

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 M. EHLERS

LAND DESCRIPTION

NW¹/₄

SECTION 29-103-43

**LISMORE TOWNSHIP
NOBLES COUNTY, MINNESOTA**

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

FARMLAND FOR SALE

NOBLES COUNTY

**NW¼ in Section 9-103-43 – Lismore Township, 160 +/- acres; 132.4 cult. acres,
21.6 acres grass/hayland, cult. CER = 74.3**

**NE¼ Excepting therefrom the right of way of the Chicago, St. Paul, Minneapolis, and
Omaha Railway Company in Section 9-103-43 – Lismore Township, 153.12 +/- acres;
94.7 cult. acres, 53.42 acres grass/hayland, cult. CER = 71.4**

**NW¼ in Section 29-103-43 – Lismore Township, 160 +/- acres;
157.1 cult. acres, cult. CER = 64.6**

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, November 10, 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 November 12, 2008 at 9:30 AM at the American Legion, Lismore, 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 16-18, 2008, the scheduled dates of closing. The sale is contingent upon closing before December 22, 2008. 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

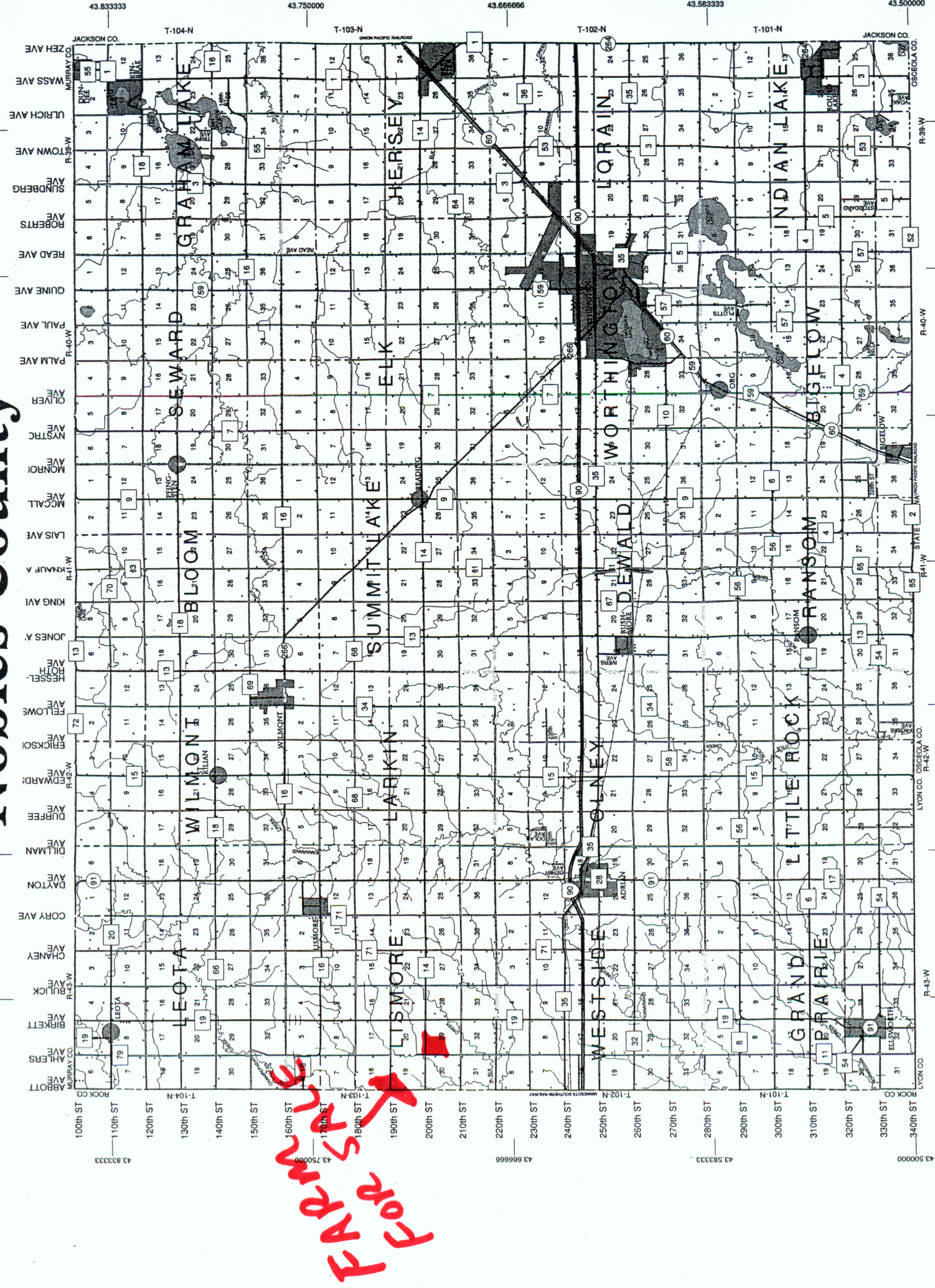
339 11th STREET, WINDOM, MN 56101

507-831-2808

www.fairlandmanagement.com

Your Ag Real Estate Professionals since 1922!

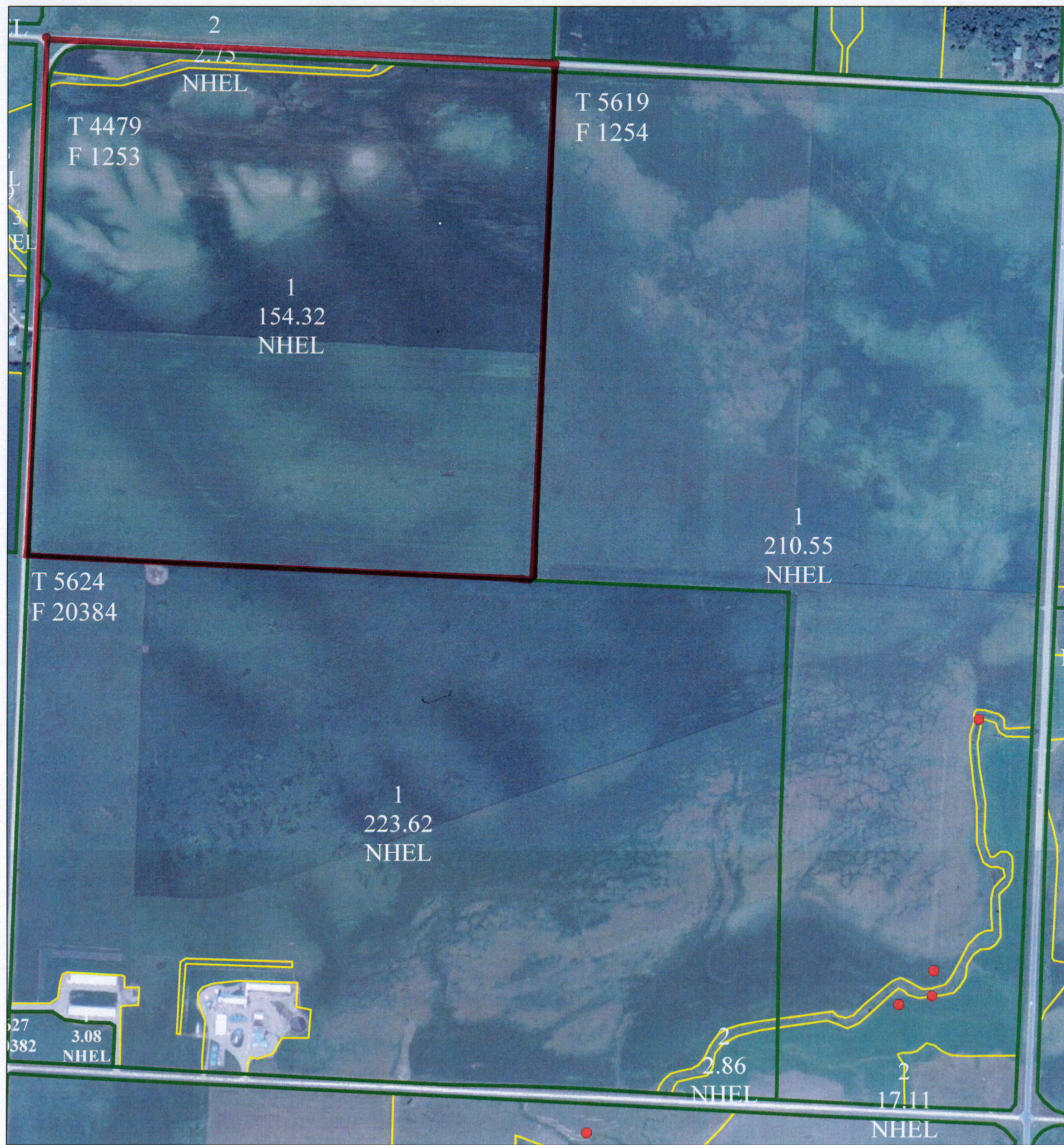
Nobles County



R-43-W

LEOTA TWP

[illegible]



29-103-43
April 02, 2008

United States Department of Agriculture
Farm Service Agency
Nobles County, MN
LISMORE

FIELD BOUNDARY

TRACT BOUNDARY

clu.SDE.clu_a_mn105

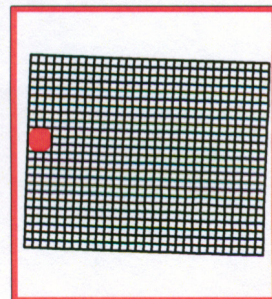
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WETLANDS

fsa_gis_layers.SDE.wet_p_mn105

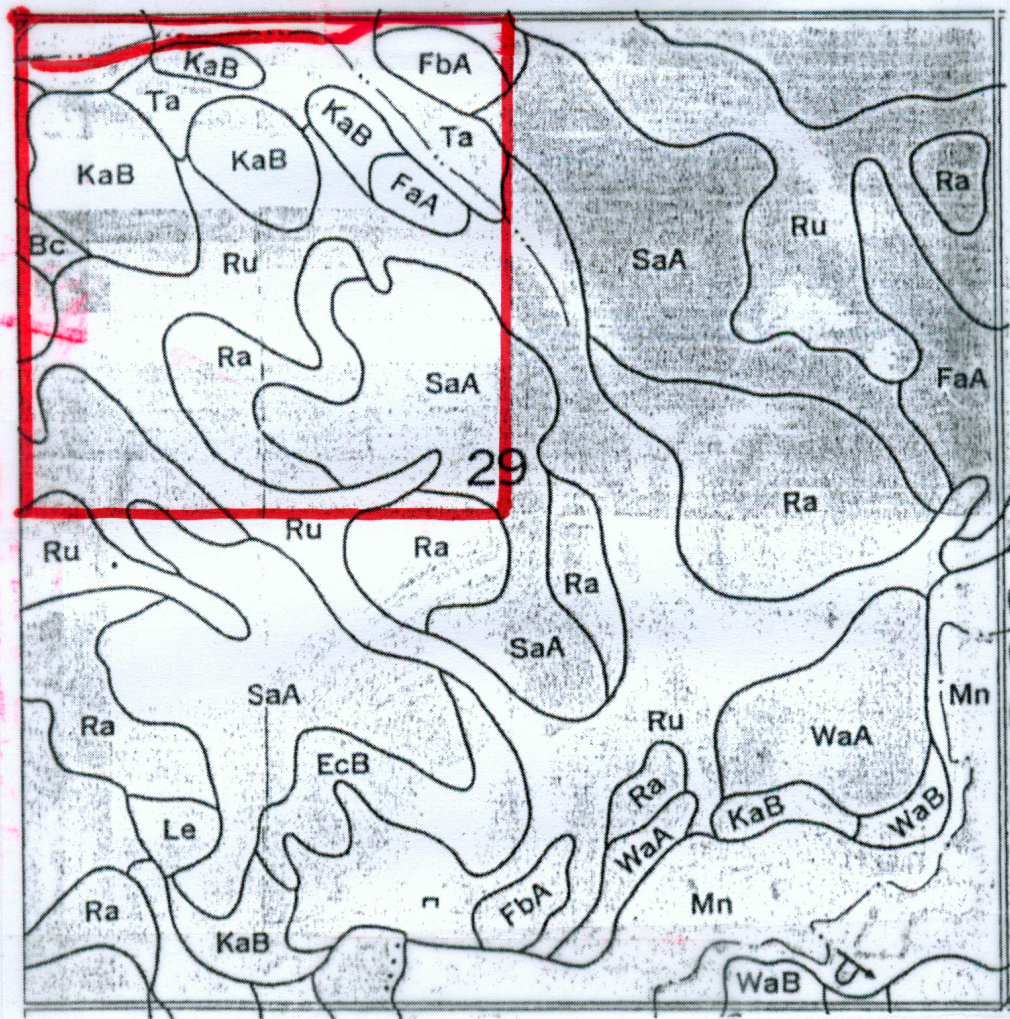
Wetland Determination Identifiers

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



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
NW1/4 - 29-103-43
County Assessor Information - Cultivated



<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Class</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
Bc	Biscay Silty Clay Loam	Nearly Level	2W	1.75	1	60.0
FaA	Fairhaven Silt Loam, Deep	2 to 6 Percent Slopes	2E	3.50	2	65.0
FbA	Fairhaven Silt Loam Deep	0 to 2 percent slopes	2S	4.50	3	70.0
FbB	Fairhaven Silt Loam	2 to 6 Percent Slopes	2E	1.60	1	70.0
KaB	Kanaranzi Loam	2 to 6 Percent Slopes	3E	30.50	19	45.0
	Millington Silty Clay Loam	Nearly Level	2W	5.70	4	60.0
Pr	Pringhar Silty Clay Loam	Nearly Level	1	0.95	1	80.0
Ra	Ransom Silty Clay Loam	Nearly Level	1	27.74	18	80.0
Ru	Rushmore Silty Clay Loam	Nearly Level	2W	34.07	22	61.6
SaA	Sac Silty Clay Loam	1 to 3 Percent Slopes	1	25.59	16	75.0
Ta	Talcot Silty Clay Loam	Nearly Level	3W	21.20	13	64.0
Totals and Averages				157.10	100	64.6

FARM SUMMARY- NOBLES COUNTY

THOMAS M. EHLERS
NW1/4 SECTION 29-103-43
NOBLES COUNTY
MINNESOTA

- County Parcel # : 11.0176.000
- Assessor's 1/1/08 Estimated Market Value: \$370,100
- 2008 Real Estate Taxes Payable (Non Homestead – Ag): \$2,990.00

- Farm Program Data:

FSA Farm #	#4479
FSA Corn Base	77.5 Acres
FSA Direct Corn Yield	98.0 Bu. Per Acre
FSA CC Corn Yield	134 Bu. Per Acre
FSA Soybean Base	79.0 Acres
FSA Direct Soybean Yield	34.0 Bu. Per Acre
FSA CC Soybean Yield	41.0 Bu. Per Acre
FSA Cropland	157.1 Acres

- Crop Equivalency Rating (CER) = 64.6 NRCS, 57.02 Assessor
- Highly Erodible Land: None Classified
- Wetlands: None Classified
- Acreage Breakdown:

	<u>Assessor</u>	<u>Calculated</u>
Cultivation	136.50	157.10 Acres
Pasture/Hay	19.50	1.00 Acres
Road	4.00	1.90 Acres
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TOTAL	160.00	160.00
	=====	=====

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.

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 Monday, November 10, 2008

NW¼ of Section 29-103-43

\$ _____/acre X 160.00 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: _____