

FAIRLAND MANAGEMENT COMPANY

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

www.fairlandmanagement.com

PHONE 507-831-2808 FAX 507-831-2810

FARM FOR SALE

EVERETT KUEHL ESTATE

LAND DESCRIPTION

**E $\frac{1}{2}$ SE $\frac{1}{4}$
SECTION 36-106-38
ROSEHILL TOWNSHIP**

**W $\frac{1}{2}$ SW $\frac{1}{4}$,
E $\frac{1}{2}$ SW $\frac{1}{4}$ Ex. 10 acres,
& W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$
SECTION 32-106-37
AMO TOWNSHIP**

COTTONWOOD COUNTY, MINNESOTA

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

FARMLAND FOR SALE

COTTONWOOD COUNTY

EVERETT KUEHL ESTATE

Tracts to be sold:

Tract #1 - E½SE¼ - Section 36-106-38 – Rosehill Township

Tract #2 - W½SW¼ - Section 32-106-37 – Amo Township

Tract #3 - E½SW¼ Ex. 10 ac. - Section 32-106-37–Amo Township

Tract #4 - W½W½SE¼ - Section 32-106-37–Amo Township

Terms: Landowner will offer said tracts of land for sale by sealed bid. The Sellers reserve the right to offer these tracts separately or combined. 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 3 PM, Tuesday July 28, 2009. 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. All bidders who submitted a bid prior to the deadline shall be eligible to raise their bid on Wednesday July 29, 2009 at 10:00 AM at the Windom Community Center, Windom, MN.

Upon acceptance of a bid, the successful bidder(s) 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 September 30, 2009, the scheduled date of closing. Property sold subject to existing lease for 2009 crop year. Seller retains 2009 cash rent payments. Real Estate taxes payable in 2009 are sole responsibility of Seller. Real estate taxes payable in 2010 shall be paid by Buyer. Seller will provide survey if Tracts #2-#4 are sold separately. Buyer may take possession one day after closing.

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!

BID SHEET
FARMLAND FOR SALE

Submit in writing to:

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

Windom, MN 56101

By 3 PM on Tuesday, July 28, 2009

Tract #1 = 80 acres in the E½SE¼ of Section 36-106-38 – Rosehill Township

\$ _____/acre X 80 Acres = Bid Amount \$ _____

Tract #2 = 80 acres in the W½SW¼ of Section 32-106-37 – Amo Township

\$ _____/acre X 80 Acres = Bid Amount \$ _____

Tract #3 = 70 acres in the E½SW¼ Ex. 10 ac. of Section 32-106-37- Amo Township

\$ _____/acre X 70 Acres = Bid Amount \$ _____

Tract #4 = 40 acres in the W½W½SE¼ of Section 32-106-37 – Amo Township

\$ _____/acre X 40 Acres = Bid Amount \$ _____

TOTAL BID AMOUNT = Bid Amount Tract #1 + Tract #2 + Tract #3 + Tract #4

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: _____



MAP OF

ROSE HILL

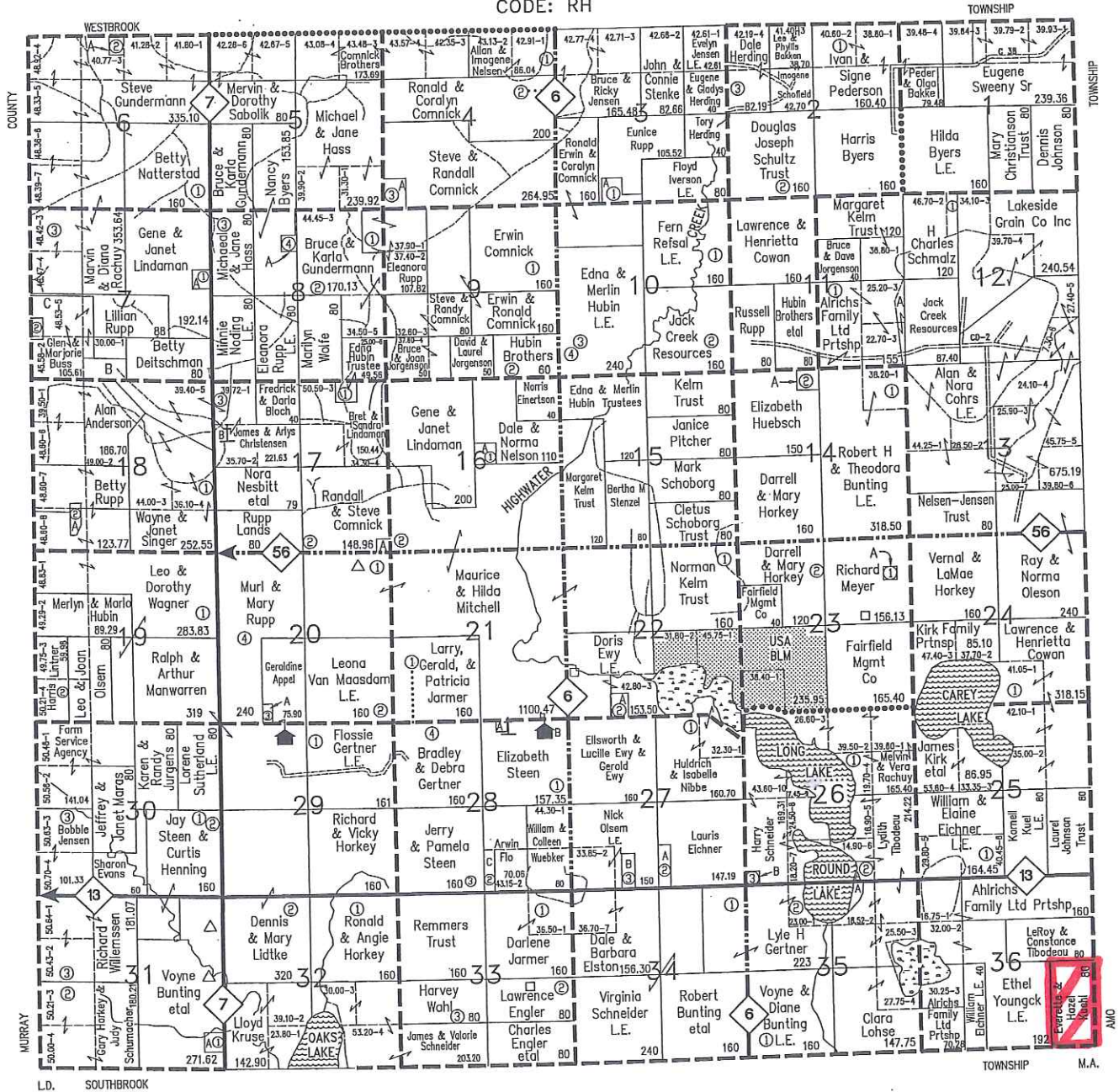


TOWNSHIP: 106 N

MIDLAND ATLAS COMPANY LLC COPYRIGHT 2000

RANGE: 38 W

CODE: RH



SEE SMALL TRACT OWNERS FOLLOWING TOWNSHIP MAPS



Minnesota
Cottonwood County
Rose Hill

T106 R038 S36

Farm Number Tract Number
4770 1506

Legend

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- CLU Field Boundary
- Tract Boundary
- Section Lines
- CRP Contracts



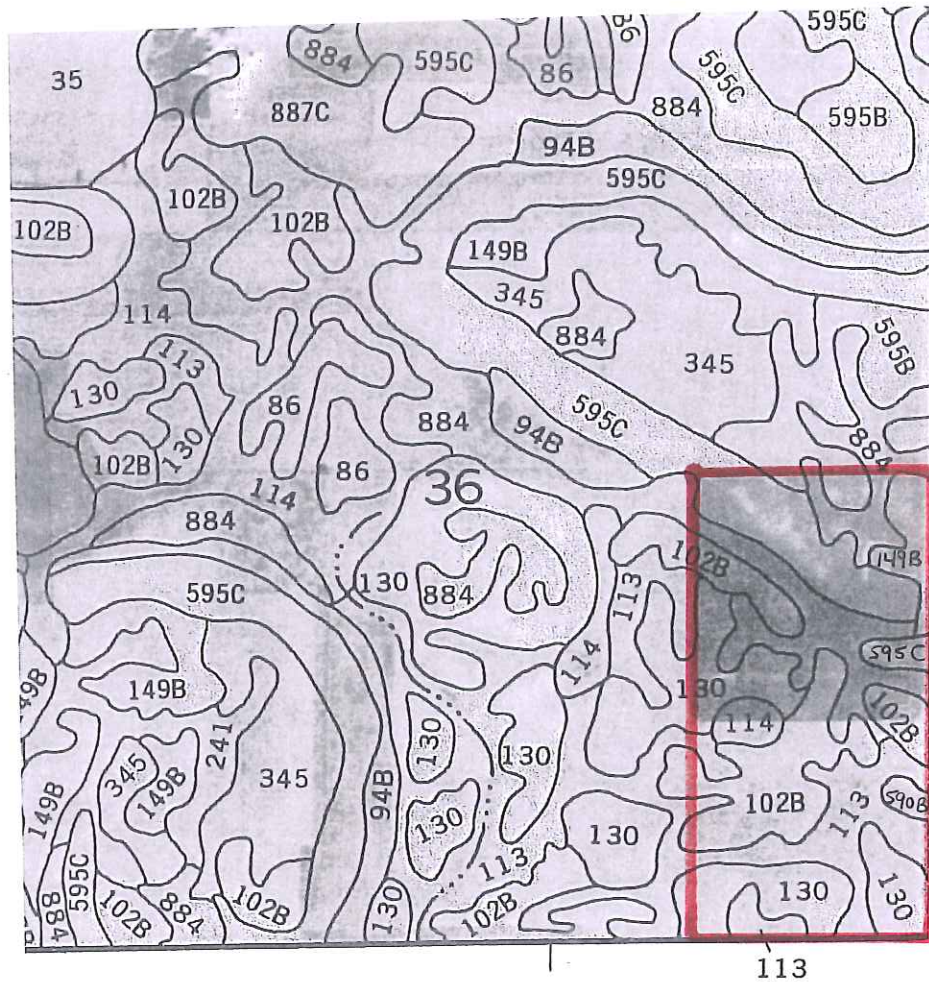
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2008 ortho rectified imagery for Minnesota. The producer accepts the data 'as is' and assumes 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 outside of 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 wetland boundaries and determinations, or contact NRCS.

Mar 29, 2009

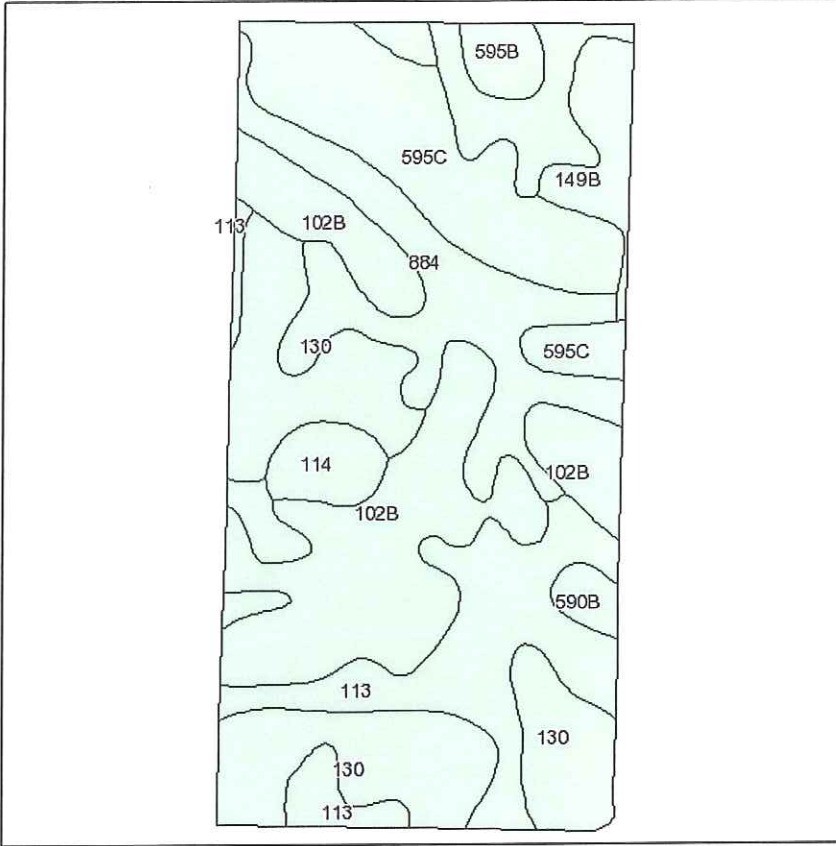
1:8,229

Soil Series and Type
E1/2SE1/4
Section 36-106-38

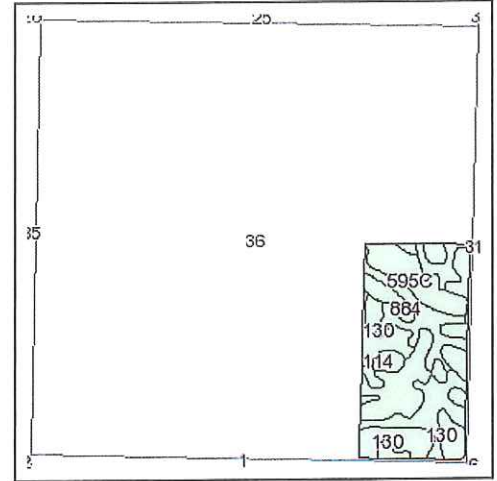


<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
102B	Clarion Loam	Nearly Level	17.1	21	75.0
113	Webster Clay Loam	Nearly Level	12.9	16	80.0
114	Glencoe Clay Loam	Nearly Level	2	3	65.0
130	Nicollet Clay Loam	Nearly Level	16.1	20	88.0
149B	Everly Clay Loam	2 to 6 % Slopes	4	5	77.0
590B	Jeffers Variant Clay Loam	2 to 4 % Slopes	1.1	1	71.0
595B	Swanlake Loam	2 to 6 % Slopes	1.7	2	50.0
595C	Swanlake Loam	6 to 12 % Slopes	11.6	15	39.0
884	Webster - Deleft Clay Loams	Nearly Level	13.5	17	78.0
Totals and Averages			80.00	100	73.0

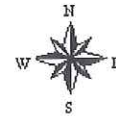
Soils Map



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: **036-106N-038W**
Township: **Rose Hill**
Acres: **76.4**



Maps provided by:

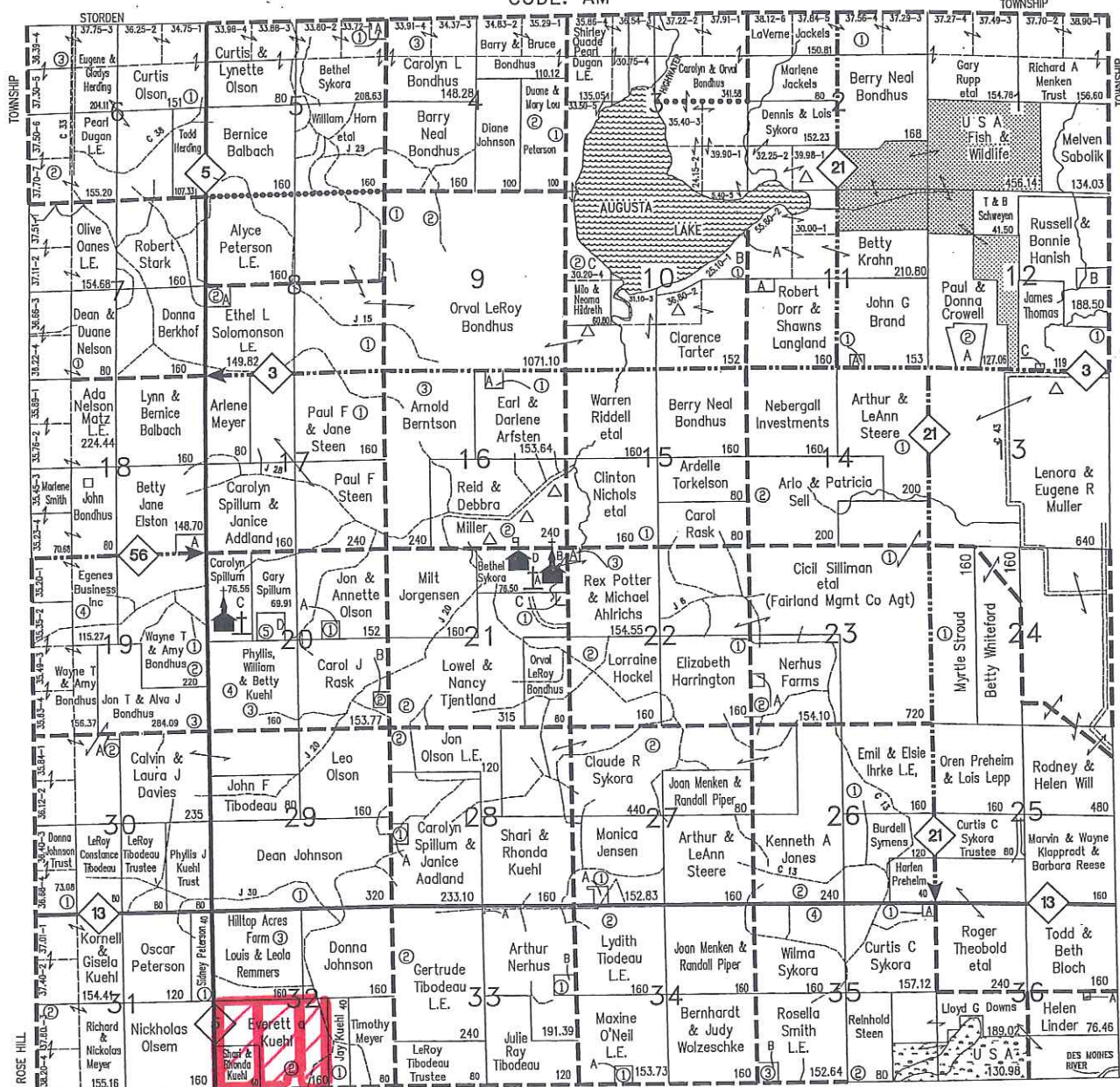


©AgriData, Inc 2008
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
102B	Clarion loam, 2 to 4 percent slopes	17.1	22.1%	Ile	95	175	52
130	Nicollet clay loam	15.4	20.2%	I	99	182	54
884	Webster-Delft clay loams	13.5	17.7%	IIw	93	171	51
113	Webster clay loam	12.2	16.0%	IIw	93	171	51
595C	Swanlake loam, 6 to 12 percent slopes	11	14.4%	IIIe	76	140	42
149B	Everly clay loam, 2 to 6 percent slopes	2.7	3.5%	Ile	93	171	51
114	Glencoe clay loam	1.9	2.5%	IIIw	86	158	47
595B	Swanlake loam, 2 to 6 percent slopes	1.8	2.4%	Ile	80	147	44
590B	Jeffers variant clay loam, 2 to 4 percent slopes	0.8	1.1%	Ile	92	169	51
Weighted Average					91.6	168.5	50.2



CODE: AM



L.D. SPRINGFIELD

TOWNSHIP M.A.

SEE SMALL TRACT OWNERS FOLLOWING TOWNSHIP MAPS



Minnesota
Cottonwood County
Amo

T106 R037 S32

Farm Number Tract Number
4770 7641

Legend

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- CLU Field Boundary
- Tract Boundary
- Section Lines
- CRP Contracts



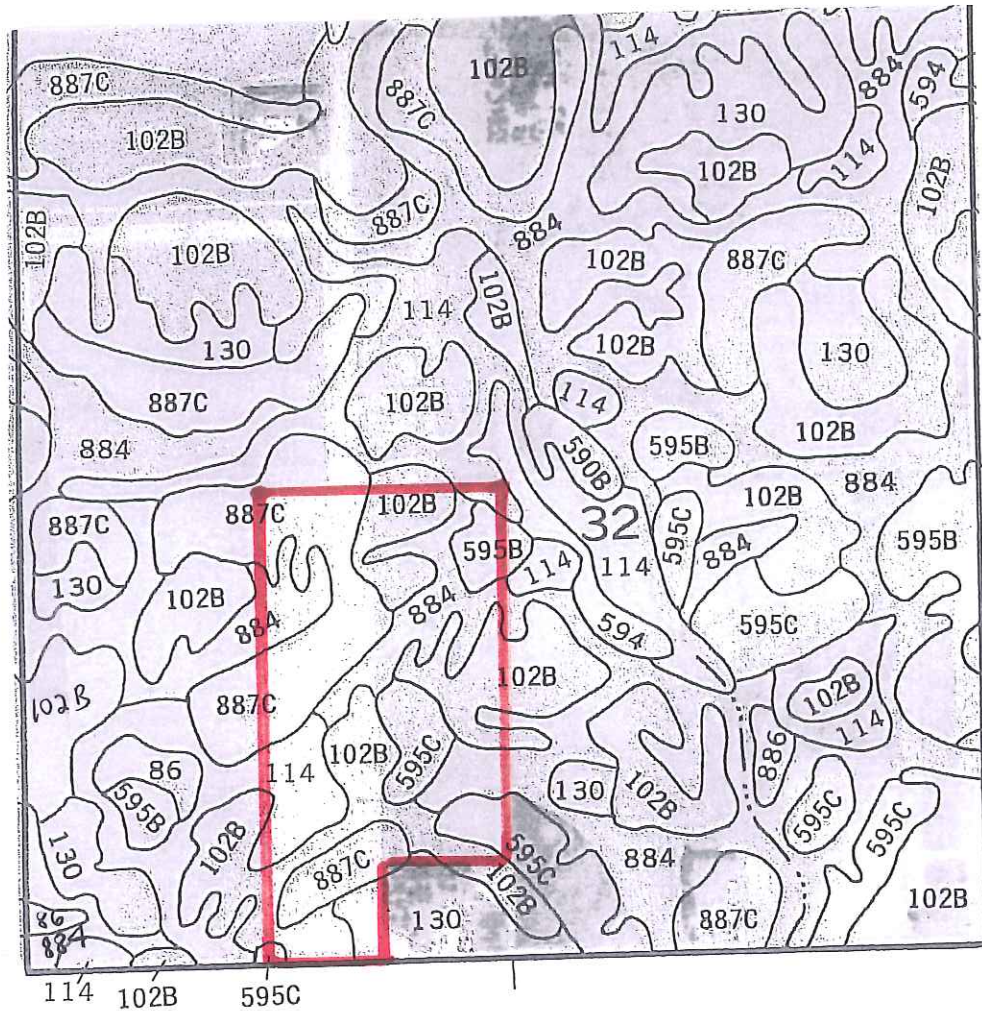
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2008 ortho rectified imagery for Minnesota. The producer accepts the data 'as is' and assumes 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 outside of FSA Programs.

Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CBA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS

The map displays a complex arrangement of land parcels, each labeled with a unique identifier. The labels include 102B, 130, 887C, 884, 114, 595B, 595C, 886, 86, 32, and 590B. A red rectangle is drawn on the map, highlighting a specific area in the bottom left corner. This area contains parcels labeled 887C, 130, 102B, 884, 102B, 887C, 114, 102B, 86, 595B, 130, 102B, 887C, 114, 102B, 595C, 130, 884, 886, 595C, 595C, 102B, and 114. The map also shows a network of roads and a river or stream flowing through the area.

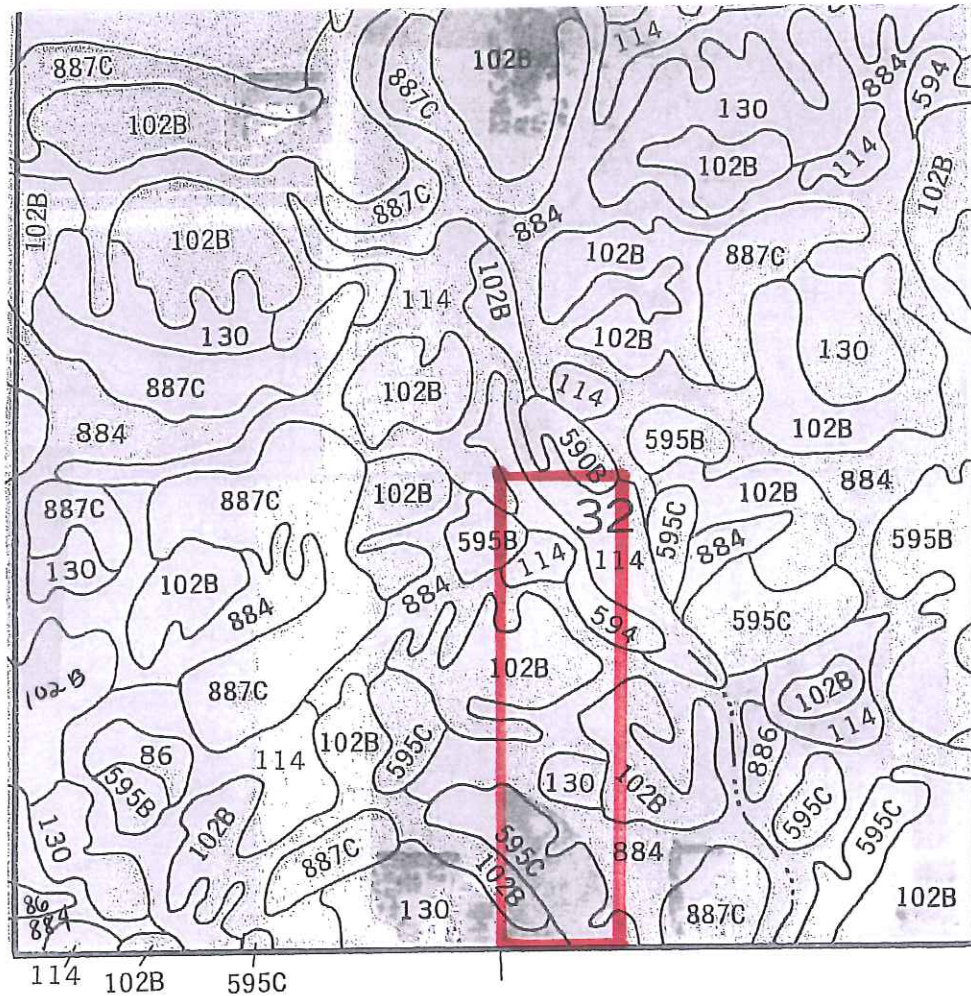
<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
86	Canisteo Clay Loam	Nearly Level	4	5	70.0
102B	Clarion Loam	Nearly Level	21	26	75.0
114	Glencoe Clay Loam	Nearly Level	13.6	17	65.0
130	Nicollet Clay Loam	Nearly Level	8.6	11	88.0
595B	Swanlake Loam	2 to 6 % Slopes	2.4	3	50.0
595C	Swanlake Loam	6 to 12 % Slopes	0.1	0	39.0
884	Webster - Deleft Clay Loams	Nearly Level	15.5	19	78.0
887C	Clarion - Swanlake Loams	6 to 12 % Slopes	14.8	19	46.0
Totals and Averages			80.00	100	68.9

Soil Series and Type
E1/2SW1/4 Excl. 10 acres
Section 32-106-37



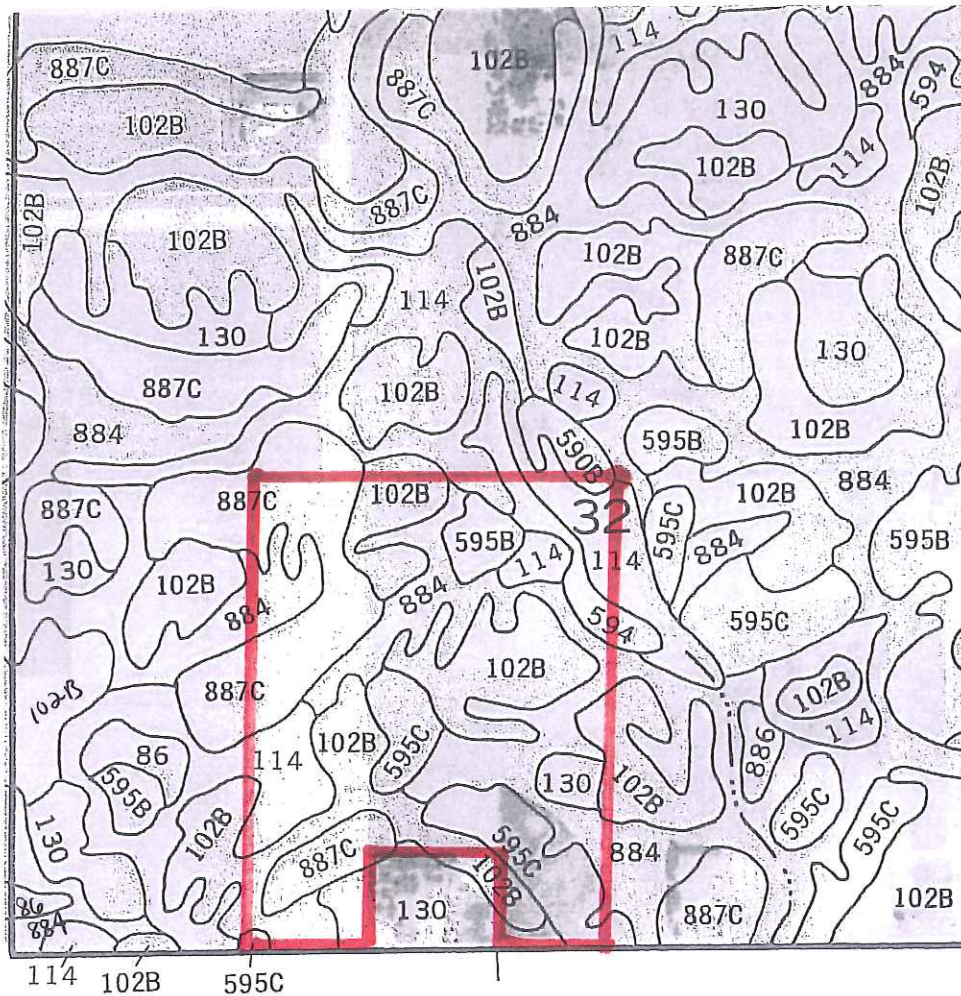
<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
102B	Clarion Loam	Nearly Level	20.5	29	75.0
114	Glencoe Clay Loam	Nearly Level	6.9	10	65.0
130	Nicollet Clay Loam	Nearly Level	1.4	2	88.0
595B	Swanlake Loam	2 to 6 % Slopes	2.4	3	50.0
595C	Swanlake Loam	6 to 12 % Slopes	5.8	8	39.0
884	Webster - Deleft Clay Loams	Nearly Level	14.7	21	78.0
887C	Clarion - Swanlake Loams	6 to 12 % Slopes	18.3	26	46.0
Totals and Averages			70.00	100	63.5

Soil Series and Type
W1/2W1/2SE1/4
Section 32-106-37



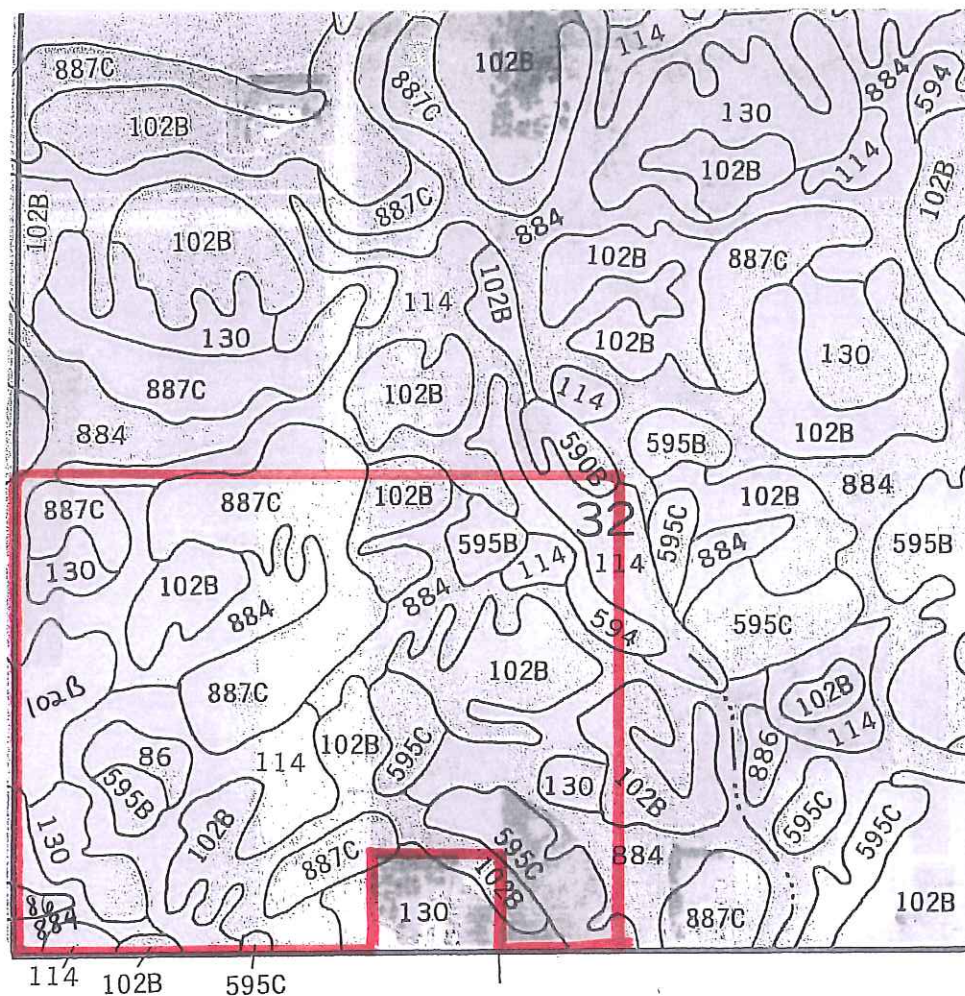
<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
102B	Clarion Loam	Nearly Level	9.5	24	75.0
114	Glencoe Clay Loam	Nearly Level	6.6	17	65.0
130	Nicollet Clay Loam	Nearly Level	2.2	6	88.0
590B	Jeffers Variant Clay Loam	2 to 4 % Slopes	1.3	3	71.0
594	Jeffers Clay Loam	Nearly Level	3.6	9	71.0
595B	Swanlake Loam	2 to 6 % Slopes	1.1	3	50.0
595C	Swanlake Loam	6 to 12 % Slopes	5.8	15	39.0
884	Webster - Deleft Clay Loams	Nearly Level	9.9	25	78.0
Totals and Averages			40.00	100	68.4

Soil Series and Type
E1/2SW1/4 Exc. 10 acres, & W1/2W1/2SE1/4
Section 32-106-37



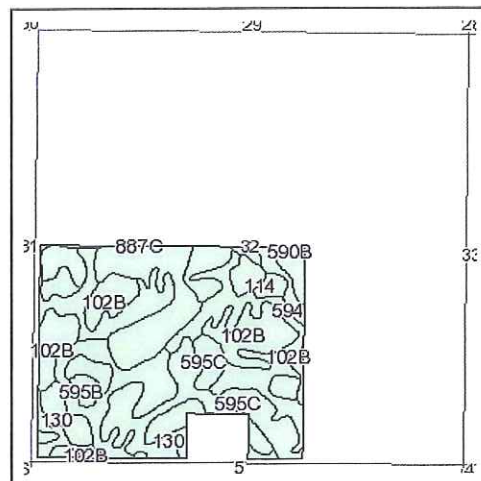
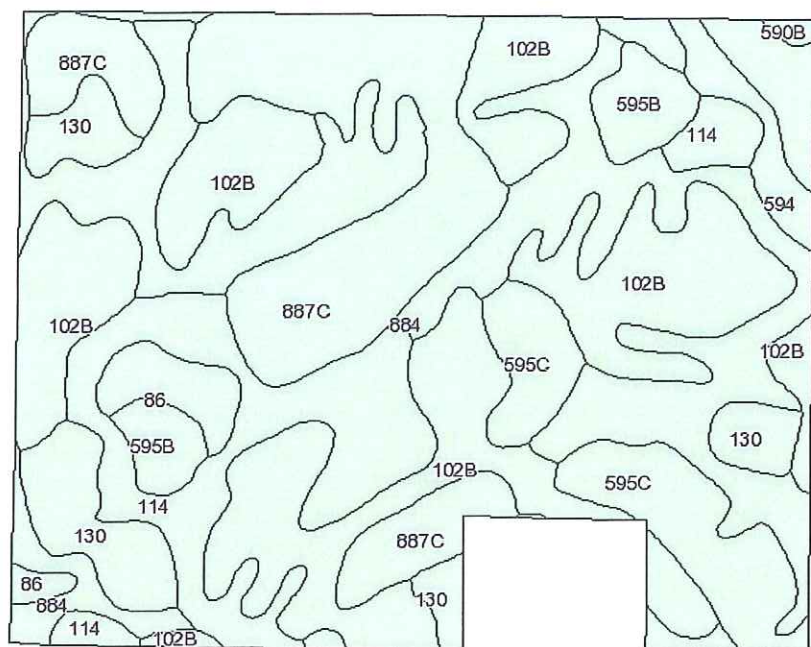
<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
102B	Clarion Loam	Nearly Level	30	27	75.0
114	Glencoe Clay Loam	Nearly Level	13.5	12	65.0
130	Nicollet Clay Loam	Nearly Level	3.6	3	88.0
590B	Jeffers Variant Clay Loam	2 to 4 % Slopes	1.3	1	71.0
594	Jeffers Clay Loam	Nearly Level	3.6	3	71.0
595B	Swanlake Loam	2 to 6 % Slopes	3.5	3	50.0
595C	Swanlake Loam	6 to 12 % Slopes	11.6	11	39.0
884	Webster - Deleft Clay Loams	Nearly Level	24.6	22	78.0
887C	Clarion - Swanlake Loams	6 to 12 % Slopes	18.3	17	46.0
Totals and Averages			110.00	100	65.3

Soil Series and Type
W1/2SW1/4, E1/2SW1/4 Exc. 10 acres, & W1/2W1/2SE1/4
Section 32-106-37



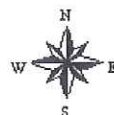
<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
86	Canisteo Clay Loam	Nearly Level	4	2	70.0
102B	Clarion Loam	Nearly Level	51	27	75.0
114	Glencoe Clay Loam	Nearly Level	27.1	14	65.0
130	Nicollet Clay Loam	Nearly Level	12.2	6	88.0
590B	Jeffers Variant Clay Loam	2 to 4 % Slopes	1.3	1	71.0
594	Jeffers Clay Loam	Nearly Level	3.6	2	71.0
595B	Swanlake Loam	2 to 6 % Slopes	5.9	3	50.0
595C	Swanlake Loam	6 to 12 % Slopes	11.7	6	39.0
884	Webster - Deleft Clay Loams	Nearly Level	40.1	21	78.0
887C	Clarion - Swanlake Loams	6 to 12 % Slopes	33.1	17	46.0
Totals and Averages			190.00	100	66.8

Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **032-106N-037W**
 Township: **Amo**
 Acres: **185.5**

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



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
102B	Clarion loam, 2 to 4 percent slopes	51.2	27.6%	Ile	95	175	52
884	Webster-Delft clay loams	38.1	20.6%	IIw	93	171	51
887C	Clarion-Swanlake loams, 6 to 12 percent slopes	31.6	17.0%	IIIe	84	155	46
114	Glencoe clay loam	25.6	13.8%	IIIw	86	158	47
595C	Swanlake loam, 6 to 12 percent slopes	13.2	7.1%	IIIe	76	140	42
130	Nicollet clay loam	12.6	6.8%	I	99	182	54
595B	Swanlake loam, 2 to 6 percent slopes	5.7	3.1%	Ile	80	147	44
86	Canisteo clay loam	3.9	2.1%	IIw	93	171	51
594	Jeffers clay loam	3.2	1.7%	IIw	92	169	51
590B	Jeffers variant clay loam, 2 to 4 percent slopes	0.4	0.2%	Ile	92	169	51
Weighted Average					89.8	165.4	49.2

FARM SUMMARY

EVERETT KUEHL ESTATE

COTTONWOOD COUNTY
MINNESOTA

	TRACT #1	TRACT #2	TRACT #3	TRACT #4
Legal Description	E1/2SE1/4	W1/2SW1/4	E1/2SW1/4 Ex. 10 ac.	W1/2W1/2SE1/4
	36-106-38	32-106-37	32-106-37	32-106-37
	Rosehill	Amo	Amo	Amo
Real Estate Tax ID #	13.036.0600	02.032.0400&401	02.032.0301	02.032.0501
Assessor's 1/1/09 Estimated Mkt Value	\$341,800	\$297,800	\$244,500	\$157,400
Real Estate Taxes Payable - 2009	\$1,566	\$1,320	\$1,084	\$698
Crop Equivalency Rating	73.0	68.9	63.5	68.4
Assessor's Acreage Breakdown				
Cultivated	77.00	75.71	69.57	39.50
Road	3.00	4.59	0.43	0.50
Total	80.00	80.00	70.00	40.00
FSA Information	FSA #4770	FSA #4770	FSA #4770	FSA #4770
Cultivated*	76.4	76.3	69.6	39.5
Corn Base*	38.1	38.1	34.7	19.7
Direct CornYield	115	115	115	115
CC Corn Yield	125	125	125	125
Soybean Base*	38.1	38.0	34.7	19.7
Direct SoybeanYield	28	28	28	28
CC Soybean Yield	34	34	34	34
HEL/Wetland	NONE	NONE	NONE	NONE

*Estimated for each tract – FSA will finalize after closing;

Tile: Amo 32 – Judicial Ditch #30; Branch C = 700 ft of 6-inch; Branch D = 1,000 ft. of 6-inch;
Branch D2 = 6-inch; Private Tile maps available upon request.

This information provided herein is a compilation of information received from other sources. THIS LISTING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. FAIRLAND MANAGEMENT COMPANY DOES NOT WARRANT THE ACCURACY OR VALIDITY OF THE INFORMATION AS PROVIDED. If you are relying on this information in making your purchasing decisions, we would strongly suggest that you contact the appropriate source to confirm the information.

(6/18/09)