

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

Myrtle L. Stroud Estate

LAND DESCRIPTIONS

NW $\frac{1}{4}$ Ex. 1.5 acres of
SECTION 28-107-35
158.50 +/- Acres
DELTON TOWNSHIP

W $\frac{1}{2}$ W $\frac{1}{2}$ of
SECTION 24-106-37
160.00 +/- Acres
AMO TOWNSHIP

**COTTONWOOD COUNTY
MINNESOTA**

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

FARMLAND FOR SALE

COTTONWOOD COUNTY

MYRTLE L. STROUD ESTATE

NW¼ Ex. 1.5 ac. of SECTION 28-107-35- DELTON TOWNSHIP
&
W½W½ of SECTION 24-106-37 – AMO TOWNSHIP

We are pleased to announce the sale of land for the Myrtle L. Stroud Estate. The farms consist of 158.50 (+/-) acres in Delton Township and 160.00 (+/-) acres in Amo Township located north of Windom. The farms are productive and have good income potential.

Terms: Landowner will offer said tracts of land for sale by private sealed bid auction. Bid forms are available upon request. Minimum bid is \$3,750 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, February 22, 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 February 23, 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 March 30-31, 2011, the scheduled dates of closing. Property sold subject to existing lease for 2011 crop year. Buyer will receive 2011 cash rent. Real estate taxes payable in 2011 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!

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FAX 507-831-2810

FARM FOR SALE

Myrtle L. Stroud Estate

LAND DESCRIPTION

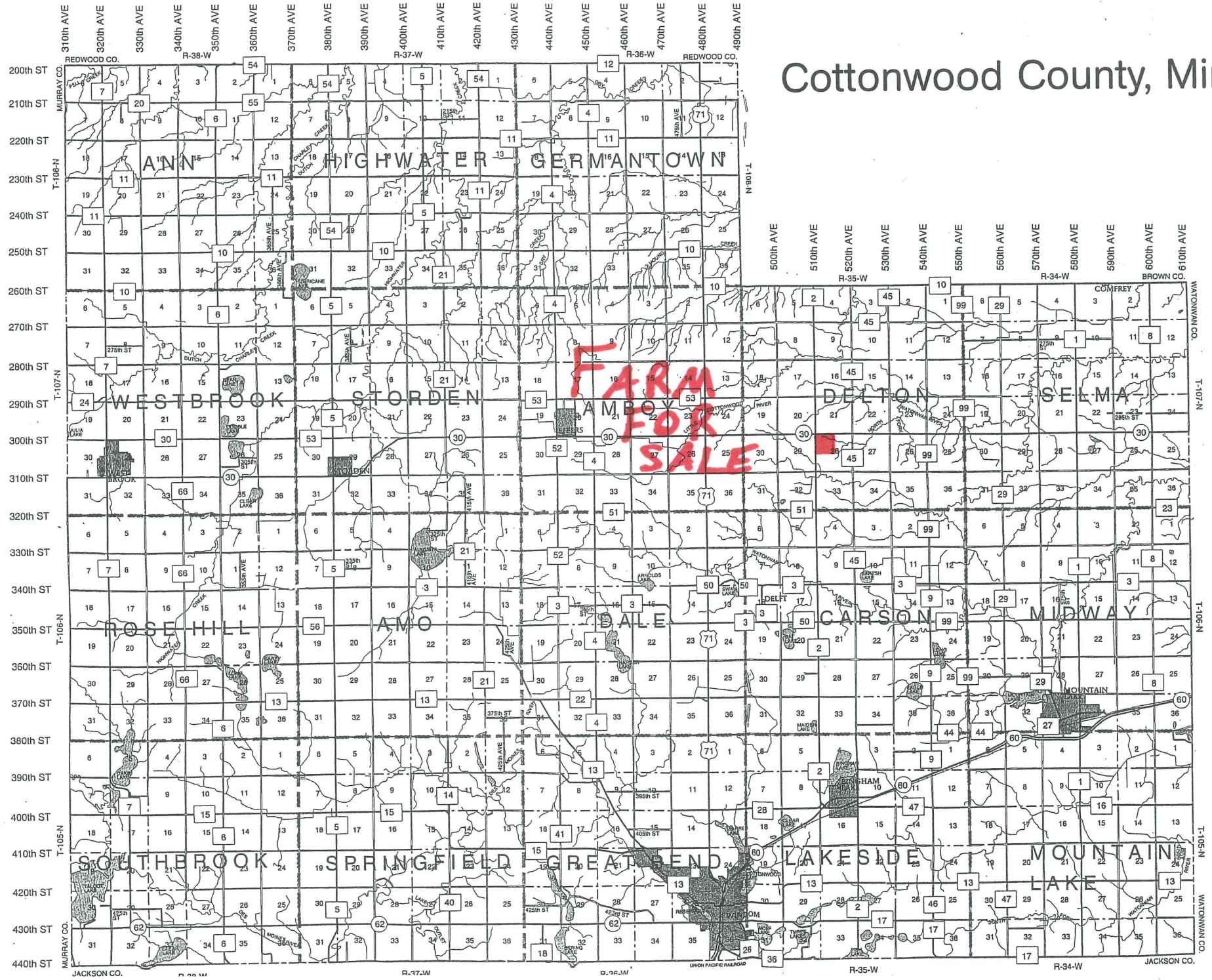
NW¼ Ex. 1.5 acres of
SECTION 28-107-35
158.50 +/- Acres

DELTON TOWNSHIP

**COTTONWOOD COUNTY
MINNESOTA**

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Cottonwood County, Minnesota

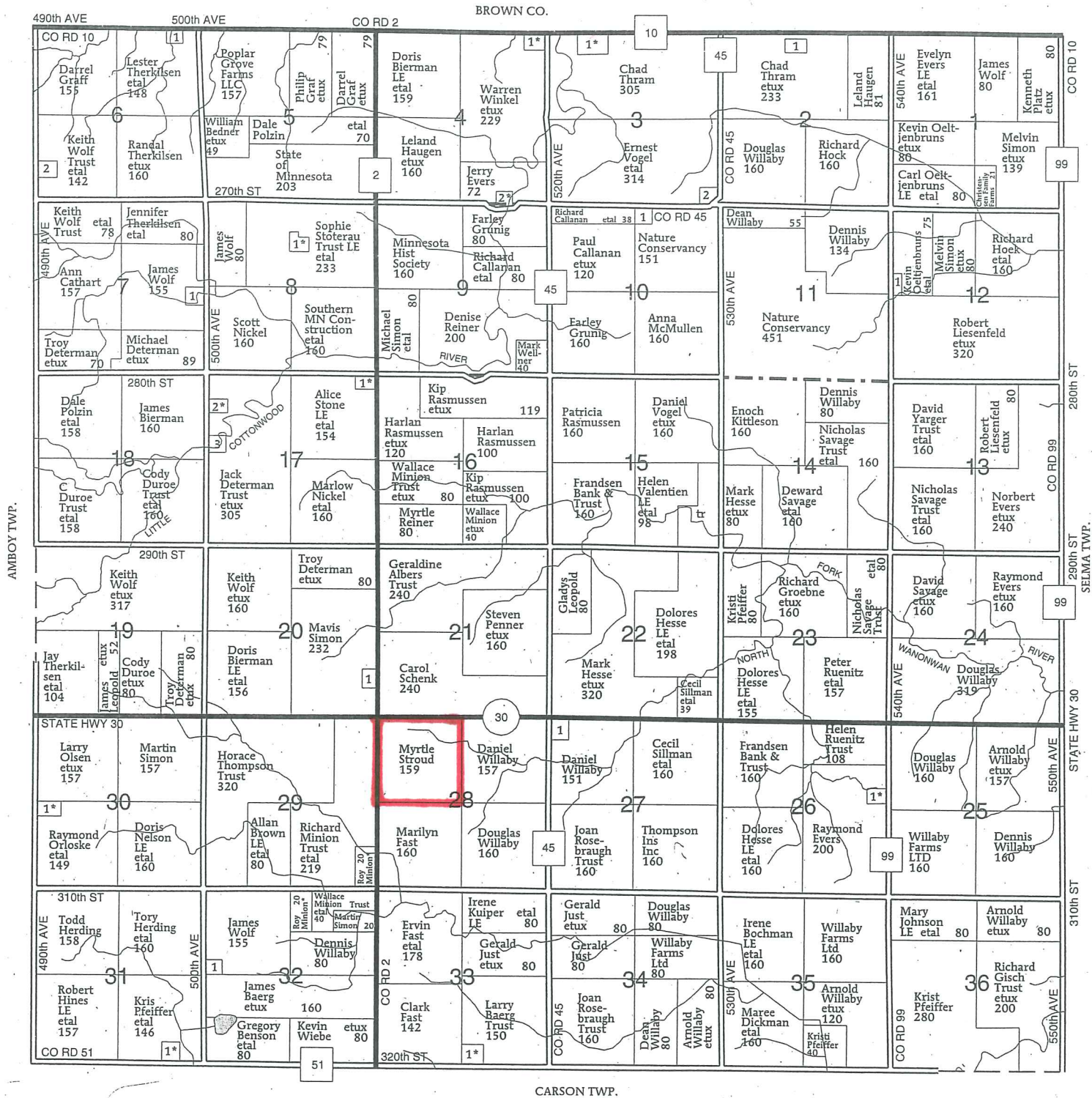


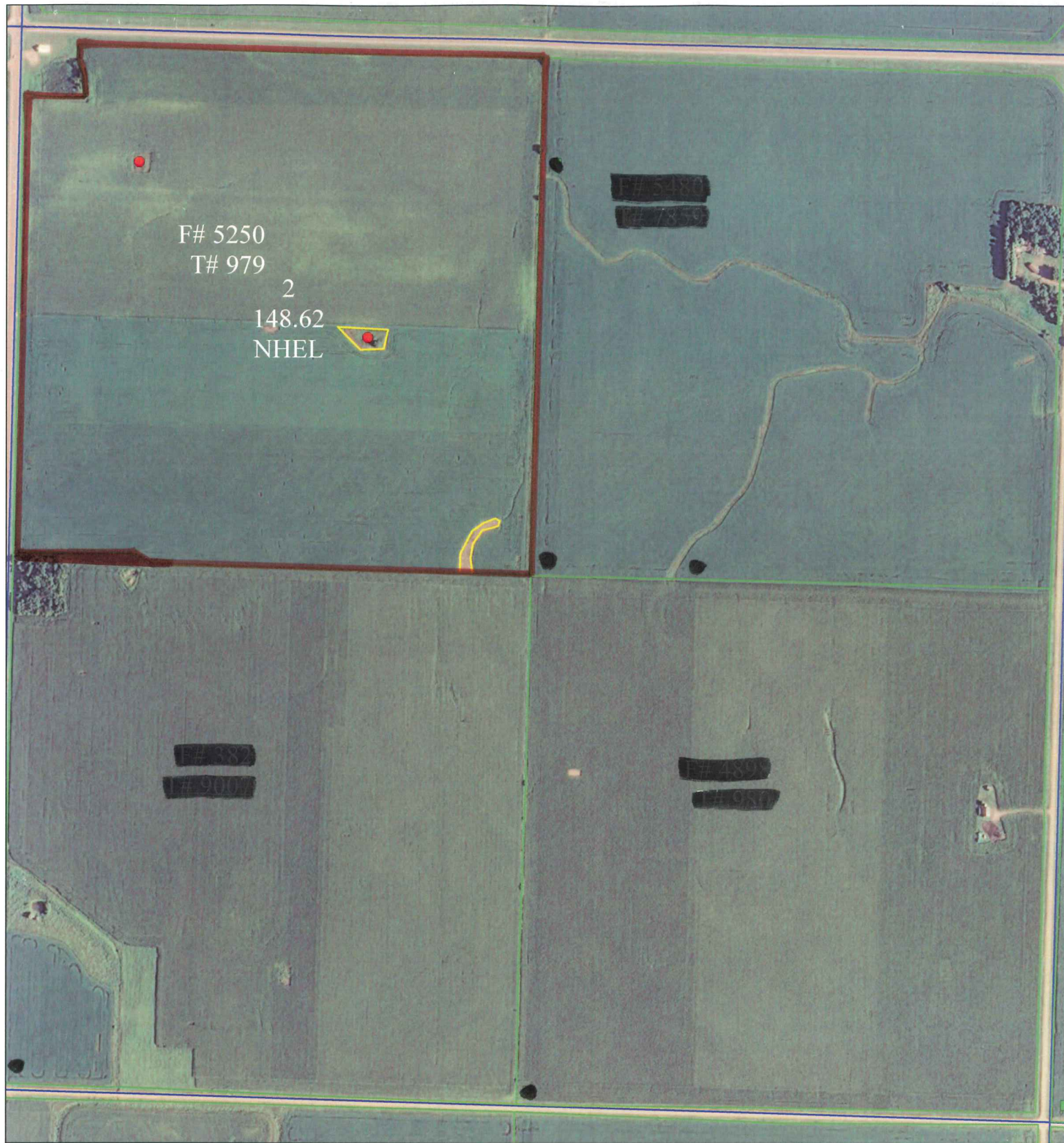
T-107-N

DELTON PLAT

(Landowners)

R-35-W





United States Department of Agriculture
Farm Service Agency

28-107-35

Cottonwood County, MN

1:7,920



January 15, 2009

Legend

fsa_gis_layers.SDE.wet_p_mn033

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- trct_dislv_a_mn033
- plss_a_mn033
- clu.SDE.clu_a_mn033

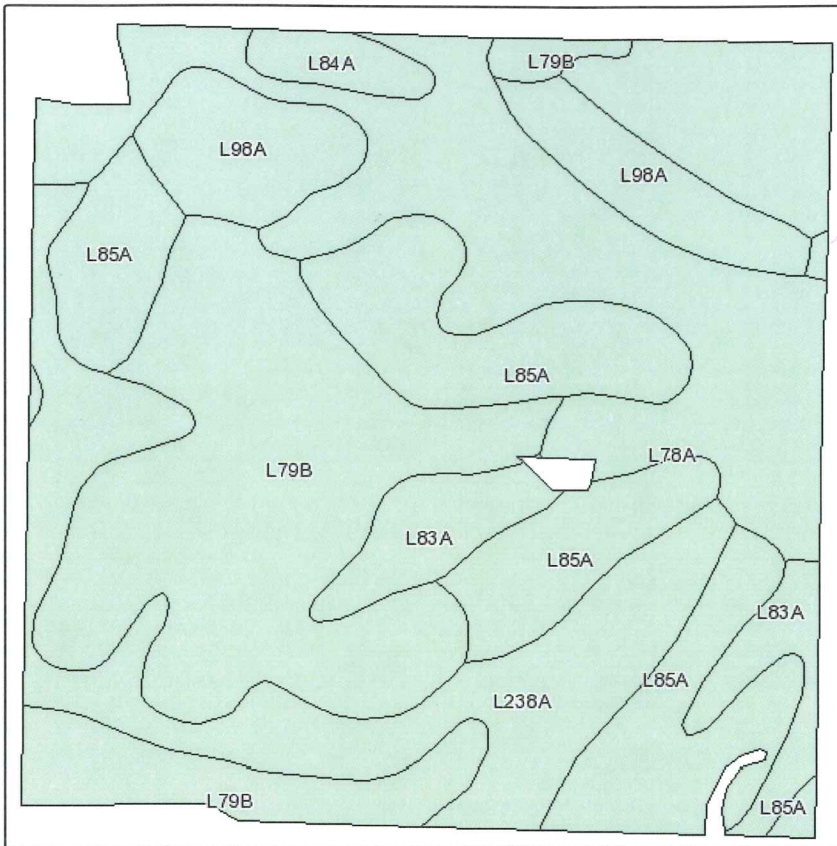
ortho_1-1_1m_i_mn033_2008_1.jp2

RGB

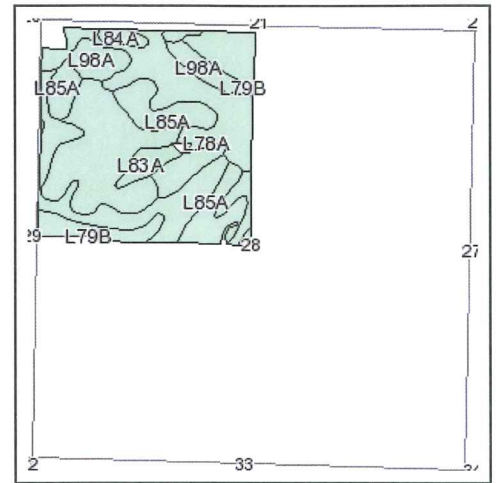
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Disclaimer: 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.

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: **028-107N-035W**
Township: **Delton**
Acres: **148.6**
Date: **1/9/2011**

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



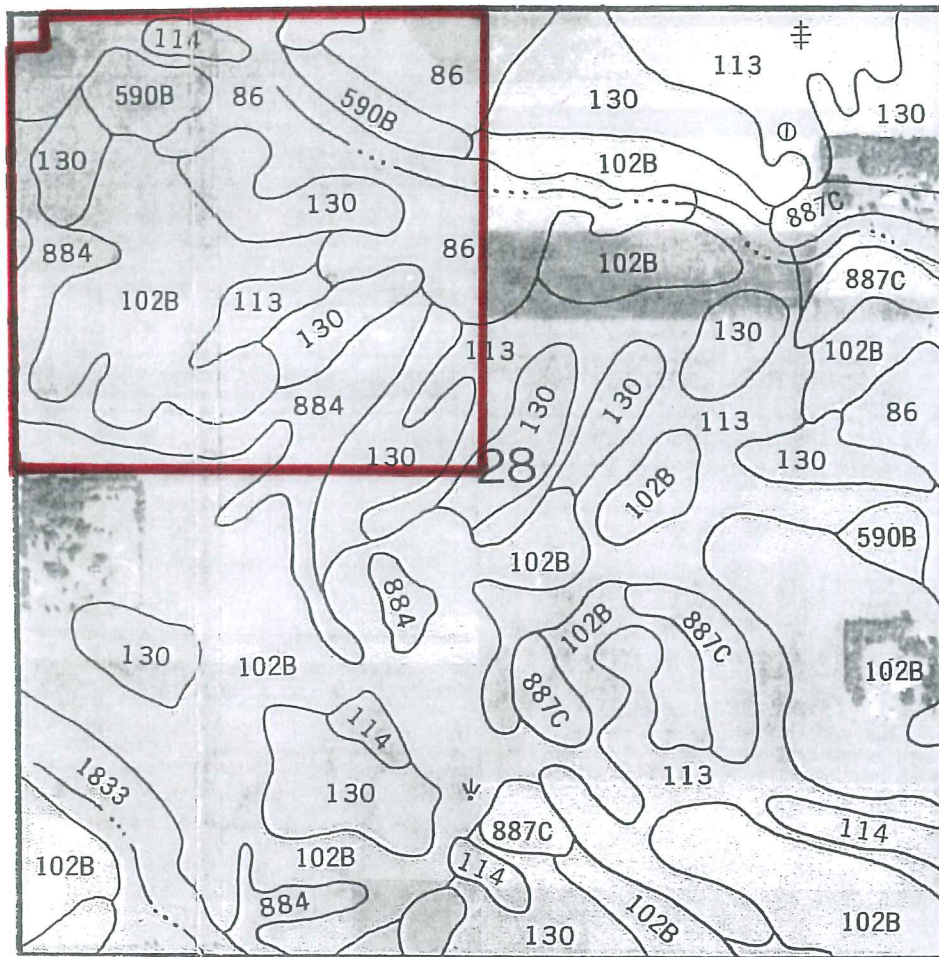
Maps provided by:



©AgriData, Inc 2008
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	40.8	27.4%	Ile	95	175	52
L78A	Canisteo clay loam, 0 to 2 percent slopes	36.1	24.3%	IIw	93	171	51
L85A	Nicollet clay loam, 1 to 3 percent slopes	29.3	19.7%	I	99	182	54
L238A	Webster-Delft complex, 0 to 3 percent slopes	21.2	14.3%	IIw	94	173	52
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	11.3	7.6%	I	100	184	55
L83A	Webster clay loam, 0 to 2 percent slopes	7.6	5.1%	IIw	93	171	51
L84A	Glencoe clay loam, depressional, 0 to 1 percent slopes	2.2	1.5%	IIIw	86	158	47
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.1	0.1%	Ile	92	169	51
Weighted Average					95.3	175.3	52.3

Soil Series and Type
NW1/4 excludng 1.5 acres
Section 28-107-35



<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Class</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
86	Canisteo Clay Loam	Nearly Level	llw	40.89	26	70.0
102B	Clarion Loam	Nearly Level	lle	42.02	27	75.0
113	Webster Clay Loam	Nearly Level	llw	7.9	5	80.0
114	Glencoe Clay Loam	Nearly Level	lllw	2.37	2	65.0
130	Nicollet Clay Loam	Nearly Level	I	29.7	19	88.0
590B	Jeffers Variant Clay Loam	2 to 4% Slopes	lle	11.33	7	71.0
884	Webster-Delft Clay Loams	Nearly Level	llw	22.68	14	78.0
887B	Clarion-Swanlake Loams	3 to 6% Slopes	lle	0.39	0	62.0
Totals and Averages				157.28	100	76.4

Aerial Map



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

Maps provided by:



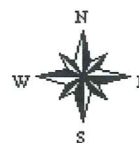
©AgriData, Inc. 2011

www.AgriDataInc.com

28-107N-35W
Cottonwood County
Minnesota

map center: 44° 2' 35.53, 95° 2' 59.4

scale: 10029



1/9/2011

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

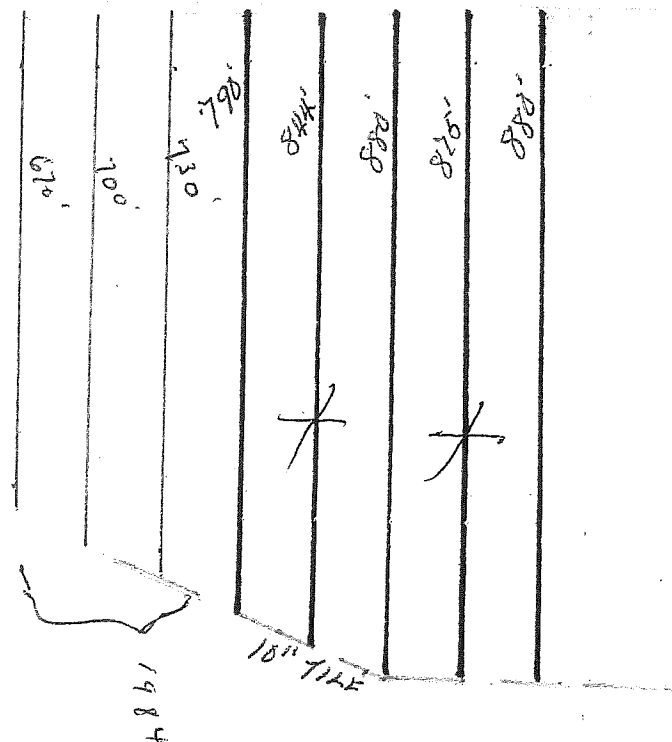
RAY JOHNSON FARM MAP.

4264 FT. 6" TILE 1979

SCALE 1 IN. = 5 250 FT.

HIGHWAY #30

DELTON TOWN
HALL



FARM SUMMARY

MYRTLE L. STROUD ESTATE
NW¼ Ex. 1.5 acres
SECTION 28-107-35
COTTONWOOD COUNTY
MINNESOTA

- County Parcel # : 06.028.0200
- Assessor's 1/1/10 Estimated Market Value: \$724,500
- 2010 Real Estate Taxes Payable (Non-Homestead – Ag): \$3,640
- Farm Program Data:
 - FSA Farm # # 5250
 - FSA Corn Base 108.0 Acres
 - FSA Direct Corn Yield 98 Bu. Per Acre
 - FSA CC Corn Yield 98 Bu. Per Acre
 - FSA Soybean Base 23.0 Acres
 - FSA Direct Soybean Yield 32 Bu. Per Acre
 - FSA CC Soybean Yield 32 Bu. Per Acre
 - FSA Wheat Base 17.6 Acres
 - FSA Direct Wheat Yield 37 Bu. Per Acre
 - FSA CC Wheat Yield 37 Bu. Per Acre
 - FSA DCP Cropland 148.6 Acres
 - ACRE NO
 - Highly Erodible Land NONE
 - Wetlands: YES
- Crop Equivalency Rating (CER) = 76.24
- Tile: See attached – Additional information available upon request
- Cash Rent Lease (3/1/11–2/29/12); 148.6 ac. x \$180/ac. = \$26,748; 50% (3/1) & 50% (10/15)
- Acreage Breakdown:

	<u>Assessor</u>	<u>FSA/FMC</u>
Cultivation	152.13	148.60 Acres
Grassland/Waste	0.00	3.53 Acres
Road	6.37	6.37 Acres
	-----	-----
TOTAL	158.50	158.50
	=====	=====

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(1/11/11)

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 February 22, 2011

NW¼ Ex. 1.5 acres
SECTION 28-107-35

\$ _____/acre X 158.50 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

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

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

FARM FOR SALE

Myrtle L. Stroud Estate

LAND DESCRIPTION

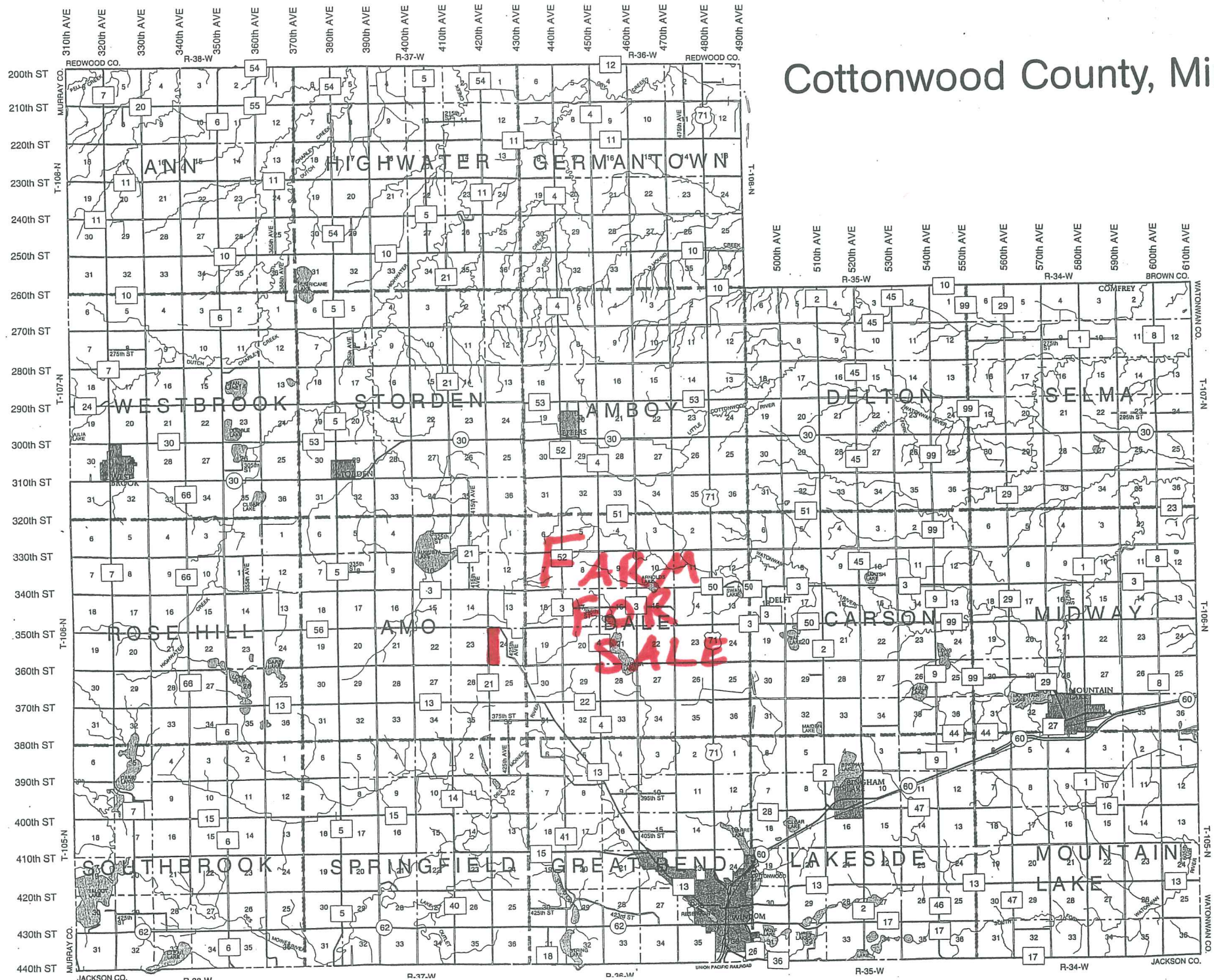
**W¹/₂W¹/₂ of
SECTION 24-106-37
160.00 +/- Acres**

AMO TOWNSHIP

**COTTONWOOD COUNTY
MINNESOTA**

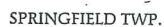
Interested parties should contact Fairland Management Company at the above address.

Cottonwood County, Minnesota



R-37-W

STORDEN TWP.
400th AVE





United States Department of Agriculture
Farm Service Agency

24-106-37

Cottonwood County, MN

1:7,920



January 15, 2009

Legend

fsa_gis_layers.SDE.wet_p_mn033
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- trct_disliv_a_mn033
- plss_a_mn033
- clu.SDE.clu_a_mn033

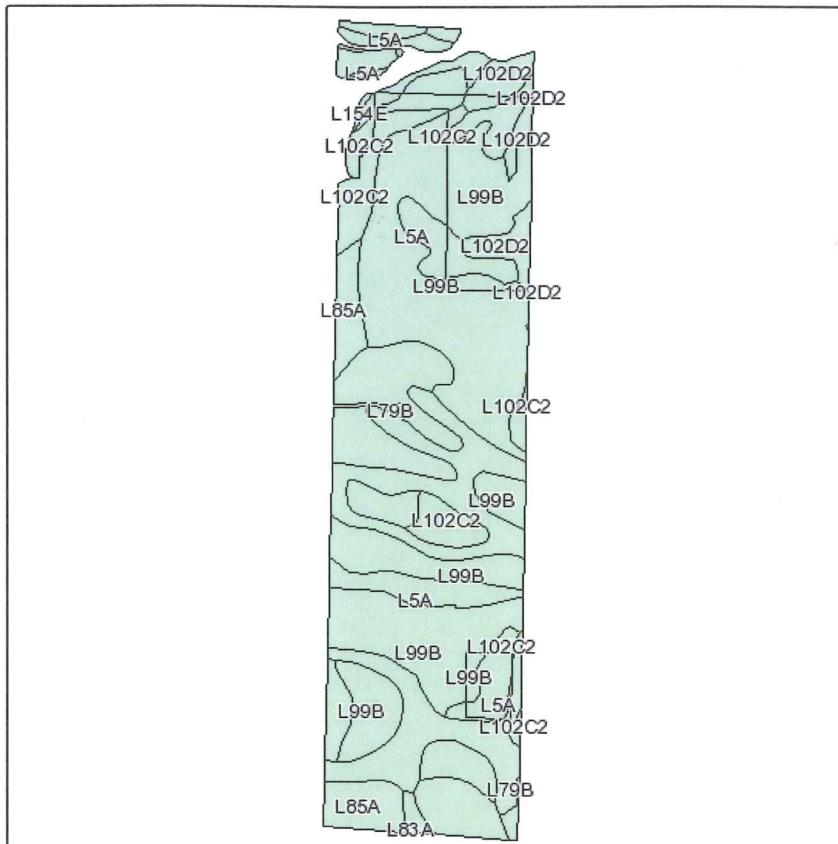
ortho_1-1_1m_j_mn033_2008_1.jp2

RGB

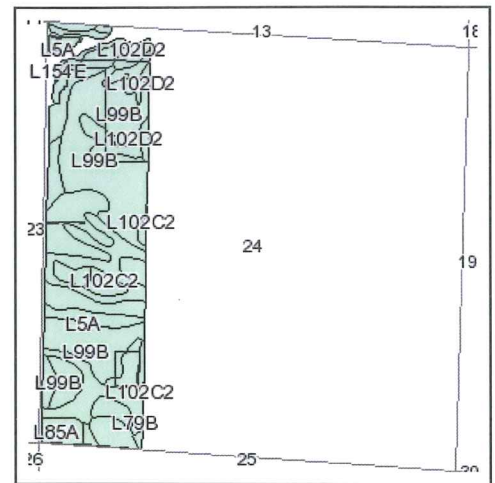
- Red: Band_1
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- Blue: Band_3

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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: **024-106N-037W**
Township: **Amo**
Acres: **147.5**
Date: **1/10/2011**

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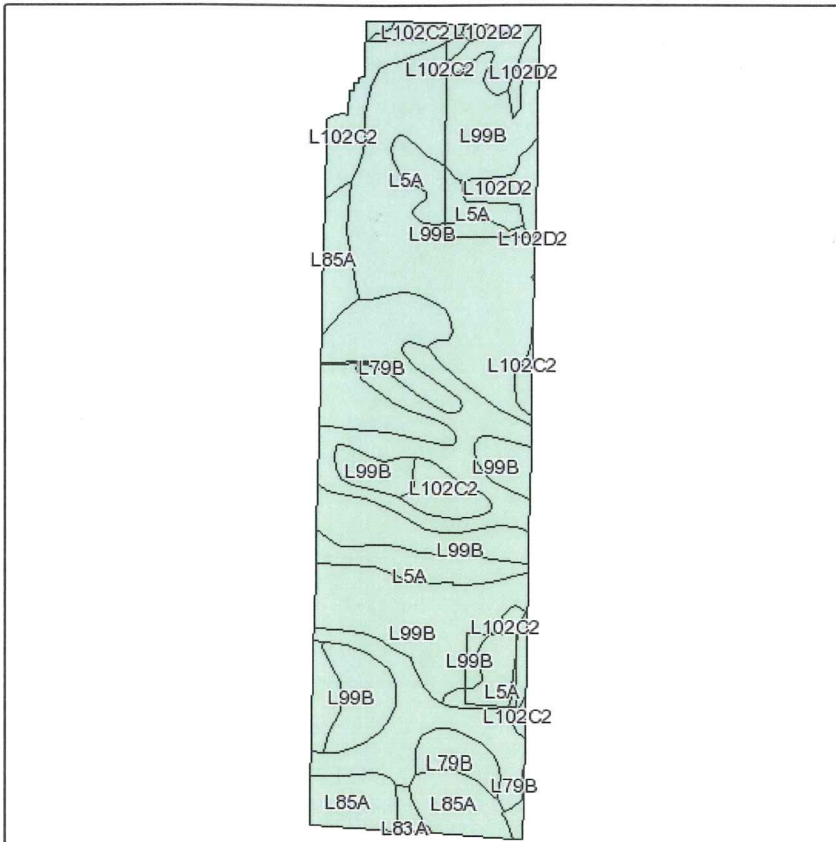
Maps provided by:



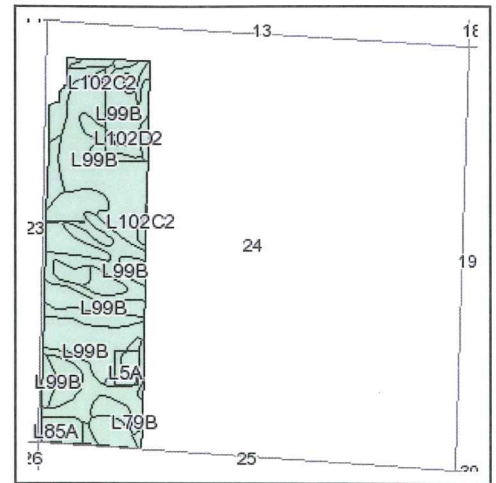
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www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	61.7	41.8%	Ile	92	169	51
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	32	21.7%	IIw	96	177	53
L102C2	Omsrud-Storden complex, 6 to 12 percent slopes, moderately eroded	18.4	12.5%	IIIe	88	162	48
L79B	Clarion loam, 2 to 5 percent slopes	15.8	10.7%	Ile	95	175	52
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.7	7.3%	I	99	182	54
L102D2	Omsrud-Storden complex, 12 to 18 percent slopes, moderately eroded	5.9	4.0%	IVe	76	140	42
L154E	Belview-Ridgeton complex, 15 to 45 percent slopes	1.8	1.2%	VIe	22		
L83A	Webster clay loam, 0 to 2 percent slopes	1.2	0.8%	IIw	93	171	51
Weighted Average					91.7	168.3	50.4

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: **024-106N-037W**
Township: **Amo**
Acres: **137.5**
Date: **1/9/2011**

Fairland Management Company
"YOUR REAL ESTATE PROFESSIONALS"



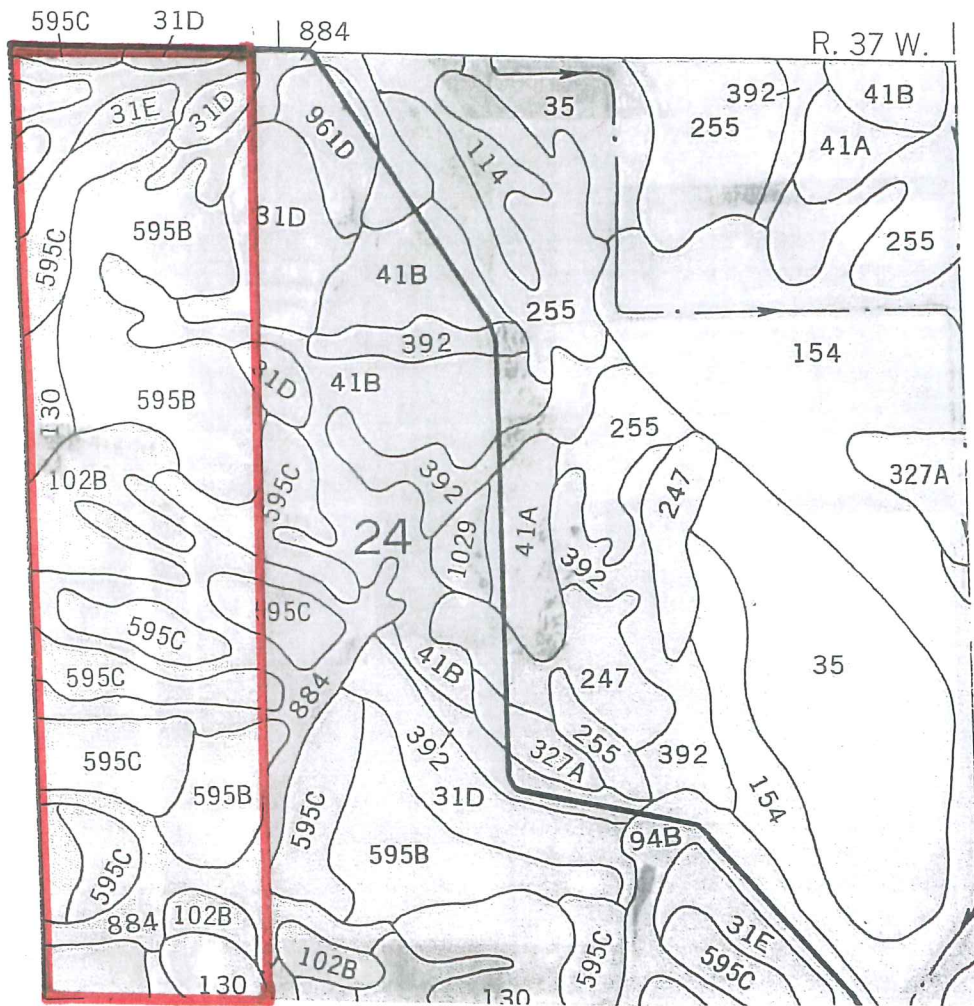
Maps provided by:



©AgriData, Inc 2008
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	61.6	44.9%	Ile	92	169	51
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	30.3	22.1%	IIw	96	177	53
L79B	Clarion loam, 2 to 5 percent slopes	15.8	11.5%	Ile	95	175	52
L102C2	Omsrud-Storden complex, 6 to 12 percent slopes, moderately eroded	13.9	10.1%	IIIe	88	162	48
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.7	7.8%	I	99	182	54
L102D2	Omsrud-Storden complex, 12 to 18 percent slopes, moderately eroded	3.7	2.7%	IVe	76	140	42
L83A	Webster clay loam, 0 to 2 percent slopes	1.2	0.9%	IIw	93	171	51
L154E	Belview-Ridgeton complex, 15 to 45 percent slopes	0.3	0.2%	VIe	22		
Weighted Average					93	171	51.2

Soil Series and Type
W1/2W1/2
Section 24-106-37



<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Class</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
31D	Storden Loam	12 to 18% Slopes	IVe	8.28	5	19.0
31E	Storden Loam	18 to 35% Slopes	Vlle	1.9	1	14.0
41B	Estherville Sandy Loam	2 to 6% Slopes	IIIs	4.11	3	32.0
102B	Clarion Loam	Nearly Level	IIe	17.26	11	75.0
113	Webster Clay Loam	Nearly Level	IIw	1.13	1	80.0
130	Nicollet Clay Loam	Nearly Level	I	11.83	8	88.0
595B	Swanlake Loam	2 to 6% Slopes	IIe	38.15	25	50.0
595C	Swanlake Loam	6 to 12% Slopes	IIle	38.86	25	39.0
884	Webster-Delft Clay Loams	Nearly Level	IIw	32.55	21	78.0
Totals and Averages				154.07	100	56.5

FARM SUMMARY

MYRTLE L. STROUD ESTATE
W½W½
SECTION 24-106-37
COTTONWOOD COUNTY
MINNESOTA

- County Parcel # : 02.024.0300
- Assessor's 1/1/10 Estimated Market Value: \$417,700
- 2010 Real Estate Taxes Payable (Non-Homestead – Ag): \$2,906
- Farm Program Data:

FSA Farm #	# 44
FSA Corn Base	65.3 Acres
FSA Direct Corn Yield	108 Bu. Per Acre
FSA CC Corn Yield	134 Bu. Per Acre
FSA Soybean Base	65.3 Acres
FSA Direct Soybean Yield	32.0 Bu. Per Acre
FSA CC Soybean Yield	38.0 Bu. Per Acre
FSA DCP Cropland	147.5 Acres
FSA Cultivated Acres	137.5 Acres
FSA CRP Acres	10.0 Acres
ACRE	NO
Highly Erodible Land	YES
Wetlands:	NO
- Conservation Reserve Program (CRP) – 10.0 acres x \$101.76 = \$1,018 (11/1/97-9/30/12)
- Crop Equivalency Rating (CER) = 56.27
- Tile: No Tile Maps Available
- Cash Rent Lease (3/1/11–2/29/12); 137.5 ac. x \$180/ac. = \$24,750; 50% (3/1) & 50% (10/15)
- Acreage Breakdown:

	<u>Assessor/FSA</u>
Cultivation	137.50 Acres
CRP	10.00 Acres
Grassland/Waste	6.50 Acres
Road	6.00 Acres

TOTAL

160.00
=====

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Windom, MN 56101

By 12 PM on February 22, 2011

W½W½
SECTION 24-106-37

\$ _____/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.**

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