

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

MATSON, ENGELSGJERD, MATSON

LAND DESCRIPTION

**SE $\frac{1}{4}$ NE $\frac{1}{4}$ & E $\frac{1}{2}$ SE $\frac{1}{4}$
LESS 10.0 ACRE BUILDING SITE, 111.39 ACRES +/-
SECTION 8-106-40**

LIME LAKE TOWNSHIP

MURRAY COUNTY, MINNESOTA

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

FARMLAND FOR SALE

MURRAY COUNTY

MATSON, ENGELSGJERD, MATSON

Tract to be sold:

SE $\frac{1}{4}$ NE $\frac{1}{4}$ & E $\frac{1}{2}$ SE $\frac{1}{4}$
LESS 10.0 ACRE BUILDING SITE, 111.39 ACRES +/-
SECTION 8-106-40
LIME LAKE TOWNSHIP

Terms: Landowner will offer said tract of land for sale by sealed bid. 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, Tuesday February 23rd, 2010. 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 February 24th, 2010 at 10:00 AM at the Grain Exchange Restaurant, Slayton, 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 March 30, 2010, the scheduled date of closing. Real estate taxes payable in 2010 shall be paid by Buyer. 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 12 PM on Tuesday, February 23rd, 2010

SE¹/₄NE¹/₄ & E¹/₂SE¹/₄
LESS 10.0 ACRE BUILDING SITE
SECTION 8-106-40

\$ _____/acre X 111.39 Acres = Bid Amount \$ _____

TOTAL BID AMOUNT = \$ _____

EARNEST MONEY = TOTAL BID AMOUNT x 15%

EARNEST MONEY = \$ _____

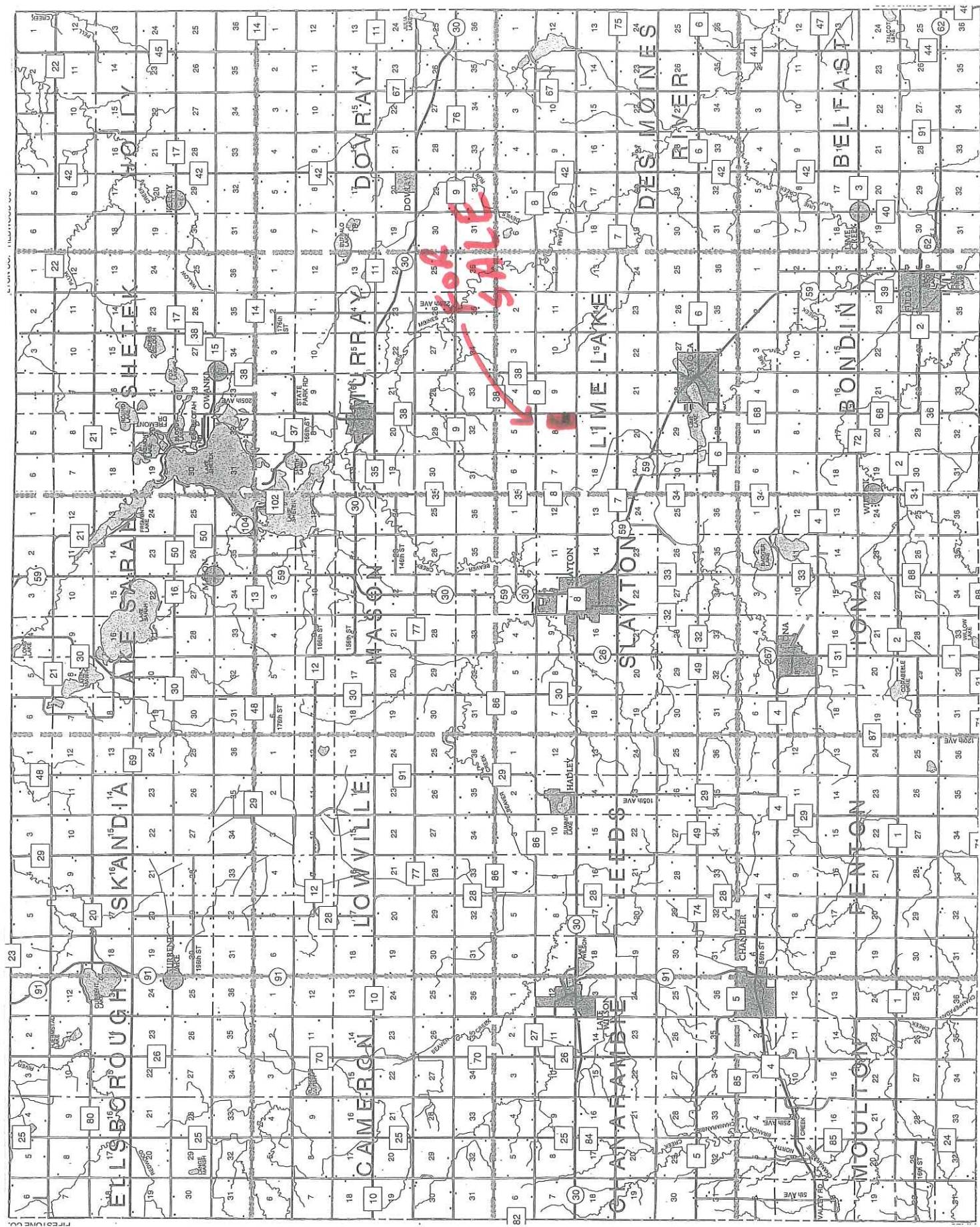
Made Payable to "Fairland Management Company Trust Account"

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: _____

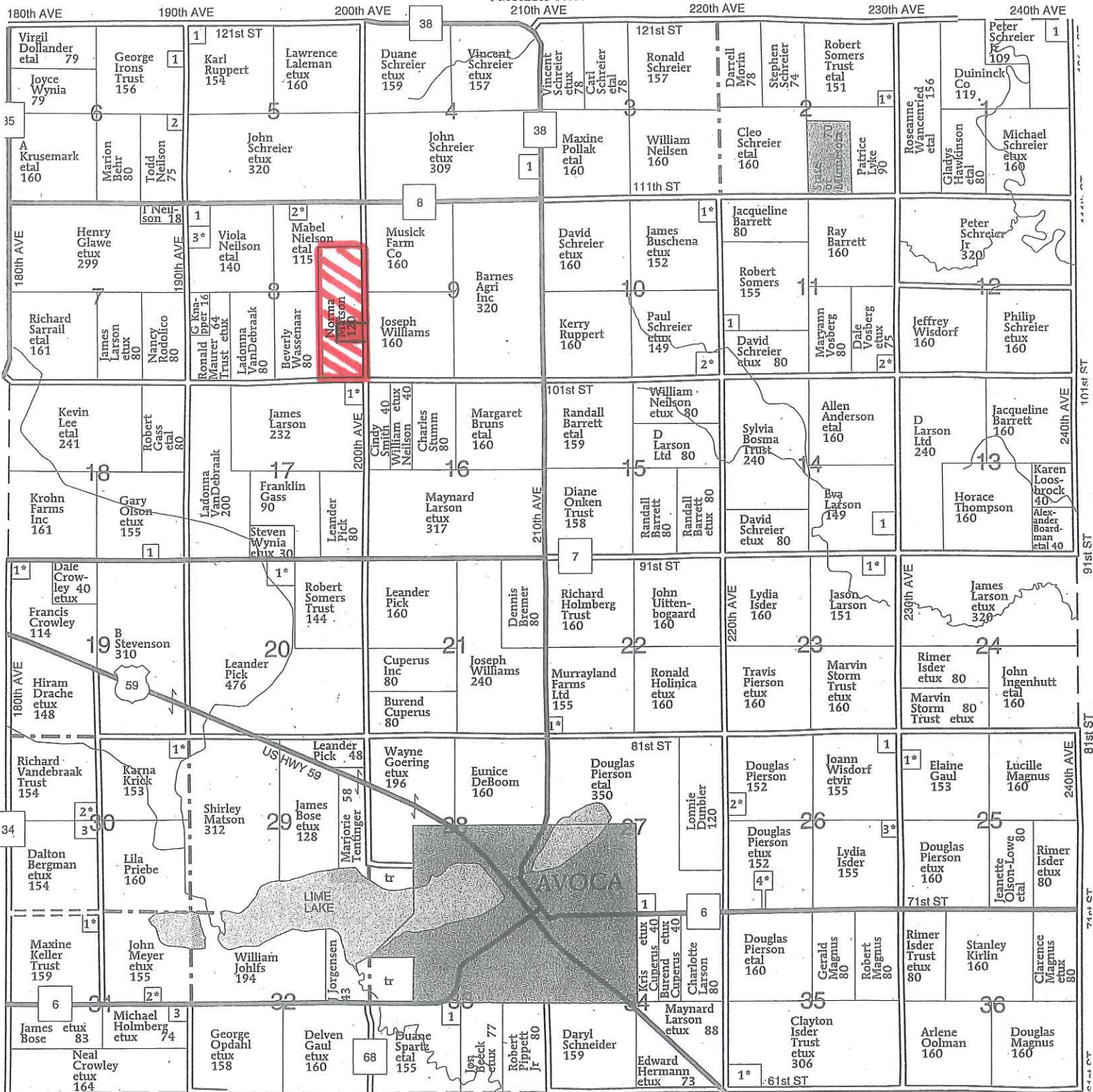
ADDRESS: _____

TELEPHONE: _____



(Landowners)

MURRAY TWP.

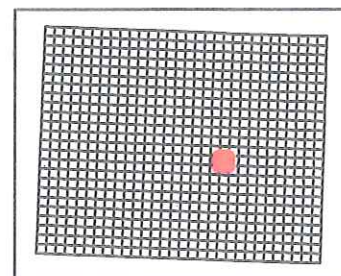




U.S. Dept. of Agriculture
Farm Service Agency

Minnesota
Murray County

8-106-40

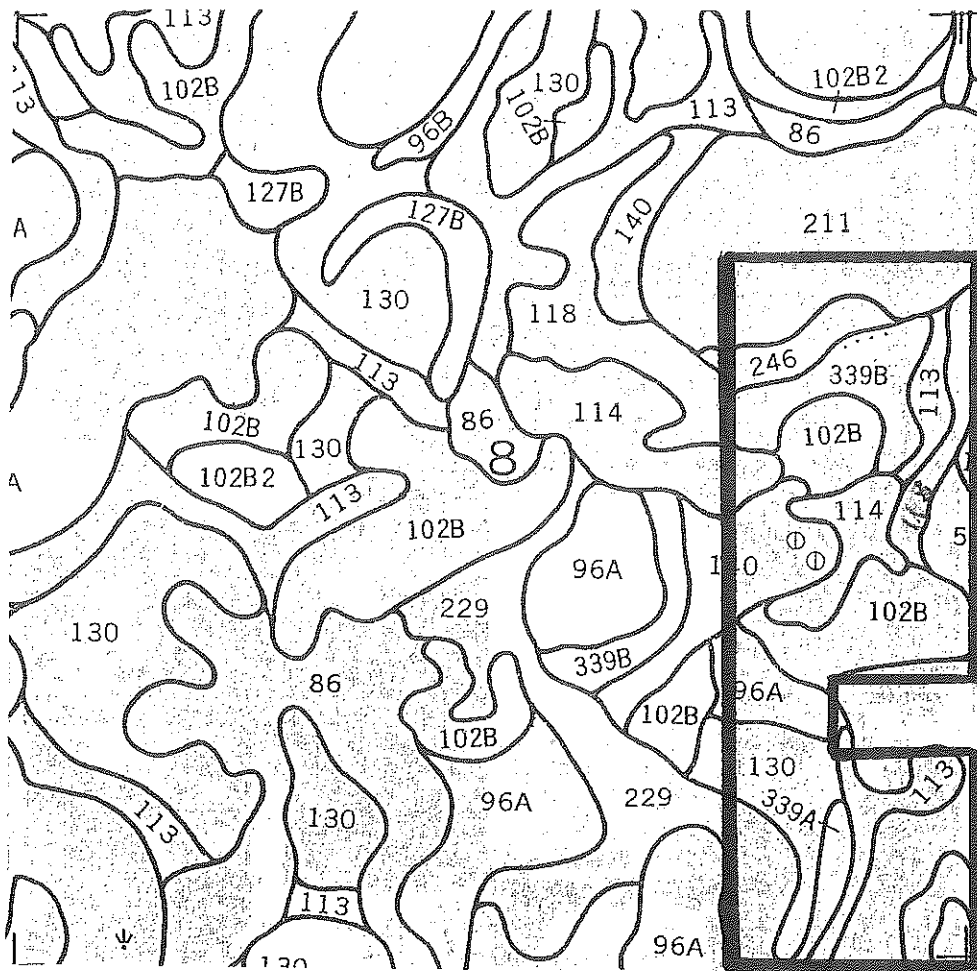


- Wetlands
- CLU Field Boundary
- Tract Boundary
- Section Lines

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 2003 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.

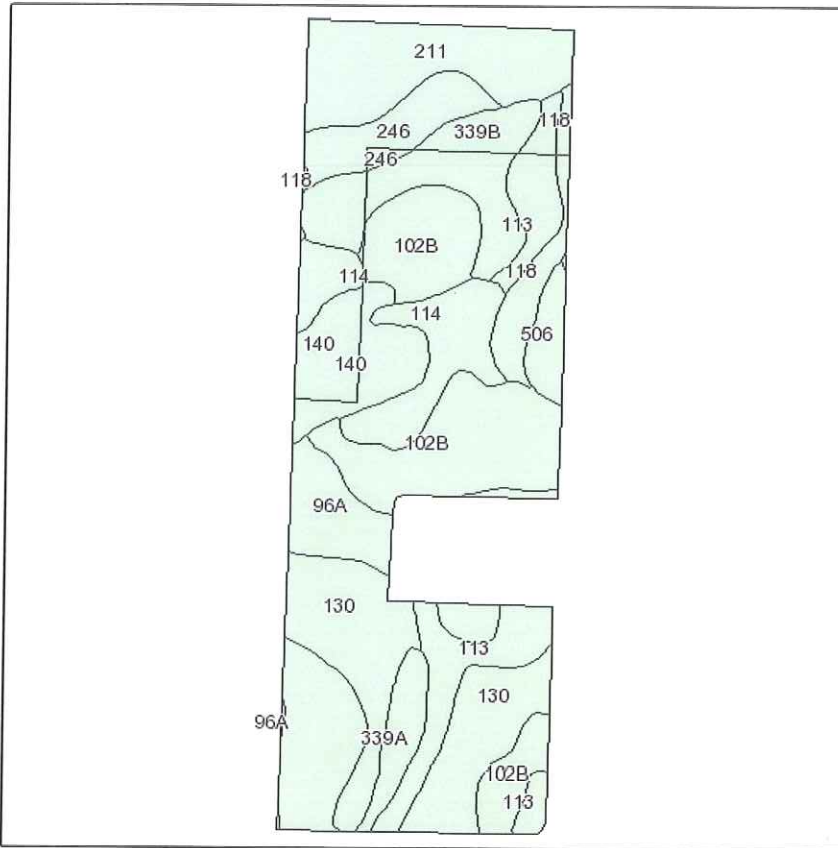
October 31, 2006

Soil Series and Type
SE¼NE¼ & E½SE¼ Ex. 10 Acres
Section 8-106-40
Tillable & CRP

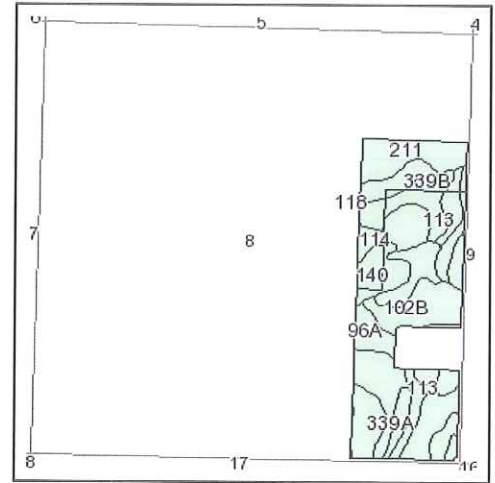


<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
96A	Collinwood Silty Clay	0 to 2% slopes	4.8	4	82.0
102B	Clarion Loam	2 to 4% slopes	19.1	18	82.0
113	Webster Clay Loam	Nearly Level	9.6	9	78.0
114	Glencoe Silty Clay Loam	Nearly Level	8.3	8	63.0
118	Crippin Loam	Nearly Level	4	4	82.0
130	Nicollet Loam	Nearly Level	19.7	18	88.0
140	Spicer Silty Clay Loam	Nearly Level	7.1	7	65.0
211	Lura Silty Clay	Nearly Level	10.3	10	46.8
229	Waldorf Silty Clay	Nearly Level	5.9	5	73.0
246	Marysland Loam	Nearly Level	3.9	4	50.0
339A	Fordville Loam	0 to 2% slopes	2.7	3	50.0
339B	Fordville Loam	2 to 6% slopes	9.7	9	45.0
506	Overly Silty Clay Loam	Nearly Level	2.7	3	73.0
Totals and Averages			107.80	100	70.8

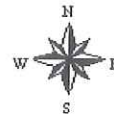
Soils Map (tillable + CRP)



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: **008-106N-040W**
Township: **Lime Lake**
Acres: **107.8**
Date: **1/4/2010**



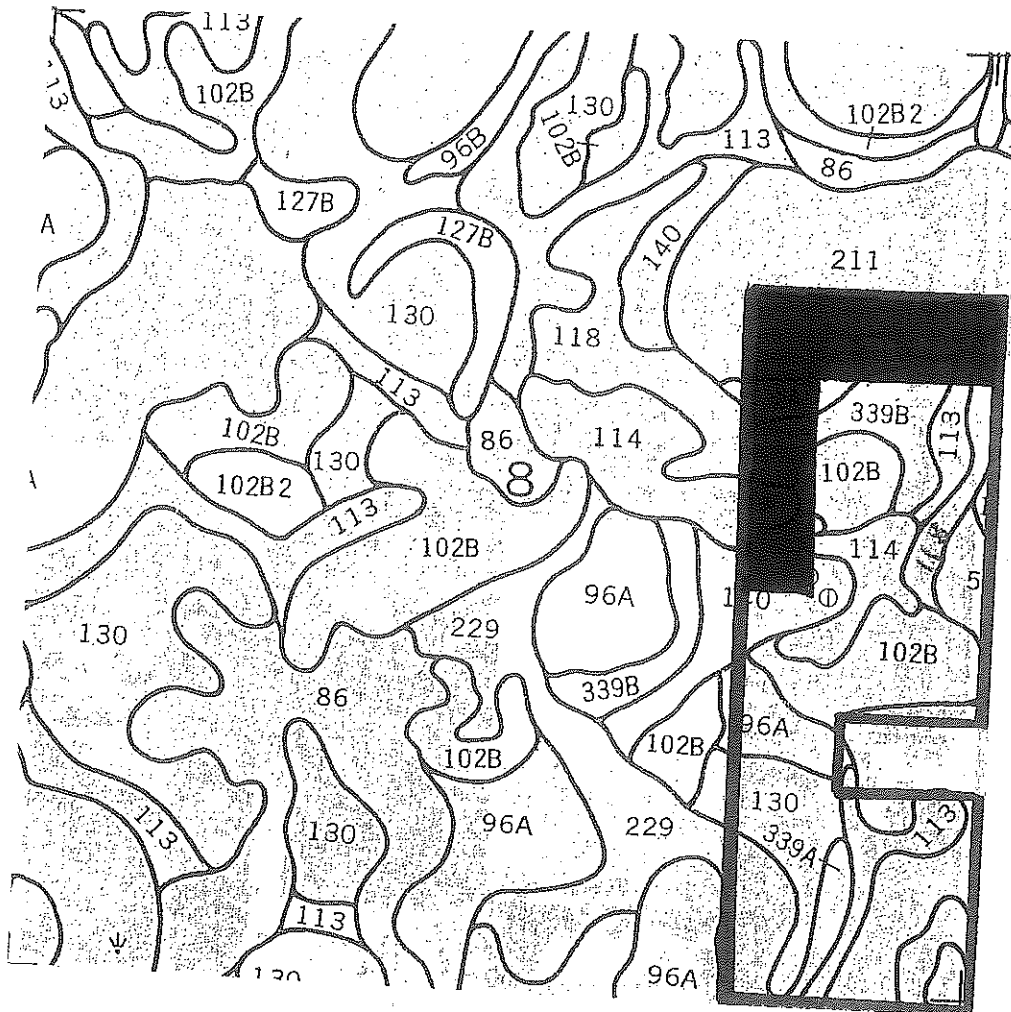
Maps provided by:



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www.AgriDataInc.com

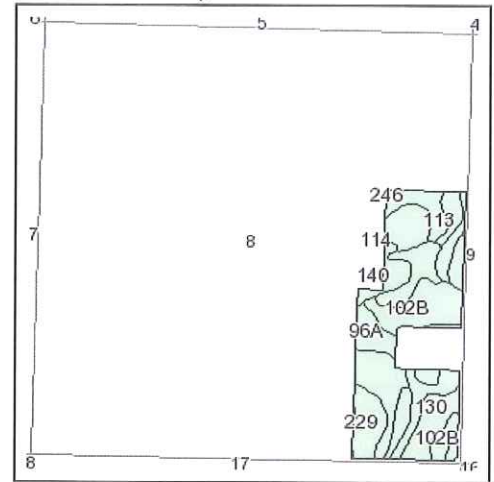
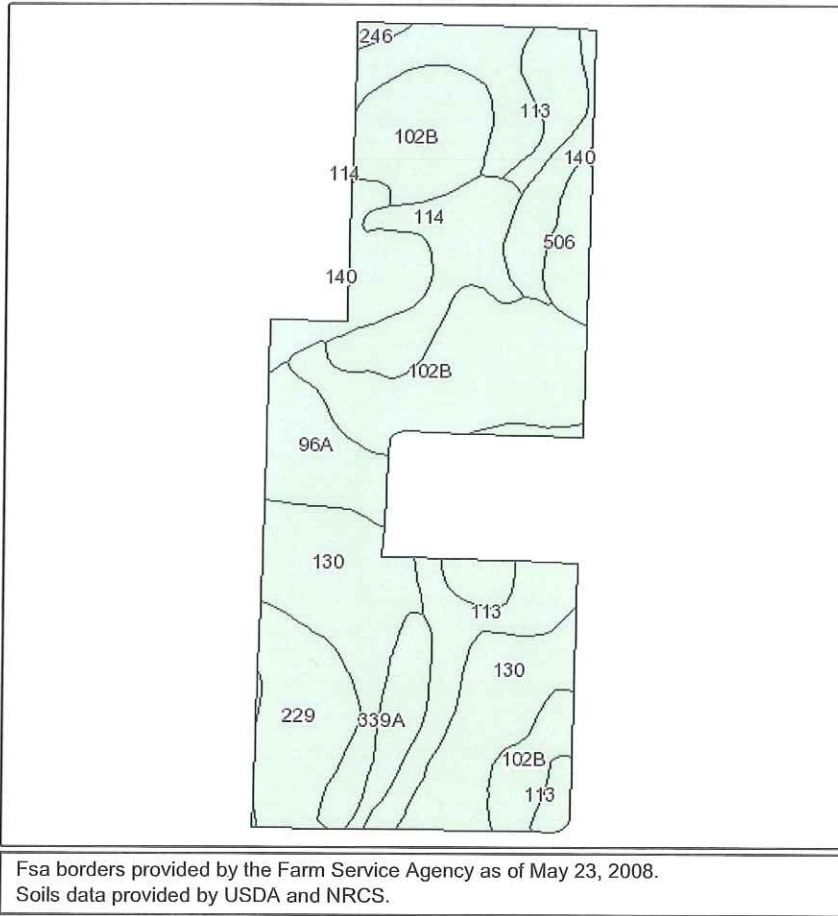
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
102B	Clarion loam, 2 to 4 percent slopes	19.4	18.0%	Ile	95	175	52
130	Nicollet loam	17.5	16.2%	I	99	182	54
211	Lura silty clay	11.1	10.3%	IIIw	81	149	45
113	Webster clay loam	9.8	9.1%	IIw	93	171	51
339B	Fordville loam, 2 to 6 percent slopes	9.4	8.7%	Ile	63	116	35
114	Glencoe silty clay loam	8.4	7.8%	IIIw	86	158	47
140	Spicer silty clay loam	7.4	6.9%	IIw	91	167	50
229	Waldorf silty clay	6.7	6.3%	IIw	85	156	47
246	Marysland loam	5	4.6%	IIw	65	120	36
96A	Collinwood silty clay, 0 to 2 percent slopes	4.8	4.4%	I	86	158	47
118	Crippin loam	3.4	3.2%	I	100	184	55
339A	Fordville loam, 0 to 2 percent slopes	2.8	2.6%	IIIs	64	118	35
506	Overly silty clay loam	2.1	2.0%	I	100	184	55
Weighted Average					87.4	160.8	48

Soil Series and Type
SE¼NE¼ & E½SE¼ Ex. 10 Acres
Section 8-106-40
Tillable only

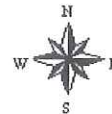


<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
96A	Collinwood Silty Clay	0 to 2% slopes	4.8	6	82.0
102B	Clarion Loam	2 to 4% slopes	19	24	82.0
113	Webster Clay Loam	Nearly Level	8.8	11	78.0
114	Glencoe Silty Clay Loam	Nearly Level	6.7	8	63.0
118	Crippin Loam	Nearly Level	3.5	4	82.0
130	Nicollet Loam	Nearly Level	19.7	24	88.0
140	Spicer Silty Clay Loam	Nearly Level	4.2	5	65.0
229	Waldorf Silty Clay	Nearly Level	5.9	7	73.0
246	Marysland Loam	Nearly Level	0.3	0	50.0
339A	Fordville Loam	0 to 2% slopes	2.7	3	50.0
339B	Fordville Loam	2 to 6% slopes	2.5	3	45.0
506	Overly Silty Clay Loam	Nearly Level	2.7	3	73.0
Totals and Averages			80.80	100	77.3

Soils Map (tillable only)



State: **Minnesota**
 County: **Murray**
 Location: **008-106N-040W**
 Township: **Lime Lake**
 Acres: **80.8**
 Date: **1/4/2010**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
102B	Clarion loam, 2 to 4 percent slopes	19.3	23.9%	Ile	95	175	52
130	Nicollet loam	17.5	21.6%	I	99	182	54
113	Webster clay loam	9.1	11.2%	IIw	93	171	51
229	Waldorf silty clay	6.7	8.3%	IIw	85	156	47
114	Glencoe silty clay loam	6.4	8.0%	IIIw	86	158	47
339B	Fordville loam, 2 to 6 percent slopes	4.8	6.0%	Ile	63	116	35
96A	Collinwood silty clay, 0 to 2 percent slopes	4.8	5.9%	I	86	158	47
140	Spicer silty clay loam	4.1	5.1%	IIw	91	167	50
118	Crippin loam	2.9	3.5%	I	100	184	55
339A	Fordville loam, 0 to 2 percent slopes	2.8	3.5%	Ils	64	118	35
506	Overly silty clay loam	2.1	2.6%	I	100	184	55
246	Marysland loam	0.3	0.4%	IIw	65	120	36
Weighted Average					90.5	166.5	49.6

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code)

Murray Co FSA
Box 285
Slayton, MN 56172

8. TELEPHONE NUMBER (Include Area Code): 507-836-8567

1. ST. & CO CODE ADMIN.
LOCATION
27-101-6

2. SIGN-UP NUMBER
33

3. CONTRACT NUMBER
1789A

4. ACRES FOR ENROLLMENT
27

5. FARM NUMBER
1505

6. TRACT NUMBER(S)
1441

8. OFFER (Select one)
GENERAL ☒

ENVIRONMENTAL PRIORITY ☐

9. CONTRACT PERIOD
FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)
10/1/2006 9/30/2021

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable, and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$ 86.41

B. Annual Contract Payment \$ 2333.00

C. First Year Payment \$

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land (See Page 2 for additional space)

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
T-1441	#2	CP25	27.0	0.00

12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

Brian Matson % Saurand mgnd
Box 128
Iom, MN 56101

(2) SHARE

.34 %

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE DATE (MM-DD-YYYY)
For Brian Matson
by Fayland Management GFA
by Cynthia K. Moen President 10-27-2009
(If more than three individuals are signing, continue on attachment.)

B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

Harold Matson % Saurand mgnd
P.O. Box 128
Windom, MN 56101

(2) SHARE

.33 %

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE DATE (MM-DD-YYYY)
For Harold Matson
by Fayland Management GFA
by Cynthia K. Moen President 10-27-2009
(If more than three individuals are signing, continue on attachment.)

C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

Janet Engelsgerd % Saurand mgnd
P.O. Box 128
Windom, MN 56101

(2) SHARE

.33 %

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE DATE (MM-DD-YYYY)
For Janet Engelsgerd
by Fayland Management GFA
by Cynthia K. Moen President 10-27-2009
(If more than three individuals are signing, continue on attachment.)

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

13. CCC USE ONLY - Payments according to the shares are approved.

X Steven D. Clark

11-12-09

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.



Original - County Office Copy



Owner's Copy



COC

Diane Schreier Phone Approved 11-10-09

Steve Hansen Phone Approved 11-10-09

RECEIVED
Operator's Copy

OCT 27 2009

MURRAY CO. FSA.

CRP GENERAL SIGNUP 33: SCENARIO #9, ST/CNTY: 27101, SSAID: MN101
FARM NO. 1505, TRACT NO. 1441, HUC-8 07100001



CLU NO. CLU ACREAGE
2 27.0

SOIL MUSYM CODE	SOIL ACREAGE	SOIL REN- TAL RATE
211	11.1	\$84
339B	4.6	\$77
246	4.6	\$84
140	3.3	\$91
114	2.0	\$91
113	0.8	\$100
118	0.5	\$109
102B	0.1	\$118
HIGH-3	20.3	
TOTAL	27.0	

WEIGHTED AVG. SRR: \$82.41
MAINTENANCE RATE: \$ 4.00
MAX. PAYMENT RATE (Per Acre): \$86.41
MAX. ANNUAL CONTRACT PAYMENT: \$2,333

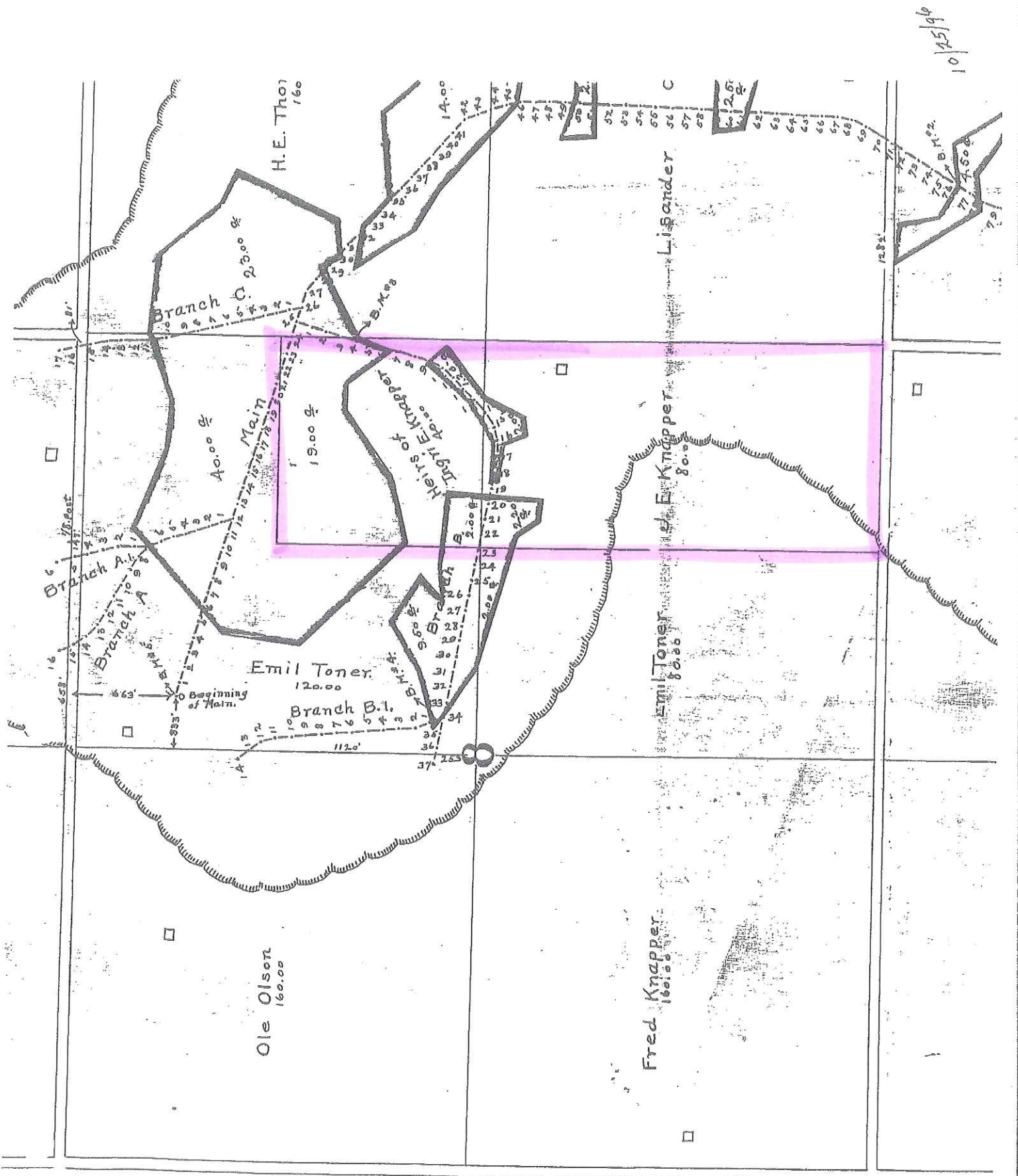
National CPA File not loaded.*
State CPA File not loaded.*

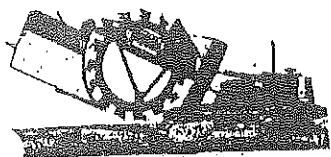
*Additional program checks may be needed for CPA points eligibility.

AVG. WATER EI: 2
AVG. WIND EI: 3

LAND MEETS EI >= 8 ELIGIBILITY: NO**
RAINFALL FACTOR (R): 115
CLIMATE FACTOR (C): 20

**Offers with expiring CRP acreage require separate EI calculations for new land only.





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HANCOR

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water management products



Farm Drainage Systems
Certified Underground Tank Installation & Removal

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- Sales & Service After The Sale
- Dozer Work • Ditch Cleaning
- Septic Tank Pumping

Don Gass

507-425-2500

Rt. 1 - Box 242
Fulda, MN 56131

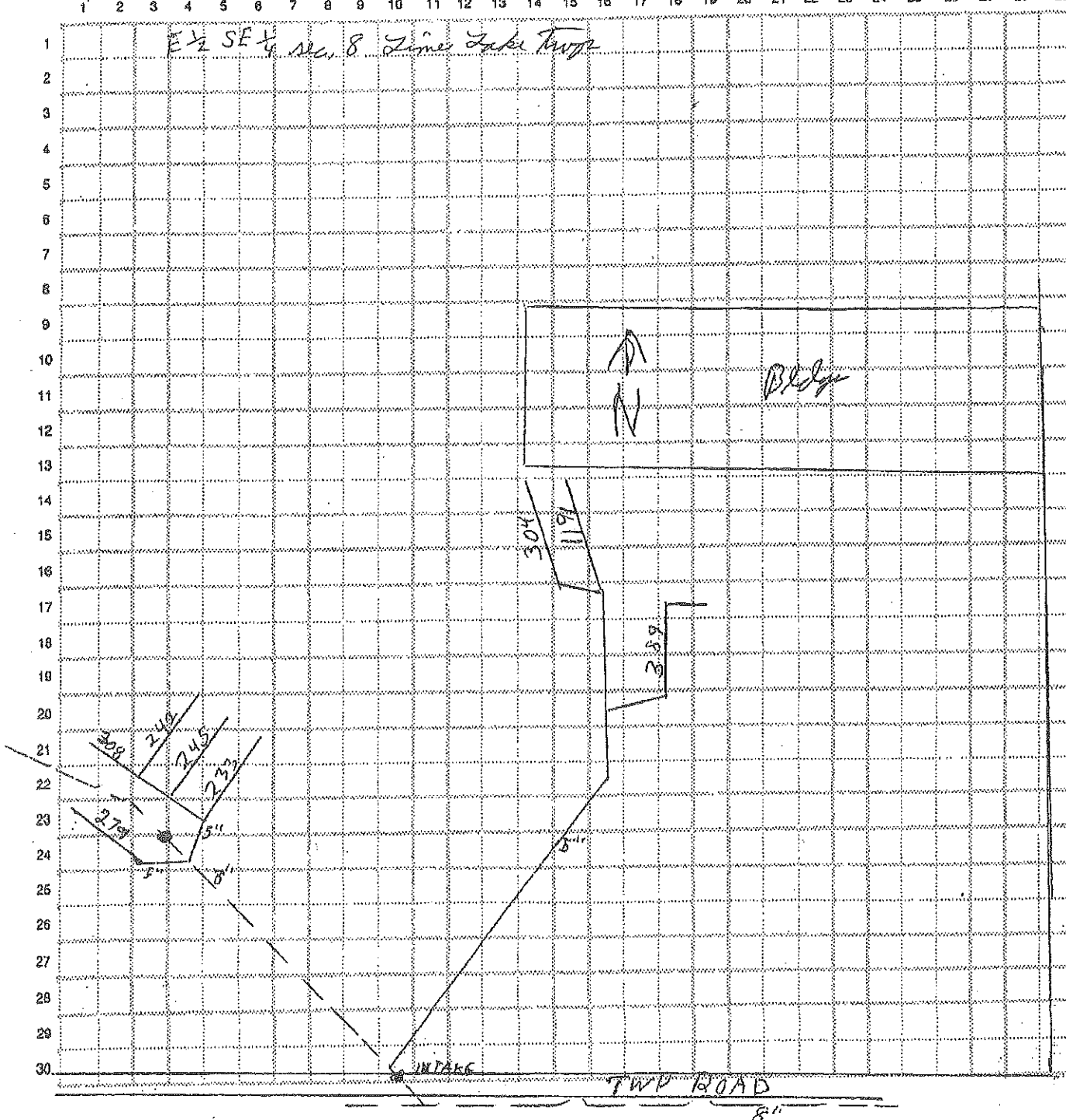
PROJECT

Mrs. Ted Matson

DATE *10-14-96*

3191A 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29

E 1/2 SE 1/4, Sec. 8, Zine Lake Twp.



Minnesota
Murray
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 1505
Prepared: 1/6/10 3:54 PM
Crop Year: 2010
Page: 1 of 1

Operator Name	Farm Description	Recon Number
DOUGLAS MAGNUS	LIME LAKE-8	
Farms Associated with Operator:		
2237, 4944, 7028, 7699		

Other Producers Associated with Farm:
None

CRP Contract Number(s): 17B9A

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
120.0	107.8	107.8	0.0	0.0	27.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	80.8	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	53.9	0.0	0.0	95	135	0.0	0.0
SOYBEANS	26.9	0.0	0.0	36	43	26.8	0.0
Total Base Acres:	80.8						

Tract Number: 1441 Identifier LIME LAKE-8 E2SE4;SE4NE4 FAV/WR History N

BIA Range Unit Number:

HEL Status: Classified as not HEL

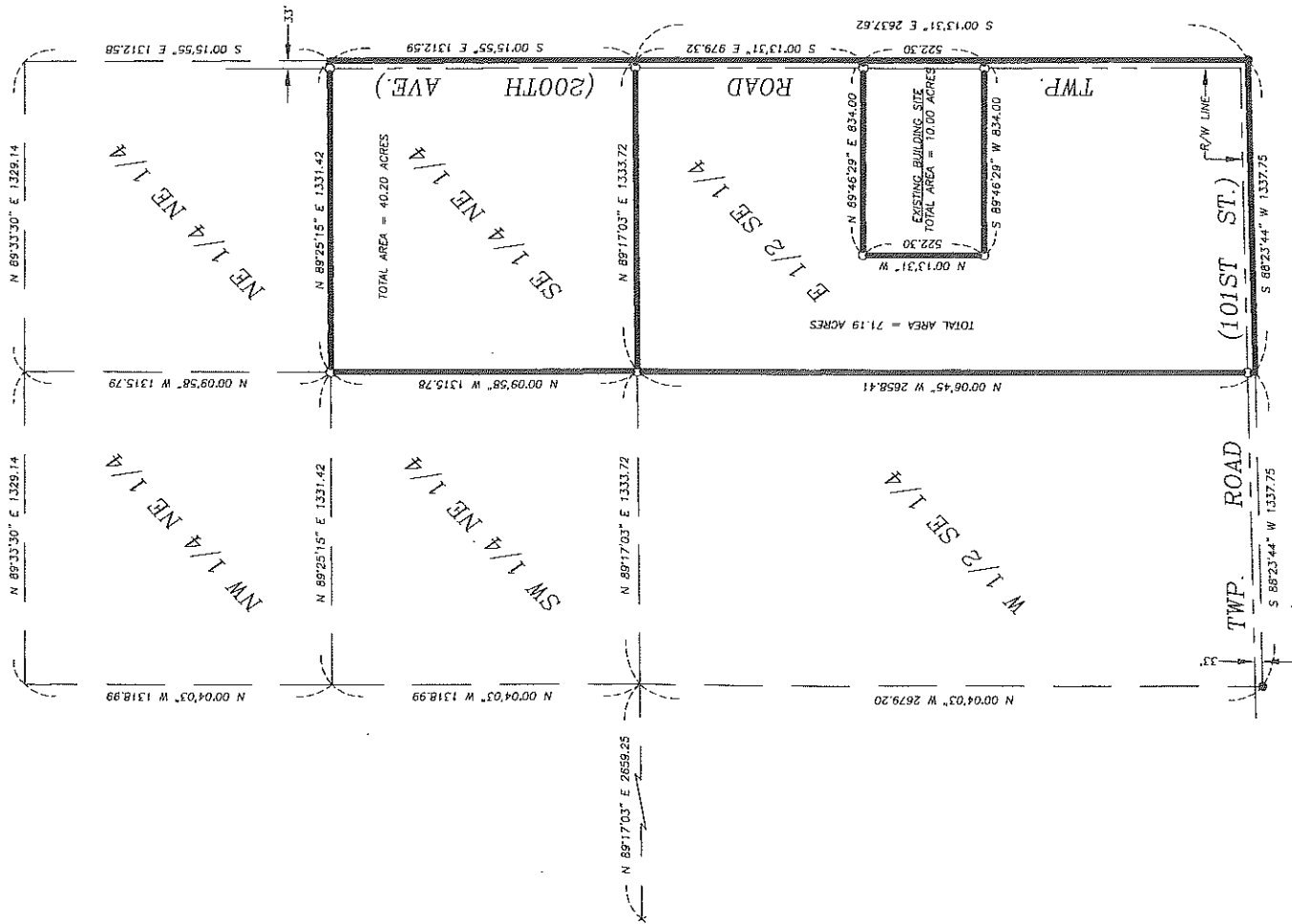
Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
120.0	107.8	107.8	0.0	0.0	27.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	80.8	0.0	0.0	0.0	

Owners:	Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
	CORN	53.9	95	135	0.0	0.0	0	0.0	0.0
	SOYBEANS	26.9	36	43	0.0	0.0	0	26.8	0.0
	Total Base Acres:	80.8							
BRIAN MATSON					HAROLD MATSON				
JANET ENGELSGJERD									

**PARTS OF THE EAST HALF OF SECTION 8, TOWNSHIP 106 NORTH, RANGE 40 WEST IN LIME LAKE TOWNSHIP,
MURRAY COUNTY, MINNESOTA.**



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signature Perry L. Zieske
Date _____
Certificate # 23008

ZIESKE LAND SURVEYING, INC.
Perry L. Zieske P.L.S.
Dennis Ray Kaplan P.L.S.
225 Ninth Street, Box 94
Windom, MN 56101
Phone: (507) 831-0100

SURVEY FOR: NORMA MATSON
PROJECT NUMBER: MU 0915 S
DATE: DECEMBER 15, 2009

FARM SUMMARY

MATSON, ENGELSGJERD, MATSON
SE¼NE¼ & E½SE¼ LESS 10.0 ACRE BUILDING SITE
SECTION 8-106-40
MURRAY COUNTY
MINNESOTA

- County Parcel # : 13-008-0040
- Assessor's 1/1/09 Estimated Market Value: \$472,400 (land) on 120 acres; will be split by assessor after closing.
- 2009 Real Estate Taxes Payable (Homestead – Ag): \$1,402 on 120 acres (land & buildings); will be split by assessor/treasurer after closing.
- Farm Program Data:
 - FSA Farm # # 1505
 - FSA Corn Base 53.9 Acres
 - FSA Direct Corn Yield 95 Bu. Per Acre
 - FSA CC Corn Yield 135 Bu. Per Acre
 - FSA Soybean Base 26.9 Acres
 - FSA Direct Soybean Yield 36.0 Bu. Per Acre
 - FSA CC Soybean Yield 43.0 Bu. Per Acre
 - FSA Cropland 80.8 Acres
- 27.0 Acres Conservation Reserve Program (CRP); 27.0 Acres @ \$86.41/Acre = \$2,333 annual payments; term = 1/1/06-9/30/21
- Crop Equivalency Rating (CER) = Assessor's total on 120 acres = 71.81; calculated total on 107.8 acres tillable and CRP = 70.8; calculated total on 80.8 acres tillable = 77.3.
- Highly Erodible Land and wetlands: None Classified
- Tile: Approximately 3,000 feet of private tile on south side of farm, two County tile lines cross the north side of farm (see map). Assumed additional tile but no tile maps available.

- Acreage Breakdown:

	<u>Assessor</u>	<u>FSA/Survey</u>
Cultivation	106.00	80.80 Acres
CRP	0.00	27.00 Acres
Road	4.00	3.59 Acres
	-----	-----
TOTAL	110.00	111.39
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