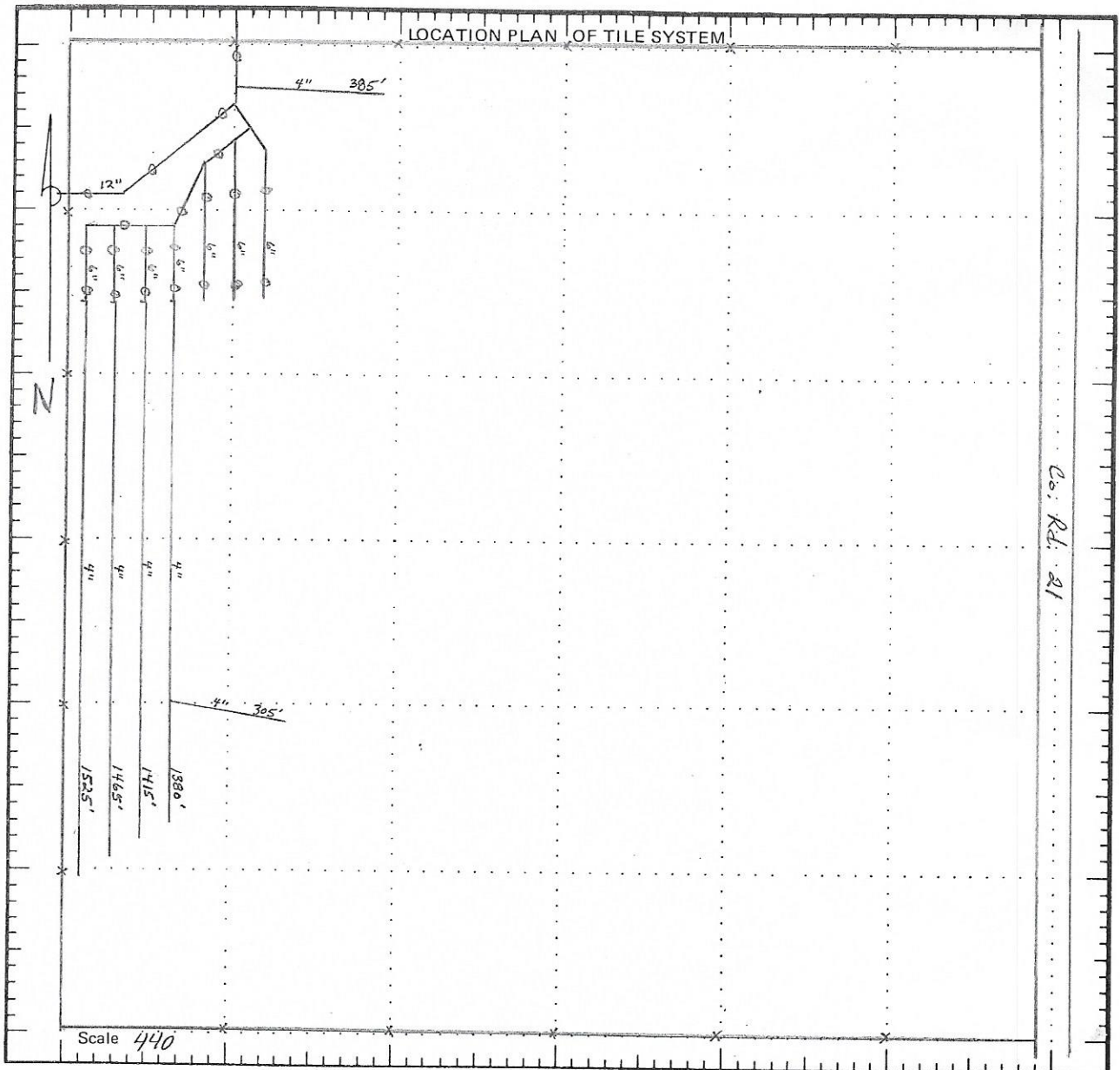


ExpertGPS Basemap: mapbox, OpenStreetMap

**ExpertGPS**

250 ft

Rt. 2 Box 7  
West Concord, MN 55985  
Office 507-527-2128



## TILE DRAINAGE PLAN

— LEGEND —

Permanent Fence — — — — — 

Proposed Tile Line — — — — —

Existing Tile Line - - -

Existing Shallow Ditch — — 

Existing Deep Ditch — — — — —

OWNER DAVE SWANSON

TOWNSHIP - Walcott

SECTION 29 TOWN Freiburg

COUNTY- RICE ----- STATE- Mo. -----

DATE - Oct., 1986 - - - SIGNED - - - - -

## MATERIALS ESTIMATE

2810' - 6" 1968

6475' - 4" 1986

**CRP-1**  
(07-23-10)**U.S. DEPARTMENT OF AGRICULTURE**  
Commodity Credit Corporation**CONSERVATION RESERVE PROGRAM CONTRACT**

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code):

RICE COUNTY FARM SERVICE AGENCY  
1810 30TH ST NW  
FARIBAULT, MN 55021-1843

TELEPHONE NUMBER (Include Area Code): (507)332-7418 x2

1. ST. & CO. CODE &  
ADMIN. LOCATION  
27131

2. SIGN-UP NUMBER

47

3. CONTRACT NUMBER

11063

4. ACRES FOR ENROLLMENT

2.10

5. FARM NUMBER  
00013006. TRACT NUMBER(S)  
0001587

8. OFFER (Select one)

GENERAL ☐ENVIRONMENTAL PRIORITY ☒

9. CONTRACT PERIOD

FROM:

(MM-DD-YYYY)

TO:

(MM-DD-YYYY)

10-01-2015

09-30-2025

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be 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 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 that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

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 PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre

\$229.20

11. Identification of CRP Land

(See Page 2 for additional space)

B. Annual Contract Payment

\$481

C. First Year Payment

| A. Tract No. | B. Field No. | C. Practice No. | D. Acres | E. Total Estimated Cost-Share |
|--------------|--------------|-----------------|----------|-------------------------------|
| 0001587      | 0003         | CP21            | 1.53     | \$153.00                      |
| 0001587      | 0008         | CP21            | 0.57     | \$57.00                       |
|              |              |                 |          |                               |

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

**12. PARTICIPANTS**

A. PARTICIPANT'S NAME AND ADDRESS (Zip Code):

DAVID G SWANSON  
25190 CABOT AVE  
FARIBAULT, MN 55021-8264

(2) SHARE

100.00%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

B. PARTICIPANT'S NAME AND ADDRESS (Zip Code):

N/A

(2) SHARE

%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

C. PARTICIPANT'S NAME AND ADDRESS (Zip Code):

N/A

(2) SHARE

%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

**13. CCC USE ONLY -**

Payments according

to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE

Lee G. Edwards, CEO

B. DATE (MM-DD-YYYY)

9-29-2015

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

**RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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☐ Original - County Office Copy☐ Owner's Copy☐ Operator's Copy**RECEIVED**

AUG 19 2015

RICE COUNTY FSA

Date Printed : 08-18-15



## Factual Geotechnical Evaluation:

Sand and Gravel Exploration  
25190 Cabot Avenue  
Faribault, Minnesota

## Prepared for:

Mr. Jeff Swanson

April 29, 2021  
18155.21.MNR

## Certification:

|  |   |
|--|---|
| A circular professional seal for Devin M. Ehler, a Licensed Professional Engineer in the State of Minnesota. The seal features the name 'DEVIN M. EHLE' around the top inner edge and 'STATE OF MINNESOTA' around the bottom inner edge. In the center, it reads 'LICENSED PROFESSIONAL ENGINEER' and '52649'. | <p>I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.</p> <p><i>Devin M. Ehler</i></p> <p>Devin M. Ehler, PE<br/>Geotechnical Engineer<br/>Registration Number 52649<br/>Date: April 29, 2021</p> |
|--|---|

# TABLE OF CONTENTS

|   |          |
|---|----------|
| <b>A. INTRODUCTION .....</b>              | <b>2</b> |
| A.1. SCOPE .....                          | 2        |
| A.2. BORING LOCATIONS AND ELEVATIONS..... | 2        |
| A.3. GEOLOGIC BACKGROUND .....            | 2        |
| <b>B. SUBSURFACE DATA .....</b>           | <b>3</b> |
| B.1. STRATIFICATION.....                  | 3        |
| B.2. GROUNDWATER DATA .....               | 4        |
| <b>C. LEVEL OF CARE .....</b>             | <b>4</b> |
| <b>APPENDIX .....</b>                     | <b>5</b> |
| BORING LOCATION SKETCH                    |          |
| LOG OF BORING # 1-9                       |          |
| GRADATION CURVES                          |          |
| LEGEND TO SOIL DESCRIPTION                |          |

Mr. Jeff Swanson  
4030 Wells Lake Court  
Faribault, MN 55021  
[jeffswanson@kosportsgear.com](mailto:jeffswanson@kosportsgear.com)

April 29, 2021

**Re: Factual Geotechnical Evaluation  
Sand and Gravel Exploration  
25190 Cabot Avenue  
Faribault, Minnesota  
CVT Project # 18155.21.MNR**

Dear Mr. Swanson,

As requested, we completed the factual geotechnical at 25190 Cabot Avenue, Faribault, Minnesota. The following sections summarize our findings.

## **A. Introduction**

The intent of this report is to present our findings to the client in the same logical sequence that led us to arrive at the opinions and recommendations expressed. Since our services often must be completed before the design is finished, assumptions are often needed to prepare a proper scope and to analyze the data. A complete and thorough review of the entire document, including its assumptions and its appendices, should be undertaken immediately upon receipt.

### **A.1. Scope**

Nine borings were drilled to depths of approximately 11 and 25 feet. Our scope included providing a factual description our findings.

### **A.2. Boring Locations and Elevations**

The boring locations were selected by Chosen Valley Testing (CVT) and agreed upon by the Client. The Boring Location Sketch in the Appendix of this report shows the approximate locations as-drilled according to GPS coordinates recorded in the field from a handheld device, which have been plotted onto aerial imagery using Google Earth Software. These locations should be considered very approximate.

Ground surface elevations at the borings were estimated to the nearest 1-foot from Minnesota Department of Natural Resources LiDAR topographic data using their online software "MnTOPO".

### **A.3. Geologic Background**

**A geotechnical report is based on subsurface data collected for the specific structure or problem. Available geologic data from the region can help interpretation of the data and is briefly summarized in this section.**

Geologic maps indicate that the dominant soils in the area are primarily glacial till deposited sandy clay exist on the higher western portion of the site and glacial outwash deposited sand and gravels on the lower eastern portion of the site. Bedrock is indicated to be within 50 feet of the surface on the eastern portion of the site and around 50 to 100 feet below the surface on the western portion of the site. Maps indicate that the uppermost formations consist of Decorah Shale, Platteville Limestone, and Glenwood Shale.

## **B. Subsurface Data**

**Procedures:** The borings were performed using hallow-stem auger. Soil cuttings brought to the surface were sampled and logged by an experienced driller on site noting material types and depths. The representative samples were sealed and delivered to a geotechnical engineer for further review and laboratory testing.

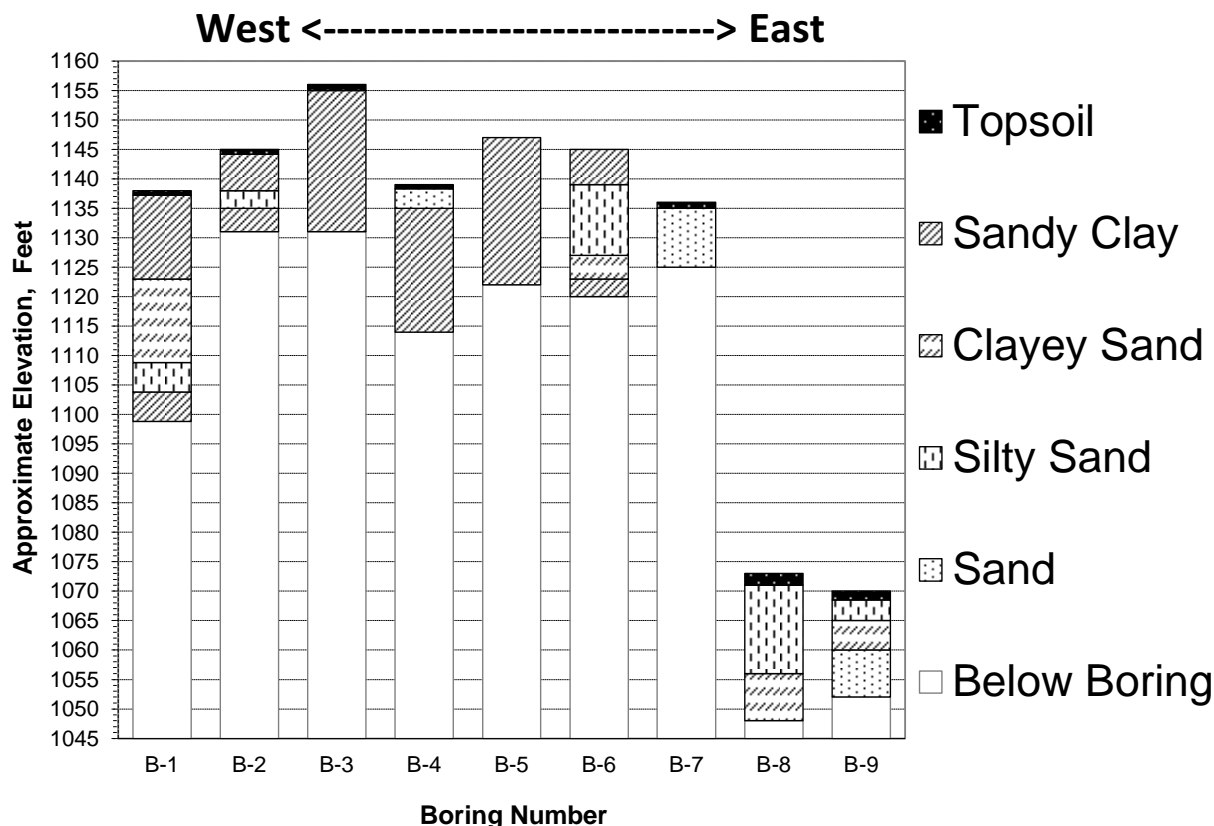
### **B.1. Stratification**

At the surface, the borings encountered about 1 to 2 feet of slightly organic clay and silty sand with the exception of the central and north-central borings (B-5 and B-6) that did not have obvious dark topsoil but approximately 12-inch root zones at the surface in brown clays.

Beneath the topsoil, the western borings at higher elevations mainly encountered glacial clays and clayey sands, along with some layers of silty sand. Relatively clean sand was met following the topsoil in the south and southeast borings on the higher ground (B-4 and B-7) to depths of approximately 4 to 11 feet. The 11-foot depth was termination depth due to refusal of auger advancement, presumably on cobbles or a boulder.

Following the topsoil the two eastern borings at lower elevations (B-8 and B-9) came across silty sand to depths of about 5 to 17 feet over clayey sand to approximately 10 to 25 feet. The southern of these two borings (B-8) terminated in the clayey sand at the planned termination depth of 25 feet, while the northern of these two borings (B-9) met relatively clean sand following the clayey sand below roughly 10 feet to a termination depth around 18 feet where refusal of auger advancement was met, possibly on bedrock. Rock coring would need to be performed to make a better determination of the refusal material and this was outside of our work scope.

The boring data has been summarized in the following cross-section on the next page. Please refer to the individual Log of Boring sheets in the Appendix for more detailed information.



## **B.2. Groundwater Data**

During drilling, the drillers may note the presence of moisture in the cuttings or in the borehole itself. These findings are reported on the boring logs. Because water levels vary with weather, time of year, and other factors, the presence or lack of water during exploration is subject to interpretation and is not always conclusive.

Groundwater was observed in the soil cuttings in Borings B-1, B-8, and B-9 around 10 ½ to 17 feet below the surface during our exploration. These depths correspond near elevations 1056 to 1123 feet. We would expect moisture to be capable of perching above less permeable clays and bedrock. Due to the fine-grained nature of the upper soils on site, long term monitoring with wells or piezometers would be required to better determine groundwater conditions on site. Groundwater levels on site are expected to fluctuate seasonally with local weather patterns and similar to water levels in nearby water bodies.

## **C. Level of Care**

The services provided for this project have been conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in this area, under similar budget and time constraints. This is our professional responsibility. No other warranty, expressed or implied, is made.

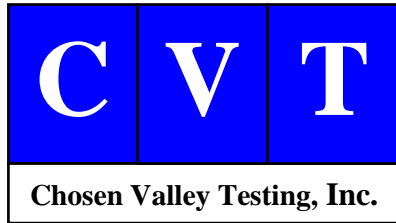
## **Appendix**

**Boring Location Sketch**

**Log of Boring # 1-9**

**Gradation Curves**

**Legend to Soil Description**



### Legend

○ Boring Locations



## Boring Location Sketch

Sand and Gravel Exploration  
25190 Cabot Avenue  
Faribault, Minnesota  
18155.21.MNR



# LOG OF BORING

CHOSEN VALLEY TESTING

CVT

PROJECT: 18155.21.MNR  
Design Phase Geotechnical Evaluation  
Sand and Gravel Exploration  
25190 Cabot Ave  
Fairbault, Minnesota

BORING: **B-1**

LOCATION:  
See attached sketch

DATE: 4/5/2021

SCALE: 1" = 4'

| Elev.<br>1138.0 | Depth<br>0.0 | USCS<br>Symbol | Description of Materials<br>(ASTM D 2487/2488)   | BPF | WL | Tests and Notes   |
|-----------------|--------------|----------------|--|-----|----|---|
| 1137.2          | 0.8          | CL<br>OL<br>SC | <u>Slightly Organic LEAN CLAY</u> black.<br>(Topsoil)<br><u>CLAYEY SAND</u> fine to medium grained, brown,<br>moist.<br>(Glacial Till) |     |    | Ground surface elevation<br>estimated to nearest foot<br>from MN DNR LiDAR<br>topographic data. |
| 1123.0          | 15.0         | SM             | <u>SILTY SAND</u> fine to medium grained, brown,<br>water bearing.<br>(Glacial Till)   |     | ▽  |   |
| 1118.0          | 20.0         | CL             | <u>SANDY LEAN CLAY</u> trace gravel, dark gray,<br>wet.<br>(Glacial Till)  |     |    |   |
| 1113.0          | 25.0         |                | End of boring.<br>Water observed around 15 feet during drilling.<br>Boring sealed upon completion.                                     |     |    |   |

CVT STANDARD 18155.21.MNR (FAIRBAULT SAND AND GRAVEL EXPLORATION) GPJ LOG A GNN06.GDT 4/29/21

# LOG OF BORING

CHOSEN VALLEY TESTING

CVT

PROJECT: 18155.21.MNR  
Design Phase Geotechnical Evaluation  
Sand and Gravel Exploration  
25190 Cabot Ave  
Fairbault, Minnesota

BORING: **B-2**

LOCATION:  
See attached sketch

DATE: 4/5/2021

SCALE: 1" = 4'

| Elev.<br>1145.0 | Depth<br>0.0 | USCS<br>Symbol | Description of Materials<br>(ASTM D 2487/2488)   | BPF | WL | Tests and Notes   |
|-----------------|--------------|----------------|--|-----|----|---|
| 1144.2          | 0.8          | CL<br>OL<br>CL | <u>Slightly Organic LEAN CLAY</u> black.<br>(Topsoil)<br><u>SANDY LEAN CLAY</u> trace gravel, brown, wet.<br>(Glacial Till)  |     |    | Ground surface elevation<br>estimated to nearest foot<br>from MN DNR LiDAR<br>topographic data. |
| 1138.0          | 7.0          | SM             | <u>SILTY SAND</u> fine grained, brown, moist.<br>(Glacial Till)  |     |    |   |
| 1135.0          | 10.0         | CL             | <u>LEAN CLAY with SAND</u> trace gravel, dark gray,<br>wet.<br>(Glacial Till)  |     |    |   |
| 1131.0          | 14.0         |                | End of boring.<br>Boring terminated due to auger refusal around 14<br>feet, presumably on a cobble or boulder.<br>No water observed during drilling.<br>Boring sealed upon completion. |     |    |   |

CVT STANDARD 18155.21.MNR (FAIRBAULT SAND AND GRAVEL EXPLORATION).GPJ LOG A GNN06.GDT 4/29/21

# LOG OF BORING

CHOSEN VALLEY TESTING

# CVT

PROJECT: 18155.21.MNR  
Design Phase Geotechnical Evaluation  
Sand and Gravel Exploration  
25190 Cabot Ave  
Fairbault, Minnesota

BORING: **B-3**

LOCATION:  
See attached sketch

DATE: 4/5/2021

SCALE: 1" = 4'

| Elev.<br>1156.0 | Depth<br>0.0 | USCS<br>Symbol | Description of Materials<br>(ASTM D 2487/2488)  | BPF | WL | Tests and Notes   |
|-----------------|--------------|----------------|---|-----|----|---|
| 1155.0          | 1.0          | CL<br>OL<br>CL | <u>Slightly Organic LEAN CLAY</u> black.<br>(Topsoil)<br><u>SANDY LEAN CLAY</u> trace gravel, brown, wet.<br>(Glacial Till) |     |    | Ground surface elevation<br>estimated to nearest foot<br>from MN DNR LiDAR<br>topographic data. |
|                 |              |                | Gray below 13 feet.   |     |    |   |
| 1131.0          | 25.0         |                | End of boring.<br>No water observed during drilling.<br>Boring sealed upon completion.                                      |     |    |   |

CVT STANDARD 18155.21.MNR (FAIRBAULT SAND AND GRAVEL EXPLORATION) GPJ LOG A GNN06.GDT 4/29/21

# LOG OF BORING

CHOSEN VALLEY TESTING

CVT

PROJECT: 18155.21.MNR  
Design Phase Geotechnical Evaluation  
Sand and Gravel Exploration  
25190 Cabot Ave  
Fairbault, Minnesota

BORING: **B-4**

LOCATION:  
See attached sketch

DATE: 4/5/2021

SCALE: 1" = 4'

| Elev.  | Depth | USCS<br>Symbol | Description of Materials<br>(ASTM D 2487/2488)  | BPF | WL | Tests and Notes   |
|--------|-------|----------------|---|-----|----|---|
| 1139.0 | 0.0   |                |   |     |    |   |
| 1138.3 | 0.7   | CL<br>OL       | <u>Slightly Organic LEAN CLAY</u> black.<br>(Topsoil)   |     |    | Ground surface elevation<br>estimated to nearest foot<br>from MN DNR LiDAR<br>topographic data. |
|        |       | SP<br>SM       | <u>POORLY GRADED SAND with SILT</u> fine to<br>medium grained, brown, moist.<br>(Glacial Outwash) |     |    |   |
| 1135.0 | 4.0   | CL             | <u>SANDY LEAN CLAY</u> trace gravel, brown, wet.<br>(Glacial Till)                                |     |    |   |
| 1124.0 | 15.0  | CL             | <u>LEAN CLAY with SAND</u> trace gravel, gray, wet.<br>(Glacial Till)                             |     |    |   |
| 1114.0 | 25.0  |                | End of boring.<br>No water observed during drilling.<br>Boring sealed upon completion.            |     |    |   |

CVT STANDARD 18155.21.MNR (FAIRBAULT SAND AND GRAVEL EXPLORATION) GPJ LOG A GNN06.GDT 4/29/21

# LOG OF BORING

CHOSEN VALLEY TESTING

CVT

PROJECT: 18155.21.MNR  
Design Phase Geotechnical Evaluation  
Sand and Gravel Exploration  
25190 Cabot Ave  
Fairbault, Minnesota

BORING: **B-5**

LOCATION:  
See attached sketch

DATE: 4/5/2021

SCALE: 1" = 4'

| Elev.<br>1147.0 | Depth<br>0.0 | USCS<br>Symbol | Description of Materials<br>(ASTM D 2487/2488)  | BPF | WL | Tests and Notes   |
|-----------------|--------------|----------------|---|-----|----|---|
|                 |              | CL             | <b>SANDY LEAN CLAY</b> 12-inch root zone on top,<br>trace gravel, brown, wet.<br>(Glacial Till) |     |    | Ground surface elevation<br>estimated to nearest foot<br>from MN DNR LiDAR<br>topographic data. |
| 1127.0          | 20.0         | CL             | <b>LEAN CLAY with SAND</b> trace gravel, brown,<br>wet.<br>(Glacial Till)                       |     |    |   |
| 1122.0          | 25.0         |                | End of boring.<br>No water observed during drilling.<br>Boring sealed upon completion.          |     |    |   |

CVT STANDARD 18155.21.MNR (FAIRBAULT SAND AND GRAVEL EXPLORATION). GPJ LOG A GNN06.GDT 4/29/21

# LOG OF BORING

CHOSEN VALLEY TESTING

CVT

|   |                                  |                |
|---|----------------------------------|----------------|
| PROJECT: 18155.21.MNR<br>Design Phase Geotechnical Evaluation<br>Sand and Gravel Exploration<br>25190 Cabot Ave<br>Fairbault, Minnesota | BORING: <b>B-6</b>               |                |
|   | LOCATION:<br>See attached sketch |                |
|   | DATE: 4/5/2021                   | SCALE: 1" = 4' |

| Elev.<br>1145.0 | Depth<br>0.0 | USCS<br>Symbol | Description of Materials<br>(ASTM D 2487/2488)   | BPF | WL | Tests and Notes   |
|-----------------|--------------|----------------|--|-----|----|---|
|                 |              | CL             | <b>SANDY LEAN CLAY</b> 12-inch root zone on top,<br>trace gravel, brown, wet.<br>(Glacial Till)    |     |    | Ground surface elevation<br>estimated to nearest foot<br>from MN DNR LiDAR<br>topographic data. |
| 1139.0          | 6.0          | SM             | <b>SILTY SAND</b> trace gravel, medium to coarse<br>grained, light brown, moist.<br>(Glacial Till) |     |    |   |
| 1127.0          | 18.0         | SC             | <b>CLAYEY SAND</b> trace gravel, fine to medium<br>grained, brown, moist.<br>(Glacial Till)        |     |    |   |
| 1123.0          | 22.0         | CL             | <b>SANDY LEAN CLAY</b> trace gravel, brown, wet.<br>(Glacial Till)                                 |     |    |   |
| 1120.0          | 25.0         |                | End of boring.<br>No water observed during drilling.<br>Boring sealed upon completion.             |     |    |   |

CVT STANDARD 18155.21.MNR (FAIRBAULT SAND AND GRAVEL EXPLORATION).GPJ LOG A GNN06.GDT 4/29/21

# LOG OF BORING

CHOSEN VALLEY TESTING

CVT

PROJECT: 18155.21.MNR  
Design Phase Geotechnical Evaluation  
Sand and Gravel Exploration  
25190 Cabot Ave  
Fairbault, Minnesota

BORING: **B-7**

LOCATION:  
See attached sketch

DATE: 4/5/2021

SCALE: 1" = 4'

| Elev.  | Depth | USCS<br>Symbol | Description of Materials<br>(ASTM D 2487/2488)  | BPF | WL | Tests and Notes   |
|--------|-------|----------------|---|-----|----|---|
| 1136.0 | 0.0   |                |   |     |    |   |
| 1135.0 | 1.0   | CL<br>OL       | <b>Slightly Organic LEAN CLAY</b> black.<br>(Topsoil)   |     |    | Ground surface elevation<br>estimated to nearest foot<br>from MN DNR LiDAR<br>topographic data. |
|        |       | SP<br>SM       | <b>POORLY GRADED SAND</b> with <b>SILT</b> trace<br>gravel, fine to medium grained, brown, moist.<br>(Glacial Outwash)  |     |    |   |
| 1125.0 | 11.0  |                | End of boring.<br>Boring terminated due to auger refusal around 11<br>feet, presumably on cobbles or boulder.<br>No water observed during drilling.<br>Boring sealed upon completion. |     |    |   |

CVT STANDARD 18155.21.MNR (FAIRBAULT SAND AND GRAVEL EXPLORATION) GPJ LOG A GNN06 GDT 4/29/21

# CVT

VT STANDARD 18155 21.MNR (FAIRBAULT SAND AND GRAVEL EXPLORATION).GPJ LOG A GNNN06.GDT 4/29/21

# LOG OF BORING

CHOSEN VALLEY TESTING

CVT

PROJECT: 18155.21.MNR  
Design Phase Geotechnical Evaluation  
Sand and Gravel Exploration  
25190 Cabot Ave  
Fairbault, Minnesota

BORING: **B-9**

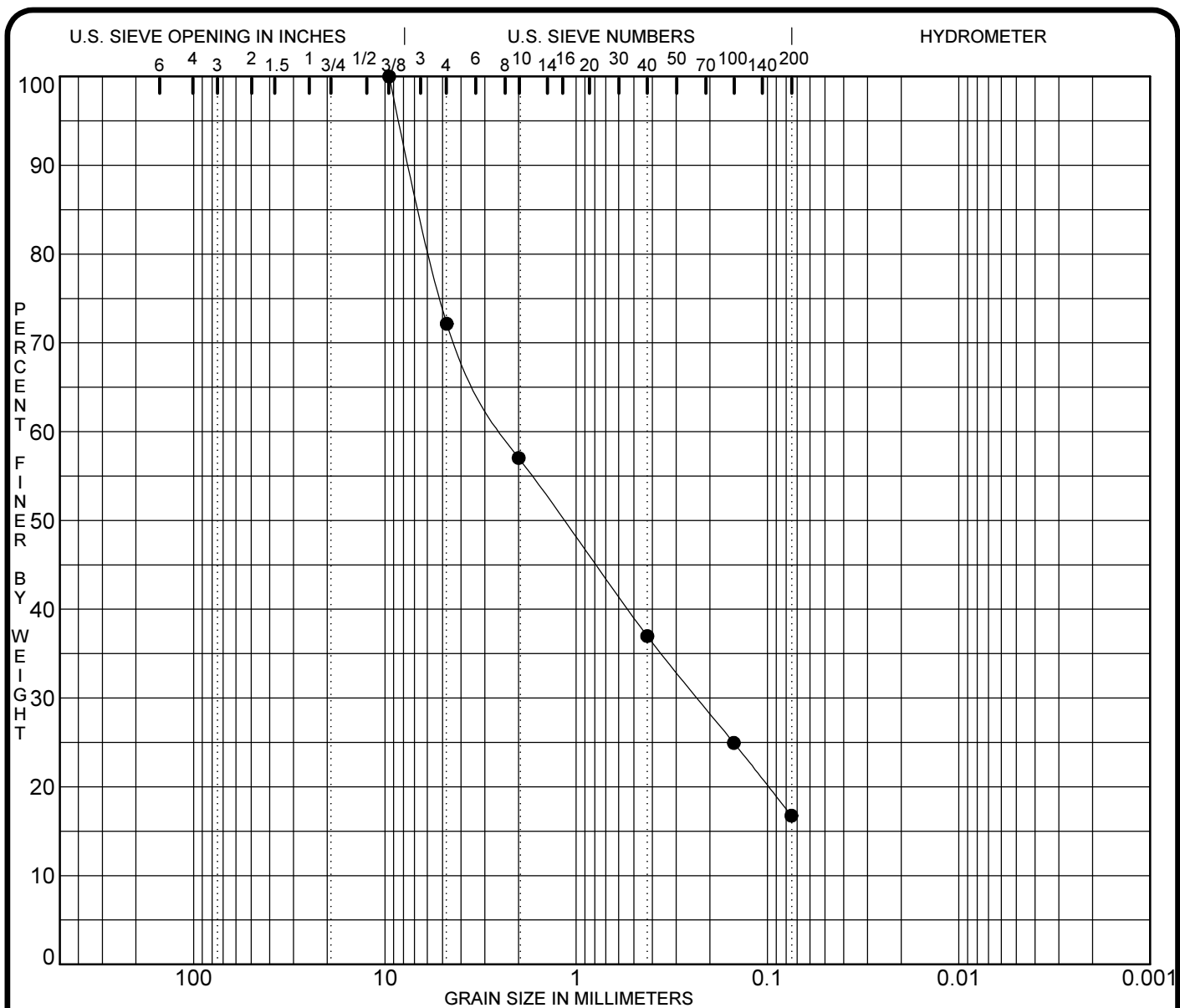
LOCATION:  
See attached sketch

DATE: 4/5/2021

SCALE: 1" = 4'

| Elev.<br>1070.0 | Depth<br>0.0 | USCS<br>Symbol | Description of Materials<br>(ASTM D 2487/2488)   | BPF | WL | Tests and Notes   |
|-----------------|--------------|----------------|--|-----|----|---|
| 1068.5          | 1.5          | SM             | <b>Slightly Organic SILTY SAND</b> dark brown.<br>(Topsoil)  |     |    | Ground surface elevation<br>estimated to nearest foot<br>from MN DNR LiDAR<br>topographic data. |
|                 |              | SM             | <b>SILTY SAND</b> trace gravel, fine to medium<br>grained, brown, moist.<br>(Glacial Till)   |     |    |   |
| 1065.0          | 5.0          | SC             | <b>CLAYEY SAND</b> trace gravel, fine to medium<br>grained, brown, moist.<br>(Glacial Till)  |     |    |   |
| 1060.0          | 10.0         | SP<br>SM       | <b>WELL GRADED SAND with SILT and GRAVEL</b><br>medium to coarse grained, brown, moist to water<br>bearing.<br>(Glacial Outwash)<br>Water bearing below 10.5 feet.                     |     | ▽  |   |
| 1052.0          | 18.0         |                | End of boring.<br>Water observed around 10.5 feet during drilling.<br>Boring terminated due to auger refusal around 18<br>feet, possibly on bedrock.<br>Boring sealed upon completion. |     |    |   |

CVT STANDARD 18155.21.MNR (FAIRBAULT SAND AND GRAVEL EXPLORATION).GPJ LOG A GNN06.GDT 4/29/21



| COBBLES | GRAVEL |      | SAND   |        |      | SILT OR CLAY |
|---------|--------|------|--------|--------|------|--------------|
|         | coarse | fine | coarse | medium | fine |              |

| Specimen Identification | Classification |  |  |  |  | MC% | LL | PL | PI | Cc | Cu |
|-------------------------|----------------|--|--|--|--|-----|----|----|----|----|----|
| ● B-8 7.5               |                |  |  |  |  |     |    |    |    |    |    |
|                         |                |  |  |  |  |     |    |    |    |    |    |
|                         |                |  |  |  |  |     |    |    |    |    |    |
|                         |                |  |  |  |  |     |    |    |    |    |    |

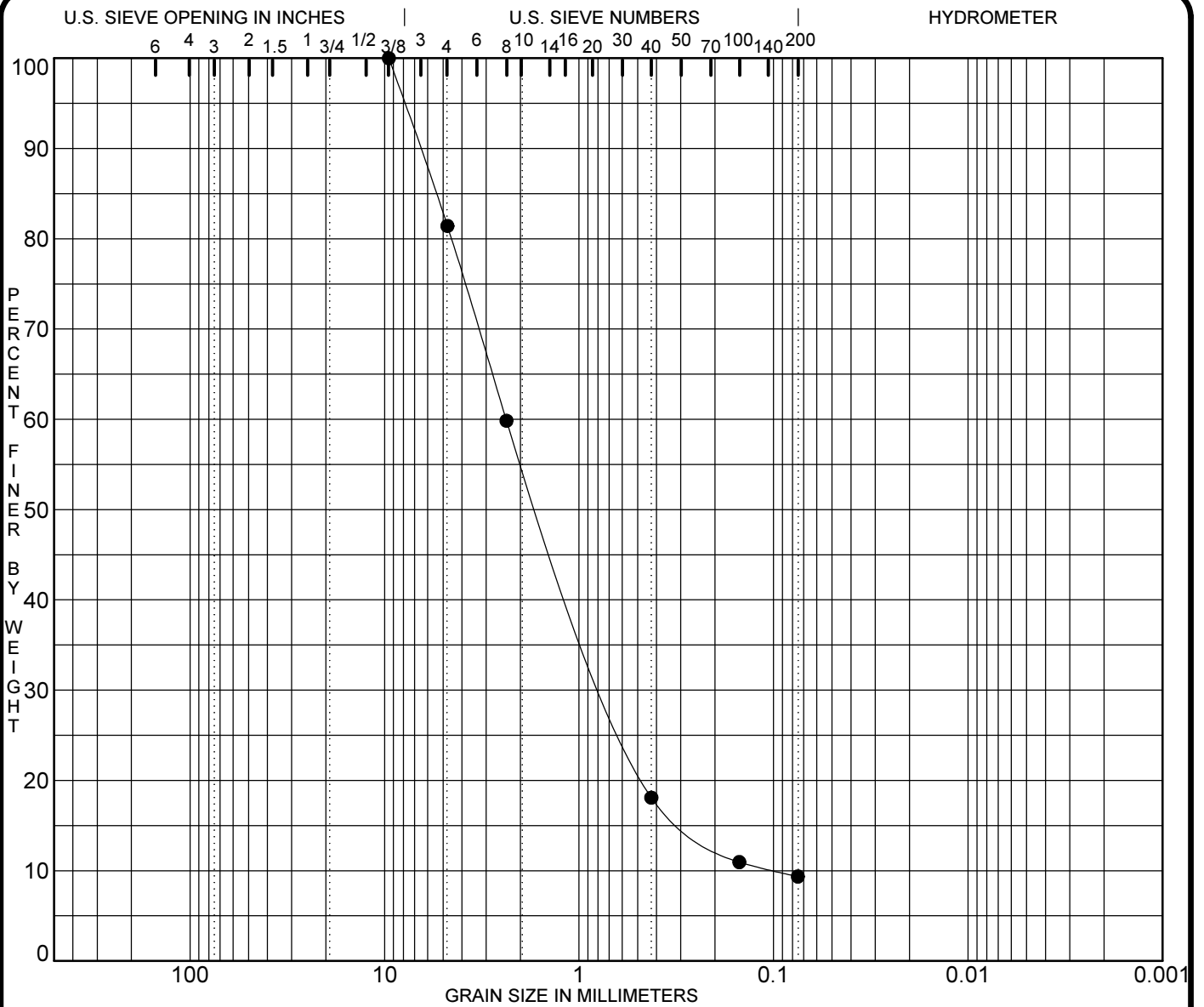
| Specimen Identification | D100 | D60  | D30   | D10 | %Gravel | %Sand | %Silt | %Clay |
|-------------------------|------|------|-------|-----|---------|-------|-------|-------|
| ● B-8 7.5               | 9.50 | 2.37 | 0.232 |     | 27.8    | 55.4  | 16.7  |       |
|                         |      |      |       |     |         |       |       |       |
|                         |      |      |       |     |         |       |       |       |
|                         |      |      |       |     |         |       |       |       |

PROJECT Sand and Gravel Exploration - 25190 Cabot Ave

JOB NO. 18155.21.MNR  
DATE 4/29/21

## GRADATION CURVES

Chosen Valley Testing



| COBBLES | GRAVEL |      | SAND   |        |      | SILT OR CLAY |
|---------|--------|------|--------|--------|------|--------------|
|         | coarse | fine | coarse | medium | fine |              |

| Specimen Identification |     |      | Classification |      |       |        | MC%     | LL    | PL    | PI    | Cc   | Cu   |
|-------------------------|-----|------|----------------|------|-------|--------|---------|-------|-------|-------|------|------|
| ●                       | B-9 | 12.5 |                |      |       |        |         |       |       |       | 2.04 | 23.9 |
|                         |     |      |                |      |       |        |         |       |       |       |      |      |
|                         |     |      |                |      |       |        |         |       |       |       |      |      |
|                         |     |      |                |      |       |        |         |       |       |       |      |      |
|                         |     |      |                |      |       |        |         |       |       |       |      |      |
| Specimen Identification |     |      | D100           | D60  | D30   | D10    | %Gravel | %Sand | %Silt | %Clay |      |      |
| ●                       | B-9 | 12.5 | 9.50           | 2.37 | 0.693 | 0.0993 | 18.6    | 72.1  | 9.4   |       |      |      |
|                         |     |      |                |      |       |        |         |       |       |       |      |      |
|                         |     |      |                |      |       |        |         |       |       |       |      |      |
|                         |     |      |                |      |       |        |         |       |       |       |      |      |
|                         |     |      |                |      |       |        |         |       |       |       |      |      |

PROJECT Sand and Gravel Exploration - 25190 Cabot Ave

JOB NO. 18155.21.MNR  
DATE 4/29/21

## GRADATION CURVES

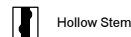
Chosen Valley Testing

# UNIFIED SOIL CLASSIFICATION (ASTM D-2487/2488)

| MATERIAL TYPES   | CRITERIA FOR ASSIGNING SOIL GROUP NAMES                        |   |                                     | GROUP SYMBOL | SOIL GROUP NAMES & LEGEND |  |
|--|--|---|-------------------------------------|--------------|---------------------------|--|
| COARSE-GRAINED SOILS<br>>50% RETAINED ON NO. 200 SIEVE | GRAVELS<br><br>>50% OF COARSE FRACTION RETAINED ON NO 4. SIEVE | CLEAN GRAVELS<br><5% FINES                                | Cu>4 AND 1<Cc<3                     | GW           | WELL-GRADED GRAVEL        |  |
|  |  |   | Cu>4 AND 1>Cc>3                     | GP           | POORLY-GRADED GRAVEL      |  |
|  |  | GRAVELS WITH FINES<br>>12% FINES                          | FINES CLASSIFY AS ML OR CL          | GM           | SILTY GRAVEL              |  |
|  |  |   | FINES CLASSIFY AS CL OR CH          | GC           | CLAYEY GRAVEL             |  |
|  | SANDS<br><br>>50% OF COARSE FRACTION PASSES ON NO 4. SIEVE     | CLEAN SANDS<br><5% FINES                                  | Cu>6 AND 1<Cc<3                     | SW           | WELL-GRADED SAND          |  |
|  |  |   | Cu>6 AND 1>Cc>3                     | SP           | POORLY-GRADED SAND        |  |
|  |  | SANDS AND FINES<br>>12% FINES                             | FINES CLASSIFY AS ML OR CL          | SM           | SILTY SAND                |  |
|  |  |   | FINES CLASSIFY AS CL OR CH          | SC           | CLAYEY SAND               |  |
| FINE-GRAINED SOILS<br>>50% PASSES NO. 200 SIEVE        | SILTS AND CLAYS<br><br>LIQUID LIMIT<50                         | INORGANIC   | PI>7 AND PLOTS>"A" LINE             | CL           | LEAN CLAY                 |  |
|  |  |   | PI>4 AND PLOTS<"A" LINE             | ML           | SILT                      |  |
|  |  | ORGANIC   | LL (oven dried)/LL (not dried)<0.75 | OL           | ORGANIC CLAY OR SILT      |  |
|  | SILTS AND CLAYS<br><br>LIQUID LIMIT>50                         | INORGANIC   | PI PLOTS >"A" LINE                  | CH           | FAT CLAY                  |  |
|  |  |   | PI PLOTS <"A" LINE                  | MH           | ELASTIC SILT              |  |
|  |  | ORGANIC   | LL (oven dried)/LL (not dried)<0.75 | OH           | ORGANIC CLAY OR SILT      |  |
| HIGHLY ORGANIC SOILS                                   |  | PRIMARILY ORGANIC MATTER, DARK IN COLOR, AND ORGANIC ODOR |                                     | PT           | PEAT                      |  |

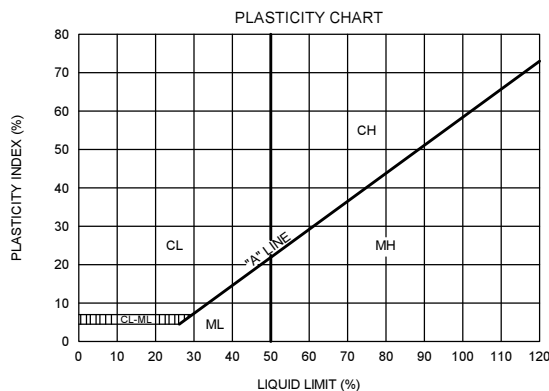
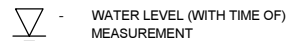
| Relative Proportions of Sand and Gravel |                        |
|---|------------------------|
| TERM                                    | PERCENT                |
| Trace                                   | < 15                   |
| With                                    | 15 - 29                |
| Modifier                                | > 30                   |
| Relative Proportions of Fines           |                        |
| TERM                                    | PERCENT                |
| Trace                                   | < 5                    |
| With                                    | 5 - 12                 |
| Modifier                                | > 12                   |
| Grain Size Terminology                  |                        |
| TERM                                    | SIZE                   |
| Boulder                                 | > 12 in.               |
| Cobble                                  | 3 in. - 12 in.         |
| Gravel                                  | #4 sieve to 3 in.      |
| Sand                                    | #200 sieve to #4 sieve |
| Silt or Clay                            | Passing #200 sieve     |

## SAMPLE TYPES



## TEST SYMBOLS

|      |   |                      |    |   |                                   |
|------|---|----------------------|----|---|-----------------------------------|
| MC   | - | MOISTURE CONTENT     | LL | - | LIQUID LIMIT                      |
| OC   | - | ORGANIC CONTENT      | PI | - | PLASTISITY INDEX                  |
| CN   | - | CONSOLIDATION        | SW | - | SWELL TEST                        |
| DD   | - | DRY DENSITY          | UU | - | Unconsolidated Undrained triaxial |
| PP   | - | POCKET PENETROMETER  |    |   |                                   |
| RV   | - | R-VALUE              |    |   |                                   |
| SA   | - | SIEVE ANALYSIS       |    |   |                                   |
| P200 | - | % PASSING #200 SIEVE |    |   |                                   |



| PENETRATION RESISTANCE<br>(RECORDED AS BLOWS / 0.5 FT) |             |              |             |                            |
|--|-------------|--------------|-------------|----------------------------|
| SAND & GRAVEL  |             | SILT & CLAY  |             |                            |
| RELATIVE DENSITY                                       | BLOWS/FOOT* | CONSISTENCY  | BLOWS/FOOT* | COMPRESSIVE STRENGTH (TSF) |
| VERY LOOSE   | 0 - 4       | VERY SOFT    | 0 - 1       | 0 - 0.25                   |
| LOOSE  | 4 - 10      | SOFT         | 2 - 3       | 0.25 - 0.50                |
| MEDIUM DENSE   | 10 - 30     | RATHER SOFT  | 4 - 5       | 0.50 - 1.0                 |
| DENSE  | 30 - 50     | MEDIUM       | 6 - 8       |                            |
| VERY DENSE   | OVER 50     | RATHER STIFF | 9 - 12      | 1.0 - 2.0                  |
|  |             | STIFF        | 13 - 16     | 2.0 - 4.0                  |
|  |             | VERY STIFF   | 17 - 30     | OVER 4.0                   |
|  |             | HARD         | OVER 30     |                            |

\* NUMBER OF BLOWS OF 140 LB HAMMER FALLING 30 INCHES TO DRIVE A 2 INCH O.D. (1-3/8 INCH I.D.) SPLIT-BARREL SAMPLER THE LAST 12 INCHES OF AN 18-INCH DRIVE (ASTM-1586 STANDARD PENETRATION TEST).

**Chosen Valley Testing**

Job No. 18155.21.MNR

**LEGEND TO SOIL DESCRIPTIONS**

**CVT**