

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

MILFORD & LEONA HOLT FAMILY

James, Roger, Rodney, John, & Lisa

LAND DESCRIPTION

SW $\frac{1}{4}$ Ex. 9.01 acres

SECTION 2-105-36

150.99 +/- Acres

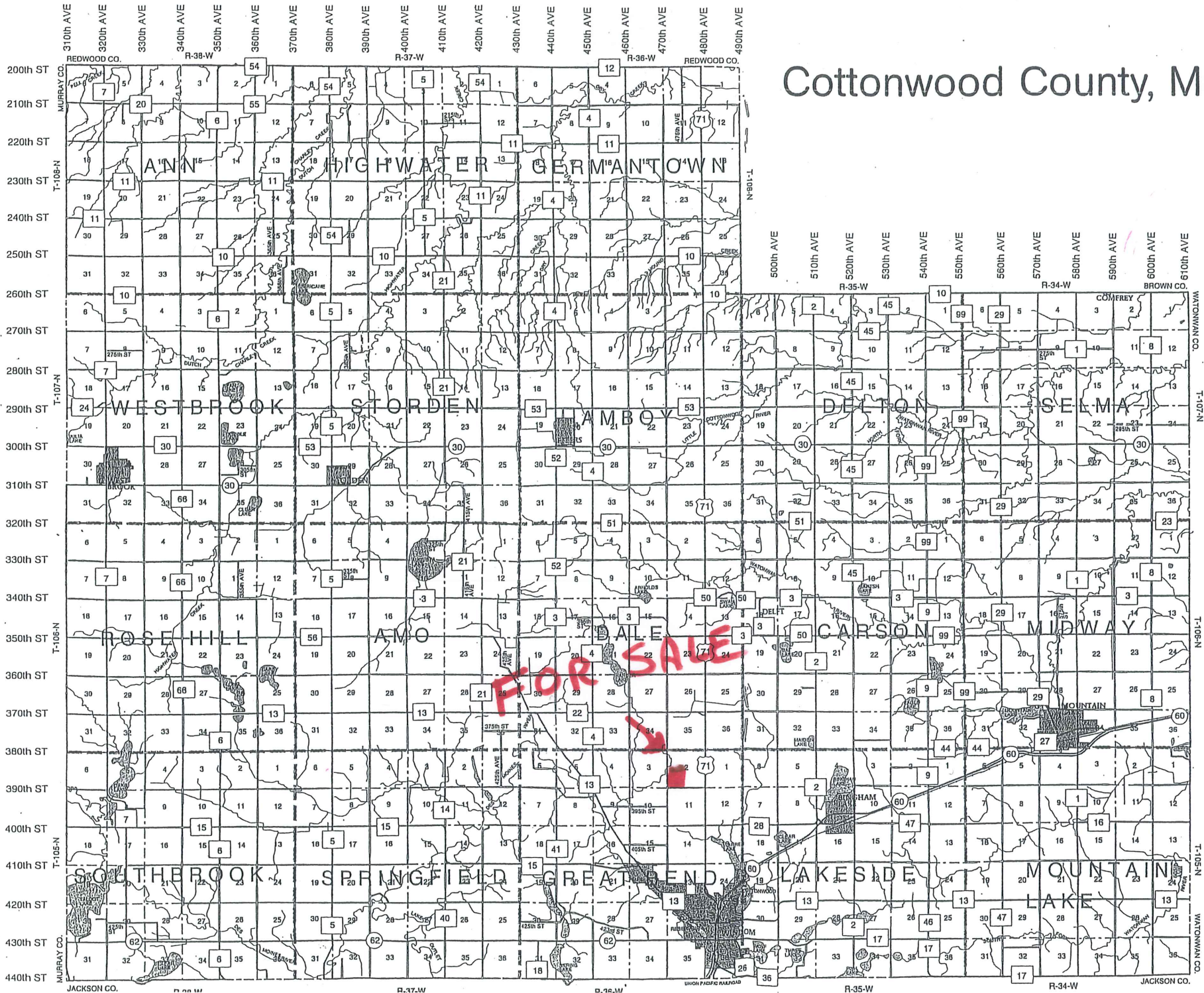
GREAT BEND TOWNSHIP

COTTONWOOD COUNTY

MINNESOTA

Interested parties should contact Fairland Management Company at the above address

Cottonwood County, Minnesota



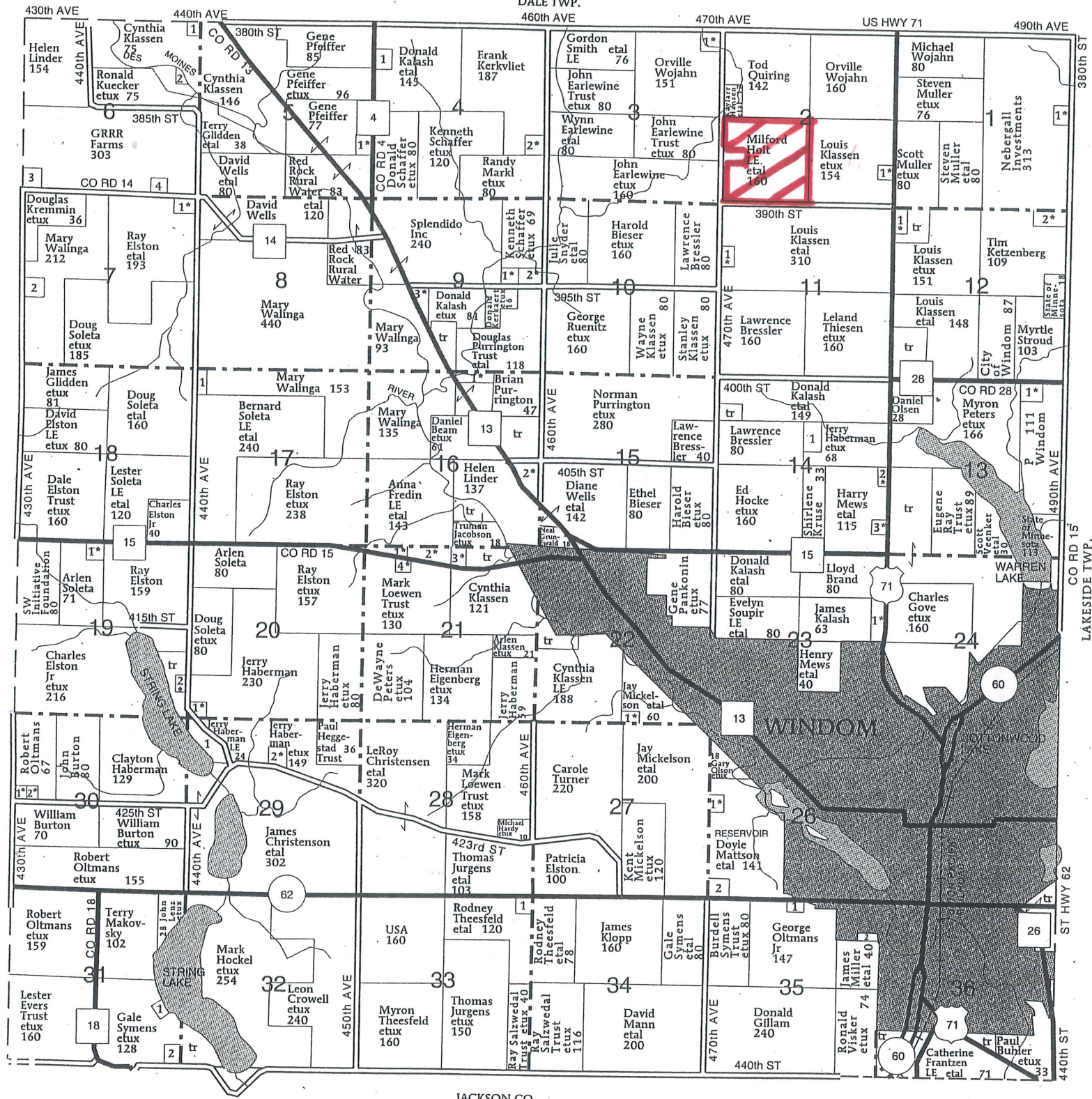
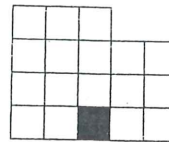
T-105-N

GREAT BEND PLAT

R-36-W

(Landowners)

DALE TWP.



JACKSON CO.

Aerial Map



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

Maps provided by:



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2-105N-36W
Cottonwood County
Minnesota

map center: 43° 55' 38.63, 95° 7' 48.54

scale: 8707



8/4/2012

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

Aerial Map



Fairland Management Company
"YOUR REAL ESTATE PROFESSIONALS"

Maps provided by:



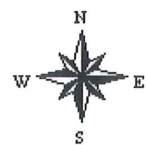
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2-105N-36W
Cottonwood County
Minnesota

map center: 43° 55' 38.63, 95° 7' 48.54

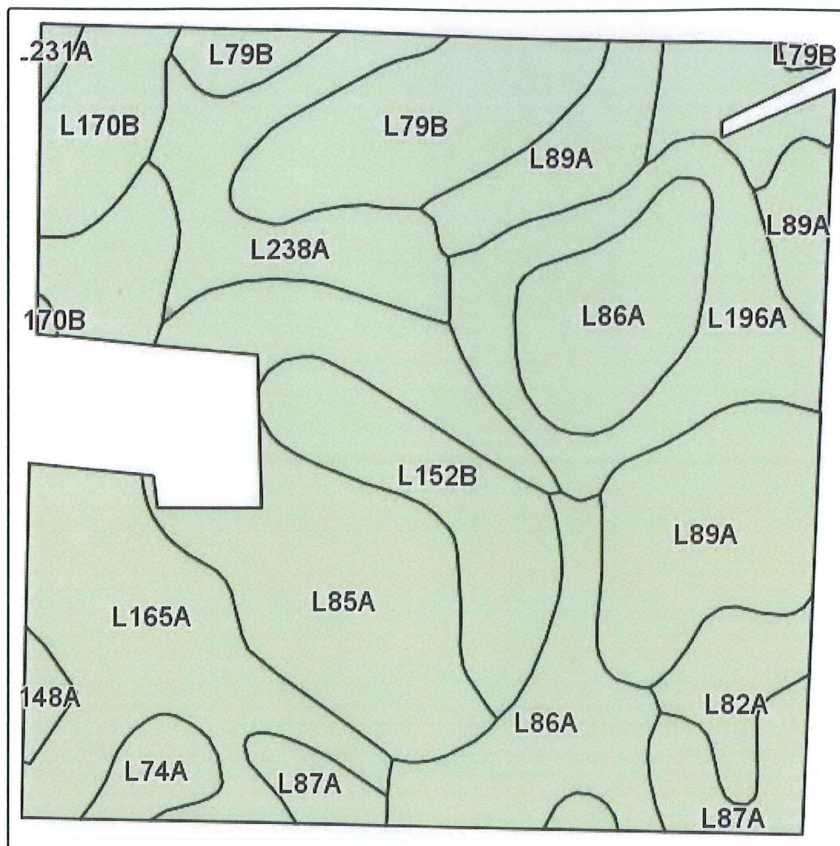
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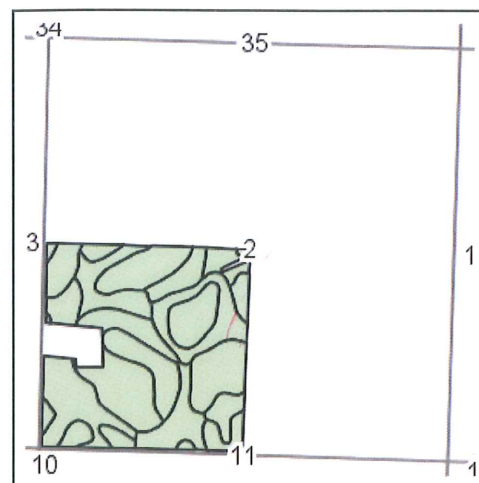
8/4/2012

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: **Cottonwood**
Location: **2-105N-36W**
Township: **Great Bend**
Acres: **146.6**
Date: **8/4/2012**

Fairland Management Company
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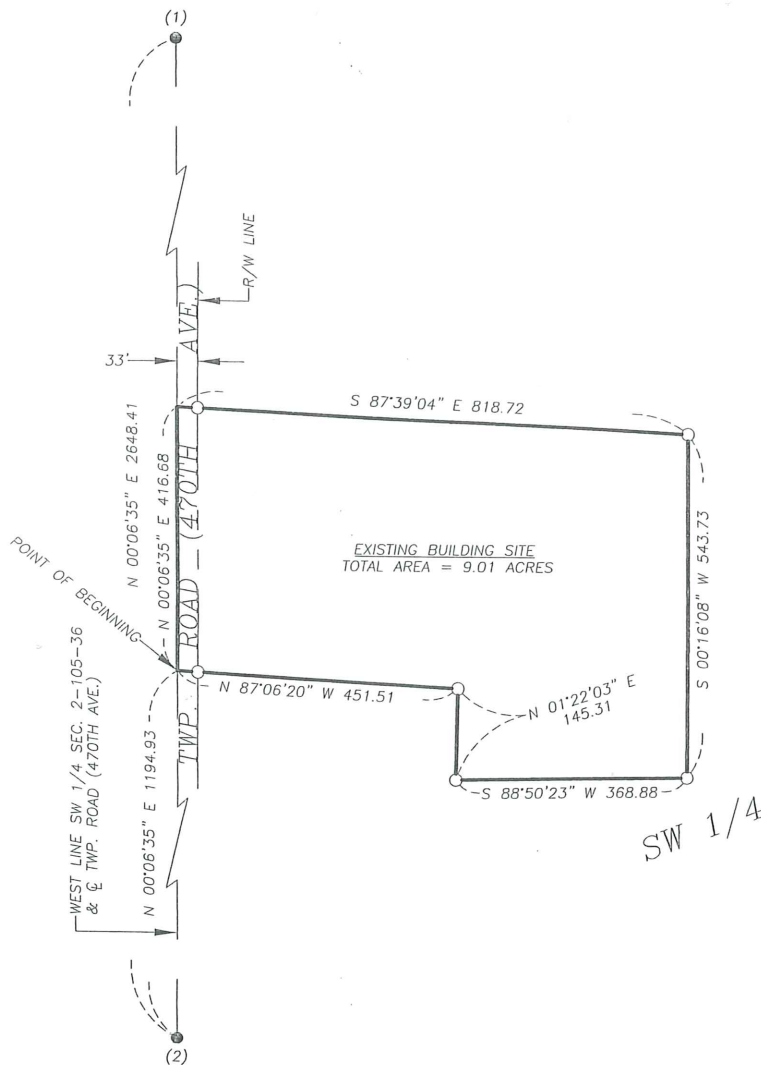
Maps provided by:



surety
CUSTOMIZED ONLINE MAPPING
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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	21.6	14.8%	I	99	182	54
L165A	Mayer loam, 0 to 2 percent slopes	20.2	13.8%	IIw	72	132	40
L89A	Guckeen silty clay loam, 0 to 3 percent slopes	19	13.0%	IIw	95	175	52
L86A	Madelia silty clay loam, 0 to 2 percent slopes	17.5	12.0%	IIw	94	173	52
L196A	Spicer silty clay loam, 0 to 2 percent slopes	12.4	8.4%	IIw	91	167	50
L79B	Clarion loam, 2 to 5 percent slopes	12.4	8.4%	Ile	95	175	52
L238A	Webster-Delft complex, 0 to 3 percent slopes	10.2	6.9%	IIw	94	173	52
L152B	Lowlein-Round Lake complex, 1 to 6 percent slopes	9.8	6.7%	IIIs	84	155	46
L82A	Marna silty clay loam, 0 to 2 percent slopes	8.1	5.5%	IIw	87	160	48
L87A	Kingston silty clay loam, 1 to 3 percent slopes	6.2	4.2%	I	100	184	55
L170B	Estherville-Round Lake complex, 2 to 6 percent slopes	5.3	3.6%	IIIs	50	92	28
L74A	Estherville sandy loam, 0 to 2 percent slopes	2.4	1.6%	IIIs	44	81	24
L148A	Lowlein sandy loam, 1 to 3 percent slopes	1	0.7%	I	89	164	49
L231A	Mayer clay loam, loamy substratum, 0 to 2 percent slopes	0.5	0.3%	IIw	80	147	44
Weighted Average					88.3	162.4	48.6

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 105 NORTH, RANGE 36 WEST IN GREAT BEND TOWNSHIP, COTTONWOOD COUNTY, MINNESOTA.

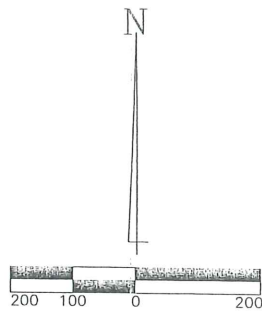


DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 105 NORTH, RANGE 36 WEST IN GREAT BEND TOWNSHIP, COTTONWOOD COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 06 MINUTES 35 SECONDS EAST, BEARING BASED ON COTTONWOOD COUNTY COORDINATE SYSTEM, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND ALONG THE CENTERLINE OF THE TOWNSHIP ROAD, AS EXISTS, A DISTANCE OF 1194.93 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 35 SECONDS EAST, ALONG SAID WEST LINE AND SAID CENTERLINE, A DISTANCE OF 416.68 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES 04 SECONDS EAST A DISTANCE OF 818.72 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST A DISTANCE OF 543.73 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 23 SECONDS WEST A DISTANCE OF 368.88 FEET; THENCE NORTH 01 DEGREE 22 MINUTES 03 SECONDS EAST A DISTANCE OF 145.31 FEET; THENCE NORTH 87 DEGREES 06 MINUTES 20 SECONDS WEST A DISTANCE OF 451.51 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 9.01 ACRES AND IS SUBJECT TO EXISTING TOWNSHIP ROAD EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.



- = MONUMENTS FOUND
- = MONUMENTS SET
- 5/8" IRON STAKE W/CAP NO. 23008

REFERENCE

- (1) WEST 1/4 COR. SEC. 2-105-36
FOUND IRON MONUMENT
- (2) SW COR. SEC. 2-105-36
FOUND IRON MONUMENT



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signature Perry L. Zieske
Perry L. Zieske

Date 8-3-12 Certificate # 23008

ZIESKE LAND SURVEYING, INC.

Perry L. Zieske P.L.S.
Dennis Ray Esplan P.L.S.

225 Ninth Street, Box 94
Windom, MN 56101
Phone: (507) 831-0100

SURVEY FOR: RODNEY HOLT
PROJECT NUMBER: C 1230 S
DATE: JULY 27, 2012

FARM SUMMARY
MILFORD & LEONA HOLT FAMILY
James, Roger, Rodney, John, & Lisa
SW¼ Ex.9.01 acres
SECTION 2-105-36
COTTONWOOD COUNTY
MINNESOTA

- County Parcel # : 08.002.0300
- Estimated 2012 Real Estate Taxes Payable(Non-Homestead – Ag): \$5,014(\$33.85 cult/acre)*

- Farm Program Data:

FSA Farm #	# 573
FSA Corn Base	72.9 Acres
FSA Direct Corn Yield	115 Bu. Per Acre
FSA CC Corn Yield	148 Bu. Per Acre
FSA Soybean Base	72.6 Acres
FSA Direct Soybean Yield	35 Bu. Per Acre
FSA CC Soybean Yield	42 Bu. Per Acre
FSA DCP Cropland	146.6 Acres
ACRE	YES
Highly Erodible Land	NONE
Wetlands:	NONE

- Crop Productivity Index (CPI) = 88.3
- Crop Equivalency Rating (CER) = 70.0
- Tile: Private Tile Maps (available upon request)

- Estimated Acreage Breakdown:

	<u>Assessor/FMC/Survey *</u>
Cultivation	146.60 Acres
Waterway	0.43 Acres
Road	3.96 Acres

TOTAL	150.99 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.

- Terms: \$1,381,559 (\$9,150/acre) - 15% Down, And All Of The Balance At The Closing.

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