

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

Tod & Lisa Quiring

LAND DESCRIPTION

TRACT # 6

NW¹/₄

SECTION 15-107-37

160 +/- Acres

STORDEN TOWNSHIP

COTTONWOOD COUNTY

MINNESOTA

Interested parties should contact Fairland Management Company at the above address

PRIME FARMLAND FOR SALE-859.72+/-acres

AMO TOWNSHIP-COTTONWOOD COUNTY
549.95 +/- acres in Section 26 & 35

STORDEN TOWNSHIP-COTTONWOOD COUNTY
160.00 +/- acres in Section 15

HERON LAKE TOWNSHIP-JACKSON COUNTY
149.77 +/- acres in Section 10

We are extremely pleased to announce the sale of farmland for Tod & Lisa Quiring. The farms consist of 859.72 (+/-) acres in Cottonwood & Jackson Counties. These are very high quality tracts of land with 550+/- acres that are contiguous (Tracts #1-#5). The farms have good drainage with County and private tile. The tracts are being offered via Private Treaty as follows:

Section 26-106-37 – Amo Township-Cottonwood County

- TRACT #1: E½NW¼ (80.06+/- ac.); List Price = \$900,675; CPI = 96.6;
- TRACT #2: W½SW¼ Ex.6.8ac (74.61+/- ac.); List Price = \$798,325; CPI=95.5;
- TRACT #3: E½SW¼ Ex. 5.2ac (75.28 +/-ac.); List Price = \$805,500; CPI=95.2;
- TRACT#4: SE¼ (160.00 +/- ac.); List Price = \$1,760,000; CPI = 95.8;

Section 35-106-37 – Amo Township-Cottonwood County

- TRACT #5: NW¼ (160.00 +/- ac.); List Price = \$1,712,000; CPI = 93.7;

Section 15-107-37 – Storden Township-Cottonwood County

- TRACT #6: NW¼ (160.00 +/- ac.); List Price = \$1,600,000; CPI = 88.9; Pattern Tiled!

Section 10-103-36 – Heron Lake Township-Jackson County

- TRACT #7: NW¼SE¼,SW¼NE¼,E½NE¼ Ex.10.23ac (149.77 +/- ac);
List Price = \$1,350,000; CPI = 89.2;

Terms: 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. There are no leases on the properties for 2013. Fall tillage has been completed on all tracts and dry fertilizer has been applied on Tracts #4 & #5. The cost of the tillage, any fall fertilizer, and real estate taxes payable in 2013 are sole responsibility of Buyer. Seed has been purchased for the farms and is also available to the Buyer if desired. Buyer may take possession one day after closing. Don't miss out on this unique opportunity to purchase a portion or all of these properties!

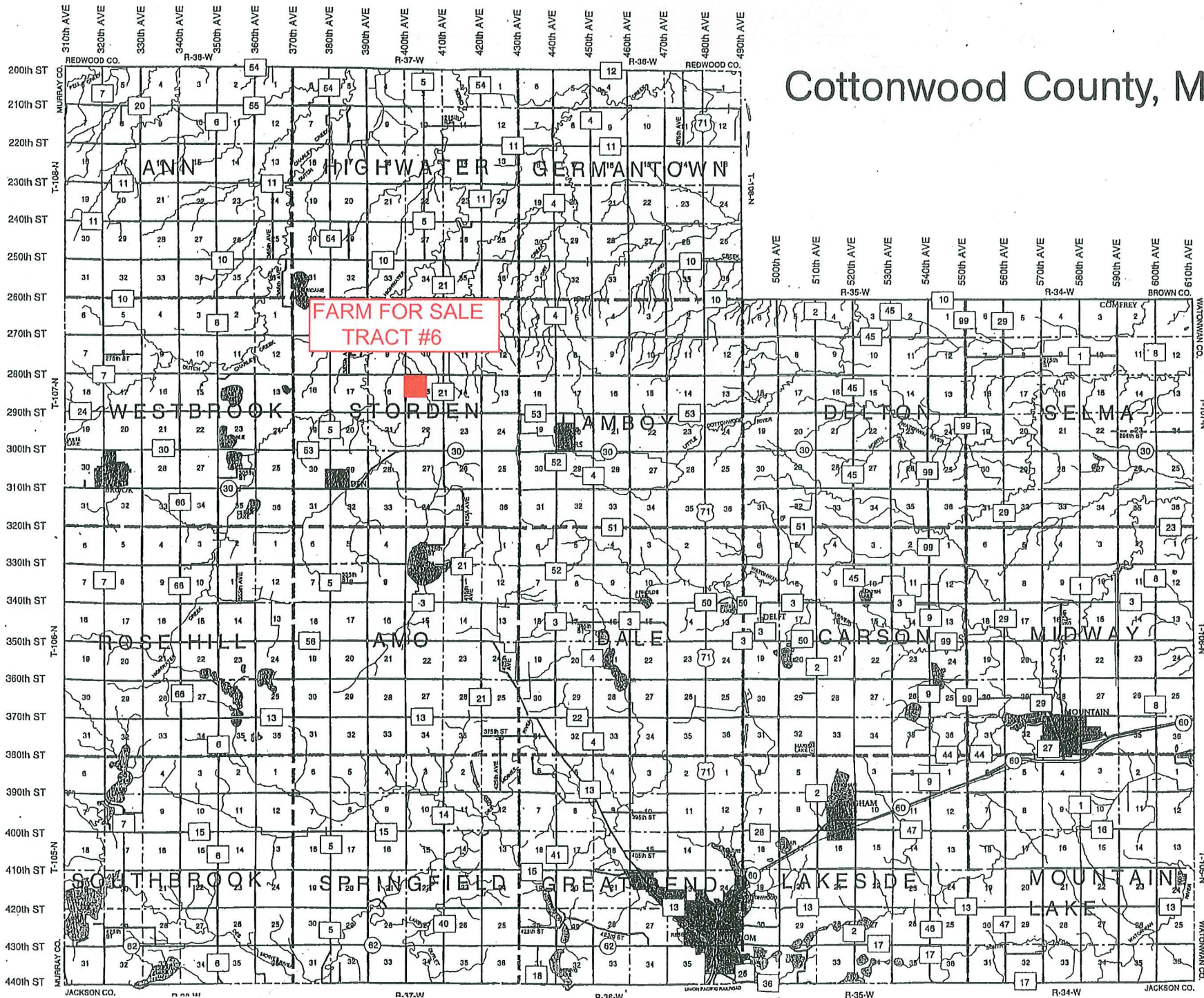
FAIRLAND MANAGEMENT COMPANY

339 11th STREET, WINDOM, MN 56101

507-831-2808 / www.fairlandmanagement.com

Your Ag Real Estate Professionals since 1922!

Cottonwood County, Minnesota

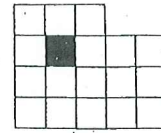


T-107-N

STORDEN PLAT

(Landowners)

R-37-W



HIGHWATER TWP.

400th AVE

CO RD 21

420th AVE

430th AVE

370th AVE

CO RD 5

390th AVE

260th ST

260th ST

260th ST

260th ST

260th ST

370th AVE

270th ST

270th ST

280th ST

280th ST

290th ST

290th ST

300th ST

300th ST

310th ST

310th ST

320th ST

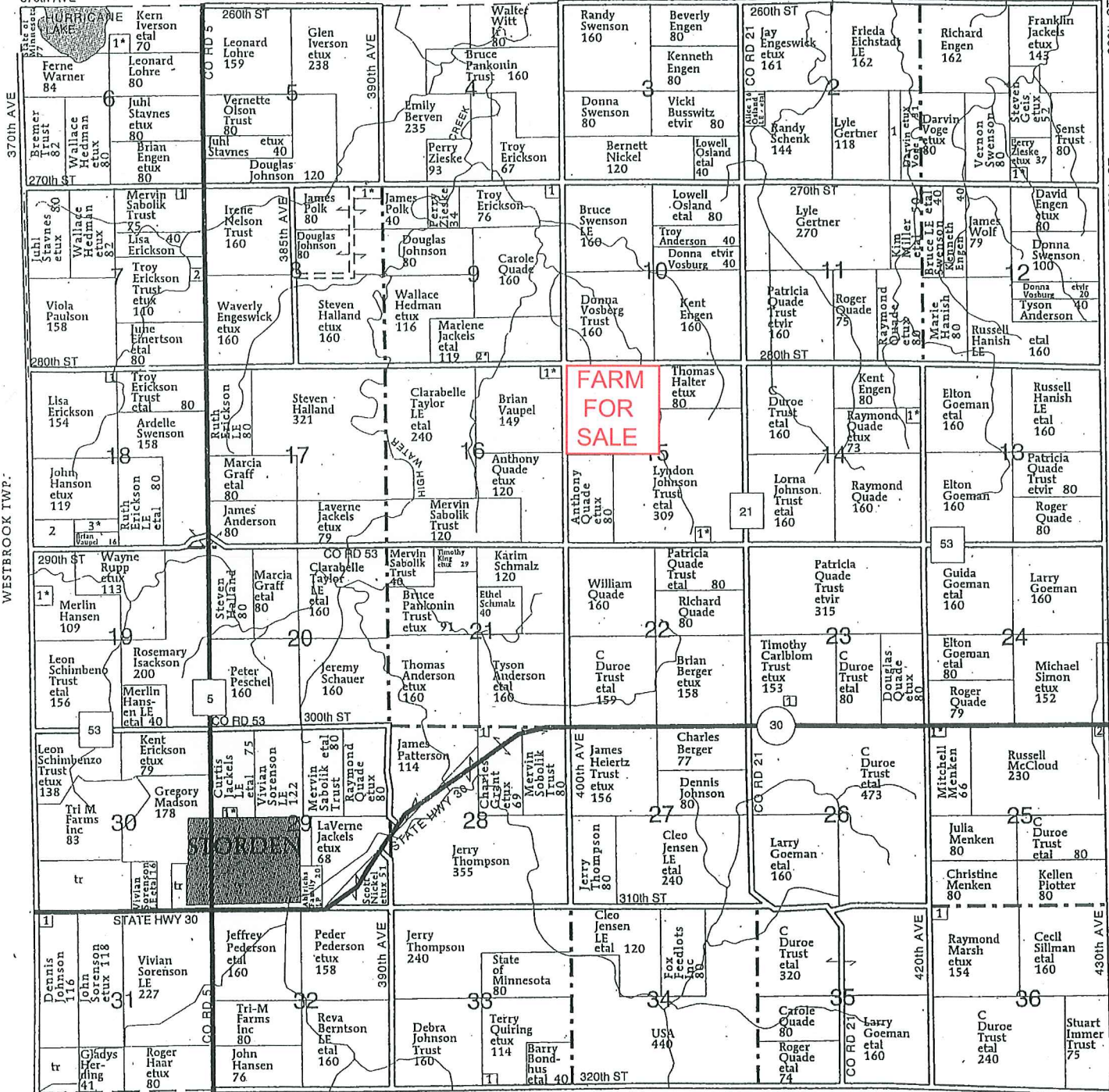
320th ST

320th ST

320th ST

320th ST

320th ST



AMO TWP.

Aerial Map



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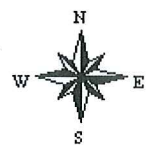
Maps provided by:



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15-107N-37W
Cottonwood County
Minnesota

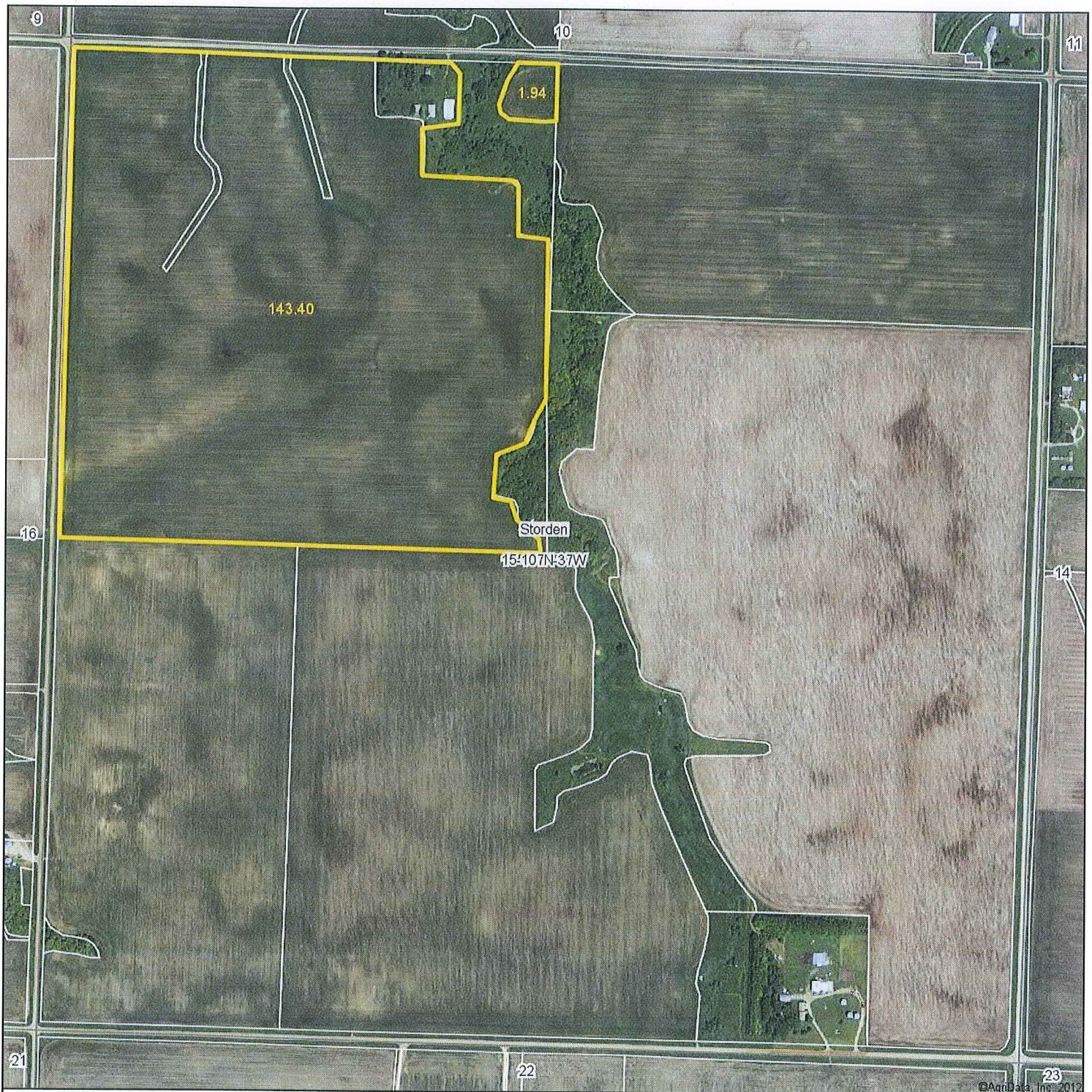
map center: 44° 4' 20.65, 95° 16' 14.57
scale: 8787



2/12/2013

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

Aerial Map



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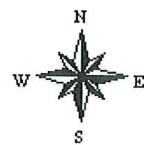
Maps provided by:



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15-107N-37W
Cottonwood County
Minnesota

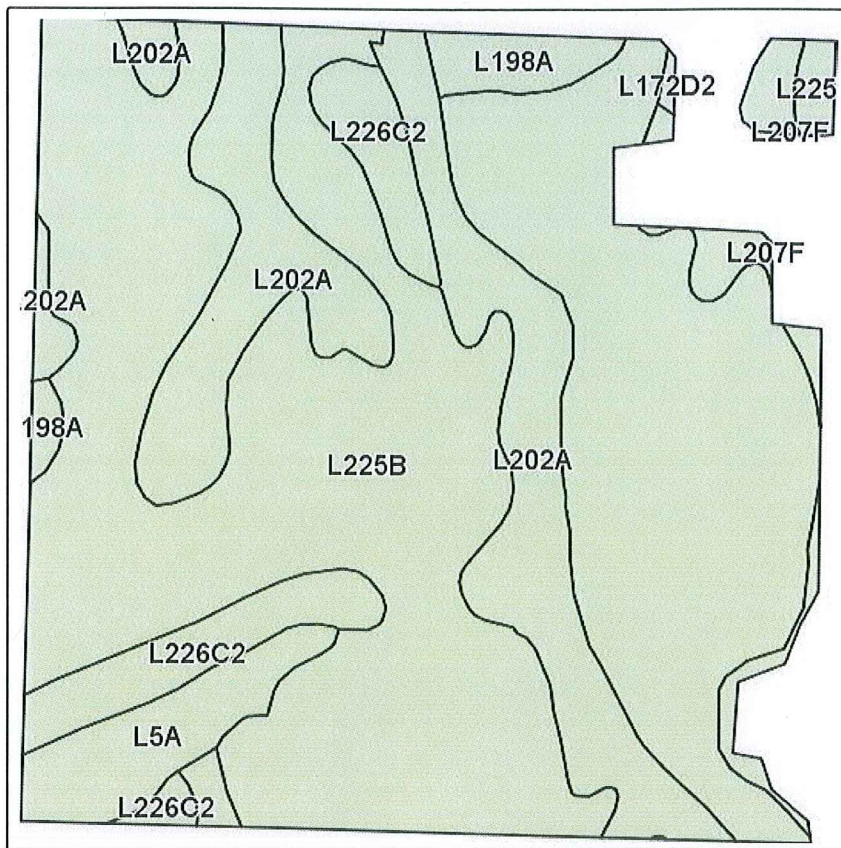
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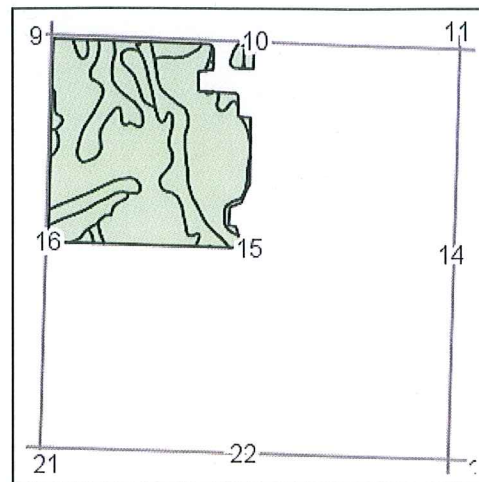
2/12/2013

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

Soils Map

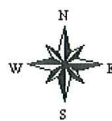


Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Cottonwood**
Location: **15-107N-37W**
Township: **Storden**
Acres: **145.3**
Date: **2/12/2013**

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Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L225B	Annton-North Twin complex, 2 to 6 percent slopes	97.2	67.0%	Ile	91	164	50
L202A	Pell Creek-Romnell complex, 0 to 2 percent slopes	26.6	18.3%	IIw	89	160	49
L226C2	Annton-Storden, firm till, complex, 6 to 12 percent slopes, moderately eroded	8.6	5.9%	IIIe	79	142	43
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	5.9	4.0%	IIw	96	177	53
L198A	North Twin-Walnut Grove complex, 0 to 2 percent slopes	3	2.1%	I	96	173	53
L207F	Belview-Ridgeton complex, 18 to 40 percent slopes, firm till substratum	2.8	1.9%	VIe	31		
L172D2	Storden, firm till-Annton complex, 12 to 18 percent slopes, moderately eroded	1.2	0.8%	IVe	64	115	35
Weighted Average					88.9	159.2	48.5



NICKEL CONSTRUCTION - Mt. Lake, MN

Completed Tile Project - 2011



MAP LOCATION

Customer = Fairland
County = Cottonwood
Township = Stordon
Section = 15a Tiled
State = MN



	4"		14"	KEY
	5"		15-16"	
	6"		18"	
	7-8"		20"	
	10"		Unknown	
	12"		Assumed Only	



CONST. OFFICE

36821 575 Avenue
Mt. Lake, MN 56159-2202
Office = (507) 427-2352
Fax = (507) 427-2357
nickelconst@frontiernet.net

GPS MAPPING - FOOTAGE & PRICING - FALL TILED 2011

COTTONWOOD - STORDON - SEC 15A

4"	4"	4"	4"	5"	6"	7-8"	10"	12"	Other	Other	
2,073.5	297.4			721	644.1						1
1,891.6				390.3	599.4						2
1,929.1	1,596.2										3
2,002.7	2,039.1			2,047.8	45.1						4
1,982.4	1,189.4			1,919.4	184.7						5
1,095.2	1,550.3			534.6	21.4						6
964.1											7
299.3	898			150.3							8
	759.8			409.8							9
860.9	605.8			588.5							10
837.9				207.1							11
1,001.3	458.7										12
1,160.7	122.6			160.9							13
251.8	252.4										14
1,052.2	435.1			593.5							15
127.2	590.8										16
1,794.9											17
699.7	239.8										18
886											19
1,740.1											20
1,800.9											21
1,768.9											22
1,718.1											23
639.3											24
319.1											25
											26
											27
											28
											29
											30
Total Footage By Size			39,932.3	7,723.2	1,494.7	0	0	0	0	0	

49,150.2 Total Feet

FARM SUMMARY

TOD & LISA QUIRING
TRACT #6
NW¼ (160.00 +/- acres)
SECTION 15-107-37
COTTONWOOD COUNTY
MINNESOTA

- County Parcel # : 17.015.0300
- County Assessor's 1/1/12 Estimated Market Value: \$896,800
- 2012 Real Estate Taxes Payable (Non-Homestead – Ag): \$3,982 (\$24.89/acre)
- Farm Program Data:
 - FSA Farm # # 6852
 - FSA Corn Base 70.3 Acres
 - FSA Direct Corn Yield 104 Bu. Per Acre
 - FSA CC Corn Yield 142 Bu. Per Acre
 - FSA Soybean Base 70.3 Acres
 - FSA Direct Soybean Yield 33 Bu. Per Acre
 - FSA CC Soybean Yield 39 Bu. Per Acre
 - FSA DCP Cropland 145.6 Acres
 - ACRE NO
 - Highly Erodible Land NONE
 - Wetlands: NONE
- Crop Productivity Index (CPI) = 88.9
- Crop Equivalent Rating (CER) = 72.3
- Tile: Pattern Tiled in Fall 2011 (see attached map)

• Estimated Acreage Breakdown:	<u>Assessor</u>	<u>FMC/FSA</u>
Cultivation	145.32	145.30
Pasture/Wildlife	10.68	10.70
Road	4.00	4.00
	-----	-----
TOTAL ACRES	160.00	160.00
	=====	=====

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