

# **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**

## **FARMS FOR SALE**

**Edward D. Deutschmann Irrevocable Trust  
Charles D. Deutschmann Irrevocable Trust  
Steven K. Deutschmann Irrevocable Trust**

### **LAND DESCRIPTIONS**

**TRACT # 1: SW $\frac{1}{4}$  (160.00 +/- acres)  
TRACT #2: N $\frac{1}{2}$ SE $\frac{1}{4}$  & SE $\frac{1}{4}$ NE $\frac{1}{4}$  (120.00 +/-acres)  
TRACT #3: S $\frac{1}{2}$ SE $\frac{1}{4}$  (80.00 +/-acres)**

**SECTION 16-107-39**

**DOVRAY TOWNSHIP**

**MURRAY COUNTY  
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

# LAND FOR SALE

## 360 +/-acres

### MURRAY COUNTY

#### DOVRAY TOWNSHIP

#### Section 16-107-35

We are very pleased to announce the sale of farmland for the Edward, Charles, & Steven Deutschmann Irrevocable Trusts. The farms consist of 360.00 (+/-) acres in Murray County. These farms are diverse, consisting of good farmland, CRP, creek/ditch, grassland, and woodland. The property has potential for good return on investment and hunting/recreation. The property is being offered as three separate tracts as follows:

- TRACT #1: SW $\frac{1}{4}$  (160 +/- ac.); 125.69 cult/CRP acres; CPI=91.9; CER=67.05;
  - List Price=~~\$950,000, or \$5,938/acre;~~ PRICE REDUCED= \$902,500, or \$5,641/acre
- TRACT #2: N $\frac{1}{2}$ SE $\frac{1}{4}$  & SE $\frac{1}{4}$ NE $\frac{1}{4}$  (120 +/- ac.); 90.86 cult acres; CPI=81.3;
  - CER = 54.22; List Price=~~\$585,000, or \$4,875/acre;~~ **SOLD!**
- TRACT #3: S $\frac{1}{2}$ SE $\frac{1}{4}$  (80 +/-ac.); 72.23 cult acres; CPI=88.9; CER = 71.18;
  - List Price=~~\$653,000, or \$8,163/acre;~~ PRICE REDUCED= \$620,350, or \$7,754/acre

**Terms:** All three tracts are being offered individually via private treaty. Please contact us for details. Make an offer on one, two, or all three tracts. 15% Down, and the balance at closing. The real estate is being sold "AS IS" basis and is subject to all existing easements. There are no leases on the properties for 2014. Real estate taxes payable in 2013 are sole responsibility of Seller. Buyer may take possession one day after closing. Don't miss out on this unique opportunity to purchase a portion or all of these properties!

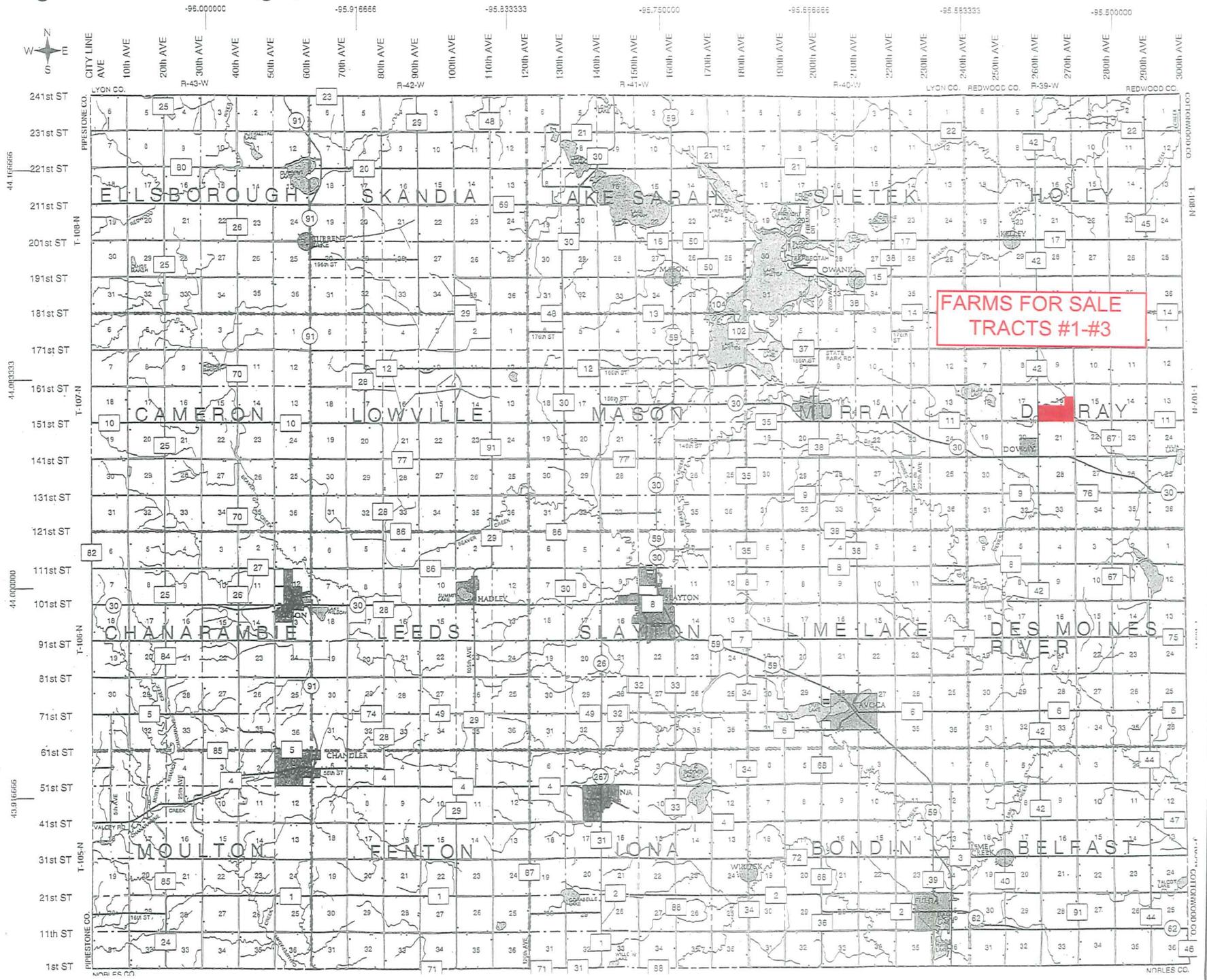
## FAIRLAND MANAGEMENT COMPANY

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!*

# Murray County, Minnesota



**FARMS FOR SALE**  
**TRACTS #1-#3**



# Aerial Map



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

Maps provided by:



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**16-107N-39W**  
**Murray County**  
**Minnesota**

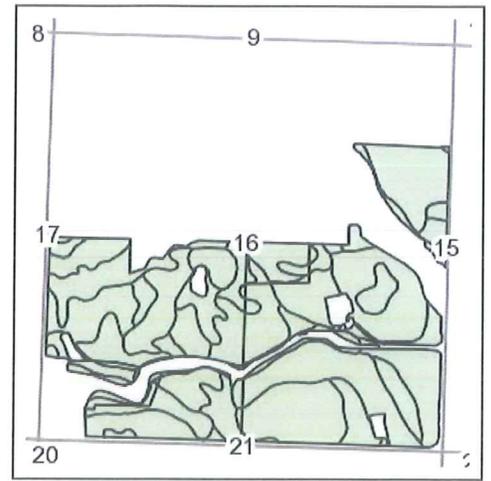
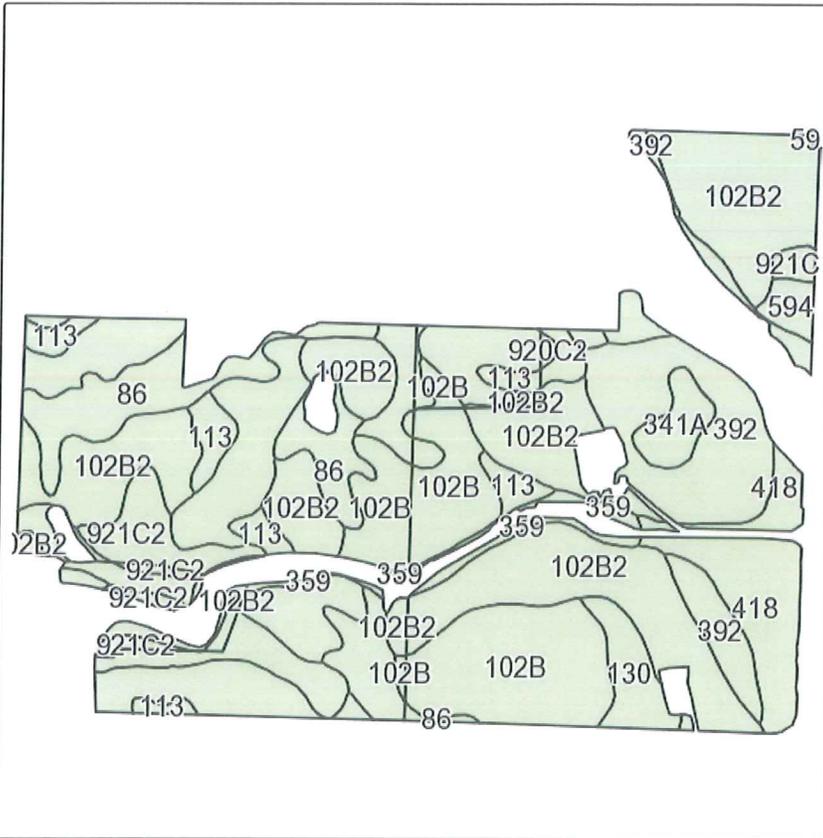
map center: 44° 4' 21.63, 95° 31' 57.77  
scale: 8780



9/15/2013

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

# Soils Map



State: Minnesota  
 County: Murray  
 Location: 16-107N-39W  
 Township: Dovray  
 Acres: 288.86  
 Date: 9/15/2013

**Fairland Management Company**  
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Maps provided by:



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 www.AgriDataInc.com

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

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans	
102B2	Clarion loam, 3 to 6 percent slopes, eroded	100.37	34.7%	Ile	95	175	52	
102B	Clarion loam, 2 to 4 percent slopes	51.58	17.9%	Ile	95	175	52	
392	Biscay loam	27.77	9.6%	IIw	69	127	38	
86	Canisteo clay loam	24.60	8.5%	IIw	93	171	51	
113	Webster clay loam	20.51	7.1%	IIw	93	171	51	
418	Lamoure silty clay loam, occasionally flooded	19.82	6.9%	IIw	78	144	43	
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	17.99	6.2%	IIIe	87	160	48	
920C2	Storden-Clarion-Arvilla complex, 6 to 15 percent slopes, eroded	7.05	2.4%	IIIe	71	131	39	
130	Nicollet loam	6.04	2.1%	I	99	182	54	
359	Lamoure silty clay loam, frequently flooded	5.63	1.9%	VIw	20			
341A	Arvilla sandy loam, 0 to 2 percent slopes	4.38	1.5%	IIIs	44	81	24	
594	Jeffers clay loam	2.55	0.9%	IIw	92	169	51	
339A	Fordville loam, 0 to 2 percent slopes	0.57	0.2%	IIs	64	118	35	
<b>Weighted Average</b>						<b>87.7</b>	<b>160.8</b>	<b>47.9</b>



2013 Program Year

Map Created July 16, 2013

Common Land Unit

- Cropland
- Non-cropland

Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

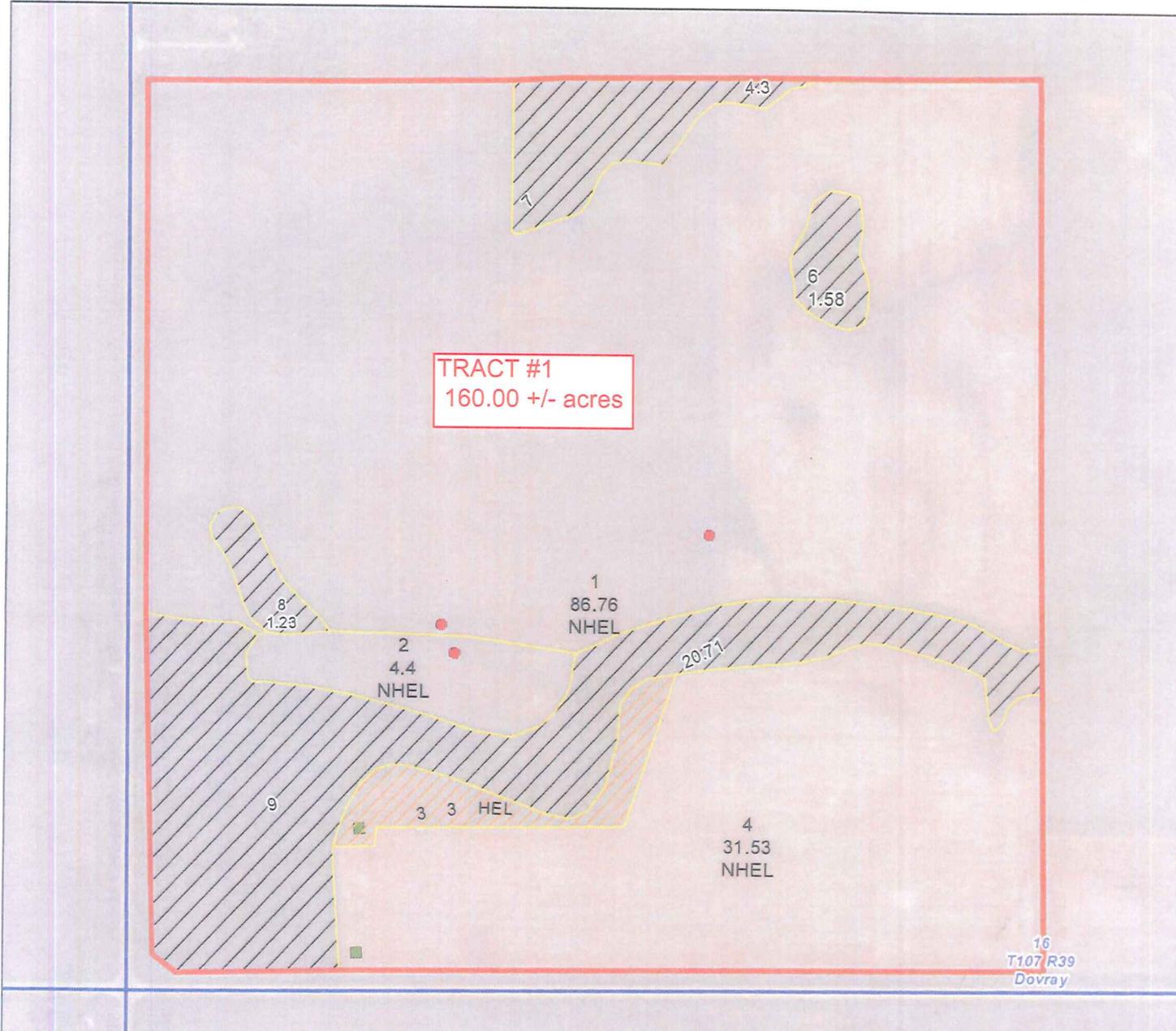
Tract Boundary

Section Line

1:4,960

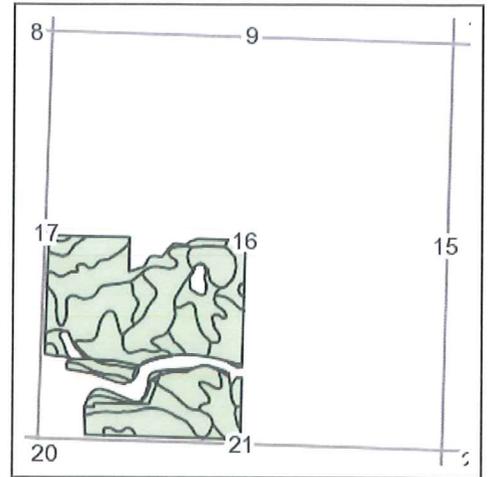
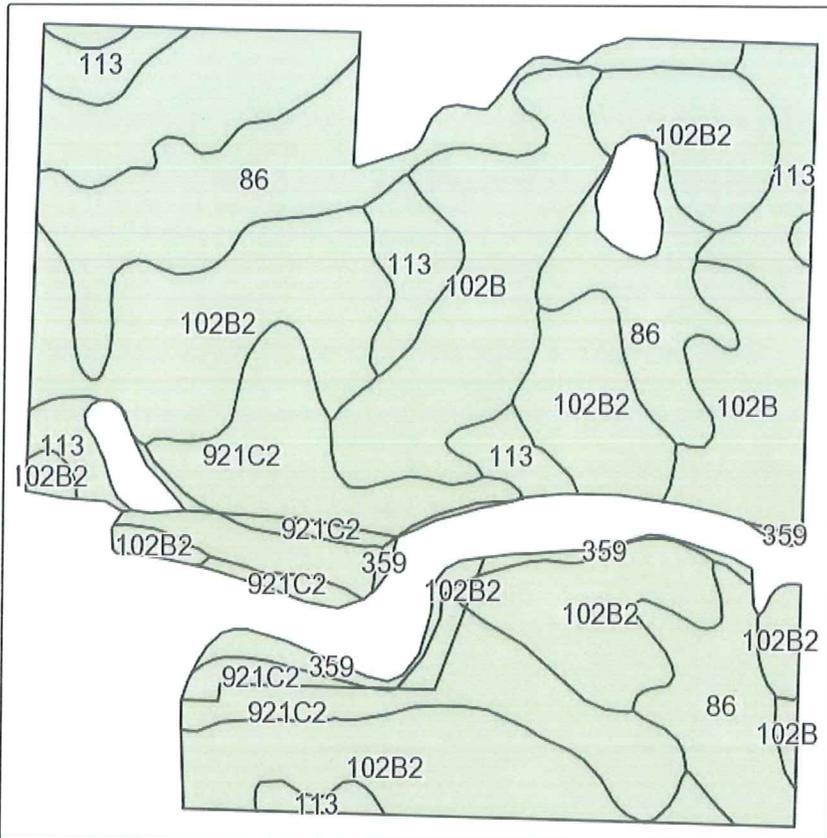


- Unless otherwise noted: crops are non-irrigated
- Corn = yellow for grain
  - Soybeans = common soybeans for grain
  - Wheat = HRS for grain or HRW for grain
  - Oats and Barley = Spring for grain
  - Rye = for grain
  - Peas = process
  - Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
  - Beans = Dry Edible
  - Canola = Spring for seed
  - Sunflower = oil or non-oil for grain



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# Soils Map



State: Minnesota  
 County: Murray  
 Location: 16-107N-39W  
 Township: Dovray  
 Acres: 125.73  
 Date: 9/15/2013

**Fairland Management Company**  
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Maps provided by:



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

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
102B2	Clarion loam, 3 to 6 percent slopes, eroded	48.69	38.7%	Ile	95	175	52
86	Canisteo clay loam	24.11	19.2%	IIw	93	171	51
102B	Clarion loam, 2 to 4 percent slopes	19.56	15.6%	Ile	95	175	52
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	16.70	13.3%	IIIe	87	160	48
113	Webster clay loam	14.30	11.4%	IIw	93	171	51
359	Lamoure silty clay loam, frequently flooded	2.37	1.9%	VIw	20		
<b>Weighted Average</b>					<b>91.9</b>	<b>168.5</b>	<b>50.2</b>

This form is available electronically.

CRP-1  
(03-26-04)

U.S. DEPARTMENT OF AGRICULTURE  
Commodity Credit Corporation

**CONSERVATION RESERVE PROGRAM CONTRACT**

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code): Cottonwood County FSA 339 Ninth St Windom MN 56101	5. FARM NUMBER 5543	6. TRACT NUMBER(S) 8423
TELEPHONE NUMBER (Include Area Code): (507) 831-1550	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2012 09-30-2027

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$	167.64	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$	503	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$		8423	3	CP21	3.0	0
(Item 10C applicable only to continuous signup when the first year payment is prorated.)							

**12. PARTICIPANTS**

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): DEUTSCHMANN IRREV TRUST	(2) SHARE 100 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>Charles D. Deuschmann</i> (If more than three individuals are signing, continue on attachment.)	DATE (MM-DD-YYYY) 07/03/2013 Trustee
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE	DATE (MM-DD-YYYY)
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE	DATE (MM-DD-YYYY)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 7-17-13
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**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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Original - County Office Copy       Owner's Copy       Operator's Copy

Farm 6567

Tract 9620



2013 Program Year

Map Created July 16, 2013

Common Land Unit

Cropland

Non-cropland

Conservation Reserve Program

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Tract Boundary

Section Line

1:5,035

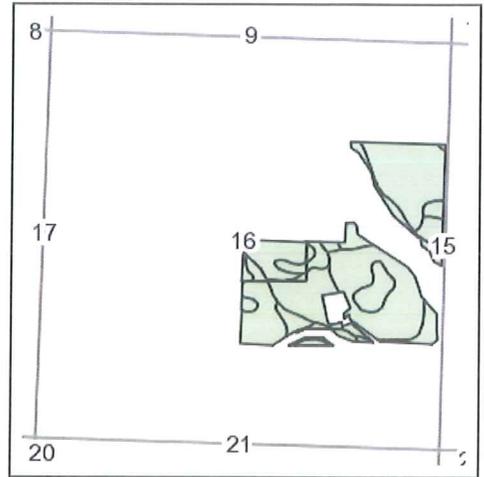
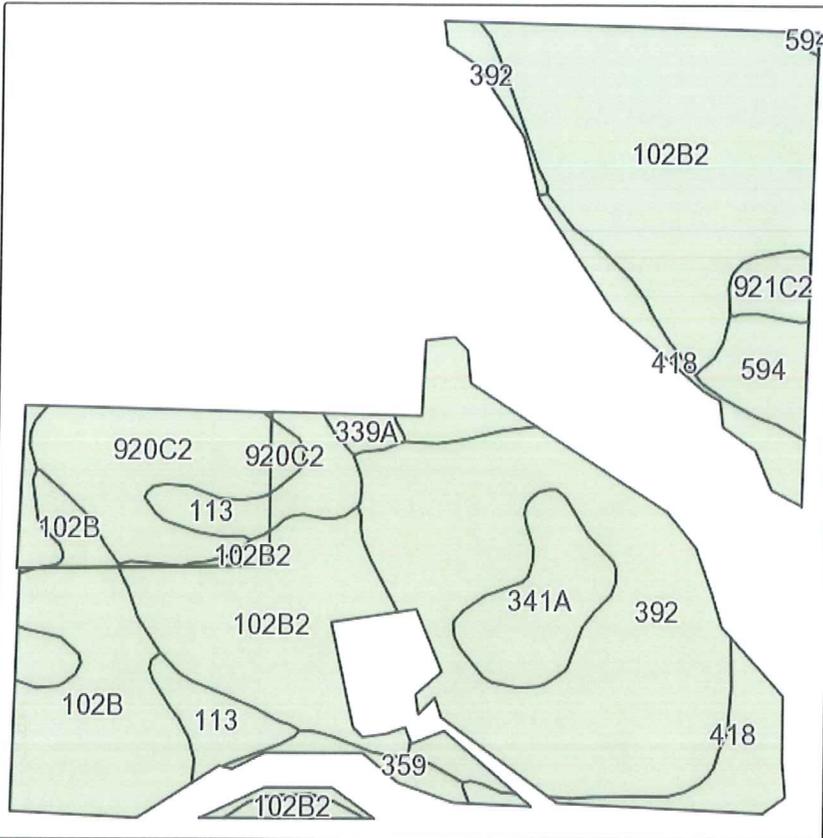


Unless otherwise noted: crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS for grain or HRW for grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 Canola = Spring for seed  
 Sunflower = oil or non-oil for grain



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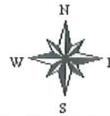
# Soils Map



State: **Minnesota**  
 County: **Murray**  
 Location: **16-107N-39W**  
 Township: **Dovray**  
 Acres: **90.86**  
 Date: **9/15/2013**

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

Maps provided by:



**surety**  
CUSTOMIZED ONLINE MAPPING  
 ©AgriData, Inc 2013  
 www.AgriDataInc.com

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

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
102B2	Clarion loam, 3 to 6 percent slopes, eroded	28.41	31.3%	Ile	95	175	52
392	Biscay loam	22.51	24.8%	IIw	69	127	38
102B	Clarion loam, 2 to 4 percent slopes	9.42	10.4%	Ile	95	175	52
920C2	Storden-Clarion-Arvilla complex, 6 to 15 percent slopes, eroded	7.10	7.8%	IIIe	71	131	39
418	Lamoure silty clay loam, occasionally flooded	7.07	7.8%	IIw	78	144	43
113	Webster clay loam	6.36	7.0%	IIw	93	171	51
341A	Arvilla sandy loam, 0 to 2 percent slopes	4.38	4.8%	IIIs	44	81	24
594	Jeffers clay loam	2.44	2.7%	IIw	92	169	51
359	Lamoure silty clay loam, frequently flooded	1.35	1.5%	VIw	20		
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	1.23	1.4%	IIIe	87	160	48
339A	Fordville loam, 0 to 2 percent slopes	0.59	0.6%	IIs	64	118	35
<b>Weighted Average</b>					<b>81.3</b>	<b>149.1</b>	<b>44.4</b>



Farm 6566

Tract 9619



2013 Program Year

Map Created July 16, 2013

Common Land Unit

Cropland

Non-cropland

Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

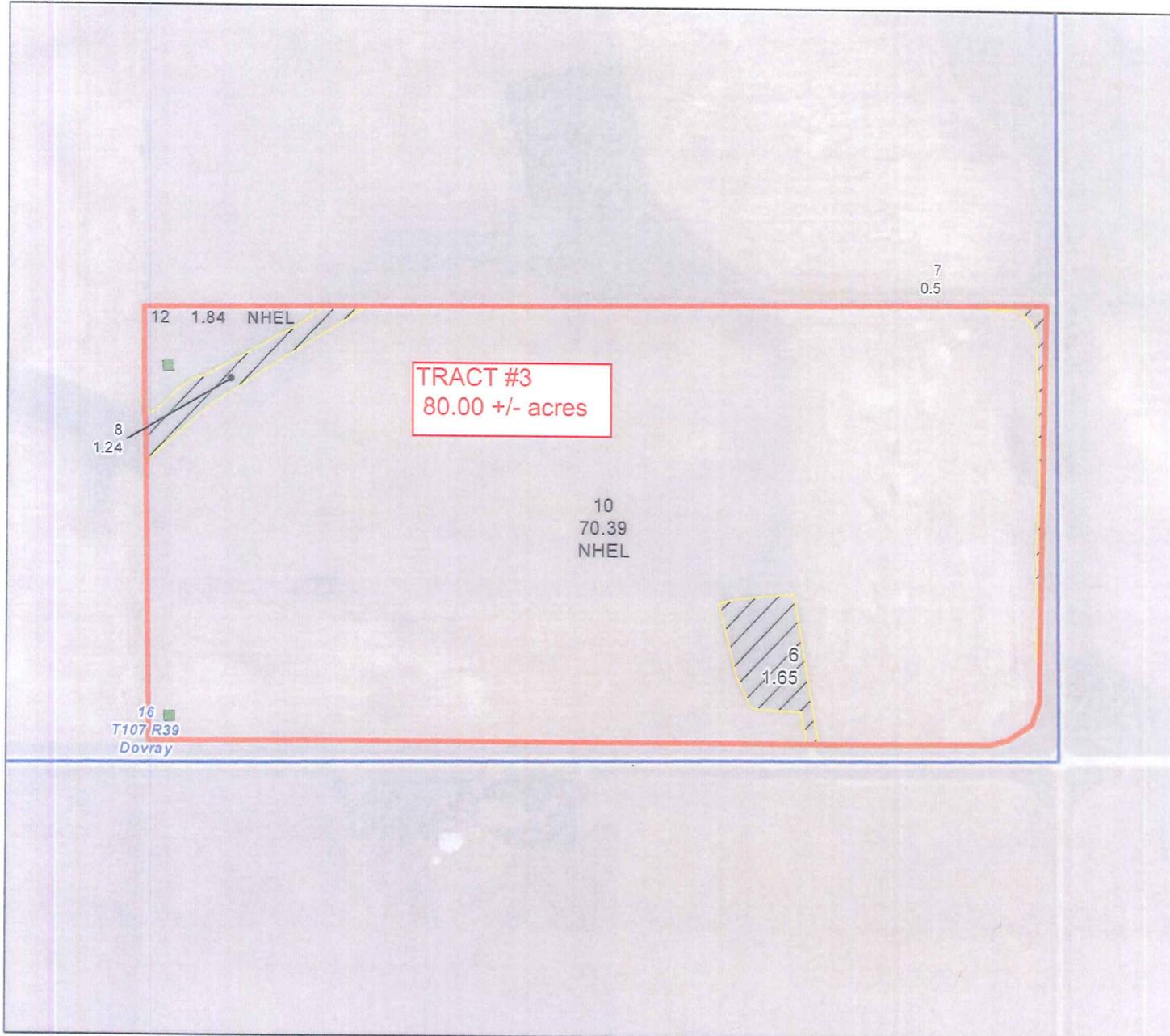
Tract Boundary

Section Line

1:4,946

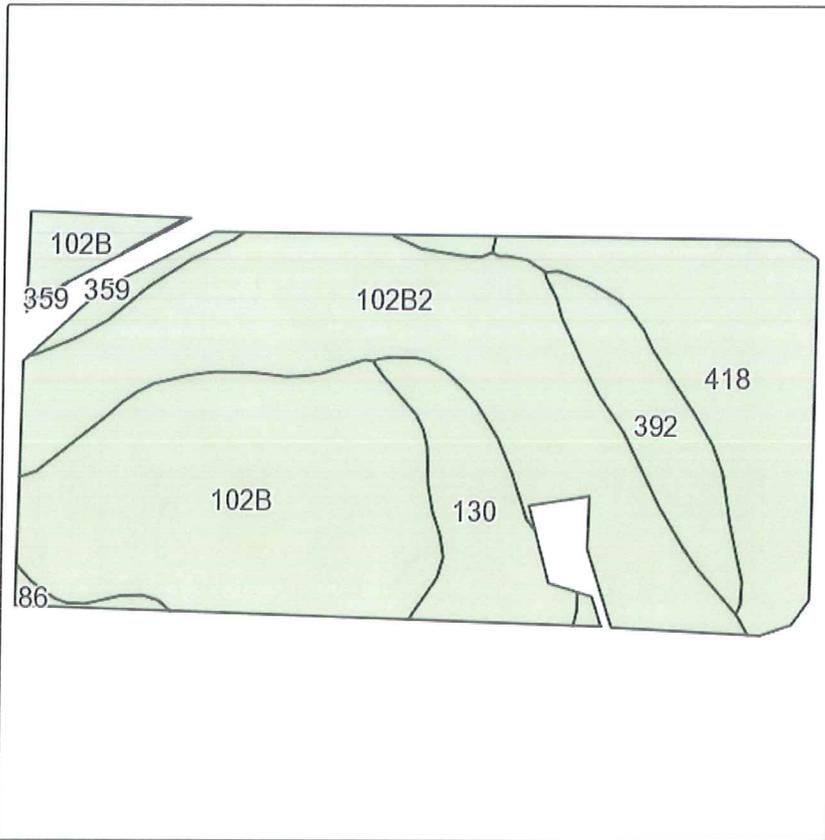


- Unless otherwise noted: crops are non-irrigated
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  - Soybeans = common soybeans for grain
  - Wheat = HRS for grain or HRW for grain
  - Oats and Barley = Spring for grain
  - Rye = for grain
  - Peas = process
  - Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
  - Beans = Dry Edible
  - Canola = Spring for seed
  - Sunflower = oil or non-oil for grain

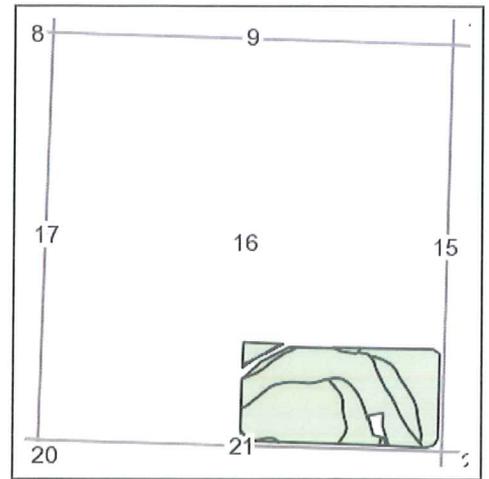


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# Soils Map



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



State: **Minnesota**  
County: **Murray**  
Location: **16-107N-39W**  
Township: **Dovray**  
Acres: **72.23**  
Date: **9/15/2013**

**Fairland Management Company**  
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Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans	
102B2	Clarion loam, 3 to 6 percent slopes, eroded	23.18	32.1%	Ile	95	175	52	
102B	Clarion loam, 2 to 4 percent slopes	23.11	32.0%	Ile	95	175	52	
418	Lamoure silty clay loam, occasionally flooded	12.67	17.5%	Ilw	78	144	43	
130	Nicollet loam	6.01	8.3%	I	99	182	54	
392	Biscay loam	5.32	7.4%	Ilw	69	127	38	
359	Lamoure silty clay loam, frequently flooded	1.47	2.0%	Vlw	20			
86	Canisteo clay loam	0.47	0.7%	Ilw	93	171	51	
<b>Weighted Average</b>						<b>88.9</b>	<b>163</b>	<b>48.5</b>

## FARM SUMMARY

EDWARD, CHARLES, & STEVEN DEUTSCHMANN IRREVOCABLE TRUSTS  
 TRACT #1: SW¼ (160.00 +/- acres), TRACT #2: N½SE¼ & SE¼NE¼ (120.00 +/- acres)  
 TRACT #3: S½SE¼ (80.00 +/- acres)  
 SECTION 16-107-39  
 MURRAY COUNTY, MINNESOTA

### COUNTY ASSESSOR INFORMATION – MURRAY COUNTY

	Tract #1	Tract #2	Tract #3	Total
Parcel ID #	06-016-0080	06-016-0040	06-016-0070	
1/1/13 Estimated Market Value	\$857,700	\$576,200	\$537,900	\$1,971,800
2013 Real Estate Taxes Payable	\$2,440	\$1,640	\$1,522	\$5,602 (15.56/acre)
Crop Equivalency Rating	67.05	54.22	71.18	N/A
Tillable Acres	124.0	103.0	74.0	301.0
Timber	5.0	8.0	2.0	15.0
Waste/Wildlife	25.0	7.0	0.0	32.0
Roads	6.0	2.0	4.0	12.0
Total	160.0	120.0	80.0	360.0

### FARM PROGRAM INFORMATION – COTTONWOOD COUNTY (Control County)

	Tract #1	Tract #2	Tract #3	Estimated Total
FSA Farm #	5543	6567	6566	
Corn Base (acres)	59.0	47.7	37.9	144.6
Direct Corn Yield (bu/ac)	99	95	95	97
CC Corn Yield (bu/ac)	119	114	114	116
Soybean Base (acres)	58.7	43.2	34.3	136.2
Direct Soy Yield (bu/ac)	29	30	30	30
CC Soy Yield (bu/acre)	35	36	36	35
CRP Contract	10/1/12- 9/30/27	NONE	NONE	10/1/12- 9/30/27
CRP Acres/Rate	3 ac @ \$167.64/acre	N/A	N/A	3 ac @ \$167.64/acre
ACRE Program	NO	NO	NO	NO
Highly Erodible	YES	YES	NO	YES
Wetlands	YES	YES	NO	YES
DCP Cropland acres	125.69	90.86	72.23	288.78

- Crop Productivity Index (CPI): Tract #1=91.9; Tract #2=81.3; Tract #3=88.9; Total=87.7
- Tile: County Tile (County Ditch #19-27 acres of Benefit) & No Private Tile Maps available

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