

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

**Thomas J. Arneson, as Trustee of the
Thomas J. Arneson Living Trust dated May 16, 2003**

LAND DESCRIPTION

**NW $\frac{1}{4}$ NW $\frac{1}{4}$ &
E $\frac{1}{2}$ NW $\frac{1}{4}$ Ex. 15.092 acres**

**SECTION 11-104-33
104.9 +/- Acres**

CEDAR TOWNSHIP

**MARTIN COUNTY
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

FARMLAND FOR SALE

MARTIN COUNTY

Thomas J. Arneson, as Trustee of the Thomas J. Arneson Living Trust dated
May 16, 2003

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CEDAR TOWNSHIP

We are pleased to announce the sale of land for the Thomas J. Arneson Living Trust. The farm consists of 104.9 (+/-) acres in Cedar Township, located just northwest of Trimont. The farm has very productive soils with a CPI of 93.9 and is very well tiled!

Terms: Landowner will offer said tract of land for sale by private sealed bid auction. Bid forms are available upon request. Minimum bid is \$7,000 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, August 22, 2012. 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 August 23, 2012 at 10:00 AM at the Triumph Hall (east side of town), Trimont, 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 3, 2012, the scheduled date of closing. Property sold subject to existing lease for 2012 crop year. Seller will receive 2012 cash rent. Real estate taxes payable in 2012 are sole responsibility of Seller. 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

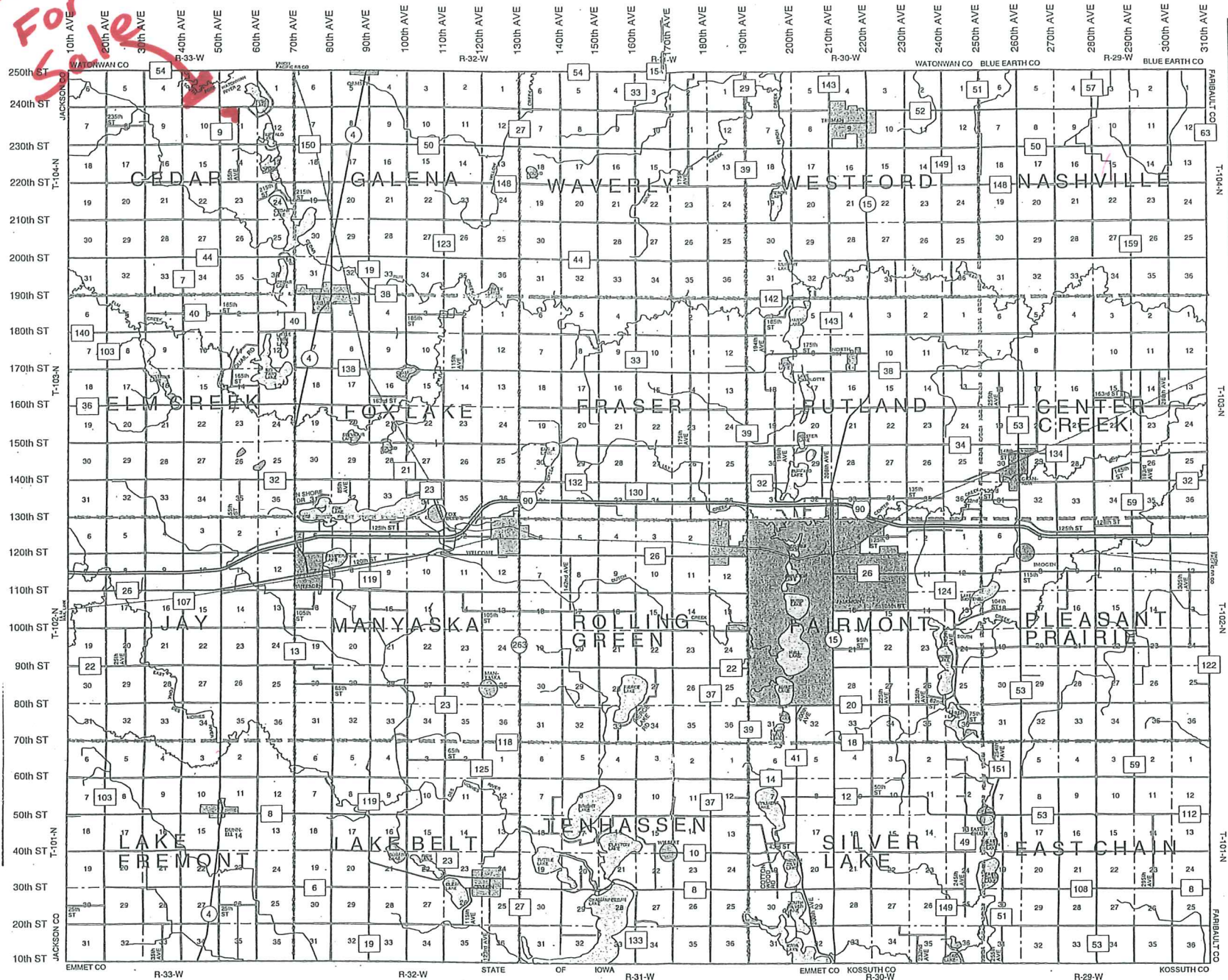
507-831-2808

www.fairlandmanagement.com

Your Ag Real Estate Professionals since 1922!

Martin County, Minnesota

Farm
For
Sale

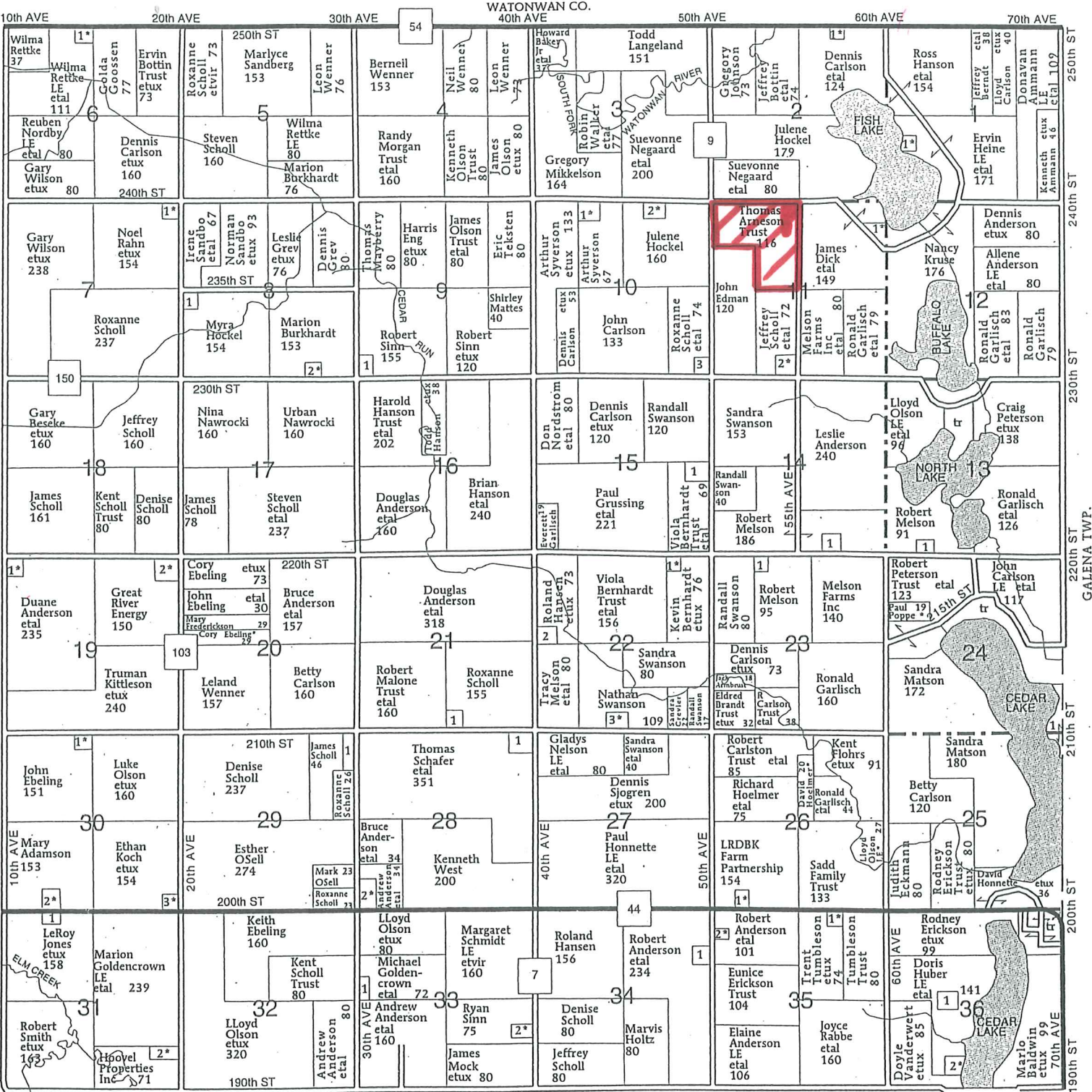
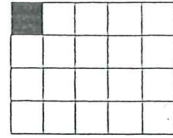


T-104-N

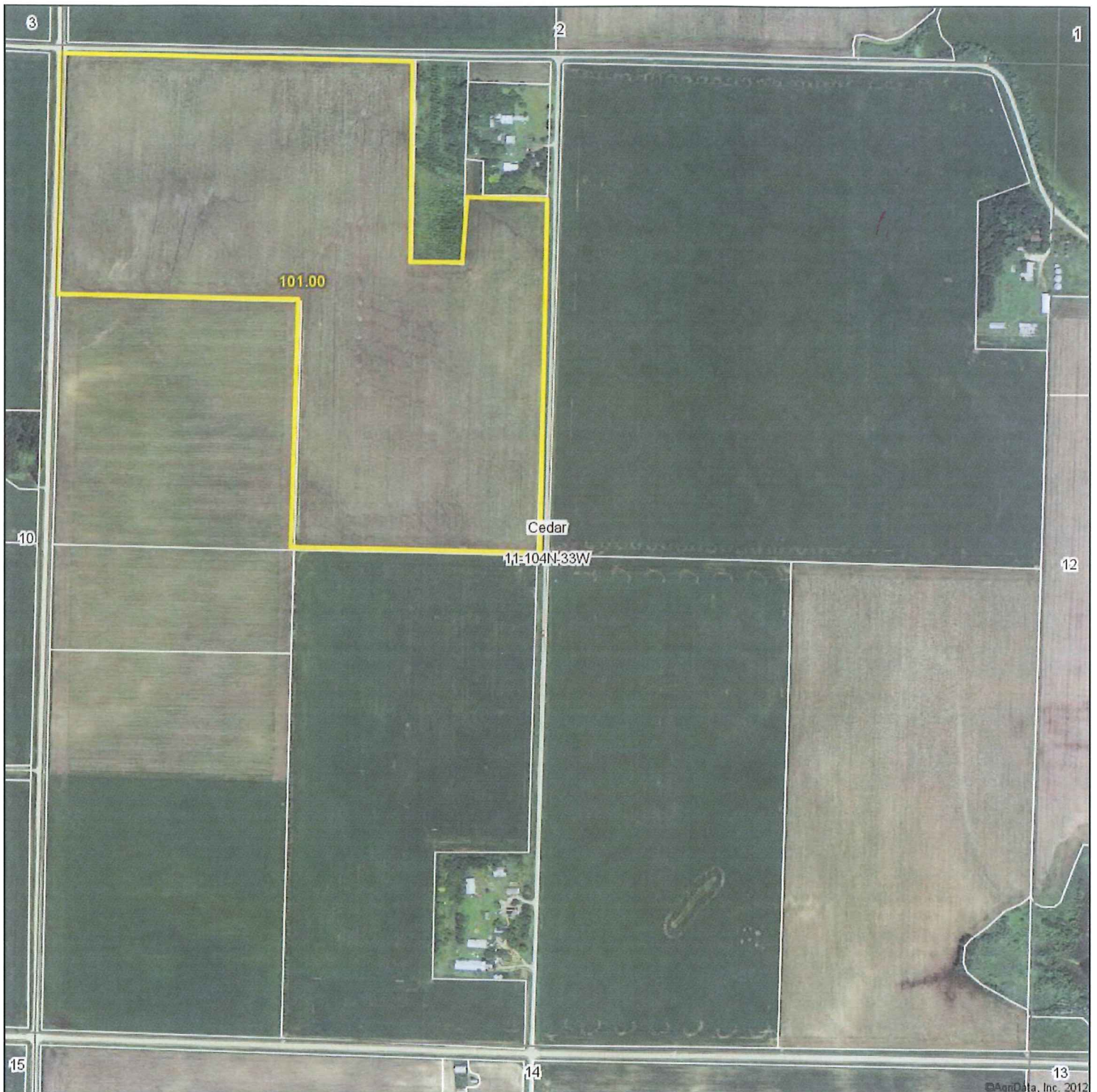
CEDAR PLAT

(Landowners)

R-33-W



Aerial Map



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

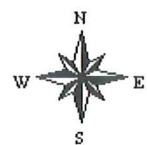
Maps provided by:



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11-104N-33W
Martin County
Minnesota

map center: 43° 49' 36.56, 94° 45' 51.81
scale: 8705



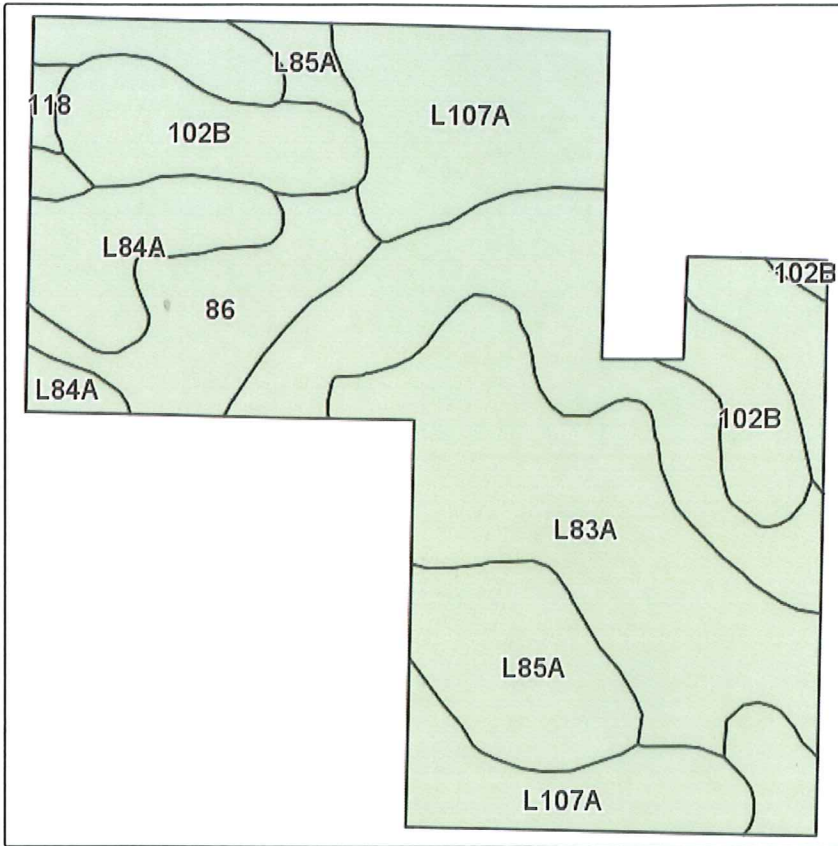
7/14/2012

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

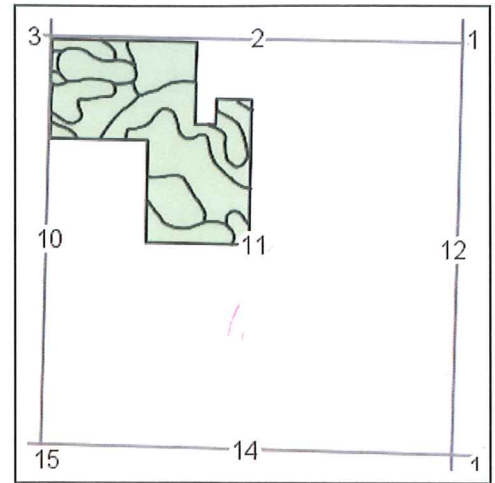
7/14/2012

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

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Martin**
Location: **11-104N-33W**
Township: **Cedar**
Acres: **101**
Date: **7/14/2012**

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

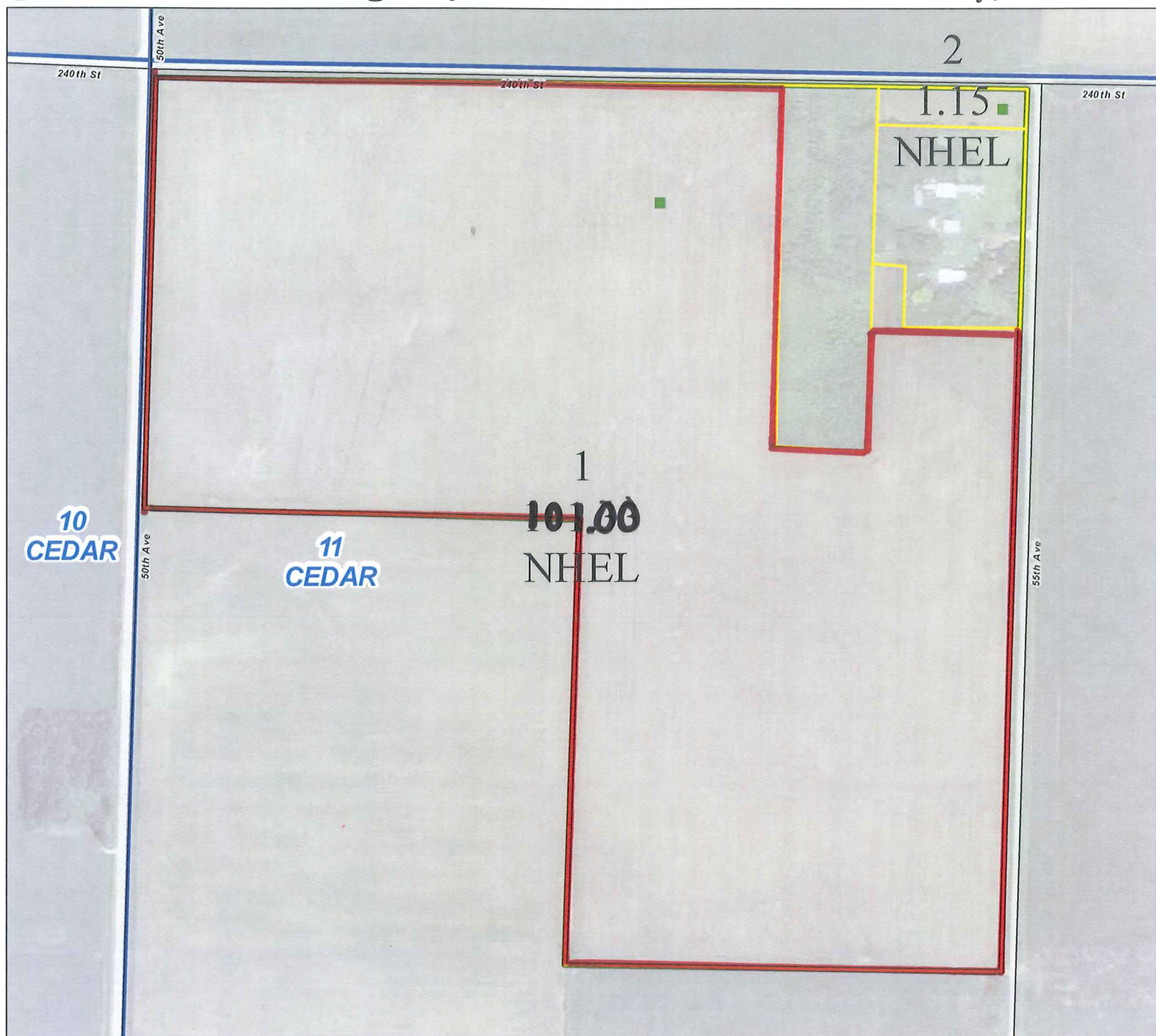


Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	27.7	27.4%	I	99	208	59
L107A	Canisteo-Glencoe, depressional complex, 0 to 2 percent slopes	24.2	23.9%	IIw	91	191	55
L83A	Webster clay loam, 0 to 2 percent slopes	21.5	21.3%	IIw	93	195	56
102B	Clarion loam, 1 to 6 percent slopes	11.2	11.1%	Ile	95	200	57
86	Canisteo clay loam	8.6	8.5%	IIw	93	195	56
L84A	Glencoe clay loam, depressional, 0 to 1 percent slopes	7.2	7.2%	IIIw	86	181	52
118	Crippin loam	0.6	0.6%	I	100	210	60
Weighted Average					93.9	197.2	56.4



Farm Number:

9644

Tract Number:

11571

T104 R33 S11

Cedar

Apr 25, 2012

2012 FSA Acreage Map

Scale: 1:4,800



Legend

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

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.

Acre Summary

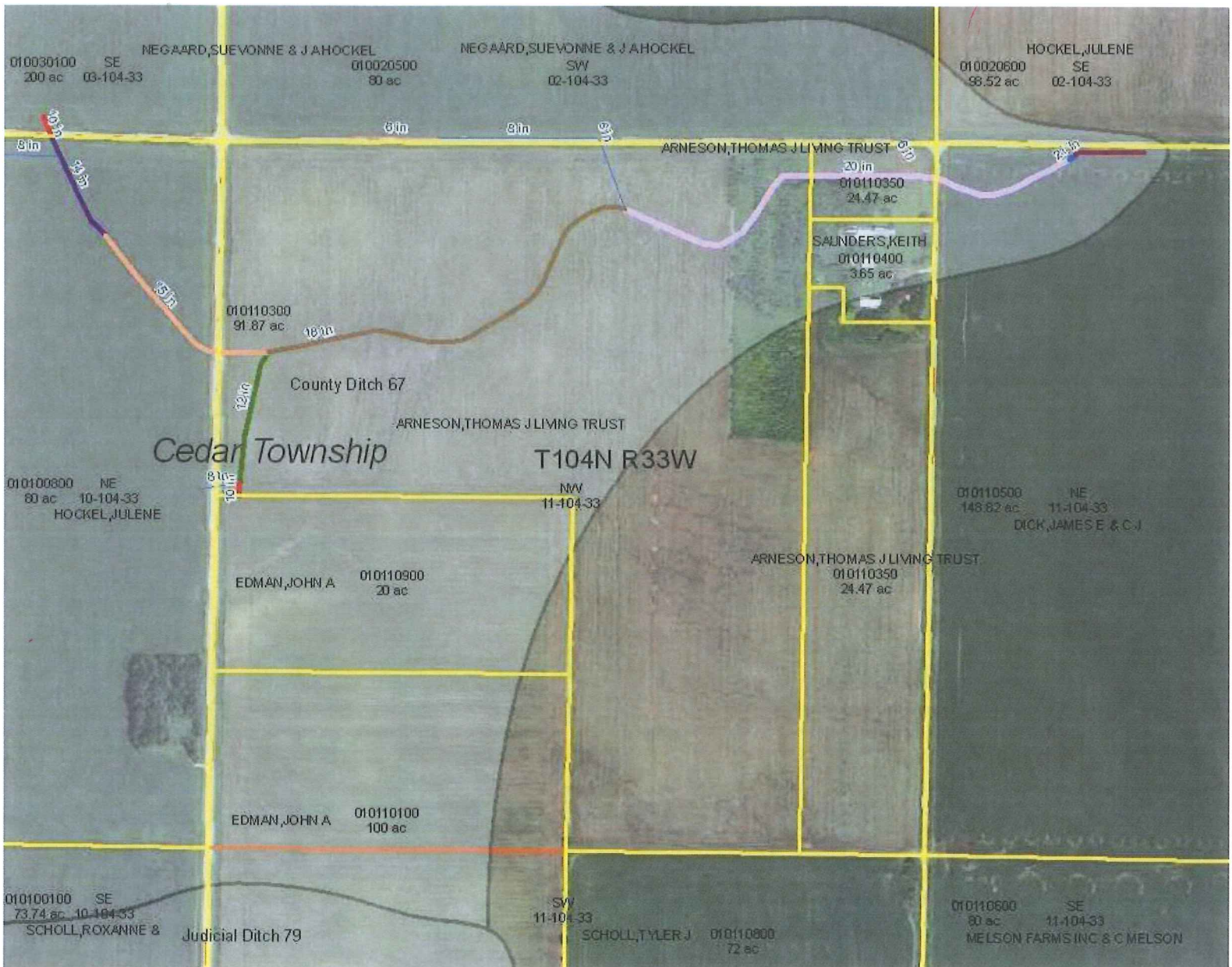
Total Acres **~~111.93~~**

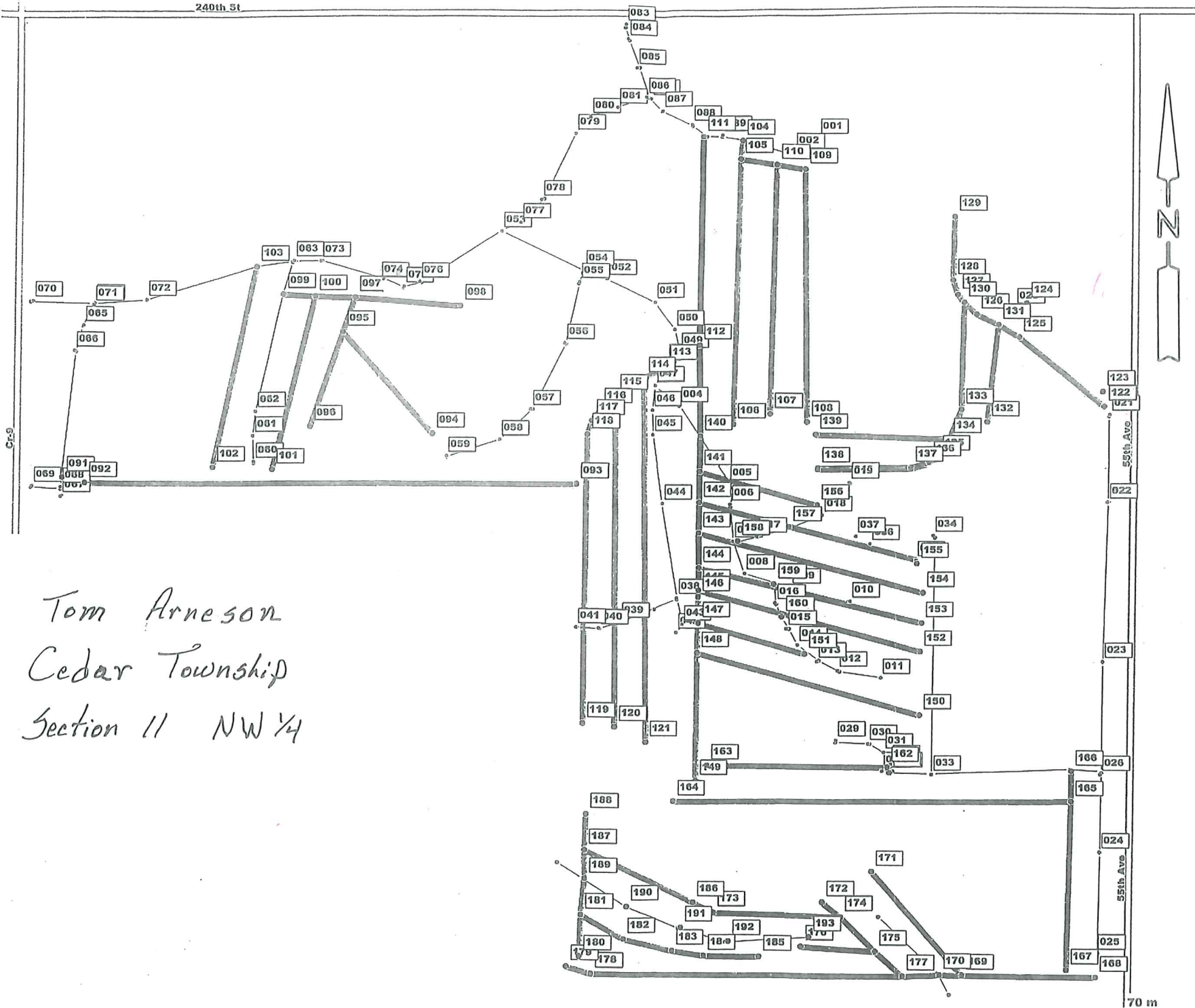
Total CRP **0**

Cropland **~~102.48~~**

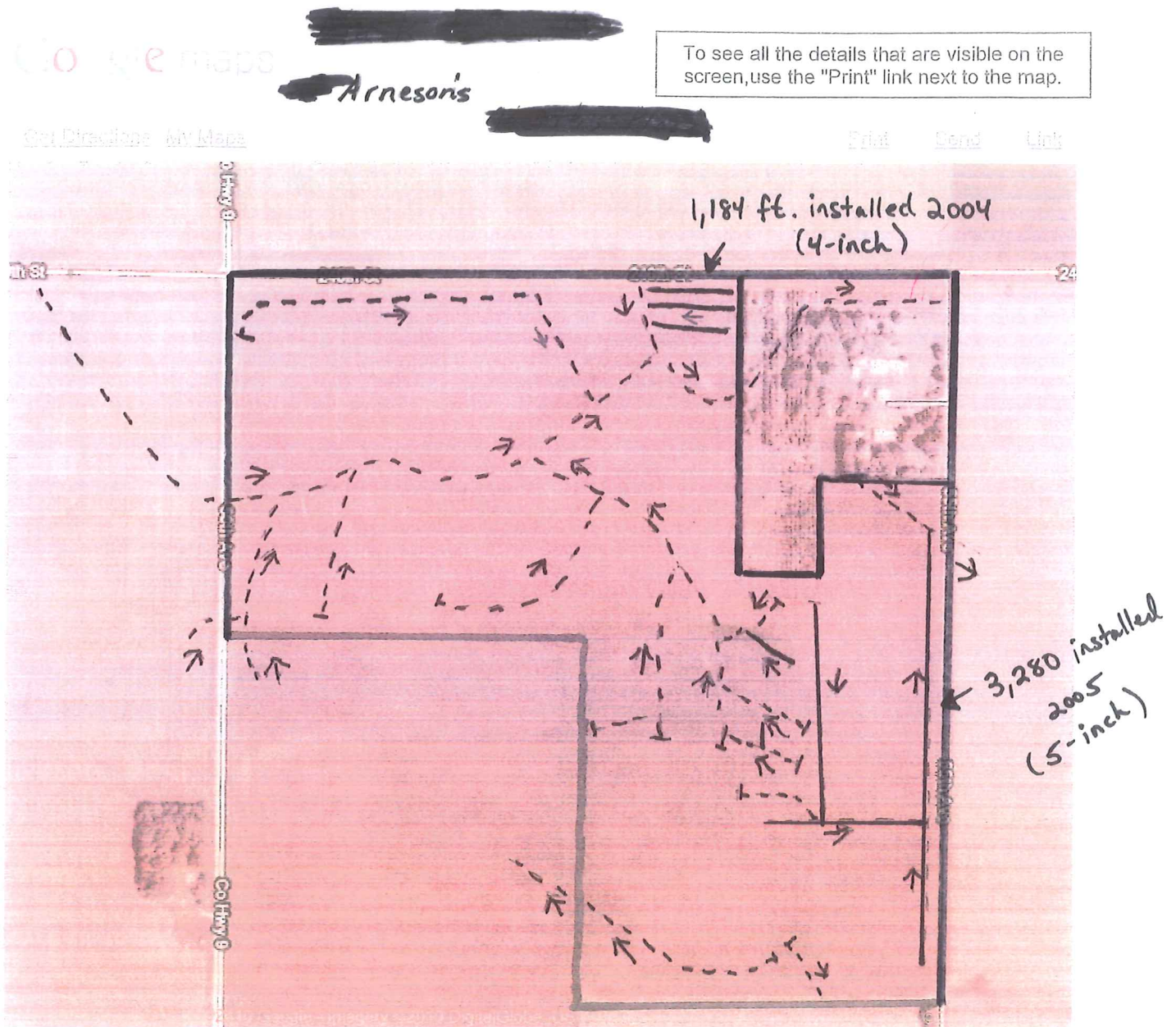
Acre Summaries reflect Common Land Unit data and are not reflective of parcel information. All information contained in this summary is for FSA business purposes only.

All CORN is GR-YEL
All SOYA is GR-COM
All WHEAT is GR-HRS
All OATS are GR-SPR





[illegible]



Your search for **section 10** around this map area did not match any locations.

Suggestions:

- Make sure all words are spelled correctly.
- Try different keywords.
- Try more general keywords.
- Search the web for [section 10](#)
- Know about this place and want everyone to find it? [Add it to Google Maps!](#)

Date Created: 5/9/2012

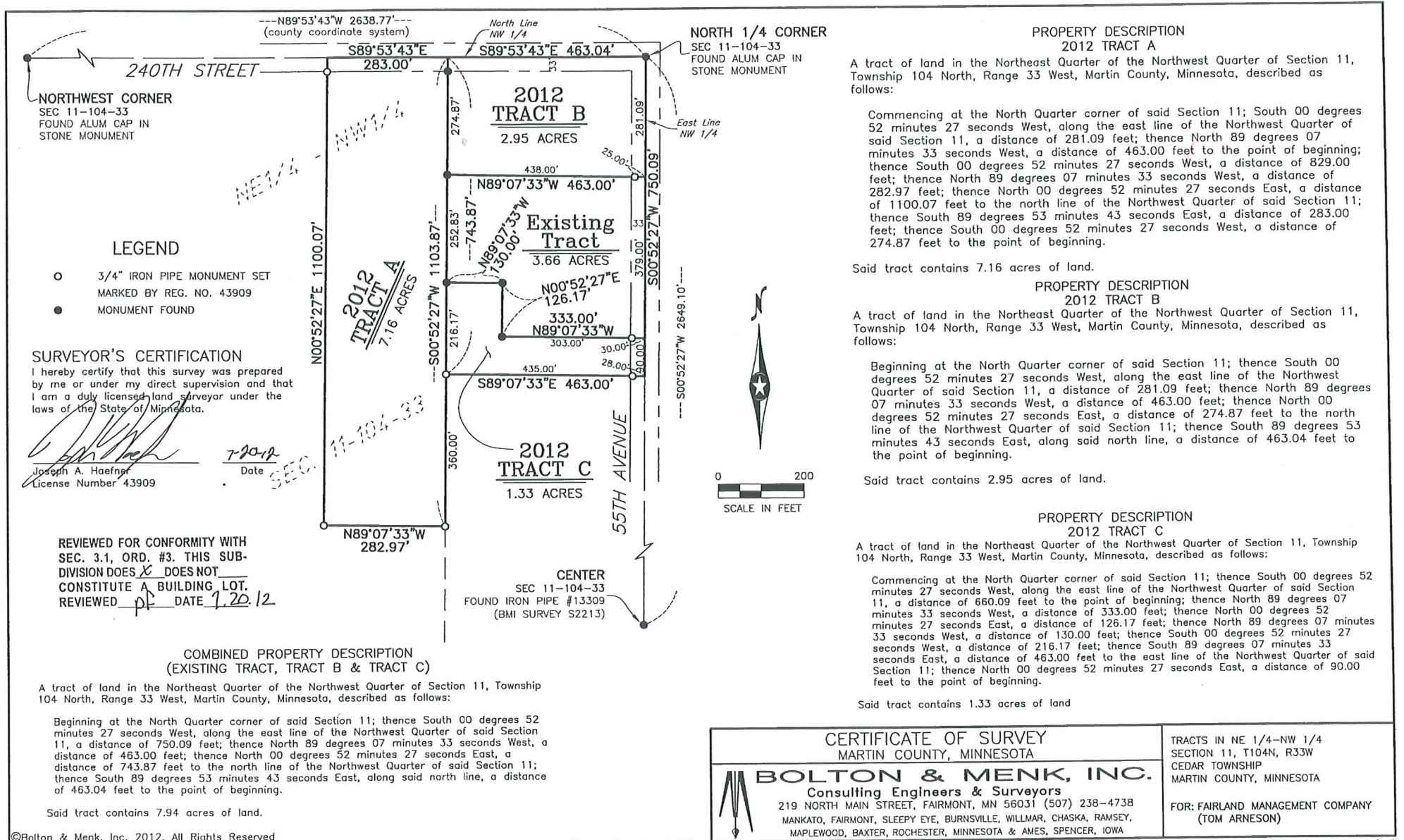


Last Data Upload: 5/9/2012 7:37:48 AM



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The Schneider Corporation
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Exception



FARM SUMMARY

THOMAS J. ARNESON, AS TRUSTEE OF THE
THOMAS J. ARNESON LIVING TRUST DATED May 16, 2003
NW $\frac{1}{4}$ NW $\frac{1}{4}$ & E $\frac{1}{2}$ NW $\frac{1}{4}$ Ex. 15.092 acres
SECTION 11-104-33
MARTIN COUNTY
MINNESOTA

- County Parcel # : 01-011-0300 & 01-011-0350
- Estimated Assessor's 1/1/12 Estimated Market Value: \$635,135 (\$6,054.67/acre)*
- Estimated 2012 Real Estate Taxes Payable (Non-Homestead – Ag): \$3,523.59 (\$33.59/acre)*
 - Estimated Based Tax (\$2,604.67)* + Estimated Special Assessments (\$918.92)*
- Farm Program Data:

FSA Farm #	# 9644
FSA Corn Base	58.0 Acres*
FSA Direct Corn Yield	118 Bu. Per Acre
FSA CC Corn Yield	118 Bu. Per Acre
FSA Soybean Base	42.0 Acres*
FSA Direct Soybean Yield	35 Bu. Per Acre
FSA CC Soybean Yield	35 Bu. Per Acre
FSA DCP Cropland	101.0 Acres*
ACRE	NO
Highly Erodible Land	NONE
Wetlands:	NONE
- Crop Productivity Index (CPI) = 93.9
- Tile: See attached County Tile & Private Tile Maps
- Estimated Acreage Breakdown:

	<u>Assessor/FMC/Survey</u>
Cultivation	101.0 +/- Acres
Road	3.9 +/- Acres

TOTAL	104.9 +/- Acres
	=====

*Estimates are based upon calculations of averages per acre; Final numbers subject to change by FSA & Assessor after the sale is complete and property is transferred to the new owner.

THE OWNER IS RETAINING A 20-FOOT ACCESS EASEMENT AROUND THE EXISTING TREE PLOT FOR FUTURE MAINTENANCE OF HIS TREES.

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. (7/12/12)

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 August 22, 2012

NW¹/₄NW¹/₄ & E¹/₂NW¹/₄ Ex. 15.092 acres
SECTION 11-104-33

\$ _____/acre X 104.9 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: _____

PHONE/CELL #: _____