

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

Louise S. Robertson Revocable Trust

LAND DESCRIPTION

**NE $\frac{1}{4}$
SECTION 29-102-34
160.00 +/- Acres**

WISCONSIN TOWNSHIP

**JACKSON COUNTY
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

FARMLAND FOR SALE

JACKSON COUNTY

LOUISE S. ROBERTSON REVOCABLE TRUST

NE¼ of SECTION 29-102-34 WISCONSIN TOWNSHIP

We are pleased to announce the sale of land for the Louise S. Robertson Revocable Trust. The farm consists of 160.0 (+/-) acres in Wisconsin Township, located just east of Jackson. The farm has 157.2 (+/-) cultivated acres of very highly productive soils; CPI = 94.8; well drained with approx 50,000+ ft. of tile recently installed.

Terms: Landowner will offer said tract of land for sale by private sealed bid auction. Bid forms are available upon request. **Minimum bid is \$7,500 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, March 4, 2014. **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 for 15% of the final purchase price.** All bidders who submitted a bid prior to the deadline shall be eligible to raise their bid on March 5, 2014 at 10:00 AM at the American Legion, Jackson, 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 April 2, 2014, the scheduled date of closing. Farm is being sold subject to all existing easements. Fall tillage has been completed. The cost of the fall tillage and real estate taxes payable in 2014 are sole responsibility of 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

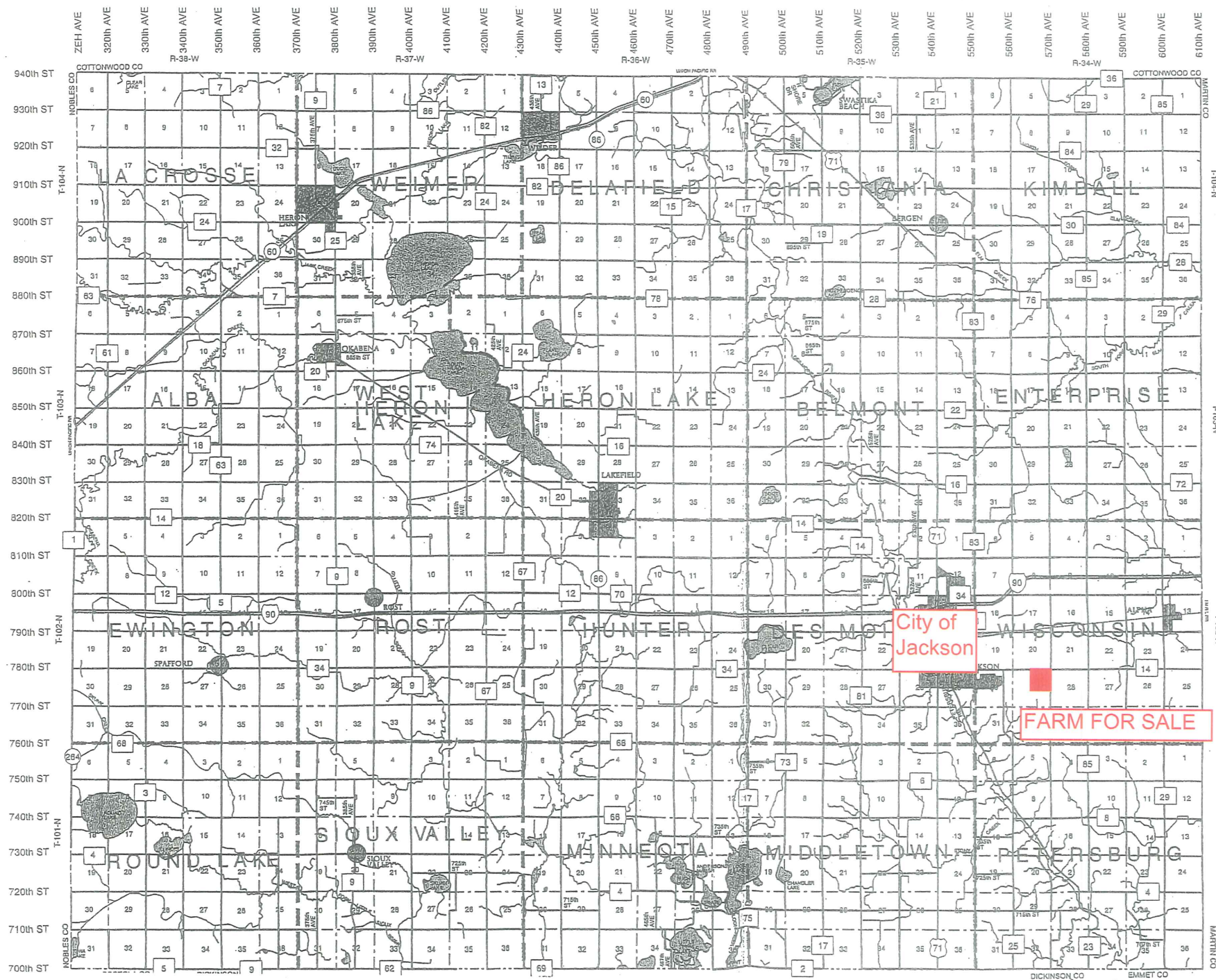
339 11th STREET, WINDOM, MN 56101

507-831-2808

www.fairlandmanagement.com

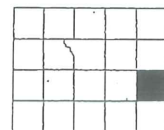
Your Ag Real Estate Professionals since 1922!

Jackson County, Minnesota



R-34-W

(Landowners)



ENTERPRISE TWP.

PETERSBURG TWP.

Aerial Map



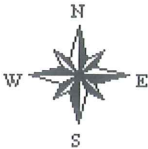
**Fairland
Management
Company**
"YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2013 www.AgriDataInc.com

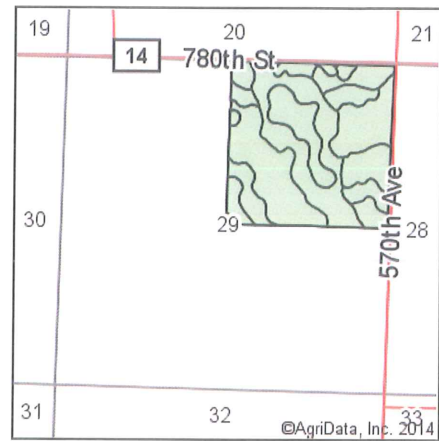
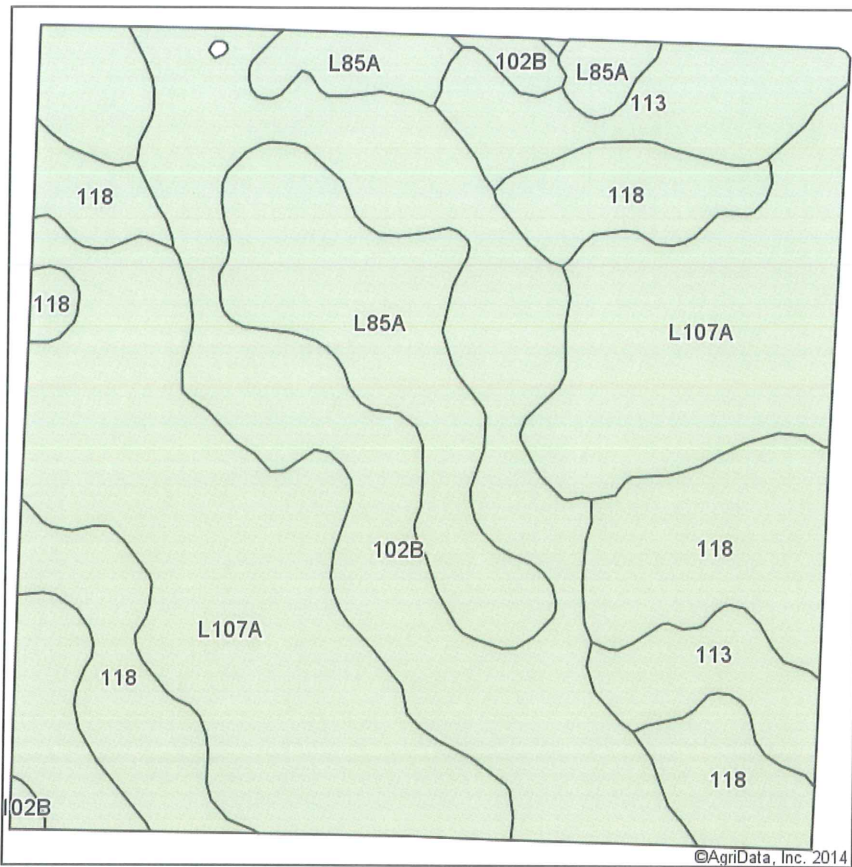
29-102N-34W
Jackson County
Minnesota

map center: 43° 36' 33.54, 94° 56' 39.54
scale: 9607

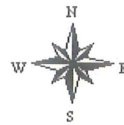


1/29/2014

Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **29-102N-34W**
 Township: **Wisconsin**
 Acres: **157.24**
 Date: **1/30/2014**

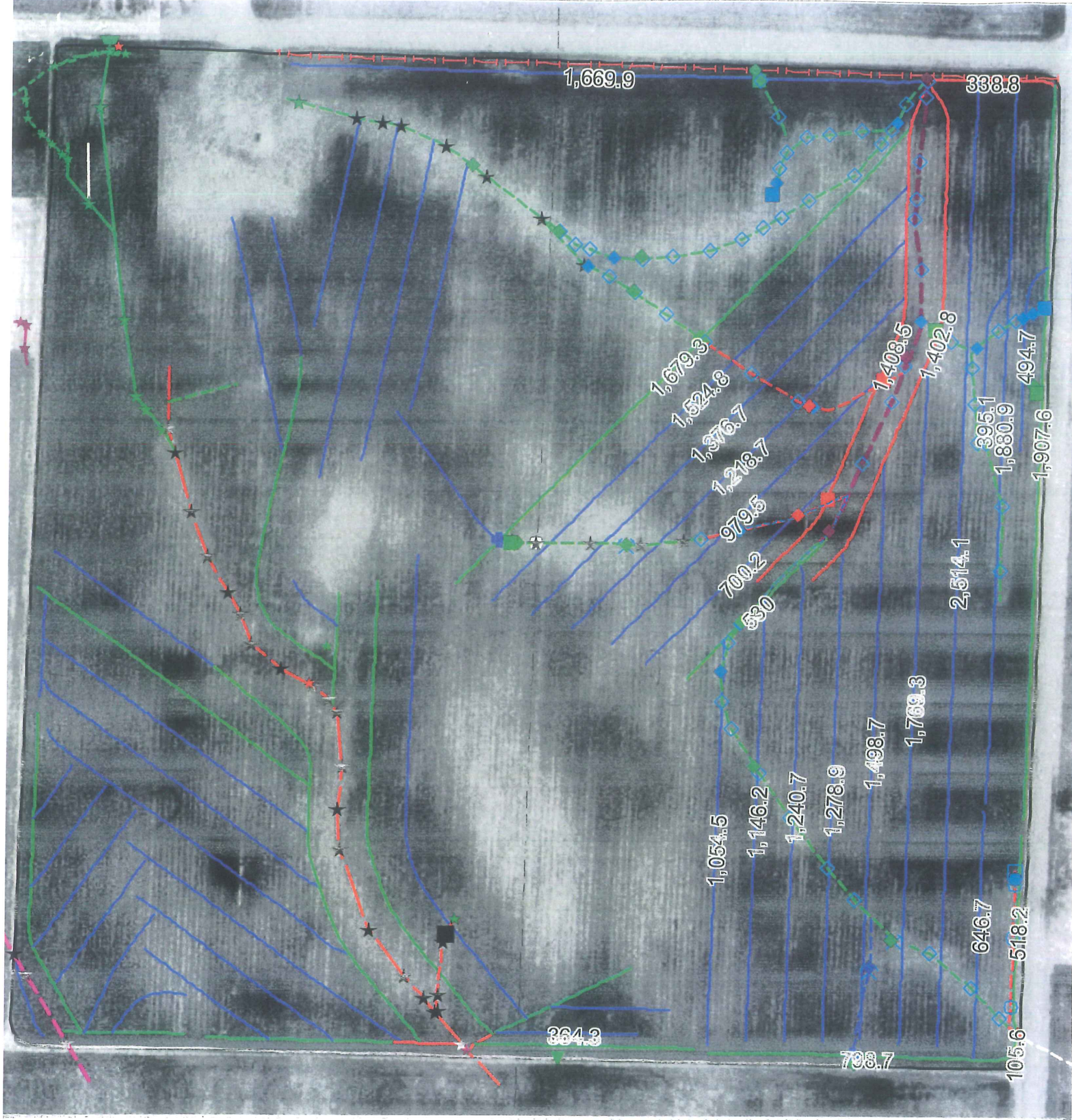


Fairland Management Company
 "YOUR REAL ESTATE PROFESSIONALS"
 Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2013 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L107A	Canisteo-Glencoe, depressional complex, 0 to 2 percent slopes	56.61	36.0%	IIw	91	172	50
102B	Clarion loam, 2 to 6 percent slopes	38.59	24.5%	IIe	95	180	52
118	Crippin clay loam	29.99	19.1%	I	100	189	55
L85A	Nicollet clay loam, 1 to 3 percent slopes	18.82	12.0%	I	99	187	54
113	Webster clay loam	13.23	8.4%	IIw	93	176	51
Weighted Average					94.8	179.3	52

Area Symbol: MN063, Soil Area Version: 9, Established: 5/31/2012 6:08:09 PM

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



NICKEL CONSTRUCTION - Mt. Lake, MN

Completed Tile Project - 2012

MAP LOCATION

Customer = Fairland
County = Jackson
Township = Wisconsin
Section = 29b 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 2012

JACKSON - WISCONSIN - SEC 29B

4"	4"	4"	4"	5"	6"	7-8"	10"	12"	Other	Other	
1,669.9	1,054.5	395.1		1,679.3	338.8						1
	1,146.2	1,880.9		530	1,408.5						2
1,524.8	1,240.7	494.7			1,402.8						3
1,376.7	1,278.9			798.7							4
1,218.7	1,498.7			105.6							5
979.5	1,769.3			518.2							6
700.2	2,514.1			1,907.6							7
											8
364.3	646.7										9
											10
											11
											12
											13
											14
											15
											16
											17
											18
											19
											20
											21
											22
											23
											24
											25
											26
											27
											28
											29
Total Footage By Size			21,753.9	5,539.4	3,150.1	0	0	0	0	0	

Price Per Ft. / By Size

Total Price - Per Size/Footage

0 0 0 0 0

NICKEL CONSTRUCTION
Mt Lake - MN - 507-427-2352

TOTAL FEET 30,443.4

Start Tile Price - 4" = \$ 1.30

4" Tile Discount = 0.252

Owner / Operator - NOTES

Start Tile Price - 5" = \$ 1.50

5" Tile Discount = 0.252

Fairland

Start Tile Price - 6" = \$ 1.95

6" Tile Discount = 0.252

Acre's Tiled = 80

ft tiled per 80 acres 30,443.4

Pattern d 0.052

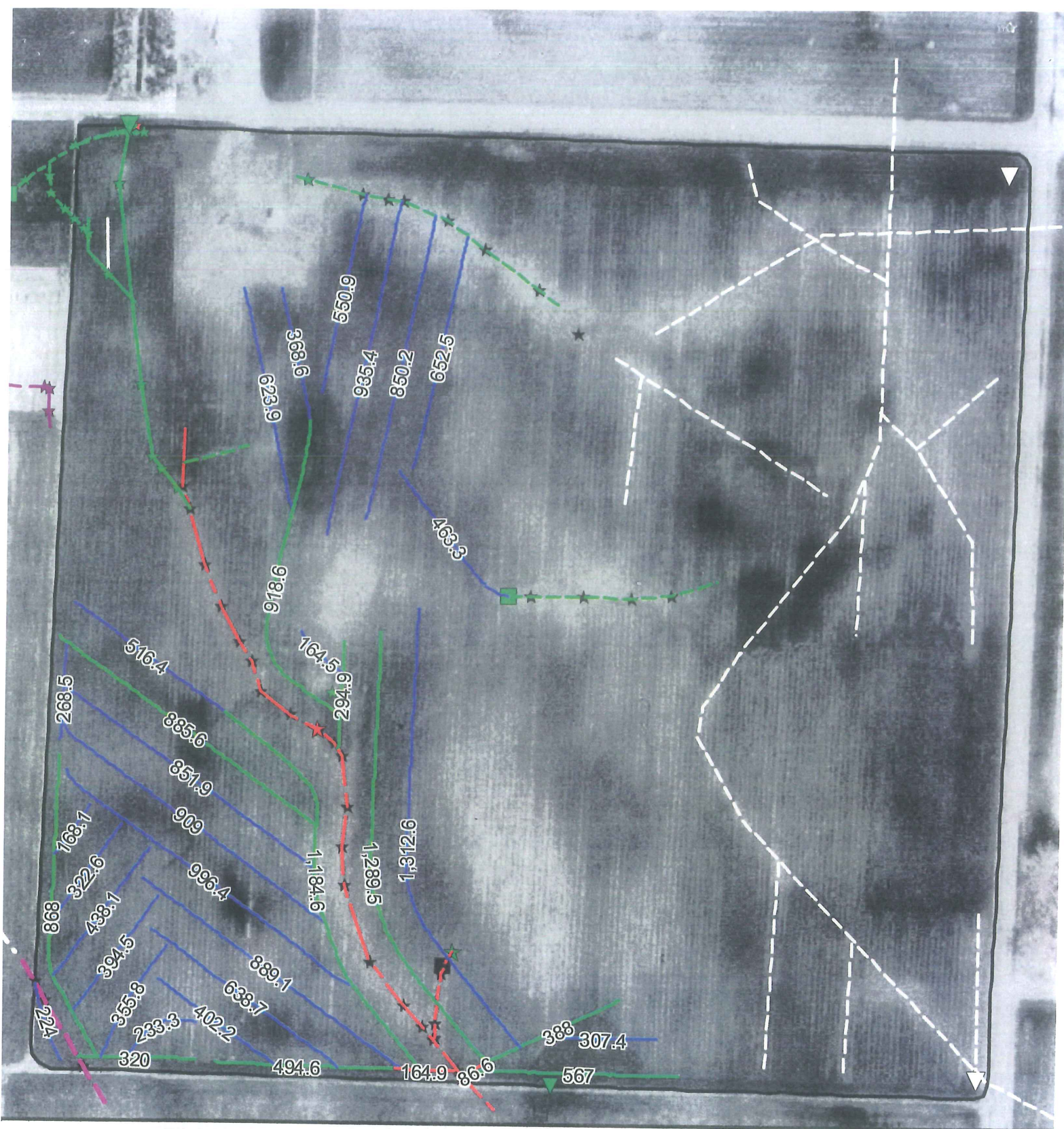
Stand d 0.2

Standard Discount = 1 cent per 1,000 ft Installed, up to 20,000 ft. - In one field.

Pattern Discount = 1/2 cent per 1,000 ft Installed, above 20,000 ft and up to 80,000 ft. - In 80 acre tract.

All Tile	Tile Size =	4"	5"	6"	8"	10"	12"	15"	18"
Pricing	Ft' Per Roll =	3,000	2,300	1,450	850	550	330	20	20
subject to	Rolls Needed =	7.25	2.41	2.17	0	0	0	0	0
Change									

Cost of Locating Existing Tile or Overcut is Not Included on this sheet



NICKEL CONSTRUCTION - Mt. Lake, MN

Completed Tile Project - 2006



MAP LOCATION

Customer = Fairland
County = Jackson
Township =  MN
Section = 29b Tiled



WISCONSIN

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



CONST. OFFICE

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

GPS MAPING - FOOTAGE & PRICING - TILED 2006

JACKSON - WISCONSIN - SEC 29B

4"	4"	4"	4"	5"	6"	7-8"	10"	12"	Other	Other	
463.3	268.5			918.6	164.9						1
				294.9	86.6						2
652.5	516.4			1,289.5							3
850.2	851.9			388							4
935.4	909			567							5
550.9	996.4										6
	889.1			885.6							7
368.6	638.7			1,184.6							8
623.9	402.2			868							9
				320							10
164.5				494.6							11
	168.1										12
1,312.6	322.6										13
307.4	438.1										14
	394.5										15
	355.8										16
	233.3										17
											18
	224										19
											20
											21
											22
											23
											24
											25
											26
											27
											28
											29
											30
											31
											32
Total Footage By Size			13,837.9	7,210.8	251.5	0	0	0	0	0	

Price Per Ft. / By Size

Total Price - Per Size/Footage

0 0 0 0 0

NICKEL CONSTRUCTION
Mt Lake - MN - 507-427-2352

TOTAL FEET 21,300.2

Tile Price - 4" =	1.00	Footage Discount =	0.2	NOTES Fairland					
Tile Price - 5" =	1.15	Footage Discount =	0.2						
Price subject to change	Tile Size	4"	5"	6"	8"	10"	12"	15"	18"
	Ft' Per Roll	3,000	2,300	1,450	850	550	330	20	20
	Rolls Used	4.61	3.14	0.17	0	0	0	0	0

Cost of Locating Existing Tile or Overcut is Not included on this sheet

Jackson County Drainage Map

0 140 280 560 Feet

W.O. Status

- W.O. Submitted
- W.O. In Progress

- Intake
- Locate

- Repair
- Replaced / Relocated

- WaterShed Boundary
- JD#CD# Ditch Number

- Station
- B1 - 30

17 - 9.41 (Station Number - Depth)
(Branch Name - Tile Size)

- Open Ditch
- Abandoned Tile



FARM SUMMARY

LOUISE S. ROBERTSON REVOCABLE TRUST
NE¼
SECTION 29-102-34
JACKSON COUNTY
MINNESOTA

- County Parcel # : 20-029-0100
- Assessor's 1/1/13 Estimated Market Value: \$1,451,500 (\$9,072/acre)
- 2013 Real Estate Taxes Payable (Non-Homestead – Ag): \$6,034 (\$38/acre)
- Farm Program Data:
 - FSA Farm # # 1806
 - FSA Corn Base 100.4 Acres
 - FSA Direct Corn Yield 137 Bu. Per Acre
 - FSA CC Corn Yield 137 Bu. Per Acre
 - FSA Soybean Base 56.8 Acres
 - FSA Direct Soybean Yield 31 Bu. Per Acre
 - FSA CC Soybean Yield 31 Bu. Per Acre
 - FSA DCP Cropland 157.24 Acres
 - ACRE NO
 - Highly Erodible Land NONE
 - Wetlands: NONE
- Assessor's Crop Equivalency Rating (CER) = 83.48
- Crop Productivity Index (CPI) = 94.8
- Grain Bin – 21ft. x 18 ft. older bin with estimated capacity of 5,000 bu

• Acreage Breakdown:	<u>Assessor</u>	<u>FSA/FMC</u>
Cultivation	156.00	157.24 Acres
Site	0.00	0.05 Acres
Road	4.00	2.71 Acres
	-----	-----
TOTAL	160.00	160.00 Acres
	=====	=====

This 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.

(2/1/14)

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 March 4, 2014

NE¹/₄
SECTION 29-102-34

\$ _____/acre X 160.00 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: _____