

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 # 7

**NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, & E $\frac{1}{2}$ NE $\frac{1}{4}$
Excluding 10.23 acres**

**SECTION 10-103-36
149.77 +/- Acres**

HERON LAKE TOWNSHIP

**JACKSON 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!

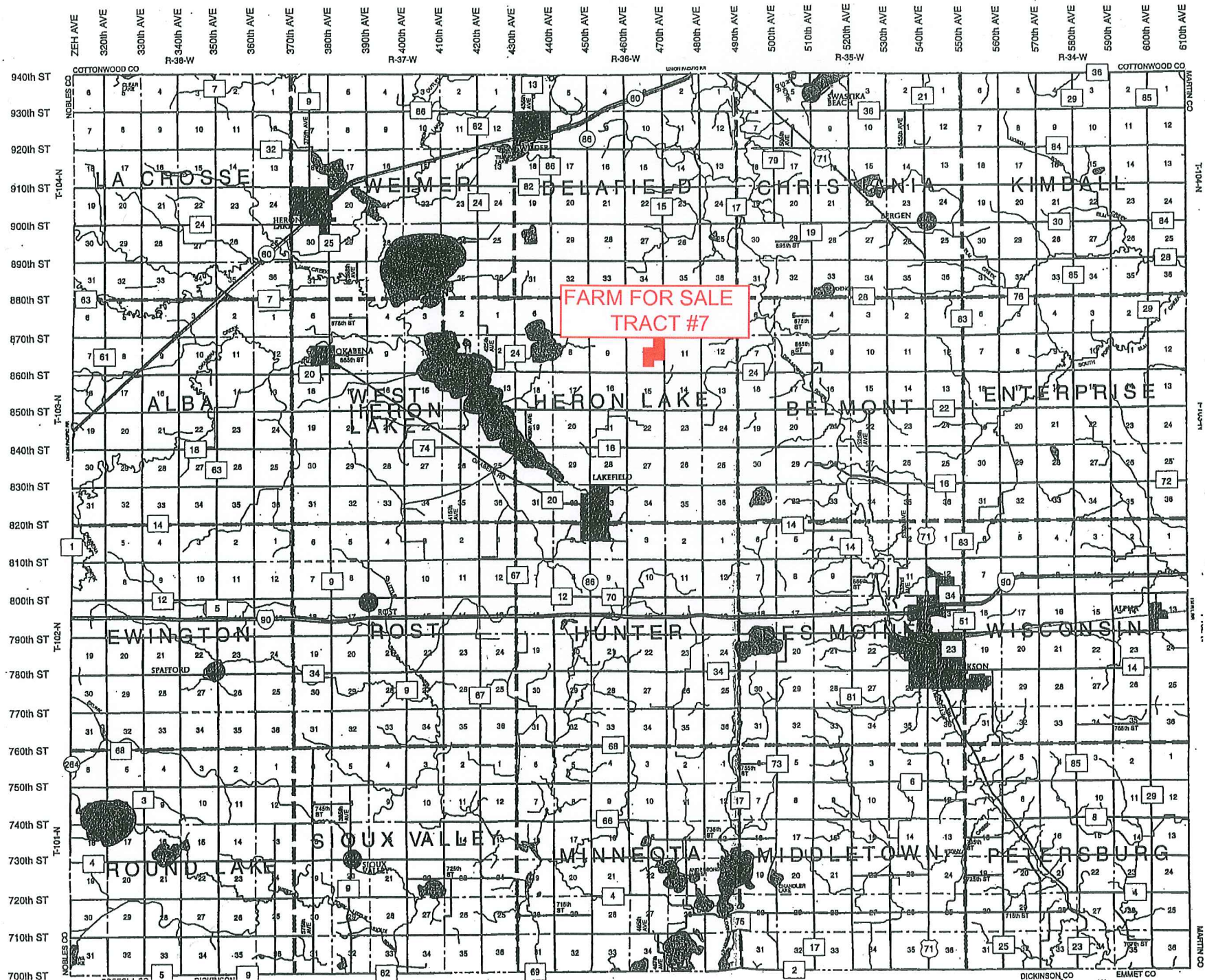
FAIRLAND MANAGEMENT COMPANY

339 11th STREET, WINDOM, MN 56101

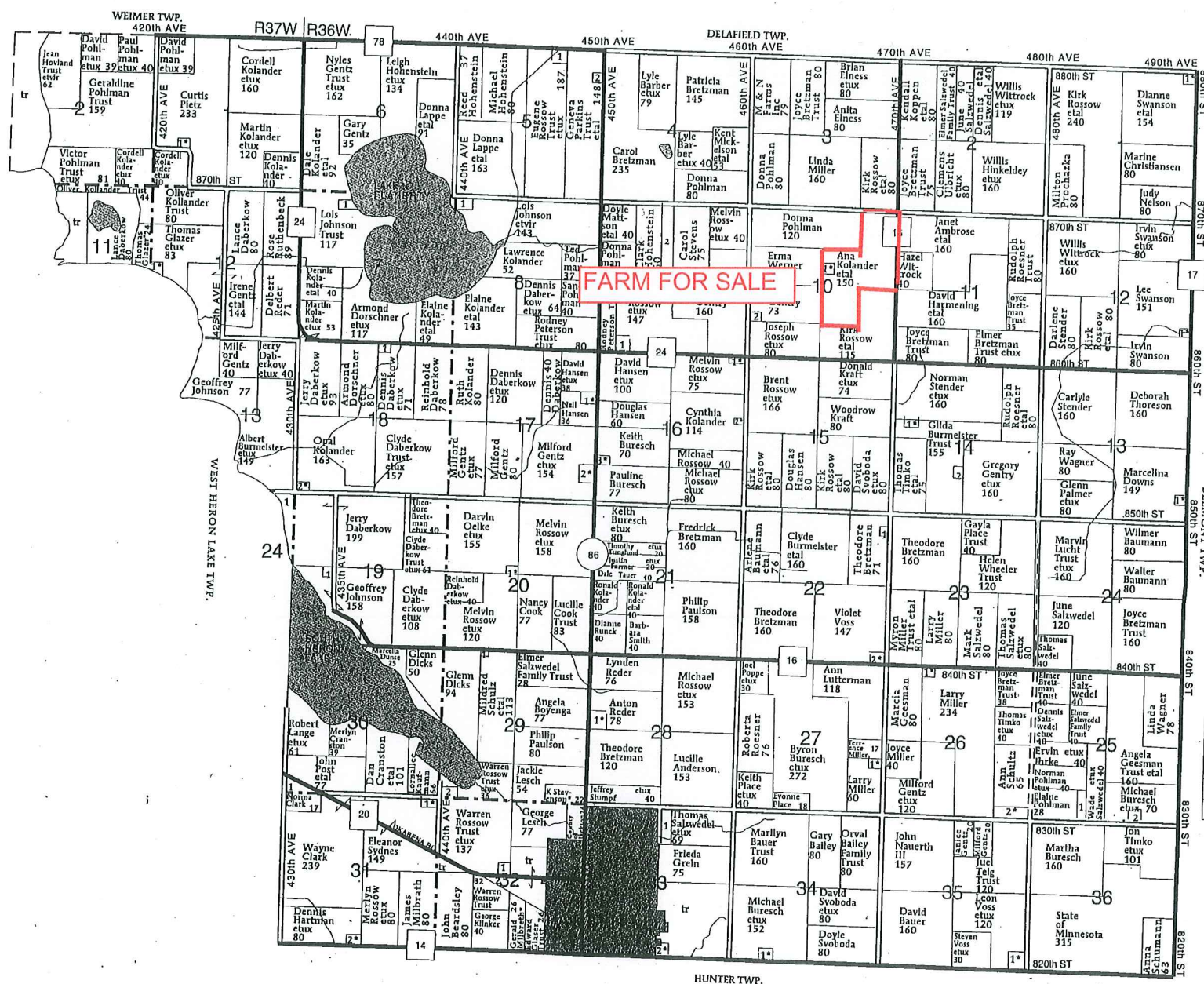
507-831-2808 / www.fairlandmanagement.com

Your Ag Real Estate Professionals since 1922!

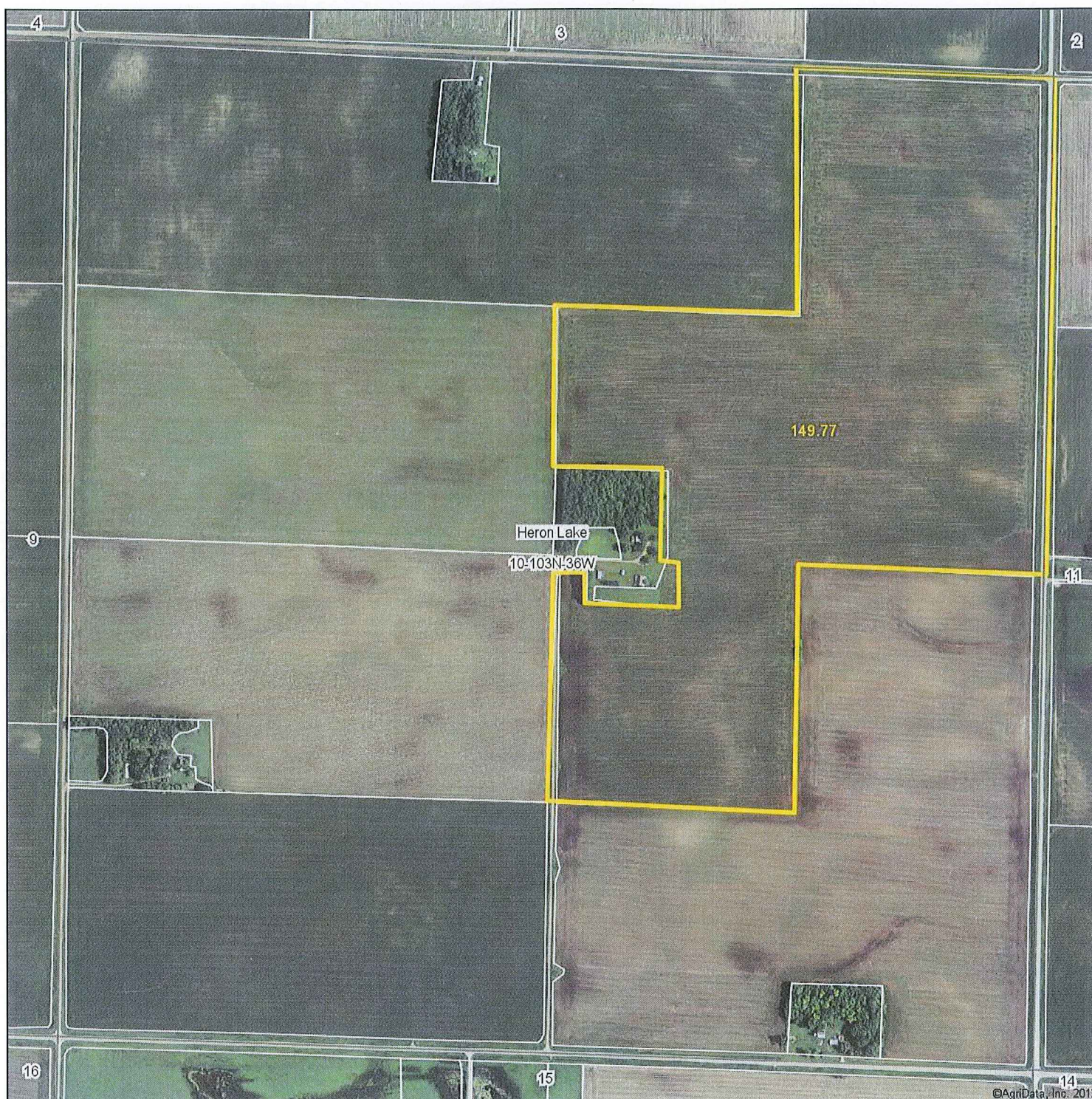
Jackson County, Minnesota



R-36-37-W



Aerial Map



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

Maps provided by:



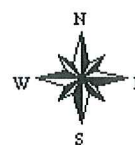
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10-103N-36W
Jackson County
Minnesota

map center: 43° 44' 22.75, 95° 8' 41.78

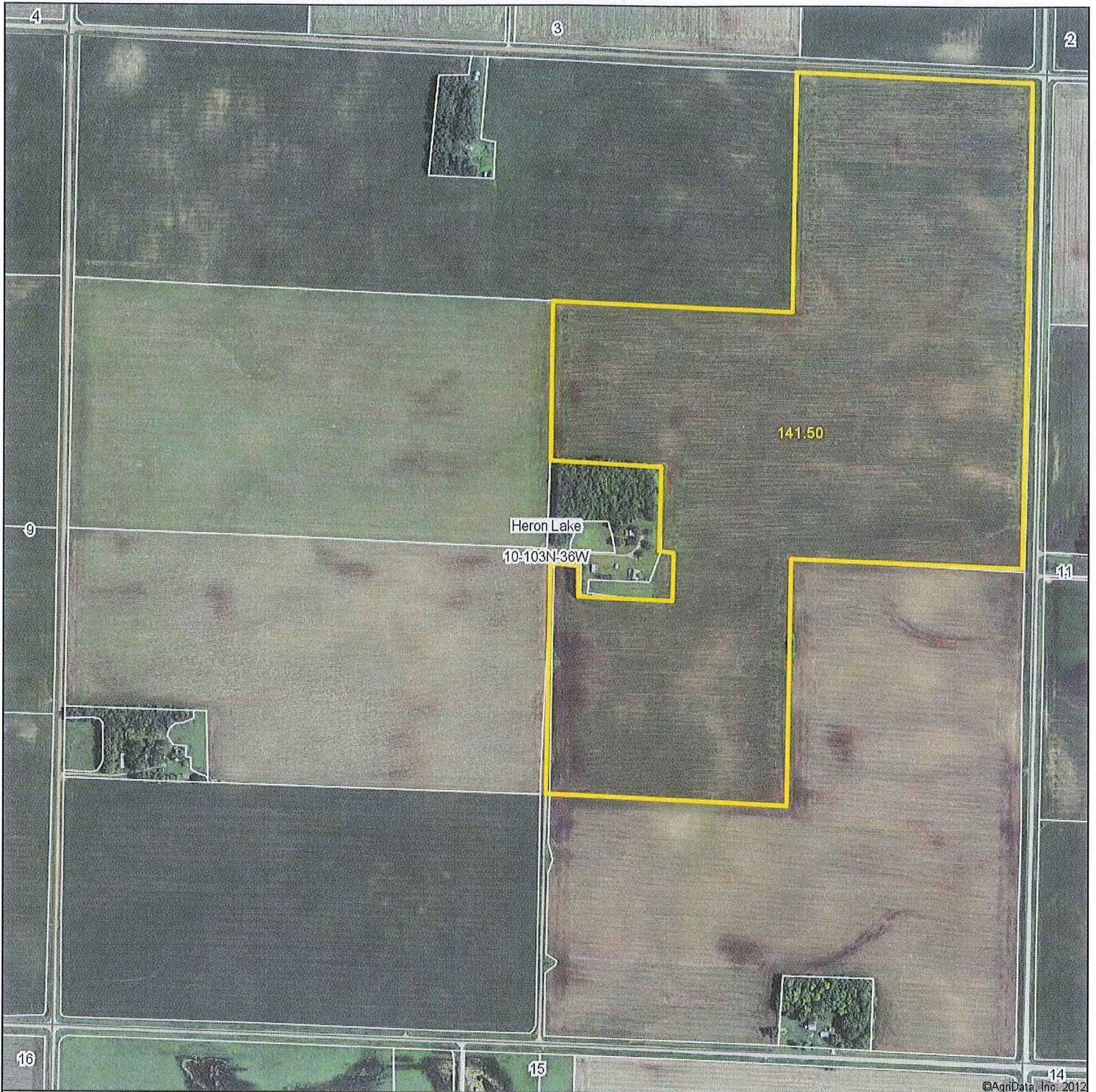
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2/13/2013

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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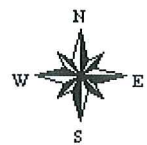
Maps provided by:



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**10-103N-36W
Jackson County
Minnesota**

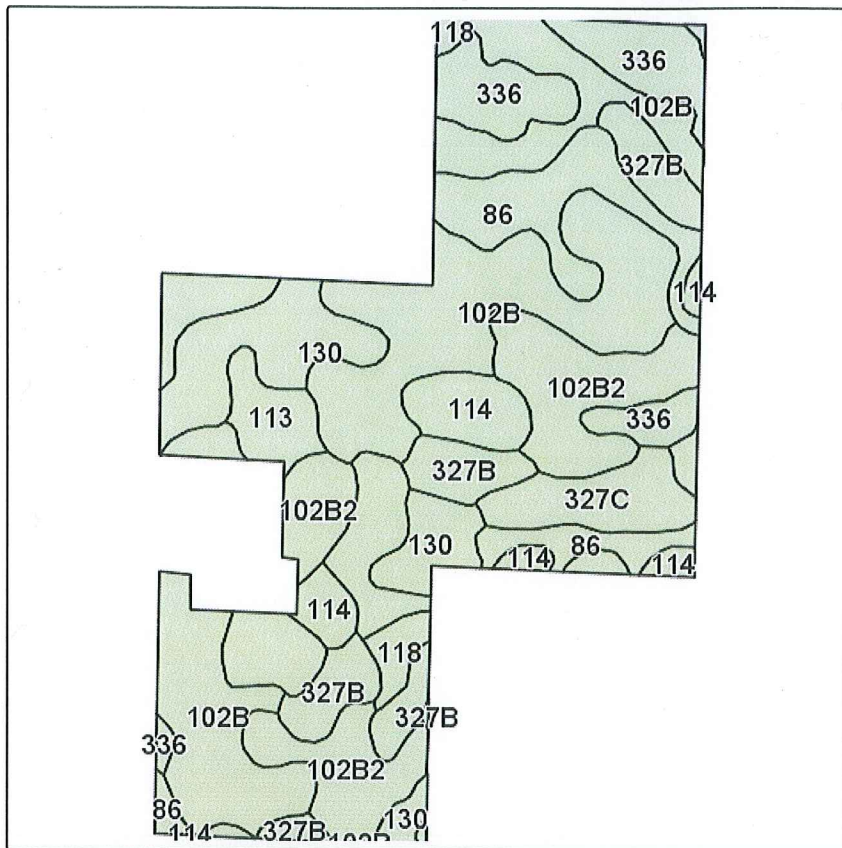
map center: 43° 44' 22.75, 95° 8' 41.78
scale: 8734



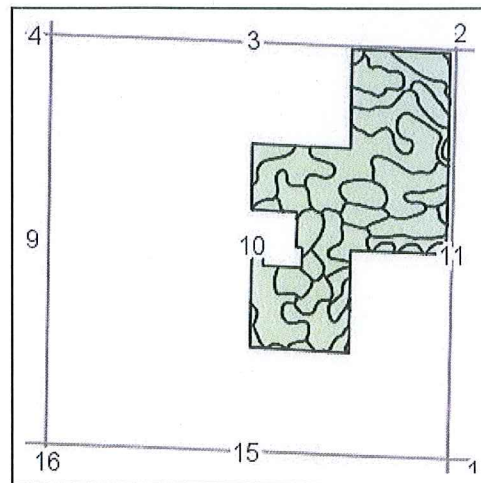
2/13/2013

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.

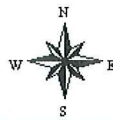


State: Minnesota
County: Jackson
Location: 10-103N-36W
Township: Heron Lake
Acres: 141.5
Date: 2/13/2013

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Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
102B	Clarion loam, 2 to 6 percent slopes	41.7	29.4%	Ile	95	180	52
102B2	Clarion loam, 4 to 8 percent slopes, eroded	24.3	17.2%	IIle	95	180	52
86	Canisteo clay loam	20.1	14.2%	IIw	93	176	51
130	Nicollet clay loam	13	9.2%	I	99	187	54
336	Delft clay loam	11.8	8.4%	IIw	94	178	52
327B	Dickman sandy loam, 1 to 6 percent slopes	9.7	6.9%	IIIe	49	93	27
114	Glencoe clay loam	7.4	5.3%	IIIw	86	163	47
327C	Dickman sandy loam, 6 to 12 percent slopes	6	4.2%	IVe	40	76	22
113	Webster clay loam	5.3	3.8%	IIw	93	176	51
118	Crippin clay loam	2.2	1.6%	I	100	189	55
Weighted Average					89.2	169	48.9

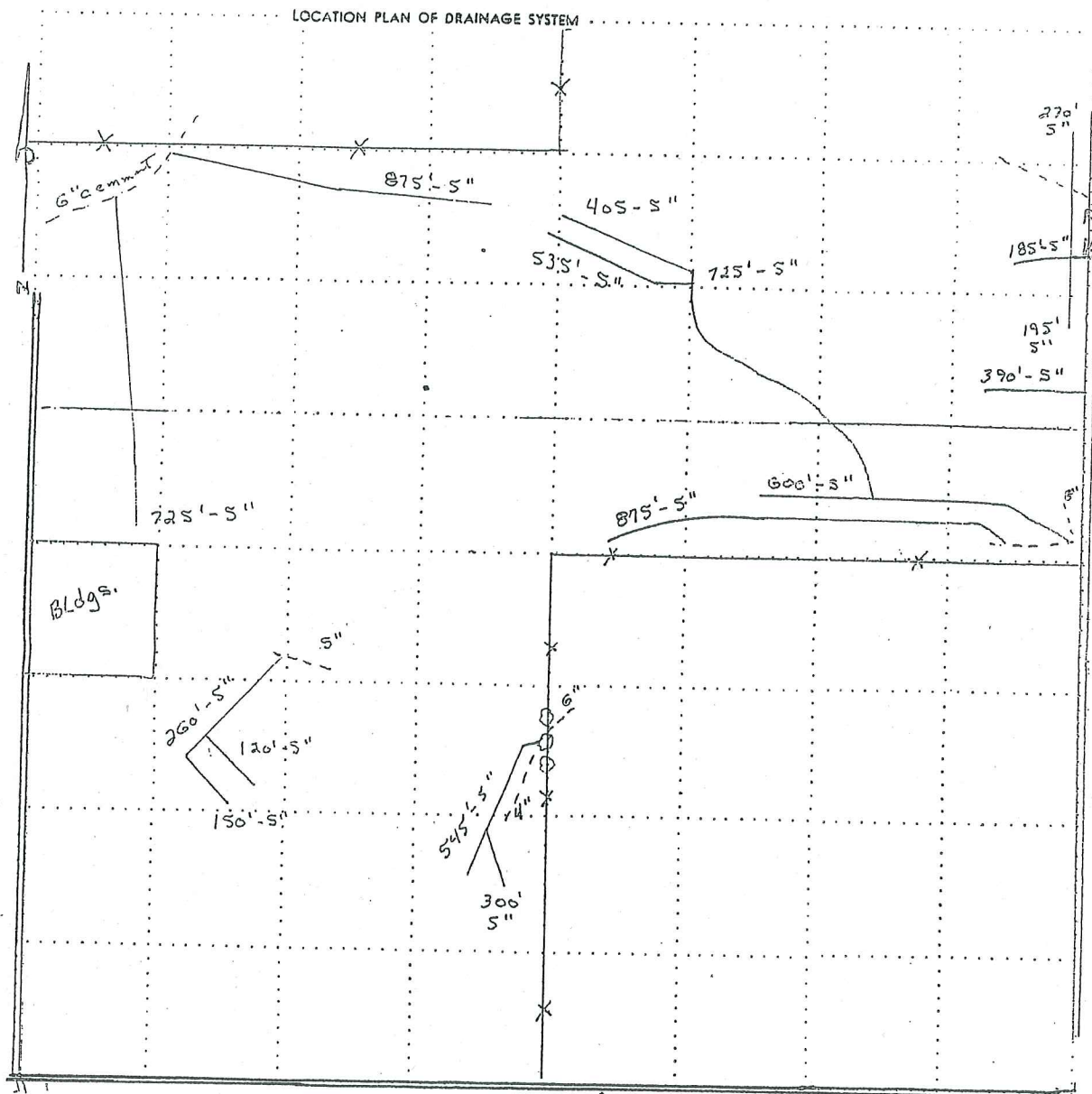
Paulson Farm Drainage

DAVE PAULSON

JACKSON, MINNESOTA 56143

PHONE 847-2023

CONTRACTOR _____



- LEGEND -

Permanent Fence

Existing Drain Line

Proposed Tile Line

OWNER ARLO BRITZMAN

TOWNSHIP HERON LAKE DATE 10-93

SECTION 10 TOWN LAKEFIELD

COUNTY Jackson STATE MO.

Signed Dave Paulson

Spacing _____

MATERIAL NEEDS

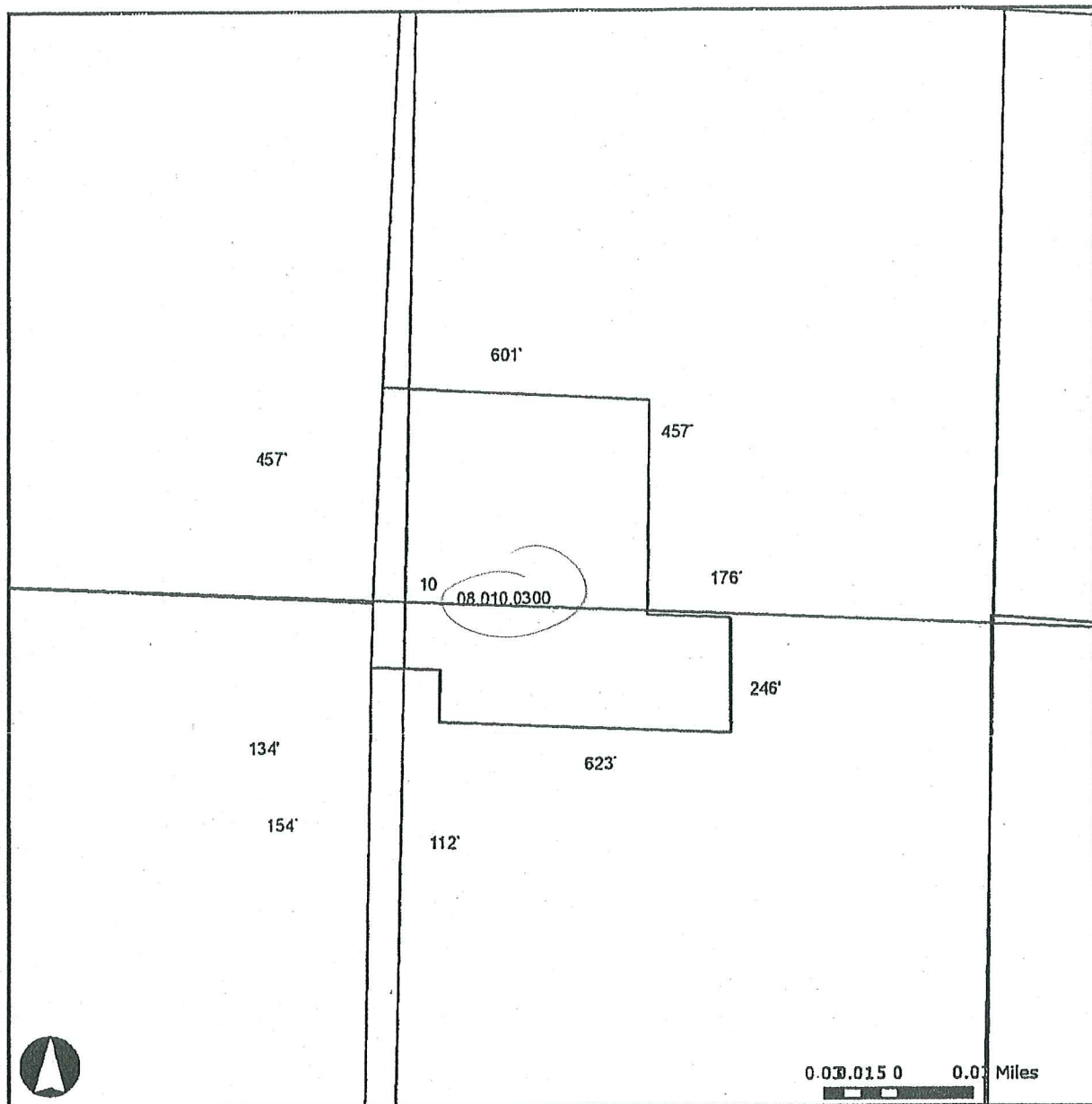
3240 FT. 5" PLASTIC 9-93

3915 FT. 5" PLASTIC 10-93

7155 TOTAL

SCALE _____

Map



Parcels



Des Moines River



Lakes



Lot Lines



quarter quad



city streets



e-911 roadsCopy

County Road



County State-aid Highway



Interstate Highway



e-911 roadsCopy (continued)

Minnesota State Highway

Township Road

U.S. Highway

Parcels



Sections

FARM SUMMARY

TOD & LISA QUIRING
TRACT #7
NW¼SE¼, SW¼NE¼ & E½NE¼
Exc. 10.23 +/- acres (149.77 +/- acres)
SECTION 10-103-36
JACKSON COUNTY
MINNESOTA

- County Parcel # : 08.010.0200
- County Assessor's 1/1/12 Estimated Market Value: \$860,900
- 2012 Real Estate Taxes Payable (Non-Homestead – Ag): \$5,048 (\$33.71/acre)
- Farm Program Data:
 - FSA Farm # # 7363
 - FSA Corn Base 73.5 Acres
 - FSA Direct Corn Yield 133 Bu. Per Acre
 - FSA CC Corn Yield 133 Bu. Per Acre
 - FSA Soybean Base 68.0 Acres
 - FSA Direct Soybean Yield 30 Bu. Per Acre
 - FSA CC Soybean Yield 30 Bu. Per Acre
 - FSA DCP Cropland 141.5 Acres
 - ACRE NO
 - Highly Erodible Land NONE
 - Wetlands: NONE
- Crop Productivity Index (CPI) = 89.2
- Crop Equivalent Rating (CER) = 77.73
- Tile: County Tile (Judicial Ditch #23) & Private Tile (see attached map)

Estimated Acreage Breakdown:	Assessor	FMC/FSA
Cultivation	145.77	141.50
Wildlife	0.00	4.27
Road	4.00	4.00
	-----	-----
TOTAL ACRES	149.77	149.77
	=====	=====

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