

FAIRLAND MANAGEMENT COMPANY

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

www.fairlandmanagement.com

PHONE 507-831-2808

FAX 507-831-2810

LAND FOR SALE

WINDOM SALES COMPANY, INC.

LAND DESCRIPTION

29.77 Acres (+/-) in SW corner SE $\frac{1}{4}$
SECTION 13-105-36

9.4 Acres (+/-) in Part NE $\frac{1}{4}$
&
84.18 Acres (+/-) in Part of NE $\frac{1}{4}$ & SE $\frac{1}{4}$
SECTION 24-105-36

123.35 Total Acres (+/-)

GREAT BEND TOWNSHIP

COTTONWOOD COUNTY, MINNESOTA

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

LAND FOR SALE

CRP, Recreational, and Development Property!

WINDOM SALES COMPANY, INC.

123.35 Acres (+/-) in

Pts. of SW corner SE $\frac{1}{4}$ of Section 13-105-36 &

Pts. of NE $\frac{1}{4}$ & SE $\frac{1}{4}$ of SECTION 24-105-36

GREAT BEND TOWNSHIP

COTTONWOOD COUNTY

Property Description: This unique property provides a great deal of diversity. It is situated adjacent to the MN-DNR property on Warren Lake. 107 acres are enrolled into CRP. North portion is very suitable for waterfowl, pheasant, and deer hunting, with tree and food plots. The southern portion is in the city limits of Windom and provides future development potential along Highway 60. There are 3 metal buildings on site for storage.

Terms: Landowner will offer said tract of land for sale by sealed bid. Bid forms are available upon request. Minimum bid is \$1,575 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 noon, Tuesday September 15, 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. ONLY bidders who submitted a bid prior to the deadline shall be able to attend and be eligible to raise their bid on Wednesday September 16, 2009 at 10:00 AM at the Windom Community Center, Windom, MN.

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 the scheduled date of closing. Property sold subject to existing CRP contract. Seller retains 10/1/08 – 9/30/09 CRP payments. Real Estate taxes payable in 2009 are sole responsibility of Seller. Early possession may be available with written agreement including nominal rent and proof of insurance by Buyer/Renter. Buyer will be allowed to take full 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!

Cottonwood County, MI

A detailed plat map of Cottonwood County, Michigan, showing a grid of sections numbered 1 through 36. The map includes major roads like I-75, I-94, and I-19, and various towns and cities such as Ann Arbor, Ypsilanti, and Farmington Hills. A large red "FOR SALE" stamp is visible in the center-right area. The map is oriented with North at the top. The title "Cottonwood County, MI" is written vertically on the left side. The map shows a grid of sections, with some sections containing smaller numbers or letters. The map also shows the locations of several towns and cities, including Ann Arbor, Ypsilanti, Farmington Hills, and Westland. The map is a technical drawing, likely a surveyor's plat, showing the boundaries of the sections and the locations of the towns and cities. The map is a black and white line drawing, with the red "FOR SALE" stamp being the only color element. The map is a detailed representation of the land in Cottonwood County, Michigan, and is likely used for legal or administrative purposes. The map is a technical drawing, likely a surveyor's plat, showing the boundaries of the sections and the locations of the towns and cities. The map is a black and white line drawing, with the red "FOR SALE" stamp being the only color element. The map is a detailed representation of the land in Cottonwood County, Michigan, and is likely used for legal or administrative purposes.

440th ST JACKSON CO. R-35-W 17 R-34-W JACKSON CO.



MAP OF

GREAT BEND

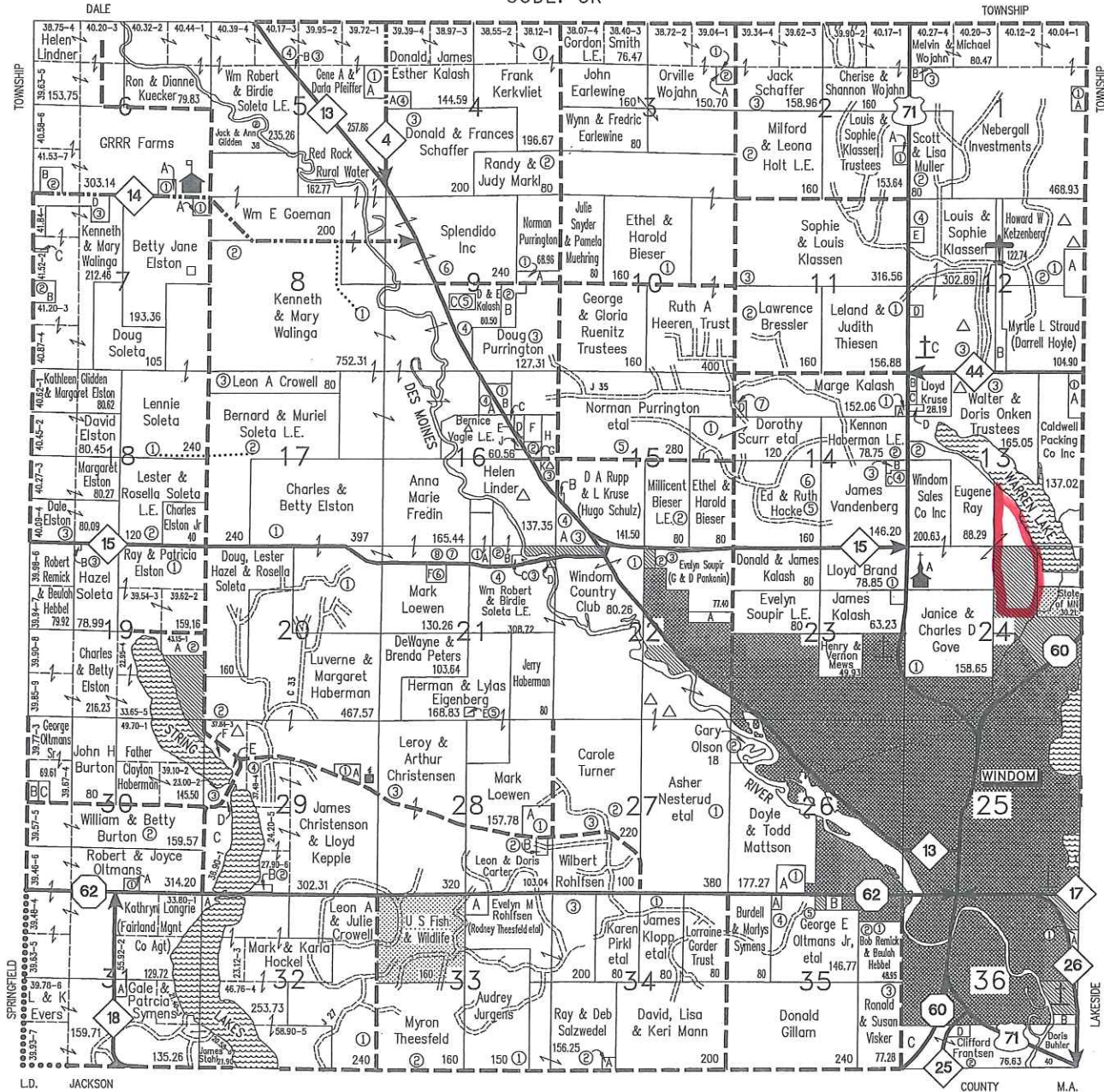


TOWNSHIP: 105 N

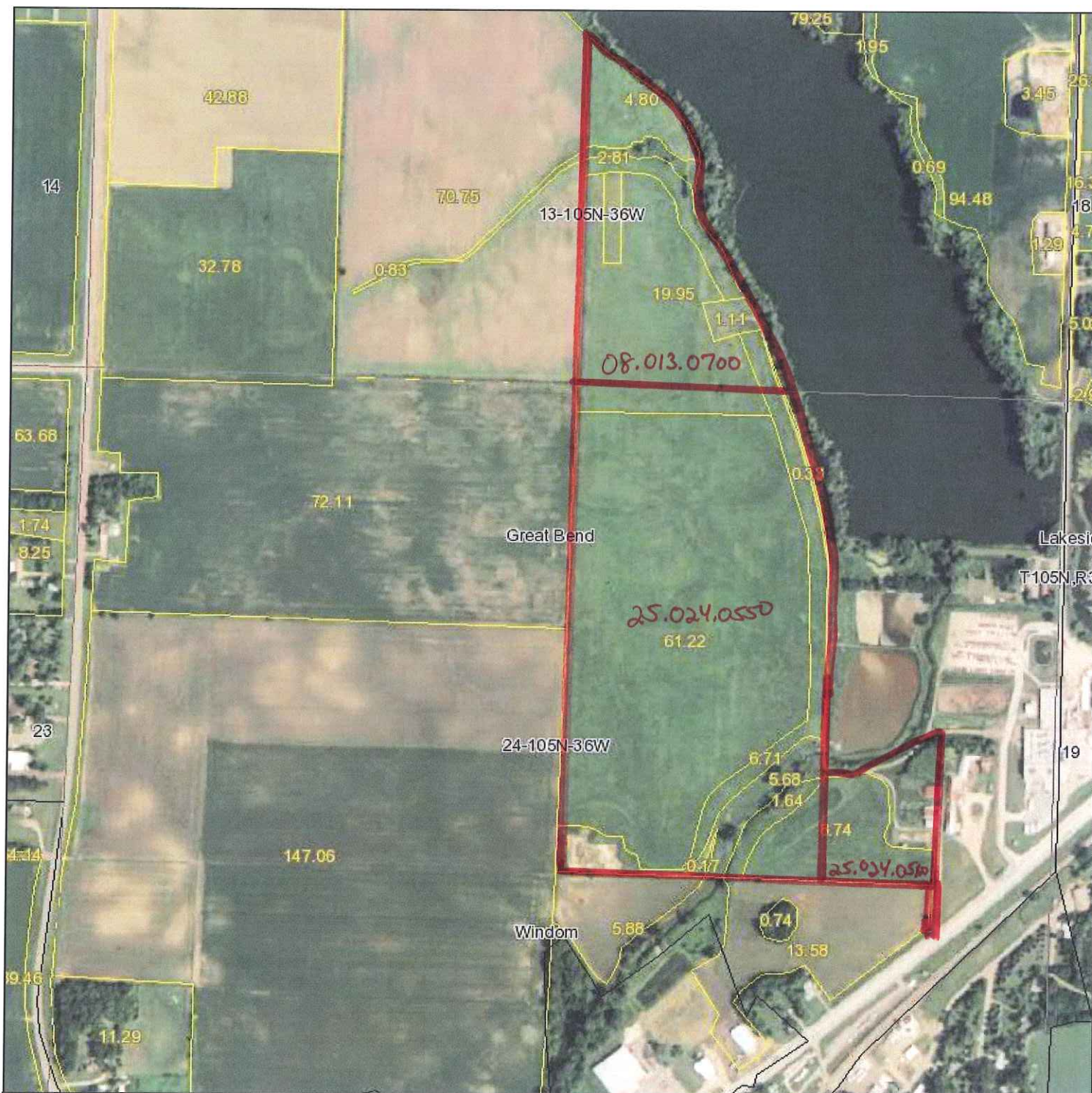
MIDLAND ATLAS COMPANY LLC COPYRIGHT 2000

RANGE: 36 W

CODE: GR



Aerial Map



map center: 43° 53' 19.44, 95° 6' 38.53

scale: 10106

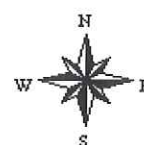
24-105N-36W
Cottonwood County
Minnesota

Maps provided by:



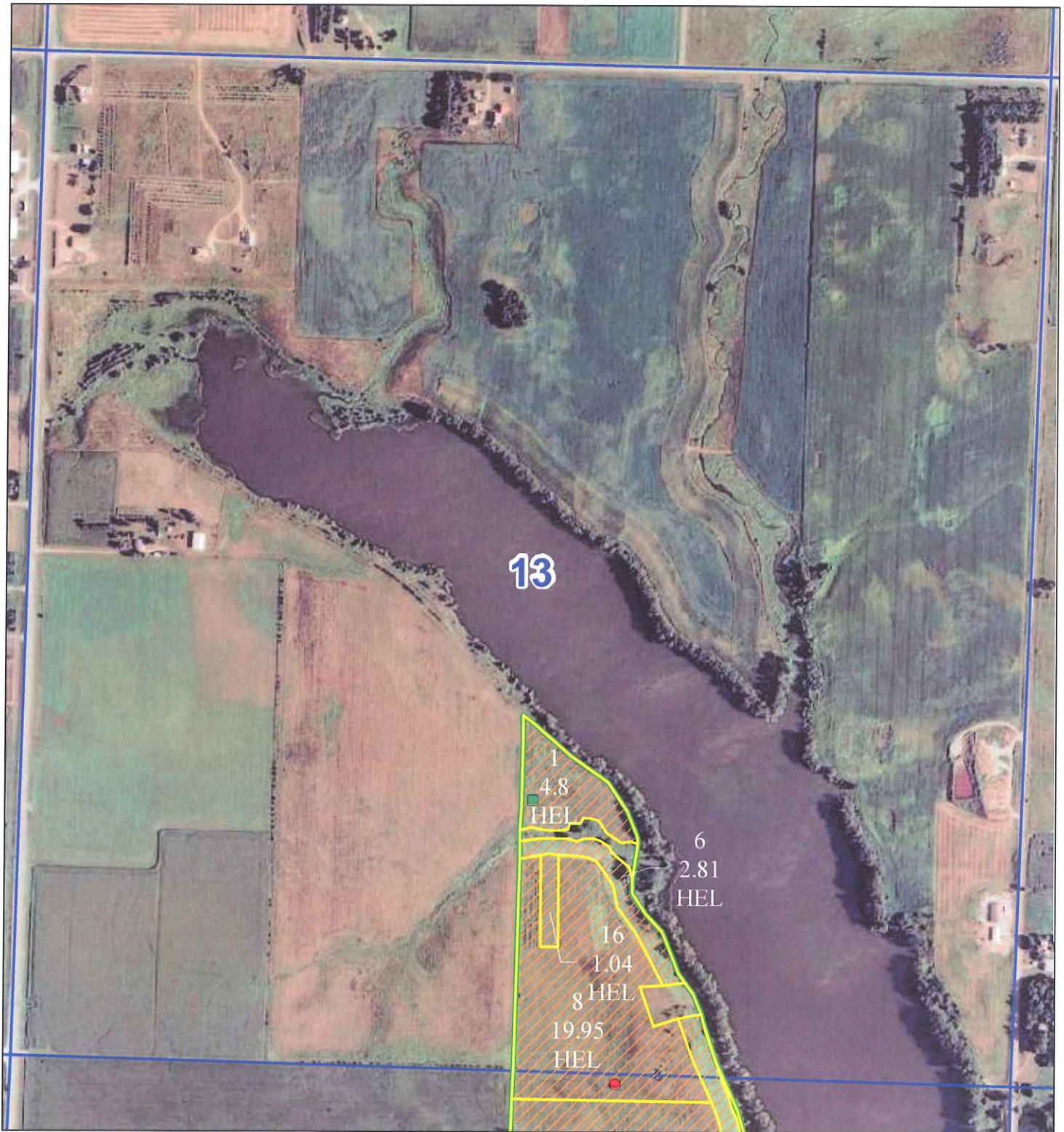
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www.AgriDataInc.com



7/16/2009

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.



Minnesota
Cottonwood County
Great Bend

T105 R036 S13

Farm Number Tract Number
3070 2277

Legend

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



Mar 29, 2009

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.

1:8,268



Minnesota
Cottonwood County
Great Bend

T105 R036 S24

Farm Number Tract Number
3070 2277

Legend

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

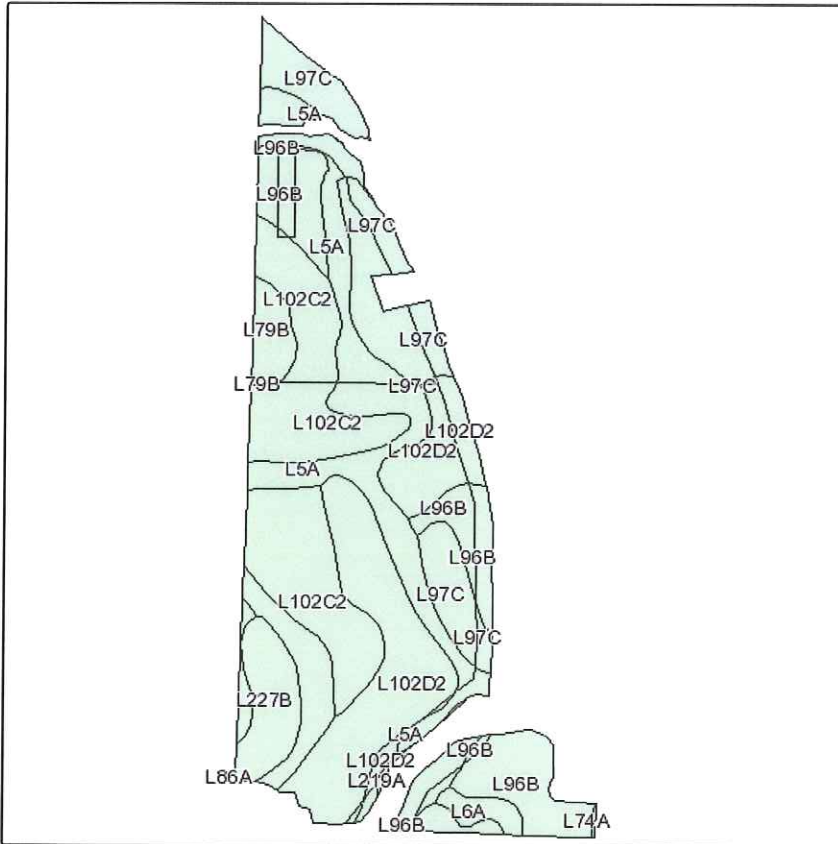
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2008 ortho rectified imagery for Minnesota. The producer accepts the data 'as is' and assumes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

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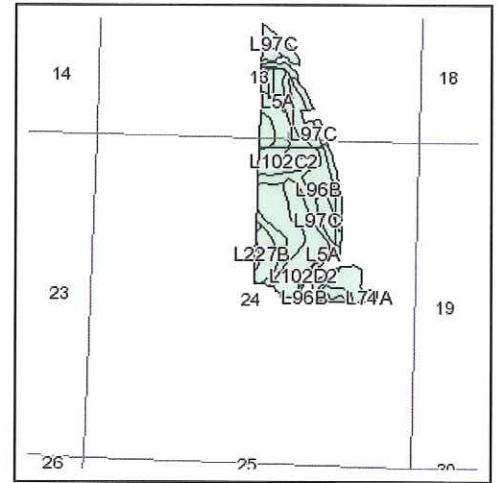
Mar 29, 2009

1:8,327

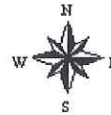
Soils Map



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: **024-105N-036W**
Township: **Great Bend**
Acres: **106.9**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L102C2	Omsrud-Storden complex, 6 to 12 percent slopes, moderately eroded	22.5	21.1%	IIIe	88	162	48
L102D2	Omsrud-Storden complex, 12 to 18 percent slopes, moderately eroded	21.5	20.1%	IVe	76	140	42
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	20.7	19.3%	IIw	96	177	53
L96B	Estherville-Hawick complex, 2 to 6 percent slopes	15	14.0%	IIIIs	43	79	24
L97C	Hawick-Estherville complex, 6 to 12 percent slopes	14.9	13.9%	IVs	39	72	21
L227B	Truman silt loam, 2 to 6 percent slopes	5.3	5.0%	IIe	99	182	54
L79B	Clarion loam, 2 to 5 percent slopes	3.4	3.2%	IIe	95	175	52
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2	1.9%	IIw	83	149	46
L6A	Biscay loam, 0 to 2 percent slopes	1.5	1.4%	IIw	69	127	38
L74A	Estherville sandy loam, 0 to 2 percent slopes	0.1	0.1%	IIIIs	44	81	24
Weighted Average					74.4	136.9	40.9

FARM SUMMARY

WINDOM SALES COMPANY, INC.

COTTONWOOD COUNTY MINNESOTA

	PARCEL #1	PARCEL #2	PARCEL #3	Total
Legal Description	29.77 Ac	9.4 Ac	84.18 Ac	123.35 Ac
	13-105-36	24-105-36	24-105-36	13&24-105-36
	Great Bend	Great Bend	Great Bend	Great Bend
Real Estate Tax ID #	8-013-0700	25-024-0510	25-024-0550	8-013-0700 25-024-0510&550
Assessor's 1/1/09 Estimated Mkt Value	\$38,500 (Land)	\$16,800 (Land) \$25,200(Blg)	\$138,800 (Land)	\$194,100 (Land) \$25,200 (Blg)
Real Estate Taxes Payable - 2009	\$238	\$538	\$1,494	\$2,270
Crop Equivalency Rating	41.13	33.56	42.47	Approx. 41
Assessor's Acreage Breakdown				
Cultivated	24.47	5.00	77.68	107.15
Pasture/Meadow	3.53	4.40	6.50	14.43
Road	1.77	0.00	0.00	1.77
Total	29.77	9.40	84.18	123.35

FSA Farm # 3070

- CRP Contract # 1399 = 11.3 Acres @ \$110.80/acre = \$1,252; 10-1-07 to 9-30-17 (Food Plot)
- CRP Contract # 2021 = 4.8+61.2+8.7 = 74.7 Acres @ \$82.37/acre = \$6,153; 10-1-03 to 9-30-18
- CRP Contract # 1111 = 20.0 + 1.0 = 21.0 Acres @ \$82.37/acre = \$1,730; 10-1-03 to 9-30-13
- Totals = 107 Acres @ \$85.37/acre = \$9,135

Parcel # 2 & #3 are in the City Limits of Windom – hunting is restricted.

Temporary Easement –

- River Bend Snowmobile club – Can be removed at owner's discretion.

Permanent Easements –

- City of Windom – sanitary sewer line - Filed 10/13/70
- Drainage Tile Agreement – Filed 10-26-05 & Corrected & Filed 5-17-09

Existing Buildings -

- 3 Pole Barns (77 x 62), (77 x 62), and (36 x 70); Steel Bin; Bunker Silo

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.

(8/17/09)

BID SHEET
LAND FOR SALE

Submit in writing to:

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

Windom, MN 56101

By noon on Tuesday, September 15, 2009

29.77 Acres (+/-) in SW corner SE¼
SECTION 13-105-36

9.4 Acres (+/-) in Part NE¼
&
84.18 Acres (+/-) in Part of NE¼ & SE¼
SECTION 24-105-36

123.35 total acres (more or less)

Great Bend Township – Cottonwood County

\$ _____/acre X 123.35 Acres = 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: _____