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

NW¹/₄NW¹/₄ & E¹/₂NW¹/₄ 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

NW¼NW¼ & E½NW¼ Ex. 15.092 acres SECTION 11-104-33 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

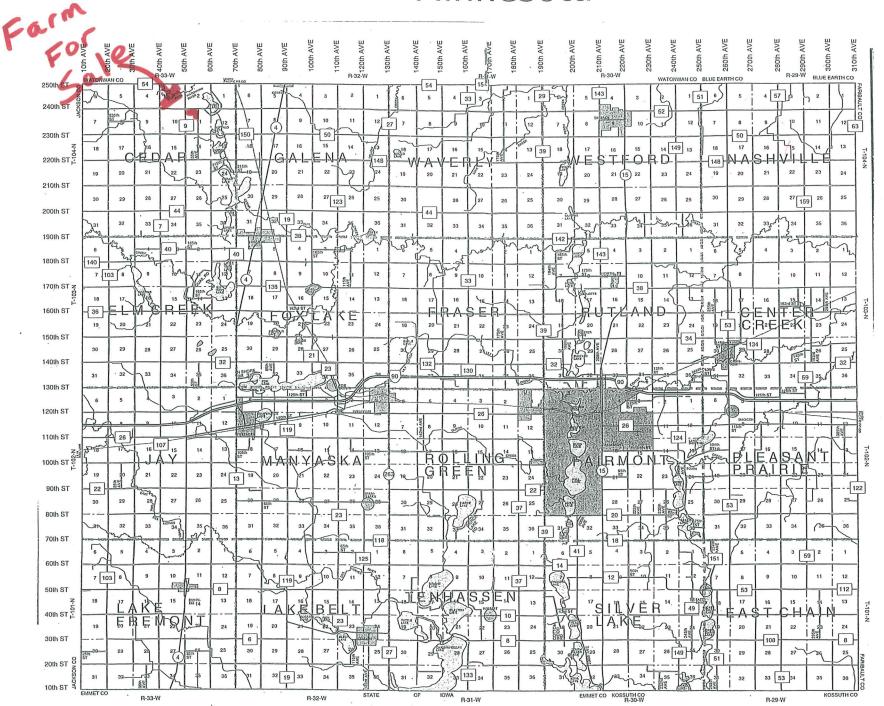
339 11th STREET, WINDOM, MN 56101

507-831-2808

www.fairlandmanagement.com

Your Ag Real Estate Professionals since 1922!

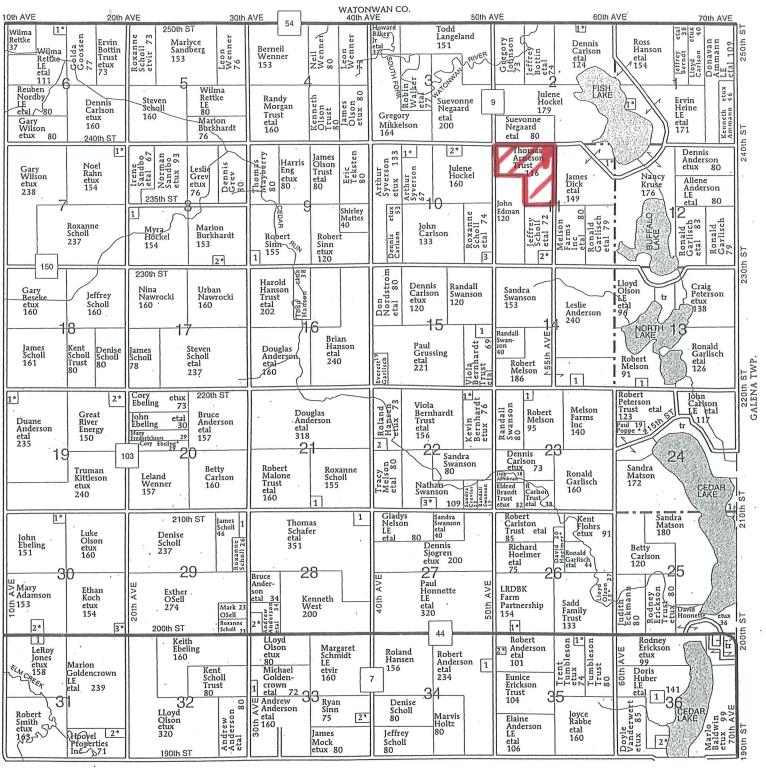
Martin County, Minnesota



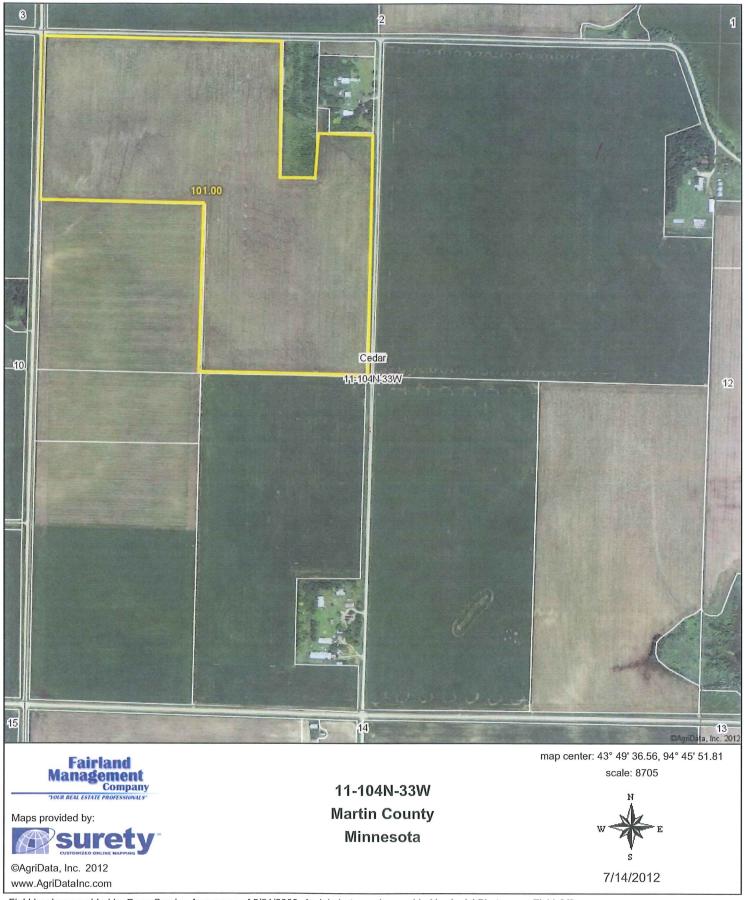
T-104-N

CEDAR PLAT

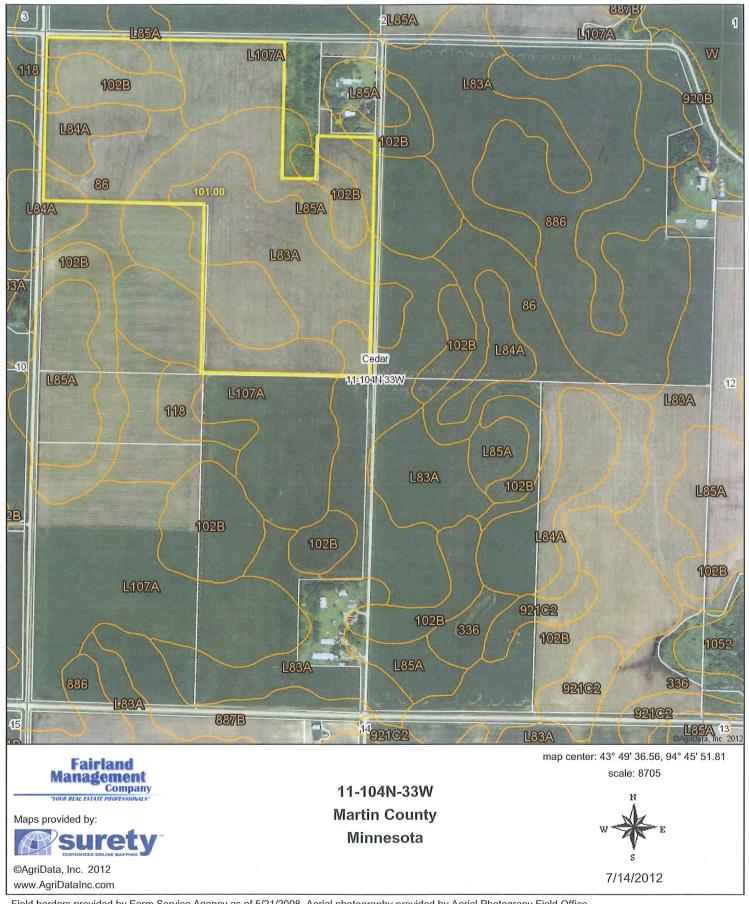




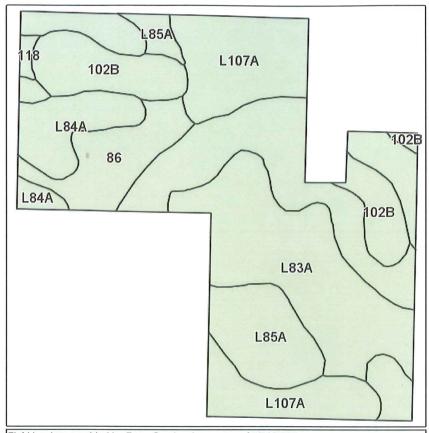
Aerial Map



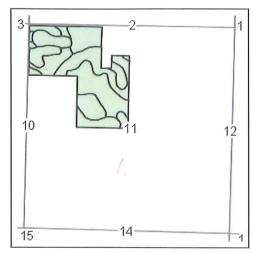
Aerial Map



Soils Map



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



State:

Minnesota Martin

County: Location:

11-104N-33W

Township: Acres:

Cedar 101

Date:

7/14/2012

Fairland Management Company

"YOUR REAL ESTATE PROFESSIONALS"



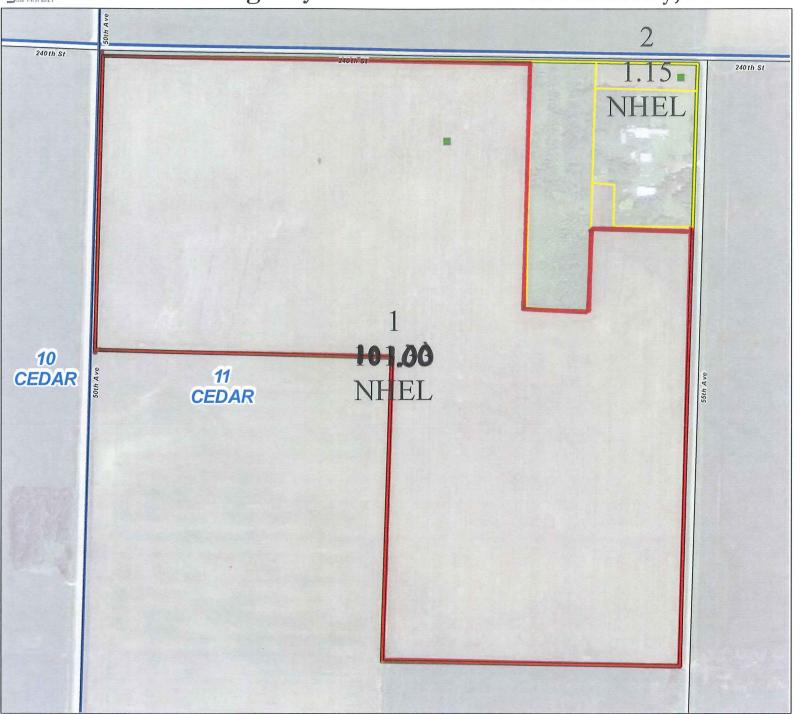


©AgriData, Inc 2012

www.Agribatantc.com							
Code	Soil Description		Annual Section of Confederation (Confederation)	The second second	Productivity	Corn	Soybeans
			of field	Class	Index		
L85A	Nicollet clay loam, 1 to 3 percent slopes	27.7	27.4%	1	99	208	59
L107A	Canisteo-Glencoe, depressional complex, 0 to 2 percent slopes	24.2	23.9%	llw	91	191	55
L83A	Webster clay loam, 0 to 2 percent slopes	21.5	21.3%	llw	93	195	56
102B	Clarion loam, 1 to 6 percent slopes	11.2	11.1%	lle	95	200	57
86	Canisteo clay loam	8.6	8.5%	llw	93	195	56
L84A	Glencoe clay loam, depressional, 0 to 1 percent slopes	7.2	7.2%	IIIw	86	181	52
118	Crippin Ioam	0.6	0.6%	I	100	210	60
Weighted Average				93.9	197.2	56.4	
							•/

Farm Service Agency

Martin County, Minnesota



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

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

11183

Total CRP

0

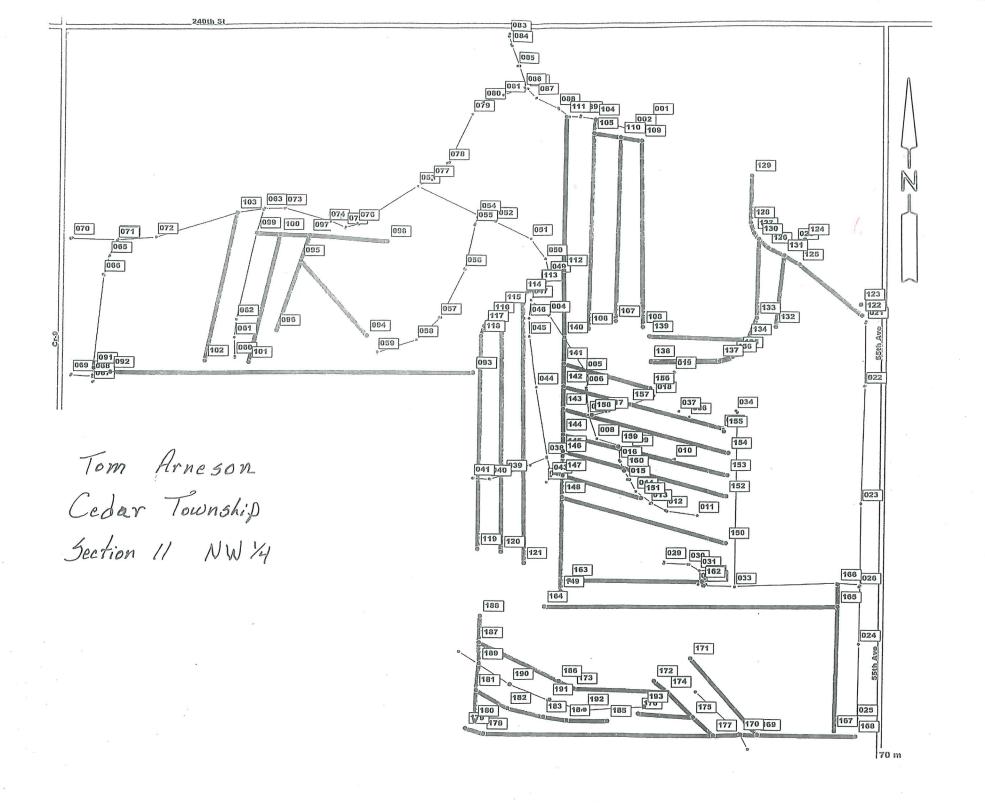
Cropland

102.48

Acre Summaries reflect Common Land Unit data and are not aeflective of parcel information. All information contained in this 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





Siden Farm Drainage Co.

35127 746th Avenue St. James, MN 56081

Phone # 507/375-5774

everettgarlisch@frontiernet.net



Date

4/30/2010

Invoice#

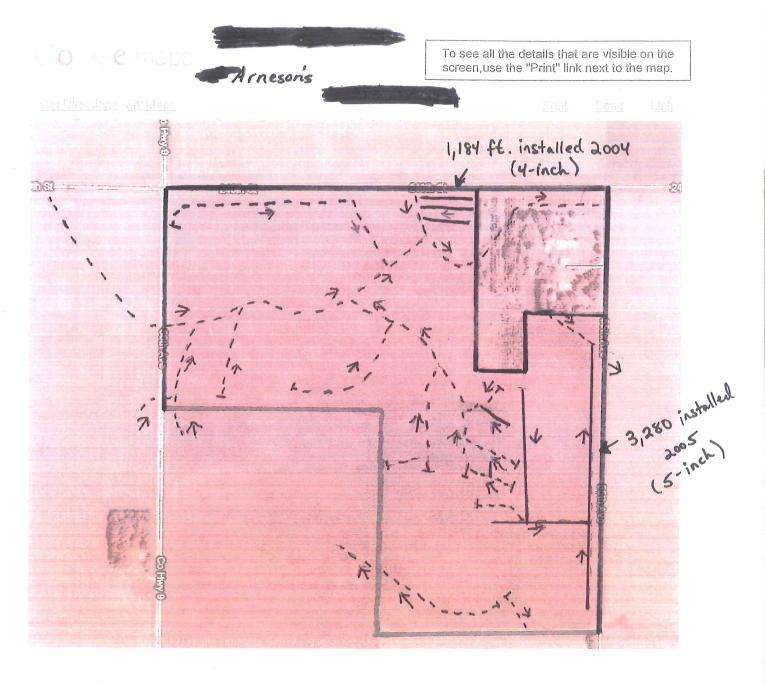
914

Bill To
,

Terms Project

1.5%/month net 30 days

Description	Quantity	U/M	Rate	Amount
Tiling - Cedar Township Section 11 6" Tile Furnished and Installed 5" Tile Furnished and Installed 4" Tile Furnished and Installed	1,246 741 19,145	ft ft ft	1.30 1.05 0.70	1,619.80 778.05 13,401.50
		TOTAL PROPERTY OF MATERIAL PRO		
		THE STATE OF THE PARTY CONTRACTOR AND ADDRESS OF THE PARTY CONTRACTOR AND ADDRESS OF THE PARTY CONTRACTOR ADDRESS OF THE PARTY		
		THE STATE OF THE S		
			Total	\$15,799.35
		-	. Mrgytt	ψ10,100.00



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!



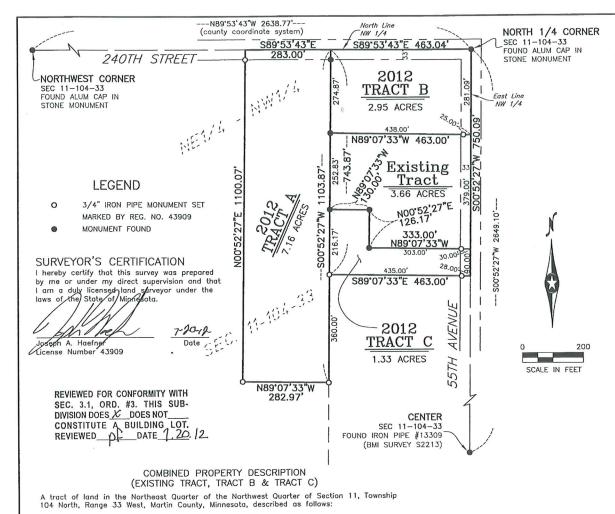
Date Created: 5/9/2012



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



Exception



PROPERTY DESCRIPTION 2012 TRACT A

A tract of land in the Northeast Quarter of the Northwest Quarter of Section 11, Township 104 North, Range 33 West, Martin County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 11; South 00 degrees 52 minutes 27 seconds West, along the east line of the Northwest Quarter of said Section 11, a distance of 281.09 feet; thence North 89 degrees 07 minutes 33 seconds West, a distance of 463.00 feet to the point of beginning; thence South 00 degrees 52 minutes 27 seconds West, a distance of 829.00 feet; thence North 89 degrees 07 minutes 33 seconds West, a distance of 282.97 feet; thence North 00 degrees 52 minutes 27 seconds East, a distance of 1100.07 feet to the north line of the Northwest Quarter of said Section 11; thence South 89 degrees 53 minutes 43 seconds East, a distance of 283.00 feet; thence South 00 degrees 52 minutes 27 seconds West, a distance of 274.87 feet to the point of beginning.

Said tract contains 7.16 acres of land.

PROPERTY DESCRIPTION 2012 TRACT B

A tract of land in the Northeast Quarter of the Northwest Quarter of Section 11, Township 104 North, Range 33 West, Martin County, Minnesota, described as follows:

Beginning at the North Quarter corner of said Section 11; thence South 00 degrees 52 minutes 27 seconds West, along the east line of the Northwest Quarter of said Section 11, a distance of 281.09 feet; thence North 89 degrees 07 minutes 33 seconds West, a distance of 463.00 feet; thence North 00 degrees 52 minutes 27 seconds East, a distance of 274.87 feet to the north line of the Northwest Quarter of said Section 11; thence South 89 degrees 53 minutes 43 seconds East, along said north line, a distance of 463.04 feet to the point of beginning.

Said tract contains 2.95 acres of land.

PROPERTY DESCRIPTION 2012 TRACT C

A tract of land in the Northeast Quarter of the Northwest Quarter of Section 11, Township 104 North, Range 33 West, Martin County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 11; thence South 00 degrees 52 minutes 27 seconds West, along the east line of the Northwest Quarter of said Section 11, a distance of 660.09 feet to the point of beginning; thence North 89 degrees 07 minutes 33 seconds West, a distance of 333.00 feet; thence North 00 degrees 52 minutes 27 seconds East, a distance of 126.17 feet; thence North 89 degrees 07 minutes 33 seconds West, a distance of 130.00 feet; thence South 00 degrees 52 minutes 27 seconds East, a distance of 216.17 feet; thence South 89 degrees 07 minutes 33 seconds East, a distance of 463.00 feet to the east line of the Northwest Quarter of said Section 11; thence North 00 degrees 52 minutes 27 seconds East, a distance of 90.00 feet to the point of beginning.

Said tract contains 1.33 acres of land

CERTIFICATE OF SURVEY MARTIN COUNTY, MINNESOTA

BOLTON & MENK, INC.
Consulting Engineers & Surveyors

CONSUMING ENGINEERS & SULVAYOUS

219 NORTH MAIN STREET, FAIRMONT, MN 56031 (507) 238–4738

MANKATO, FAIRMONT, SLEEPY EYE, BURNSVILLE, WILLMAR, CHASKA, RAMSEY,
MAPLEWOOD, BAXTER, ROCHESTER, MINNESOTA & AMES, SPENCER, IOWA

TRACTS IN NE 1/4-NW 1/4 SECTION 11, T104N, R33W CEDAR TOWNSHIP MARTIN COUNTY, MINNESOTA

FOR: FAIRLAND MANAGEMENT COMPANY (TOM ARNESON)

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Said tract contains 7.94 acres of land.

of 463.04 feet to the point of beginning.

Beginning at the North Quarter corner of said Section 11; thence South 00 degrees 52 minutes 27 seconds West, along the east line of the Northwest Quarter of said Section 11, a distance of 750.09 feet; thence North 89 degrees 07 minutes 33 seconds West, a

distance of 743.87 feet to the north line of the Northwest Quarter of said Section 11;

thence South 89 degrees 53 minutes 43 seconds East, along said north line, a distance

distance of 463.00 feet; thence North 00 degrees 52 minutes 27 seconds East, a

FARM SUMMARY

THOMAS J. ARNESON, AS TRUSTEE OF THE THOMAS J. ARNESON LIVING TRUST DATED May 16, 2003 NW'4NW'4 & E½NW'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:	:	Assessor/FMC/Survey
	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 <u>104.9</u> Acres = Bid Amount \$
TOTAL BID AMOUNT = \$
EARNEST MONEY = TOTAL BID AMOUNT x 15%
EARNEST MONEY = $\underline{\$}$
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#: