

# **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**

## **FARM FOR SALE**

### **MGT COMPANY**

#### **LAND DESCRIPTION**

NW $\frac{1}{4}$

&

NE $\frac{1}{4}$

Excepting therefrom the right of way of the  
Chicago, St. Paul, Minneapolis, and Omaha Railway Company

SECTION 9-103-43  
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 11<sup>th</sup> 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

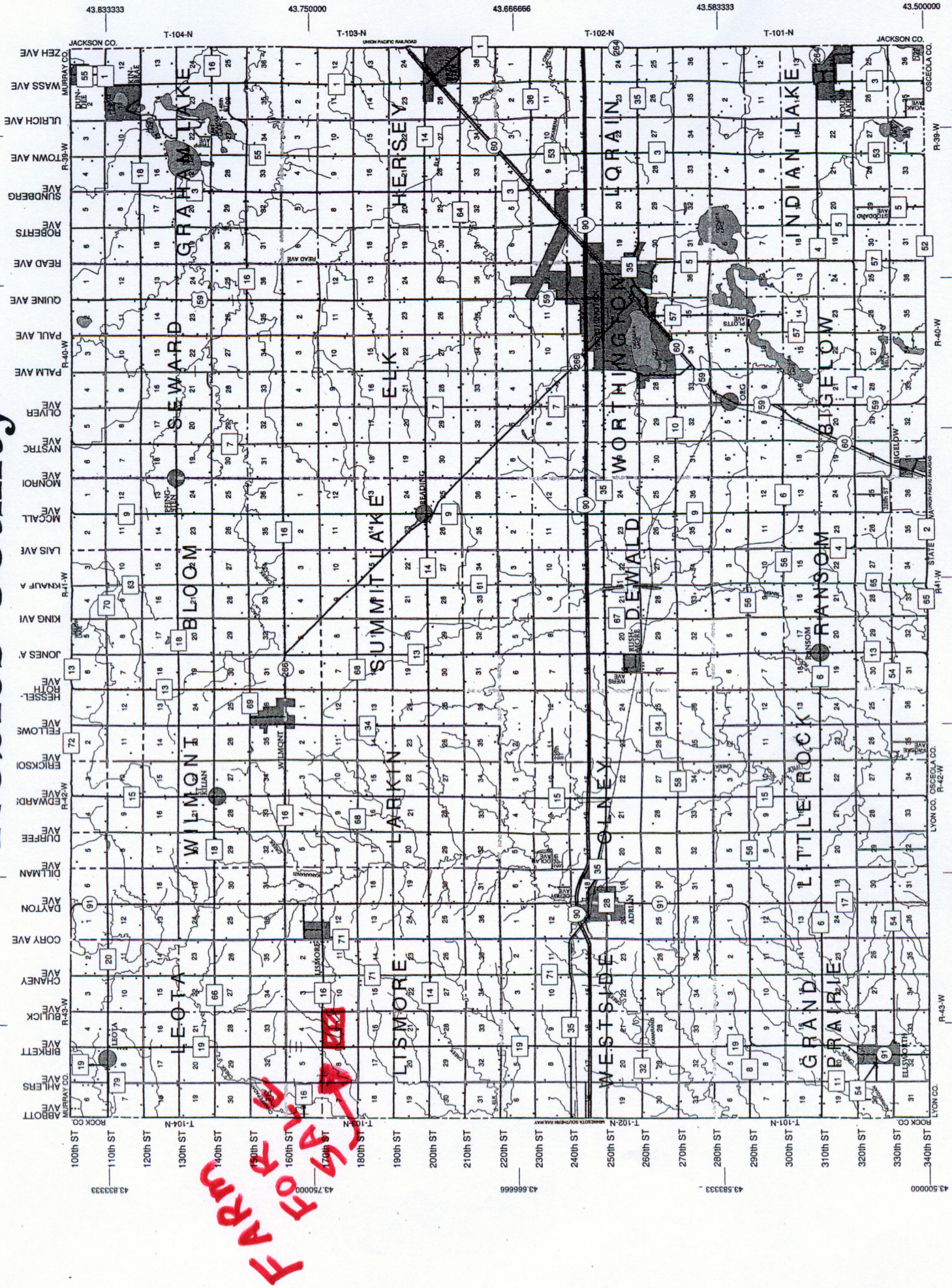
339 11<sup>th</sup> STREET, WINDOM, MN 56101

**507-831-2808**

[www.fairlandmanagement.com](http://www.fairlandmanagement.com)

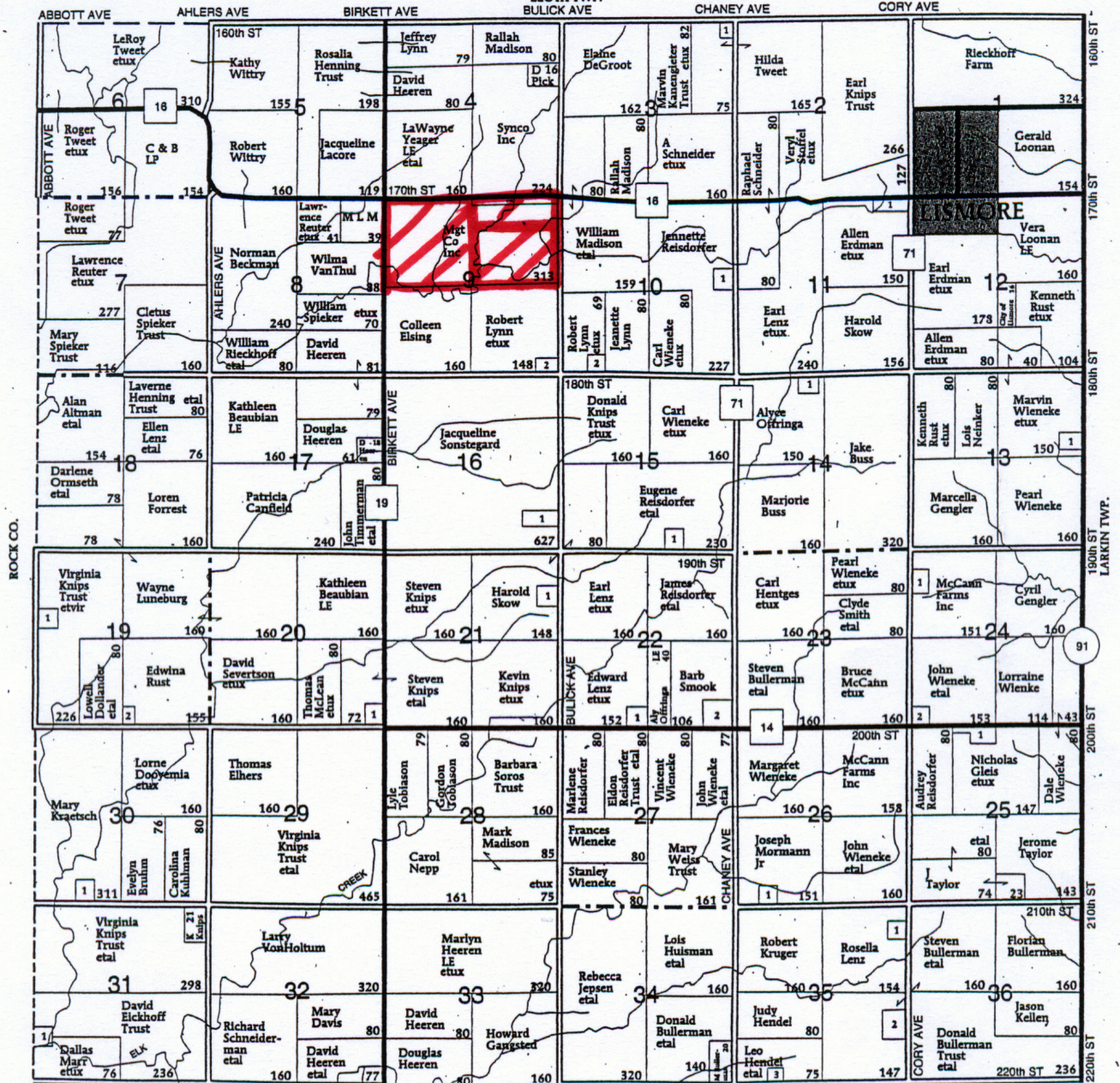
*Your Ag Real Estate Professionals since 1922!*

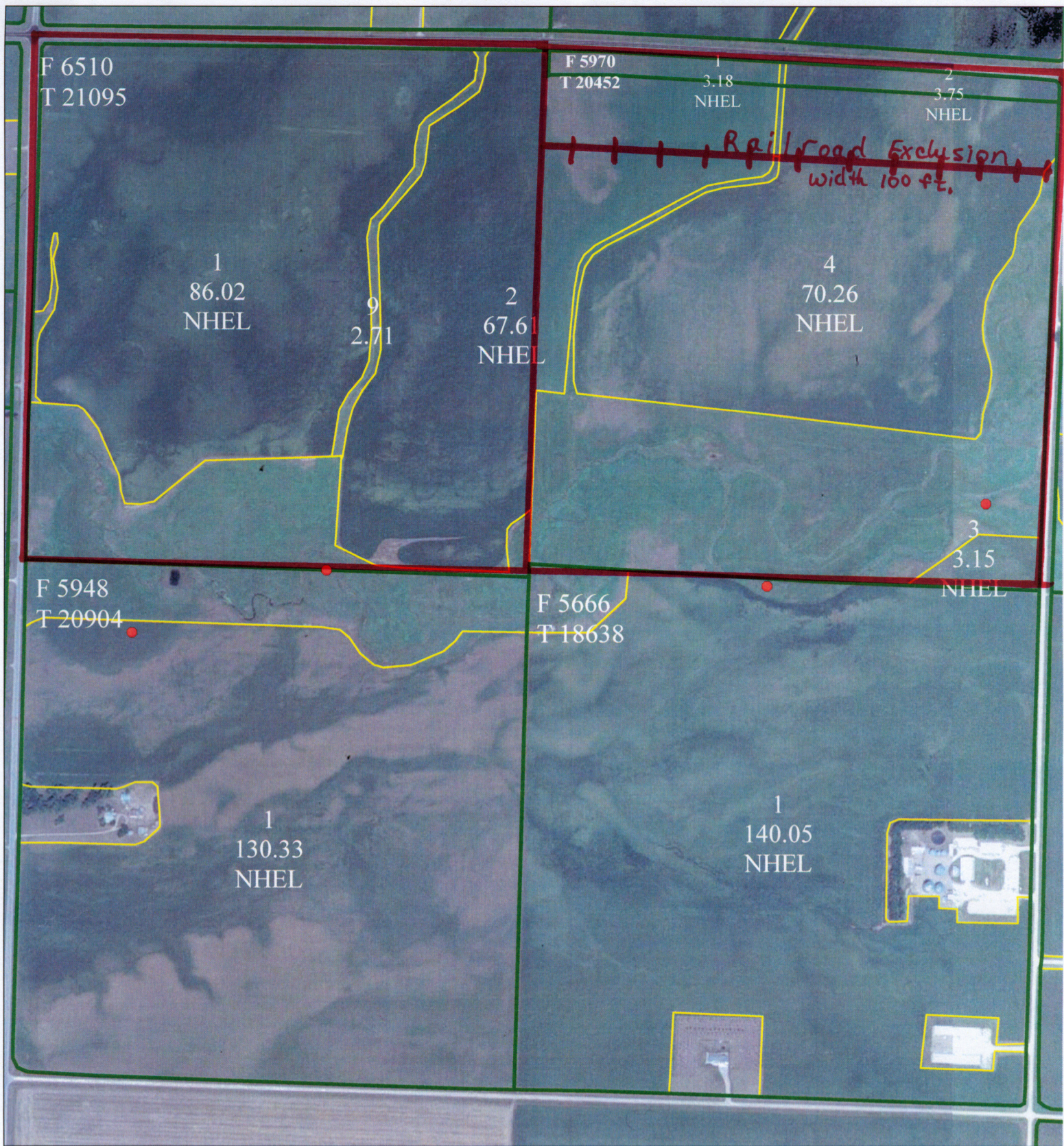
# Nobles County



R-43-W

LEOTA TWP.  
BULICK AVE





9-103-43  
April 01, 2008

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

**FIELD BOUNDARY**

clu.SDE.clu\_a\_mn105

**TRACT BOUNDARY**

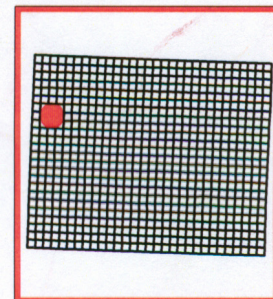
trct\_dislv\_a\_mn105

**WETLANDS**

fsa\_gis\_layers.SDE.wet\_p\_mn105

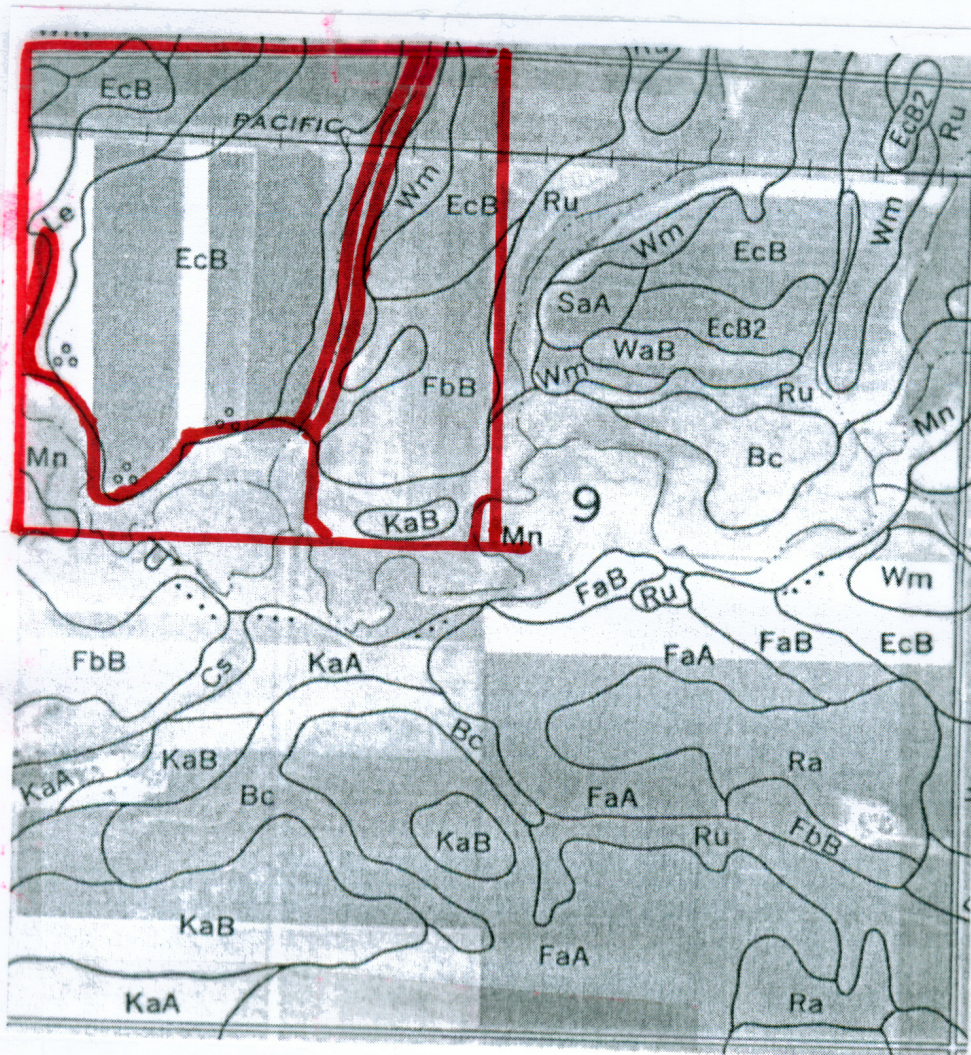
Wetland Determination Identifiers

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

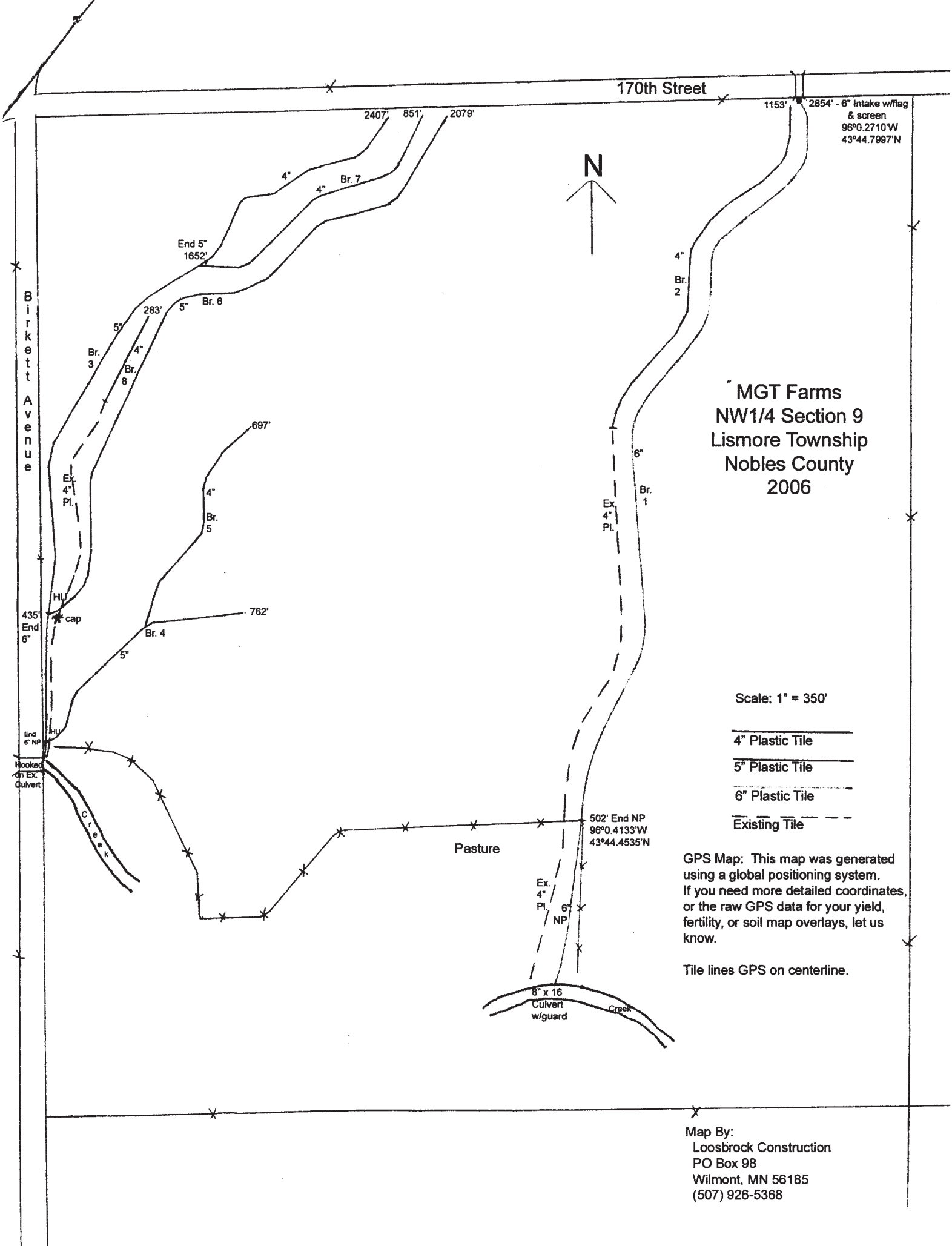


Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations. or contact NRCS.

Soil Series and Type  
 NW1/4 - 9-103-43  
 Estimated CER - 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>
EcB	Everly Clay Loam	2 to 6 Percent Slopes	2E	72.70	55	80.0
FbB	Fairhaven Silt Loam, Deep	2 to 6 Percent Slopes	2E	18.55	14	66.0
KaB	Kanaranzi Loam	2 to 6 Percent Slopes	3E	1.40	1	45.0
Le	Letri Silty Clay Loam	Nearly Level	2W	23.15	17	66.0
Mn	Millington Silty Clay Loam	Nearly Level	2W	5.80	4	56.0
Ra	Ransom Silty Clay Loam	Nearly Level	1	0.80	1	80.0
SaA	Sac Silty Clay Loam	1 to 3 Percent Slopes	1	1.00	1	75.0
Wm	Wilmington Silty Clay Loam	Nearly Level	1	9.00	7	82.0
Totals and Averages				132.40	100	74.3



## FARM SUMMARY- NOBLES COUNTY

MGT COMPANY  
NW¼  
SECTION 9-103-43  
NOBLES COUNTY  
MINNESOTA

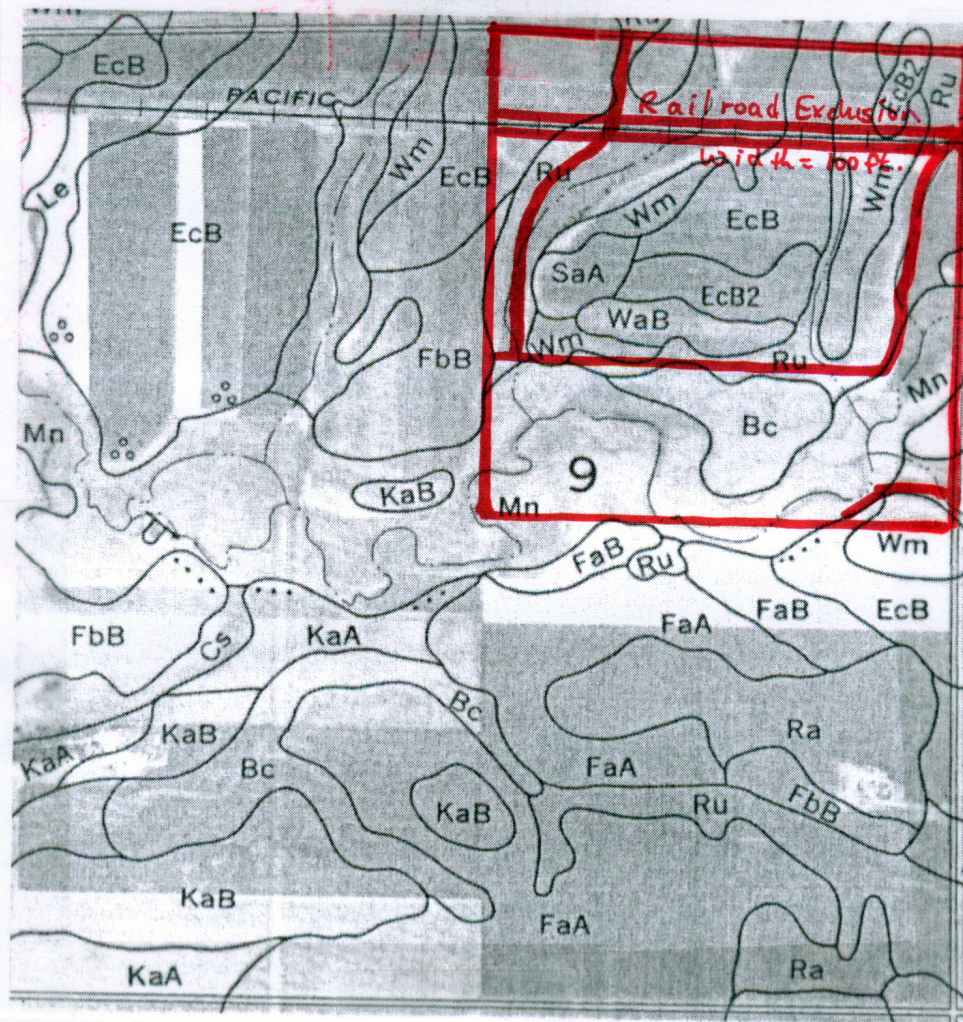
- County Parcel # : 11.0055.000 & 11.0056.000
- Assessor's 1/1/08 Estimated Market Value: \$374,200
- 2008 Real Estate Taxes Payable (Non Homestead – Ag): \$3,024
- Farm Program Data:
  - FSA Farm # # 6510
  - FSA Corn Base 74.0 Acres
  - FSA Direct Corn Yield 95.0 Bu. Per Acre
  - FSA CC Corn Yield 127.0 Bu. Per Acre
  - FSA Soybean Base 37.3 Acres
  - FSA Direct Soybean Yield 34.0 Bu. Per Acre
  - FSA CC Soybean Yield 41.0 Bu. Per Acre
  - FSA Oats Base 8.9 Acres
  - FSA Direct Oats Yield 59.0 Bu. Per Acre
  - FSA CC Oats Yield 58.0 Bu. Per Acre
  - FSA Cropland 132.4 Acres
- Crop Equivalency Rating (CER) = 74.3 NRCS (tillable), 59.17 Assessor (on all acres)
- Highly Erodible Land: None Classified
- Grassed Waterway – 2,500 feet. State contract maintenance required through 2016
- Drainage Tile – 2,586 feet 4-inch, 4,058 feet 5-inch, 435 feet 6-inch (installed 2006).  
No other tile maps are available.
- Wetlands: None Classified
- Acreage Breakdown:

	<u>Assessor</u>	<u>Calculated</u>
Cultivation	113.00	132.40 Acres
Pasture	41.00	21.60 Acres
Road	6.00	6.00 Acres
	-----	-----
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.

(10/2/08)

Soil Series and Type  
NE1/4 - 9-103-43 - Ex. Railroad  
Estimated CER - 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	0.5	1	60.0
EcB	Everly Clay Loam	2 to 6 Percent Slopes	2E	21.4	23	80.0
EcB2	Everly Clay Loam	2 to 6 Percent Slopes Eroded	2E	8.4	9	76.0
FbB	Fairhaven Silt Loam, Deep	2 to 6 Percent Slopes	2E	0.6	1	66.0
Mn	Millington Silty Clay Loam	Nearly Level	2W	1.3	1	56.0
Ru	Rushmore Silty Clay Loam	Nearly Level	2W	32.7	34	61.0
SaA	Sac Silty Clay Loam	1 to 3 Percent Slopes	1	3.9	4	75.0
WaB	Wadena Loam	2 to 6 Percent Slopes	2E	4.4	5	50.0
Wm	Wilmington Silty Clay Loam	Nearly Level	1	21.5	23	82.0
Totals and Averages				94.7	100	71.4

## FARM SUMMARY- NOBLES COUNTY

MGT COMPANY  
NE1/4 EXCEPTING THEREFROM THE RIGHT OF WAY OF THE CHICAGO, ST. PAUL,  
MINNEAPOLIS, AND OMAHA RAILWAY COMPANY  
SECTION 9-103-43  
NOBLES COUNTY  
MINNESOTA

- County Parcel # : 11.0053.000
- Assessor's 1/1/08 Estimated Market Value: \$343,100
- 2008 Real Estate Taxes Payable (Non Homestead – Ag): \$2,772
- Farm Program Data:
  - FSA Farm # #6510
  - FSA Corn Base 53.0 Acres
  - FSA Direct Corn Yield 95.0 Bu. Per Acre
  - FSA CC Corn Yield 127.0 Bu. Per Acre
  - FSA Soybean Base 26.6 Acres
  - FSA Direct Soybean Yield 34.0 Bu. Per Acre
  - FSA CC Soybean Yield 41.0 Bu. Per Acre
  - FSA Oats Base 6.4 Acres
  - FSA Direct Oats Yield 59.0 Bu. Per Acre
  - FSA CC Oats Yield 58.0 Bu. Per Acre
  - FSA Cropland 94.7 Acres
- Crop Equivalency Rating (CER) = 71.4 NRCS (tillable), 55.22 Assessor (on all acres)
- Highly Erodible Land: non classified
- Wetlands: None Classified
- Acreage Breakdown:

	<u>Assessor</u>	<u>Calculated</u>
Cultivation	118.50	94.70 Acres
Pasture/Wildlife	29.62	53.42 Acres
Road	5.00	5.00 Acres
	-----	-----
TOTAL	153.12	153.12
	=====	=====

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**BID SHEET**  
**FARMLAND FOR SALE**

Submit in writing to:

Fairland Management Company, 339 11<sup>th</sup> Street, P.O. Box 128  
Windom, MN 56101

**By 5 PM on Monday, November 10, 2008**

**NW¼ of Section 9-103-43**

\$ \_\_\_\_\_/acre X 160.00 Total Acres = NW¼ Bid Amount \$ \_\_\_\_\_

**NE¼ of Section 9-103-43**

Excepting therefrom the right of way of the  
Chicago, St. Paul, Minneapolis, and Omaha Railway Company

\$ \_\_\_\_\_/acre X 153.12 Total Acres = NE¼ Bid Amount \$ \_\_\_\_\_

**TOTAL BID AMOUNT**

**(TOTAL of NW¼ Bid Amount + NE¼ 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: \_\_\_\_\_