

FAIRLAND MANAGEMENT COMPANY

P.O. BOX 128 WINDOM, MINNESOTA 56101-0128

www.fairlandmanagement.com

PHONE 507-831-2808 FAX 507-831-2810

FARMS FOR SALE

**Jack T. Moore and
Debra H. Moore Trust**

**SE $\frac{1}{4}$
155.81 ACRES +/-
SECTION 7-103-39**

Jack T. Moore

**W $\frac{1}{2}$ NW $\frac{1}{4}$
80.04 ACRES +/-
SECTION 17-103-39**

HERSEY TOWNSHIP

NOBLES COUNTY, MINNESOTA

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

FARMLAND FOR SALE

NOBLES COUNTY

JACK T. MOORE & DEBRA H. MOORE TRUST

SE $\frac{1}{4}$ of SECTION 7-103-39

&

JACK T. MOORE

W $\frac{1}{2}$ NW $\frac{1}{4}$ of SECTION 17-103-39

HERSEY TOWNSHIP

We are pleased to announce the sale of land for the Jack Moore family. The farms consist of 155.81 (+/-) and 80.04 (+/-) acres located northwest of Brewster. The farms are very productive. The one farm has CRP filter strips with good hunting.

Terms: Landowners will offer said tracts of land for sale by private sealed bid auction. Bid forms are available upon request. **Minimum bid is \$3,500 per acre.** 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 12 PM, November 17, 2010. **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 18, 2010 at 10:00 AM at the Brewster Legion, Brewster MN. **Only those who have submitted a bid are allowed to attend the private sealed bid auction.**

Upon acceptance of a bid, the successful bidder 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 15-16, 2010, the scheduled dates of closing. Property sold subject to existing lease for 2010 crop year. Seller retains 2010 crop/rent. Real estate taxes payable in 2010 are sole responsibility of Seller. Real estate taxes payable in 2011 shall be paid by Buyer. Buyer may take possession one day after closing subject to the lease.

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!

FAIRLAND MANAGEMENT COMPANY

P.O. BOX 128 WINDOM, MINNESOTA 56101-0128

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PHONE 507-831-2808 FAX 507-831-2810

FARM FOR SALE

**Jack T. Moore and
Debra H. Moore Trust**

LAND DESCRIPTION

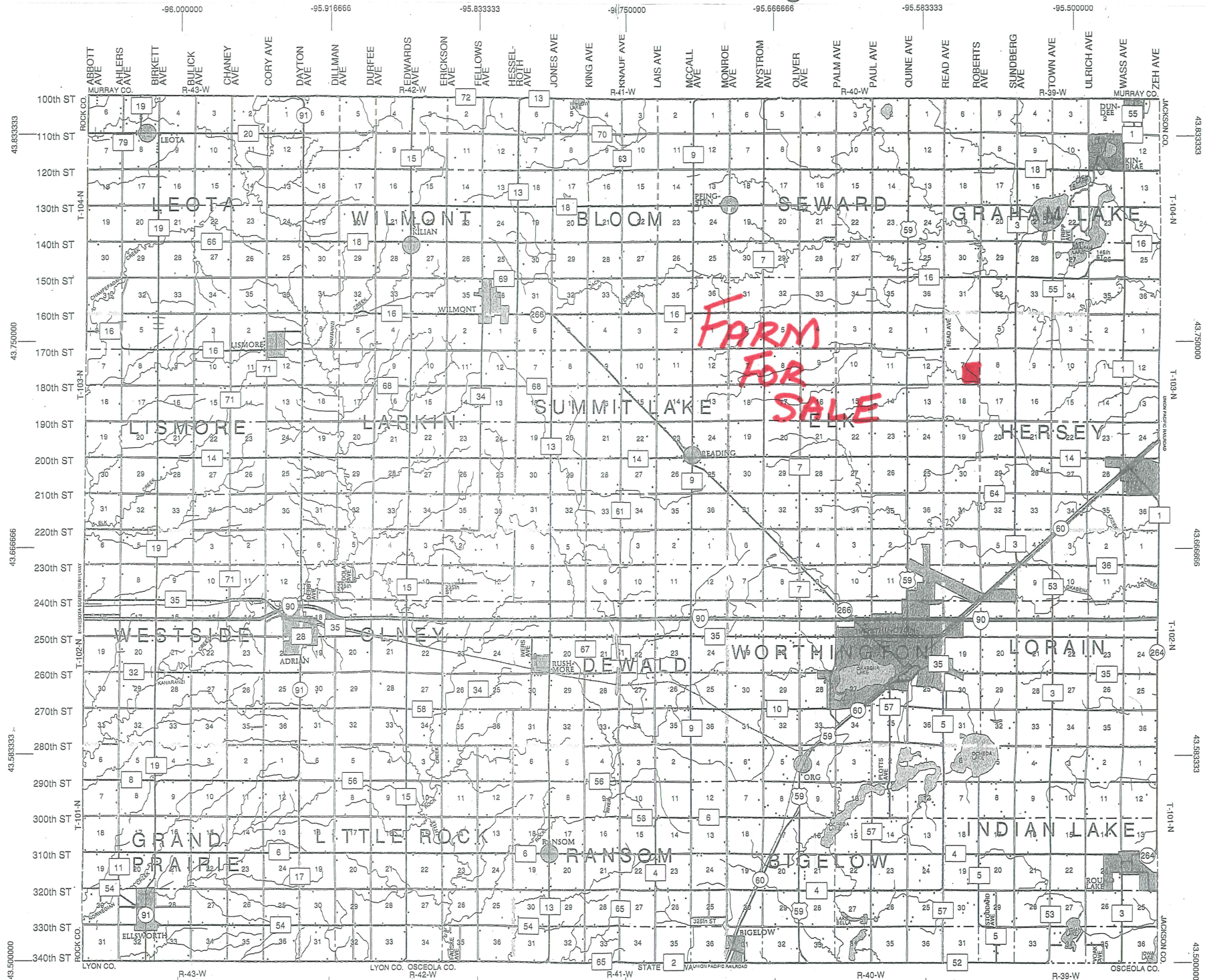
**SE $\frac{1}{4}$
155.81 ACRES +/-
SECTION 7-103-39**

HERSEY TOWNSHIP

NOBLES COUNTY, MINNESOTA

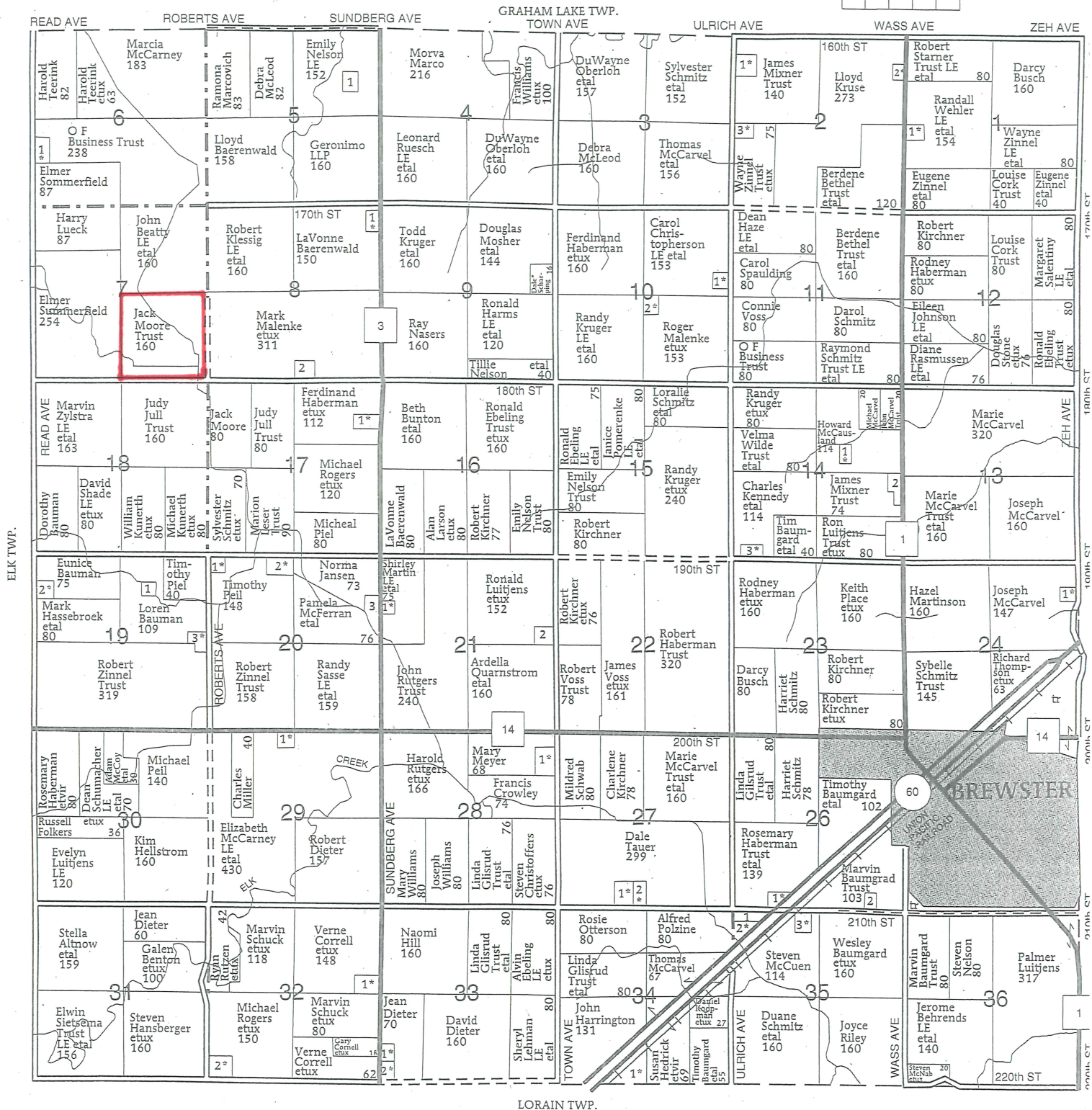
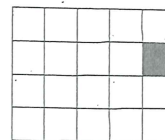
Interested parties should contact Fairland Management Company at the above address.

Nobles County

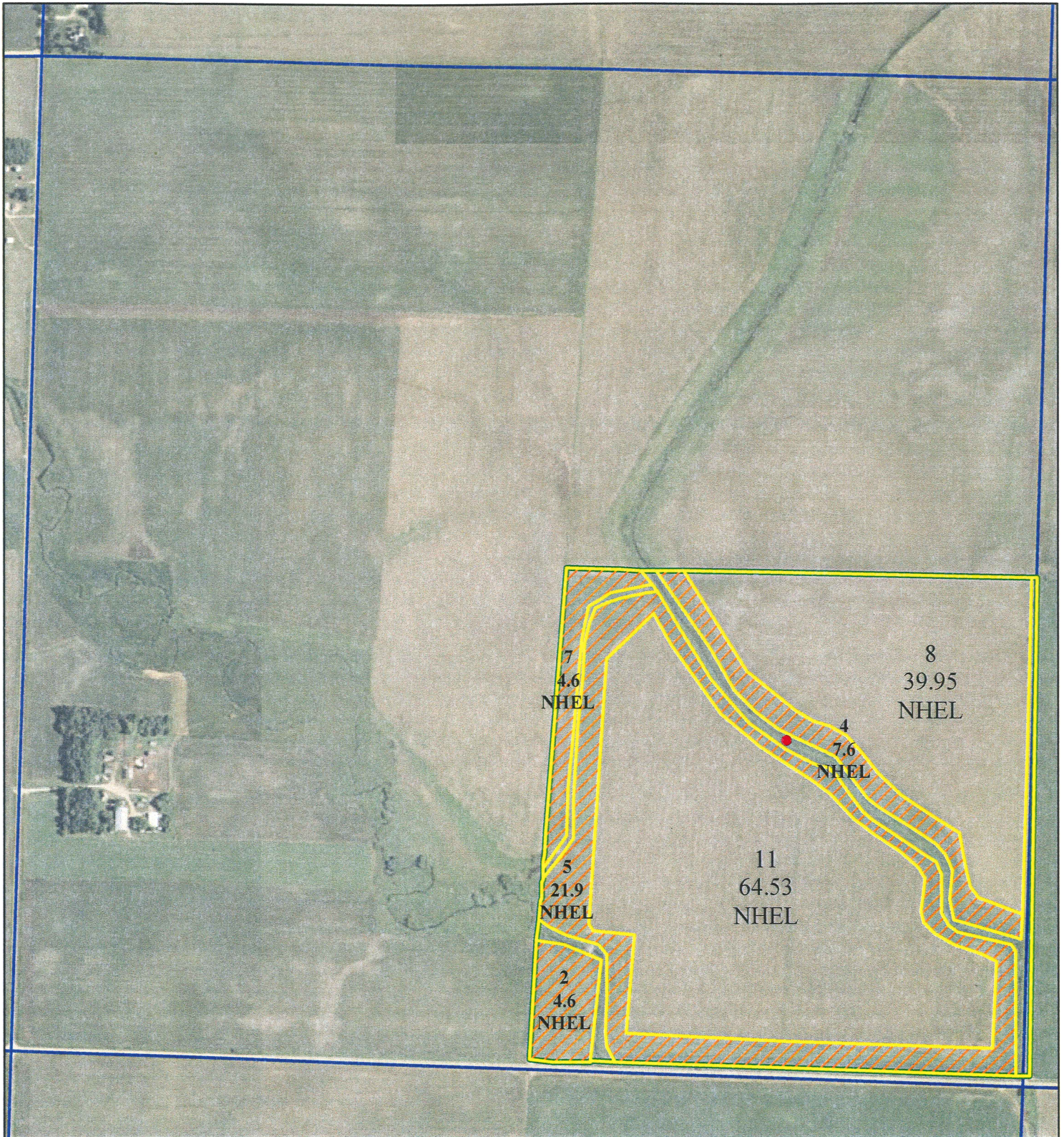


R-39-W

(Landowners)



LORAIN TWP.



T103 R39 S7

Farm Number: 987

Tract Number: 19364

Acre Summary

Hersey

May 03, 2010

2010 FSA Acreage Map

Scale: 1:8,338

Legend

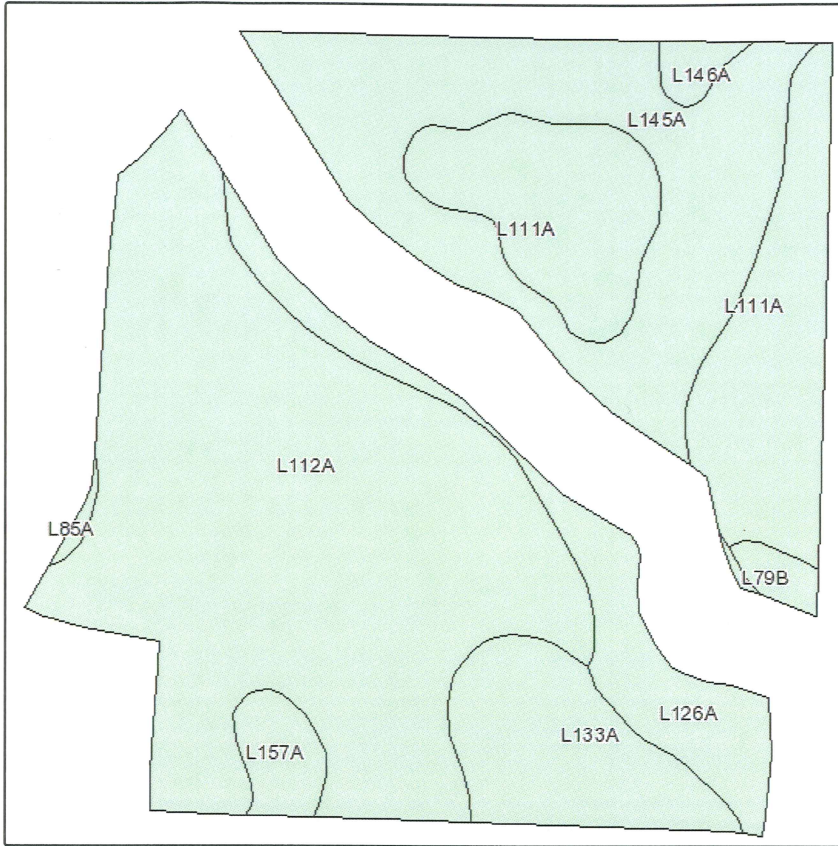
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- CLU Field Boundary
- Tract Boundary
- Section Lines
- CRP Contracts

Total Acres	152.95
Total CRP	38.7
Cropland	143.19

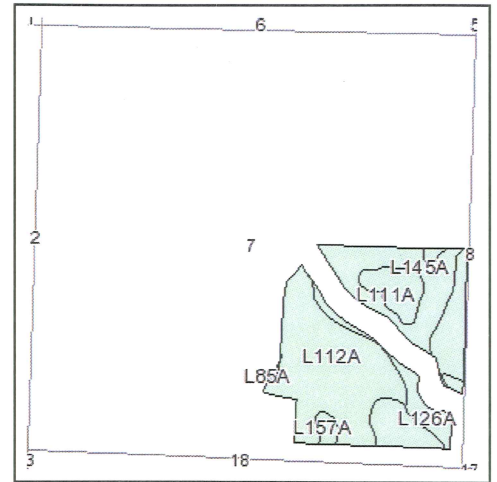
Acre Summaries reflect Common Land Unit data and are not reflective of parcel information. All information contained in this summary is for FSA business purposes only.



Soils Map

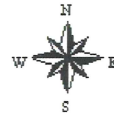


Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Nobles**
Location: **007-103N-039W**
Township: **Hersey**
Acres: **101.9**
Date: **8/19/2010**

Fairland Management Company
"YOUR REAL ESTATE PROFESSIONALS"



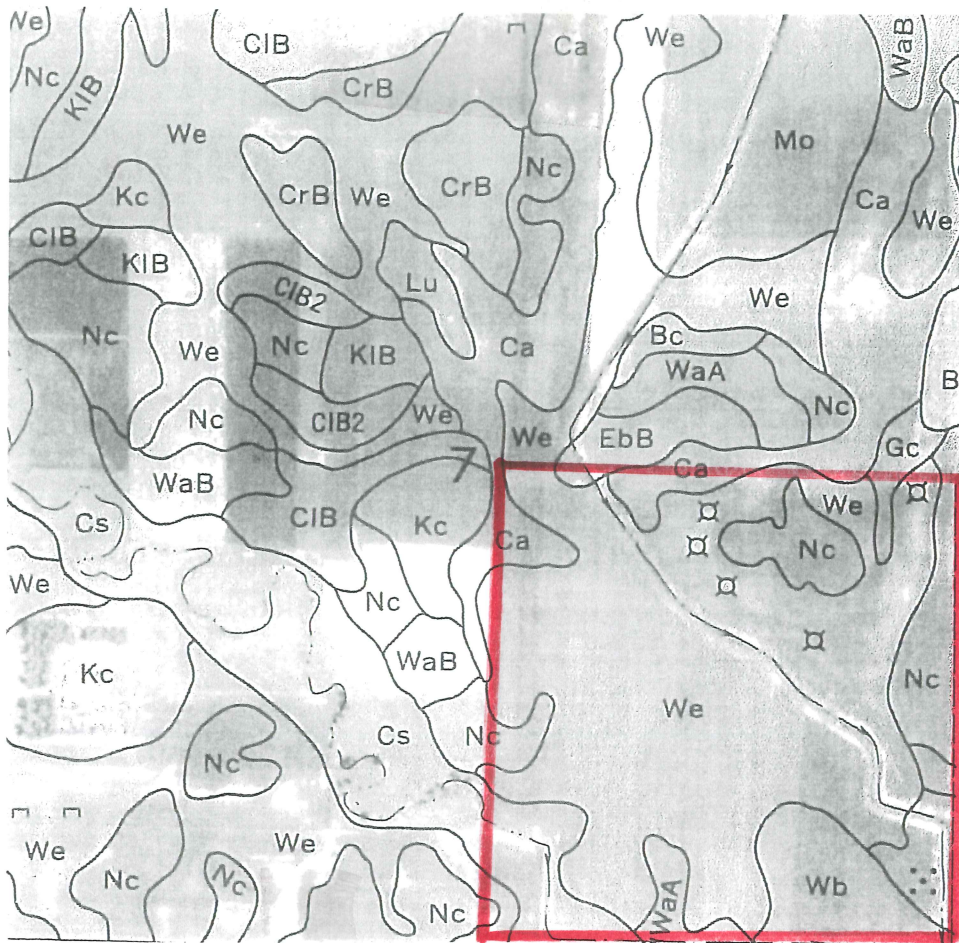
Maps provided by:



©AgriData, Inc 2008
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L112A	Webster silty clay loam, 0 to 2 percent slopes	44.5	43.5%	IIw	94	173	52
L145A	Canisteo silty clay loam, 0 to 2 percent slopes	20.9	20.5%	IIw	93	171	51
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	17.2	16.9%	I	100	184	55
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	7.8	7.7%	IIw	85	156	47
L126A	Coland silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.7	7.6%	IIw	83	153	46
L157A	Lowlein loam, 0 to 2 percent slopes	2	2.0%	I	89	164	49
L146A	Glencoe silty clay loam, depressional, 0 to 1 percent slopes	0.8	0.8%	IIIw	86	158	47
L79B	Clarion loam, 2 to 5 percent slopes	0.8	0.8%	Ile	95	175	52
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.2	0.2%	I	99	182	54
Weighted Average					93.1	171.4	51.4

Soil Series and Type
SE1/4
Section 7-103-39



<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	II W	3.00	2	60.0
BC	Biscay Silty Clay Loam	Nearly Level	II W	1.00	1	2.5
BC	Biscay Silty Clay Loam	Nearly Level	II W	0.50	0	48.0
CA	Canisteo Clay Loam	Nearly Level	II W	4.50	3	85.0
CIB	Clarion Loam	2 to 6 % Slopes	II E	1.00	1	85.0
CS	Comfrey Silty Clay Loam	Nearly Level	II W	7.40	5	60.0
CS	Comfrey Silty Clay Loam	Nearly Level	II W	2.00	1	2.5
GC	Glencoe Silty Clay Loam	Nearly Level	III W	1.00	1	63.0
Nc	Nicollet Clay Loam	Nearly Level	I	17.50	11	95.0
Waa	Wadena Loam	0 to 2 % Slopes	II S	3.05	2	55.0
Waa	Wadena Loam	0 to 2 % Slopes	II S	0.50	0	2.5
Wb	Waldorf Silty Clay	Nearly Level	II W	13.70	9	75.0
Wb	Waldorf Silty Clay	Nearly Level	II W	1.00	0	2.5
We	Webster Clay Loam	Nearly Level	II W	95.85	60	82.0
We	Webster Clay Loam	Nearly Level	II W	6.00	4	2.5
	Road			2		
Totals and Averages				160.00	100	74.5

FARM SUMMARY

JACK T. MOORE & DEBRA H. MOORE TRUST
SE¼
SECTION 7-103-39
NOBLES COUNTY
MINNESOTA

- County Parcel #: 07-0045-000
- Assessor's 1/1/10 Estimated Market Value: \$642,500 (\$642,200= land) & (\$300 = building)
- 2010 Real Estate Taxes Payable (Non-Homestead – Ag): \$3,636

- Farm Program Data:

FSA Farm #	# 987
FSA Corn Base	76.1 Acres
FSA Direct Corn Yield	109 Bu. Per Acre
FSA CC Corn Yield	109 Bu. Per Acre
FSA Soybean Base	23.5 Acres
FSA Direct Soybean Yield	37.0 Bu. Per Acre
FSA CC Soybean Yield	37.0 Bu. Per Acre
FSA DCP Cropland	143.2 Acres
FSA Cultivated Acres	104.5 Acres
FSA CRP Acres	38.7 Acres
ACRE	No
Highly Erodible Land	None Classified
Wetlands:	Yes

- Conservation Reserve Program (CRP) - 38.7 acres x \$105.27 = \$4,074 (10/1/06-9/30/16)
- Crop Equivalency Rating (CER) = 74.53
- Tile: No Tile Maps Available

• Acreage Breakdown:	Assessor	FSA/Survey
Cultivation	108.80	104.50 Acres
CRP	38.70	38.70 Acres
Grassland/Waste	10.50	10.62 Acres
Road	2.00	1.99 Acres
	-----	-----
TOTAL	160.00	155.81
	=====	=====

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(10/8/10)

BID SHEET
FARMLAND FOR SALE

Submit in writing to:

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

Windom, MN 56101

By 12 PM on November 17, 2010

SE $\frac{1}{4}$
SECTION 7-103-39

\$ _____/acre X 155.81 Acres = Bid Amount \$ _____

TOTAL BID AMOUNT = \$ _____

EARNEST MONEY = TOTAL BID AMOUNT x 15%

EARNEST MONEY = \$ _____

Made Payable to "Fairland Management Company Trust Account"

Also include a LETTER OF GUARANTEED FUNDS from the bank where the check is issued. The letter needs to state: **Guaranteed Funds will be available for 15% of the final purchase price.**

NAME: _____

ADDRESS: _____

TELEPHONE: _____

FAIRLAND MANAGEMENT COMPANY

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FARM FOR SALE

Jack T. Moore

LAND DESCRIPTION

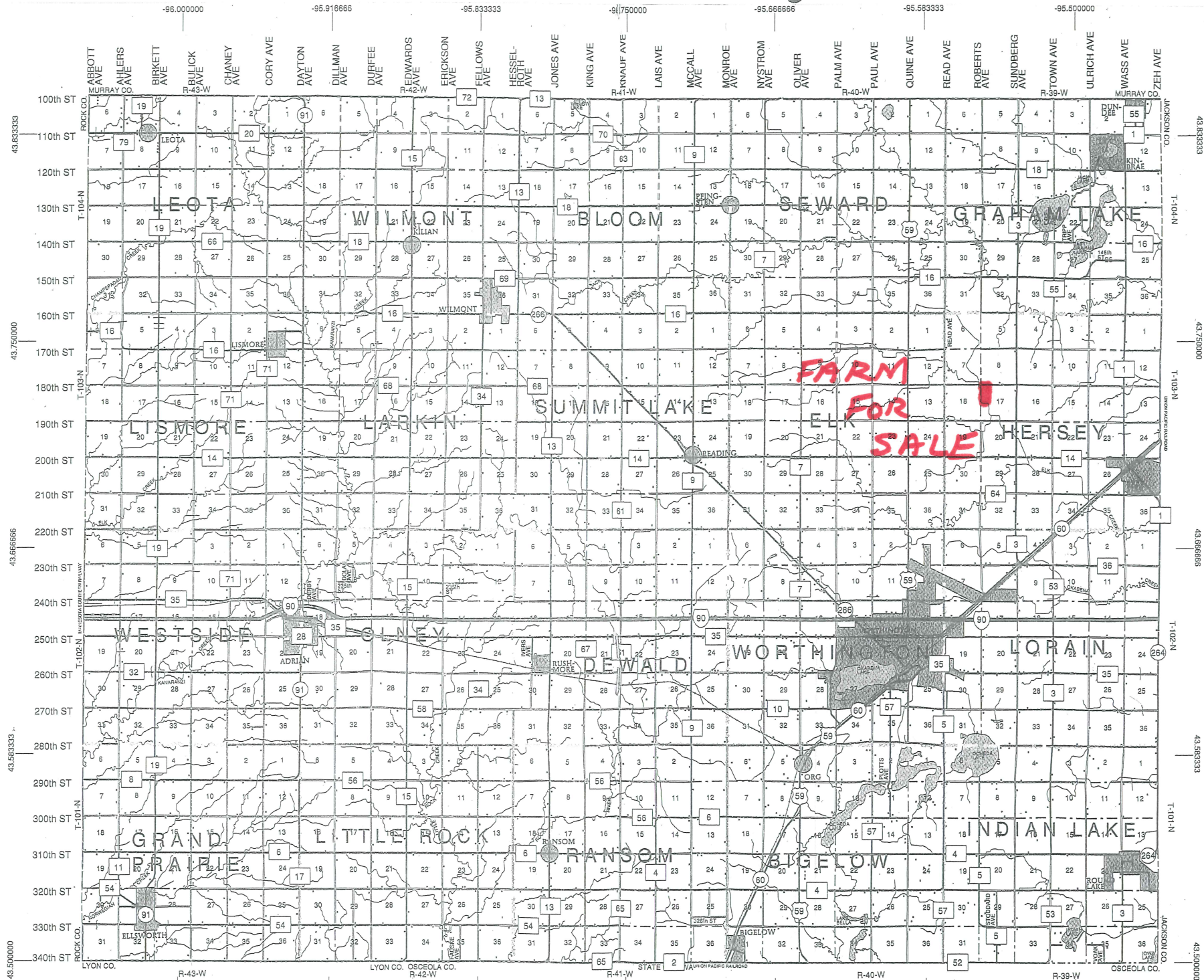
**W $\frac{1}{2}$ NW $\frac{1}{4}$
80.04 ACRES +/-
SECTION 17-103-39**

HERSEY TOWNSHIP

NOBLES COUNTY, MINNESOTA

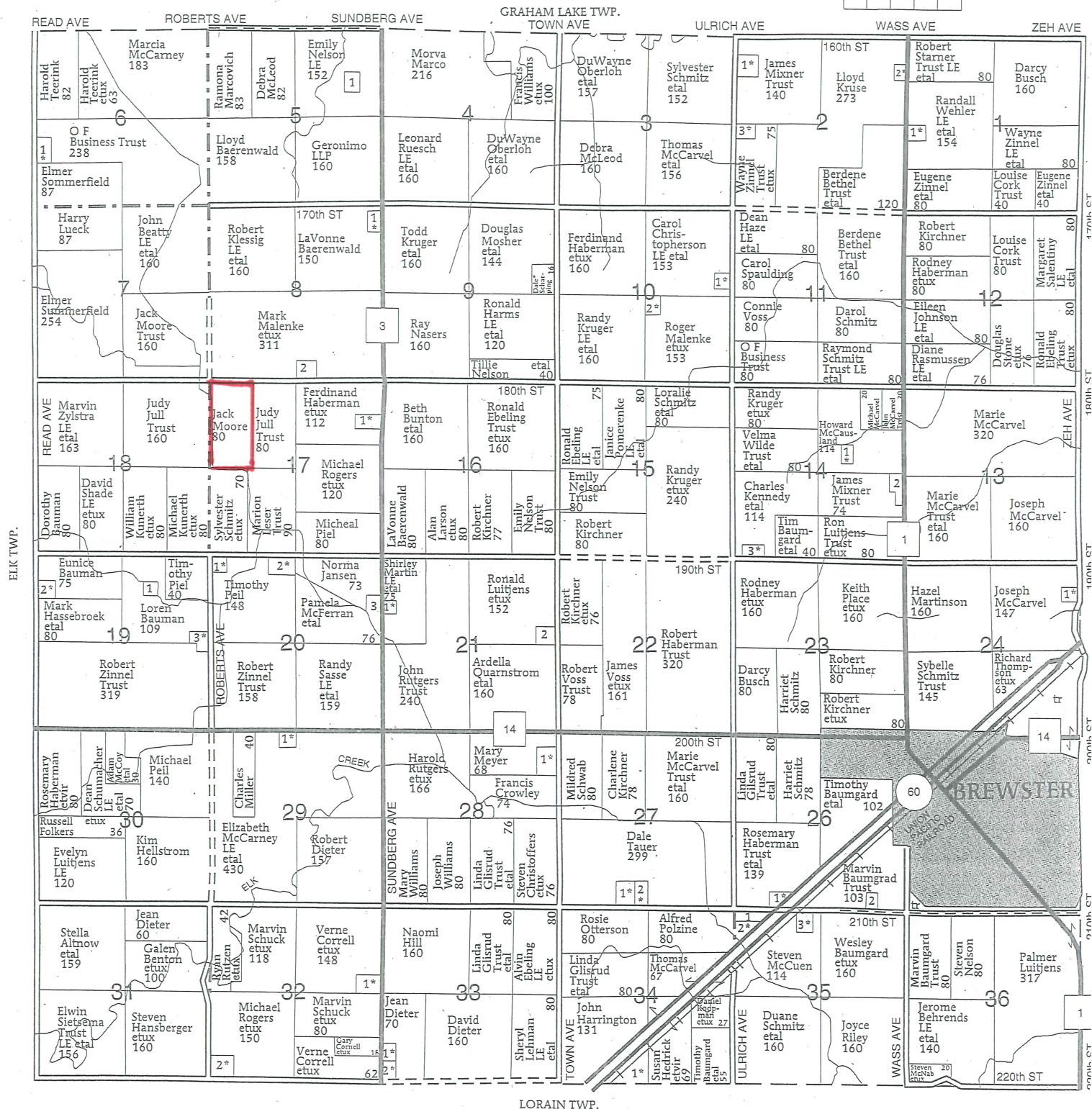
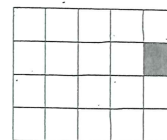
Interested parties should contact Fairland Management Company at the above address.

Nobles County



R-39-W

(Landowners)



LORAIN TWP.



United States Department of Agriculture
Farm Service Agency



NOBLES COUNTY, MN
17-103-39 HERSEY

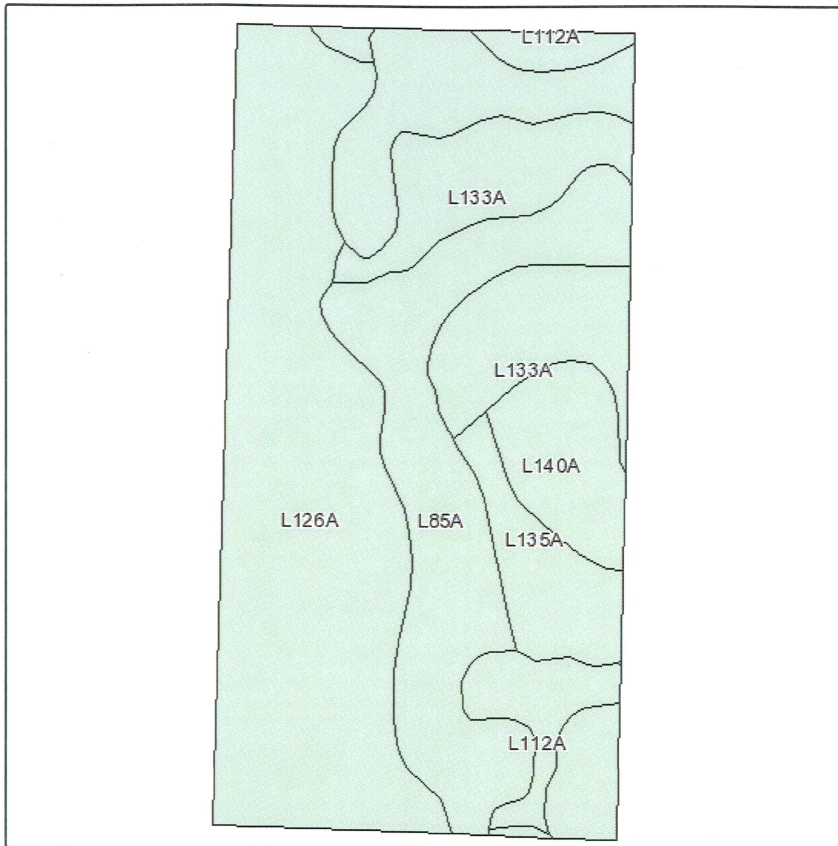
Legend

- CLU.SDE.TRACT_A_mn105
- fsa_gis_layers.SDE.wet_p_mn105**
- Wetland Determination Identifiers**
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisic
- Export_Output_CRP_LAYER_09032010
- clu.SDE.clu_a_mn105

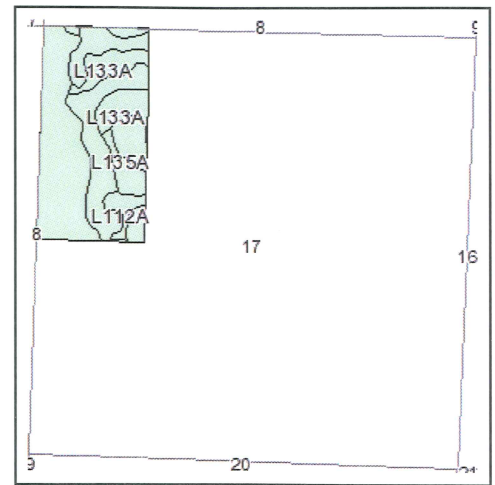
Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area.
Refer to your original dermination (CPA-026 and attached maps) for exact wetland
boundaries and determinations, or contact NRCS.

September 16, 2010

Soils Map



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Nobles**
Location: **017-103N-039W**
Township: **Hersey**
Acres: **80**
Date: **9/2/2010**

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



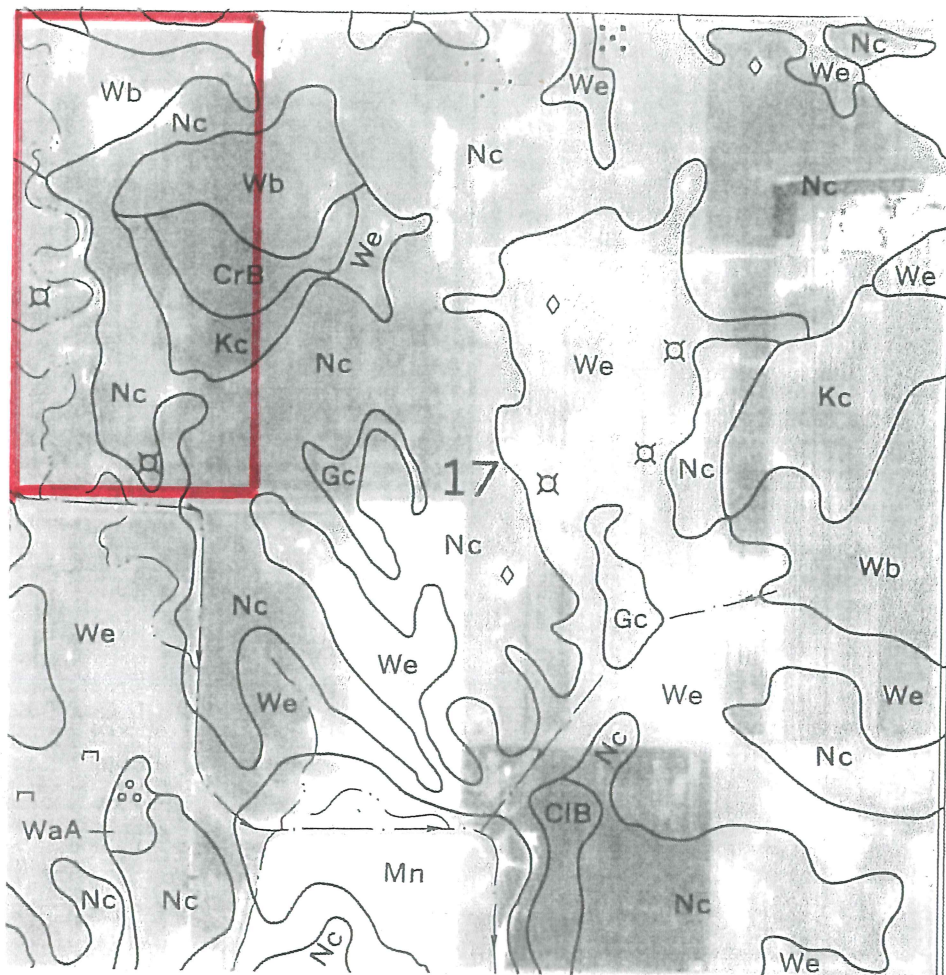
Maps provided by:



©AgriData, Inc 2008
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L126A	Coland silty clay loam, 0 to 2 percent slopes, occasionally flooded	30.2	37.8%	IIw	83	153	46
L85A	Nicollet clay loam, 1 to 3 percent slopes	24.5	30.7%	I	99	182	54
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	11.4	14.3%	IIw	85	156	47
L140A	Ocheda silty clay loam, 1 to 3 percent slopes	4.9	6.1%	I	97	178	53
L112A	Webster silty clay loam, 0 to 2 percent slopes	4.6	5.7%	IIw	94	173	52
L135A	Okabena silty clay loam, 1 to 3 percent slopes	4.4	5.4%	I	100	184	55
Weighted Average					90.6	166.7	49.9

Soil Series and Type
W1/2NW1/4
Section 17-103-39



<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	II W	0.40	1	60.0
CRB	Collinwood Silty Clay	1 to 4 % Slopes	II S	4.00	5	75.0
Kc	Kingston Silty Clay Loam	Nearly Level	I	5.50	7	92.0
Nc	Nicollet Clay Loam	Nearly Level	I	23.20	29	95.0
Wb	Waldorf Silty Clay	Nearly Level	II W	21.40	27	75.0
We	Webster Clay Loam	Nearly Level	II W	24.50	31	82.0
	Road			1		
Totals and Averages				80.00	100	83.1

FARM SUMMARY

JACK T. MOORE
W $\frac{1}{2}$ NW $\frac{1}{4}$
SECTION 17-103-39
NOBLES COUNTY
MINNESOTA

- County Parcel # : 07-0107-000
- Assessor's 1/1/10 Estimated Market Value: \$358,300
- 2010 Real Estate Taxes Payable (Non-Homestead – Ag): \$2,028

- Farm Program Data:

FSA Farm #	# 987
FSA Corn Base	40.3 Acres
FSA Direct Corn Yield	109 Bu. Per Acre
FSA CC Corn Yield	109 Bu. Per Acre
FSA Soybean Base	34.4 Acres
FSA Direct Soybean Yield	37 Bu. Per Acre
FSA CC Soybean Yield	37 Bu. Per Acre
FSA Cropland	74.8 Acres
ACRE	
Highly Erodible Land	None
Wetlands:	None

- Crop Equivalency Rating (CER) = 83.11
- Tile: No Tile Maps Available

- Acreage Breakdown:

	<u>Assessor</u>	<u>FSA/Survey</u>
Cultivation	79.00	74.80 Acres
Ditch	0.00	4.24 Acres
Road	1.00	1.00 Acres
	-----	-----
TOTAL	80.00	80.04
	=====	=====

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(10/8/10)

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FARMLAND FOR SALE

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

Windom, MN 56101

By 12 PM on November 17, 2010

W¹/₂NW¹/₄
SECTION 17-103-39

\$ _____/acre X 80.04 Acres = Bid Amount \$ _____

TOTAL BID AMOUNT = \$ _____

EARNEST MONEY = TOTAL BID AMOUNT x 15%

EARNEST MONEY = \$ _____

Made Payable to "Fairland Management Company Trust Account"

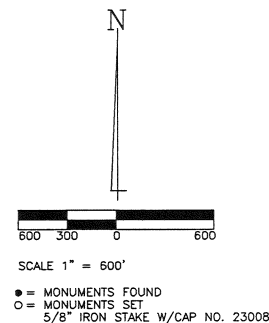
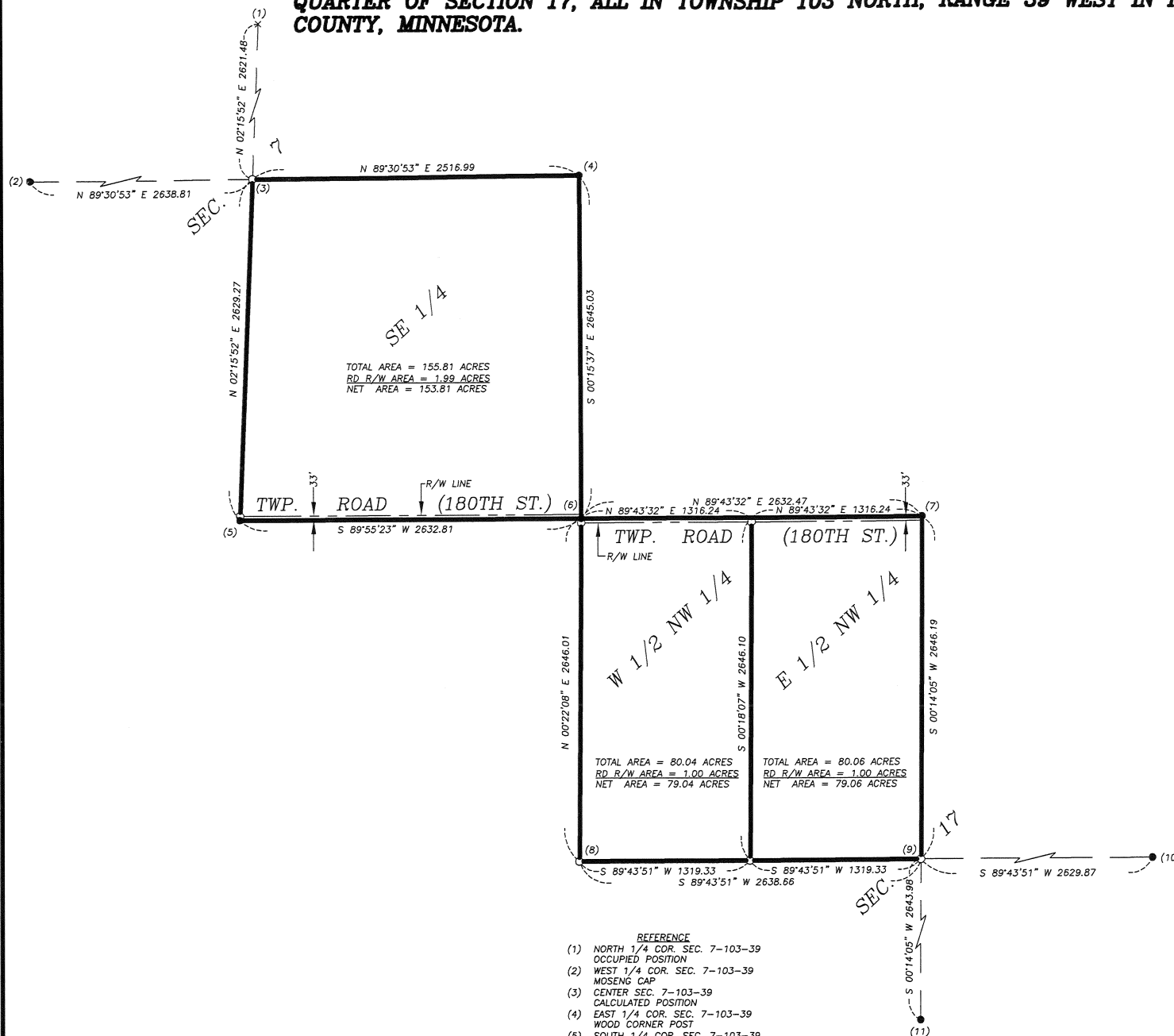
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NAME: _____

ADDRESS: _____

TELEPHONE: _____

SURVEY OF THE SOUTHEAST QUARTER OF SECTION 7, AND THE EAST AND WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, ALL IN TOWNSHIP 103 NORTH, RANGE 39 WEST IN HERSEY TOWNSHIP, NOBLES COUNTY, MINNESOTA.



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

Date _____ 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: MOORE TRUST
PROJECT NUMBER: N 1009 S
DATE: OCTOBER 1, 2010