

**NOTICE OF BREACH, TERMINATION OF TENANCY AND
DEMAND FOR POSSESSION**

To: Michael W. Butikofer
Tamara M. Butikofer
510 South Egbert Street
Monona, IA 52159

You and each of you are hereby notified that you have failed to make payments as required by the lease dated May 18, 2023, resulting in a breach of the said lease. Specifically, separate payments of \$45,519.64 each due on 11/1/2023 and 12/1/2023 were not made as agreed. As a result, the landlord has declared all payments under the lease due. As a further result, your tenancy of the following described real estate is terminated, to wit:

Torkelson Farm

The East Half of the Southwest Quarter of Section 24, except all that part of the Northeast Quarter of the Southwest Quarter lying North and East of public highway(s), and a piece of land described as follows: Beginning 2 chains and 47 links west of the center of Section 24, thence west on line 17 chains and 53 links to the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section, thence North on line 20 chains to the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section, thence East on line 11 chains and 50 links to center of highway, thence along said highway to the place of beginning, containing 29.02 acres, more or less and the Northwest Quarter of the Northwest Quarter of said Section 24; all in Township 94 North, Range 5, West of the 5th P.M., in Clayton County, Iowa.

Office Farm

Lot One (1) of Lot One (1) of Block Two (2) of John Larson's Addition to the Town of St. Olaf; Lot One (1) of Lot Five (5) and Lot Seven (7) in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-five (25); Lot Two (2) in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-five (25); the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); Lot One (1) of Lot One (1) in the West One-half (W 1/2) of the Northeast Quarter (NE 1/4), and Lot Two (2) in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-six (26); all in Township Ninety-four (94) North, Range Five (5), West of the 5th P.M., in Clayton County, Iowa, according to the Plat recorded in Book 45, Plats, Page 67 (Instrument No. 2018R03048).

Engelhardt Farm

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-seven (27), Township Ninety-four (94) North, Range Five (5) West of the 5th P.M., in Clayton County, Iowa.

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Ninety-four (94) North, Range Five (5) West of the 5th P.M., in Clayton County, Iowa.

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty-eight (28), Township Ninety-four (94) North, Range Five (5)

West of the 5th P.M., in Clayton County, Iowa,

EXCEPT

Lot One (1), Lot Two (2) and Lot Three (3) in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and Lot One (1) in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4).

Ihlenfeldt Farm

The South Half of the Southwest Quarter of Section 13, Township 94 North, Range 5. Also that part of the Southeast Quarter of the Northeast Quarter lying south of the Public Highway, all in Section 14, Township 94 North, Range 5, West of the 5th P.M.

AND

Lot 1 of Lot 2 of the Northwest Quarter of the Southwest Quarter of Section 13, Township 94 North, Range 5, West of the 5th P.M. and Lot 1 of the Northeast Quarter of the Southwest Quarter of Section 13, Township 94

North, Range 5, West of the 5th P.M. as recorded in Book of Plats No. 5, Page 49, being a strip of land 71.0 feet in width lying along the South Side of Lot 2 of the Northwest Quarter of the Southwest Quarter of Section

13 and the Northeast Quarter of the Southwest Quarter of Section 13, Township 94 North, Range 5, West of the 5th P.M. and which is more particularly described as follows: Starting at the Southeast corner of the

Northeast Quarter of the Southwest Quarter of Section 13, Township 94 North, Range 5 West of the 5th P.M.; thence West by line for 1834.0 feet; thence N 11 38' W, 72.5 ft.; thence East on a line parallel with the first

course for 1848.6 feet; thence South by line for 71.0 feet to place of beginning.

The above-described strip of land lies partly in the Northeast Quarter of the Southwest Quarter of Section 13 and partly in Lot 2 of Northwest Quarter of the Southwest Quarter of Section 13, Township 94 North, Range 5,

West of the 5th P.M. and contains 3.00 acres in all.

EXCEPT:

A strip of land two (2) rods wide on the South side of the South Half of the Southwest Quarter of Section 13, Township 94 North, Range 5 West of the 5th P.M., extending from the Southwest corner of said section east to the St. Olaf and Monona road.

You are further notified that the undersigned demands that you vacate, surrender, and deliver possession of said premises on said date.

You will therefore take notice and govern yourself accordingly.

Dated: 12/6/2023

Wendl Cattle Company, Inc, Landlord

By: _____
A. Eric Neu, Attorney for Landlord
721 N. Main Street
Carroll, IA 51401
712 792 3508
eric@nmcnlaw.com