

# **FAIRLAND MANAGEMENT COMPANY**

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

**[www.fairlandmanagement.com](http://www.fairlandmanagement.com)**

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

## **FARM FOR SALE**

**Jean Joyce Kingery & Mary Kathryn Magee, as Trustee of the Mary  
Kathryn Magee Revocable Living Trust dated March 18, 2011**

### **LAND DESCRIPTION**

Parts of W $\frac{1}{2}$ SE $\frac{1}{4}$  of  
SECTION 16-102-40  
66.22 +/- Acres

**WORTHINGTON TOWNSHIP**

**NOBLES COUNTY  
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

# FARMLAND FOR SALE

## NOBLES COUNTY

**JEAN JOYCE KINGERY & MARY KATHRYN MAGEE, as Trustee of the  
Mary Kathryn Magee Revocable Living Trust dated March 18, 2011**

### **Parts of W1/2SE1/4 of SECTION 16-102-40- WORTHINGTON TOWNSHIP**

We are pleased to announce the sale of land for Jean Joyce Kingery & Mary Kathryn Magee. The farm consists of 66.22 (+/-) acres in Worthington Township, located just west of Worthington. The farm has very productive soils and excellent income potential.

**Terms:** Landowner will offer said tract of land for sale by private sealed bid auction. Bid forms are available upon request. **Minimum bid is \$5,000 per acre.** All bids are to be submitted in writing to and received by Fairland Management Company, 339 11<sup>th</sup> Street, P.O. Box 128, Windom, MN, 56101 on or before 12 PM, November 16, 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 17, 2011 at 10:00 AM at the Eagles Club, Worthington, MN **(PLEASE NOTE CHANGE IN LOCATION).** **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 13, 2011, the scheduled date 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 11<sup>th</sup> STREET, WINDOM, MN 56101

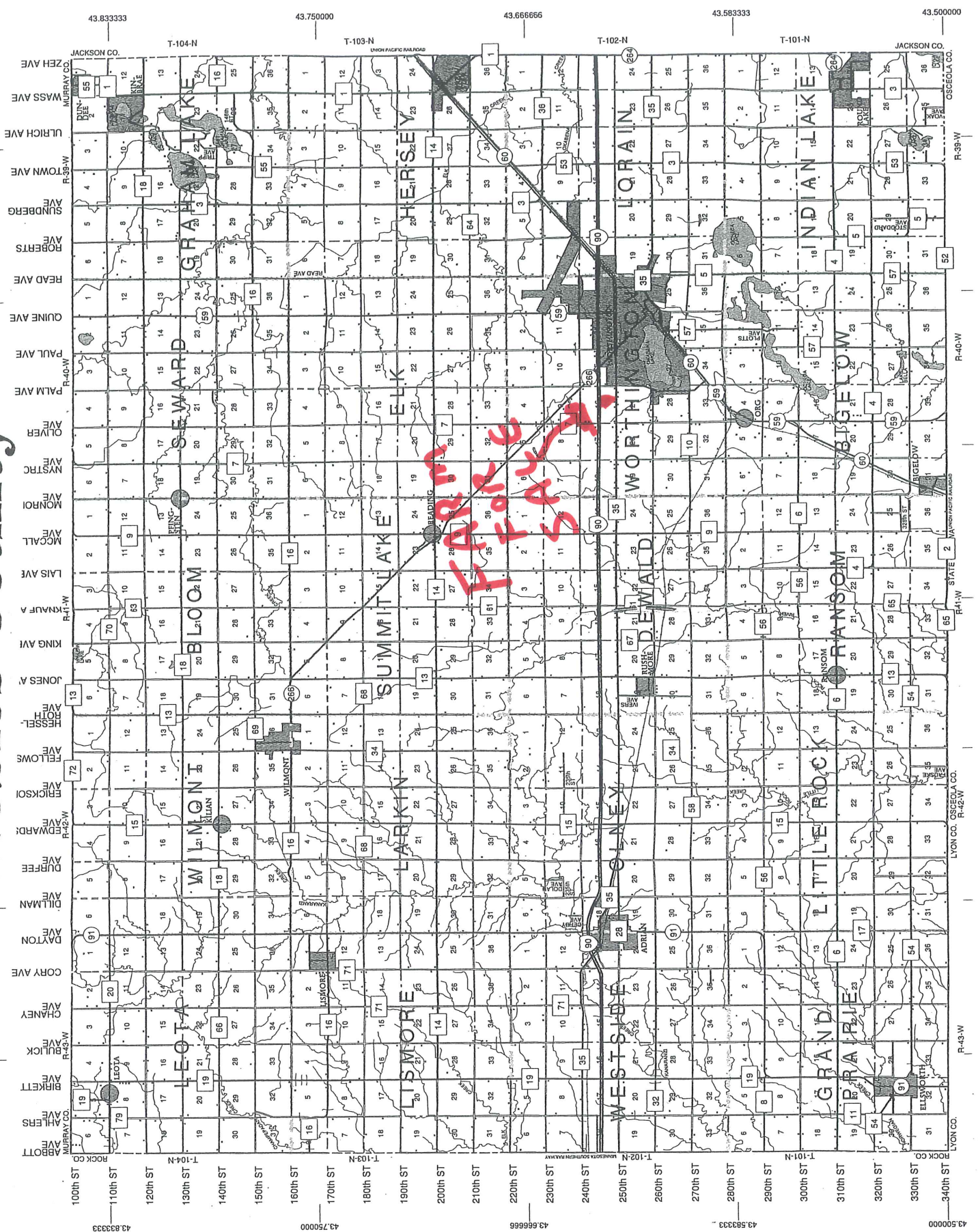
**507-831-2808**

[www.fairlandmanagement.com](http://www.fairlandmanagement.com)

*Your Ag Real Estate Professionals since 1922!*



# Nobles County





R-40-W

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[illegible]

RIGFLOW TWP.





**T102 R40 S16**

**Farm #**

**1294**

**Tract #**

**1990**

**Acre Summary**

**Worthington**

May 07, 2011

**2011 FSA Acreage Map**

Scale: 1:8,326

### Legend

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

Total Acres 63.36

Total CRP 0

Cropland 63.36

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.





# Aerial Map



**Fairland  
Management  
Company**  
"YOUR REAL ESTATE PROFESSIONALS"

Maps provided by:

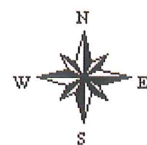


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**16-102N-40W**  
**Nobles County**  
**Minnesota**

map center: 43° 38' 17.33, 95° 38' 36.87

scale: 10167

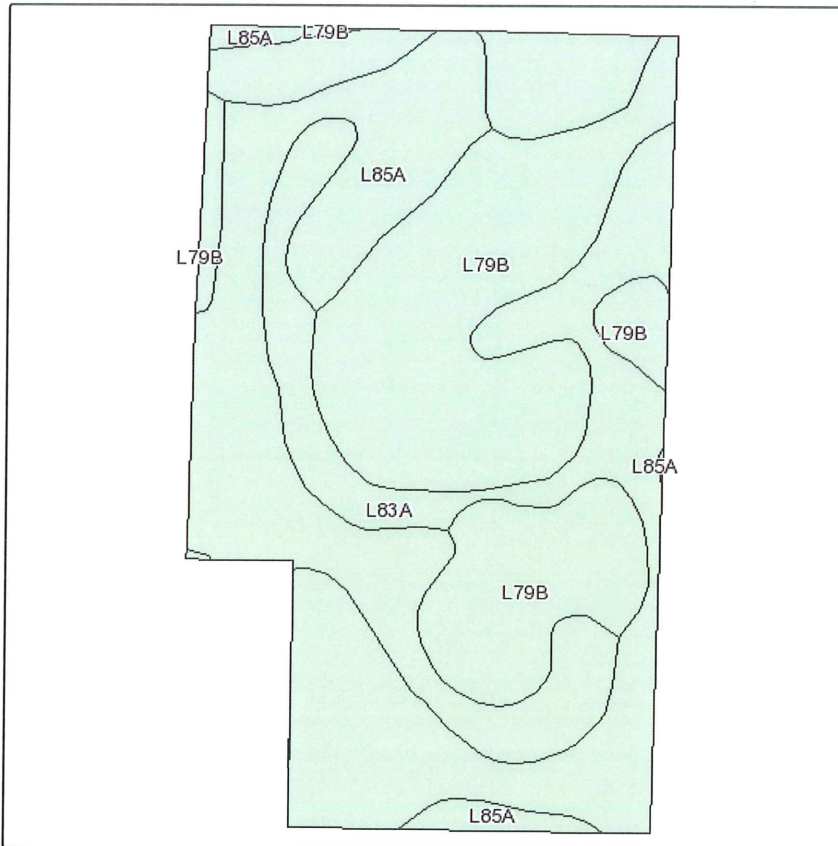


10/4/2011

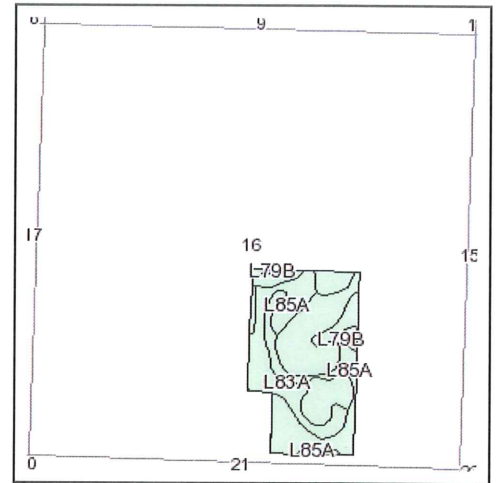
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



# Soils Map

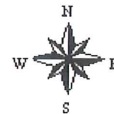


Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Nobles**  
Location: **016-102N-040W**  
Township: **Worthington**  
Acres: **63.3**  
Date: **10/13/2011**

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Management  
Company**  
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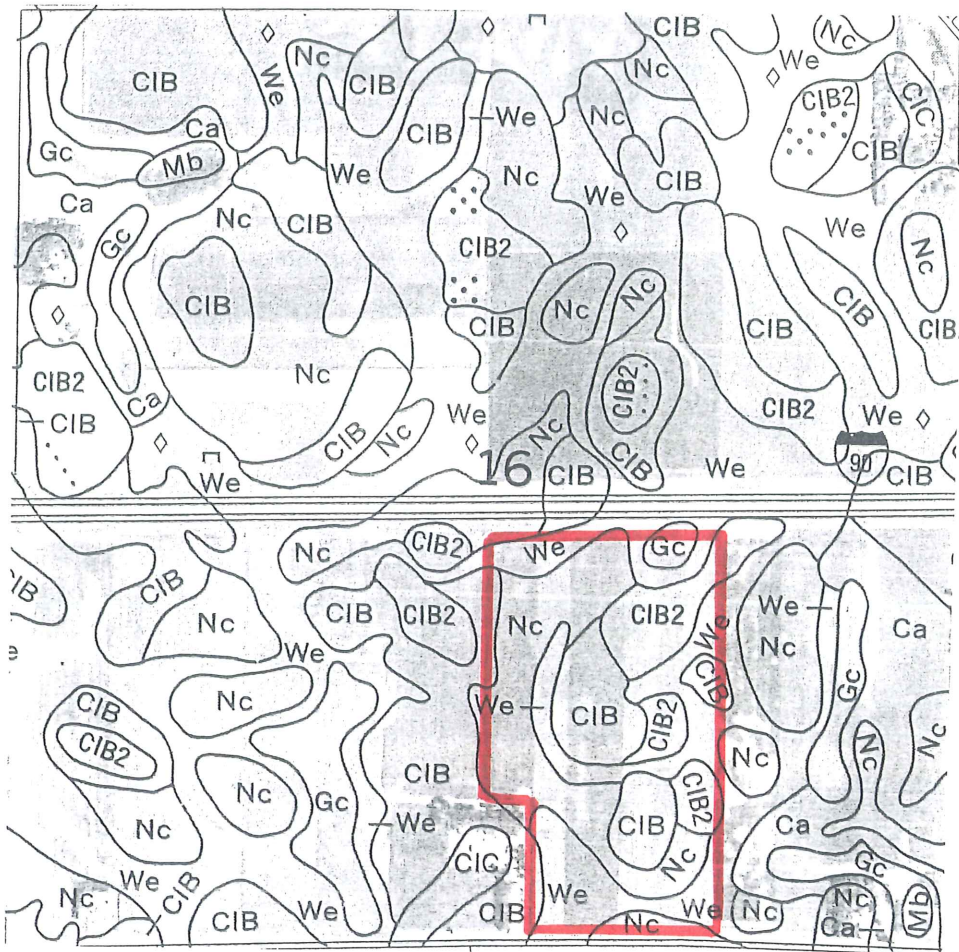
Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L83A	Webster clay loam, 0 to 2 percent slopes	23	36.3%	Ilw	93	171	51
L79B	Clarion loam, 2 to 5 percent slopes	22.5	35.5%	Ile	95	175	52
L85A	Nicollet clay loam, 1 to 3 percent slopes	17.8	28.1%	I	99	182	54
Weighted Average					95.3	175.3	52.1

Soil Series and Type  
Parts of W1/2SE1/4  
Section 16-102-40



<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Class</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
CIB	Clarion Loam	2 to 6 % Slopes	II E	16.00	24	85.0
CIB2	Clarion Loam	2 to 6 % Slopes	II E	10.33	16	80.0
We	Webster Clay Loam	Nearly Level	II W	19.11	29	82.0
Nc	Nicollet Clay Loam	Nearly Level	I	18.20	27	95.0
Gc	Glencoe Silty Clay Loam	Nearly Level	IIIW	1.39	2	63.0
	Road			1.19		
Totals and Averages				66.22	100	84.1



## FARM SUMMARY

JEAN JOYCE KINGERY & MARY KATHRYN MAGEE, AS TRUSTEE OF THE MARY  
KATHRYN MAGEE REVOCABLE LIVING TRUST DATED MARCH 18, 2011

Parts of W1/2SE1/4  
SECTION 16-102-40  
NOBLES COUNTY  
MINNESOTA

- County Parcel # : 20-0111-000 (63.35 ac) & 20-0108-000 (2.87 ac)
- Assessor's 1/1/11 Estimated Market Value: \$332,900 + \$13,800 = \$346,700
- 2011 Real Estate Taxes Payable (Non-Homestead – Ag): \$2,270 + \$94 = \$2,364
- Farm Program Data:
  - FSA Farm # # 1294
  - FSA Corn Base 32.1 Acres
  - FSA Direct Corn Yield 104 Bu. Per Acre
  - FSA CC Corn Yield 121 Bu. Per Acre
  - FSA Soybean Base 31.1 Acres
  - FSA Direct Soybean Yield 34 Bu. Per Acre
  - FSA CC Soybean Yield 40 Bu. Per Acre
  - FSA DCP Cropland 63.4 Acres
  - ACRE NO
  - Highly Erodible Land NONE
  - Wetlands: NONE
- Crop Equivalency Rating (CER) = 84.41
- Crop Productivity Index (CPI) = 95.3
- Tile: No Tile Maps Available

• Acreage Breakdown:	Assessor	FSA/FMC	
Cultivation	65.03	63.40	Acres
Grassland/Waste	0.00	1.63	Acres
Road	1.19	1.19	Acres
	-----	-----	
TOTAL	66.22	66.22	
	=====	=====	

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(10/10/11)



**BID SHEET**  
**FARMLAND FOR SALE**

Submit in writing to:

Fairland Management Company, 339 11<sup>th</sup> Street, P.O. Box 128

Windom, MN 56101

**By 12 PM on November 16, 2011**

Parts of W½SE¼  
SECTION 16-102-40

\$ \_\_\_\_\_/acre X 66.22 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: \_\_\_\_\_