

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

NICHOLAS THOMPSON

LAND DESCRIPTION

Pt. of Government Lot 2, the SW¹/₄NE¹/₄, the NW¹/₄NW¹/₄, all of the SW¹/₄NW¹/₄, all of the SE¹/₄NW¹/₄, part of the NW¹/₄SW¹/₄ and part of the NE¹/₄SW¹/₄ containing 170.60 +/- acres

SECTION 29-105-35

LAKESIDE TOWNSHIP

COTTONWOOD COUNTY, MINNESOTA

Interested parties should contact Fairland Management Company at the above address.

FARMLAND FOR SALE

COTTONWOOD COUNTY

Pt. of Government Lot 2, the SW $\frac{1}{4}$ NE $\frac{1}{4}$, the NW $\frac{1}{4}$ NW $\frac{1}{4}$, all of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, all of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in Section 29-105-35 – Lakeside Township, 170.6 +/- acres; 149.4 cult. acres, 13 acres CRP, cult. CER = 72.4

West 825 Feet of the NW $\frac{1}{4}$ of Section 21-105-37- Springfield Township, 50.11 +/- acres; 45.9 cultivated acres, cult. CER = 75.6

JACKSON COUNTY

NE $\frac{1}{4}$ of Section 19-101-38 – Round Lake Township, 161.55 +/- acres; 136.85 +/- cultivated acres, cult. CER = 71.7

NW $\frac{1}{4}$ Excluding 40.09 acres of Section 19-101-38 – Round Lake Township, 120 +/- acres; 114.25 +/- cultivated acres, cult. CER = 66.50

Terms: Landowner will offer said tracts of land for sale by sealed bid. The Sellers reserve the right to offer these tracts separately or combined. Bid forms are available upon request. **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 5 PM, October 29, 2008.** 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. **All bidders who submitted a bid prior to the deadline shall be eligible to raise their bid on October 30, 2008 at 9:30 AM at the Heron Lake Community Center, Heron Lake, Minnesota.**

Upon acceptance of a bid, the successful bidder(s) 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 December 2nd through December 4th, the scheduled dates of closing. Real Estate taxes payable in 2008 are sole responsibility of Seller. Real estate taxes payable in 2009 shall be paid by Buyer. Buyer may take possession one day after closing.

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

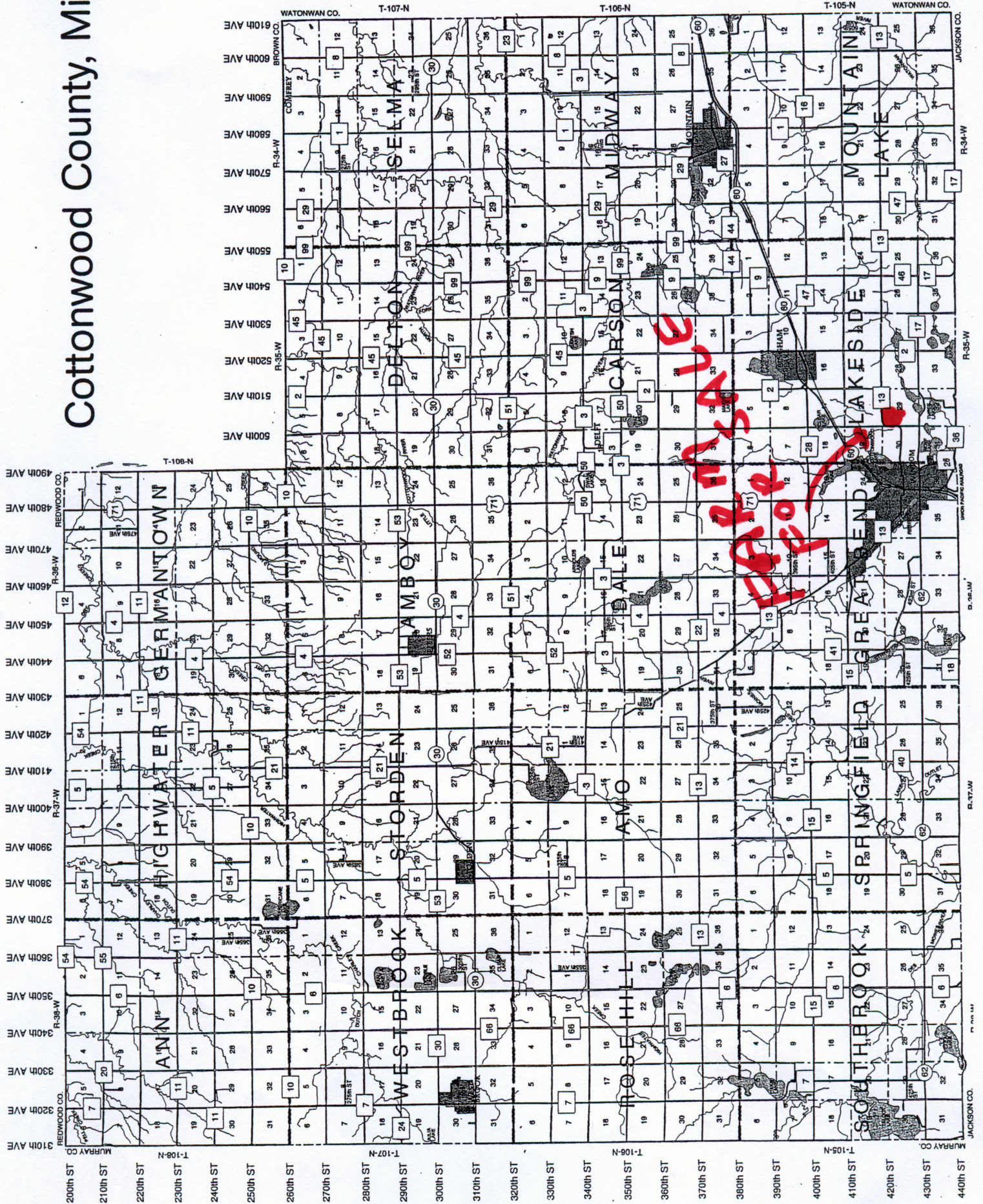
339 11th STREET, WINDOM, MN 56101

507-831-2808

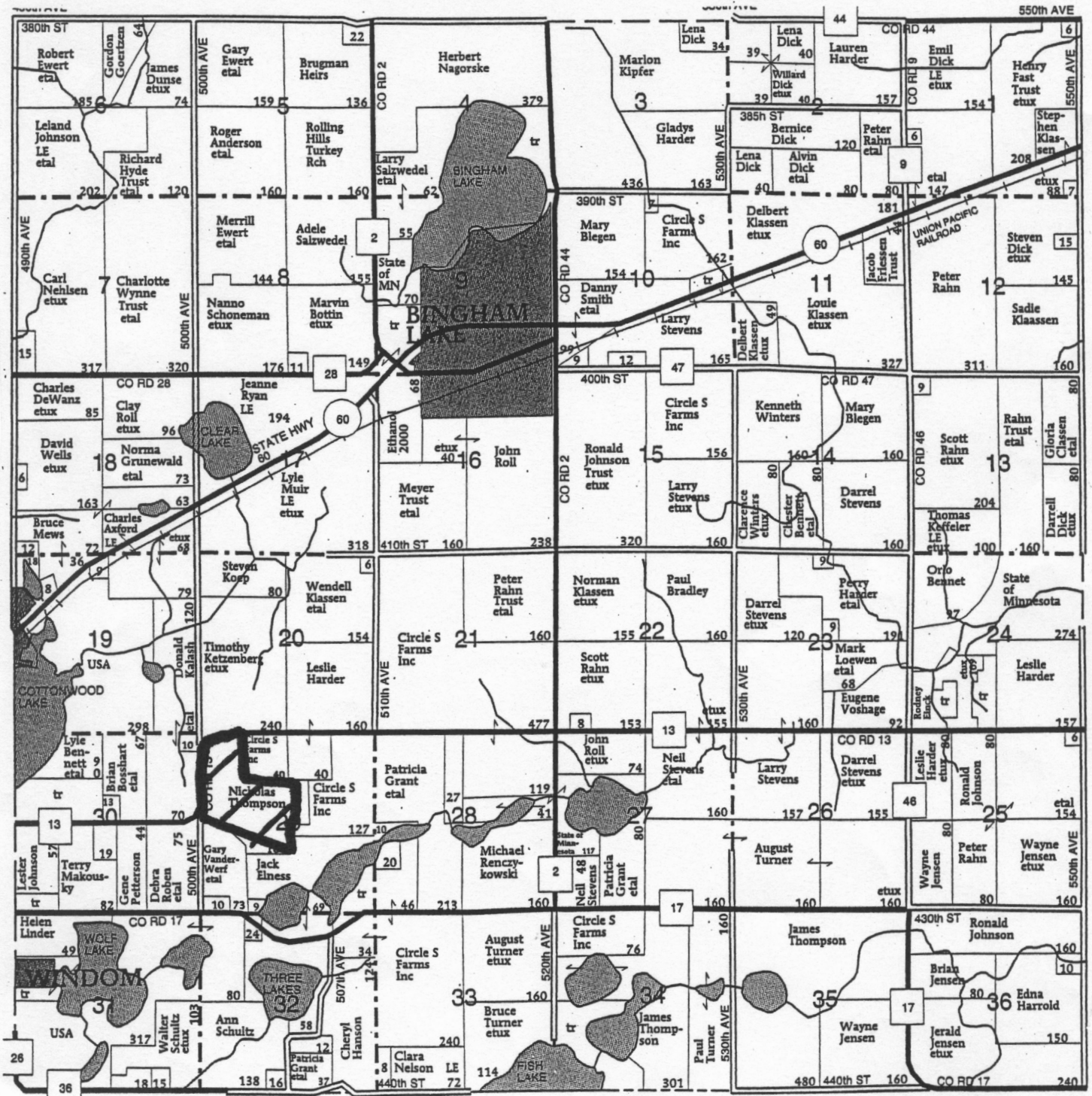
www.fairlandmanagement.com

Your Ag Real Estate Professionals since 1922!

Cottonwood County, Minnesota



LAKESIDE PLAT





United States Department of Agriculture
Farm Service Agency

29-105-35

Cottonwood County, MN

1:7,920

September 23, 2008



Legend

fsa_gis_layers.SDE.wet_p_mn033

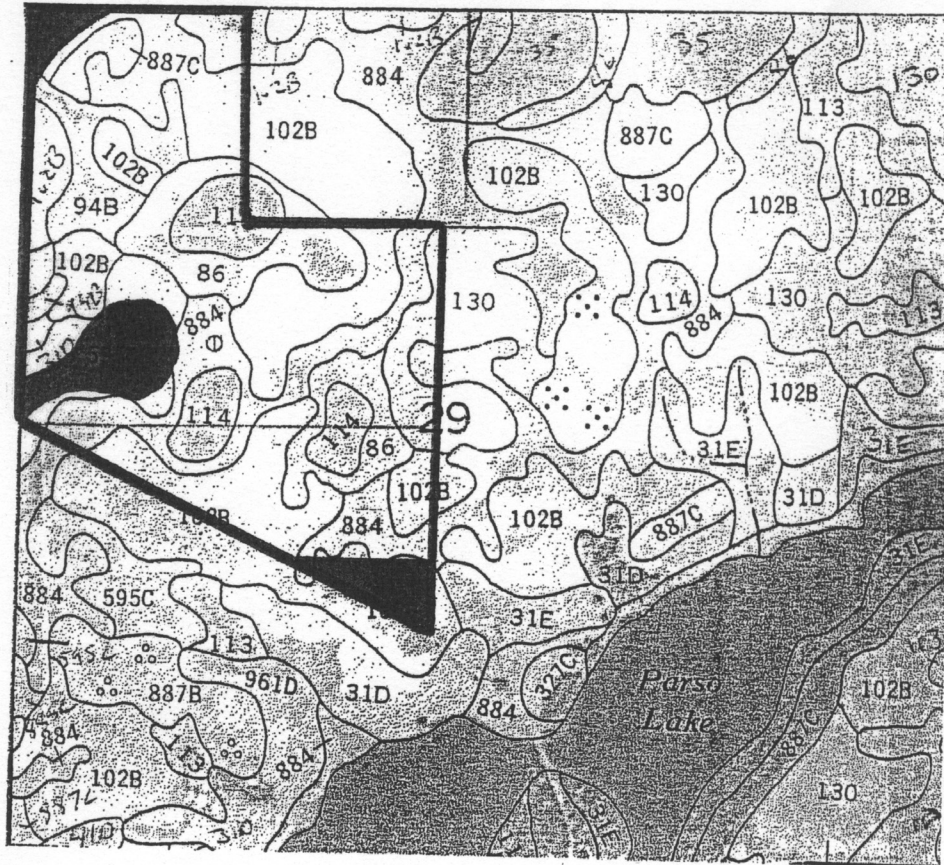
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- trct_dislv_a_mn033
- plss_a_mn033
- clu_SDE.clu_a_mn033
- ortho_1-1_1n_s_mn033_2003_1.sid
- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Disclaimer: 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.

Soil Series and Type

Pt. Govt Lot 2, the SW1/4NE1/4, the NW1/4NW1/4, all of the SW1/4NW1/4, all of the SE1/4NW1/4, part of the NW1/4SW1/4 and part of the NE1/4SW1/4 of Section 29-105-35 containing 167.79 acres +/-

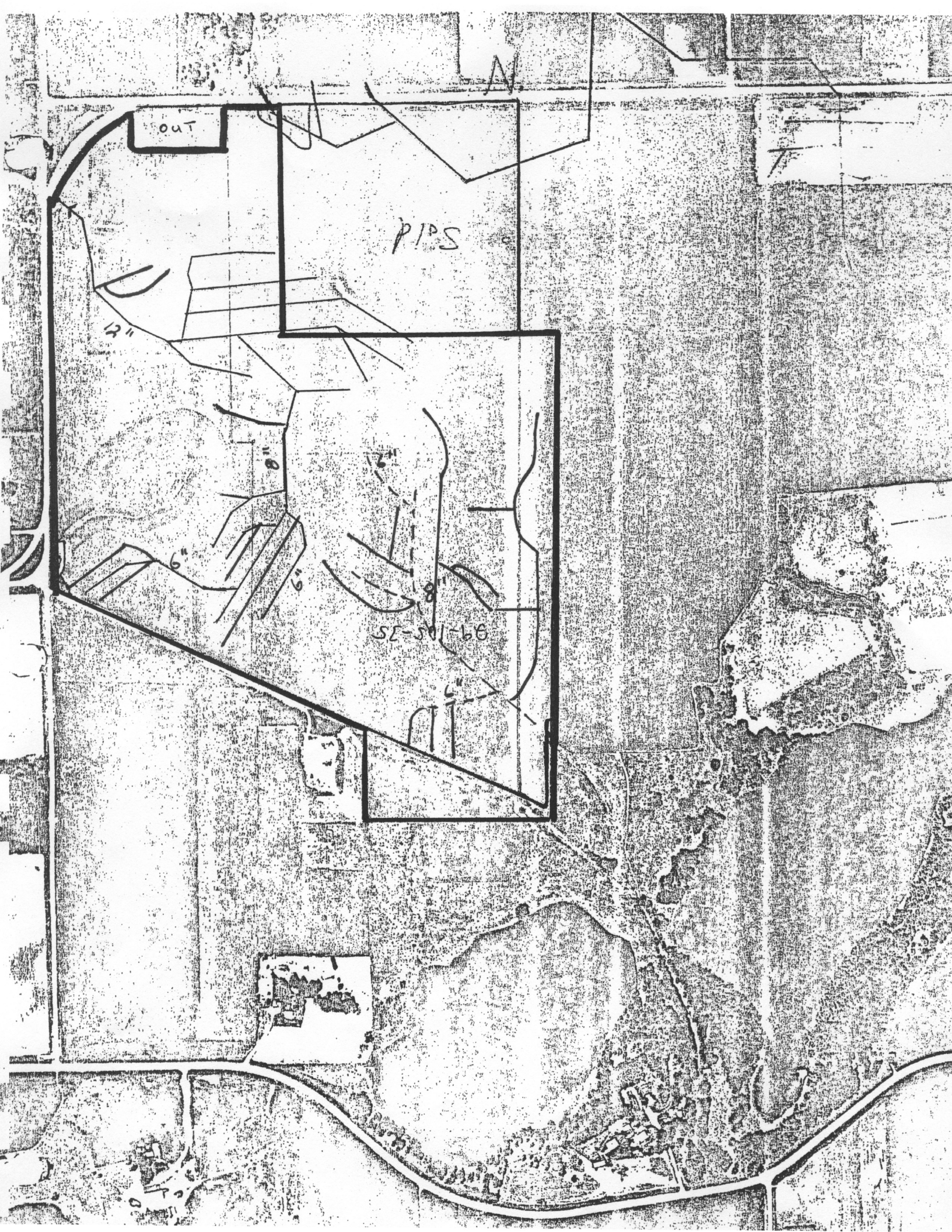


<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Class</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
31D	Storden loam	12 to 18% slopes	4E	0.40	0	19.0
31E	Storden loam	18 to 35% slopes	7E	0.30	0	14.0
102B	Clarion loam	Nearly level	2E	58.70	39	75.0
86	Canesteo Clay Loam	Nearly level	2W	19.70	13	70.0
130	Nicollet Clay Loam	Nearly level	1	10.60	7	88.0
94B	Terril loam	2 to 6% slopes	2E	10.90	7	79.0
595C	Swanlake loam	6 to 12% slopes	3E	6.70	4	31.0
884	Webster - Deleft Clay Loams	Nearly level	2W	27.60	18	78.0
887C	Omsurd - Swanlake loams	6 to 12% slopes	3E	2.50	2	37.0
114	Glencoe Clay Loam	Nearly level	3W	12.00	8	65.0

Totals and Averages

149.40 100 72.4

*excludes 13 acres of CRP



FARM SUMMARY

NICHOLAS THOMPSON

Pt. of Government Lot 2, the SW $\frac{1}{4}$ NE $\frac{1}{4}$, the NW $\frac{1}{4}$ NW $\frac{1}{4}$, all of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, all of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ containing 170.6 +/- acres

SECTION 29-105-35

COTTONWOOD COUNTY

MINNESOTA

- County Parcel # : 10.029.0400
- Assessor's 1/1/08 Estimated Market Value: \$527,400
- 2008 Real Estate Taxes Payable (Non Homestead – Ag): \$3,800, including \$214.57 ditch assessment.

- Farm Program Data:

FSA Farm #	#4799
FSA Corn Base	80.7 Acres
FSA Direct Corn Yield	107 Bu. Per Acre
FSA CC Corn Yield	125 Bu. Per Acre
FSA Soybean Base	68.7 Acres
FSA Direct Soybean Yield	29 Bu. Per Acre
FSA CC Soybean Yield	35 Bu. Per Acre
FSA Cropland	162.4 Acres

- CRP Contracts –
 - 8.9 acres, Annual Payments = \$815; Enrolled 10/1/03 to 9/30/18
 - 4.1 acres, Annual Payments = \$406; Enrolled 10/1/05 to 9/30/20
- Crop Equivalency Rating (CER) = Total acres = 70.27; Tillable acres = 72.40
- Highly Erodible Land: 4.1 acres – currently enrolled in CRP
- Wetlands: None Classified
- Acreage Breakdown:

	<u>Assessor</u>	<u>FMC</u>	
Cultivation	159.79	149.40	Acres
CRP	0.00	13.00	Acres
Pasture	2.50	0.00	Acres
Road	5.50	8.20	Acres
	-----	-----	
TOTAL	167.79	170.60	
	=====	=====	

- Drainage: Approximately 20,000 feet (See Attached map)

The 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.

(10/28/08)

BID SHEET
FARMLAND FOR SALE

Submit in writing to:

Fairland Management Company, 339 11th Street, P.O. Box 128

Windom, MN 56101

By 5 PM on Wednesday, October 29, 2008

**Pt. of Government Lot 2, the SW¹/₄NE¹/₄, the NW¹/₄NW¹/₄, all of the SW¹/₄NW¹/₄, all of the
SE¹/₄NW¹/₄, part of the NW¹/₄SW¹/₄ and part of the NE¹/₄SW¹/₄ of Section 29-105-35
containing 170.6 +/- acre**

\$ _____/acre X 170.6 Total Acres

TOTAL BID AMOUNT

\$ _____

Earnest Money Amount

Made Payable to "Fairland Management Company Trust Account"

\$ _____

(15% of Total Bid Amount)

Also include a LETTER OF GUARANTEED FUNDS from the bank where the check is
being issued. The letter needs to state:

Guaranteed Funds will be available for 15% of the final purchase price.

NAME: _____

ADDRESS: _____

TELEPHONE: _____