

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

**LORRAINE M. SCHWALBACH
FAMILY TRUST**

LAND DESCRIPTION

**NE $\frac{1}{4}$
160.00 ACRES +/-
SECTION 33-106-36**

DALE TOWNSHIP

COTTONWOOD COUNTY, MINNESOTA

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

FARMLAND FOR SALE

COTTONWOOD COUNTY

LORRAINE M. SCHWALBACH
FAMILY TRUST

Tract to be sold:

NE¼
SECTION 33-106-36
DALE TOWNSHIP

We are pleased to announce the sale of land for the Schwalbach family. The farm consists of 152.3 +/- cultivated acres located on County Road #22 northwest of Windom. The farm is very productive with good drainage and is available to farm yet this fall.

Terms: Landowner will offer said tract of land for sale by private sealed bid auction. Bid forms are available upon request. Minimum bid is \$3,750 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, September 21, 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 September 22, 2010 at 10:00 AM at the Windom Community Center, Windom, 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 October 27, 2010, the scheduled date of closing. Property sold subject to existing lease for 2010 crop year. Seller retains 2010 crop/rent. Real estate taxes payable in 2010 are sole responsibility of Seller. Real estate taxes payable in 2011 shall be paid by 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

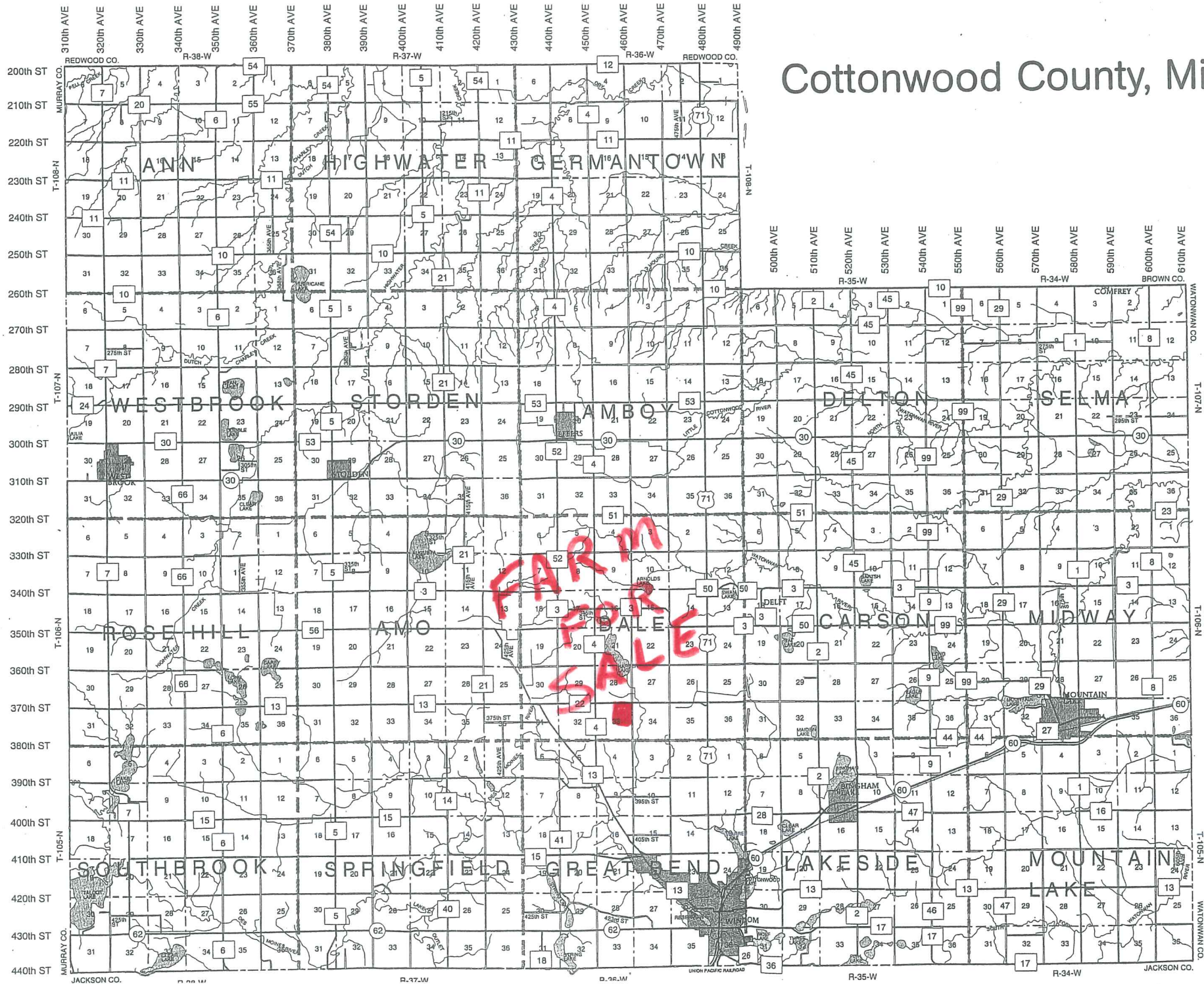
339 11th STREET, WINDOM, MN 56101

507-831-2808

www.fairlandmanagement.com

Your Ag Real Estate Professionals since 1922!

Cottonwood County, Minnesota



R-36-W

AMBOY TWP





T106 R36 S33

Farm Number: 196

Tract Number: 1662

Acre Summary

Date

May 24, 2010

2010 FSA Acreage Map

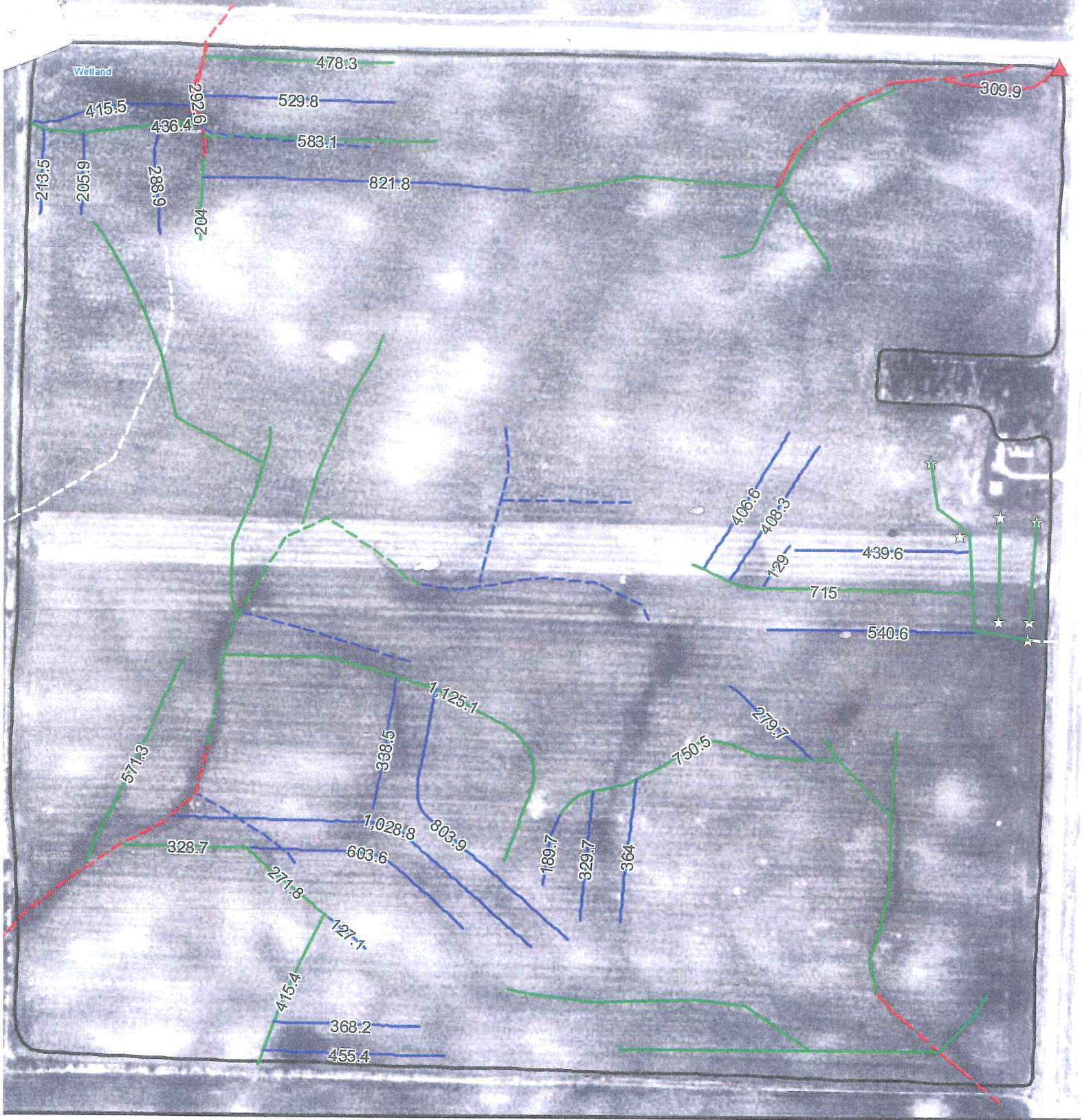
Scale: 1:8,240

Legend

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

Total Acres	153.68
Total CRP	0
Cropland	152.3

Acre Summaries reflect Common Land Unit data and are not reflective of parcel information. All information contained in this summary is for FSA business purposes only.



NICKEL CONSTRUCTION - Mt. Lake, MN

Completed Tile Project - 2008



MAP LOCATION

Customer = Fairland
County = Cottonwood
Township = Dale
Section = 33b
State = MN



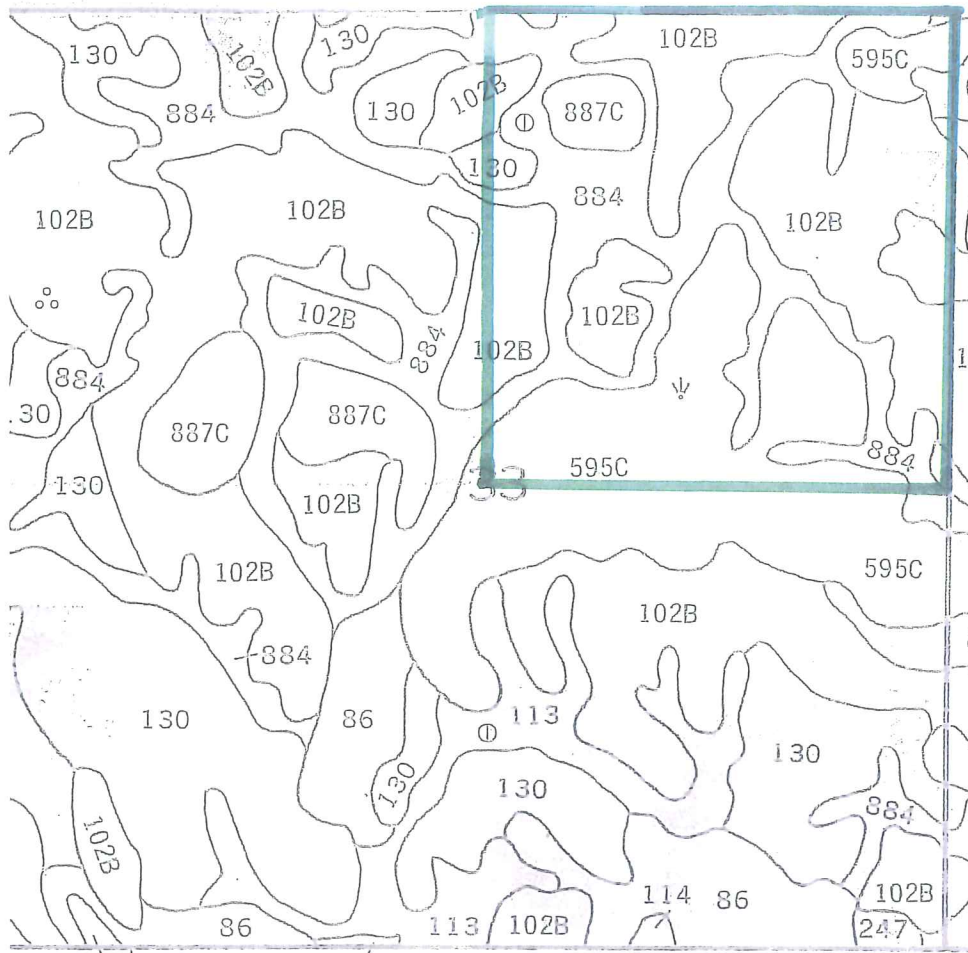
	4"		14"	KEY
	5"		15-16"	
	6"		18"	
	7-8"		20"	
	10"		Unknown	
	12"		Assumed Only	
			WHITE	



CONST. OFFICE

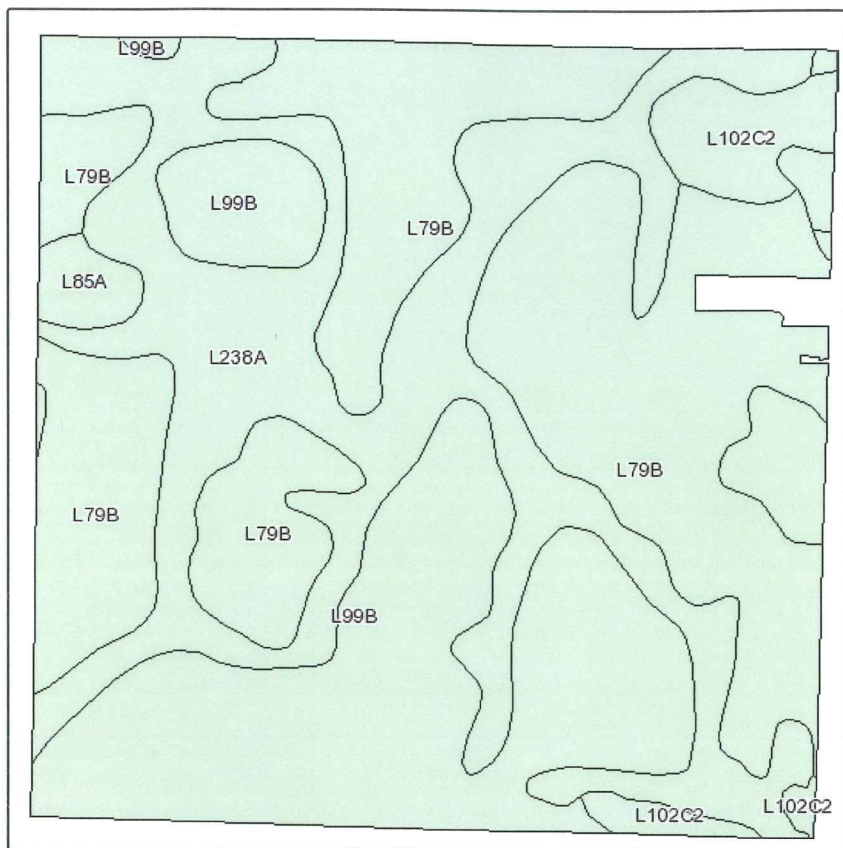
36821 575 Avenue
Mt. Lake, MN 56159-2202
Office = (507) 427-2352
Fax = (507) 427-2357
nickelconst@frontiernet.net

Section 33-106-36

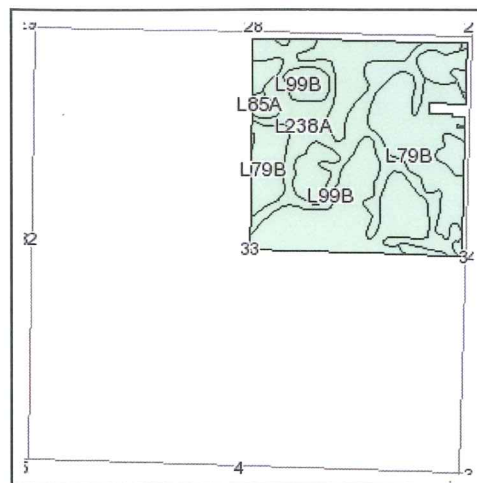


<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Class</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
102B	Clarion Loam	2 to 4% slopes	Ile	59.9	39	75.0
130	Nicollet Loam	Nearly Level	I	1.9	1	88.0
595C	Swanlake Loam	6 to 12 % Slopes	IIle	40.7	26	39.0
884	Webster - Deleft Clay Loams	Nearly Level	IIw	48.2	31	78.0
887C	Waldorf Silty Clay	Nearly Level	IIle	4.8	3	46.0
Totals and Averages				155.50	100	65.8

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: **033-106N-036W**
Township: **Dale**
Acres: **152.3**
Date: **1/26/2010**

Fairland Management Company
"YOUR REAL ESTATE PROFESSIONALS"



Maps provided by:



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www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L79B	Clarion loam, 2 to 5 percent slopes	58.8	38.7%	Ile	95	175	52
L238A	Webster-Delft complex, 0 to 3 percent slopes	46.8	30.7%	IIw	94	173	52
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	39	25.6%	Ile	92	169	51
L102C2	Omsrud-Storden complex, 6 to 12 percent slopes, moderately eroded	5.8	3.8%	IIIe	88	162	48
L85A	Nicollet clay loam, 1 to 3 percent slopes	1.9	1.3%	I	99	182	54
Weighted Average					93.8	172.6	51.7

FARM SUMMARY

LORRAINE M. SCHWALBACH
FAMILY TRUST
NE¼
SECTION 33-106-36
COTTONWOOD COUNTY
MINNESOTA

- County Parcel #: 05-033-0100
- Assessor's 1/1/10 Estimated Market Value: \$600,200 (\$600,100= land) & (\$100 = building)
- 2010 Real Estate Taxes Payable (Non-Homestead – Ag): \$4,090
- Farm Program Data:
 - FSA Farm # # 196
 - FSA Corn Base 75.4 Acres
 - FSA Direct Corn Yield 102 Bu. Per Acre
 - FSA CC Corn Yield 135 Bu. Per Acre
 - FSA Soybean Base 76.4 Acres
 - FSA Direct Soybean Yield 32.0 Bu. Per Acre
 - FSA CC Soybean Yield 38.0 Bu. Per Acre
 - FSA Cropland 152.3 Acres
 - ACRE YES
 - Highly Erodible Land Non Classified
 - Wetlands: 0.1 Acres classified as Farmable Wetland
- Crop Equivalency Rating (CER) = 65.75
- Easement – Northern Border Gas Pipeline
- Tile: Approximately 24,110 feet of private tile installed from 1987 to 2008 (see maps). Additional tile was previously installed.
- Storage Building (16 x 18) & well

• Acreage Breakdown:	Assessor	FSA/FMC
Cultivation	151.50	152.30 Acres
Building Site/Grove	4.50	3.70 Acres
Road	4.00	4.00 Acres
	-----	-----
TOTAL	160.00	160.00
	=====	=====

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.

(8/12/10)

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 September 21, 2010

NE $\frac{1}{4}$
SECTION 33-106-36

\$ _____/acre X 160.00 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: _____