

COPY

Exhibit 3

CONFIDENTIAL

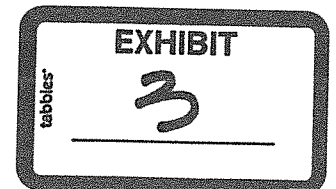
Closing Siouxland, Inc
ALTA Universal ID CA-2013-0091
2400 4th St.
Sioux City, IA 51101

File No./Escrow No.: 24069483
Print Date & Time: July 11, 2024 at 10:33:AM
Officer/Escrow Officer: Michael Laughlin
Settlement Location: 2400 4th St.
Sioux City, IA 51101

Property Address: Farm Land
Hull, IA 51239

Borrower: Doyle R. Wissink Revocable Trust dated May 9, 2013
Seller: Elmer H. Brunsting Decedent's Trust dated April 1, 2009, but established U/T/A dated October 10, 1996
Lender: Cash Sale
Settlement Date: July 12, 2024
Disbursement Date: July 12, 2024

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
Financial				
	\$ 2,599,290.54	Sale Price of Property	\$ 2,599,290.54	
		Deposit		\$ 1,000.00
Prorations/Adjustments				
\$ 137.58		County Taxes 07/01/24 to 07/12/24		\$ 137.58
\$ 869.00		County Taxes 1002101003 07/01/23 to 06/30/24		\$ 869.00
\$ 1,170.00		County Taxes 1002126001 07/01/23 to 06/30/24		\$ 1,170.00
\$ 1,194.00		County Taxes 1002151002 07/01/23 to 06/30/24		\$ 1,194.00
\$ 1,332.00		County Taxes 1002176001 07/01/23 to 06/30/24		\$ 1,332.00
Loan Charges to Cash Sale				
Other Loan Charges				
Impounds				
Title Charges & Escrow / Settlement Charges				
\$ 500.00		Title - FSBO Settlement Agent Fee	to Closing Siouxland, Inc	\$ 500.00
\$ 955.00		Title - Abstracting	to Sioux County	



ALTA Settlement Statement Combined - Continued

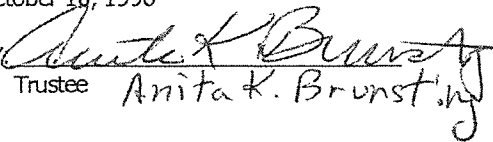
Seller		Borrower/Buyer	
Debit	Credit	Debit	Credit
Abstract			
Government Recording and Transfer Charges			
		Recording Fees to Sioux County Register of Deeds	\$ 25.00
		Deed:\$25.00 Mortgage:\$0.00	
\$ 4,158.40		Transfer Taxes to Sioux County Register of Deeds	
\$ 45.00		Record Trust Affidavits to Sioux County Register of Deeds	
Payoffs			
Miscellaneous			
\$ 2,800.00		Attorney Professional Services to Heidman Law Firm	
		Incoming Wire Fee to Closing Siouxland, Inc	\$ 30.00
\$ 30.00		Wire Proceeds to Closing Siouxland, Inc	
\$ 13,190.98	\$ 2,599,290.54	Subtotals	\$ 2,599,845.54
		Balance Due FROM	\$ 5,702.58
\$ 2,586,099.56		Balance Due TO	\$ 2,594,142.96
\$ 2,599,290.54	\$ 2,599,290.54	TOTALS	\$ 2,599,845.54

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Closing Siouxland, Inc to cause the funds to be disbursed in accordance with this statement.

Doyle R. Wissink, Trustee

Elmer H. Brunsting Decedent's Trust dated April 1, 2009, but established U/T/A dated October 10, 1996

BY: 
Trustee Anita K. Brunsting

Michael Laughlin, Escrow Officer