

FAIRLAND MANAGEMENT COMPANY

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

www.fairlandmgmt.com

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

FARM FOR SALE

**Peterson Revocable Trust
Rose Trust
Rose & Ghaffari**

SW¹/₄ Ex. 10.58 Ac
SECTION 12-105-39
149.42 +/- Acres

BELFAST TOWNSHIP

**MURRAY COUNTY
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

FARMLAND FOR SALE

MURRAY COUNTY

Section 12-105-39 – Belfast Township

SW¼ Ex. 10.58 acres (149.42 +/- acres)

We are pleased to announce the sale of land for Peterson Revocable Trust, Rose Trust, Rose & Ghaffari families. The farm contains about 142.29 +/- cultivated acres in Section 12 of Belfast Township in Murray County, located northeast of the City of Fulda. The farm consists of very highly productive soils, with a Crop Productivity Index (CPI) = 95.4 and a Crop Equivalency Rating (CER) = 82.1. There is adequate tile in the farm and a tile map is available.

Terms: Landowners will offer said tract of land for sale by private sealed bid auction. 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, September 18, 2019. All bids must be accompanied with an earnest money check of 10% 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 10% of the final purchase price. All bidders who submitted a bid prior to the deadline shall be eligible to raise their bid on September 19, 2019 at 10:00 AM at the Fulda Community Center, Fulda, 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 10% of the accepted bid. The balance of the purchase price shall be paid in cash on or before October 30, 2019, the scheduled date of closing. The farm is being sold subject to all existing easements. The Seller receives all of the cash rent due in 2019 and is responsible for the real estate taxes payable in 2019. The real estate taxes payable in 2020 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

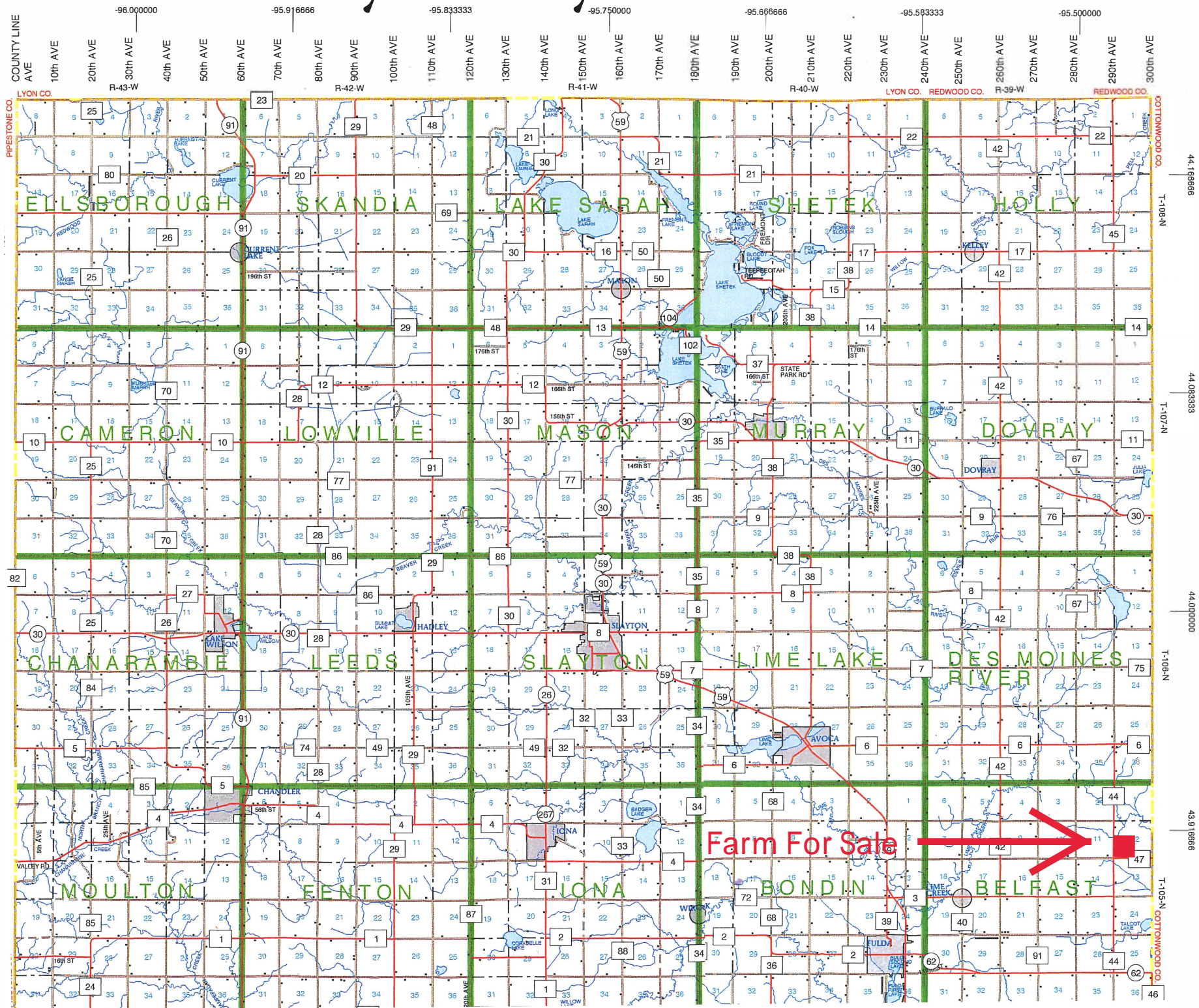
339 11th STREET, WINDOM, MN 56101

507-831-2808

www.fairlandmgmt.com

Your Ag Real Estate Professionals since 1922!

Murray County Minnesota



R-39-W

250th Ave **270th Ave** **280th Ave**

61st St **51st St** **41st St** **31st St** **21st St** **11th St** **1st St**

240th Ave **260th Ave** **280th Ave**

STATE HWY 62

LIME CREEK **TALCOTT LAKE**

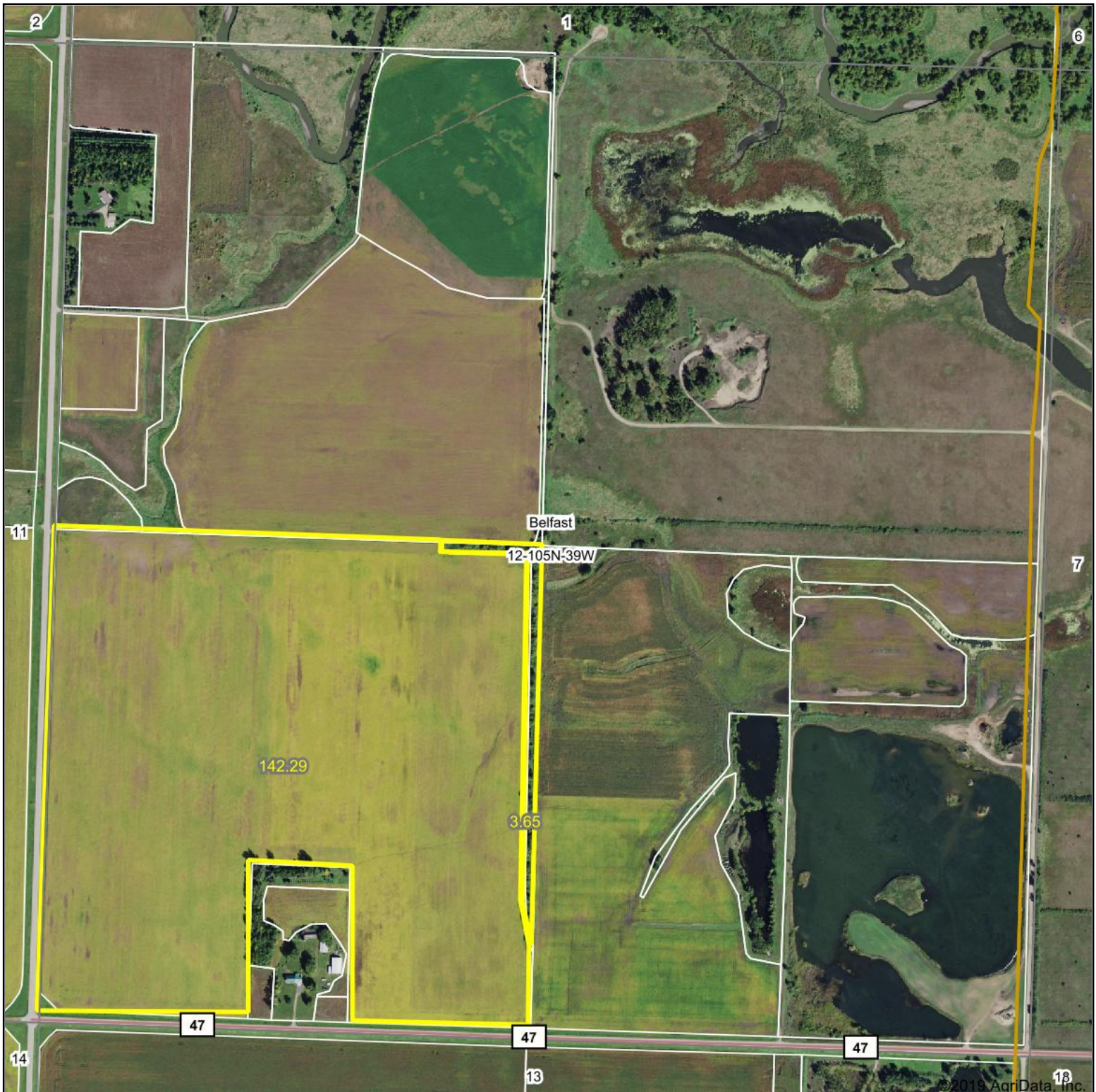
Farm For Sale

Robert Peterson Trust et al

Other Owners: Marshall Isler, J. Warden, Wallace King, Grayson Nantkes, Myra Nantkes, Rosemary Schweigert, Randy Holinka, Jerome Olsen, Clarence Jurens, Elizabeth Olsen, Duane Jans, Jans Trust, Michael Olsen, Lloyd Kruse, Richard Isler, Joseph Clausen, State of Minnesota DNR, Erma McGuire, Keane Bonath, Heritage Farms, Wayne Freese, Beverly Breit, Leo Olsen, Jesse Nantkes, Gary Oberloh, Gary Oberloh, Robert Peterson, Duwayne Oberloh, James Paplow, Joseph Paplow, Joseph Paplow, Robert Peterson, Wayne Paplow, D. Rupp, Joseph Kunzweiler, Marcella Heger, Raymond Heger, Helen Aukland, Gary Fiedler, Duane Jans, Gene Kirchner, Maurice Jansen, James Paplow, Rodney Wahl, Thomas Appel, Zins Family Farm, Harry Bekk, Kenneth Clarke, Arnold Kass, Howard Kass, Genevieve Stewart, Shannon Pederson, Kristi Salmon, Keith Hakeneis, Paul Kirchner, David Stumm, Jerome Stumm, John Aukland, Charles Williams, Paul Olsem, Donald Olsem, Gary Pawlitschek, Howard Kass, Geraldine Zemler, William Kunerth, Lynn Behr, Lynn Behr, Stanley Clausen, Lynn Behr, Charles Millard, David Stumm, P&E Farms, Kathleen Stumm, Rodney Williams, Terry Appel, Kenneth Salenty, Diane Wroblewski, Ronald Paplow, State of Minnesota DNR, Pheasants Forever, James Johnson, Dale Ellens, Winfred Johnson, Steven Salenty, Dale Ellens.

NOBLES CO.

Aerial Map

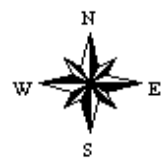


**Fairland
Management
Company**
"YOUR REAL ESTATE PROFESSIONALS"

Map Center: 43° 54' 47.3, -95° 28' 21.13

0ft 837ft 1673ft

**12-105N-39W
Murray County
Minnesota**



8/14/2019

Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.



United States
Department of
Agriculture

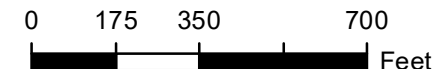
Murray County, Minnesota

Farm 6821

Tract 12381

2019 Program Year

Map Created April 16, 2019



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

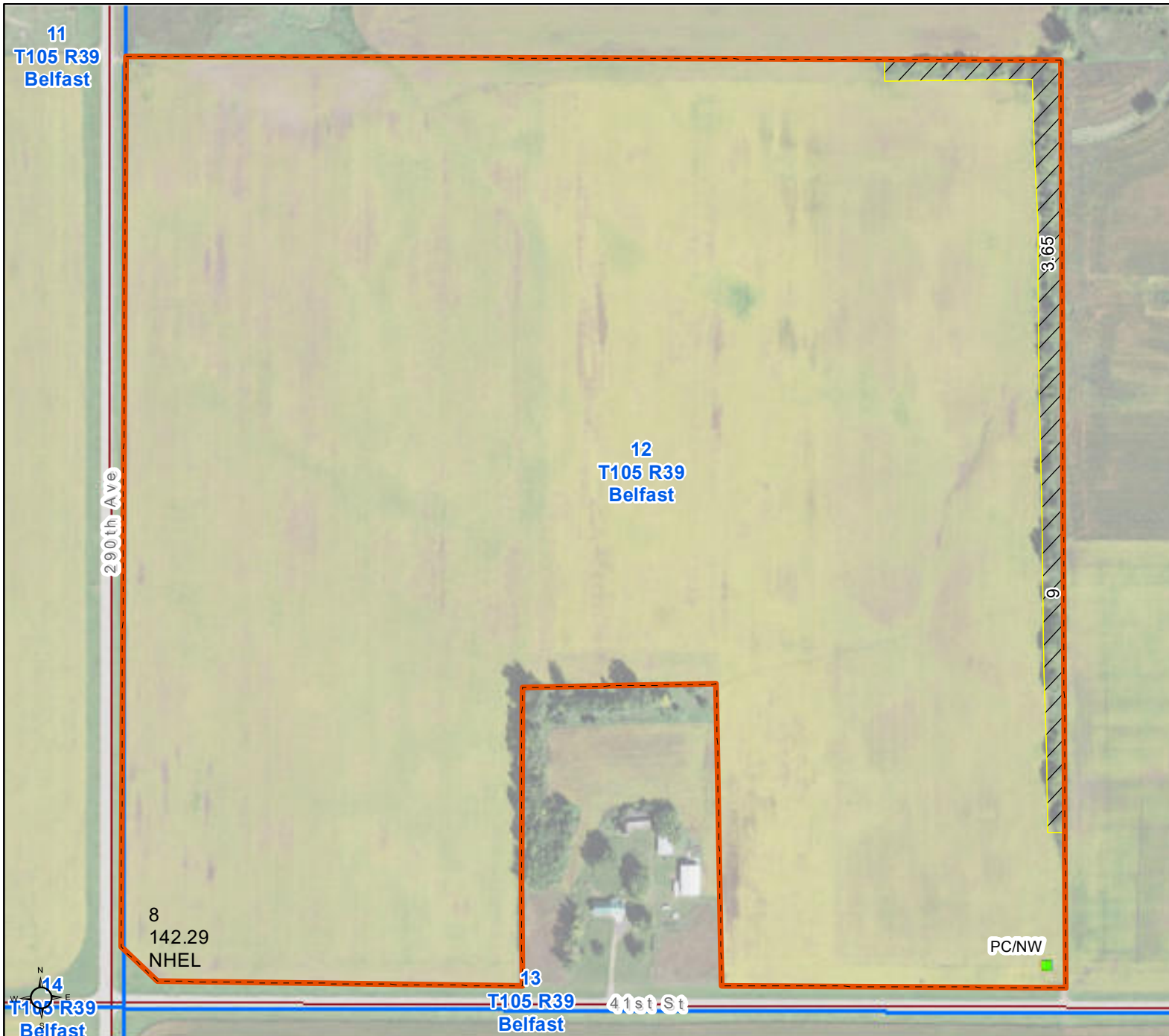
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

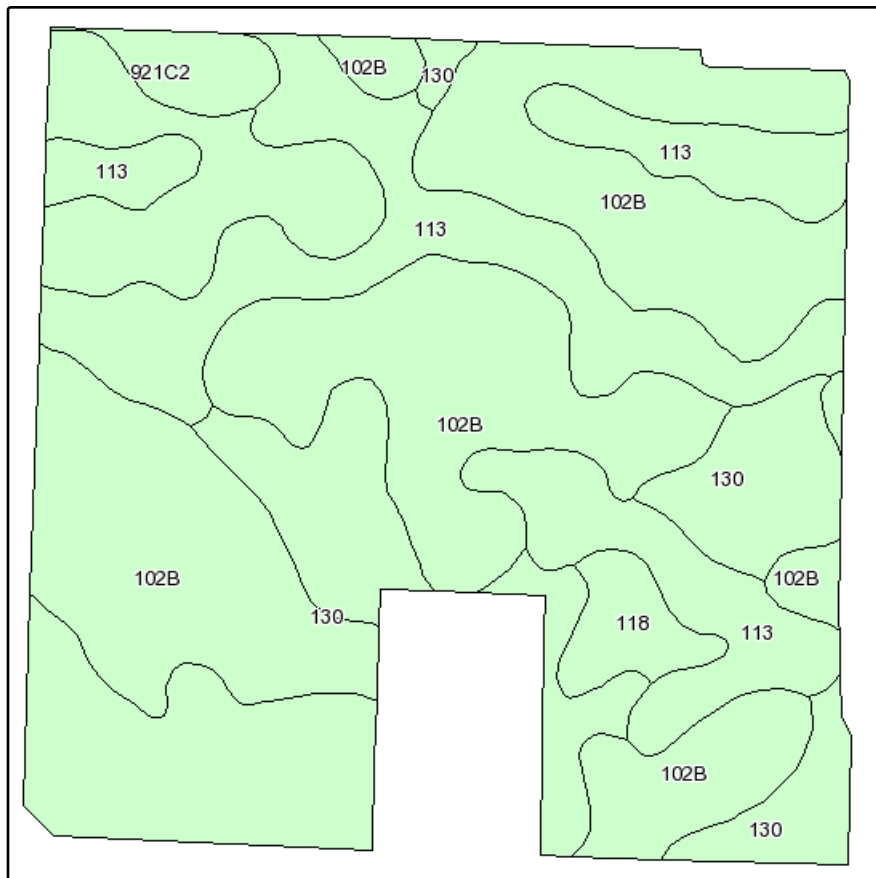
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 142.29 acres

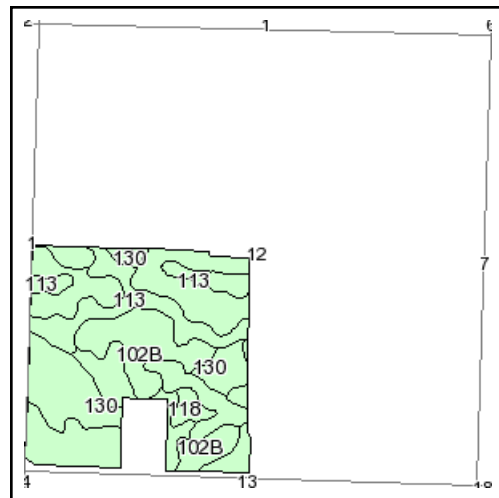


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP imagery.

Soils Map



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Murray**
Location: **012-105N-039W**
Township: **Belfast**
Acres: **143.4**
Date: **10/15/2009**



Maps provided by:



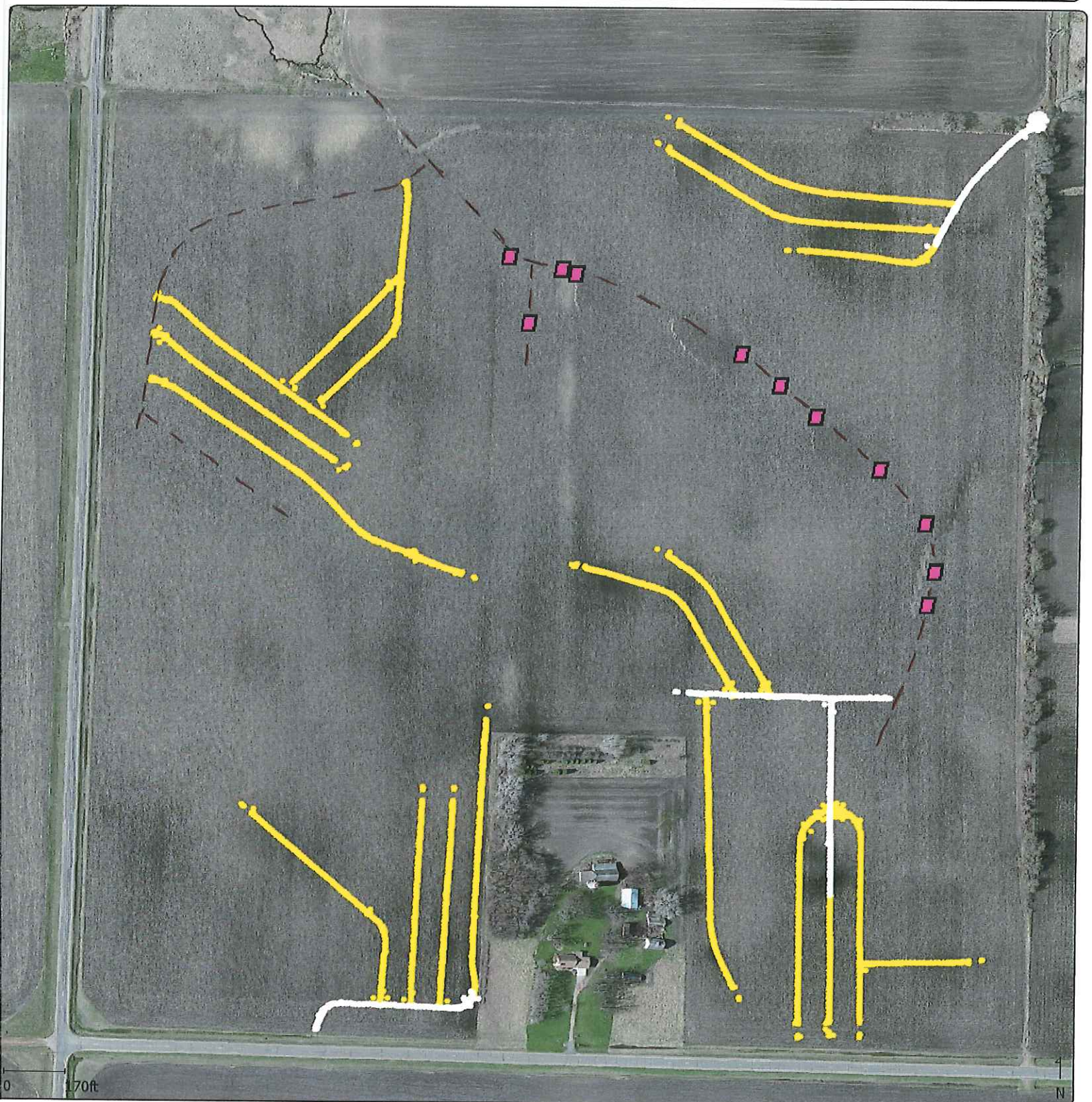
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www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
102B	Clarion loam, 2 to 4 percent slopes	71.5	49.9%	Ile	95	175	52
130	Nicollet loam	33.2	23.1%	I	99	182	54
113	Webster clay loam	32.8	22.9%	IIw	93	171	51
118	Crippin loam	3.2	2.2%	I	100	184	55
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	2.7	1.9%	IIIe	87	160	48
Weighted Average					95.4	175.6	52.2


Stenzel Farm Drainage

Heron Lake, Mn 56137

507-793-2420



Product - Name

 4" tile
5" tile

Marks - Name

 old tile

FairInd Management R Peterson Belfast 12 SW 2011 Site Verification Multiple Products - Corn Instance - 1		
Dataset	Product - Name	Length ft
R1:	4" tile	12,002
R1:	5" tile	2,052.6
Totals	Multiple	14,054

FARM SUMMARY

PETERSON REVOCABLE TRUST
ROSE TRUST
ROSE & GHAFARI

SW¼ Ex. 10.58 Ac.
SECTION 12-105-39
MURRAY COUNTY
MINNESOTA

- County Parcel # : 01-012-0060
- Assessor's 1/1/19 Estimated Market Value: \$1,265,800 (\$8,785/acre)
- 2019 Real Estate Taxes Payable (Non-Homestead – Ag): \$4,474 (\$30/acre)
- Farm Program Data (ARC-CO):

FSA Farm #	6821
FSA Corn Base	70.72 Acres
FSA PLC Corn Yield	159 Bu. Per Acre
FSA Soybean Base	70.72 Acres
FSA Direct Soybean Yield	39 Bu. Per Acre
FSA DCP Cropland	142.29 Acres
Highly Erodible Land	NONE
Wetlands:	NONE
Assessor's Crop Equivalency Rating (CER)	82.1
Crop Productivity Index (CPI)	95.4
- Drainage Tile – Private tile (see attached tile maps)

Acreage Breakdown:	Assessor	FSA/FMC
Cultivation	144.09	142.29+/- Acres
Wildlife	0.00	3.65+/- Acres
Road	5.33	3.48+/- Acres
	-----	-----
TOTAL	149.42	149.42+/- Acres
	=====	=====

The property is being sold as is and 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.

(8/14/19)

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 September 18, 2019

SW¹/₄ Ex. 10.58 acres

SECTION 12-105-39

\$_____/acre X 149.42 Acres = Bid Amount \$ _____

TOTAL BID AMOUNT = \$_____

EARNEST MONEY = TOTAL BID AMOUNT x 10%

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 10% of the final purchase price.**

NAME: _____

ADDRESS: _____

TELEPHONE: _____