

We are honored to offer and present for sale at auction the Musick Farm Company

2,078.27 +/- acres of farmland in Nobles & Murray Counties, Minnesota.

Musick Farm Company



2 Day FARMLAND AUCTION

**Thursday & Friday, November 1 & 2, 2012
at 9:30 A.M. both days**

Sale Location: The auction will be held both days at the Fulda
Community Center at 106 W. Front Street in Fulda, Minnesota

Auction Arranged by Broker

Fairland Management Company
339 Eleventh Street P.O. Box 128 Windom, MN.
507-831-2808
Cynthia K. Moen & Klay D. Walinga - Brokers
www.fairlandmanagement.com



Auction Conducted By

Dan Pike & Associates Auction Company
410 Springfield Parkway Jackson, MN.
507-847-3468
www.danpikeauction.com



2,078.27 Acres more or less Southwest Minnesota - Nobles & Murray Counties

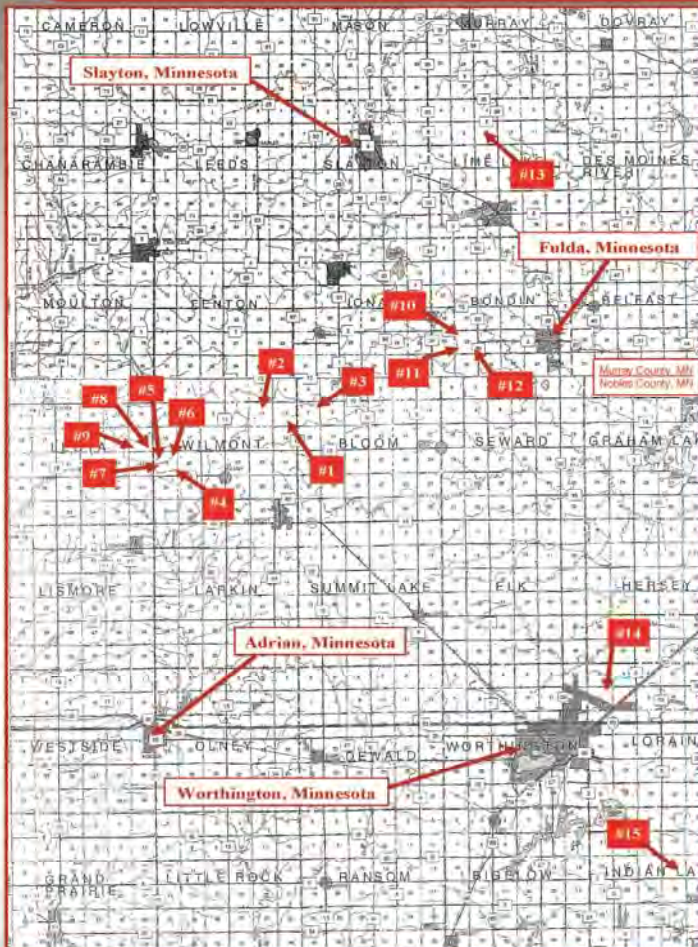
2
Days

FARMLAND AUCTION

Thursday & Friday, November 1 & 2, 2012 @ 9:30 A.M.

In case of inclement weather please check noted web sites or contact Broker or Auctioneer for details

SALE LOCATION: The auction will be held both days at the Fulda Community Center at 106 W. Front Street in Fulda, MN. Fulda, Minnesota is located approximately 17 miles north of Worthington, MN or approximately 10 miles southeast of Slayton, MN. Watch for auction signs the day of the auction.



Day 1 - Thursday, November 1, 2012 @ 9:30 A.M.

Farm Group #1:	Legal	# of Acres
Tract #1:	W1/2 SE1/4 12-104-42	80.00 +/-
Tract #2:	W1/2 NE1/4 11-104-42	79.00 +/-
Tract #3:	NE1/4 7-104-41	160.00 +/-
The above 3 tracts are located in Wilmont & Bloom Townships of Nobles County, MN.		
Farm Group #2:	Legal	# of Acres
Tract #4:	SE1/4 19-104-42	160.00 +/-
Tract #5:	NW1/4 19-104-42	161.28 +/-
Tract #6:	NE1/4 19-104-42	160.00 +/-
Tract #7:	N1/2 SW1/4 19-104-42	80.99 +/-
The above 4 tracts are located in Wilmont Township of Nobles County, MN.		
Farm Group #3:	Legal	# of Acres
Tract #8:	SE1/4 13-104-43	160.00 +/-
Tract #9:	SW1/4 13-104-43	160.00 +/-
The above 2 tracts are located in Leota Township of Nobles County, MN.		

Day 2 - Friday, November 2, 2012 @ 9:30 A.M.

Farm Group #4:	Legal	# of Acres
Tract #10:	NW1/4 29-105-40	160.00 +/-
Tract #11:	SW1/4 29-105-40	160.00 +/-
Tract #12:	SE1/4 29-105-40	160.00 +/-
Tract #13:	NW1/4 9-106-40	160.00 +/-
The above 4 tracts are located in Bondin & Lime Lake Townships of Murray County, MN.		
Farm Group #5:	Legal	# of Acres
Tract #14:	N1/2NE1/4 ex. E. 66' 7-102-39	78.00 +/-
Tract #15:	SE1/4 less west 150' of the south 290' 15-101-39	159.00 +/-
The above 2 tracts are located in Lorain & Indian Lake Townships of Nobles County, MN.		

AUCTION SALE TERMS

All bidders **MUST** register at the auction for a bidding number with driver's license identification and **MUST** either be present themselves or have a legal representative at the auction. The successful bidder(s) buyers at the conclusion of the auction each day, will be required to enter into a Purchase Agreement / Contract and shall make a 15% **NON-refundable** earnest money down-payment the day of the auction. The sale will **NOT** be contingent upon any buyer financing or any other contingencies of the buyers. All unpaid contract balances shall be due and payable in full on or before the closing dates that will be announced at the auction for each tract, but all sales are to be closed not later than December 14, 2012. Clear title will be granted upon closing. The buyer will have possession for 2013 crop year. The seller shall pay all real estate taxes that are due and payable in 2012. All properties are being sold subject to the 2012 cropland farm leases for the 2012 crop year. All Properties are being sold "AS IS", with no implied guarantee's or warranties whatsoever, except clear title. Property is being sold subject to any easements including road, drainage, utility or other easements of record. Upon completion of the signed purchase agreement, buyers will have the right to conduct fall tillage/fertilizer per terms of the agreement. Drainage easements will be included in the deeds for the properties that are split. The buyers are solely responsible for all inspections of the properties prior to their purchase and agree that they are purchasing the properties "AS IS". The sale of each tract of land is subject to the seller's approval, with the seller having the right to accept or reject any or all bids. Any statements made at the auction may take precedence over any printed information. The seller, broker and auction company reserve the right to offer these properties in any combination they so desire, which may vary from advertising materials. The broker, Fairland Management Company, and the auctioneers, Dan Pike & Associates Auction Company, and their staffs represent the sellers solely with this auction and the sale of these properties.

For additional information regarding sale terms, soil maps, tile / drainage, crop productivity indexes, FSA information, go to www.fairlandmanagement.com or www.danpikeauction.com and check the information brochure under the Musick Land Auction section or call Fairland Management Company at 507-831-2808 or Dan Pike at the Dan Pike Auction Company at 507-847-3468.

BROKER'S AND AUCTIONEER'S NOTES

We are very honored to have been asked to represent the Musick Farm Company with the sale of this property. This is an unprecedented opportunity to purchase high quality Southwest Minnesota farmland at public auction. If you are looking for good farmland for your investment portfolio or to add to your farming operation this is certainly an auction that you will not want to miss. Please come prepared to purchase as the seller has chosen the auction method to market this land. The information contained in this sale bill and other information provided by the seller and their agents is believed to be correct, but is not guaranteed. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The broker, auctioneers, and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Make sure to mark your calendars for November 1 & 2, 2012 to be with us at this large farmland auction.

OWNERS

Musick Farm Company

AUCTION
CONDUCTED
BY



410 Springfield Parkway
Jackson, MN 56143
507-847-3468

www.danpikeauction.com

Auctioneers

Dan Pike - CAI & GPPA
MN License #32-12-015
Jackson, MN
507-847-3468 (O) or 507-841-0965 (C)
Doug Wedel Fairmont, MN.

Kevin, Allen & Ryan Kahler
Fairmont & Sherburn, MN
Darwin Hall & Dustyn Hartung

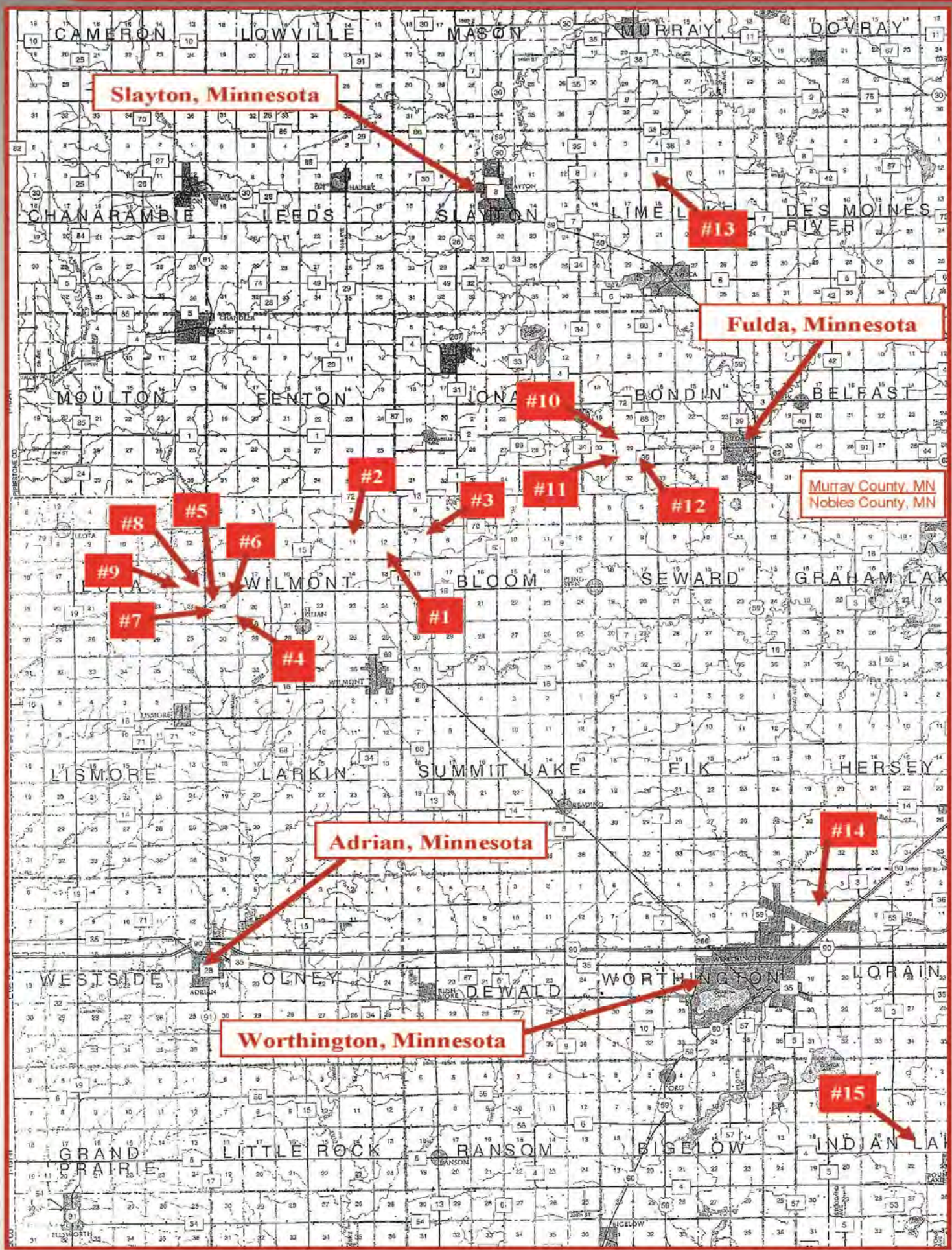
AUCTION ARRANGED BY BROKER

FAIRLAND MANAGEMENT COMPANY
339 Eleventh Street, P.O. Box 128
Windom, MN. 56101 #507-831-2808

Cynthia K. Moen, AFM., Real Estate Broker - President
Klay D. Walinga, AFM., Real Estate Broker - Vice President
Steven J. Hiniker, Royal D. Larson & Jonathan J. Wiering—Real Estate Salespersons

For detailed information go to www.fairlandmanagement.com

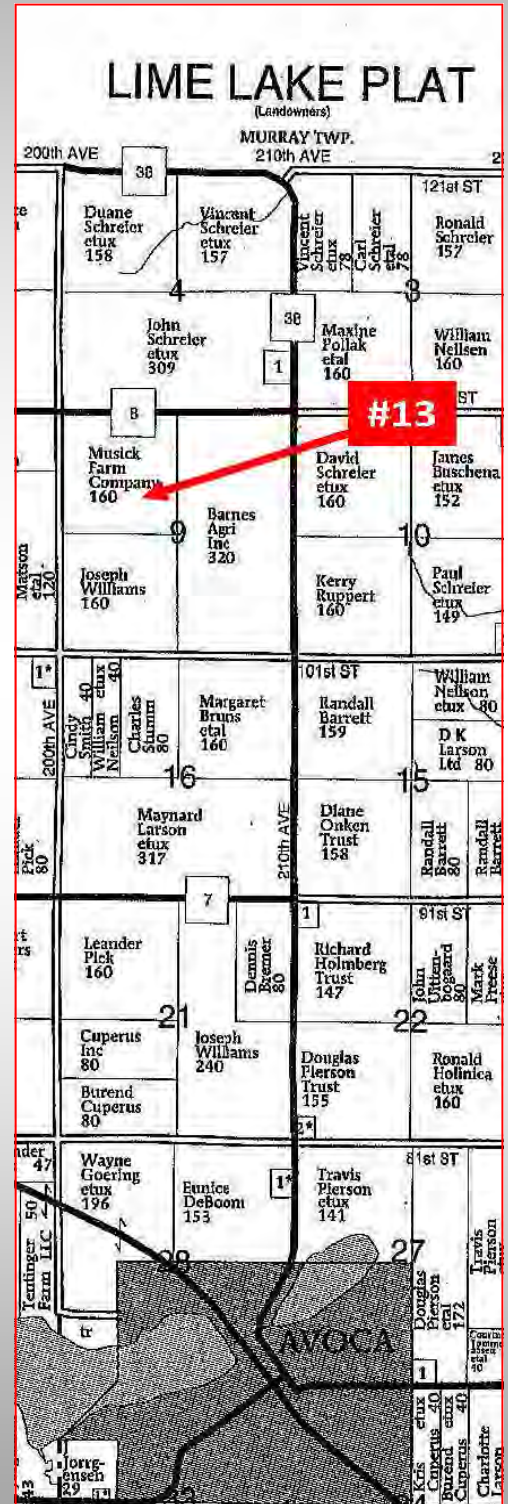
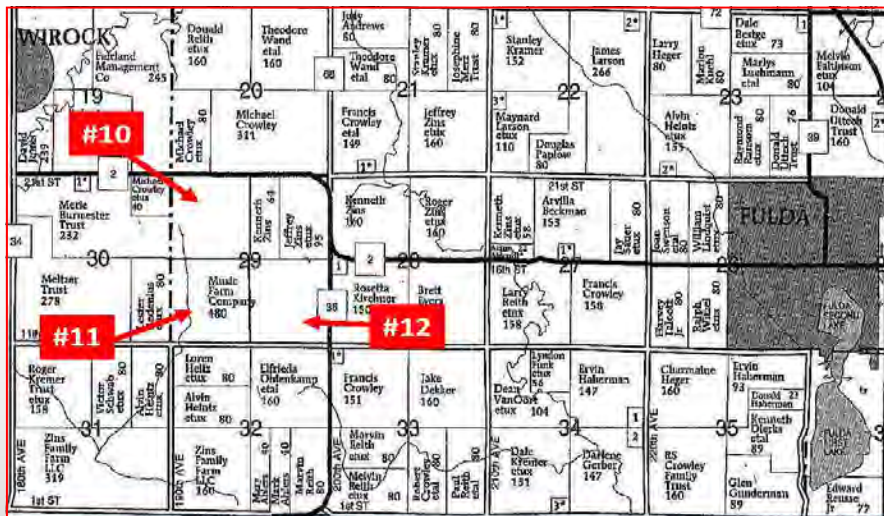




Day 2 - Friday November 2, 2012

Farm Group #4 - Tracts #10 - #13

Bondin Plat



Aerial Map



Farm Group #4 Combined Information for Tracts #10 - #12 – Friday, November 2



Legal Description: Section 29 except the NE1/4 29-105-40 Murray County, MN.

FSA Information Combined for Tracts #10 - #12:

Total Acres = 480 +/- acres
 FSA Tillable Acres = 466.9 +/- acres
 Corn Base Acres = 233.1 +/- acres
 Corn Yield Direct = 98 +/- bushels
 Corn Yield CC = 128 +/- bushels
 Soybean Base Acres = 230.8 +/- acres
 Soybean Yield Direct = 36 +/- bushels
 Soybean Yield CC = 43 +/- bushels
 Combined from two farm units, final determination by FSA upon transfer to buyer after purchase.

2012 Real Estate Tax: \$ 9,664

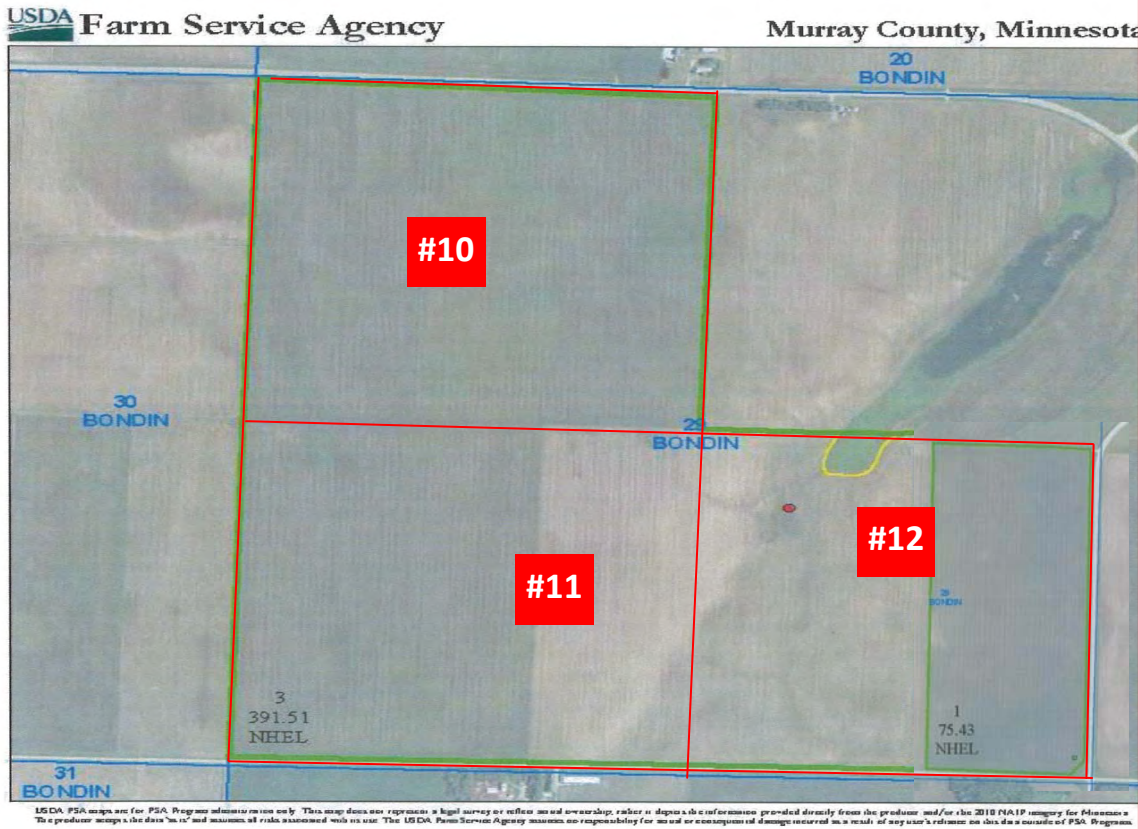
Crop Productivity Index: 87.6 (estimated)

NRCS Classification Tillable Acres: NHLEL/NW. SE1/4 does have a wetland area.

Estimated Tile Information Combined

Tracts #10 - #12:

4" - 14,942 ft. 5" - 9,353 ft.
 6" - 45,275 ft. Total - 69,570 ft. +/-
 JD Ditch #20 - 9,400 ft. +/-

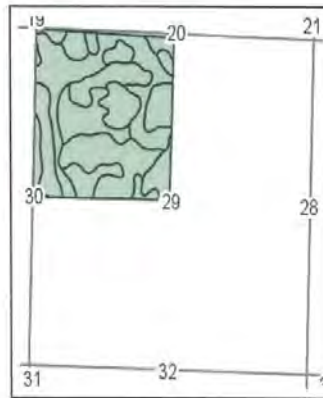
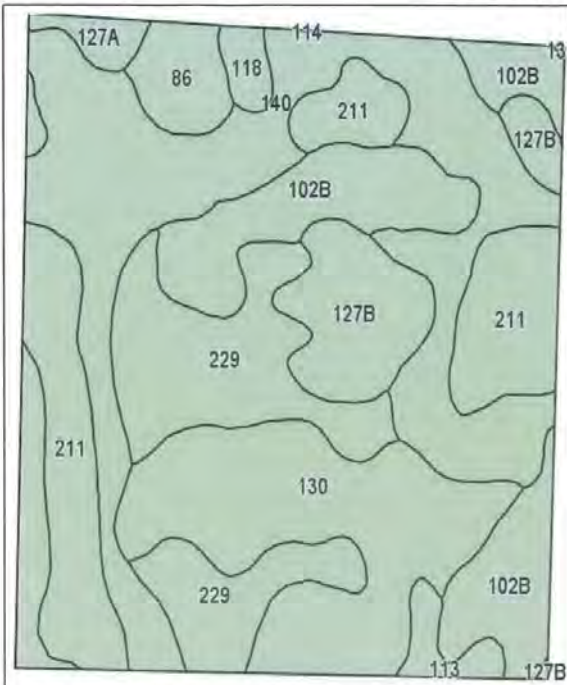


Tracts
 #10 - #12
 Air Photo

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it displays the information provided directly from the producer and for the 2010 FSAIP survey for Minnesota. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data source of FSA Program.

FARM GROUP #4 - TRACT #10 - NW1/4 29-105-40 Murray Co. - 160 acres +/-

Soils Map



State: Minnesota
County: Murray
Location: 29-105N-40W
Township: Bondin
Acres: 157
Date: 9/11/2012

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Maps provided by:
surety
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www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
140	Spicer silty clay loam	44.9	28.5%	IIw	91	167	50
130	Nicollet loam	25.8	16.4%	I	99	182	54
211	Lura silty clay	22.7	14.5%	IIlw	81	149	45
229	Waldorf silty clay	22.3	14.2%	IIw	85	156	47
102B	Clarion loam, 2 to 4 percent slopes	20.9	13.3%	Ile	95	175	52
127B	Sverdrup sandy loam, 2 to 6 percent slopes	10.8	6.8%	IIle	49	90	27
86	Canisteo clay loam	4.2	2.7%	IIw	93	171	51
113	Webster clay loam	2.1	1.4%	IIw	93	171	51
127A	Sverdrup sandy loam, 0 to 2 percent slopes	1.7	1.1%	IIls	52	96	29
118	Crippin loam	1.6	1.0%	I	100	184	55
Weighted Average					87.3	160.5	48

Legal Description: NW1/4 29-105-40
Murray County, MN.

Tax PID #: 02-029-0020

FSA Information Tract #10: FSA #4906

Total Acres = 160 +/- acres
FSA Tillable Acres = 157 +/- acres (Estimated)
Corn Base Acres = 78.3 +/- acres (Estimated)
Corn Yield Direct = 98 +/- bushels
Corn Yield CC = 128 +/- bushels
Soybean Base
Acres = 77.5 +/- acres (Estimated)

Soybean Yield
Direct = 36 +/- bushels

Soybean Yield CC = 43 +/- bushels

Combined from two farm units, final determination by FSA upon transfer to buyer after purchase.

2012 Real Estate Tax: \$ 3,268

Crop Productivity Index: 87.3(estimated)

NRCS Classification Tillable Acres: NHEL / NW

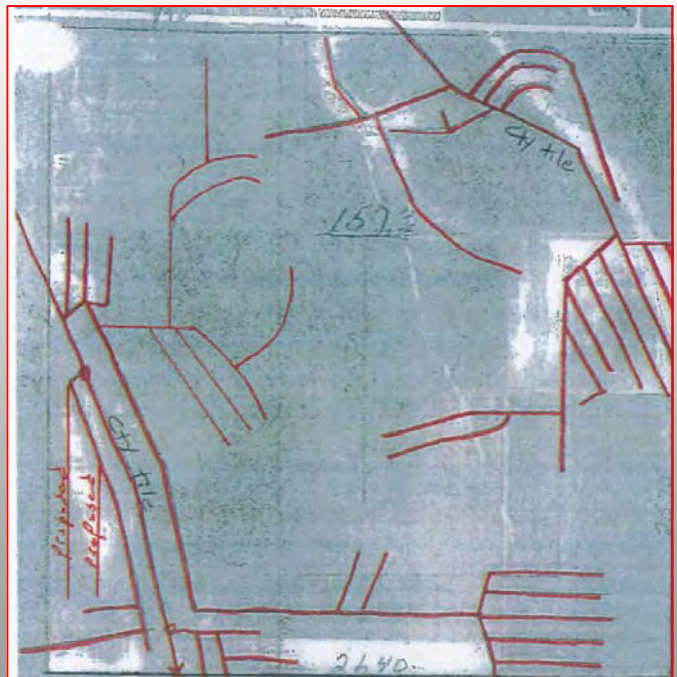
Estimated Tile Information Combined

Tracts #10 - #12:

See page #22 for information on estimated tile for tracts 10 - 12.

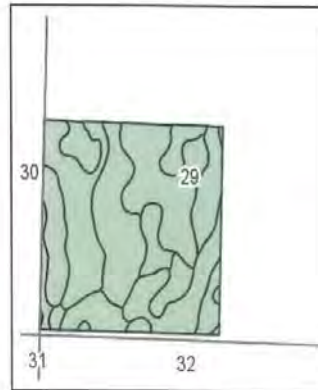
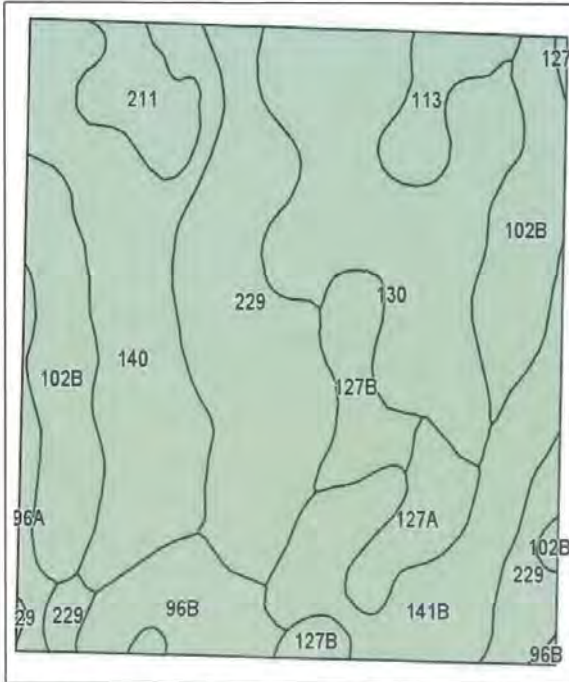
Tract #10 Tile map

Tract #10



FARM GROUP #4 - TRACT #11 - SW1/4 29-105-40 Murray Co. - 160 acres +/-

Soils Map



State: Minnesota
County: Murray
Location: 29-105N-40W
Township: Bondin
Acres: 158
Date: 9/11/2012

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Maps provided by:



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Com	Soybeans
229	Waldorf silty clay	30.5	19.1%	IIw	85	156	47
130	Nicollet loam	29.6	18.7%	I	99	182	54
140	Spicer silty clay loam	26	16.5%	IIw	91	167	50
102B	Clarion loam, 2 to 4 percent slopes	21.3	13.5%	IIe	95	175	52
141B	Egeland sandy loam, 2 to 6 percent slopes	17.2	10.9%	IIle	68	125	37
96B	Collinwood silty clay, 2 to 6 percent slopes	7.8	4.9%	IIe	86	158	47
127B	Sverdrup sandy loam, 2 to 6 percent slopes	7.3	4.6%	IIle	49	90	27
211	Lura silty clay	5.5	3.5%	IIlw	81	149	45
127A	Sverdrup sandy loam, 0 to 2 percent slopes	5.2	3.3%	IIIs	52	96	29
113	Webster clay loam	4.7	3.0%	IIw	93	171	51
96A	Collinwood silty clay, 0 to 2 percent slopes	2.9	1.8%	I	86	158	47
Weighted Average					85.4	156.9	46.8

Legal Description: SW1/4 29-105-40
Murray County, MN.

Tax PID #: 02-029-0040

FSA Information Tract #11: FSA #4906

Total Acres = 160 +/- acres

FSA Tillable Acres = 158 +/- acres (Estimated)

Corn Base Acres = 78.8 +/- acres (Estimated)

Corn Yield Direct = 98 +/- bushels

Corn Yield CC = 128 +/- bushels

Soybean Base

Acres = 78 +/- acres (Estimated)

Soybean Yield

Direct = 36 +/- bushels

Soybean Yield CC = 43 +/- bushels

Combined from two farm units, final determination by FSA upon transfer to buyer after purchase.

2012 Real Estate Tax: \$ 3,280

Crop Productivity Index: 85.4 (estimated)

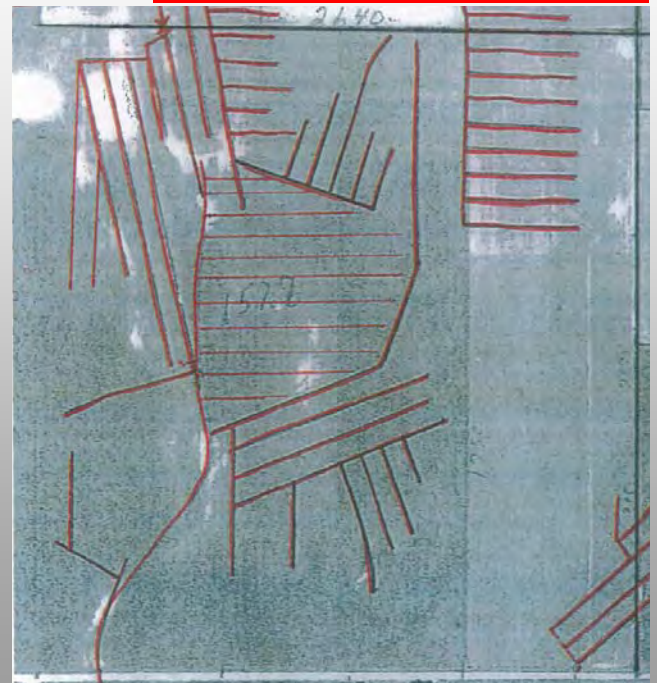
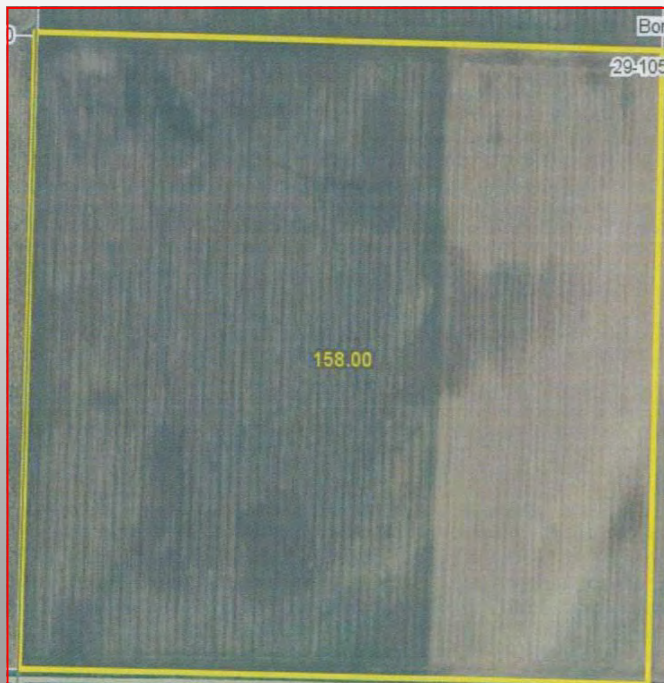
NRCS Classification Tillable Acres: NHEL / NW

Tile Information Combined Tracts #10 - #12:

See page #22 for information on estimated tile for tracts 10 - 12.

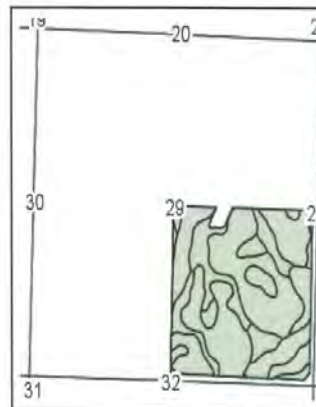
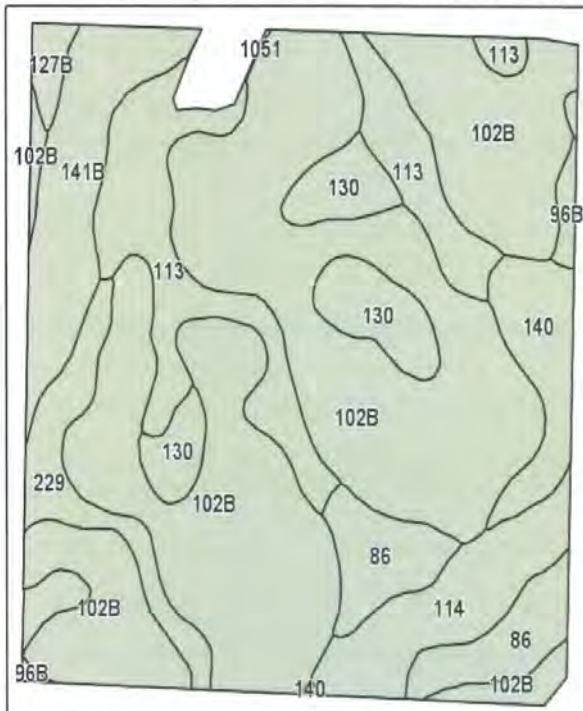
Tract #11 Tile map

Tract #11



FARM GROUP #4 - TRACT #12 - SE1/4 29-105-40 Murray Co. - 160 acres +/-

Soils Map



State: Minnesota
County: Murray
Location: 29-105N-40W
Township: Bondin
Acres: 151.9
Date: 9/27/2012

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Maps provided by:
surety
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Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
102B	Clarion loam, 2 to 4 percent slopes	81.4	53.4%	Ile	95	175	52
113	Webster clay loam	18.3	12.1%	IIlw	93	171	51
141B	Egeland sandy loam, 2 to 6 percent slopes	10.6	7.0%	IIle	88	125	37
86	Canisteo clay loam	8.7	5.7%	IIlw	93	171	51
114	Glencoe silty clay loam	8.6	5.7%	IIlw	86	158	47
130	Nicollet loam	8.6	5.6%	I	99	182	54
229	Waldorf silty clay	7.3	4.8%	IIlw	85	156	47
140	Spicer silty clay loam	6.1	4.0%	IIlw	91	167	50
127B	Sverdrup sandy loam, 2 to 6 percent slopes	1.3	0.9%	IIle	49	90	27
96B	Collinwood silty clay, 2 to 6 percent slopes	1	0.7%	Ile	86	158	47
Weighted Average					91.3	167.9	50

Legal Description: SE1/4 29-105-40 Murray County, MN.

Tax PID #: 02-029-0030

FSA Information Tracts #12: FSA #4906 & 3356

Total Acres = 160 +/- acres

FSA Tillable Acres = 151.9 +/- acres (Estimated)

Corn Base Acres = 76 +/- acres (Estimated)

Corn Yield Direct = 98 +/- bushels

Corn Yield CC = 128 +/- bushels

Soybean Base

Acres = 75.3 +/- acres (Estimated)

Soybean Yield

Direct = 36 +/- bushels

Soybean Yield CC = 43 +/- bushels

Combined from two farm units, final determination by FSA upon transfer to buyer after purchase.

2012 Real Estate Tax: \$3,416

Crop Productivity Index: 91.3 (estimated)

NRCS Classification Tillable Acres: NHEL / wetland

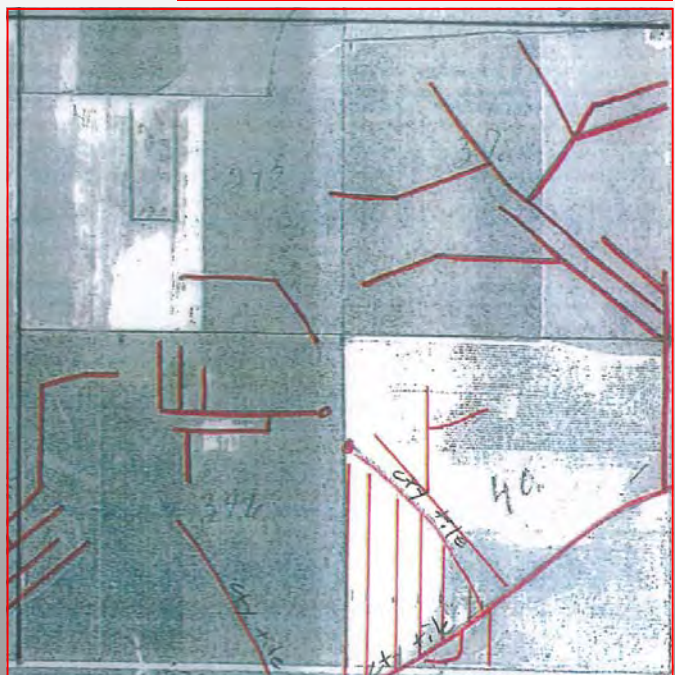
Tile Information Combined Tracts #10 -

#12:

See page #22 for information on estimated tile for tracts 10 - 12.

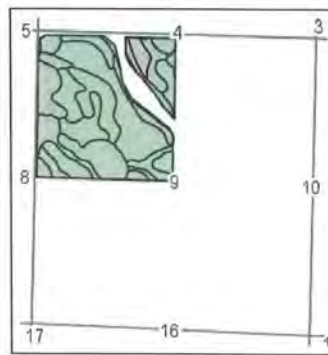
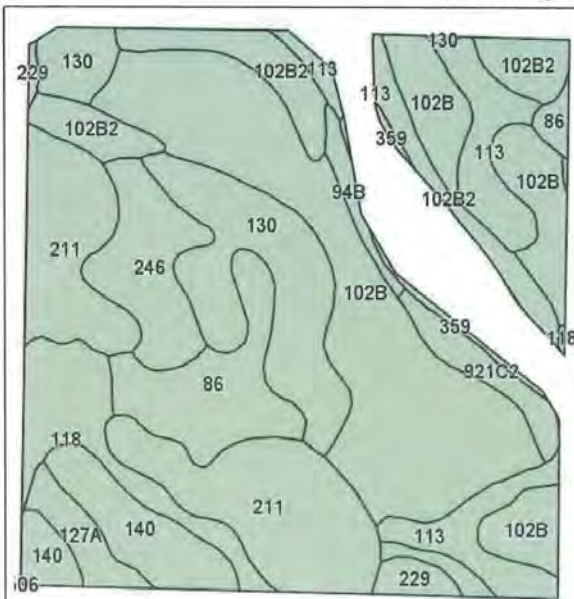
Tract #12 Tile map

Tract #12



FARM GROUP #4 - TRACT #13 - NW1/4 9-106-40 Murray Co. - 160 acres +/-

Soils Map



State: Minnesota
County: Murray
Location: 9-106N-40W
Township: Lime Lake
Acres: 141.9
Date: 9/26/2012

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Maps provided by:

surety
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Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
102B	Clarion loam, 2 to 4 percent slopes	39.5	27.7%	Ile	95	175	52
211	Lura silty clay	21.7	15.3%	Illw	81	149	45
130	Nicollet loam	15.9	11.2%	I	99	182	54
102B2	Clarion loam, 3 to 6 percent slopes, eroded	12.4	8.8%	Ile	95	175	52
113	Webster clay loam	10.1	7.1%	Ilw	93	171	51
86	Canisteo clay loam	9.7	6.9%	Ilw	93	171	51
118	Crippin loam	8.3	5.9%	I	100	184	55
246	Marysland loam	7.5	5.3%	Ilw	65	120	36
140	Spicer silty clay loam	7.4	5.2%	Ilw	91	167	50
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	2.9	2.1%	Ills	87	160	48
127A	Sverdrup sandy loam, 0 to 2 percent slopes	2.7	1.9%	Ills	52	96	29
229	Waldorf silty clay	1.6	1.1%	Ilw	85	156	47
94B	Terril loam, 2 to 8 percent slopes	1.3	0.9%	Ile	99	182	54
359	Lamoure silty clay loam, frequently flooded	0.9	0.6%	Vlw	20		
Weighted Average					90	165.4	49.4

Legal Description: NW1/4 9-106-40
Murray County, MN.

Tax PID #: 13-009-0020

FSA Information: FSA #6120

Total Acres = 160 +/- acres

FSA Tillable Acres = 141.9 +/- acres

Corn Base Acres = 71.1 +/- acres

Corn Yield Direct = 98 +/- bushels

Corn Yield CC = 140 +/- bushels

Soybean Base

Acres = 70.1 +/- acres

Soybean Yield

Direct = 38 +/- bushels

Soybean Yield CC = 46 +/- bushels

2012 Real Estate Taxes: \$3,380

Crop Productivity Index: 90 (estimated)

NRCS Classification Tillable Acres: NHEL /
Wetland

Estimated Tile Information:

5" - 450 ft.

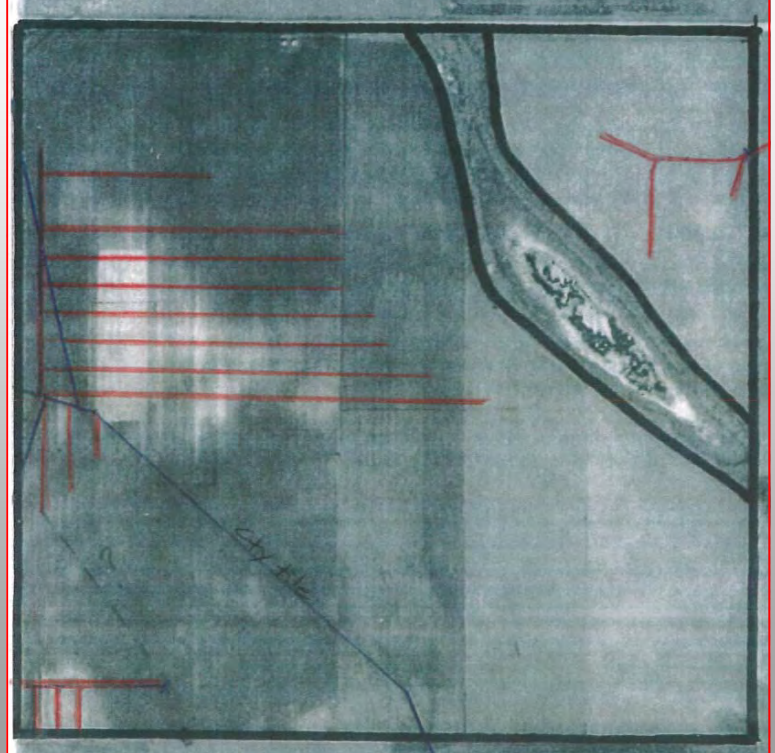
6" - 12,450 ft.

8" - 500 ft.

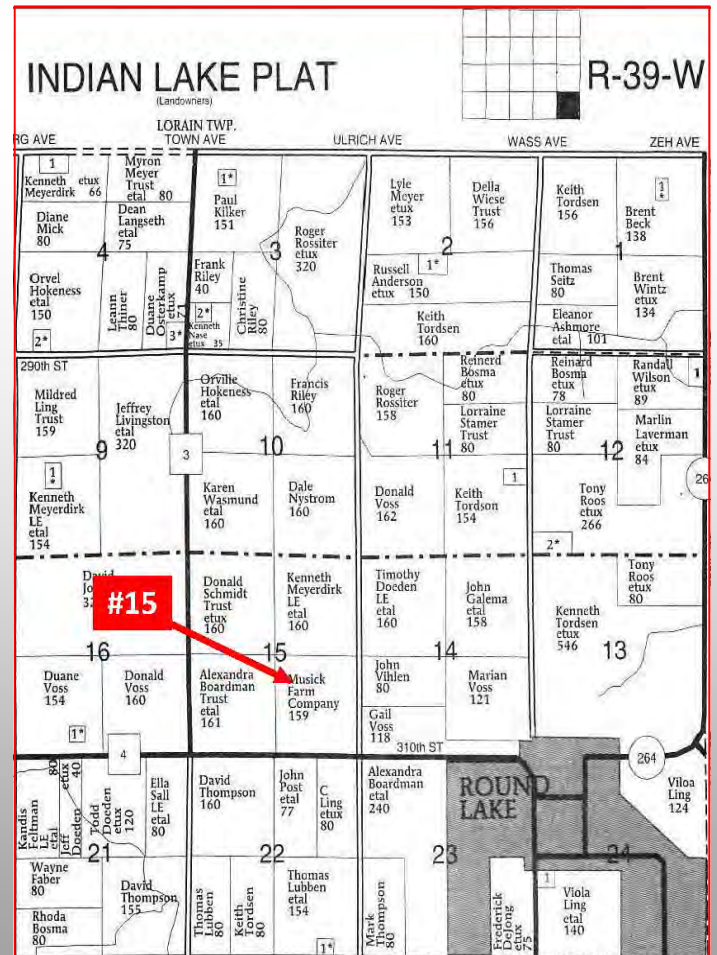
Total - 13,400 ft. +/-

Murray Co. JD Ditch #10—3,000 ft. +/-

Tract #13 Tile map

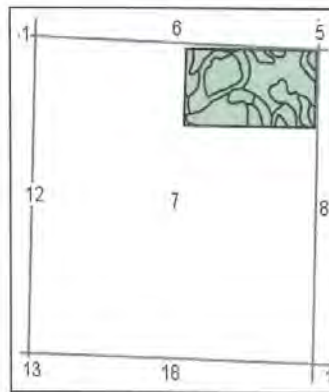
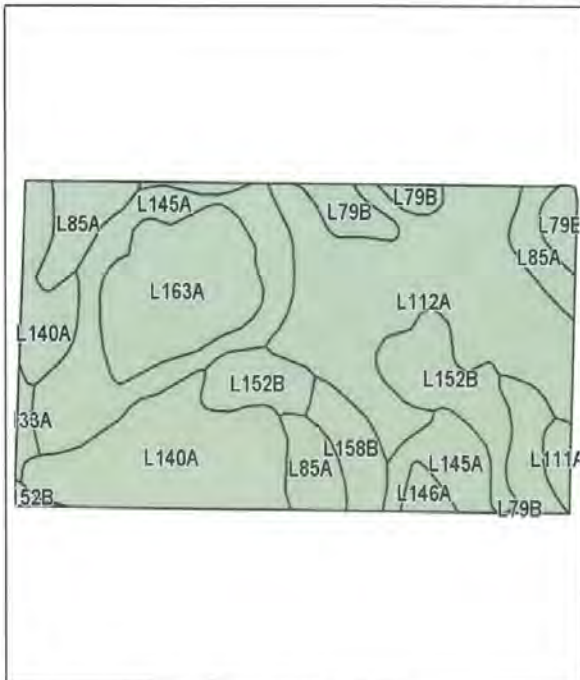


Farm Group #5 - Tracts #14 - #15



FARM GROUP #5 - TRACT #14 - N1/2 NE1/4 ex. E. 66' 7-102-39 Nobles Co. - 78 acres +/-

Soils Map



State: Minnesota
County: Nobles
Location: 7-102N-39W
Township: Lorain
Acres: 74.8
Date: 8/27/2012

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Maps provided by:



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L112A	Webster silty clay loam, 0 to 2 percent slopes	19.1	25.5%	IIw	94	173	52
L145A	Canisteo silty clay loam, 0 to 2 percent slopes	14.2	18.9%	IIw	93	171	51
L140A	Ochada silty clay loam, 1 to 3 percent slopes	12.9	17.2%	I	97	178	53
L163A	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	8.3	11.0%	IIIw	86	158	47
L152B	Lowleir-Round lake complex, 1 to 6 percent slopes	7	9.4%	IIIs	84	155	46
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.9	7.9%	I	99	182	54
L79B	Clarion loam, 2 to 5 percent slopes	3	4.0%	IIe	95	175	52
L158B	Round lake sandy loam, 1 to 6 percent slopes	2.3	3.1%	IIIs	61	112	34
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	0.8	1.1%	I	100	184	55
L146A	Glencoe silty clay loam, depressional, 0 to 1 percent slopes	0.7	0.9%	IIw	86	158	47
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	0.6	0.8%	IIw	85	156	47
Weighted Average					91.7	168.5	50.3

Legal Description: N1/2 NE1/4 ex. 66' 7-102-39 Nobles County, MN.

Tax PID #: 13-0047-000

FSA Information:

Total Acres = 78 +/- acres
FSA Tillable Acres = 74.8 +/- acres
Corn Base Acres = 37.3 +/- acres
Corn Yield Direct = 104 +/- bushels
Corn Yield CC = 155 +/- bushels
Soybean Base Acres = 37.3 +/- acres
Soybean Yield Direct = 28 +/- bushels
Soybean Yield CC = 34 +/- bushels

2012 Real Estate Tax: \$2,670

Crop Productivity Index: 91.7 (estimated)

NRCS Classification Tillable Acres: NHEL / NW

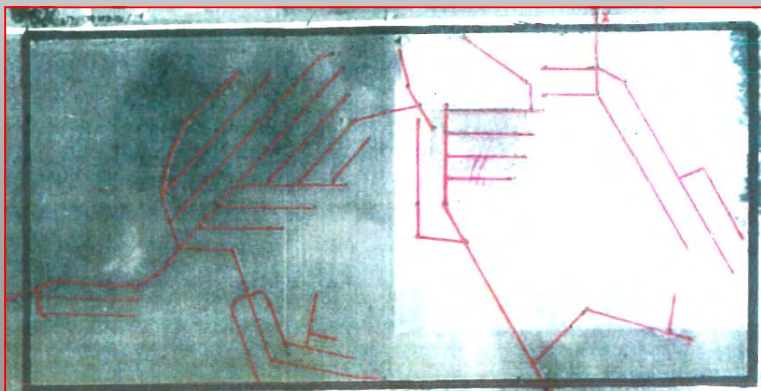
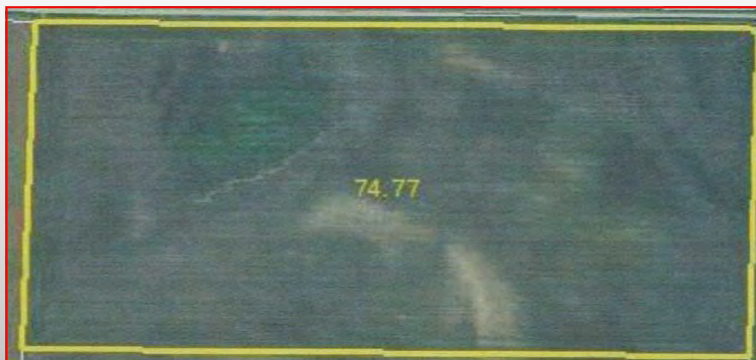
Estimated Tile Information:

4" - 2,343 ft.

6" - 14,579 ft.

Total - 16,922 ft. +/-

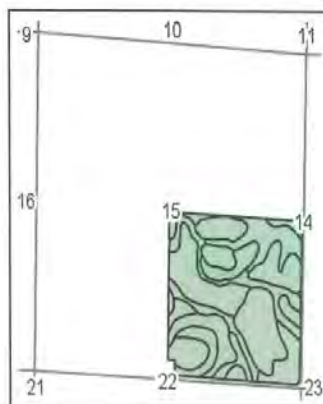
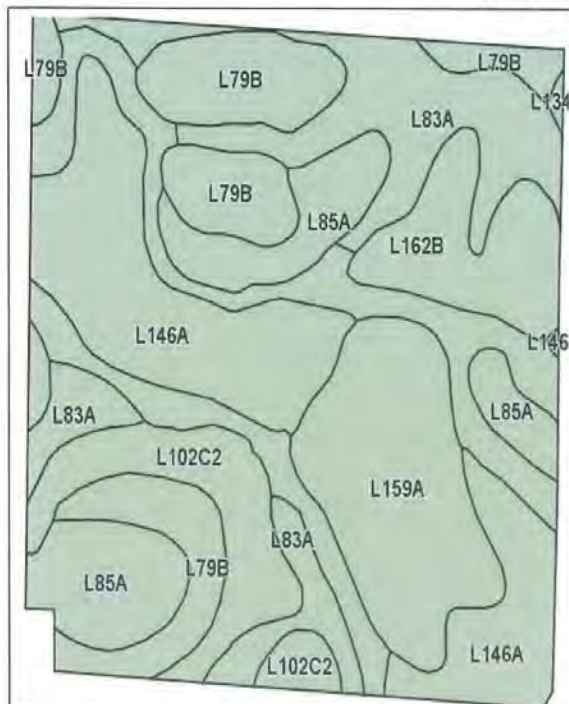
Tract #14



Tract #14 Tile map

FARM GROUP #5 - TRACT #15 - SE1/4 ex. 1 acre in SW corner 15-101-39 Nobles Co. - 159 acres +/-

Soils Map



State: Minnesota
County: Nobles
Location: 15-101N-39W
Township: Indian Lake
Acres: 149.3
Date: 8/27/2012

Fairland Management Company
"YOUR REAL ESTATE PROFESSIONALS"



Maps provided by:



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L146A	Glencoe silty clay loam, depressional, 0 to 1 percent slopes	28.3	19.0%	IIIw	86	158	47
L83A	Webster clay loam, 0 to 2 percent slopes	21.9	14.6%	IIw	93	171	51
L79B	Clarion loam, 2 to 5 percent slopes	21.4	14.3%	Ile	95	175	52
L159A	Knoke mucky silty clay loam, depressional, 0 to 1 percent slopes	19.4	13.0%	IIIw	78	144	43
L78A	Canisteo clay loam, 0 to 2 percent slopes	19.2	12.9%	IIw	93	171	51
L85A	Nicollet clay loam, 1 to 3 percent slopes	16.9	11.3%	I	99	182	54
L102C2	Omsrud-Storden complex, 6 to 12 percent slopes, moderately eroded	11.9	8.0%	IIIe	88	162	48
L162B	Clarion-Round lake complex, 2 to 6 percent slopes	10.1	6.7%	IIIs	78	144	43
L134B	Clarion-Crooksford complex, 1 to 5 percent slopes	0.2	0.2%	Ile	95	175	52
Weighted Average					89.3	164.3	48.9

Legal Description: SE1/4 ex. 1 acre in SW corner 15-101-39 Nobles County, MN.

Tax PID #: 08-0082-000

FSA Information: FSA #2053

Total Acres = 159 +/- acres
FSA Tillable Acres = 149.3 +/- acres
Corn Base Acres = 69.6 +/- acres
Corn Yield Direct = 98 +/- bushels
Corn Yield CC = 116 +/- bushels
Soybean Base

Acres = 78.7 +/- acres

Soybean Yield

Direct = 27 +/- bushels

Soybean Yield CC = 33 +/- bushels

2012 Real Estate Tax: \$3,310

Crop Productivity Index: 89.3 (estimated)

NRCS Classification Tillable Acres: NHEL / NW

Estimated Tile Information:

4" - 8,211 ft.

5" - 410 ft.

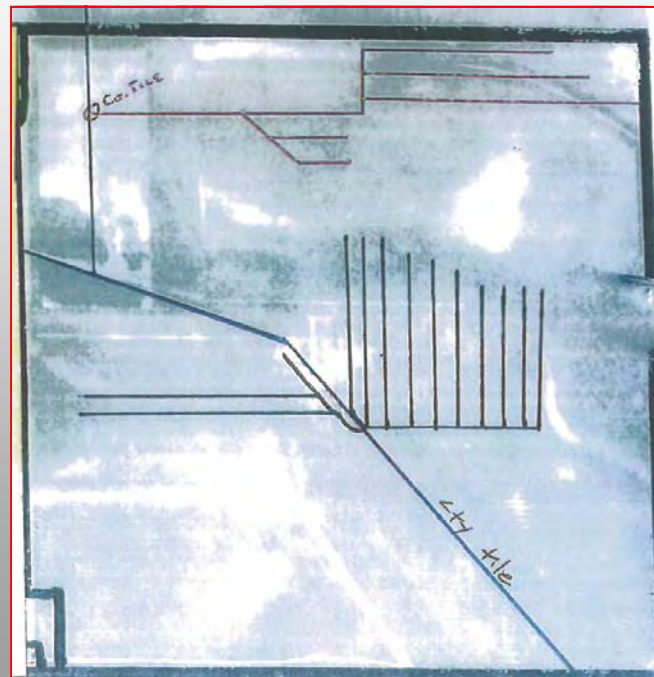
Balance - 4,350 ft.

Total - 13,866 ft. +/-

Nobles County Ditch #10 - 3,800 ft. +/-

Tract #15 Tile map

Tract #15



Auction Introduction

Fairland Management Company and Dan Pike Auction Company, are please to offer the Musick Farm Company 2,078.27 +/- acres of Southwestern Minnesota farmland for sale at public auction on Thursday & Friday, November 1 & 2, 2012 at 9:30 A.M. in Fulda, Minnesota.

This is an unprecedented opportunity to purchase high quality Southwestern Minnesota farmland at public auction. This property will be offered for sale in approximately 15 separate tracts ranging in size from 80 +/- acres to 160 +/- acres in size. Many of the tracts are contiguous and could be put together for larger farming units. They offer high quality soil types that are good for conventional row crop farming practices of this area.

Auction Terms

All bidders MUST register at the auction for a bidding number with driver's license identification and MUST either be present themselves or have a legal representative at the auction. The successful bidders / buyers at the conclusion of the auction each day, will be required to enter into a Purchase Agreement / Contract and shall make a 15% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing or any other contingencies of the buyers. All unpaid contract balances shall be due and payable in full on or before the closing dates that will be announced at the auction for each tract, but all sales are to be closed not later than December 14, 2012. Clear title will be granted upon closing. The buyer will have possession for 2013 crop year. The seller shall pay all real estate taxes that are due and payable in 2012. All properties are being sold subject to the 2012 cropland farm leases for the 2012 crop year. All Properties are being sold "AS IS", with no implied guarantee's or warranties whatsoever, except clear title. Property is being sold subject to any easements including road, drainage, utility or other easements of record. Upon completion of the signed purchase agreement, buyers will have the right to conduct fall tillage/fertilizer per terms of the agreement. Drainage easements will be included in the deeds for the properties that are split. The buyers are solely responsible for all inspections of the properties prior to their purchase and agree that they are purchasing the properties "AS IS". The sale of each tract of land is subject to the seller's approval, with the seller having the right to accept or reject any or all bids. Any statements made at the auction may take precedence over any printed information. The seller, broker, and auction company reserve the right to offer these properties in any combination they so desire, which may vary from advertising materials. The broker, Fairland Management Company, and the auctioneers, Dan Pike & Associates Auction Company, and their staffs represent the sellers solely with this auction and the sale of these properties.

Method of Sale

The properties will be offered by farm groups as separate tracts via our multi-parcel board bidding system. Each tract will be offered independent from each other. On the first day November 1, 2012, we will begin with offering Farm Group #1 containing 3 separate tracts, followed by Farm Groups #2 & #3 with their respective tracts. On the second day November 2, 2012, we will begin with offering Farm Group #4 containing 4 separate tracts, followed by Farm Group #5 with 2 separate tracts of land.

Further Information

Please review the brochure and call us or e-mail us with any questions. You can contact Fairland Management Company at 507-831-2808 or www.fairlandmanagement.com or Dan Pike Auction Company at 507-847-3468 or www.dan@danpikeauction.com.

Disclaimer

Fairland Management Co. & Dan Pike Auction Co. stipulate that they are representing the seller exclusively in this transaction. With regard to any parcel splits, the calculations are estimates only. The FSA will make all final determinations after the property is transferred. The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Fairland Management Co. & Dan Pike Auction Co., or their staffs. The buyer must make their own independent investigation of the property. The buyer is purchasing the property "AS IS".