

# **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**

**NICHOLAS THOMPSON**

### **LAND DESCRIPTION**

**NE $\frac{1}{4}$  & NW  $\frac{1}{4}$  Exc. 40.09 acres**

**SECTION 19-101-38**

**ROUND LAKE TOWNSHIP**

**JACKSON COUNTY, MINNESOTA**

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

# FARMLAND FOR SALE

## COTTONWOOD COUNTY

**Pt. of Government Lot 2, the SW $\frac{1}{4}$ NE $\frac{1}{4}$ , the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , all of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ , all of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  and part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  in Section 29-105-35 – Lakeside Township, 167.79 +/- acres; 149.4 cult. acres, 13 acres CRP, cult. CER = 72.4**

**West 825 Feet of the NW $\frac{1}{4}$  of Section 21-105-37- Springfield Township, 50.11 +/- acres; 45.9 cultivated acres, cult. CER = 75.6**

## JACKSON COUNTY

**NE $\frac{1}{4}$  of Section 19-101-38 – Round Lake Township, 161.55 +/- acres; 136.85 +/- cultivated acres, cult. CER = 71.7**

**NW $\frac{1}{4}$  Excluding 40.09 acres of Section 19-101-38 – Round Lake Township, 120 +/- acres; 114.25 +/- cultivated acres, cult. CER = 66.50**

**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, October 29, 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 October 30, 2008 at 9:30 AM at the Heron Lake Community Center, Heron Lake, 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 2<sup>nd</sup> through December 4<sup>th</sup>, the scheduled dates of closing. 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

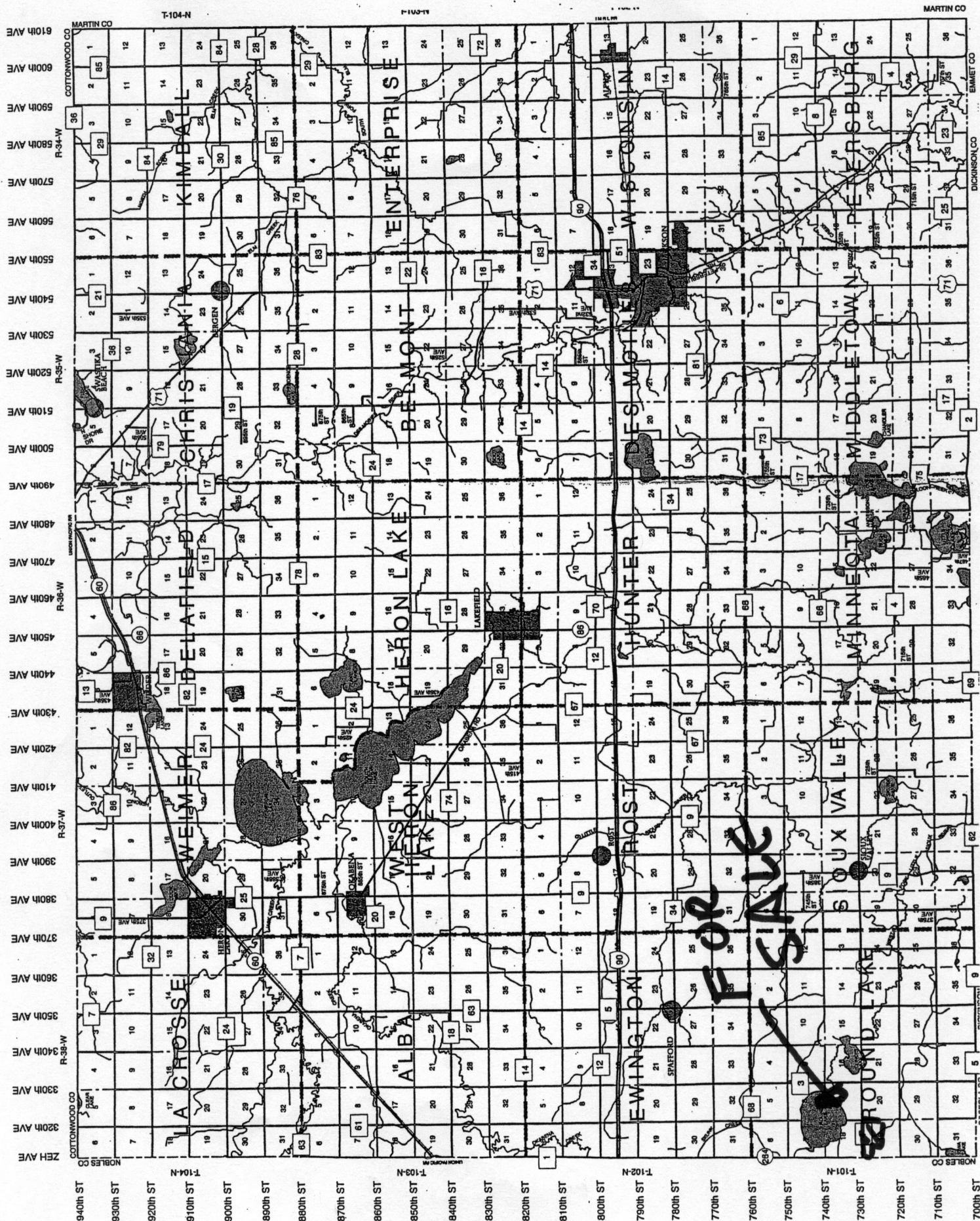
**507-831-2808**

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

*Your Ag Real Estate Professionals since 1922!*



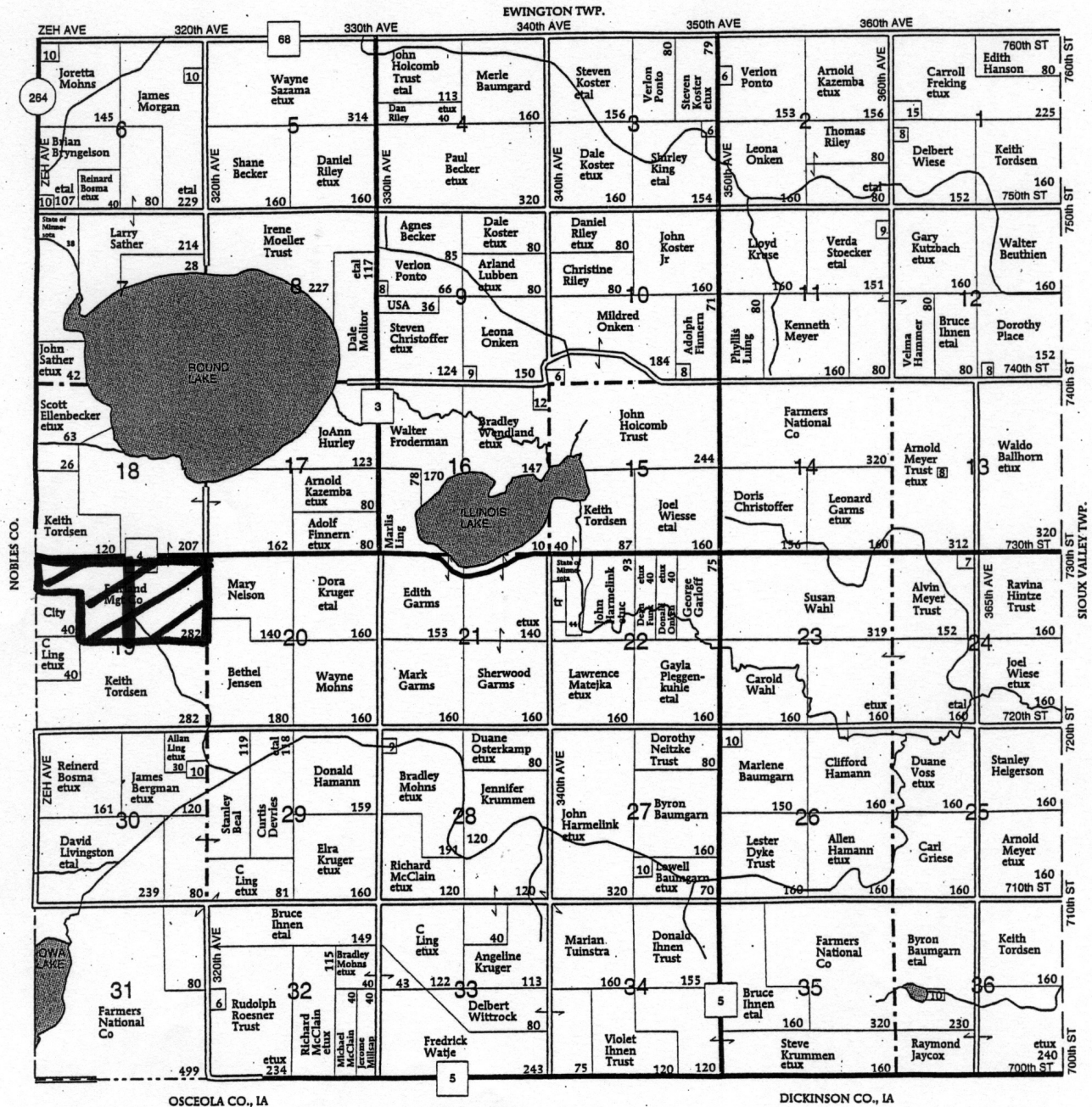
# Jackson County, Minnesota



T-101-N

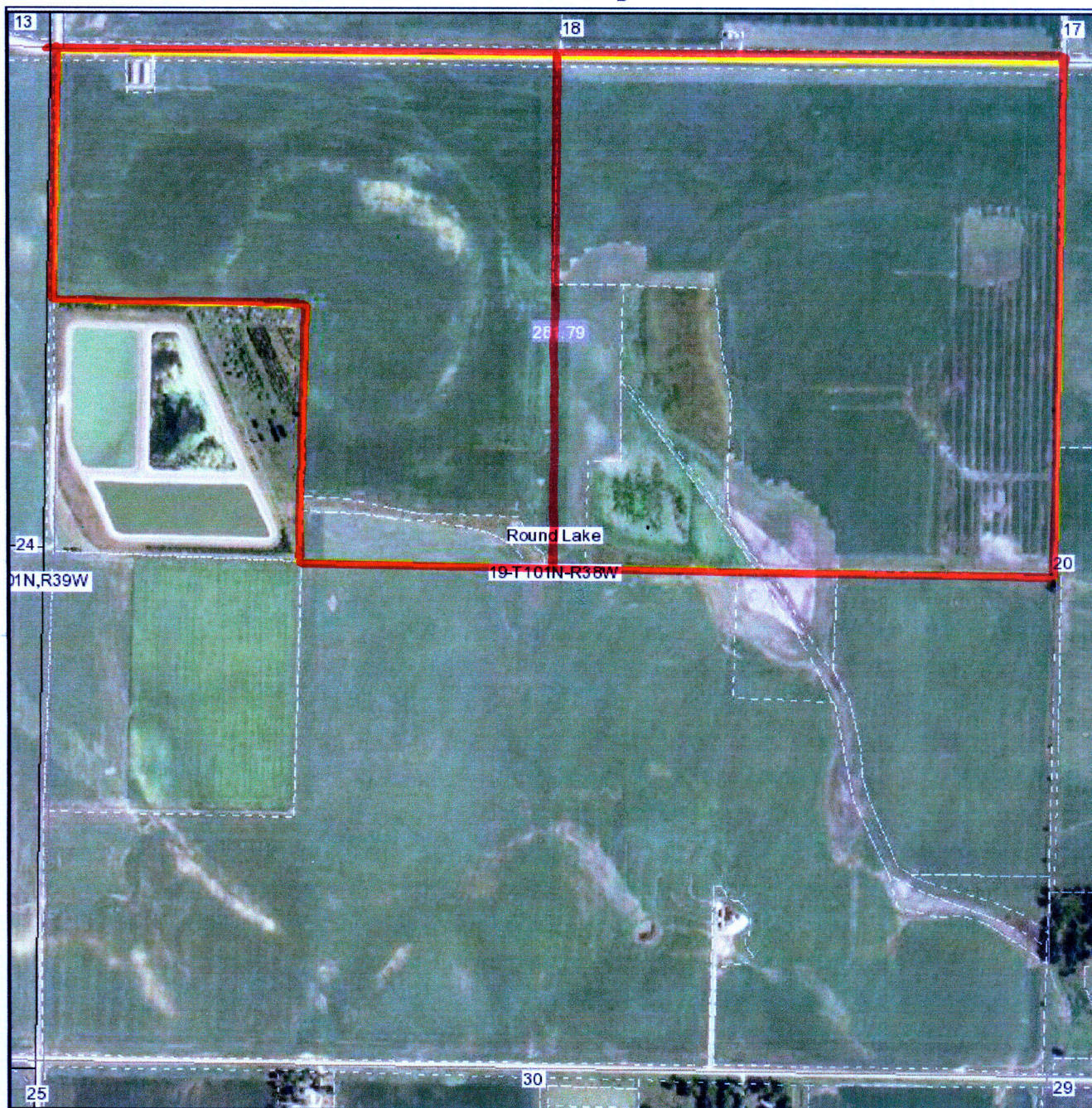
**ROUND LAKE PLAT**  
(Landowners)

R-38-W





## Aerial Map



map center: 43° 32' 10.89, 95° 26' 39.83  
scale: 1:9949

Map provided by:

 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2008  
www.AgriDataInc.com

**19-101N-38W**  
**Jackson County**  
**Minnesota**

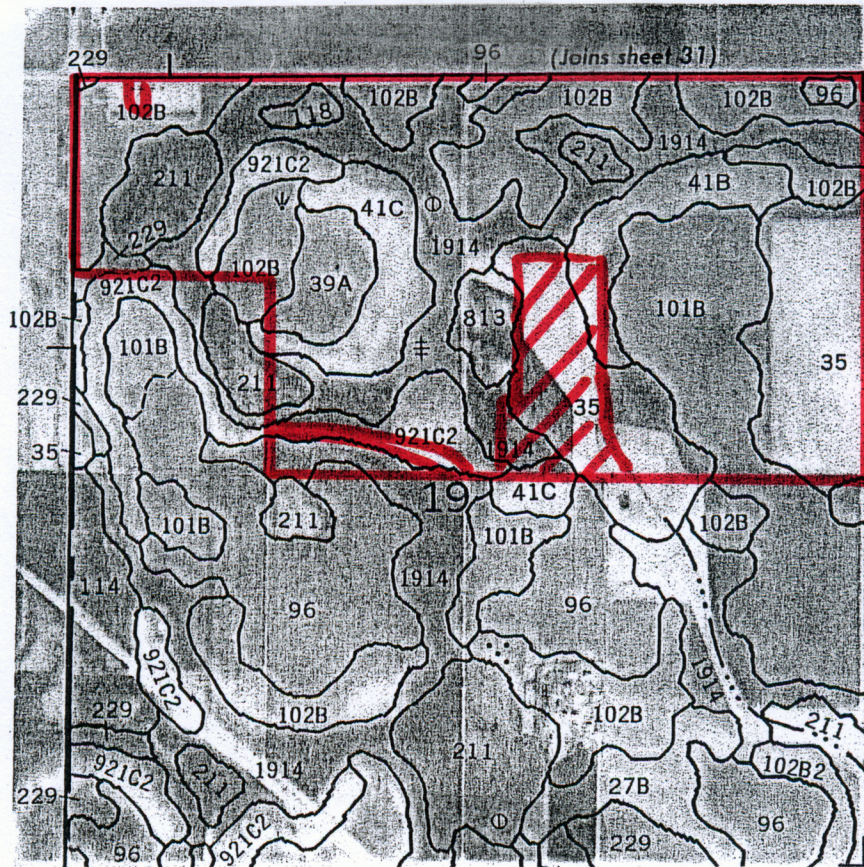


9/23/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.



Soil Series and Type  
NE1/4 & NW1/4 Excluding 40.09 acres in Section 19-101-38



<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Class</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
35	Blue Earth Mucky Silt Loam	Nearly Level	3W	37.85	15	55
39A	Wadena Loam	0 to 2 % slopes	2S	10.3	4	55
41B	Esterville Sandy Loam	2 to 6 % slopes	3S	11.6	5	35
41C	Esterville Sandy Loam	6 to 12% slopes	4S	15.6	6	30
96	Collinwood Silty Clay	Nearly Level	2W	2.0	1	80
101B	Truman Silty Clay Loam	2 to 6 % slopes	2E	30.6	12	92
102B	Clarion Loam	2 to 6 % slopes	2E	48.65	19	88
118	Crippin Clay Loam	Nearly Level	1	1.9	1	88
211	Lura Silty Clay	Nearly Level	3W	15.3	6	65
229	Waldorf Silty Clay	Nearly Level	2W	1.2	0	75
813	Spicer - Lura Complex	Nearly Level	2W	6	2	65
921C2	Clarion - Storden Loams	6 to 12% slopes	3E	13.7	5	55
1914	Silty Clay	Nearly Level	2W	56.4	22	75

Totals and Averages

251.10

100

69.3

Cultivated Acres



Soil Series and Type  
NE1/4 of Section 19-101-38



<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Class</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
35	Blue Earth Mucky Silt Loam	Nearly Level	3W	37.85	28	55
41B	Esterville Sandy Loam	2 to 6 % slopes	3S	11.6	8	35
96	Collinwood Silty Clay	Nearly Level	2W	1.6	1	80
101B	Truman Silty Clay Loam	2 to 6 % slopes	2E	30.6	22	92
102B	Clarion Loam	2 to 6 % slopes	2E	24.2	18	88
211	Lura Silty Clay	Nearly Level	3W	2.3	2	65
813	Spicer - Lura Complex	Nearly Level	2W	5.1	4	65
1914	Silty Clay	Nearly Level	2W	23.6	17	75

Totals and Averages	136.85	100	71.7
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Cultivated Acres



Soil Series and Type  
NW1/4 Excluding 40.09 acres in Section 19-101-38



<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Class</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
39A	Wadena Loam	0 to 2 % slopes	2S	10.3	9	55
41C	Esterville Sandy Loam	6 to 12% slopes	4S	15.6	14	30
96	Collinwood Silty Clay	Nearly Level	2W	0.4	0	80
102B	Clarion Loam	2 to 6 % slopes	2E	24.45	21	88
118	Crippin Clay Loam	Nearly Level	1	1.9	2	88
211	Lura Silty Clay	Nearly Level	3W	13	11	65
229	Waldorf Silty Clay	Nearly Level	2W	1.2	1	75
813	Spicer - Lura Complex	Nearly Level	2W	0.9	1	65
921C2	Clarion - Storden Loams	6 to 12% slopes	3E	13.7	12	55
1914	Silty Clay	Nearly Level	2W	32.8	29	75

Totals and Averages                      114.25      100      66.5

Cultivated Acres



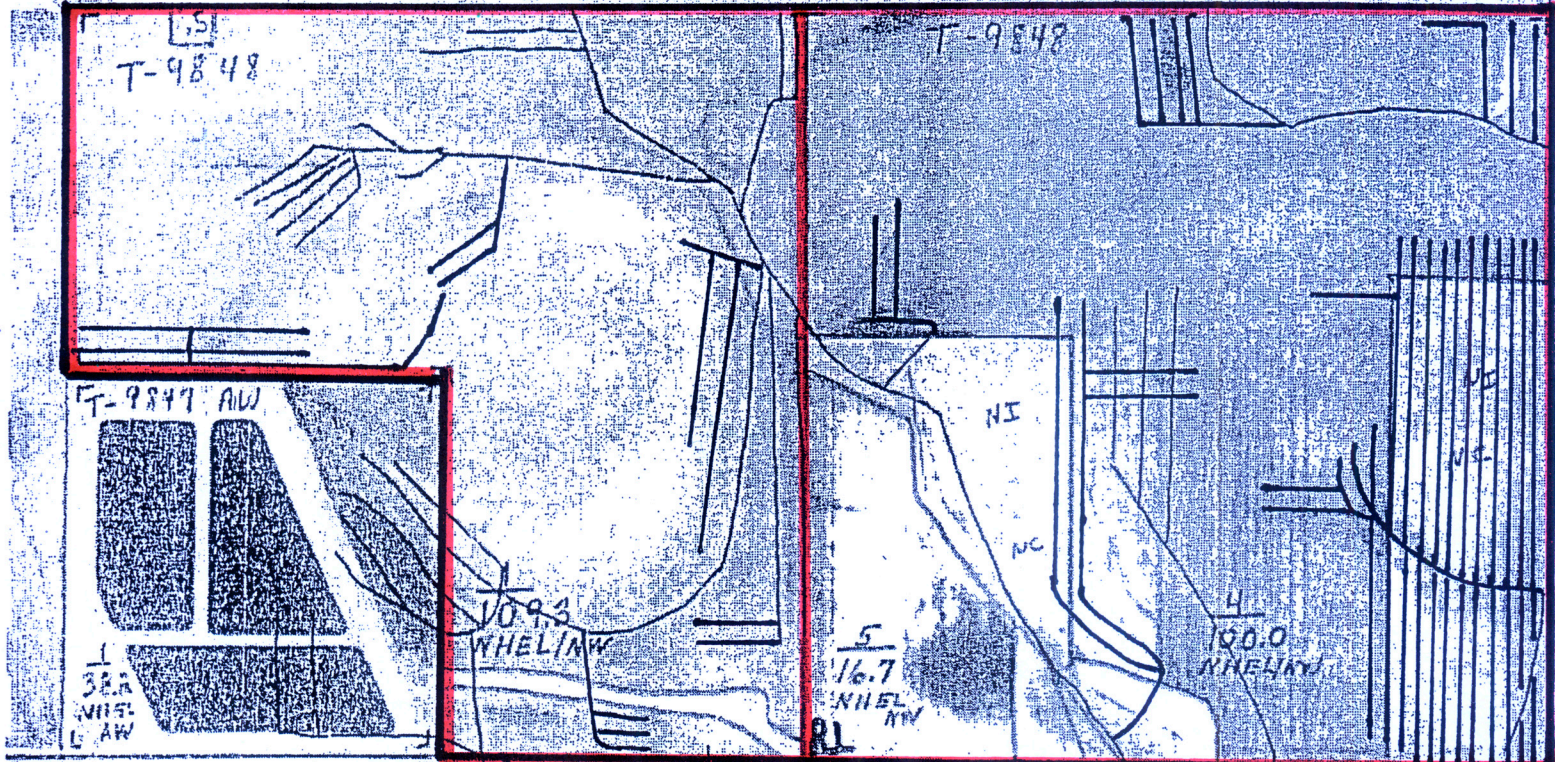
Tile map updated 4-9-7 - R.A. Larson

1/24/96

T = TRACT NUMBER	MT = MULTIPLE TRACT NUMBER	HEL = HIGHLY ERODIBLE LAND	NH = MINIMAL EFFECT WETLAND (EXEMPT)
W = WETLAND	ICW = CONVERTED WETLAND	HNEL = NON-HIGHLY ERODIBLE	NWC, HNW, HWR = SPECIAL COWD. (SEE SCS)
FW = FARMED WETLAND	NA = NON-AGRICULTURAL	PC = PRIOR CONVERTED WETLAND	NC = NON-CROPLAND
NW = NON-WETLAND	AW = ARTIFICIAL WETLAND	ECW = EXEMPT (CONVERTED) WETLAND	PHOTO NOT
COUNTY	Jackson	NOT TO BE REPRODUCED	CROP
		SCALE	DEC. 1995
		YR.	M-1

WARNING: Contact NRCS before draining, dredging, filling, or leveling any wet areas of wetland coded fields or improving, modifying or maintaining an existing drainage system.

Round Lake M-1





## FARM SUMMARY

NICHOLAS THOMPSON  
NE¼ & NW¼ Exc. 40.09 ac of SECTION 19-101-38  
JACKSON COUNTY  
MINNESOTA

- County Parcel # : 16.019.0100
- Assessor's 1/1/08 Estimated Market Value: \$668,300 (Land) & \$2,000 (Building)
- 2008 Real Estate Taxes Payable (Non Homestead – Ag): \$5,124 (\$838.25 is a ditch tax)

- Farm Program Data:

FSA Farm #	#5235
FSA Corn Base	109.9 Acres
FSA Direct Corn Yield	111 Bu. Per Acre
FSA CC Corn Yield	133 Bu. Per Acre
FSA Soybean Base	112.8 Acres
FSA Direct Soybean Yield	33 Bu. Per Acre
FSA CC Soybean Yield	39 Bu. Per Acre
FSA Cropland	261.6 Acres

- Crop Equivalency Rating (CER)
  - N½ Ex. 40.09 acres = Total CER = 68.29; Cultivated CER = 69.3
  - NE¼ = Total CER = 69.48 ; Cultivated CER = 71.70
  - NW¼ = Total CER = 66.70 ; Cultivated = 66.50

- Highly Erodible Land: None Classified

- Wetlands: None Classified

- Acreage Breakdown:

	Assessor	FMC Estimate	FMC NE1/4	FMC NW1/4
Cultivation	251.20	251.10	136.85	114.25
CRP	0.00	0.00	0.00	0.00
Pasture/Hay	21.34	23.90	21.70	2.20
Wildlife	3.01	0.00	0.00	0.00
Lots	6.00	0.55	0.00	0.55
Road	0.00	6.00	3.00	3.00
	-----	-----	-----	-----
TOTAL	281.55	281.55	161.55	120.00
	=====	=====	=====	=====

- Drainage: Approximately 18,000 feet of tile in the NW¼ and about 33,000 feet in the NE¼  
(See Attached map)

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.

(9/24/08)



**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 Wednesday, October 29, 2008**

**NE $\frac{1}{4}$**

\$ \_\_\_\_\_/acre X 161.55 Total Acres = NE $\frac{1}{4}$  Bid Amount \$ \_\_\_\_\_

**NW $\frac{1}{4}$  Ex. 40.09 acres**

\$ \_\_\_\_\_/acre X 120.00 Total Acres = NW $\frac{1}{4}$  Ex. 40.09 ac. Bid Amount \$ \_\_\_\_\_

**TOTAL BID AMOUNT**

**(TOTAL of NW $\frac{1}{4}$  Ex. 40.09 ac. Bid Amount + NE $\frac{1}{4}$  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: \_\_\_\_\_