

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

Alexandra C. Boardman Revocable Trust

LAND DESCRIPTION

**E $\frac{1}{2}$ NE $\frac{1}{4}$ & E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$
SECTION 23-101-39
120.00 +/- Acres**

INDIAN LAKE TOWNSHIP

**NOBLES COUNTY
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

FARMLAND FOR SALE

NOBLES COUNTY

ALEXANDRA C. BOARDMAN REVOCABLE TRUST

E½NE¼ & E½W½NE¼ SECTION 23-101-39 INDIAN LAKE TOWNSHIP

We are pleased to announce the sale of land for Alexandra C. Boardman Revocable Trust. The farm consists of 120.0 (+/-) acres in Indian Lake Township, located just west of the City of Round Lake. There are 87.2 (+/-) cultivated acres, 12.8 (+/-) acres of CRP, and 14 (+/-) acres of grassland. The farm has very productive soils with a CPI of 87.3. This farm has excellent access with a tar road on two sides of the property. It offers the opportunity to own income producing farmland along with some wildlife acres.

Terms: \$795,000 (\$6,625/acre) - 15% Down, And All Of The Balance At The Closing. The real estate is being sold "AS IS" basis and is subject to all existing easements. Fall tillage has been completed and dry fertilizer was applied to about 21.6 acres. The cost of the tillage, dry fertilizer, and real estate taxes payable in 2013 are sole responsibility of Buyer. Buyer may take possession one day after closing.

FAIRLAND MANAGEMENT COMPANY

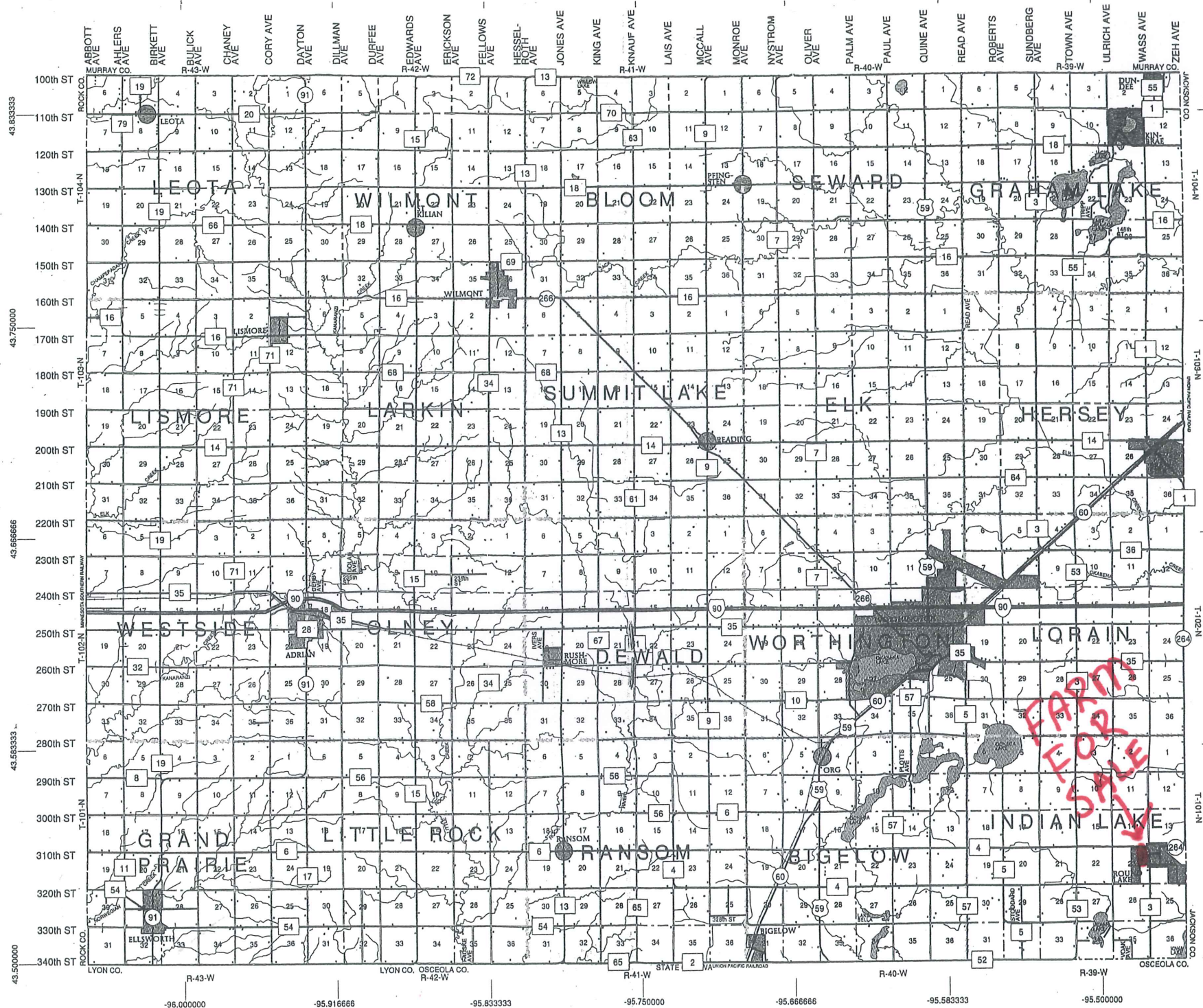
339 11th STREET, WINDOM, MN 56101

507-831-2808

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Your Ag Real Estate Professionals since 1922!

Nobles County, Minnesota

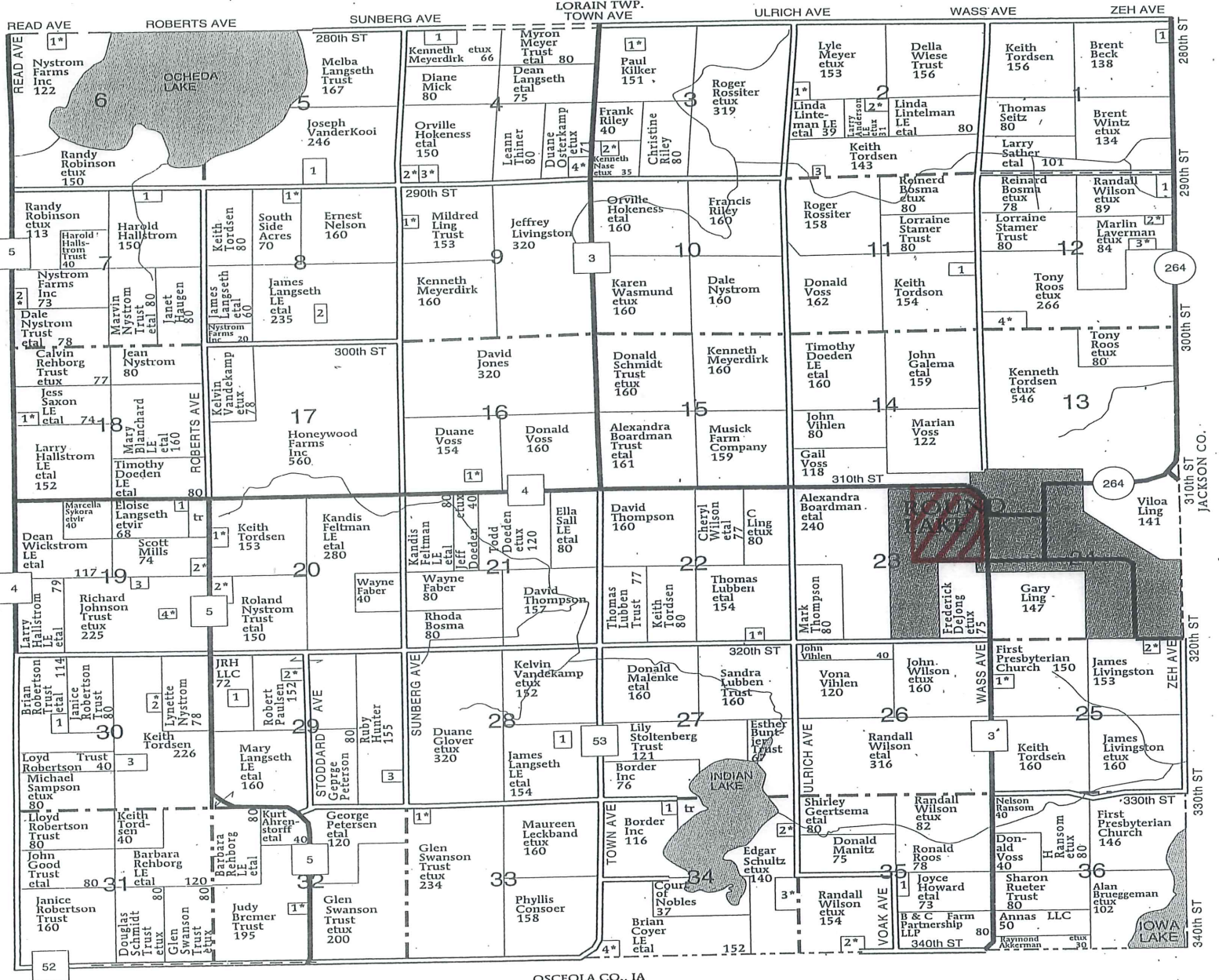
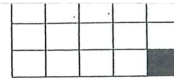


T-101-N

INDIAN LAKE PLAT

(Landowners)

R-39-W



OSCEOLA CO., IA

Farm Number:

7632

Tract Number:

22033

T101 R39 S23

Indian Lake

Apr 16, 2012

2012 FSA Acreage Map

Scale: 1:9,224



Legend

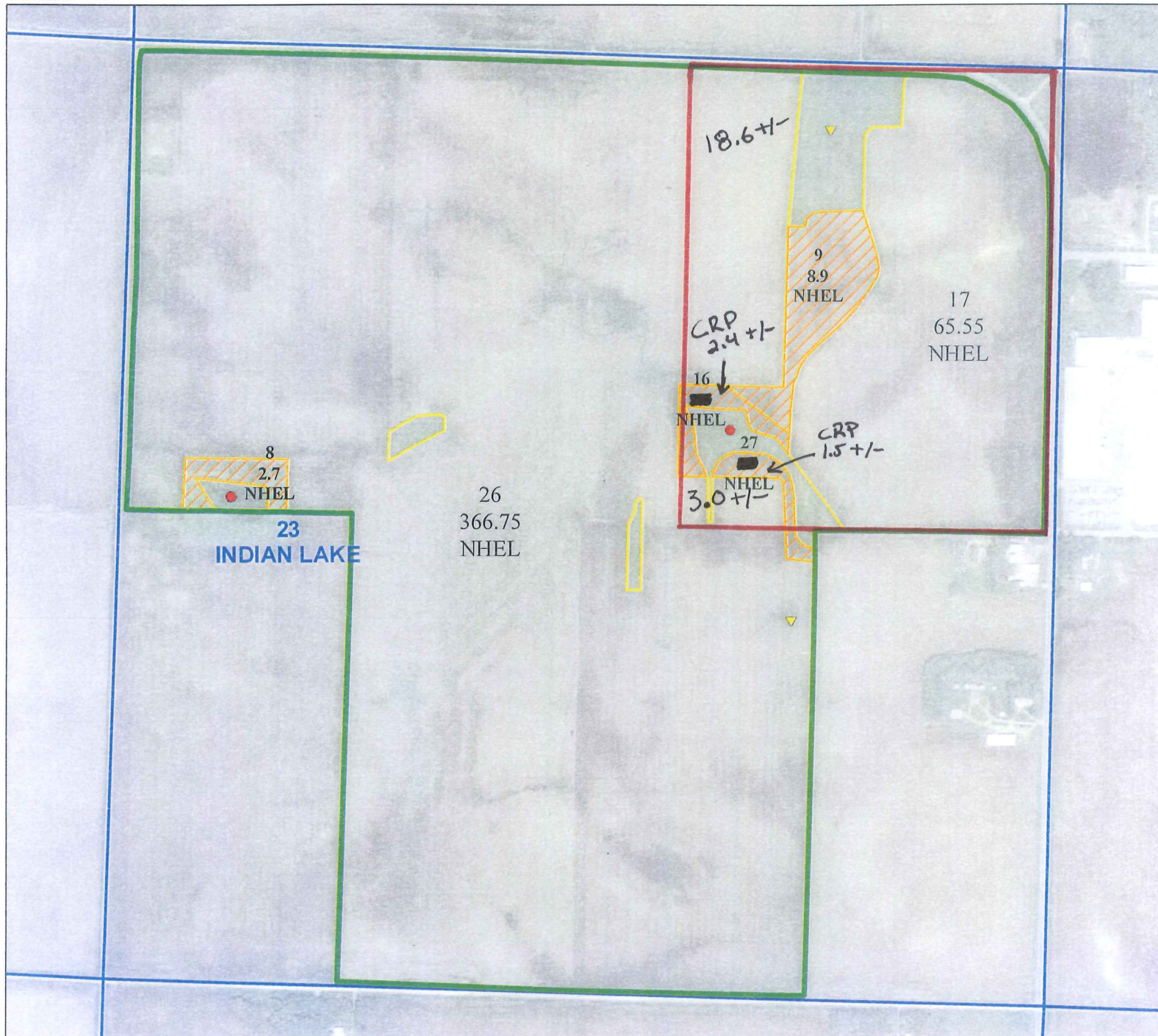
- CLU Field Boundary
- Tract Boundary
- Section Lines
- CRP Contracts
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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	464.74
Total CRP	16
Cropland	448.31

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.



Aerial Map



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Management
Company**
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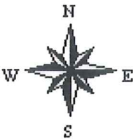
Maps provided by:



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23-101N-39W
Nobles County
Minnesota

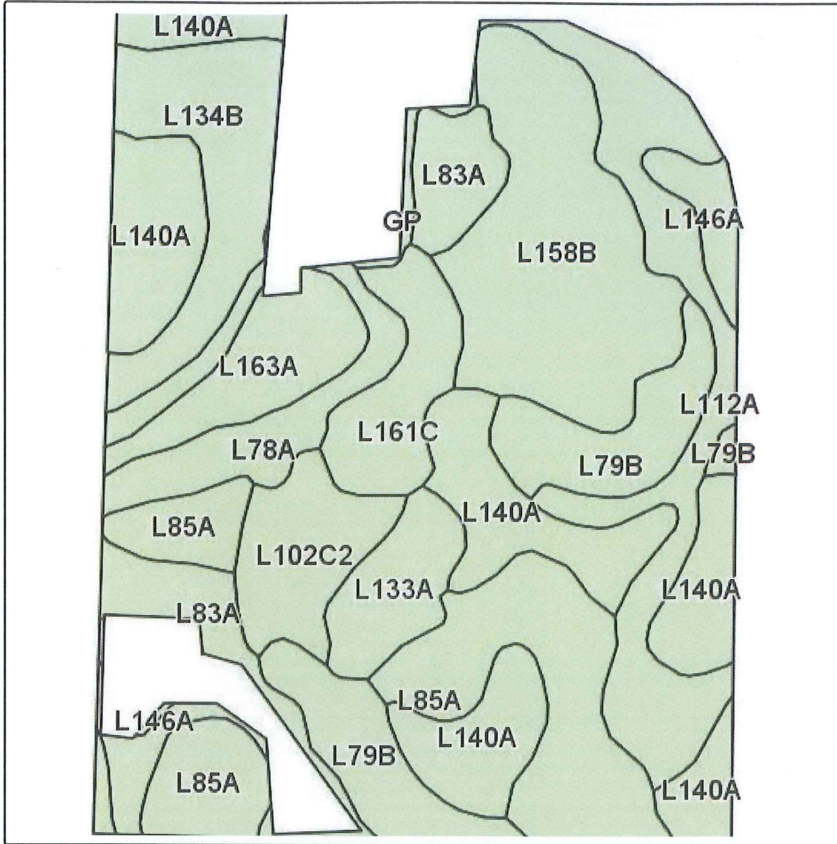
map center: 43° 32' 10.76, 95° 29' 2.71
scale: 8789



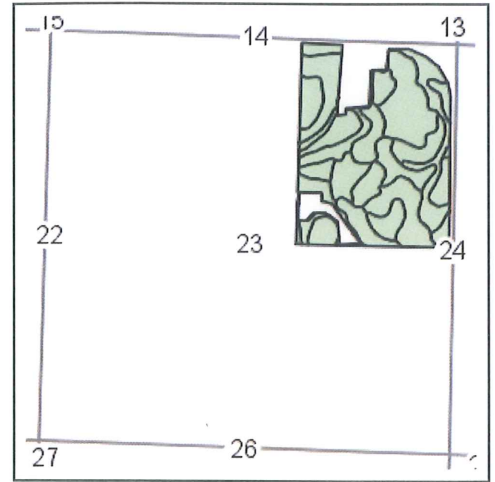
1/12/2013

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

Soils Map



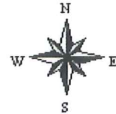
Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: Minnesota
County: Nobles
Location: 23-101N-39W
Township: Round Lake
Acres: 100
Date: 1/12/2013

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Maps provided by:



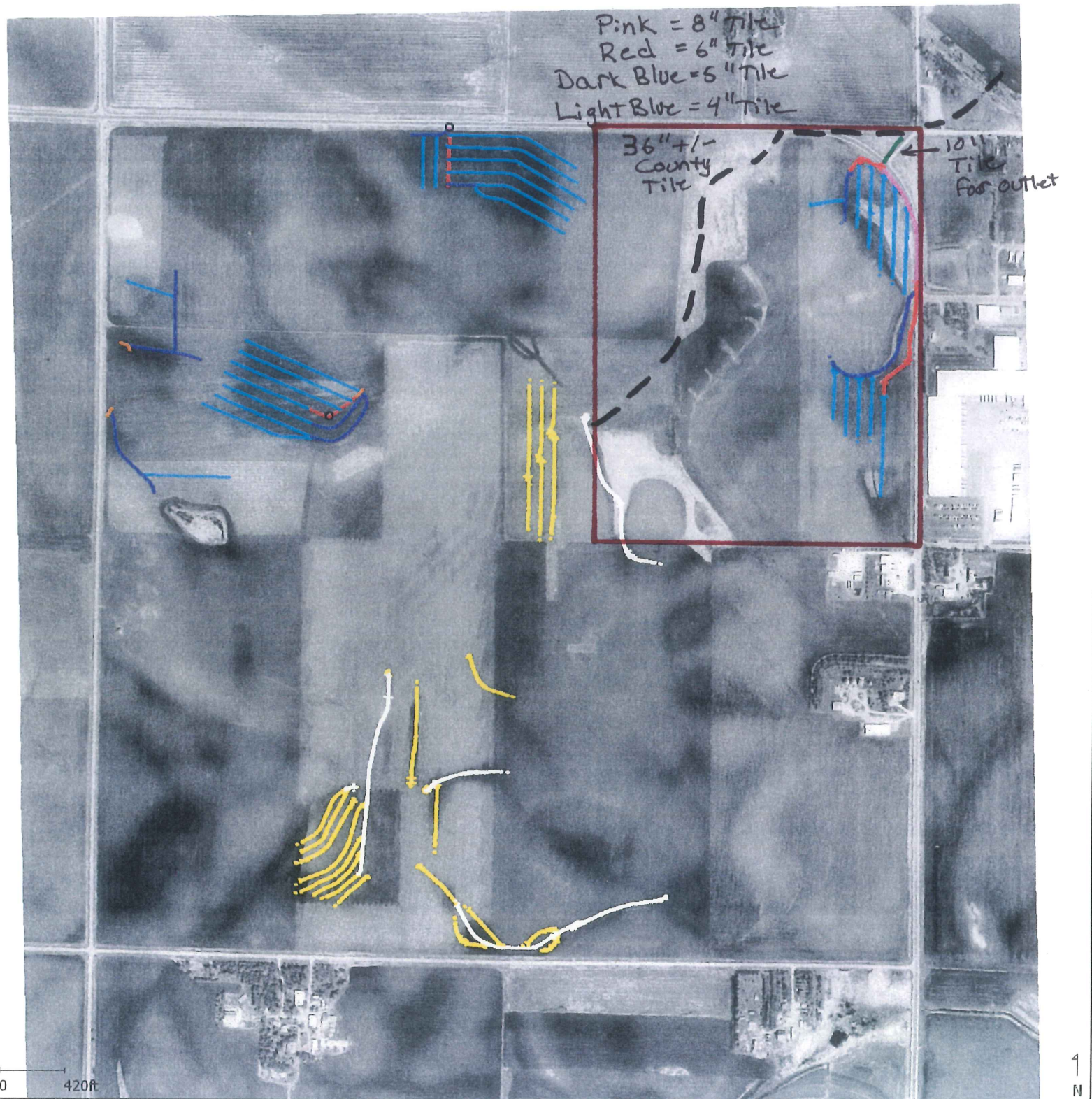
 **surety**
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L140A	Ocheda silty clay loam, 1 to 3 percent slopes	17.6	17.6%	I	97	178	53
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.4	13.4%	I	99	182	54
L158B	Round lake sandy loam, 1 to 6 percent slopes	13.2	13.2%	IIIs	61	112	34
L112A	Webster silty clay loam, 0 to 2 percent slopes	9.9	9.9%	IIw	94	173	52
L79B	Clarion loam, 2 to 5 percent slopes	8.8	8.8%	Ile	95	175	52
L134B	Clarion-Crooksfors complex, 1 to 5 percent slopes	7	6.9%	Ile	95	175	52
L83A	Webster clay loam, 0 to 2 percent slopes	6.6	6.6%	IIw	93	171	51
L78A	Canisteo clay loam, 0 to 2 percent slopes	5	5.0%	IIw	93	171	51
L102C2	Omsrud-Storden complex, 6 to 12 percent slopes, moderately eroded	4.5	4.5%	IIIle	88	162	48
L161C	Estherville-Pilot Grove complex, 6 to 12 percent slopes	4.2	4.2%	IVs	47	86	26
L163A	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	4.2	4.2%	IIIw	86	158	47
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	3.4	3.4%	IIw	85	156	47
L146A	Glencoe silty clay loam, depressional, 0 to 1 percent slopes	1.7	1.7%	IIIw	86	158	47
GP	Pits, gravel-Udipsamments complex	0.5	0.5%		0		
Weighted Average					87.3	160.5	47.9

Stenzel Farm Drainage

Heron Lake, Mn 56137

507-793-2420



FARM SUMMARY

ALEXANDRA C. BOARDMAN REVOCABLE TRUST
E½NE¼ & E½W½NE¼
SECTION 23-101-39
NOBLES COUNTY
MINNESOTA

- County Parcel # : 28-0298-000
- Estimated Assessor's 1/1/12 Estimated Market Value: \$704,925*
- Estimated 2012 Real Estate Taxes Payable (Non-Homestead – Ag): \$ 6,496.50*
 - Estimated Based Tax (\$6,419.10)* + Estimated Special Assessments (\$77.40)*
- Farm Program Data:

FSA Farm #	# 7632
FSA Corn Base	43.6 Acres*
FSA Direct Corn Yield	103 Bu. Per Acre
FSA CC Corn Yield	103 Bu. Per Acre
FSA Soybean Base	43.6 Acres*
FSA Direct Soybean Yield	32 Bu. Per Acre
FSA CC Soybean Yield	32 Bu. Per Acre
FSA DCP Cropland	87.2 Acres*
ACRE	NO
Highly Erodible Land	NONE
Wetlands:	In non-crop areas and CRP
- Conservation Reserve Program (CRP)
 - 8.9 acres +/- enrolled from 10/1/10 – 9/30/20 @ \$125.00/acre = \$1,113/year
 - 3.9 acres +/- enrolled from 3/1/11-9/30/21 @ approximately \$185.91/acre = \$725/year
- Crop Productivity Index (CPI) = 87.3
- Tile: About 8,300 feet of private tile installed. See attached Tile Maps
- Estimated Acreage Breakdown

	<u>FMC</u>
Cultivation	87.2 +/- Acres
CRP	12.8 +/- Acres
Pasture/Wildlife	14.0 +/- Acres
Road	06.0 +/- Acres

TOTAL	120.0 +/- 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.

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. (1/16/13)