

# **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**

**WEST 825 Feet of the NW¼ containing 50.11 +/-acres**

**SECTION 21-105-37**

**SPRINGFIELD TOWNSHIP**

**COTTONWOOD 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

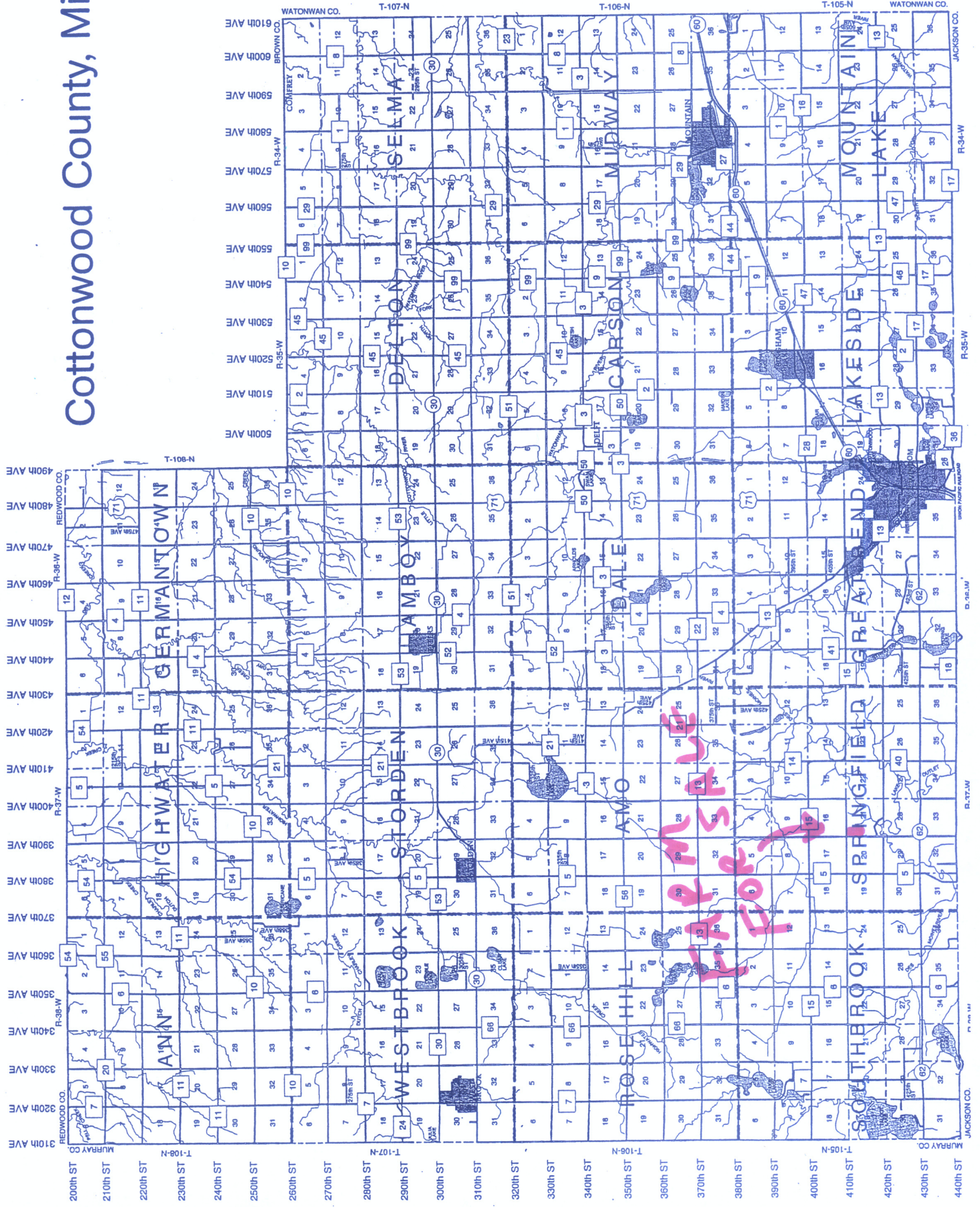
**507-831-2808**

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

*Your Ag Real Estate Professionals since 1922!*

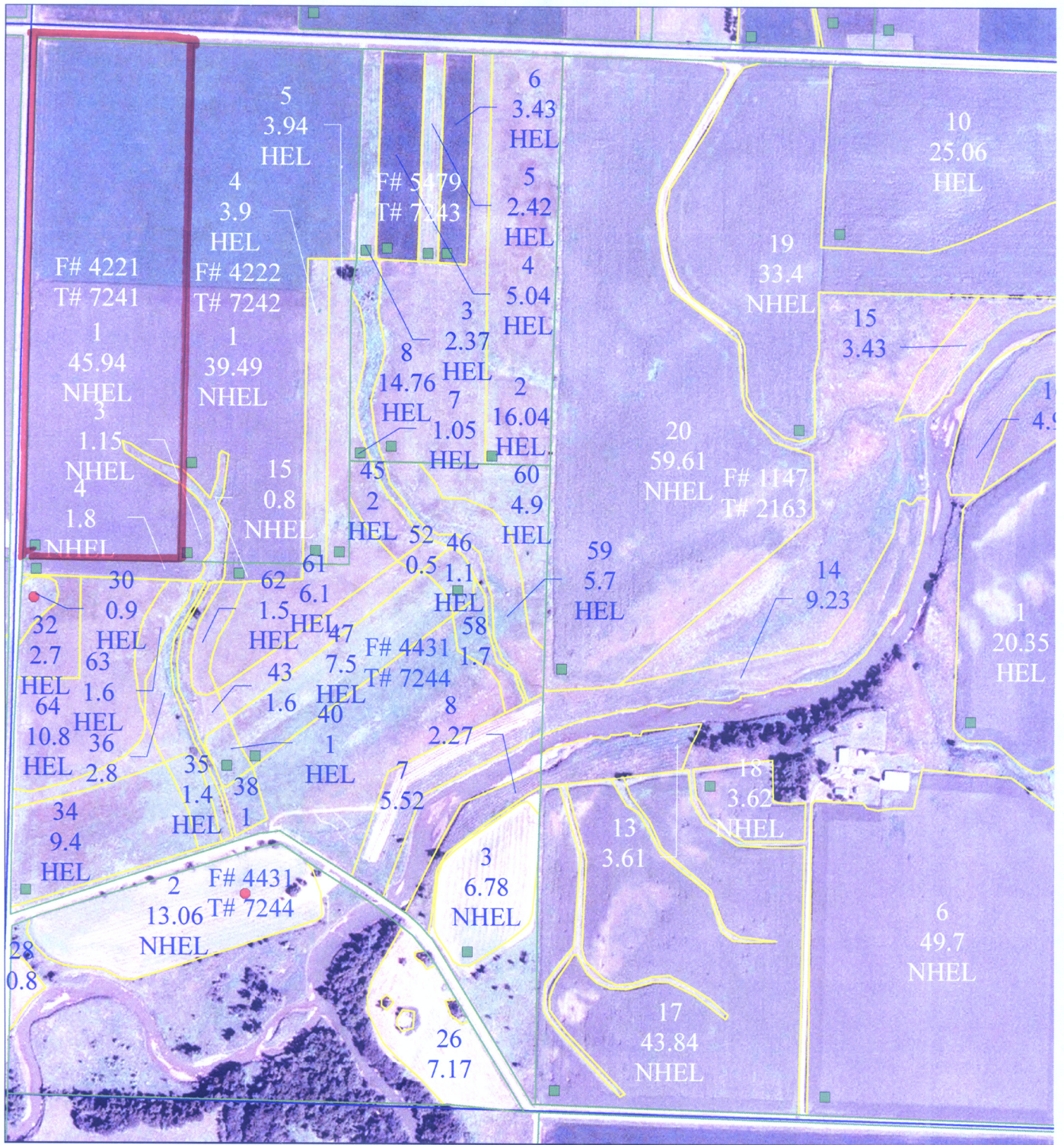


# Cottonwood County, Minnesota



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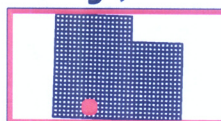
United States Department of Agriculture  
Farm Service Agency

21-105-37

**Cottonwood County, MN**

1:7,920

September 23, 2008



**Legend**

fsa\_gis\_layers.SDE.wet\_p\_mn033

Wetland Determination Identifiers

● Restricted Use

▲ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

trct\_dislv\_a\_mn033

plss\_a\_mn033

clu.SDE.clu\_a\_mn033

ortho\_1-1\_1n\_s\_mn033\_2003\_1.sid

RGB

Red: Band\_1

Green: Band\_2

Blue: Band\_3

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



Soil Series and Type  
West 825 Feet of the NW1/4 Section 21-105-37



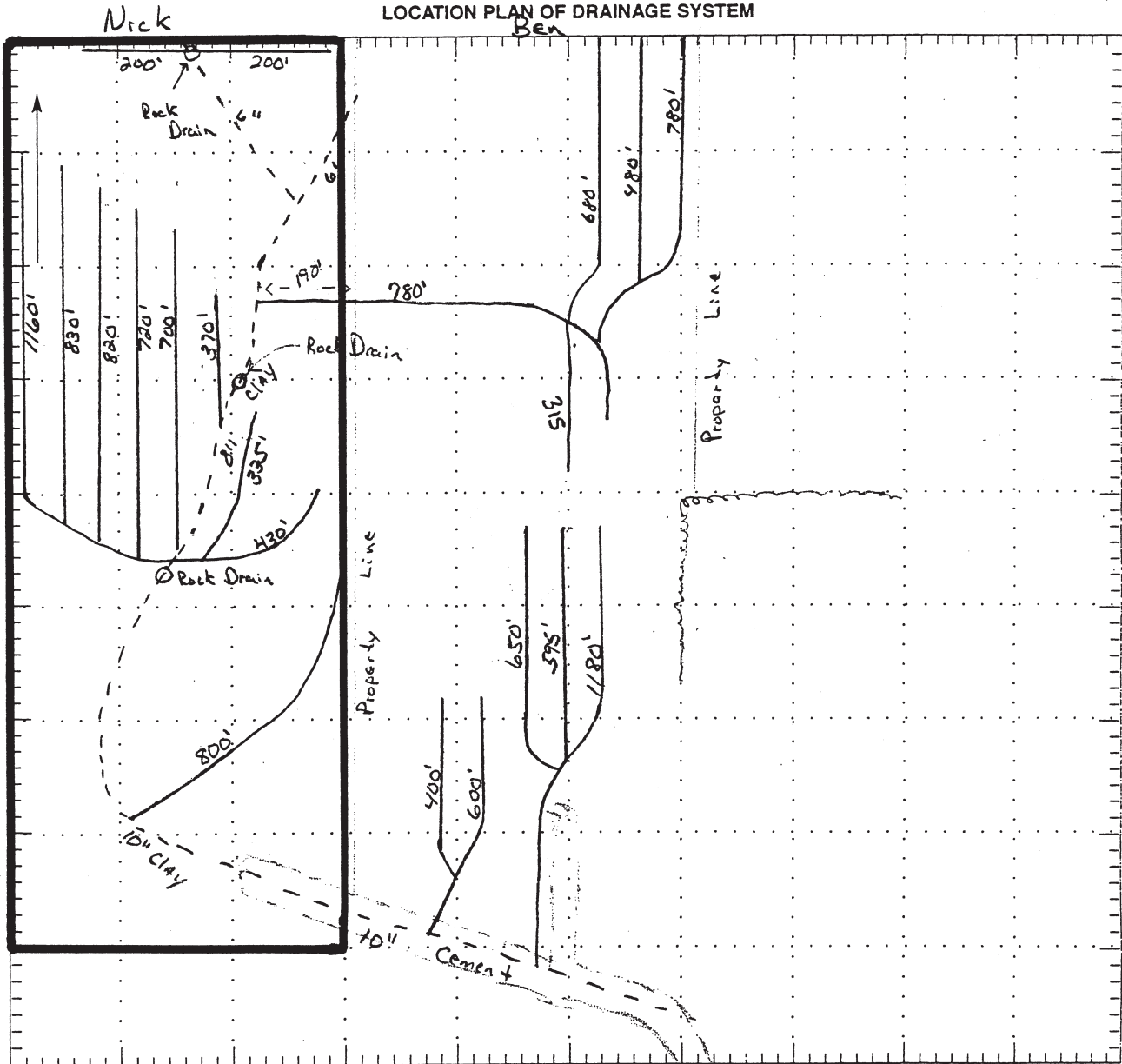
<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Class</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
31D	Storden loam	12 to 18% slopes	4E	0.60	1	19.0
102B	Clarion loam	Nearly level	2E	2.50	5	75.0
110	Marna Silty Clay Loam	Nearly level	2W	10.30	22	79.0
130	Nicollet Clay Loam	Nearly level	1	3.50	8	88.0
197	Kingston Silt Loam	Nearly level	1	4.60	10	83.0
291	Ransom Silty Clay Loam	Nearly level	1	7.00	15	77.0
304	Rushmore Silty Clay Loam	Nearly level	2W	1.00	2	83.0
230	Guckeen Silty Clay Loam	Nearly level	2W	2.40	5	75.0
884	Webster - Deleft Clay Loams	Nearly level	2W	6.00	13	78.0
887B	Clarion - Swanlake Loams	3 to 6% slopes	2E	8.00	17	62.0
Totals and Averages				45.90	100	75.6



# STENZEL FARM DRAINAGE

KEN STENZEL  
Phone (507) 793-2420  
644 6th Street  
Heron Lake, MN 56137

LOCATION PLAN OF DRAINAGE SYSTEM



## LEGEND

Permanent Fence ————— x x x x x x x x x x —————

Existing Drain Line ———— o ———— o ———— o ———— o ———— o ———— o ————

Proposed Drain Line ———— o ———— o ———— o ———— o ———— o ———— o ————

Owner Nick & Ben Thompson

County Cottonwood Date Spring 2000

Township Springfield Town Heron Lake

Spacing 90' & 80' Scale \_\_\_\_\_

## MATERIAL NEEDS

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## FARM SUMMARY

NICHOLAS THOMPSON  
WEST 825 Feet of the NW¼ containing 50.11 +/- acres  
SECTION 21-105-37  
COTTONWOOD COUNTY  
MINNESOTA

- County Parcel # : 16.021.0200
- Assessor's 1/1/08 Estimated Market Value: \$151,434
- 2008 Real Estate Taxes Payable (Non Homestead – Ag): \$966
- Farm Program Data:
  - FSA Farm # #4221
  - FSA Corn Base 40.4 Acres
  - FSA Direct Corn Yield 97 Bu. Per Acre
  - FSA CC Corn Yield 97 Bu. Per Acre
  - FSA Soybean Base 4.9 Acres
  - FSA Direct Soybean Yield 35 Bu. Per Acre
  - FSA CC Soybean Yield 35 Bu. Per Acre
  - FSA Cropland 45.90 Acres
- Crop Equivalency Rating (CER) = Total acres = 76.11; Tillable acres = 75.6
- Highly Erodible Land: None Classified
- Wetlands: None Classified
- Acreage Breakdown:

	<u>Assessor</u>	<u>FMC</u>	
Cultivation	46.90	45.90	Acres
Pasture/Wildlife	0.61	1.61	
Road	2.60	2.60	Acres
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TOTAL	50.11	50.11	
	=====	=====	
- Drainage: Approximately 10,000 feet (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**

**West 825 Feet of the NW<sup>1</sup>/<sub>4</sub> of Section 21-105-37**

\$ \_\_\_\_\_/acre X 50.11 Total Acres

**TOTAL 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: \_\_\_\_\_