

# FAIRLAND MANAGEMENT COMPANY

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

[www.fairlandmgmt.com](http://www.fairlandmgmt.com)

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

## FARM FOR SALE

### **HUTTON FARM**

NE $\frac{1}{4}$   
SECTION 16-104-35  
160.00 +/- Acres

### **CHRISTIANIA TOWNSHIP**

### **JACKSON COUNTY MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

# FARMLAND FOR SALE

## JACKSON COUNTY

### Section 16-104-35 – Christiania Township

NE<sup>1</sup>/<sub>4</sub> (160.00 +/- acres)

We are pleased to announce the sale of land for the Hutton Family. The farm contains about 153.2 +/- cultivated acres in Section 16 of Christiania Township in Jackson County, located southeast of the City of Windom. The farm consists of very highly productive soils, with a Crop Productivity Index (CPI) = 95.4 and a Crop Equivalency Rating (CER) = 86.3. Tile maps of the farm are available.

**Terms:** Landowners will offer said tract of land for sale by private sealed bid auction. Minimum bid is \$6,250 per acre. Bid forms are available upon request. All bids are to be submitted in writing to and received by Fairland Management Company, 339 11<sup>th</sup> Street, P.O. Box 128, Windom, MN, 56101 on or before 1 PM, November 5, 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 November 6, 2019 at 10:00 AM at the Windom Community Center, Windom, 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 December 18, 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

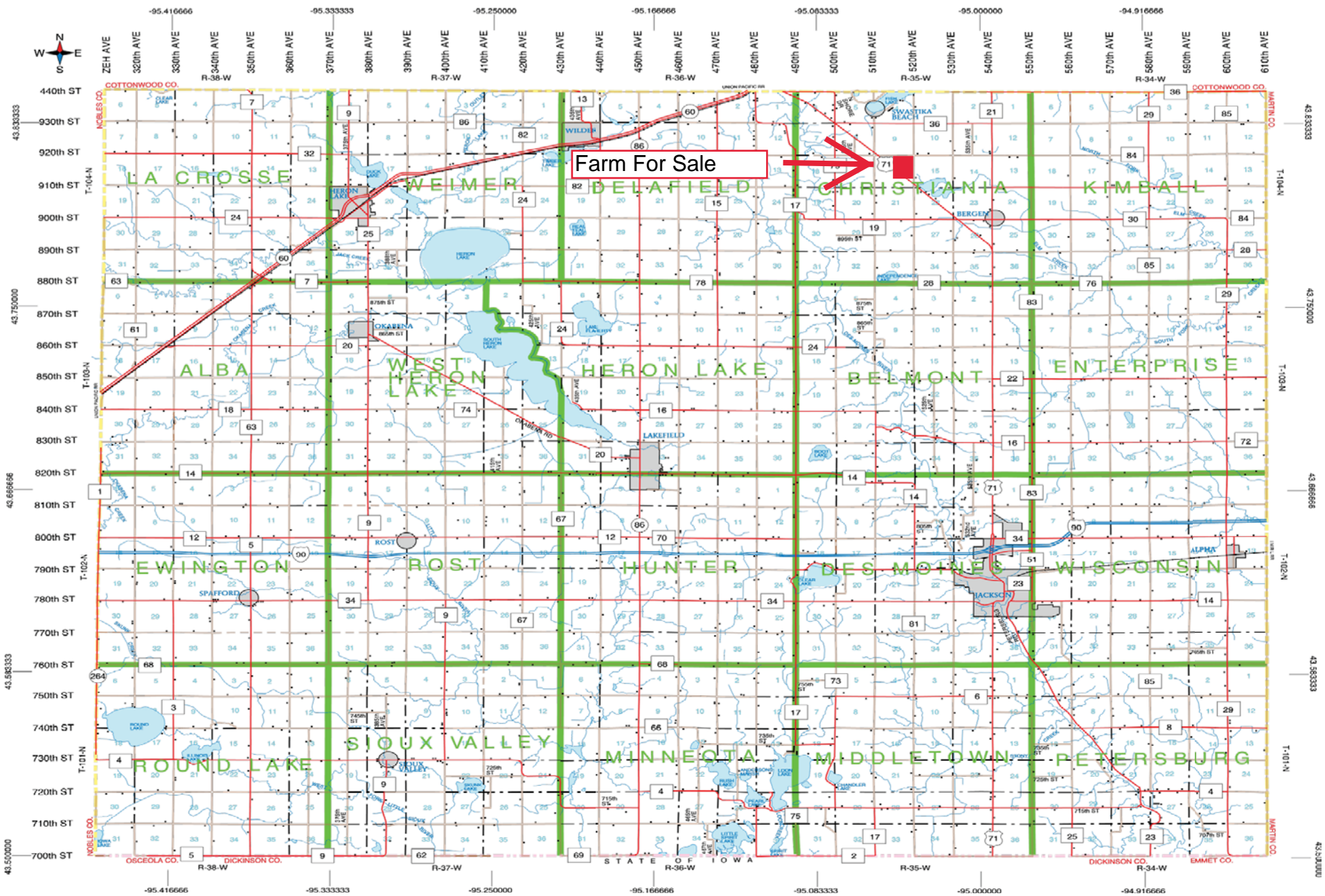
339 11<sup>th</sup> STREET, WINDOM, MN 56101

**507-831-2808**

[www.fairlandmgmt.com](http://www.fairlandmgmt.com)

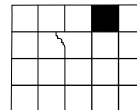
*Your Ag Real Estate Professionals since 1922!*

# Jackson County, Minnesota



R-35-W

COTTONWOOD CO.



BELMONT TWP



# Aerial Map



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

Map Center: 43° 48' 42.46, -95° 2' 42.1

0ft 830ft 1660ft

**16-104N-35W  
Jackson County  
Minnesota**



9/26/2019

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.



United States  
Department of  
Agriculture

## Jackson County, Minnesota

**Farm 194**

**Tract 603**

**2019 Program Year**

Map Created April 17, 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

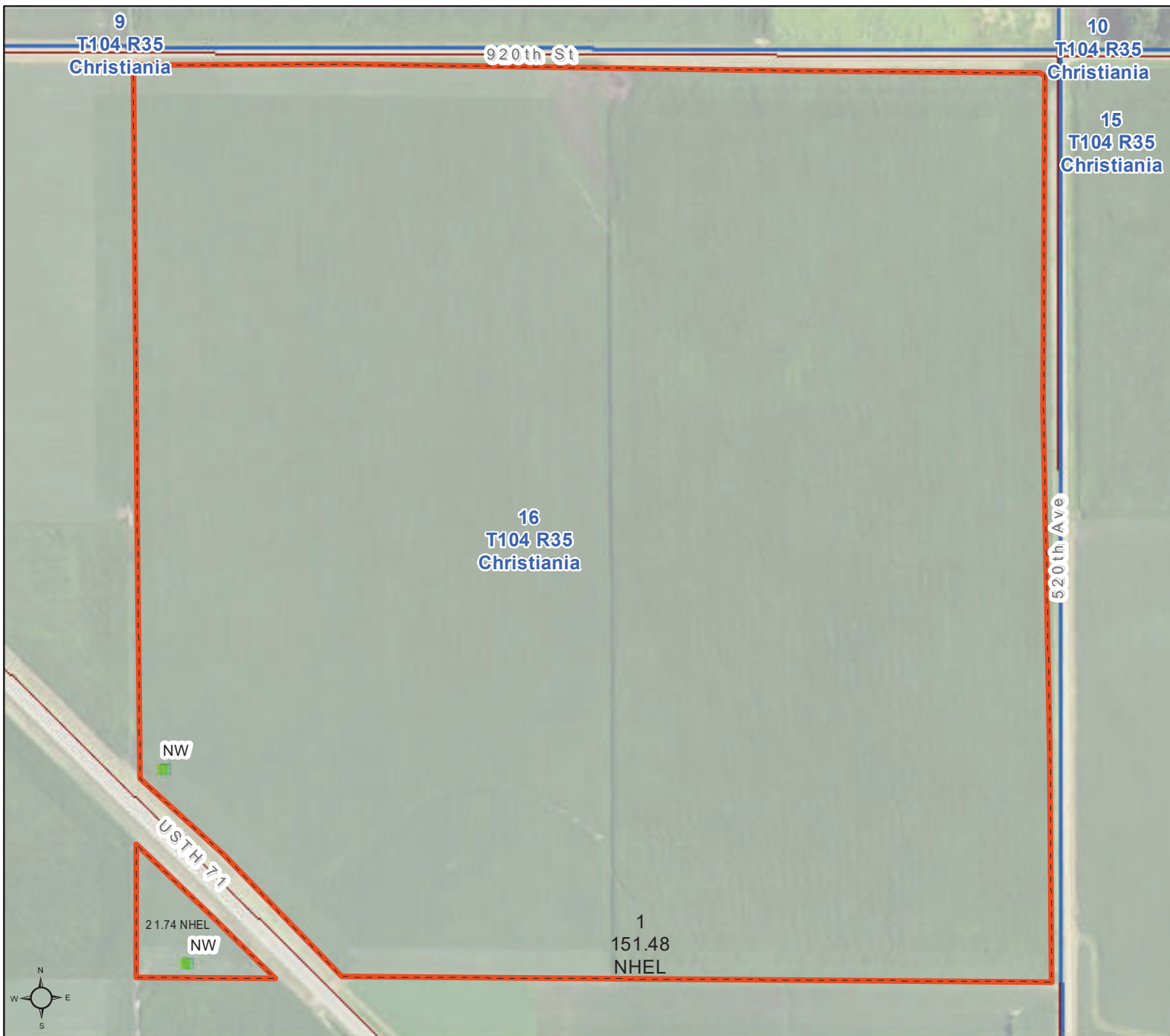
### Common Land Unit

- Cropland
- Tract Boundary

### Wetland Determination Identifiers

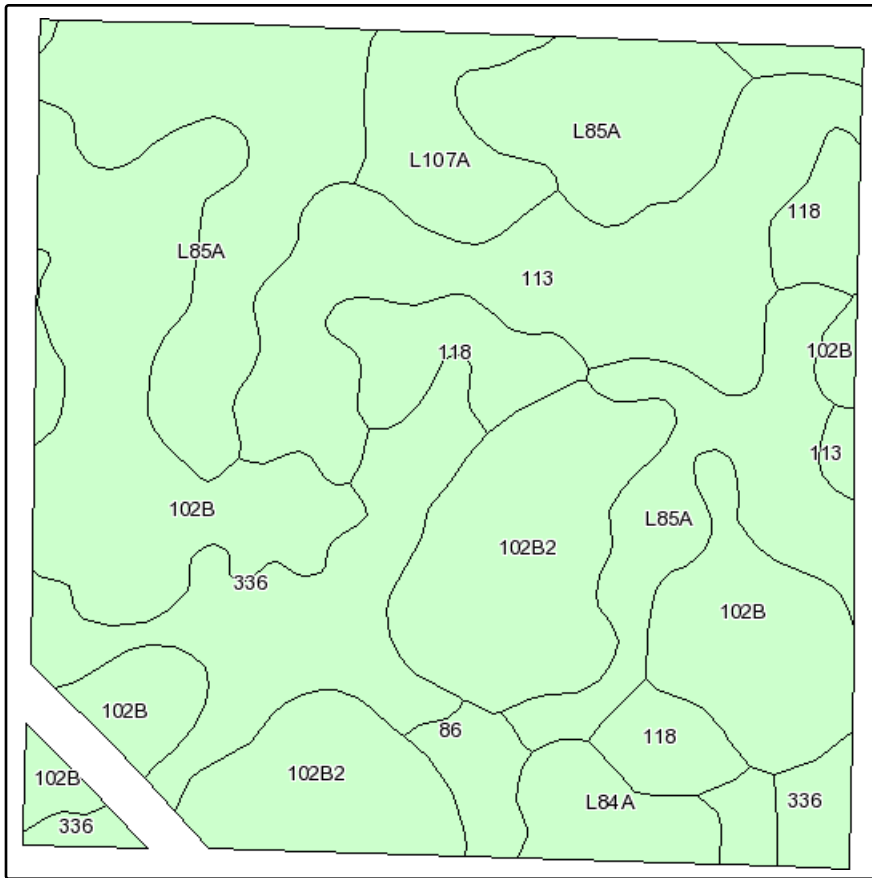
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 153.22 acres

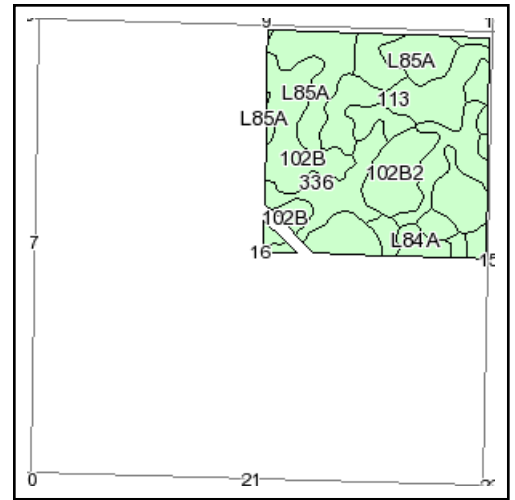


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

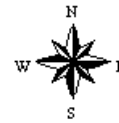
# Soils Map



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



State: **Minnesota**  
County: **Jackson**  
Location: **016-104N-035W**  
Township: **Christiania**  
Acres: **153.2**  
Date: **10/15/2009**



Maps provided by:



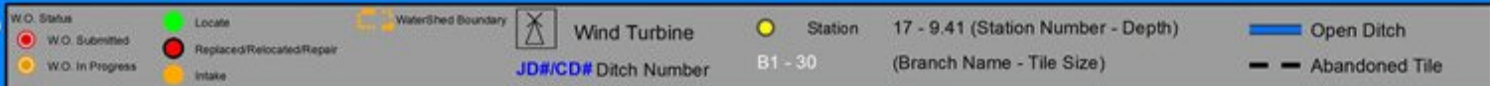
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	36.7	23.9%	I	99	187	54
102B	Clarion loam, 2 to 6 percent slopes	32.7	21.3%	Ile	95	180	52
113	Webster clay loam	21.7	14.2%	IIw	93	176	51
102B2	Clarion loam, 4 to 8 percent slopes, eroded	20.9	13.6%	IIIle	95	180	52
336	Delft clay loam	16.4	10.7%	IIw	94	178	52
118	Crippin clay loam	9.9	6.5%	I	100	189	55
L107A	Canisteo-Glencoe, depressional complex, 0 to 2 percent slopes	7.1	4.7%	IIw	91	172	50
L84A	Glencoe clay loam, depressional, 0 to 1 percent slopes	4	2.6%	IIIw	86	163	47
86	Canisteo clay loam	3.8	2.5%	IIw	93	176	51
Weighted Average					95.4	180.6	52.3









## FARM SUMMARY

### HUTTON FARM

NE¼  
SECTION 16-104-35  
JACKSON COUNTY  
MINNESOTA

- County Parcel # : 03-016-0100
- Assessor's 1/1/19 Estimated Market Value: \$1,069,000 (\$6,681/acre)
- 2019 Real Estate Taxes Payable (Non-Homestead – Ag):  
\$6,716.75+ \$71.25 (Special Assessment) = \$6,788 (\$42.42/acre)
- Farm Program Data (ARC-CO):

FSA Farm #	194
FSA Corn Base	77.0 Acres
FSA PLC Corn Yield	154 Bu. Per Acre
FSA Soybean Base	76.2 Acres
FSA PLC Soybean Yield	43 Bu. Per Acre
FSA DCP Cropland	153.2 Acres
Highly Erodible Land	NONE
Wetlands:	NONE
Assessor's Crop Equivalency Rating (CER)	86.3
Crop Productivity Index (CPI)	95.4
- Drainage Tile – See attached tile maps

Acreage Breakdown:	Assessor	FSA/FMC
Cultivation	153.00	153.20+/- Acres
Wildlife	0.00	0.00+/- Acres
Road	7.00	6.80+/- Acres
	-----	-----
TOTAL	160.00	160.00+/- 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.

(9/26/19)



**BID SHEET**  
**FARMLAND FOR SALE**

Submit in writing to:

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

**By 1 PM on November 5, 2019**

NE $\frac{1}{4}$

SECTION 16-104-35

\$\_\_\_\_\_/acre X 160.00 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: \_\_\_\_\_