

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

Staples and Staples, LLC

Parts of SW¹/₄
SECTION 34-104-41
79.30 +/- Acres

BLOOM TOWNSHIP

**NOBLES COUNTY
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

FARMLAND FOR SALE

NOBLES COUNTY

Section 34-104-41 – Bloom Township

Parts of SW¹/₄ (79.3 +/- acres)

We are pleased to announce land for sale for Staples & Staples, LLC. The farm contains about 79.2 +/- cultivated acres in Section 34 of Bloom Township in Nobles County, located east of the City of Wilmont. The farm consists of very highly productive soils, with a Crop Productivity Index (CPI) = 94.3 and a Crop Equivalency Rating (CER) = 79.8. The farm was pattern tiled in 2013 (map is available). Yields (bushels per acre) have been 60.4 (2015) and 55.6 (2017) for soybeans and 201.8 (2016) and 191.5 (2018) for corn. This is an excellent quality farm that would be good for an established farmer, livestock producer, young farmer looking to own land, or investor looking for a turn-key parcel.

List Price = \$630,435 (\$7,950/acre)

Offers will be submitted via a written Purchase Agreement and Buyer shall pay the earnest money of 10% upon acceptance of an offer. The balance of the purchase price shall be paid in cash in December or January as agreed upon. The farm is being sold subject to all existing easements. Buyer can conduct their own fall tillage, or else Seller will have fall tillage completed and it will be paid in addition to the sales price. The real estate taxes payable in 2019 are responsibility of the Seller and payable in 2020 are the sole responsibility of the Buyer. Buyer may take possession one day after closing.

The real estate is being sold “AS IS” basis. Seller reserves the right to reject any and all offers.

FAIRLAND MANAGEMENT COMPANY

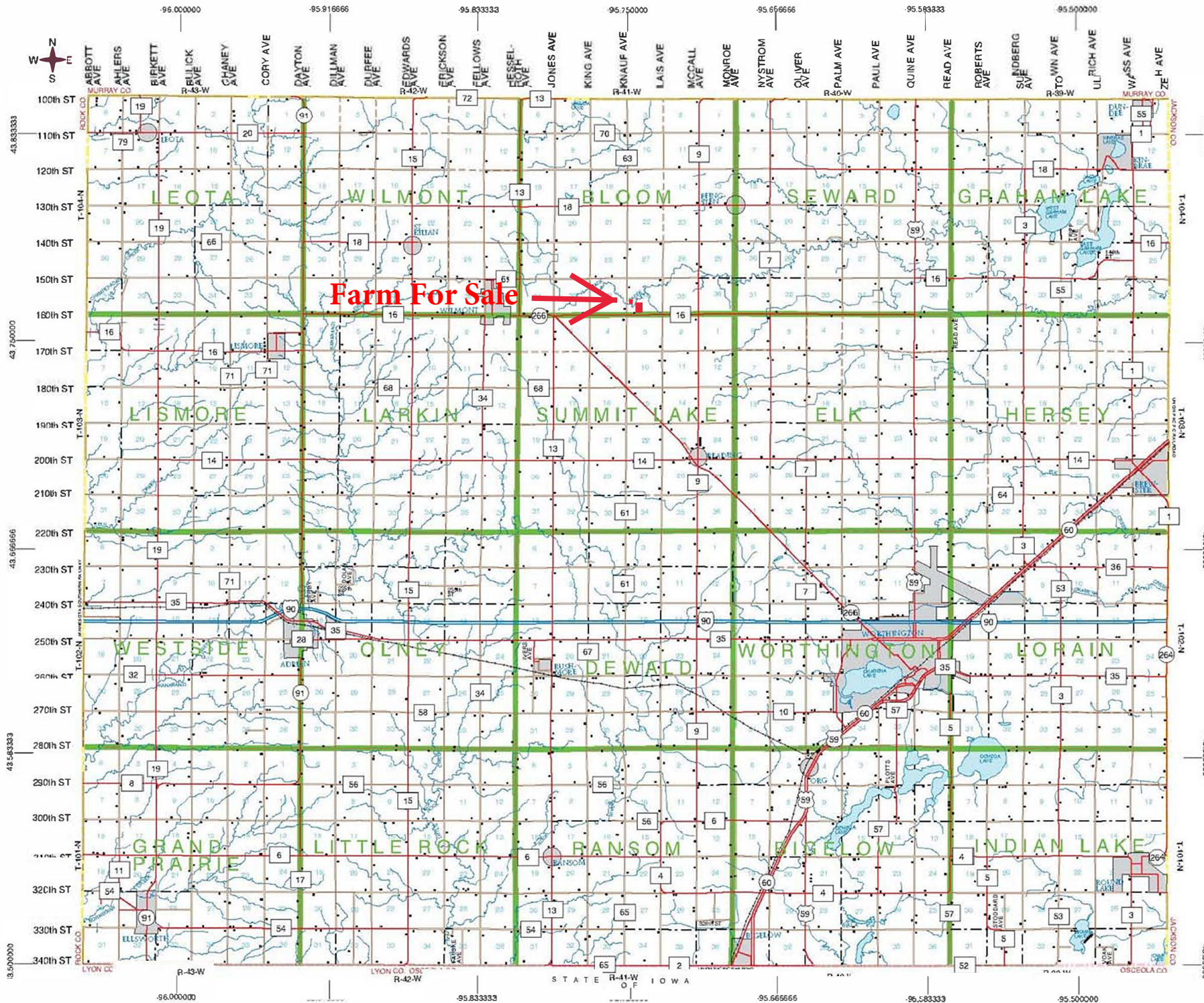
339 11th STREET, WINDOM, MN 56101

507-831-2808

www.fairlandmgmt.com

Your Ag Real Estate Professionals since 1922!

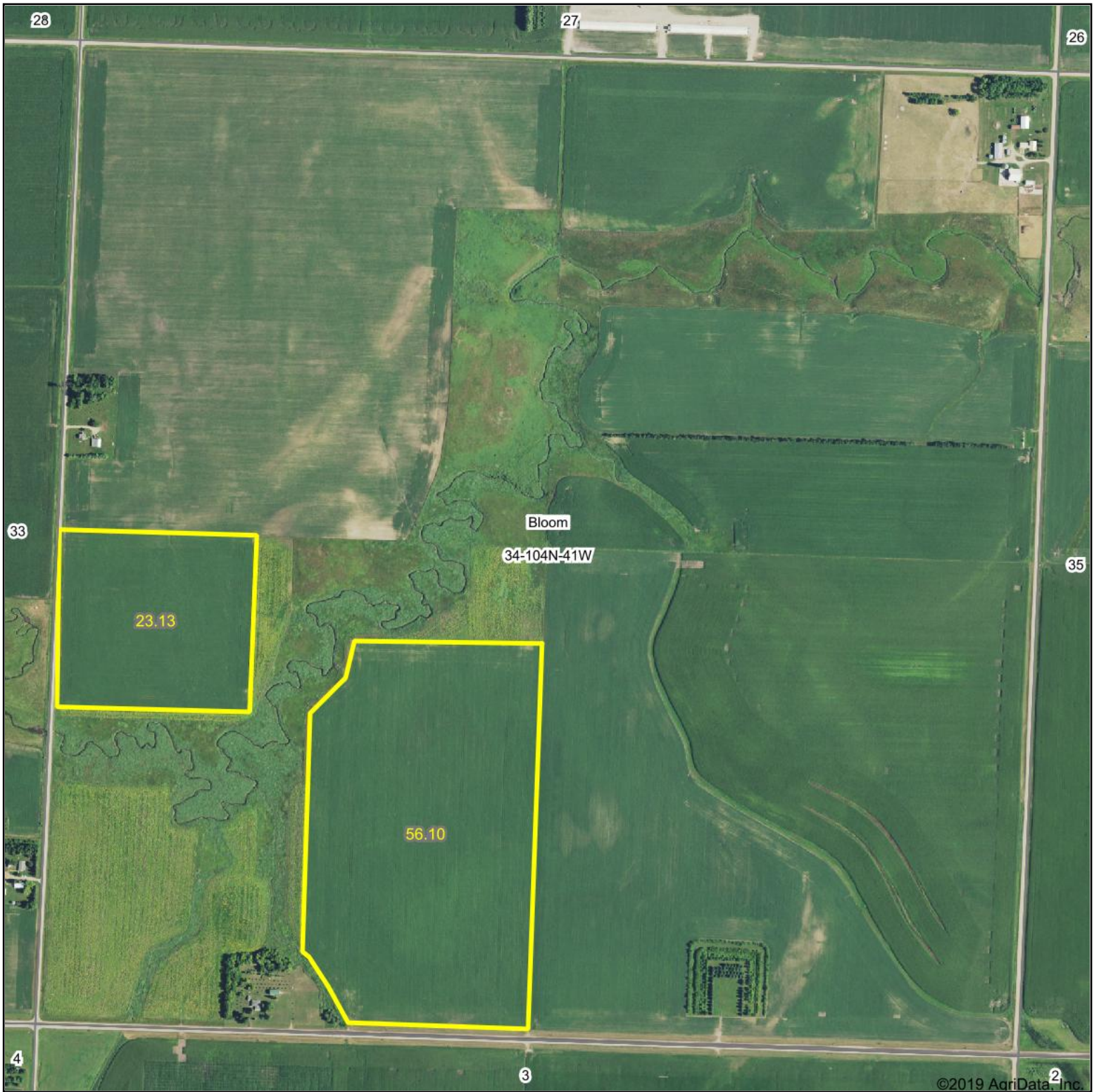
Nobles County, Minnesota



R-41-W



Aerial Map



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

Map Center: 43° 46' 7.44, -95° 44' 34.45

0ft 837ft 1673ft

34-104N-41W
Nobles County
Minnesota

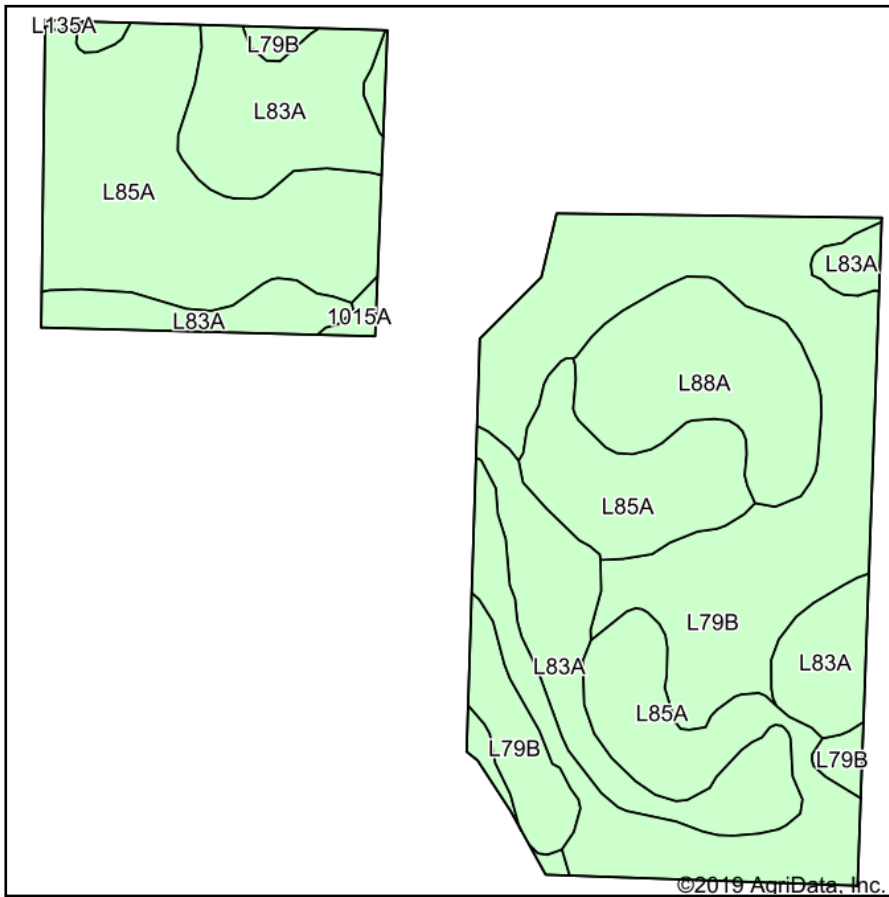


10/23/2019

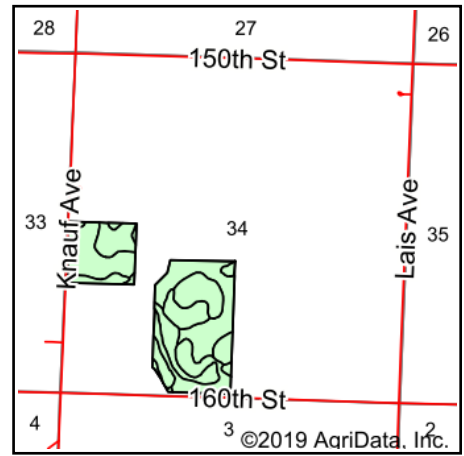
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Nobles**
Location: **34-104N-41W**
Township: **Bloom**
Acres: **79.23**
Date: **10/23/2019**

**Fairland
Management
Company**

"YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:

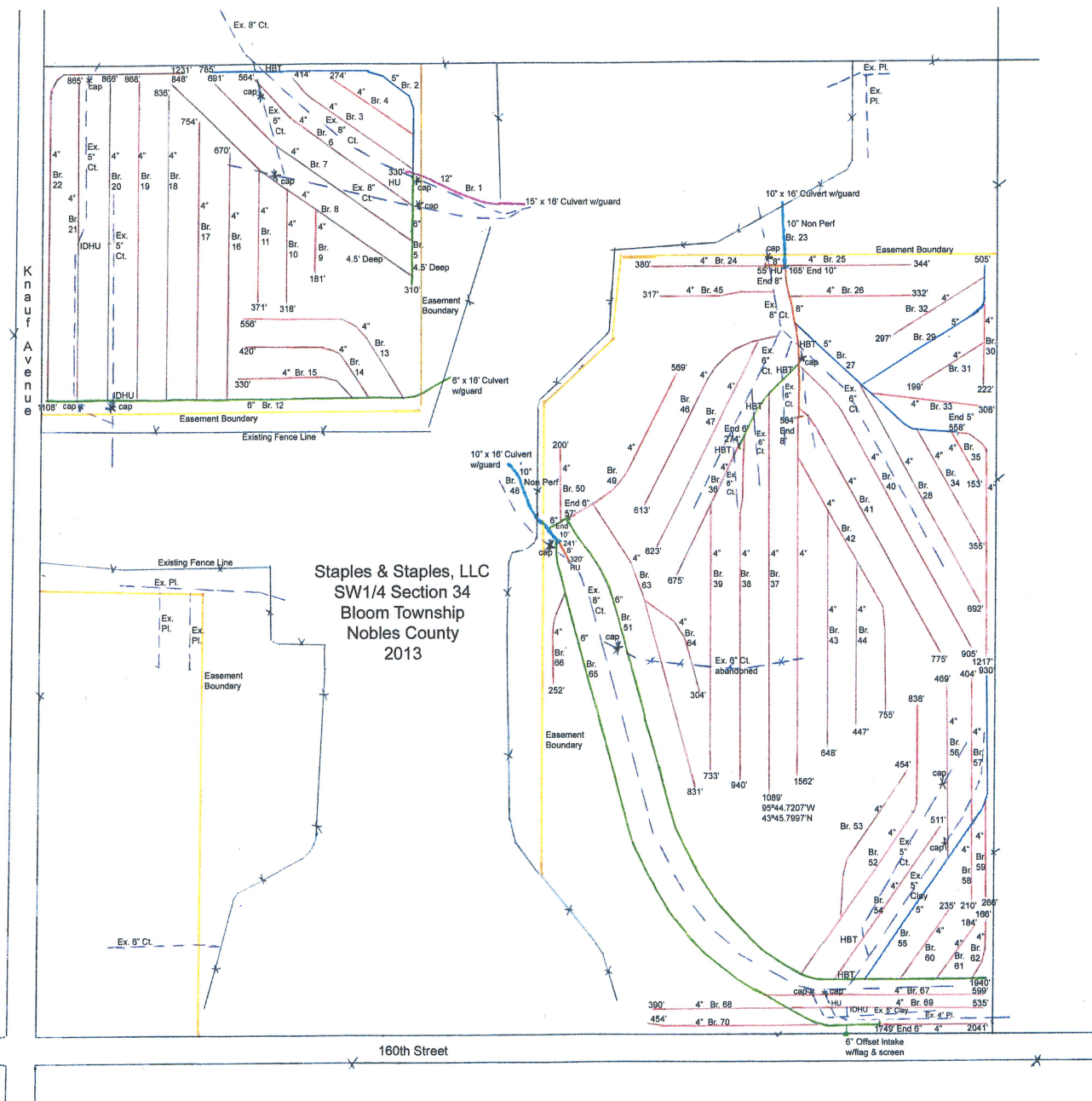


Area Symbol: MN105, Soil Area Version: 16								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	29.78	37.6%	Iw	99			
L79B	Clarion loam, 2 to 6 percent slopes	22.24	28.1%	Ile	95			
L83A	Webster clay loam, 0 to 2 percent slopes	19.00	24.0%	IIw	93			
L88A	Lura silty clay, 0 to 1 percent slopes	7.82	9.9%	IIIw	81			
1015A	Havelock clay loam, 0 to 2 percent slopes, frequently flooded	0.33	0.4%	Vw	20			
L135A	Okabena silty clay loam, 1 to 3 percent slopes	0.06	0.1%	Iw	100			
Weighted Average					94.3			

*n: The aggregation method is "Weighted Average using major components"

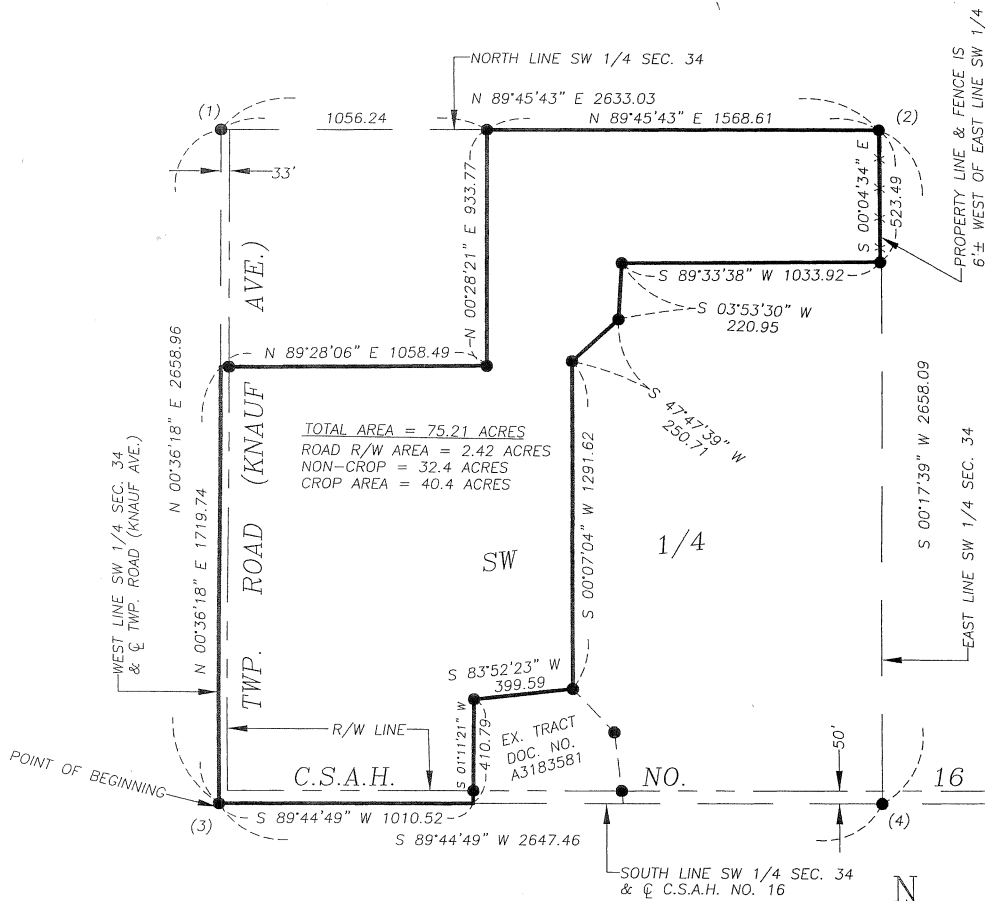
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Map By:
Loo Con, Inc.
PO Box 98
Wilmont, MN 56185
(507) 926-5368

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 104 NORTH,
RANGE 41 WEST IN BLOOM TOWNSHIP, NOBLES COUNTY, MINNESOTA.

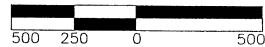


DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 104 NORTH, RANGE 41 WEST IN BLOOM TOWNSHIP, NOBLES COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 36 MINUTES 18 SECONDS EAST, BEARING BASED ON NOBLES COUNTY COORDINATE SYSTEM, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND ALONG THE CENTERLINE OF THE TOWNSHIP ROAD, AS EXISTS, A DISTANCE OF 1719.74 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 06 SECONDS EAST A DISTANCE OF 1058.49 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 21 SECONDS EAST A DISTANCE OF 933.77 FEET, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1568.61 FEET, TO AN EXISTING NORTH-SOUTH FENCELINE; THENCE SOUTH 00 DEGREES 04 MINUTES 34 SECONDS EAST ALONG SAID EXISTING NORTH-SOUTH FENCELINE, A DISTANCE OF 523.49 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 38 SECONDS WEST A DISTANCE OF 1033.92 FEET; THENCE SOUTH 03 DEGREES 53 MINUTES 30 SECONDS WEST A DISTANCE OF 220.95 FEET; THENCE SOUTH 47 DEGREES 47 MINUTES 39 SECONDS WEST A DISTANCE OF 250.71 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 04 SECONDS WEST A DISTANCE OF 1291.62 FEET TO THE MOST NORTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER A318581 AS FILED AND RECORDED IN THE NOBLES COUNTY RECORDER'S OFFICE; THENCE SOUTH 83 DEGREES 52 MINUTES 23 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID DESCRIBED TRACT, A DISTANCE OF 399.59 FEET; THENCE SOUTH 01 DEGREE 11 MINUTES 21 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID DESCRIBED TRACT, A DISTANCE OF 410.79 FEET, TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 44 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE AND ALONG THE CENTERLINE OF COUNTY STATE AID HIGHWAY NUMBER 16, AS EXISTS, A DISTANCE OF 1010.52 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 75.21 ACRES AND IS SUBJECT TO EXISTING COUNTY HIGHWAY EASEMENT, EXISTING TOWNSHIP ROAD EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.



SCALE 1" = 500'

- = MONUMENTS FOUND
○ = MONUMENTS SET
5/8" IRON STAKE W/CAP NO. 23008
X-X-X = EXISTING FENCE

REFERENCE

- (1) WEST 1/4 COR. SEC. 34-104-41
IRON PIPE INPLACE
- (2) CENTER SEC. 34-104-41
CALCULATED POSITION
- (3) SW COR. SEC. 34-104-41
IRON MONUMENT INPLACE
- (4) SOUTH 1/4 COR. SEC. 34-104-41
5/8" IRON STAKE INPLACE



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 2-18-2014 Certificate # 23008

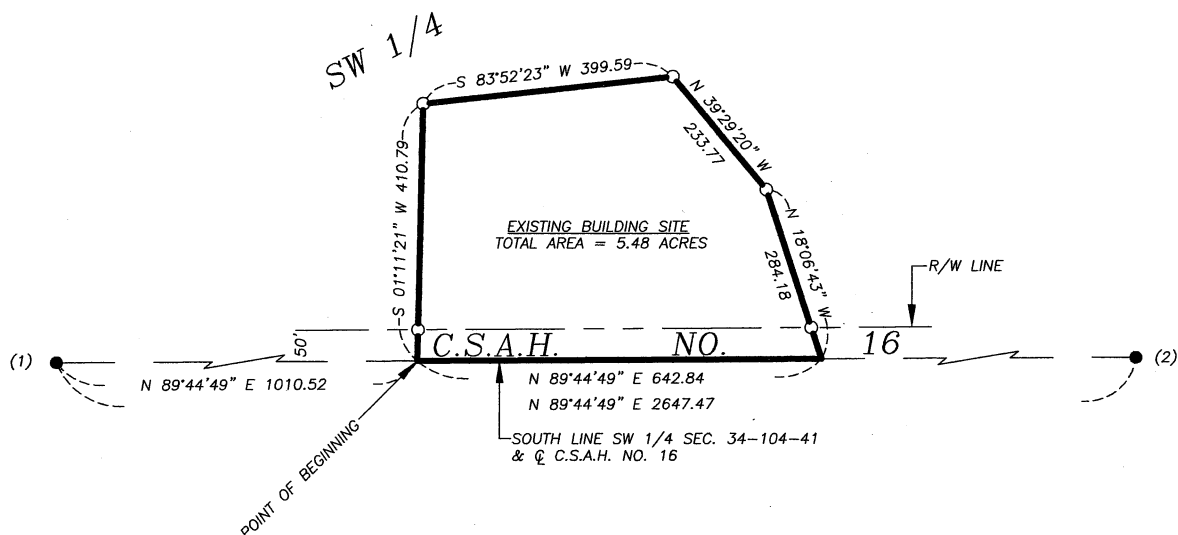
ZIESKE LAND SURVEYING, INC.

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: NOBLES COUNTY PHEASANTS FOREVER
PROJECT NUMBER: N 1318 SB
DATE: DEC. 12, 2013 REVISED: FEB. 18, 2014

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 104 NORTH, RANGE 41 WEST IN BLOOM TOWNSHIP, NOBLES COUNTY, MINNESOTA.

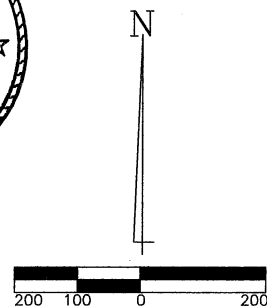


DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 104 NORTH, RANGE 41 WEST IN BLOOM TOWNSHIP, NOBLES COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 89 DEGREES 44 MINUTES 49 SECONDS EAST, BEARING BASED ON NOBLES COUNTY COORDINATE SYSTEM, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND ALONG THE CENTERLINE OF COUNTY STATE AID HIGHWAY NUMBER 16, AS EXISTS, A DISTANCE OF 1010.52 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 44 MINUTES 49 SECONDS EAST, ALONG SAID SOUTH LINE AND SAID CENTERLINE, A DISTANCE OF 642.84 FEET; THENCE NORTH 18 DEGREES 06 MINUTES 43 SECONDS WEST A DISTANCE OF 284.18 FEET; THENCE NORTH 39 DEGREES 29 MINUTES 20 SECONDS WEST A DISTANCE OF 233.77 FEET; THENCE SOUTH 83 DEGREES 52 MINUTES 23 SECONDS WEST A DISTANCE OF 399.59 FEET; THENCE SOUTH 01 DEGREE 11 MINUTES 21 SECONDS WEST A DISTANCE OF 410.79 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 5.48 ACRES AND IS SUBJECT TO EXISTING COUNTY HIGHWAY EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.



SCALE 1" = 200'

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

REFERENCE

- (1) SW COR. SEC. 34-104-41
IRON MONUMENT
- (2) SOUTH 1/4 COR. SEC. 34-104-41
5/8" IRON STAKE

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 4-22-08 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: SHIRLEY DAVIS
PROJECT NUMBER: N 0805 S
DATE: APRIL 21, 2008

FARM SUMMARY

STAPLES & STAPLES, LLC

Parts of SW¼
SECTION 34-104-41
NOBLES COUNTY
MINNESOTA

- County Parcel # : 02-0187-000 (56.77 acres) & 02-0187-250 (22.53 acres)
- Assessor's 1/1/19 Estimated Market Value: \$611,700 (\$7,714/acre)
- 2019 Real Estate Taxes Payable (Non-Homestead – Ag): \$3,662 (\$46.18/acre)
- Farm Program Data (ARC-CO):

FSA Farm #	8623
FSA Corn Base	49.64 Acres
FSA PLC Corn Yield	158 Bu. Per Acre
FSA Soybean Base	29.59 Acres
FSA PLC Soybean Yield	43 Bu. Per Acre
FSA DCP Cropland	79.23 Acres
Highly Erodible Land	NONE
Wetlands:	NONE
Assessor's Crop Equivalency Rating (CER)	79.8
Crop Productivity Index (CPI)	94.3
- Drainage Tile: Pattern Tiled/See attached tile map
- Yield Info(Bu/Acre): Soybeans=60.4(2015)&55.6(2017)/Corn=201.8(2016)&191.5(2018)
- Acreage Breakdown:

	<u>Assessor</u>	<u>FSA/FMC</u>
Cultivation	78.09	79.23+/- Acres
Wildlife	0.00	0.00+/- Acres
Road	1.21	0.07+/- Acres
	-----	-----
TOTAL	79.30	79.30+/- 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.

(10/28/19)