

FAIRLAND MANAGEMENT COMPANY

P.O. BOX 128 WINDOM, MINNESOTA 56101-0128

www.fairlandmanagement.com

PHONE 507-831-2808

FAX 507-831-2810

FARMS FOR SALE

Buss Family

LAND DESCRIPTIONS

NW $\frac{1}{4}$ SW $\frac{1}{4}$ Ex. 5.5 acres & Ex N 4 Rods; W 10 acres in
NE $\frac{1}{4}$ SW $\frac{1}{4}$ Ex N 4 Rods; N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ Ex. E 15 Acres
&

S $\frac{1}{2}$ Govt Lot 2 & Mean Lot C W of 80 Rod Line

105.61 +/- Acres

SECTION 7-106-38

ROSEHILL TOWNSHIP

COTTONWOOD COUNTY

MINNESOTA

NE $\frac{1}{4}$ SE $\frac{1}{4}$ Ex 12.5 acres, SE $\frac{1}{4}$ SE $\frac{1}{4}$ & 1.5 acres in SE $\frac{1}{4}$ of Lot 5
69.00 +/- Acres

SECTION 12-106-39

DES MOINES RIVER TOWNSHIP

MURRAY COUNTY

MINNESOTA

Interested parties should contact Fairland Management Company at the above address.

FARMLAND FOR SALE

BUSS FAMILY

105.61+/- acres in SW $\frac{1}{4}$ of SECTION 7-106-38
ROSEHILL TOWNSHIP-COTTONWOOD COUNTY

&

69.00+/- acres in E $\frac{1}{2}$ SE $\frac{1}{4}$ & SE $\frac{1}{4}$ of Lot 5
of SECTION 12-106-39
DES MOINES RIVER TOWNSHIP-MURRAY COUNTY

We are pleased to announce the sale of land for the Buss family. The property is located southwest of Westbrook. The farm consists of 105.61 (+/-) acres in Rosehill Township in Cottonwood County and 69.00 (+/-) acres in Des Moines River Township in Murray County.

Terms: Landowner will offer said tracts of land for sale by private sealed bid auction. Bid forms are available upon request. Minimum bid is \$3,500 per acre. All bids are to be submitted in writing to and received by Fairland Management Company, 339 11th Street, P.O. Box 128, Windom, MN, 56101 on or before 12 PM, November 9, 2011. All bids must be accompanied with an earnest money check of 15% of the total bid payable to the Fairland Management Company Trust Account AND A LETTER OF GUARANTEED FUNDS from the bank where the check is being issued for 15% of the final purchase price. All bidders who submitted a bid prior to the deadline shall be eligible to raise their bid on November 10, 2011 at 10:00 AM at the Westbrook Community Center, Westbrook, MN. Only those who have submitted a bid are allowed to attend the private sealed bid auction.

Upon acceptance of a bid, the successful bidder will be required to immediately enter into a Purchase Agreement and shall pay the earnest money of 15% of the accepted bid. The balance of the purchase price shall be paid in cash on or before December 14-15, 2011, the scheduled dates of closing. Property sold subject to existing lease for 2011 crop year. Seller will receive 2011 cash rent. Real estate taxes payable in 2012 are sole responsibility of Buyer. Buyer may take possession one day after closing subject to the lease.

The real estate is being sold "AS IS" basis. Any announcements made on the day of the sale shall supercede this and all other announcements, printed or implied. Seller reserves the right to reject any and all bids and waive any irregularities in the bidding.

FAIRLAND MANAGEMENT COMPANY

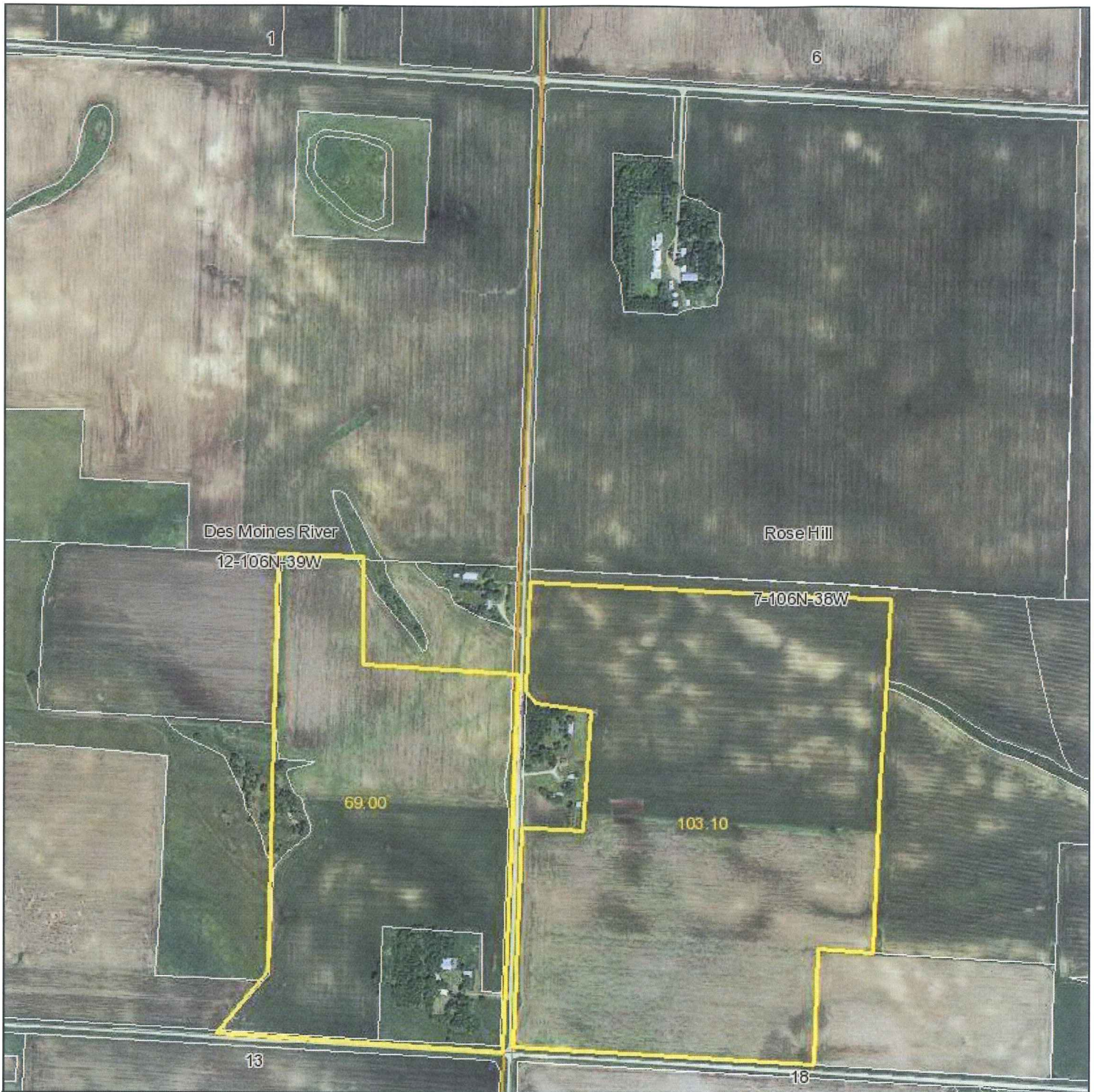
339 11th STREET, WINDOM, MN 56101

507-831-2808

www.fairlandmanagement.com

Your Ag Real Estate Professionals since 1922!

Aerial Map



**Fairland
Management
Company**
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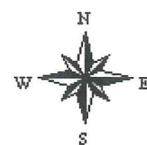
Maps provided by:



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7-106N-38W
Cottonwood County
Minnesota

map center: 44° 0' 1.67, 95° 27' 42.98
scale: 10263



10/11/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

FAIRLAND MANAGEMENT COMPANY

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FARM FOR SALE

Buss Family

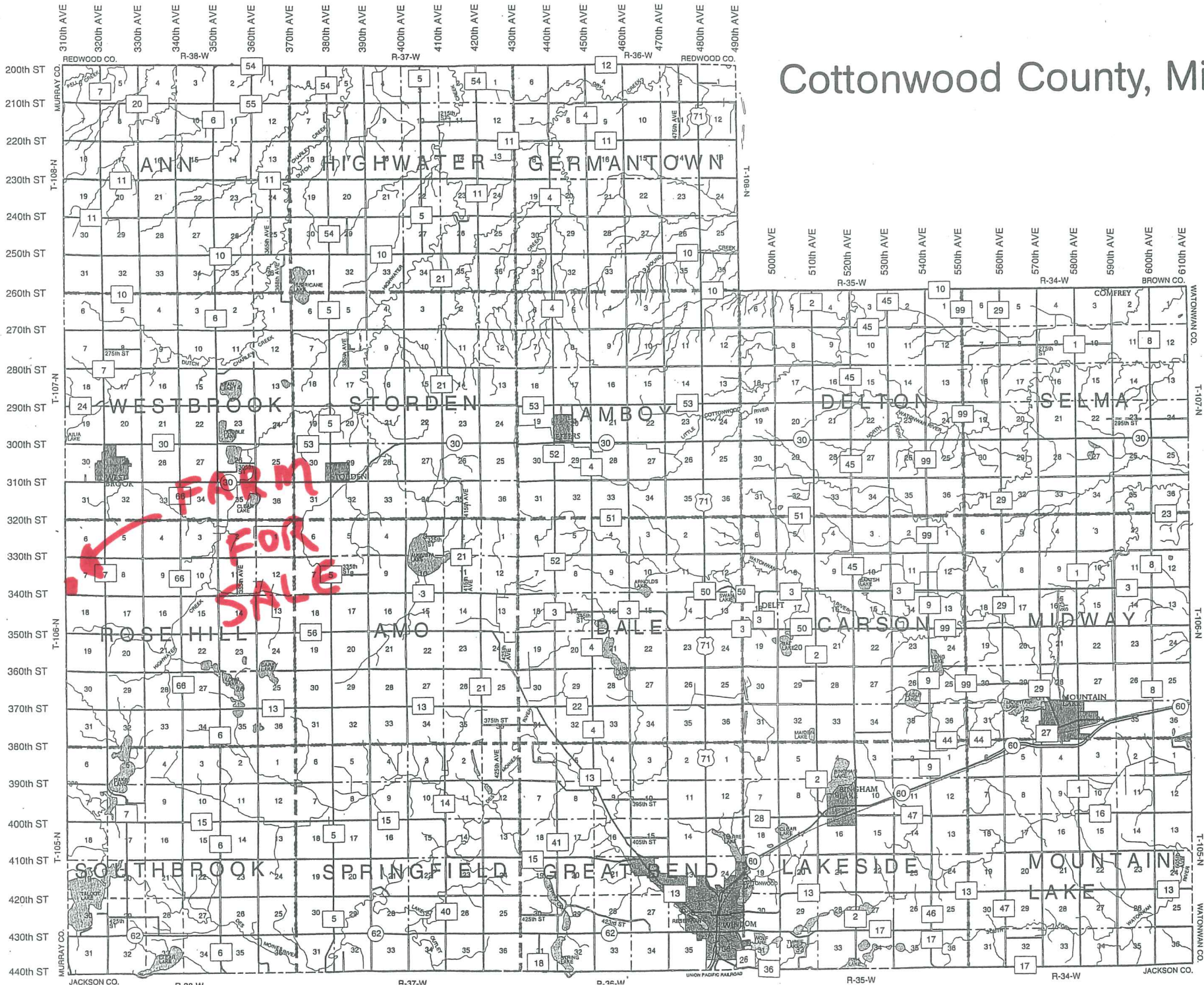
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NW $\frac{1}{4}$ SW $\frac{1}{4}$ Ex. 5.5 acres & Ex N 4 Rods; W 10 acres in
NE $\frac{1}{4}$ SW $\frac{1}{4}$ Ex N 4 Rods; N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ Ex. E 15 Acres
&
S $\frac{1}{2}$ Govt Lot 2 & Mean Lot C W of 80 Rod Line
105.61 +/- Acres

SECTION 7-106-38
ROSEHILL TOWNSHIP
COTTONWOOD COUNTY
MINNESOTA

Interested parties should contact Fairland Management Company at the above address.

Cottonwood County, Minnesota



Aerial Map



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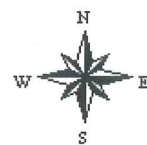
Maps provided by:



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7-106N-38W
Cottonwood County
Minnesota

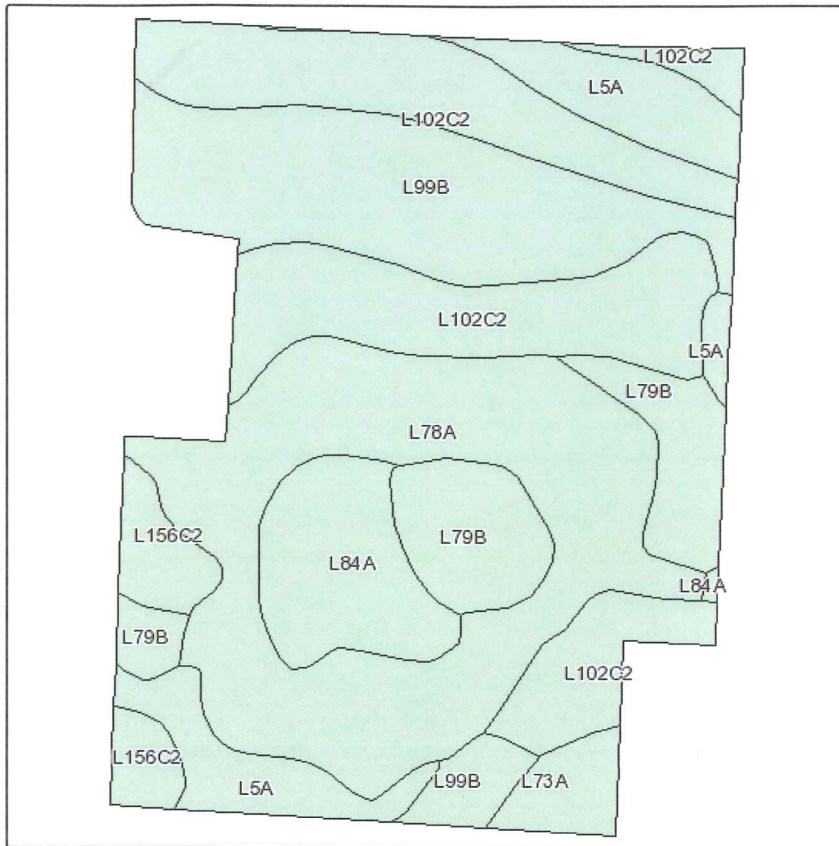
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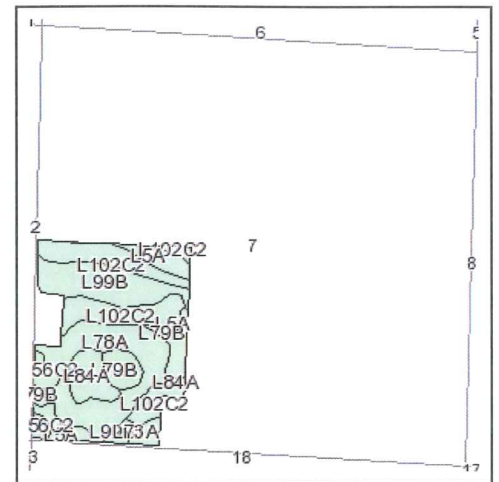
10/9/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Cottonwood**
Location: **007-106N-038W**
Township: **Rose Hill**
Acres: **103.1**
Date: **10/9/2011**

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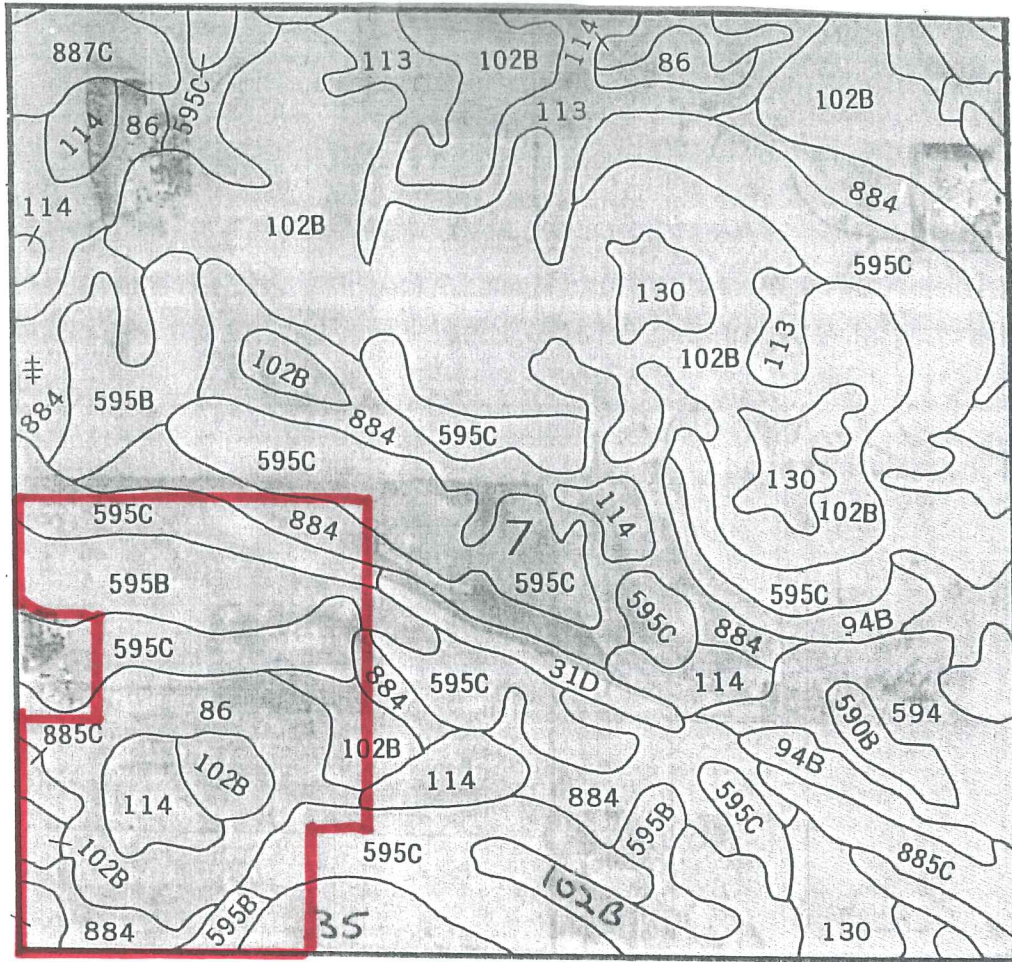
Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L78A	Canisteo clay loam, 0 to 2 percent slopes	27.2	26.4%	IIw	93	171	51
L102C2	Omsrud-Storden complex, 6 to 12 percent slopes, moderately eroded	26.1	25.3%	IIIe	88	162	48
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	18.4	17.9%	Ile	92	169	51
L79B	Clarion loam, 2 to 5 percent slopes	9.5	9.2%	Ile	95	175	52
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	8.8	8.5%	IIw	96	177	53
L84A	Glencoe clay loam, depressional, 0 to 1 percent slopes	7.2	7.0%	IIIw	86	158	47
L156C2	Omsrud-Storden-Pilot Grove complex, 6 to 12 percent slopes, moderately eroded	3.6	3.5%	IIIs	73	134	40
L73A	Blue Earth mucky silty clay loam, depressional, 0 to 1 percent slopes	2.3	2.2%	IIIw	77	142	42
Weighted Average					90.5	166.4	49.6

Cottonwood County



<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Class</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
35	Blue Earth Mucky Silty Loam	Nearly Level	VIW	2.99	3	60.0
86	Canisteo Clay Loam	Nearly Level	IIW	26.93	25	70.0
102B	Clarion Loam	Nearly Level	Ile	9.53	9	75.0
114	Glencoe Clay Loam	Nearly Level	IIIW	7.11	7	65.0
595B	Swanlake Loam	2 to 6% Slopes	Ile	18.94	18	50.0
595C	Swanlake Loam	6 to 12% Slopes	IIle	26.11	25	39.0
884	Webster-Delft Clay Loams	Nearly Level	IIw	9.59	9	78.0
885C	Swanlake - Salida Complex	6 to 12 % Slopes	IVe	4.41	4	25.0
Totals and Averages				105.61	100	57.4

FARM SUMMARY

BUSS FAMILY
105.61(+/-) acres in SW¼
SECTION 7-106-38
COTTONWOOD COUNTY
MINNESOTA

- County Parcel # : 13.007.0300 (80.32 acres) & 13.007.0500 (25.29 acres)
- Assessor's 1/1/11 Estimated Market Value: \$261,200 + \$95,300 = \$356,500
- 2011 Real Estate Taxes Payable (Non-Homestead – Ag): \$632 + \$232 = \$864

- Farm Program Data:

FSA Farm #	# 6314
FSA Corn Base	50.9 Acres
FSA Direct Corn Yield	103 Bu. Per Acre
FSA CC Corn Yield	111 Bu. Per Acre
FSA Soybean Base	52.2 Acres
FSA Direct Soybean Yield	26.0 Bu. Per Acre
FSA CC Soybean Yield	31.0 Bu. Per Acre
FSA DCP Cropland	103.1 Acres
ACRE	NO
Highly Erodible Land	NO
Wetlands:	NO

- Crop Equivalency Rating (CER) = 57.4
- Crop Productivity Index (CPI) = 90.5
- Tile: No Tile Maps Available

- Assessor's Acreage Breakdown:

Cultivation	103.00 Acres
Road	2.61 Acres

TOTAL	----- 105.61 =====
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(10/10/11)

BID SHEET
FARMLAND FOR SALE

Submit in writing to:

Fairland Management Company, 339 11th Street, P.O. Box 128

Windom, MN 56101

By 12 PM on November 9, 2011

105.61(+/-) acres in SW¼ of SECTION 7-106-38

\$ _____/acre X 105.61 Acres = Bid Amount \$ _____

TOTAL BID AMOUNT = \$ _____

EARNEST MONEY = TOTAL BID AMOUNT x 15%

EARNEST MONEY = \$ _____

Made Payable to "Fairland Management Company Trust Account"

Also include a LETTER OF GUARANTEED FUNDS from the bank where the check is issued. The letter needs to state: **Guaranteed Funds will be available for 15% of the final purchase price.**

NAME: _____

ADDRESS: _____

TELEPHONE: _____

FAIRLAND MANAGEMENT COMPANY

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FARM FOR SALE

Buss Family

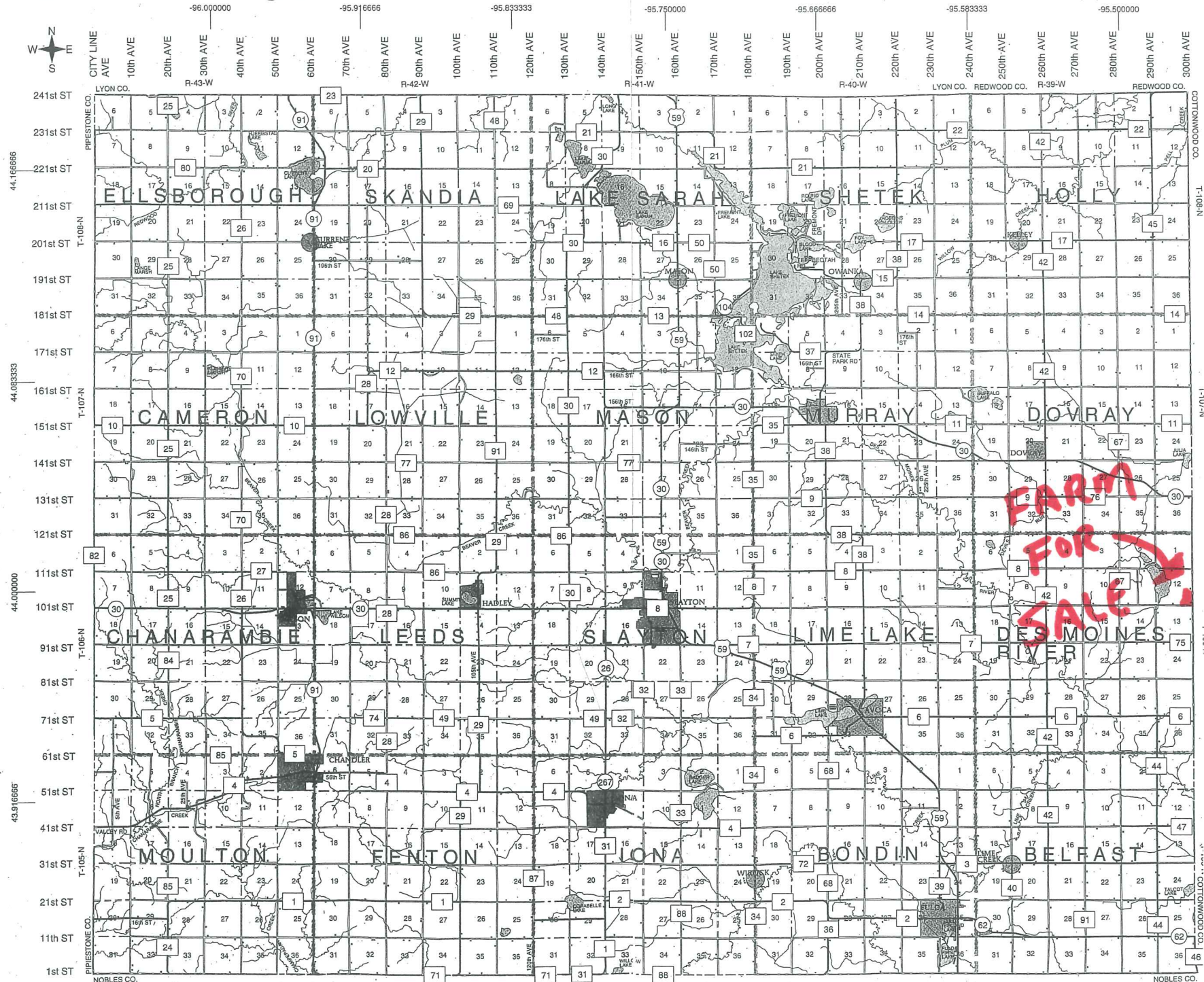
LAND DESCRIPTION

NE $\frac{1}{4}$ SE $\frac{1}{4}$ Ex 12.5 acres, SE $\frac{1}{4}$ SE $\frac{1}{4}$ & 1.5 acres in SE $\frac{1}{4}$ of Lot 5
69.00 +/- Acres

SECTION 12-106-39
DES MOINES RIVER TOWNSHIP
MURRAY COUNTY
MINNESOTA

Interested parties should contact Fairland Management Company at the above address.

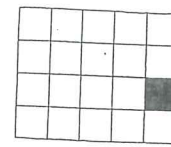
Murray County, Minnesota



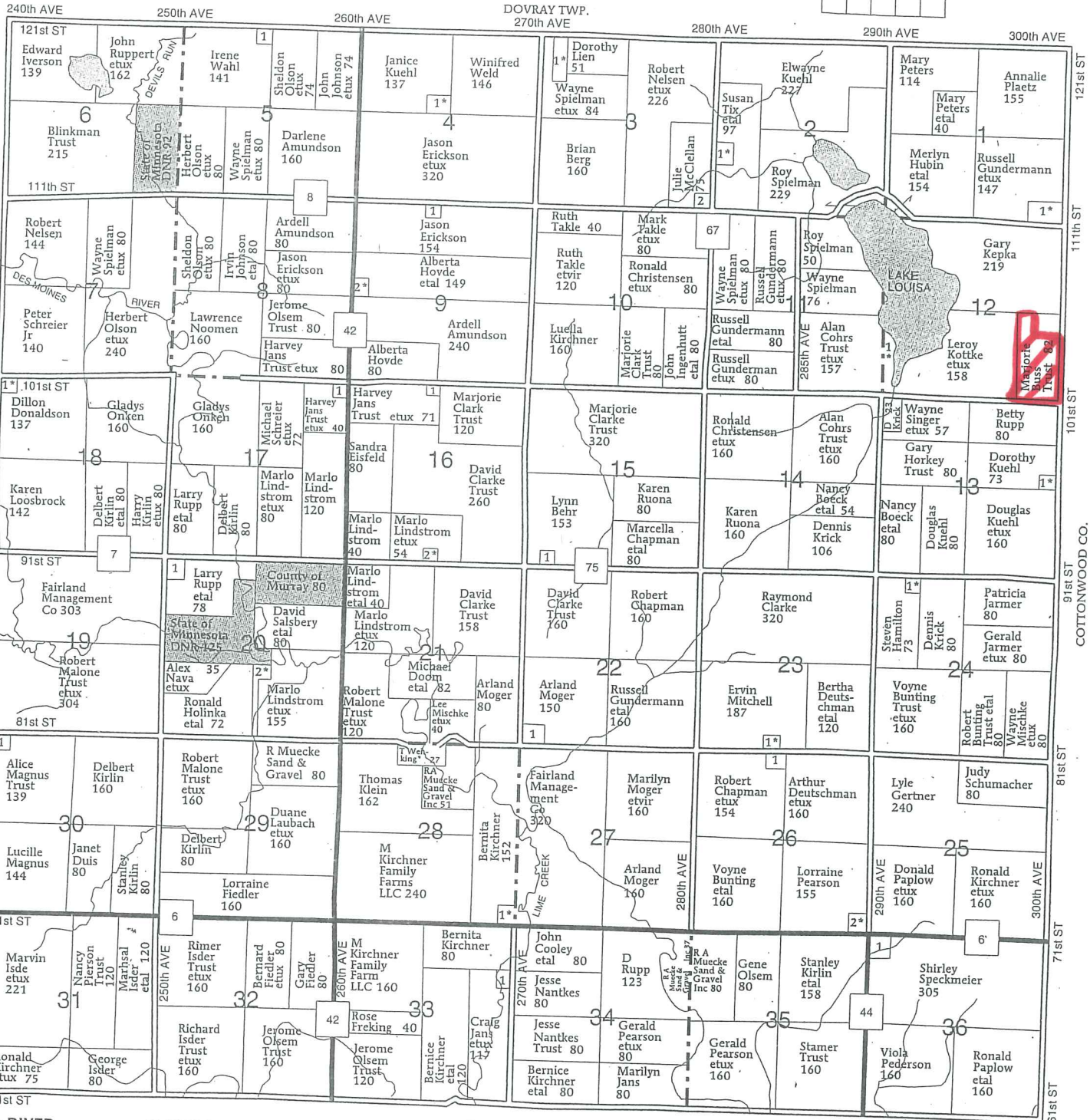
T-106-N

DES MOINES RIVER PLAT

(Landowners)

DOVRAY TWP.
270th AVE

R-39-W



COTTONWOOD CO.

61st ST

71st ST

81st ST

91st ST

101st ST

111th ST

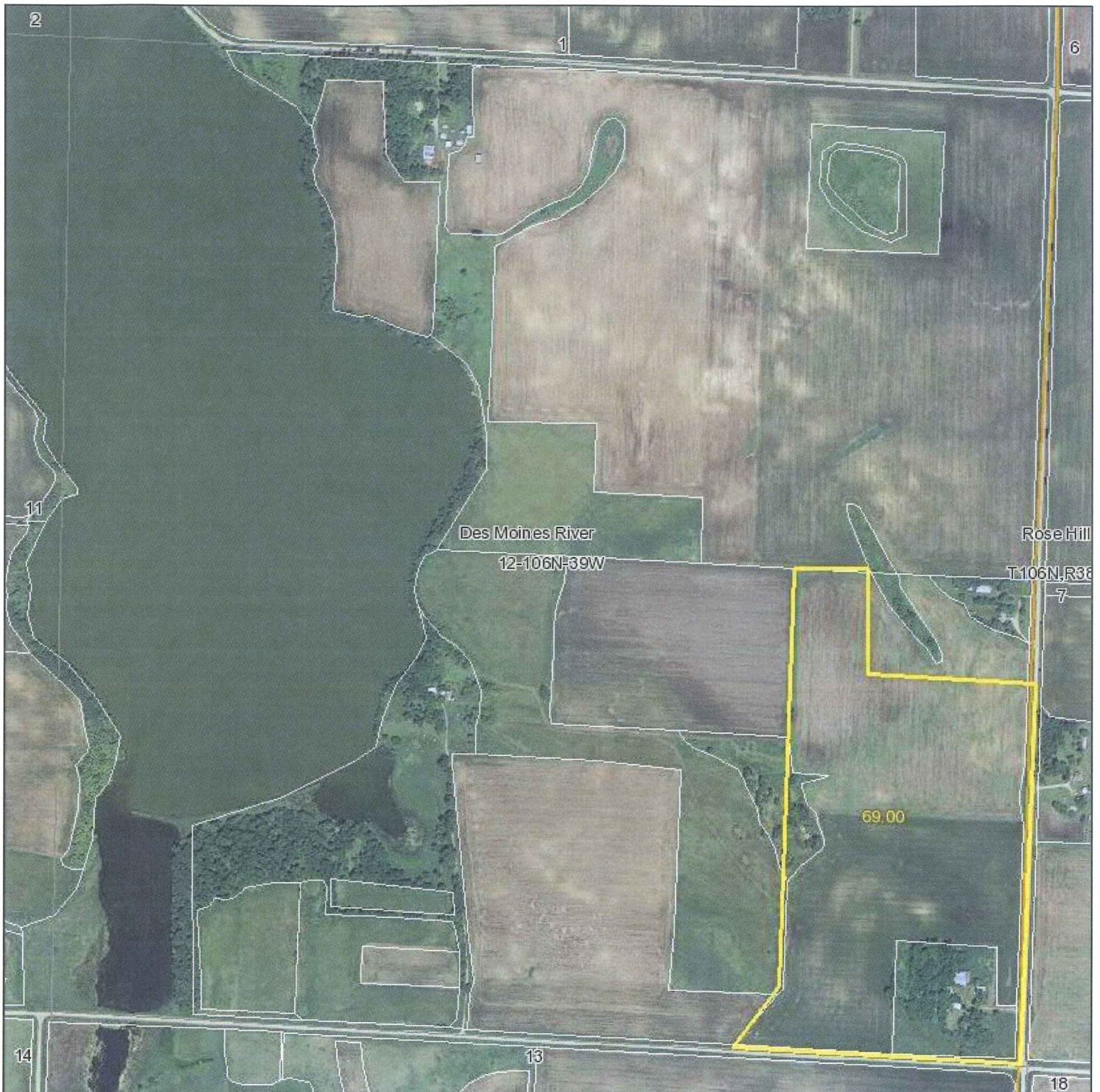
121st ST

SECTION 5

REF EAST TWP

DES MOINES RIVER

Aerial Map



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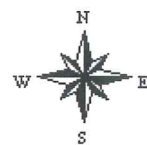
Maps provided by:



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12-106N-39W
Murray County
Minnesota

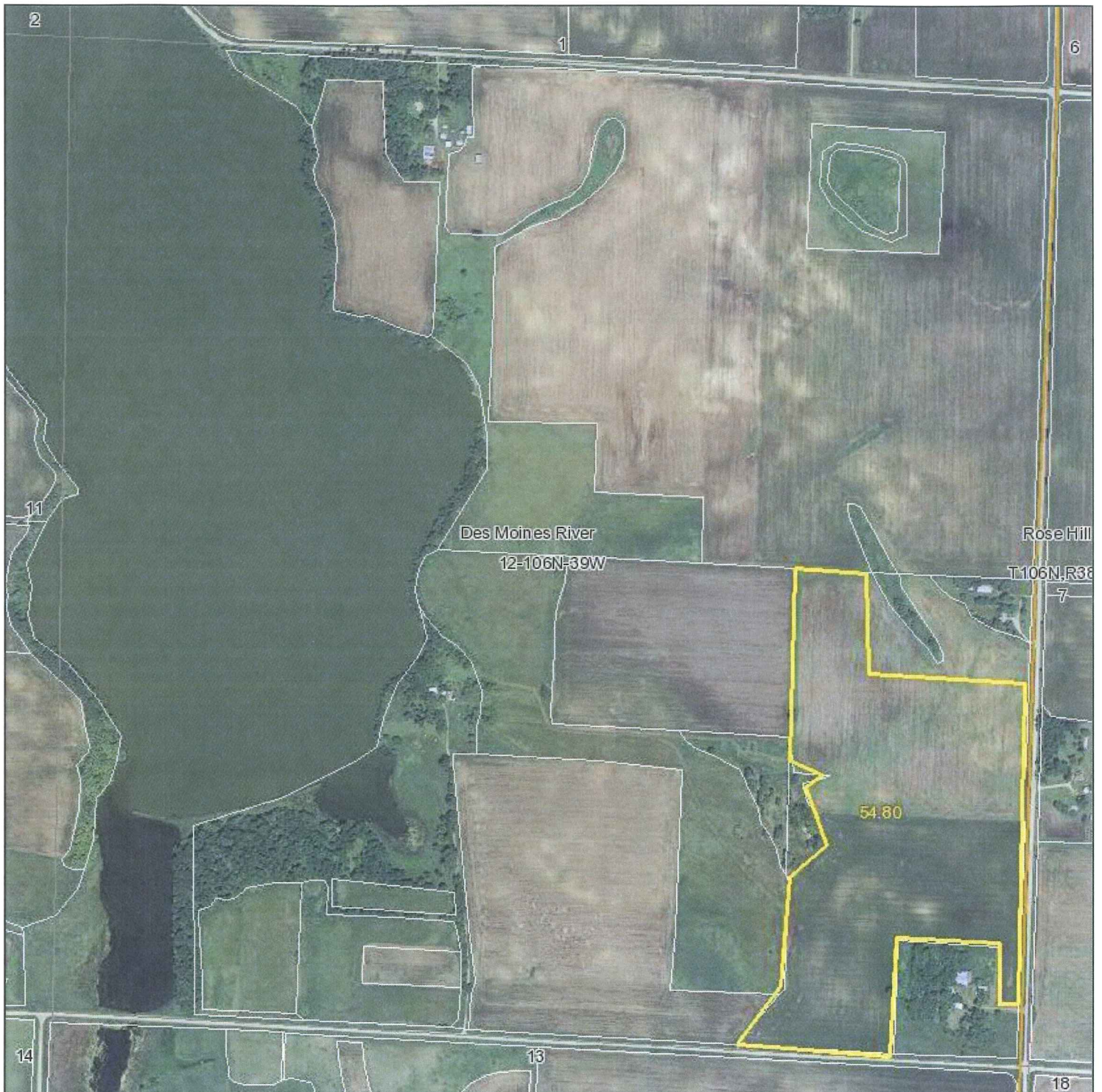
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scale: 10263



10/9/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Aerial Map



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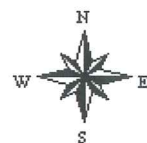
Maps provided by:



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**12-106N-39W
Murray County
Minnesota**

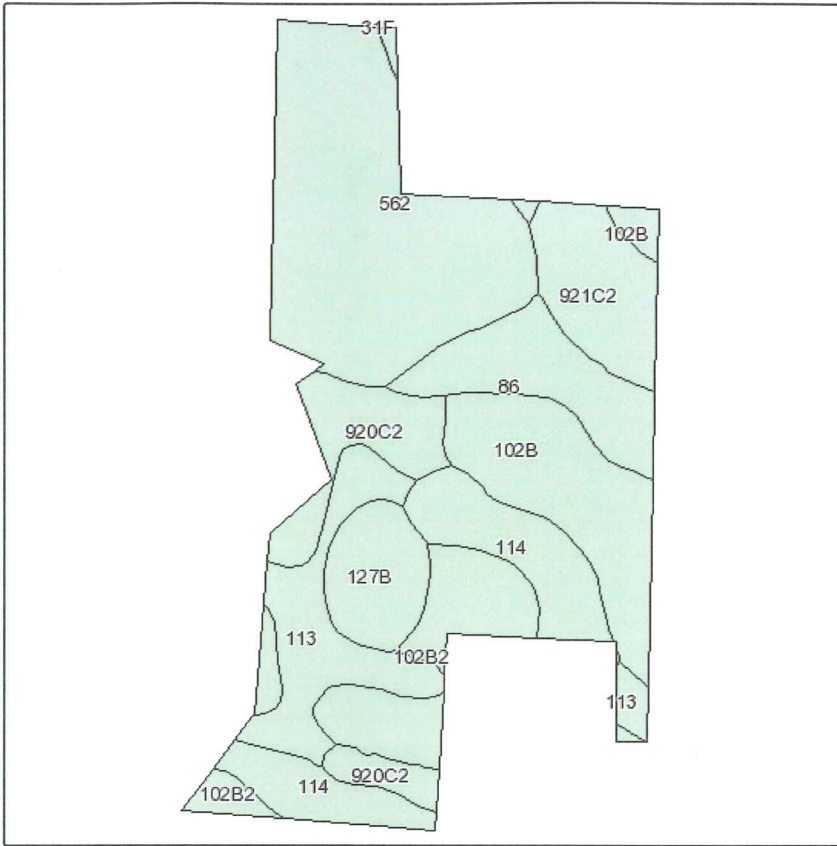
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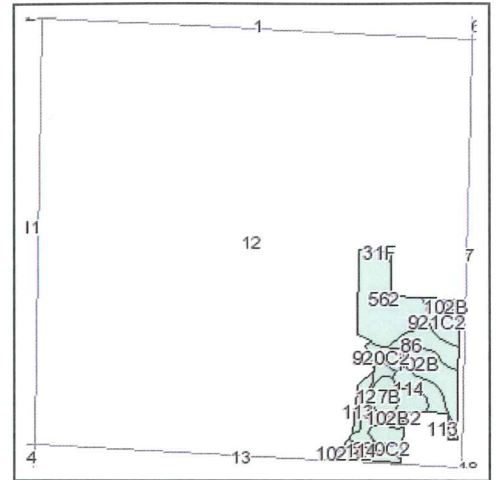
10/9/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map

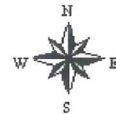


Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Murray**
Location: **012-106N-039W**
Township: **Des Moines River**
Acres: **54.8**
Date: **10/9/2011**

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Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
562	Knoke silty clay loam	15.2	27.3%	IIIw	78	144	43
102B	Clarion loam, 2 to 4 percent slopes	6.9	12.7%	IIe	95	175	52
114	Glencoe silty clay loam	5.9	10.9%	IIIw	86	158	47
113	Webster clay loam	5.4	9.9%	IIw	93	171	51
102B2	Clarion loam, 3 to 6 percent slopes, eroded	5	9.2%	IIe	95	175	52
920C2	Storden-Clarion-Arvilla complex, 6 to 15 percent slopes , eroded	4.8	8.7%	IIIe	71	131	39
86	Canisteo clay loam	4.4	8.1%	IIw	93	171	51
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	4	7.4%	IIIe	87	160	48
127B	Sverdrup sandy loam, 2 to 6 percent slopes	3	5.5%	IIIe	49	90	27
31F	Storden loam, 18 to 40 percent slopes	0.2	0.4%	VIIe	14		
Weighted Average					83.6	153.8	45.9

[illegible]

*Calculations based upon estimates using Surety Mapping program & County Assessor Soils Information

FARM SUMMARY

BUSS FAMILY

69.00 +/- acres in E½SE¼ & SE ¼ of Lot 5

SECTION 12-106-39

MURRAY COUNTY

MINNESOTA

- County Parcel # : 05.012.0040
- Assessor's 1/1/11 Estimated Market Value*: \$216,791
- 2011 Real Estate Taxes Payable (Non-Homestead – Ag)*: \$397

- Farm Program Data:

FSA Farm #	# 6314
FSA Corn Base*	27.0 Acres
FSA Direct Corn Yield	103 Bu. Per Acre
FSA CC Corn Yield	111 Bu. Per Acre
FSA Soybean Base*	27.0 Acres
FSA Direct Soybean Yield	26.0 Bu. Per Acre
FSA CC Soybean Yield	31.0 Bu. Per Acre
FSA DCP Cropland*	54.8 Acres
ACRE	NO
Highly Erodible Land	NO
Wetlands:	YES

- Crop Equivalency Rating (CER)- Cultivated Acres* = 61.4
- Crop Productivity Index (CPI) -Cultivated Acres* = 83.6
- Tile: No Tile Maps Available

- Acreage Breakdown*:

	<u>County Assessor</u>	<u>FSA/FMC</u>
Cultivation	63.20 Acres	54.80 Acres
Building Site	0.00 Acres	8.40 Acres
Pasture	1.30 Acres	1.30 Acres
Wildlife	2.00 Acres	2.00 Acres
Road	2.50 Acres	2.50 Acres
	-----	-----
TOTAL	69.00	69.00
	=====	=====

*Information is based upon estimated acreage splits utilizing Surety Mapping software. Final Assessor & Farm Service Agency (FSA) calculations will not be completed until after the property has transferred.

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By 12 PM on November 9, 2011

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SECTION 12-106-39

\$ _____/acre X 69.00 Acres = Bid Amount \$ _____

TOTAL BID AMOUNT = \$ _____

EARNEST MONEY = TOTAL BID AMOUNT x 15%

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