

FAIRLAND MANAGEMENT COMPANY

P.O. BOX 128 WINDOM, MINNESOTA 56101-0128

www.fairlandmanagement.com

PHONE 507-831-2808 FAX 507-831-2810

FARMS FOR SALE

John A. Boardman Revocable Trust

TRACT #1

W $\frac{1}{2}$ SE $\frac{1}{4}$

SECTION 23-101-39

80 +/- Acres

Kate B. Walters Living Trust

TRACT #2

W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$

SECTION 23-101-39

40 +/- Acres

INDIAN LAKE TOWNSHIP

NOBLES COUNTY MINNESOTA

Interested parties should contact Fairland Management Company at the above address

FARMLAND FOR SALE

NOBLES COUNTY

Section 23-101-39 – Indian Lake Township

Tracts to be sold:

Tract #1 = W $\frac{1}{2}$ SE $\frac{1}{4}$ (80 +/- acres)

Tract #2 = W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ (40 +/- acres)

We are pleased to announce the sale of land for the John A. Boardman Revocable Trust & Kate B. Walters Living Trust. The farms are 80 (+/-) acres and 40 (+/-) acres in Section 23 of Indian Lake Township in Nobles County, located on the west side of the City of Round Lake. The farms consist of very highly productive soils, with a Crop Productivity Index (CPI) = 92.7 and a Crop Equivalency Rating (CER) = 79. These tracts are both well drained.

Terms: Landowners will offer said tracts of land for sale by private sealed bid auction. The Sellers reserve the right to offer these tracts separately or combined. **Minimum bid is \$6,500 per acre.** 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 1 PM, March 7, 2018. **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 8, 2018 at 10:00 AM at the Round Lake Community Center, Round Lake, 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(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 April 4 & 5, 2018, the scheduled dates of closing. Farms are being sold subject to all existing easements. Fall tillage has been completed. The cost of the fall tillage and real estate taxes payable in 2018 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

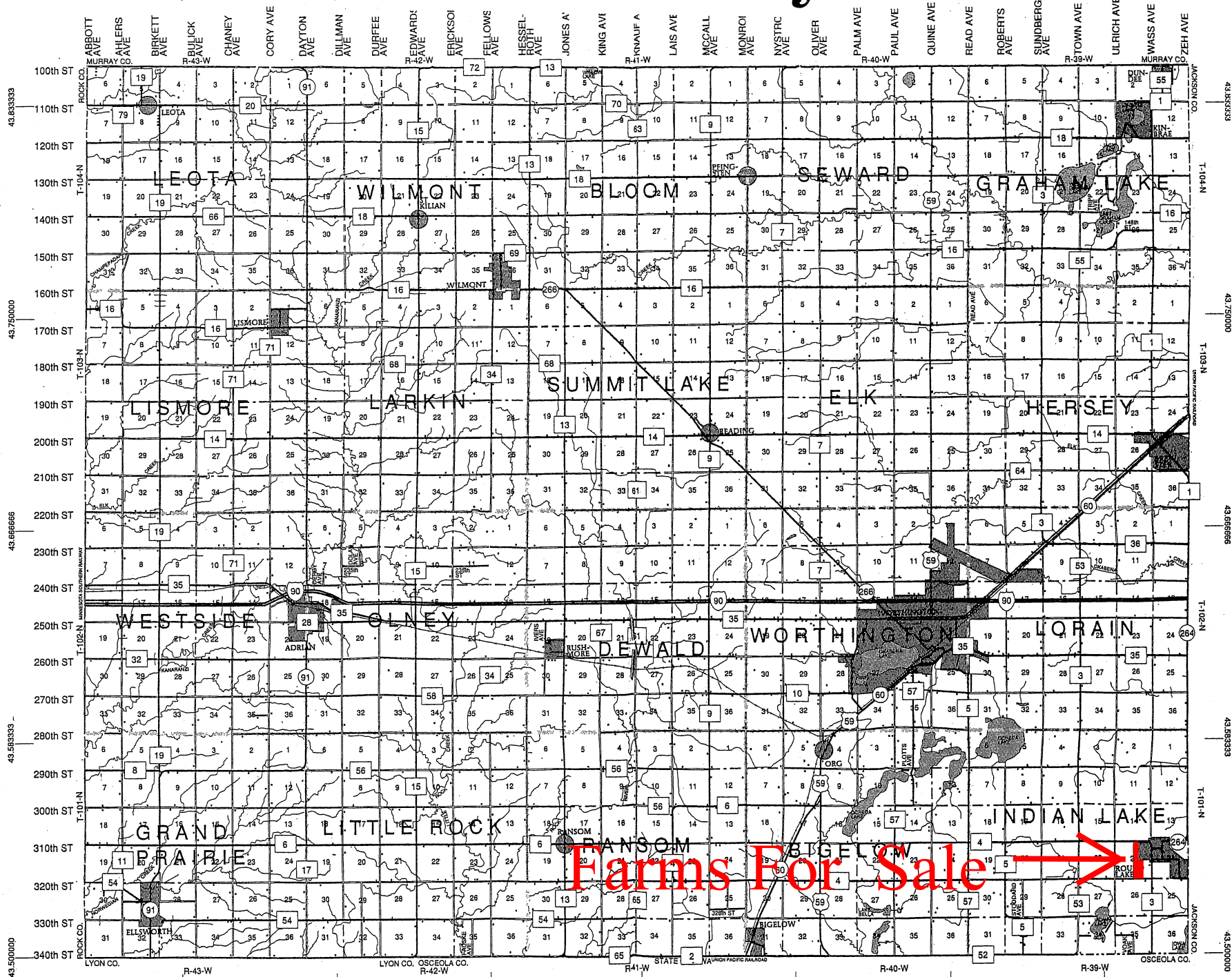
339 11th STREET, WINDOM, MN 56101

507-831-2808

www.fairlandmanagement.com

Your Ag Real Estate Professionals since 1922!

Nobles County

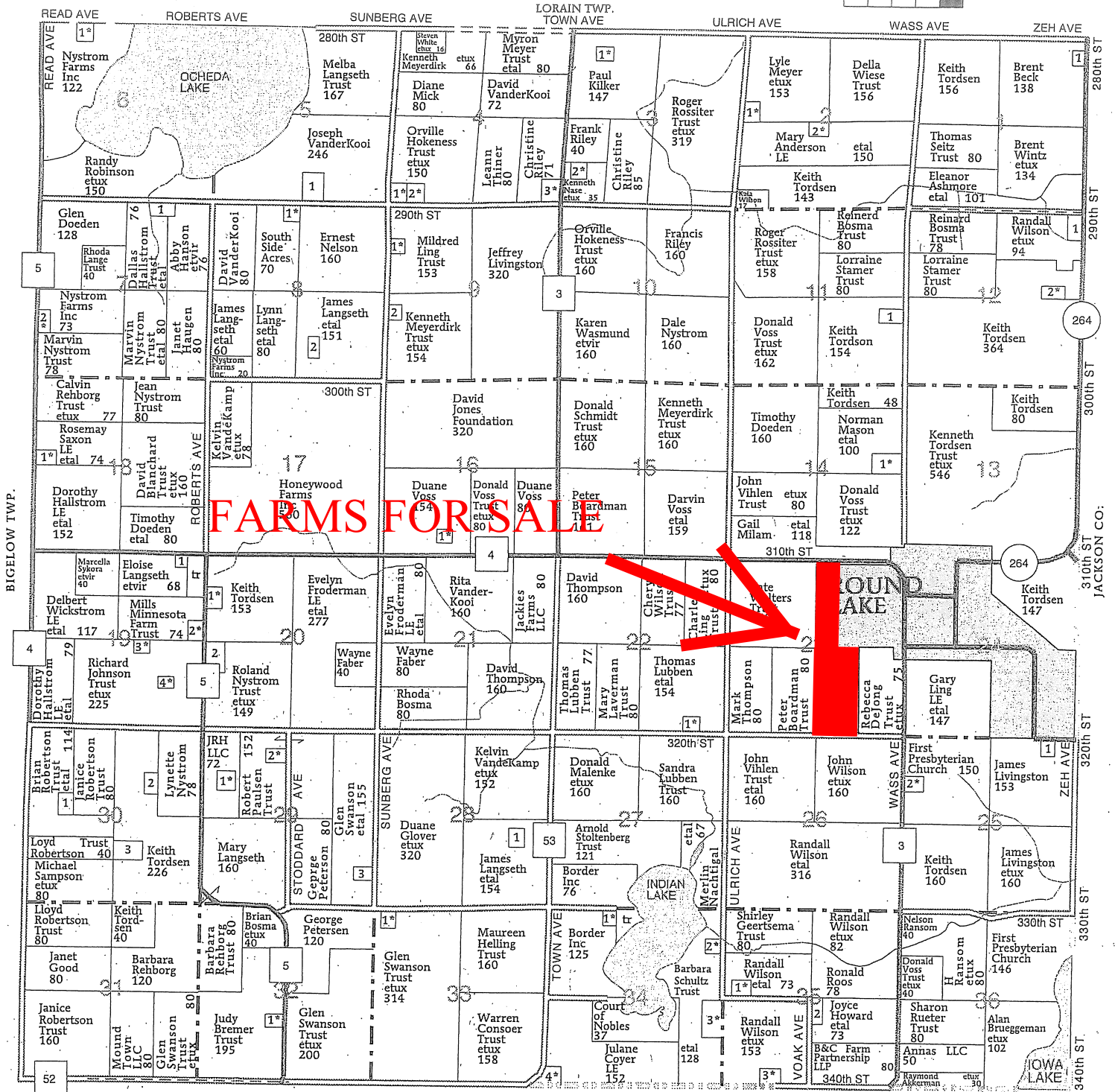
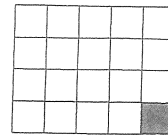


T-101-N

INDIAN LAKE PLAT

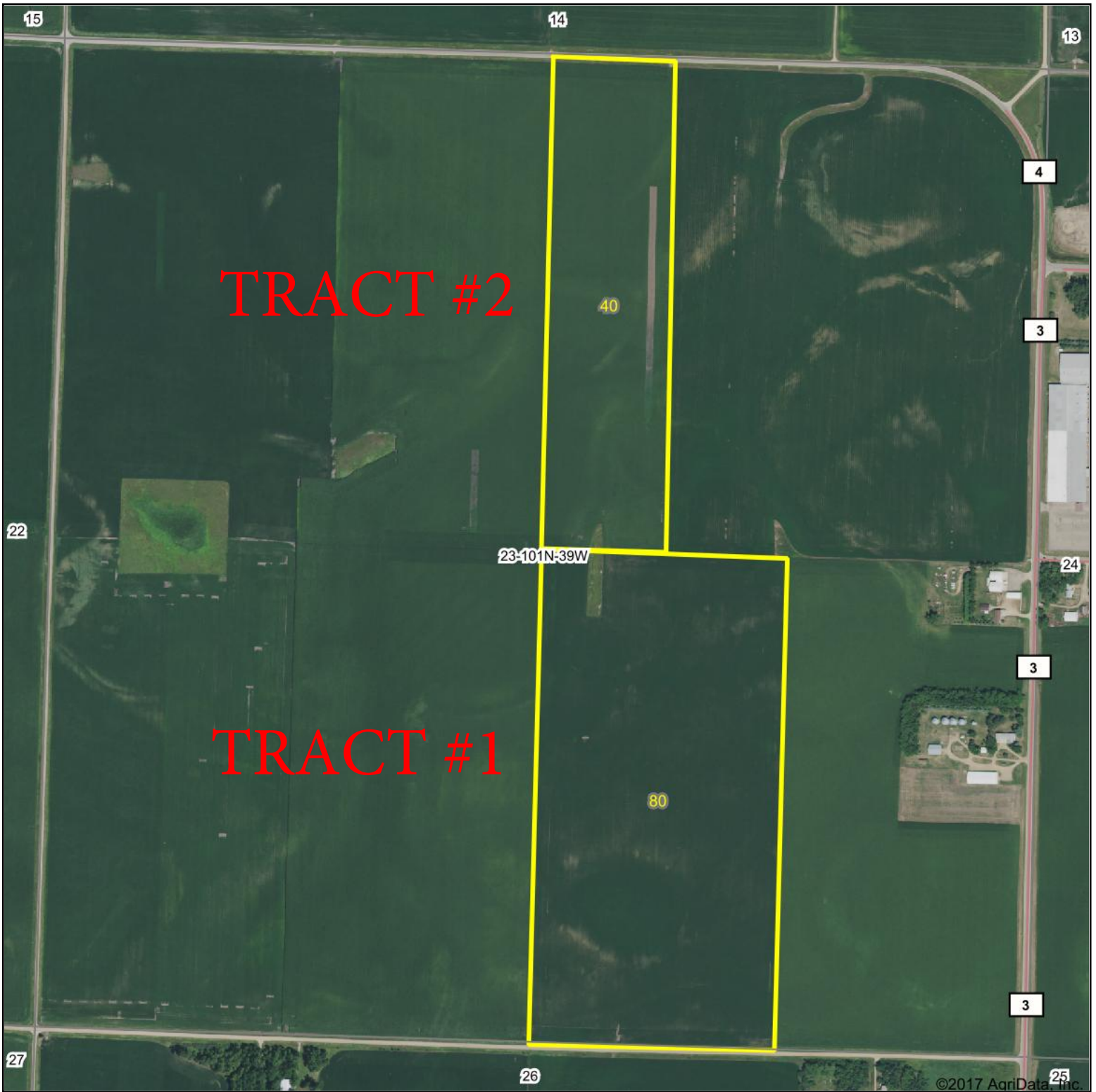
(Landowners)

R-39-W



OSCEOLA CO., IA

Aerial Map



**Fairland
Management
Company**

"YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:



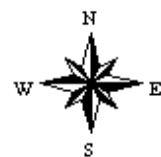
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map center: 43° 32' 10.76, -95° 29' 2.71

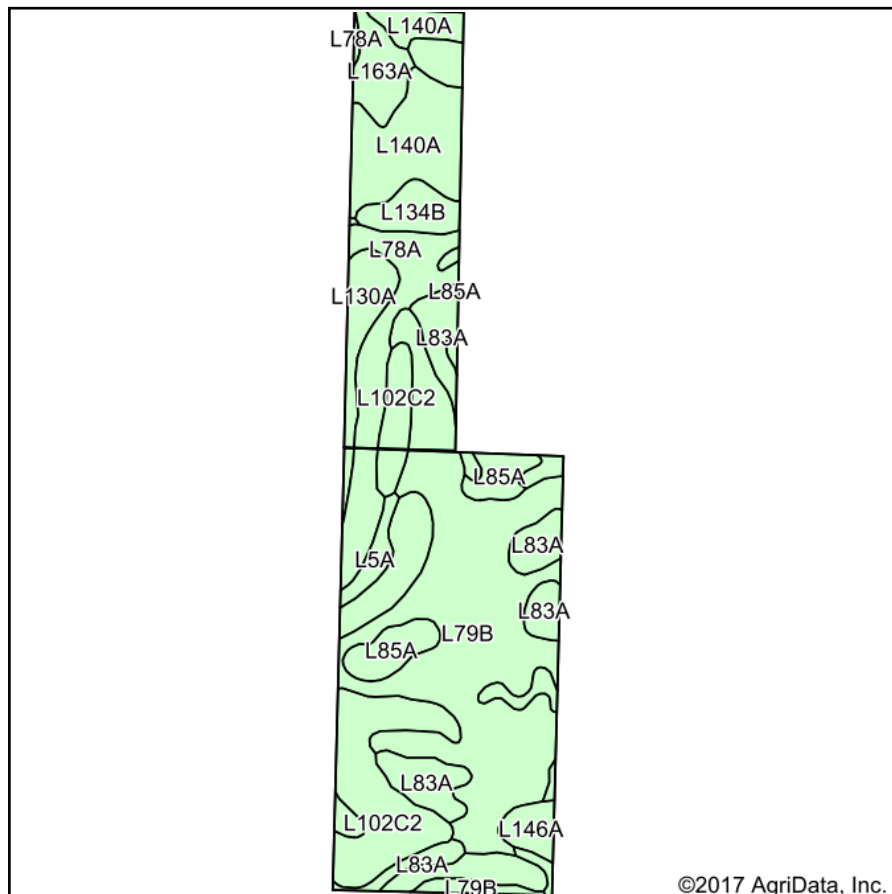
0ft 833ft 1667ft

23-101N-39W
Nobles County
Minnesota

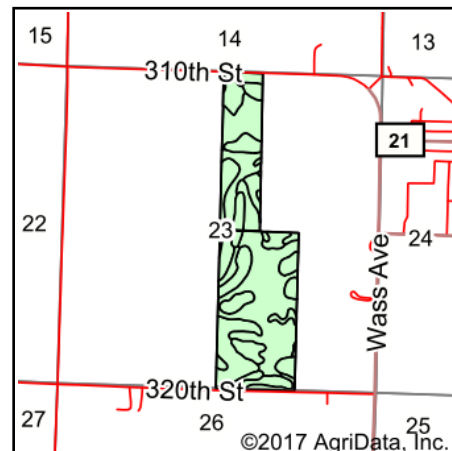


1/23/2018

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Nobles**
 Location: **23-101N-39W**
 Township: **Round Lake**
 Acres: **120**
 Date: **1/23/2018**

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Maps Provided By:



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Area Symbol: MN105, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L79B	Clarion loam, 2 to 6 percent slopes	41.08	34.2%	Ile	95		
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	22.10	18.4%	IIle	87		
L83A	Webster clay loam, 0 to 2 percent slopes	13.17	11.0%	IIlw	93		
L140A	Ocheda silty clay loam, 1 to 3 percent slopes	11.27	9.4%	Iw	97		
L78A	Canisteo clay loam, 0 to 2 percent slopes	10.58	8.8%	IIw	93		
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.03	4.2%	Iw	99		
L134B	Clarion-Crooksford complex, 1 to 5 percent slopes	4.79	4.0%	Ile	95		
L130A	Okoboji mucky silty clay loam, depressional, 0 to 1 percent slopes	4.22	3.5%	IIIw	86		
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	3.93	3.3%	IIIw	86		
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	2.21	1.8%	IIIw	86		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	1.62	1.4%	Iw	96		
Weighted Average					92.7		

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Nobles County, Minnesota

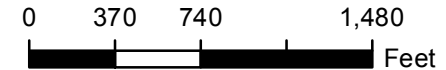
Farm 8532

Tract 22707

2018 Program Year

T101 R39 S23

Map Created January 17, 2018



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

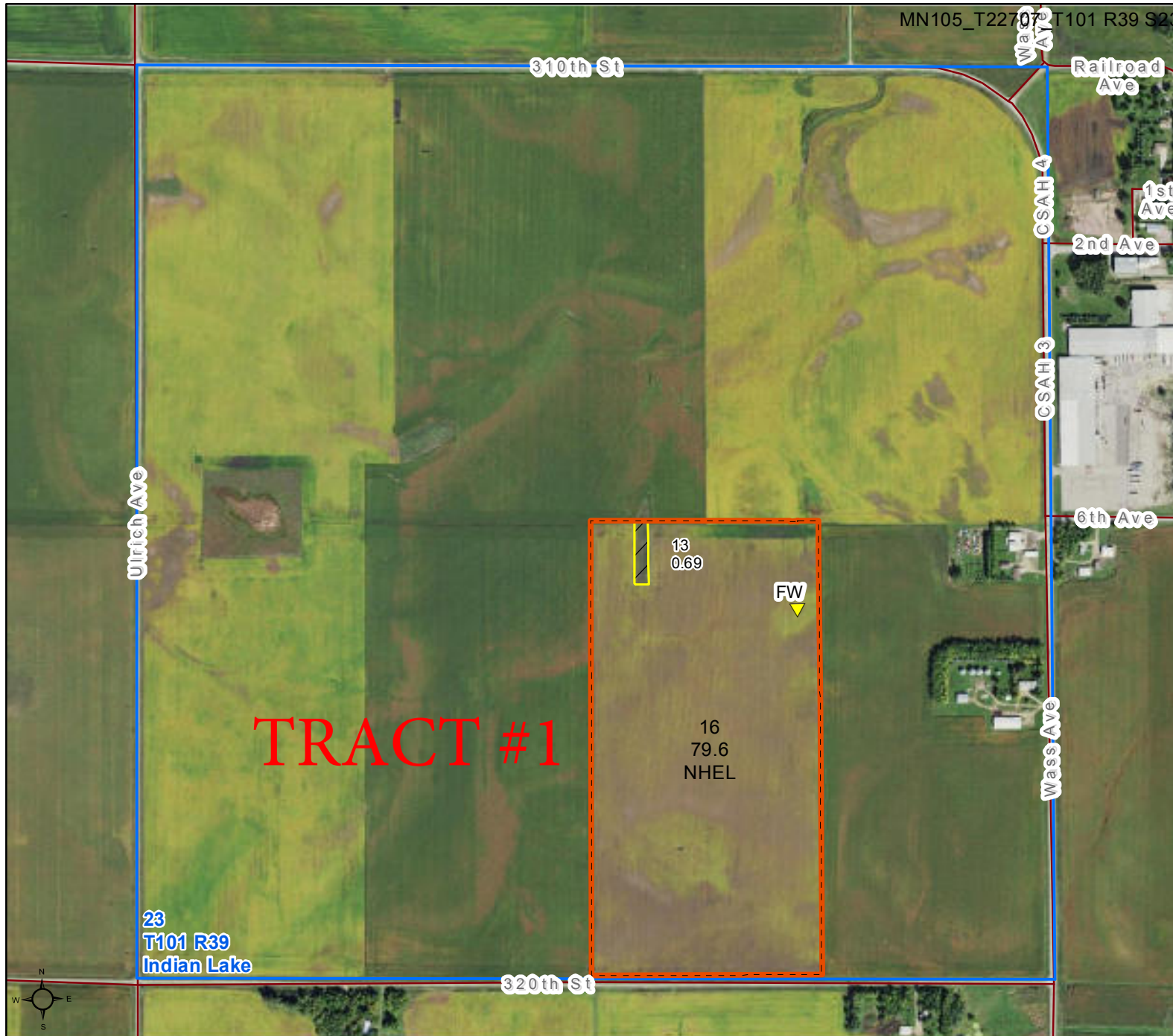
Common Land Unit cropland_indicator_3CM

- Non_Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

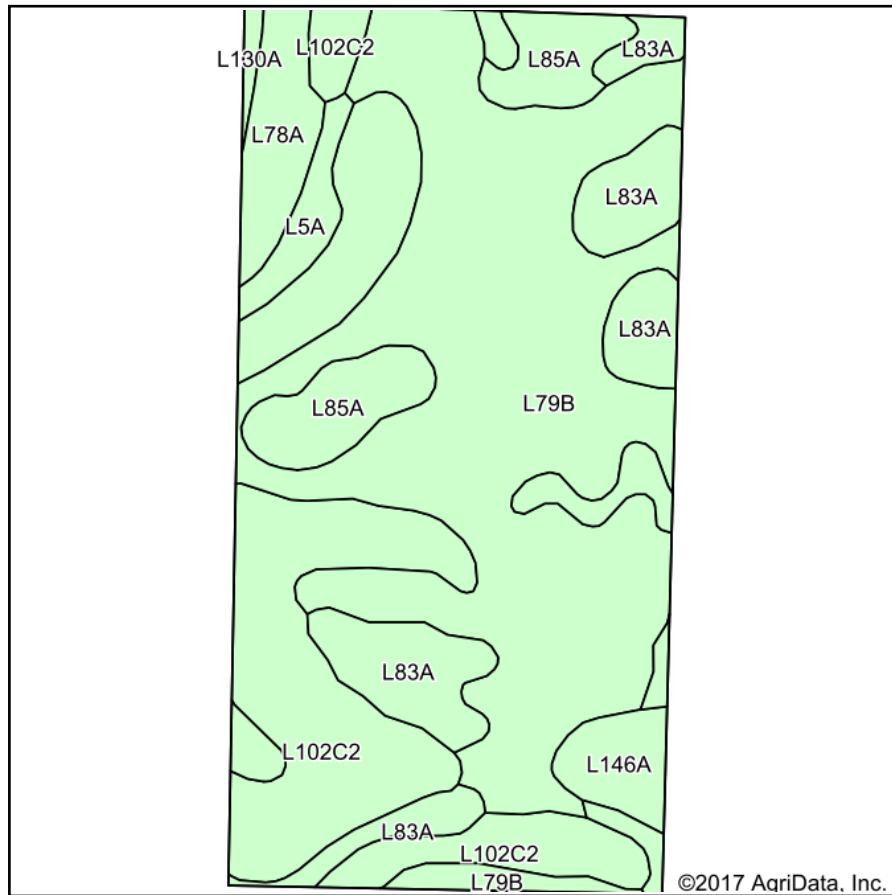
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 79.60 acres

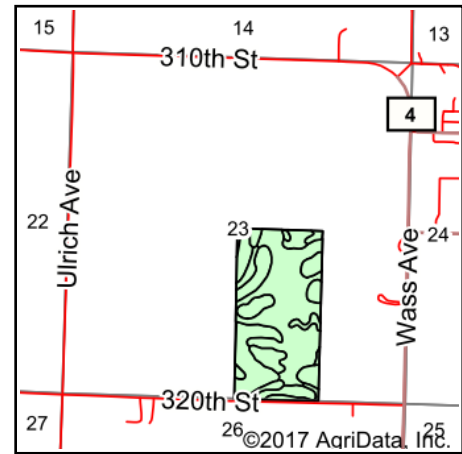


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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Nobles**
 Location: **23-101N-39W**
 Township: **Round Lake**
 Acres: **80**
 Date: **1/23/2018**

Fairland Management Company
 "YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:



Area Symbol: MN105, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L79B	Clarion loam, 2 to 6 percent slopes	37.30	46.6%	Ile	95		
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	19.48	24.3%	IIle	87		
L83A	Webster clay loam, 0 to 2 percent slopes	11.05	13.8%	IIlw	93		
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.02	6.3%	Iw	99		
L78A	Canisteo clay loam, 0 to 2 percent slopes	3.12	3.9%	IIw	93		
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	2.07	2.6%	IIIw	86		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	1.60	2.0%	IIw	96		
L130A	Okoboji mucky silty clay loam, depressional, 0 to 1 percent slopes	0.36	0.4%	IIIw	86		
Weighted Average					92.7		

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Nobles County, Minnesota

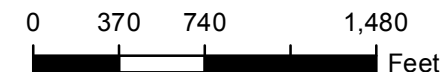
Farm 8531

Tract 22706

2018 Program Year

T101 R39 S23

Map Created January 17, 2018



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

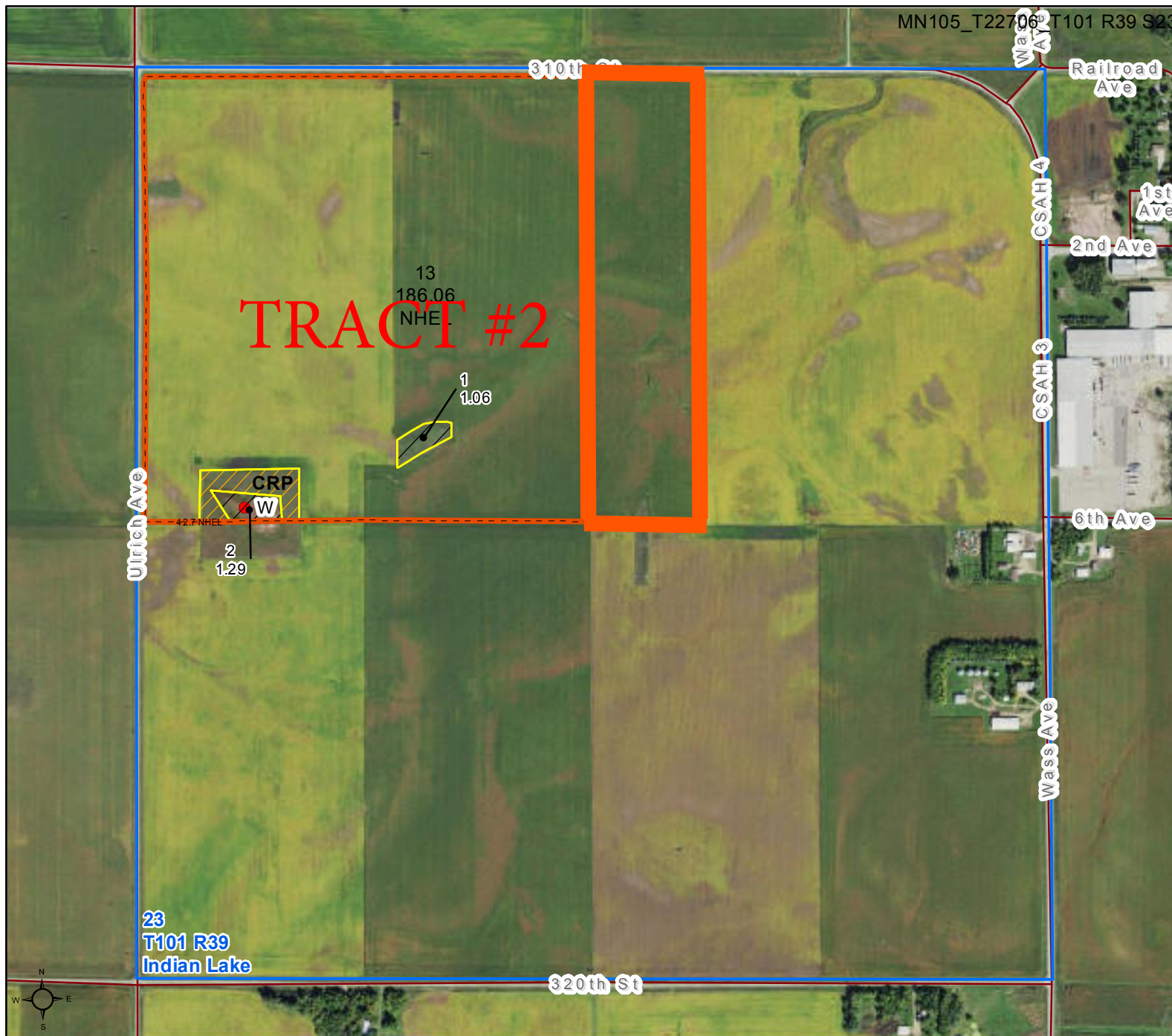
Common Land Unit cropland_indicator_3CM

- Non_Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS

Wetland Determination Identifiers

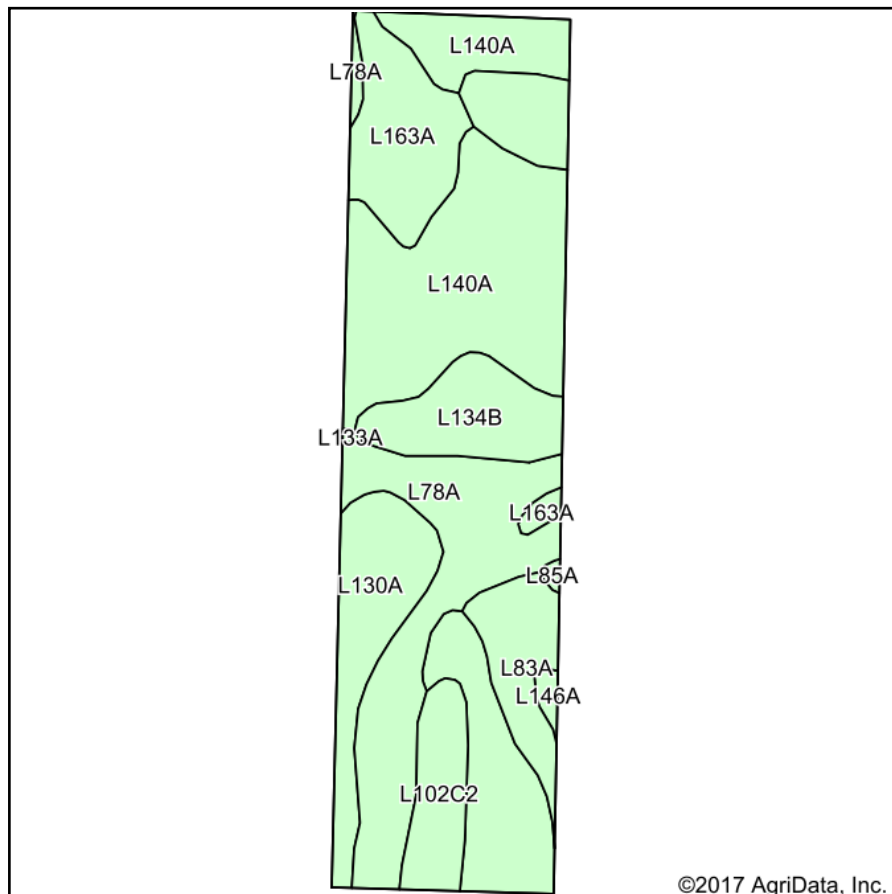
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 188.76 acres

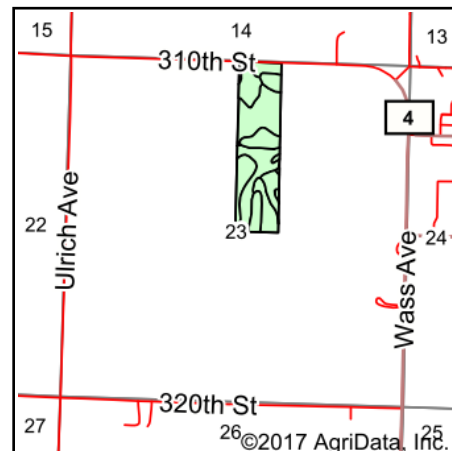


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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Nobles**
 Location: **23-101N-39W**
 Township: **Round Lake**
 Acres: **40**
 Date: **1/23/2018**

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Maps Provided By:



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Area Symbol: MN105, Soil Area Version: 15

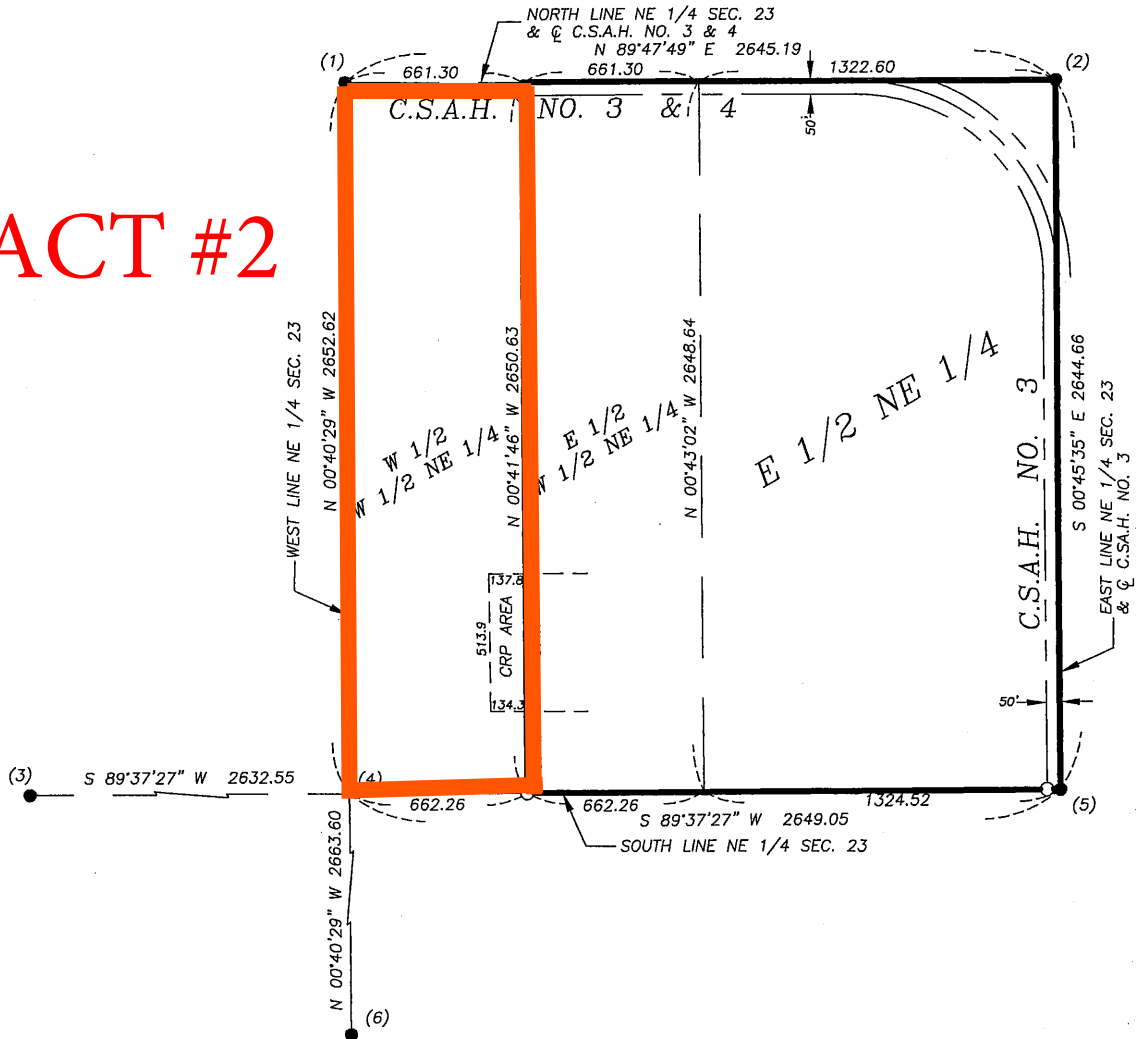
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L140A	Ocheda silty clay loam, 1 to 3 percent slopes	11.30	28.2%	Iw	97		
L78A	Canisteo clay loam, 0 to 2 percent slopes	7.43	18.6%	IIw	93		
L134B	Clarion-Crooksford complex, 1 to 5 percent slopes	4.79	12.0%	Ile	95		
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	3.93	9.8%	IIIw	86		
L130A	Okoboji mucky silty clay loam, depressional, 0 to 1 percent slopes	3.84	9.6%	IIIw	86		
L79B	Clarion loam, 2 to 6 percent slopes	3.74	9.4%	Ile	95		
L83A	Webster clay loam, 0 to 2 percent slopes	2.42	6.0%	IIw	93		
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.24	5.6%	IIIe	87		
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	0.22	0.5%	IIIw	86		
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.09	0.2%	Iw	99		
Weighted Average					92.8		

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

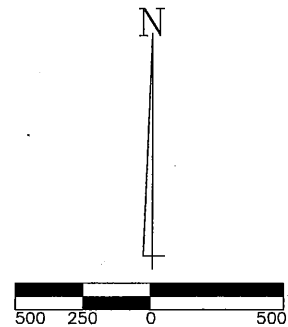
SURVEY OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER, SECTION 23, TOWNSHIP 101 NORTH, RANGE 39 WEST IN INDIAN LAKE TOWNSHIP, NOBLES COUNTY, MINNESOTA.

TRACT #2



REFERENCE

- (1) NORTH 1/4 CORNER SEC. 23-101-39
FOUND P.K. NAIL
- (2) NE CORNER SEC. 23-101-39
FOUND 1/2" IRON PIPE
- (3) WEST 1/4 CORNER SEC. 23-101-39
FOUND 3/4" IRON PIPE
- (4) CENTER SEC. 23-101-39
CALCULATED POSITION
- (5) EAST 1/4 CORNER SEC. 23-101-39
FOUND 5/8" IRON STAKE
- (6) SOUTH 1/4 CORNER SEC. 23-101-39
FOUND IRON MONUMENT



SCALE 1" = 500'

● = MONUMENTS FOUND
○ = MONUMENTS SET
5/8" IRON STAKE W/CAP NO. 23008

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signature Perry L. Zieske
Perry L. Zieske

Date 2-21-13 Certificate # 23008

ZIESKE LAND SURVEYING, INC.

Perry L. Zieske P.L.S.
Dennis Ray Esplan P.L.S.
225 Ninth Street, Box 94
Windom, MN 56101
Phone: (507) 831-0100

SURVEY FOR: BOARDMAN REV. TRUST
PROJECT NUMBER: N 1301 S
DATE: FEBRUARY 18, 2013

TRACT #2

CATTLE

WILD
LIFE

28-inch

32-inch

16-inch

10-inch

WILD
LIFE

Bugs

TRACT #1

6-inch

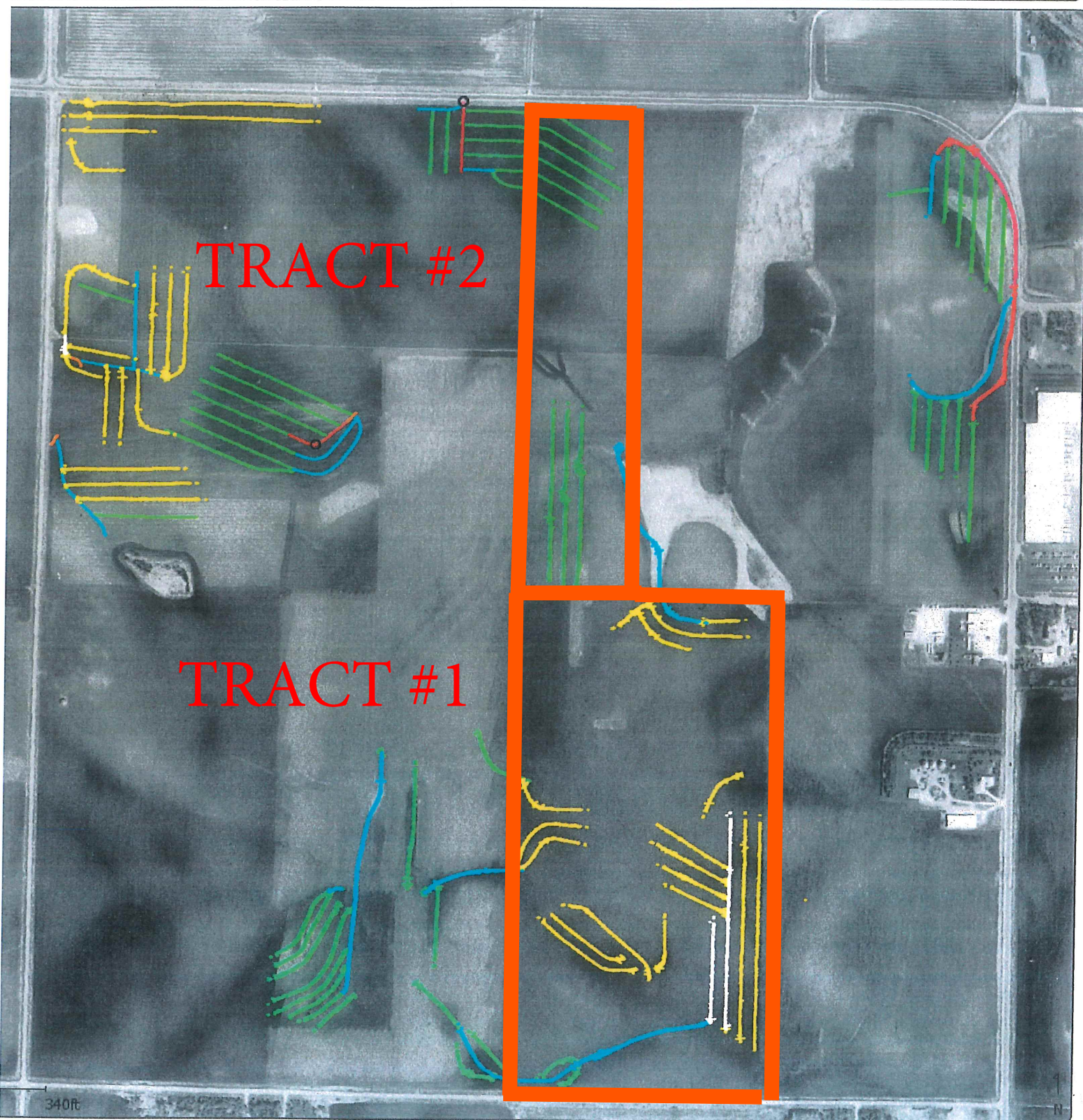
5-inch(Assumed)

6-inch-Assumed

Stenzel Farm Drainage

Heron Lake, Mn 56137

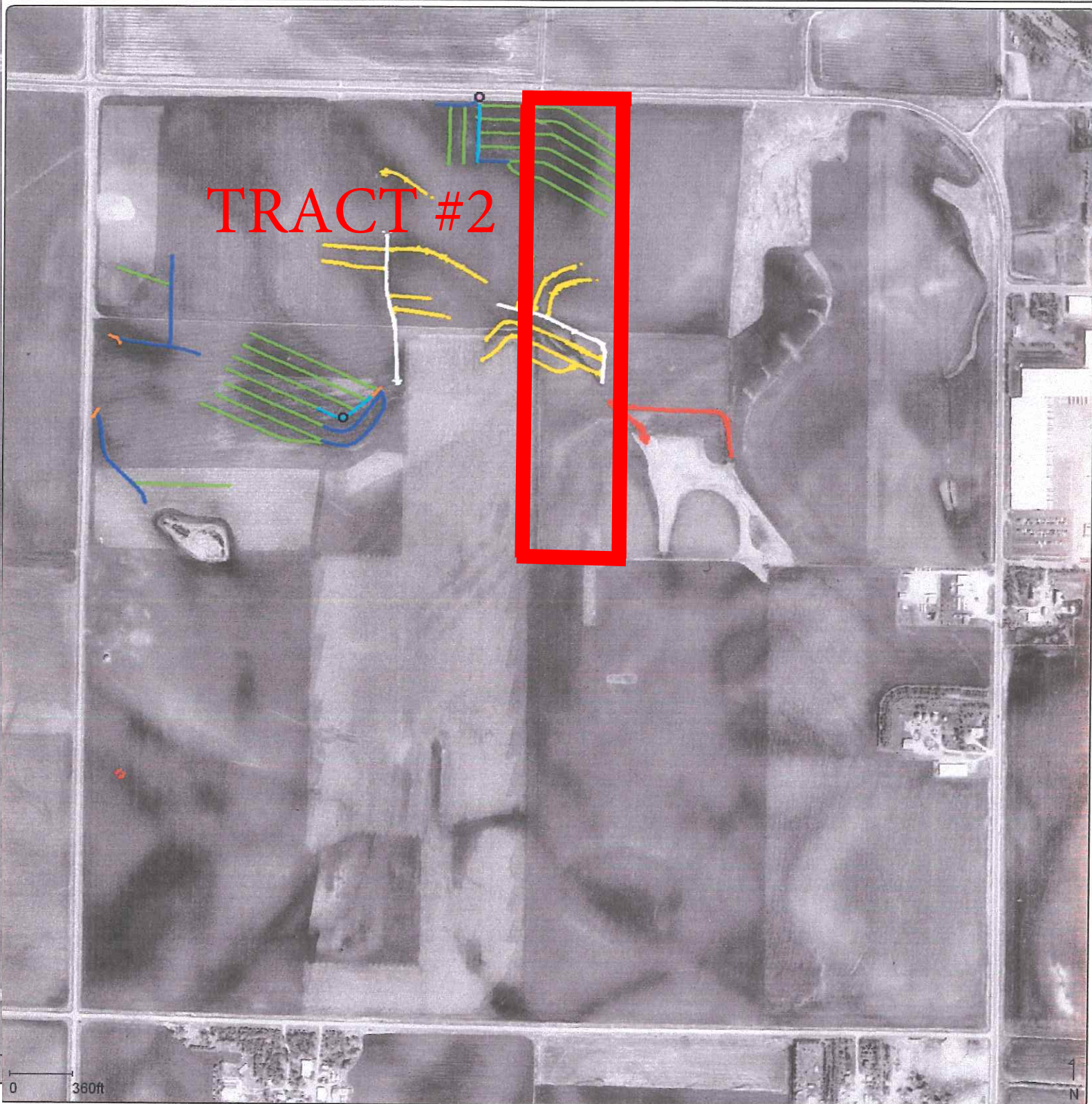
507-793-2420



Stenzel Farm Drainage

Heron Lake, Mn 56137

507-793-2420



FARM SUMMARY

JOHN A. BOARDMAN REVOCABLE TRUST
TRACT #1: W½SE¼ (80 +/- acres)

KATE B. WALTERS LIVING TRUST
TRACT #2: W½W½NE¼ (40 +/- acres)

SECTION 23-101-39
NOBLES COUNTY, MINNESOTA

COUNTY ASSESSOR INFORMATION – NOBLES COUNTY

	Tract #1	Tract #2	Total
Parcel ID #	28-0299-000	28-0298-000	
1/1/17 Estimated Market Value	\$587,100	\$285,200	\$872,300
2017 Real Estate Taxes & Special Assessments	\$3,050	\$1,948	\$4,998
Crop Equivalency Rating (CER)	79.23	78.78	79.08
Tillable Acres	80.00	39.08	119.08
Timber	0.00	0.00	0.00
Waste/Wildlife	0.00	0.00	0.00
Roads	0.00	0.92	0.92
Total	80.00	40.00	120.00

FARM PROGRAM INFORMATION – NOBLES COUNTY & SOILS INFO

	Tract #1	Tract #2 (ESTIMATE)	Estimated Total
FSA Farm #	8532	8531	
DCP Cropland acres	79.6	39.25	118.85
Corn Base (acres)	40.3	20.2	60.5
PLC Corn Yield (bu/ac)	136	136	136
Soybean Base (acres)	38.9	19.0	57.9
PLC Soy Yield (bu/ac)	42	41	41
ARC-CO Program	YES	YES	YES
Highly Erodible	NONE	NONE	NONE
Wetlands	FW	NONE	FW
Crop Productivity Index (CPI)	92.7	92.8	92.7

TILE: County Tile (County Ditch #10) & Private Tile (See Tile Maps)

These properties are located within the City Limits of Round Lake. The properties are being sold subject to all existing building, zoning, use and environmental laws, ordinances, City, State, and Federal regulations, as well as any utility and drainage easements, and/or road right of way easements, if any.

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. (1/25/18)

BID SHEET
FARMLAND FOR SALE

Submit in writing to:

Fairland Management Company, 339 11th Street, P.O. Box 128
Windom, MN 56101

By 1 PM on Wednesday, March 7, 2018

Tract #1 = W $\frac{1}{2}$ SE $\frac{1}{4}$ (80 +/- acres) of Section 23-101-39

\$ _____/acre X 80 Acres = Bid Amount \$ _____

Tract #2 = W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ (40 +/- acres) of Section 23-101-39

\$ _____/acre X 40 Acres = Bid Amount \$ _____

TOTAL BID AMOUNT

(TOTAL of Tract #1 & Tract #2)

\$ _____

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: _____