

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

Alexandra C. Boardman Revocable Trust

LAND DESCRIPTION

NE $\frac{1}{4}$

SECTION 7-103-44

160.00 +/- Acres

VIENNA TOWNSHIP

ROCK COUNTY

MINNESOTA

Interested parties should contact Fairland Management Company at the above address

FARMLAND FOR SALE

ROCK COUNTY

ALEXANDRA C. BOARDMAN REVOCABLE TRUST

NE¼ of SECTION 7-103-44 VIENNA TOWNSHIP

We are pleased to announce the sale of land for the Alexandra C. Boardman Revocable Trust. The farm consists of 160.0 (+/-) acres in Vienna Township, located north of Luverne. The farm has 134.0 (+/-) cultivated acres of highly productive soils with good yield potential and 12.3 (+/-) acres of pasture along the Rock River.

Terms: Landowner will offer said tract of land for sale by private sealed bid auction. Bid forms are available upon request. **Minimum bid is \$6,250 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, February 21, 2013. **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 February 22, 2013 at 10:00 AM at the Blue Mound Banquet Center, Luverne, 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 March 28, 2013, the scheduled date of closing. Farm is being sold subject to all existing easements. Fall tillage has been completed. The cost of the tillage and real estate taxes payable in 2013 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

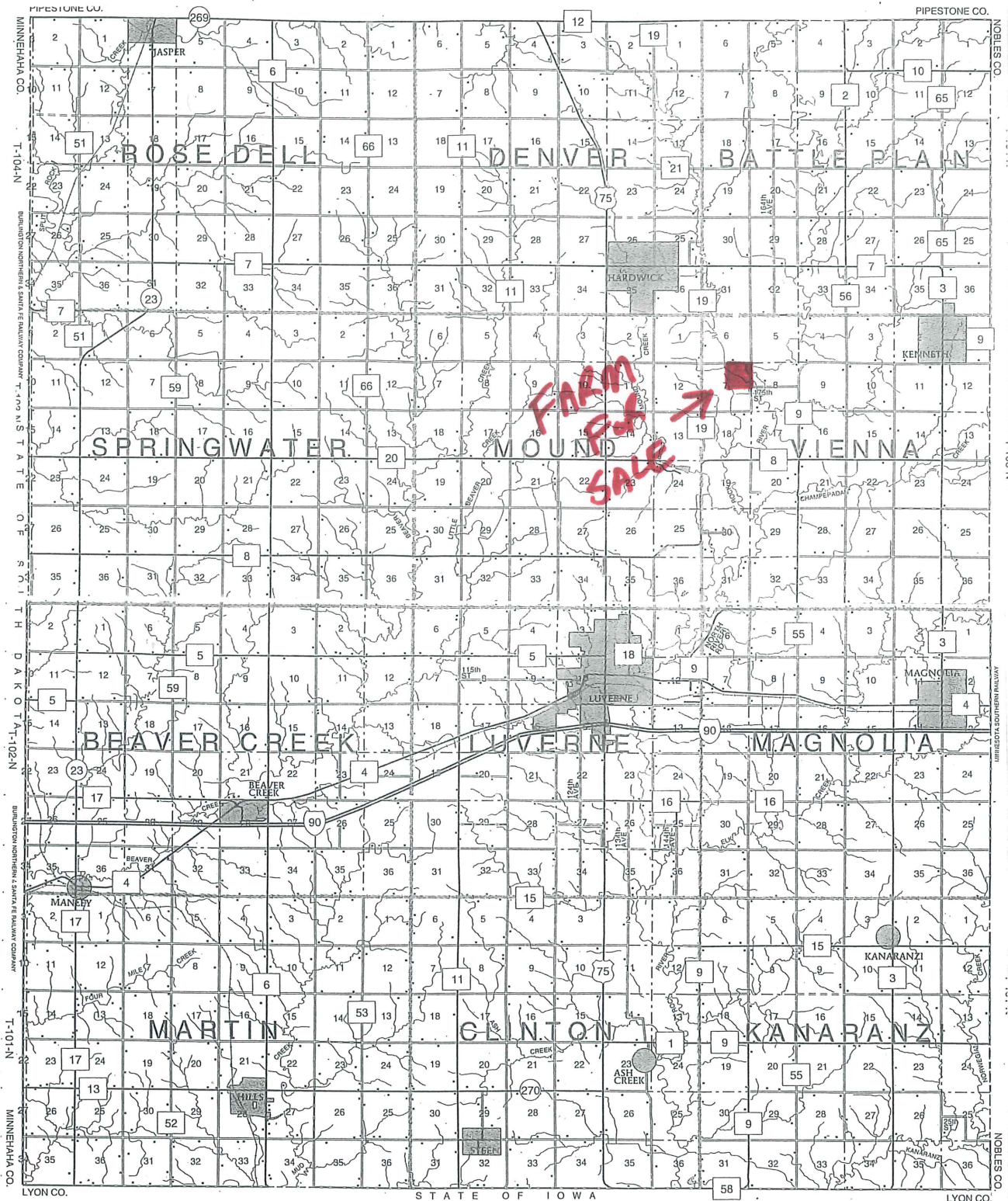
339 11th STREET, WINDOM, MN 56101

507-831-2808

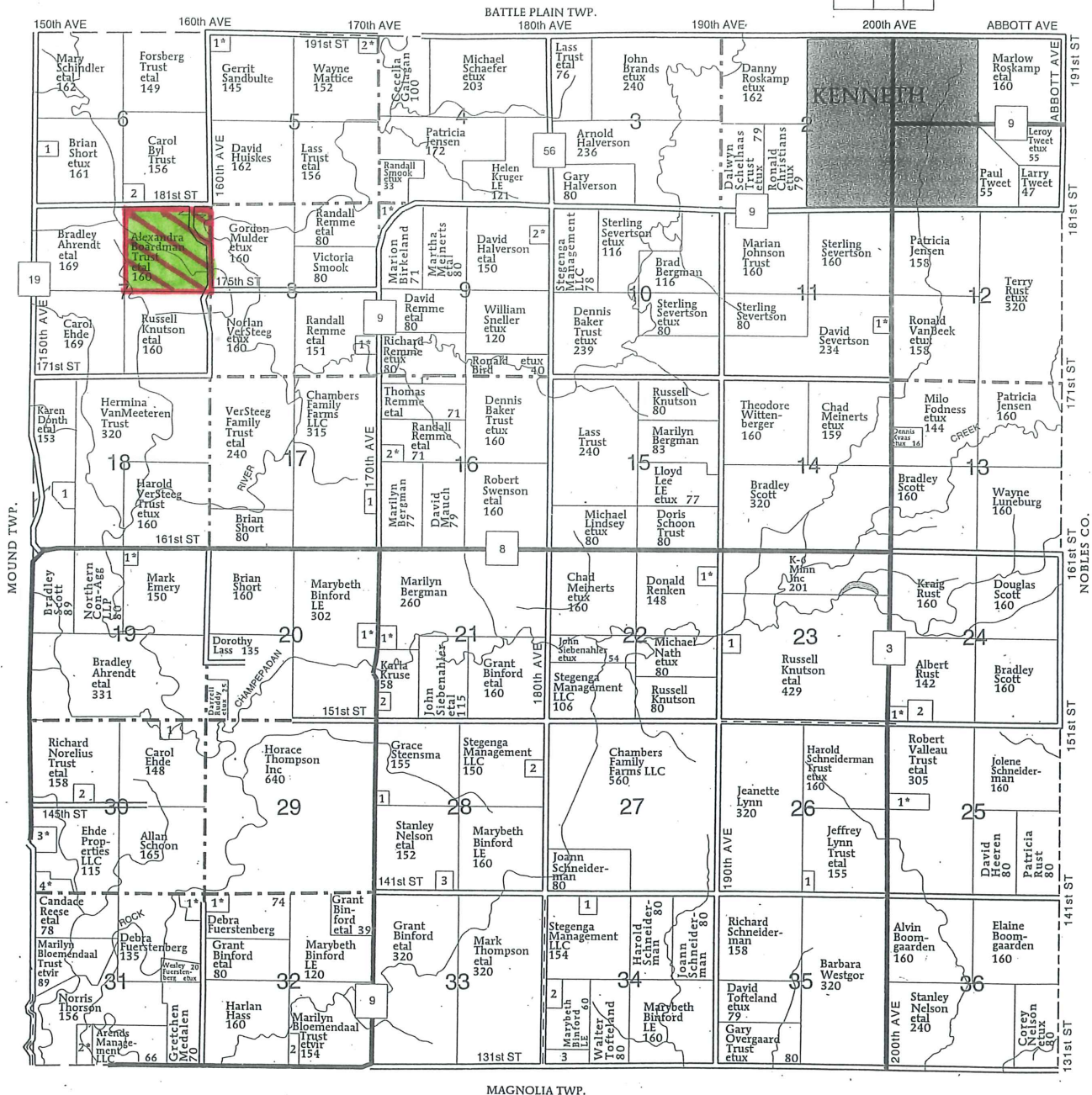
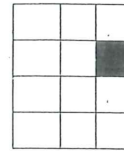
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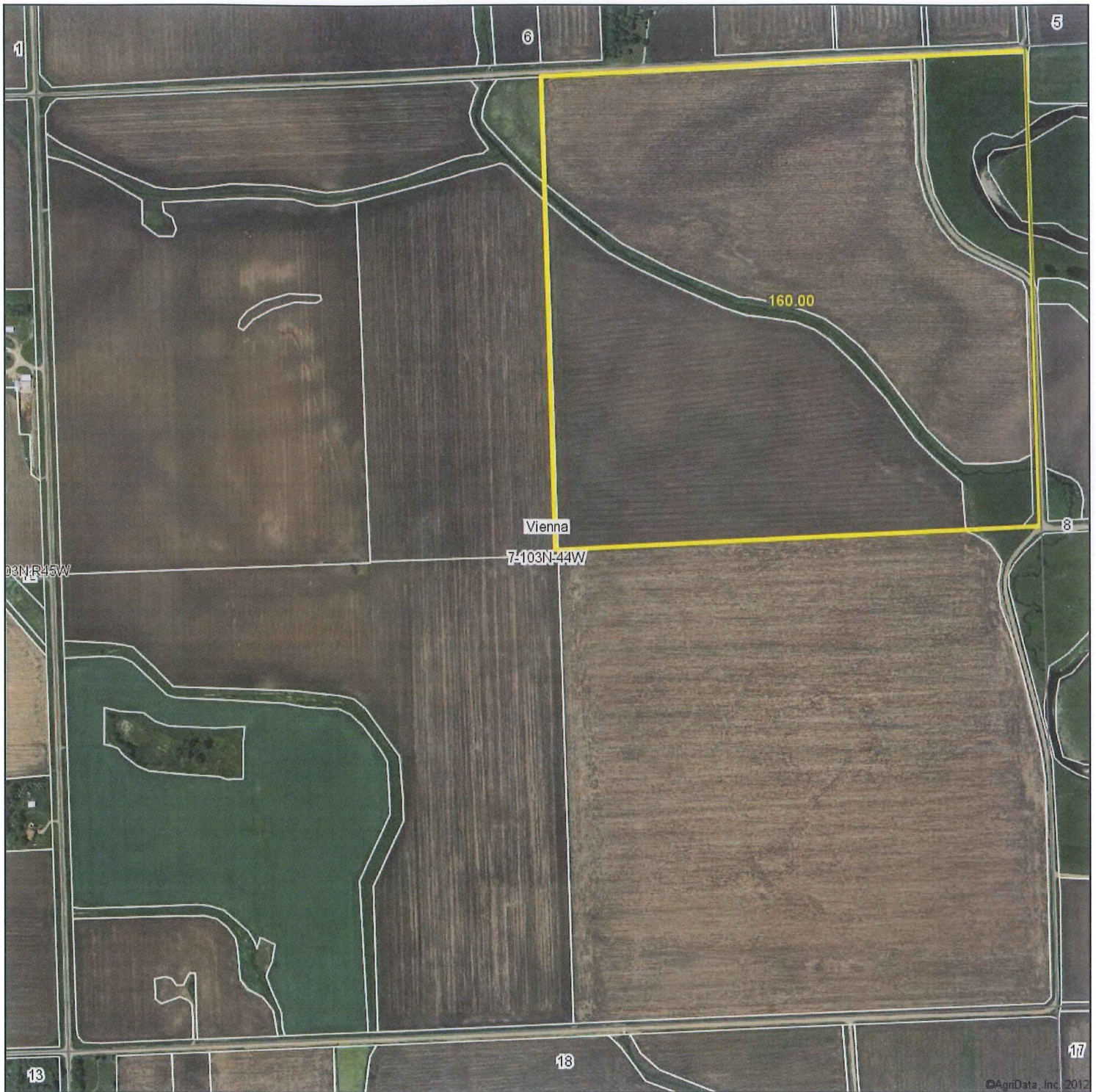
Rock County, Minnesota



R-44-W



Aerial Map



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**Fairland
Management
Company**
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Maps provided by:



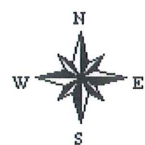
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**7-103N-44W
Rock County
Minnesota**

map center: 43° 44' 22.16, 96° 9' 44.66

scale: 9050



1/4/2013

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



Farm Number:

1311

Tract Number:

1802

T103 R44 S7

Vienna

Apr 10, 2012

2012 FSA Acreage Map

Scale: 1:4,800



Legend

- CLU Field Boundary
- Tract Boundary
- Section Lines
- CRP Contracts
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-036 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

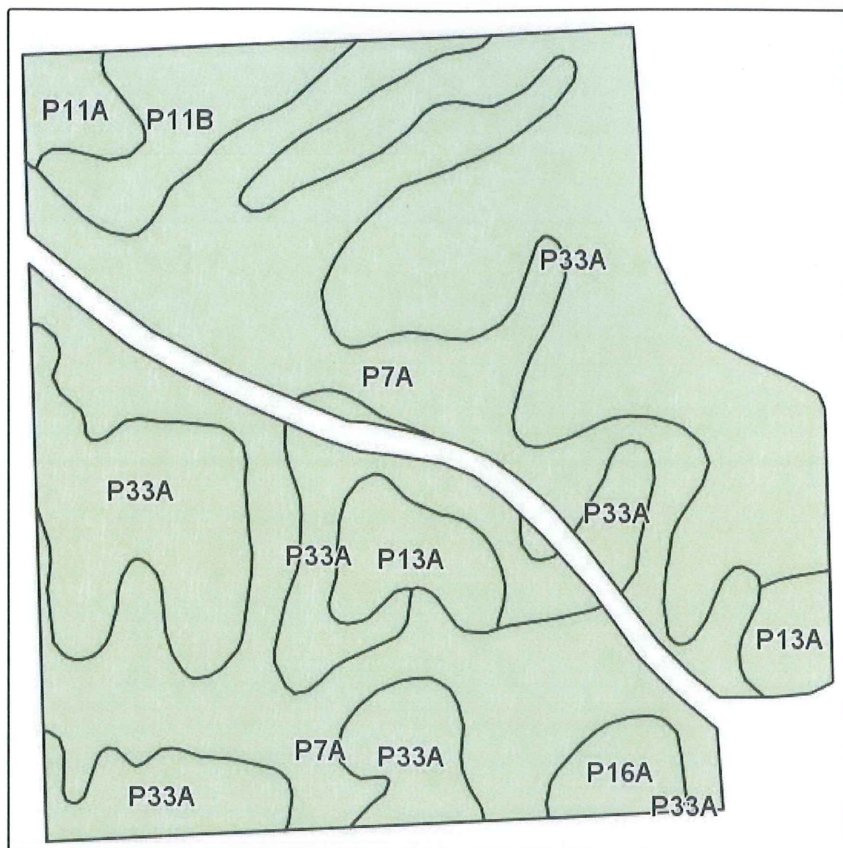
Acre Summary

Total Acres	142.47
Total CRP	0
Cropland	134.01

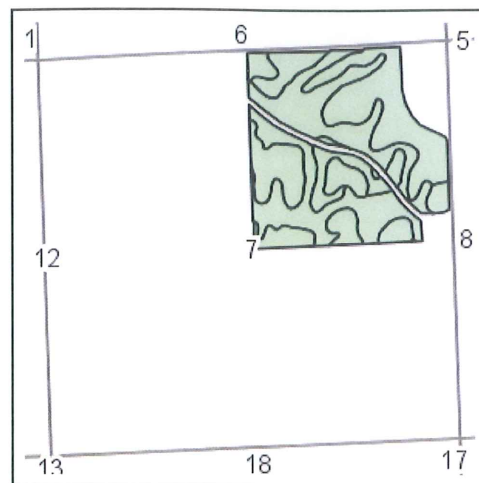
Acre Summaries reflect Common Land Unit data and are not reflective of parcel information. All information contained in this summary is for FSA business purposes only.



Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Rock**
Location: **7-103N-44W**
Township: **Vienna**
Acres: **134**
Date: **5/30/2012**

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Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
P33A	Spillco silt loam, 0 to 2 percent slopes, occasionally flooded	60.7	45.3%	I	83	149	46
P7A	Comfrey clay loam, 0 to 2 percent slopes, occasionally flooded	54.6	40.7%	IIw	82	148	45
P13A	Fairhaven silt loam, 0 to 2 percent slopes	6.8	5.1%	IIs	78	140	43
P11B	Dempster silt loam, 2 to 6 percent slopes	6.6	4.9%	IIe	73	131	40
P16A	Graceville silty clay loam, 0 to 2 percent slopes	2.7	2.0%	I	98	176	54
P11A	Dempster silt loam, 0 to 2 percent slopes	2.6	1.9%	IIs	81	146	45
Weighted Average					82	147.6	45.2

FARM SUMMARY

ALEXANDRA C. BOARDMAN REVOCABLE TRUST

NE¼

SECTION 7-103-44

ROCK COUNTY

MINNESOTA

- County Parcel # : 12-0129-000
- Assessor's 1/1/12 Estimated Market Value: \$674,300
- 2012 Real Estate Taxes Payable (Non-Homestead – Ag): \$2,930
- Farm Program Data:
 - FSA Farm # # 1311
 - FSA Corn Base 66.9 Acres
 - FSA Direct Corn Yield 104 Bu. Per Acre
 - FSA CC Corn Yield 130 Bu. Per Acre
 - FSA Soybean Base 66.9 Acres
 - FSA Direct Soybean Yield 40 Bu. Per Acre
 - FSA CC Soybean Yield 48 Bu. Per Acre
 - FSA DCP Cropland 134.0 Acres
 - ACRE NO
 - Highly Erodible Land NONE
 - Wetlands: Tract contains a wetland in non-cropland area
- Assessor's Crop Equivalency Rating (CER) = 72
- Crop Productivity Index (CPI) = 82.0
- 5-year Average Corn Yield: 176.1 bushels per acre
- 5-year Average Soybean Yield: 50.2 bushels per acre
- Acreage Breakdown:

	<u>Assessor</u>	<u>FSA/FMC</u>
Cultivation	133.70	134.00 Acres
Grassland/Waste	2.00	9.70 Acres
Pasture	20.30	12.30 Acres
Road	4.00	4.00 Acres

TOTAL	160.00	160.00 Acres
	=====	=====

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(1/16/13)

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 February 21, 2013

NE $\frac{1}{4}$
SECTION 7-103-44

\$ _____ /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: _____