

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

HORACE THOMPSON, INC.

LAND DESCRIPTION

E $\frac{1}{2}$ NW $\frac{1}{4}$

NE $\frac{1}{4}$

E $\frac{1}{2}$ SW $\frac{1}{4}$

& SE $\frac{1}{4}$

SECTION 21-103-44

**VIENNA TOWNSHIP
ROCK COUNTY, MINNESOTA**

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

FARMLAND FOR SALE

ROCK COUNTY

Legal Description

E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, & SE $\frac{1}{4}$ Section 21-103-44 –Vienna Township

Tracts to be sold (subject to final survey):

Tract #1 = 165.1 +/- cultivated acres in E $\frac{1}{2}$ NW $\frac{1}{4}$ & NE $\frac{1}{4}$

Tract #2 = 161.5 +/- cultivated acres in E $\frac{1}{2}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$

Tract #3 = 114.79 +/- pasture acres with stock pond and Champepadan Creek

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 11th Street, P.O. Box 128, Windom, MN, 56101 on or before 5 PM, November 17, 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 November 18, 2008 at 10:00 AM at the Blue Mound Banquet and Meeting Center, Luverne, MN.**

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 22 & 23, 2008, the scheduled dates of closing. The sale is contingent upon closing before December 29, 2008. 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 11th STREET, WINDOM, MN 56101

507-831-2808

www.fairlandmanagement.com

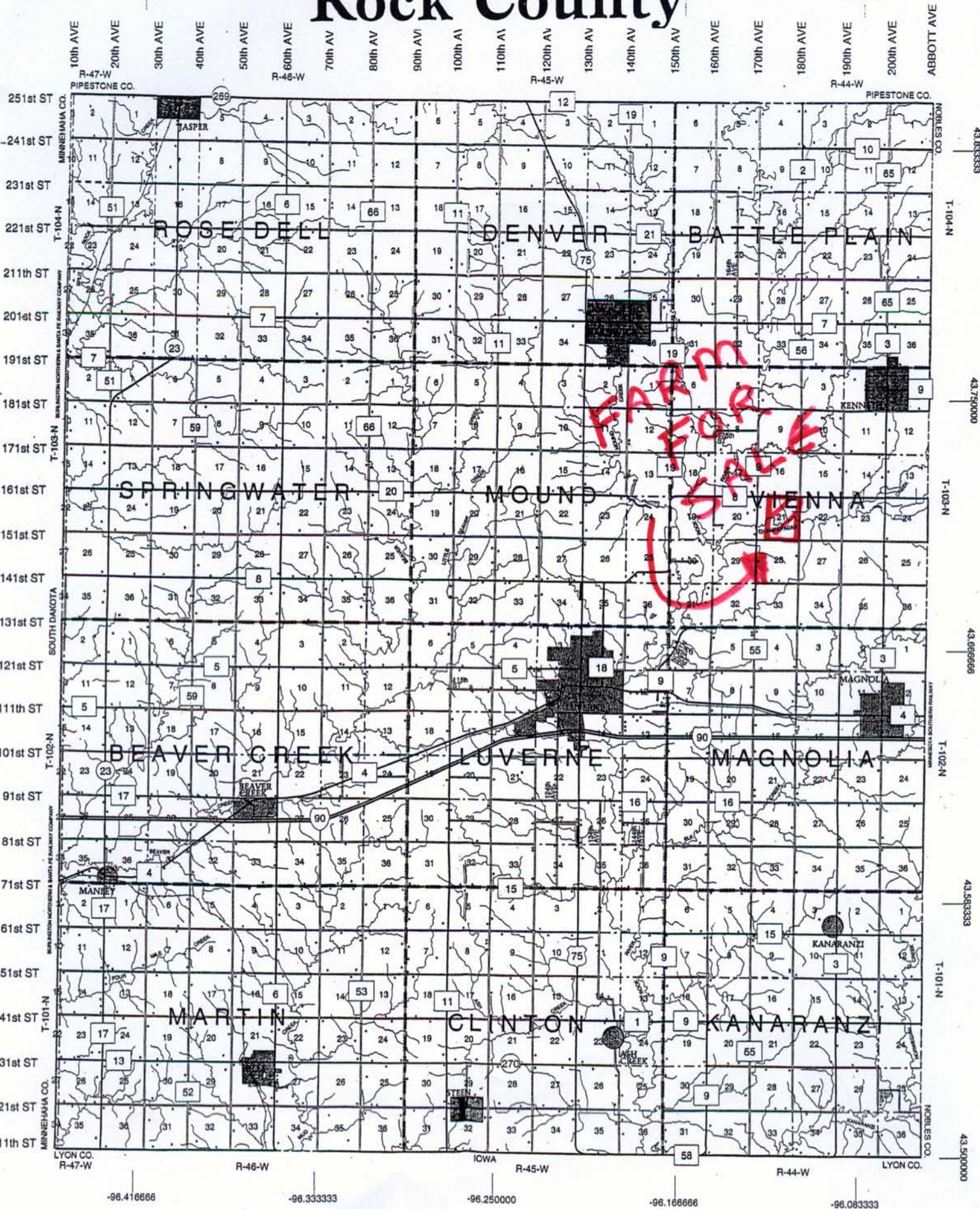
Your Ag Real Estate Professionals since 1922!

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Rock County

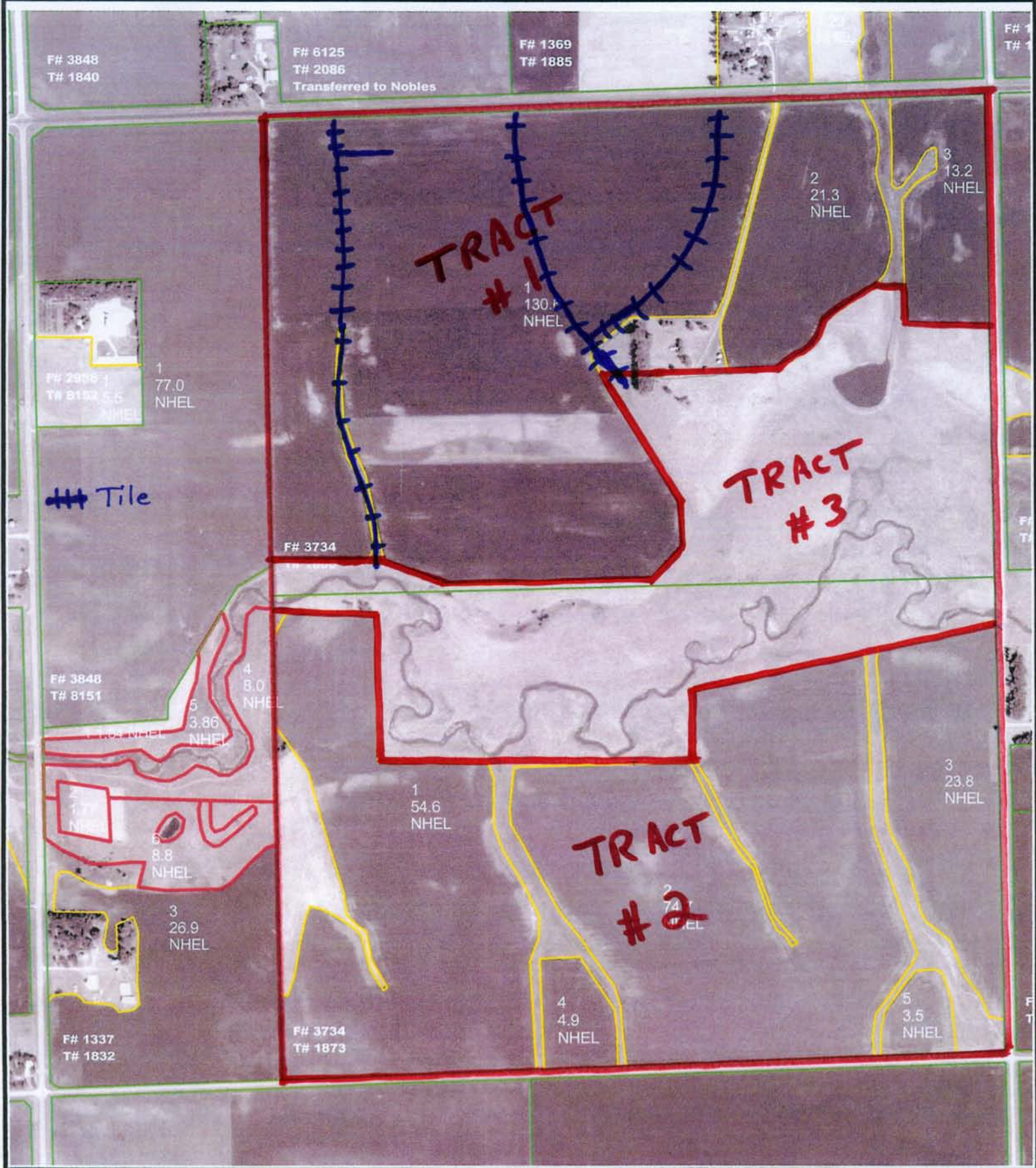
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BATTLE PLAIN TWP.





Vienna



Vienna County

Township - 103 Range - 44 Section - 21

Jan 13, 2005

Key to Features

-  Tract Boundary
-  Common Land Unit
-  Section Boundary
-  Wetland Points



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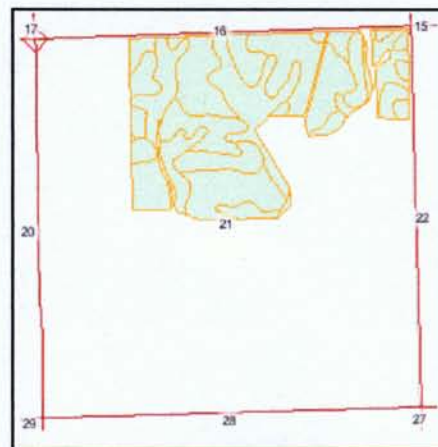
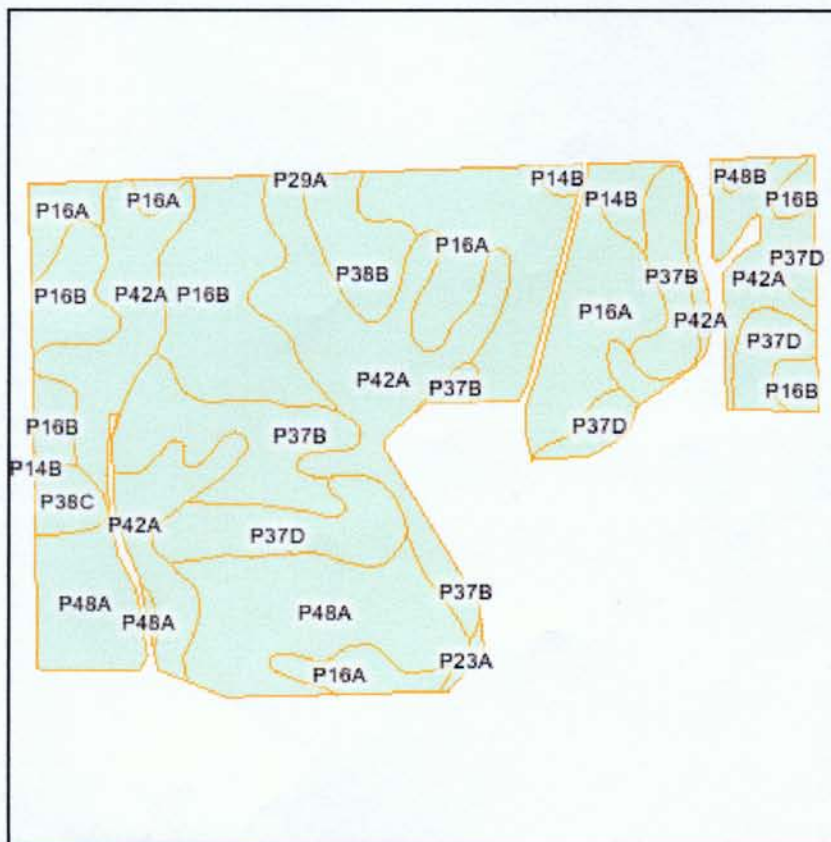
Soil Series and Type
E1/2NW1/4 & NE1/4 - 21-103-44
County Assessor Information - Cultivated Acres
Tract #1

<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
AT	Alcester Silty Clay Loam	1 to 3 % Slopes	16.60	10	102.0
AS	Alluvial Silty Clay Loam	Nearly Level	0.80	0	60.0
ESG	Esterville Loam -Gently Sloping Phase	2 to 6 % Slopes	1.00	1	56.0
ELR	Esterville Loam -Strong Sloping Phase	8 to 12% Slopes	8.40	5	46.0
FLA	Fairhaven Silt Loam	2 to 6 % Slopes	9.60	6	56.0
FR, FRP	Flandreau Loam	0 to 6% Slopes	53.83	33	70.0
FN	Flandreau Silt Loam	0 to 5% Slopes	36.61	22	70.0
FC	Fordville Silty Clay Loam	0 to 1% Slopes	8.00	5	68.0
FCD	Fordville Silty Clay Loam-Deep Phase	0 to 1% Slopes	16.40	10	80.0
VS	Vienna Silty Clay Loam	0 to 3 % Slopes	13.86	8	80.0
Estimated Totals and Averages			165.10	100	72.8

Soil Series and Type
E1/2SW1/4 & SE1/4 - 21-103-44
County Assessor Information - Cultivated Acres
Tract #2

<u>Soil No.</u>	<u>Soils Series and Type</u>	<u>Description</u>	<u>Acres</u>	<u>%</u>	<u>CER</u>
AT	Alcester Silty Clay Loam	1 to 3 % Slopes	30.00	19	102.0
AS	Alluvial Silty Clay Loam	Nearly Level	0.00	0	60.0
CLM	Cass Loam-High Bottom phase	Nearly Level	3.00	2	46.0
FR, FRP	Flandreau Loam	0 to 6% Slopes	93.00	58	70.0
FC	Fordville Silty Clay Loam	0 to 1% Slopes	0.00	0	68.0
FCD	Fordville Silty Clay Loam-Deep Phase	0 to 1% Slopes	11.00	7	80.0
LF	Lamoure Very Fine Sandy Loam	Nearly Level	5.00	3	92.0
VLG	Vienna Loam- Gently Sloping Phase	2 to 7% Slopes	19.50	12	80.0
Estimated Totals and Averages			161.50	100	78.1

Soils Map



State: **MN**
 County: **Rock**
 Location: **21-103N-44W**
 Township: **Vienna**
 Acres: **165.1**



Maps provided by:

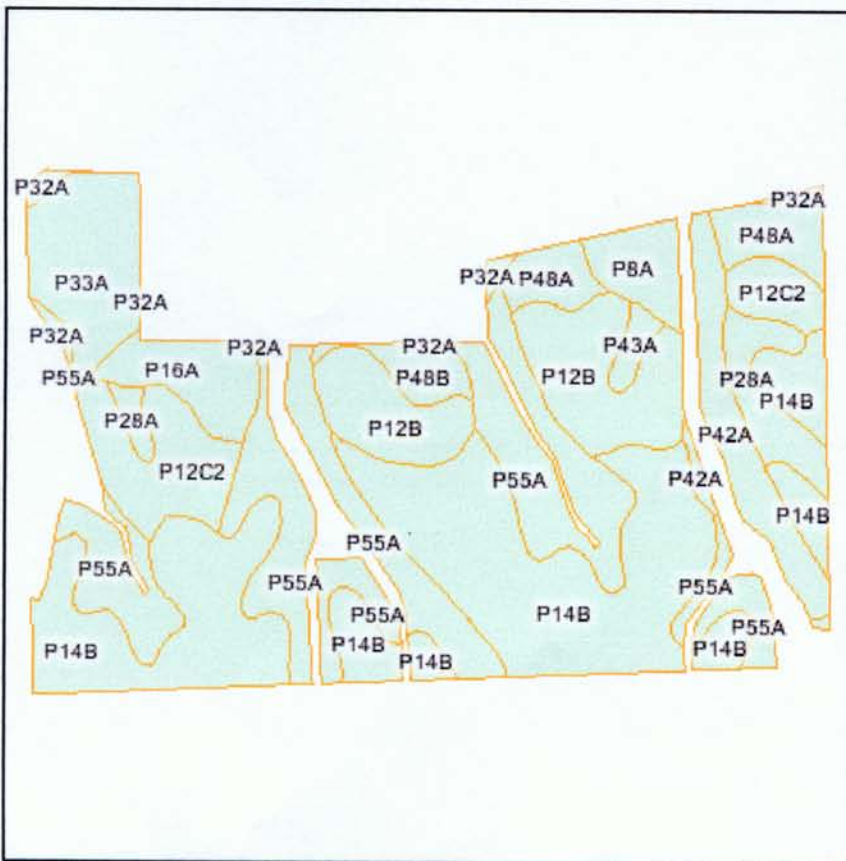


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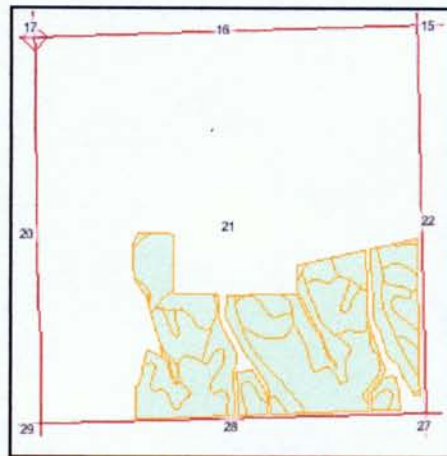
Fsa borders provided by the Farm Service Agency.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Brome-grass-alfalfa hay	Corn	Oats	Soybeans	Spring wheat
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	44.1	26.7%	IIw	94	4.4	169	82	52	58
P16A	Graceville silty clay loam, 0 to 2 percent slopes	31.2	18.9%	I	98	4.8	176	83	54	59
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	24.9	15.1%	IIs	75	3.8	135	70	41	52
P16B	Graceville silty clay loam, 2 to 6 percent slopes	22.2	13.4%	IIe	96	4.6	173	80	53	57
P37B	Talmo gravelly sandy loam, 2 to 6 percent slopes	16.8	10.2%	IVs	26	1.7	0	33	0	22
P37D	Talmo gravelly sandy loam, 6 to 35 percent slopes	14.0	8.5%	VIIIs	21	0	0	0	0	0
P38B	Thurman sandy loam, 2 to 6 percent slopes	5.4	3.3%	IIIe	47	3.0	85	54	26	41
P14B	Flandreau silt loam, 2 to 6 percent slopes	3.0	1.8%	IIe	78	3.5	140	65	43	50
P38C	Thurman sandy loam, 6 to 12 percent slopes	2.4	1.5%	IVe	45	2.5	81	45	25	34
P48B	Allendorf silty clay loam, 2 to 6 percent slopes	0.6	0.4%	IIe	74	3.6	133	67	41	50
P23A	Havelock clay loam, 0 to 2 percent slopes, occasionally flooded	0.5	0.3%	IIw	75	3.8	138	71	41	51
Weighted Average					76	3.7	129	66	40	47

Soils Map



Soils data provided by USDA and NRCS.



State:	MN
County:	Rock
Location:	21-103N-44W
Township:	Vienna
Acres:	161.5



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Bromegrass-alfalfa hay	Corn	Oats	Soybeans	Spring wheat
P14B	Flandreau silt loam, 2 to 6 percent slopes	53.3	33.0%	Ile	78	3.5	140	65	43	50
P55A	Kato silty clay loam, 0 to 2 percent slopes	35.5	22.0%	IIw	75	3.6	135	70	41	50
P12B	Everly silty clay loam, 2 to 6 percent slopes	16.5	10.2%	Ile	93	5.1	167	87	51	62
P12C2	Everly silty clay loam, 6 to 12 percent slopes, eroded	11.3	7.0%	IIle	82	4.5	148	77	45	54
P33A	Spillco silt loam, 0 to 2 percent slopes, occasionally flooded	10.0	6.2%	I	83	5.0	149	86	46	61
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	8.1	5.0%	IIw	94	4.4	169	82	52	58
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	6.4	4.0%	Ils	75	3.8	135	70	41	52
P16A	Graceville silty clay loam, 0 to 2 percent slopes	5.7	3.5%	I	98	4.8	176	83	54	59
P28A	Ransom silty clay loam, 1 to 3 percent slopes	5.5	3.4%	I	99	5.2	178	89	54	63
P8A	Cylinder loam, 0 to 2 percent slopes, occasionally flooded	3.8	2.4%	Ils	65	3.7	117	68	36	51
P48B	Allendorf silty clay loam, 2 to 6 percent slopes	2.7	1.7%	Ile	74	3.6	133	67	41	50
P32A	Spillco silt loam, 0 to 2 percent slopes, frequently flooded	1.5	0.9%	Vw	20	0	0	0	0	0
P43A	Wilmington silty clay loam, 1 to 3 percent slopes	1.2	0.7%	I	98	5.2	176	89	54	64
Weighted Average					81	4.0	145	73	44	53

FARM SUMMARY
HORACE THOPSON, INC.
E½NW¼, NE¼, E½SW¼, & SE¼
Section 21-103-44 –Vienna Township
ROCK COUNTY
MINNESOTA

- Assessor's Parcel # : 12-1067-000 (E½NW¼) , 12-0048-000 (NE¼) , 12-0163-000 (E½SW¼), & 12-0049-000 (SE¼)
- Assessor's 1/1/08 Estimated Market Value: \$1,027,100
\$178,100 (E½NW¼), \$323,600 (NE¼), \$154,800 (E½SW¼), \$370,600 (SE¼)
- 2008 Real Estate Taxes Payable (Non Homestead – Ag): \$4,798
\$822 (E½NW¼), \$1,526 (NE¼), \$704 (E½SW¼), \$1,746 (SE¼)
- Farm Program Data:

FSA Farm #	# 3734	Tract #1	Tract #2
FSA Cropland (Acres)	326.6	165.1	161.5
FSA Corn Base (Acres)	154.9	78.0	76.9
FSA Direct Corn Yield (Bu)	93.0	93.0	93.0
FSA CC Corn Yield (Bu)	122.0	122.0	122.0
FSA Soybean Base (Acres)	152.0	76.5	75.5
FSA Direct Soybean Yield(Bu)	34.0	34.0	34.0
FSA CC Soybean Yield (Bu)	40.0	40.0	40.0
FSA Oats Base (Acres)	3.8	1.9	1.9
FSA Direct Oats Yield(Bu)	60.0	60.0	60.0
FSA CC Soybean Yield (Bu)	57.0	57.0	57.0
- Crop Equivalency Rating (CER)
 - County Assessor Total = E½NW¼ (69.84); NE¼ (71.06), E½SW¼ (69.09), & SE¼ (78)
 - County Assessor Info. – Measured Cultivated Acres: Tract #1 = 72.8; Tract #2 = 78.1
 - USDA/NRCS Soils Info: Tract #1 = 76; Tract #2 = 81 (See Maps)
- Highly Erodible Land and Wetlands : None Classified

Acreage Breakdown:	County	Estimated Acreage Split			
	Assessor	Tract #1	Tract #2	Tract #3	Tracts #1-#3
Cultivation	323.00	165.10	161.50	0.00	326.60
Permanent Hay/Waterway	00.00	1.80	16.00	0.00	17.80
Permanent Pasture	132.30	1.70	0.00	113.70	115.40
Lots	1.00	4.00	0.00	0.00	4.00
Wildlife/Waste	11.90	0.00	1.58	0.00	1.58
Road	11.74	5.80	4.94	1.09	11.83
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TOTALS	480.00	178.40	184.02	114.79	477.21
	=====	=====	=====	=====	=====

- Tile : See map
- Grain Bins: 6,600 bushels, under lease until after June 30, 2009, and 3,200 bushels
- Fall Tillage: Any fall tillage will be charged to the Buyer(s) in addition to the final sales price.

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.

(10/23/08)

BID SHEET
FARMLAND FOR SALE

Submit in writing to:

Fairland Management Company, 339 11th Street, P.O. Box 128

Windom, MN 56101

By 5 PM on Monday, November 17, 2008

Tract #1 = 178.4 acres in the E½NW¼ & NE¼ of Section 21-103-44

\$ _____/acre X 178.4 Acres = Bid Amount \$ _____

Tract #2 = 184.02 acres in the E½SW¼ & SE¼ of Section 21-103-44

\$ _____/acre X 184.02 Acres = Bid Amount \$ _____

Tract #3 = 114.79 acres in the E½NW¼, NE¼, E½SW¼ & SE¼ of Section 21-103-44

\$ _____/acre X 114.79 Acres in Section 21-103-44 = Bid Amount \$ _____

TOTAL BID AMOUNT

(TOTAL of Tract #1, Tract #2, & Tract #3)

\$ _____

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: _____