

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

**David C. Morfitt
&
Steven A. Morfitt**

NW¹/₄ Excl. 8.67+/- Acres
(151.08 +/- Acres)

SECTION 33-106-36

DALE TOWNSHIP

**COTTONWOOD COUNTY
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

FARMLAND FOR SALE

COTTONWOOD COUNTY

Section 33-106-36 – Dale Township

NW¼ Excl. 8.67+/- acres

151.08 +/- total acres

We are pleased to announce land for sale for David C. & Steven A. Morfitt. The farm contains about 144.5 +/- cultivated acres in Section 33 of Dale Township in Cottonwood County, located northwest of the City of Windom. The farm consists of very highly productive soils, with a Crop Productivity Index (CPI) = 94.7 and a Crop Equivalency Rating (CER) = 74.12. This is an excellent quality farm with good natural and subsurface drainage. The farm is adjacent to 2 blacktop roads. It is under a cash rent lease for 2020 and the farm is being sold subject to the existing lease.

List Price = \$1,264,375

Offers will be submitted via a written Purchase Agreement. Buyer shall pay the earnest money of 10% upon acceptance of an offer and the balance of the purchase price shall be paid as agreed upon. The farm is being sold subject to all existing easements. The real estate taxes payable in 2019 are responsibility of the Seller. The real estate taxes payable in 2020 will be negotiable and the total will be due at the closing. 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

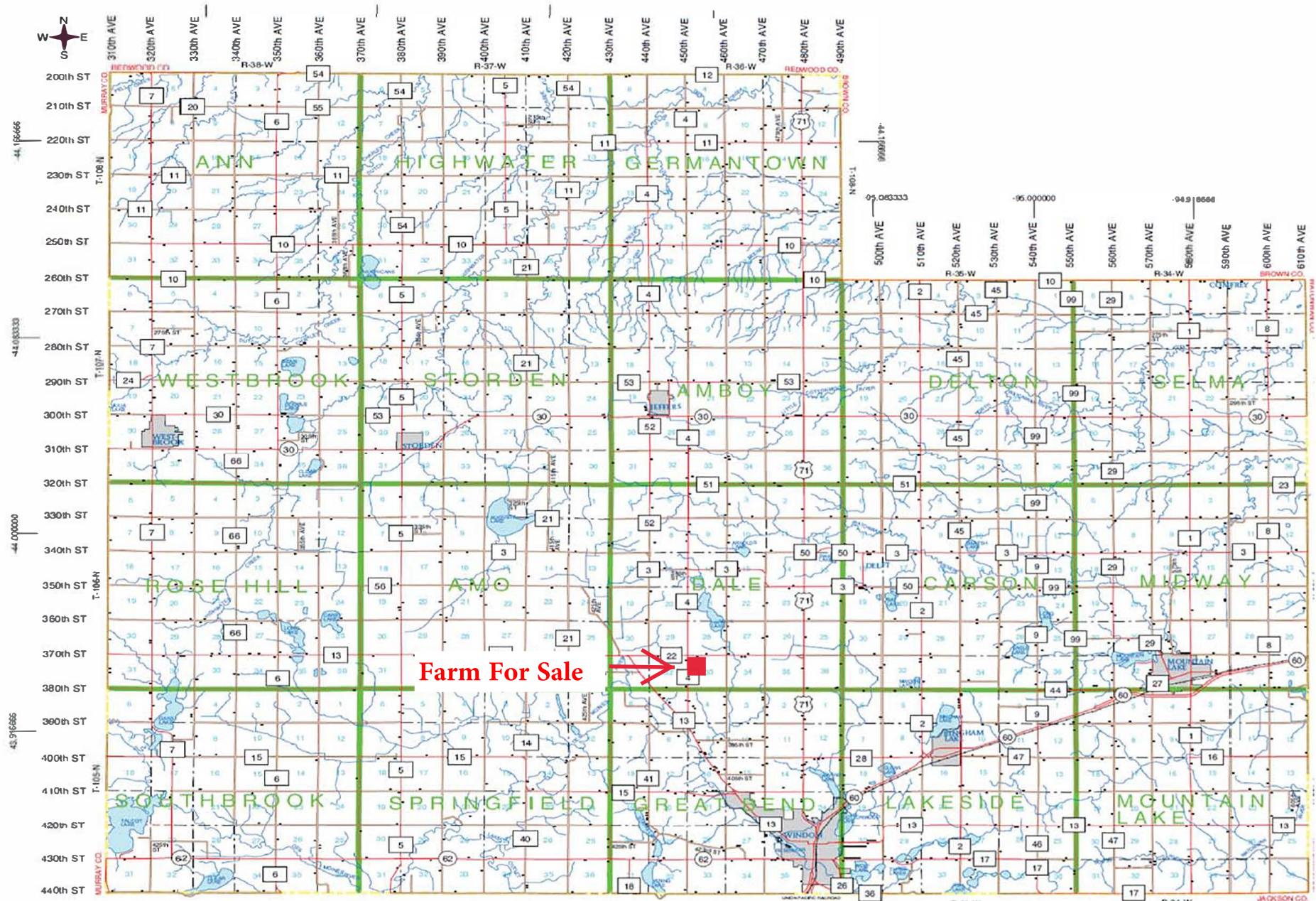
339 11th STREET, WINDOM, MN 56101

507-831-2808

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Your Ag Real Estate Professionals since 1922!

Cottonwood County

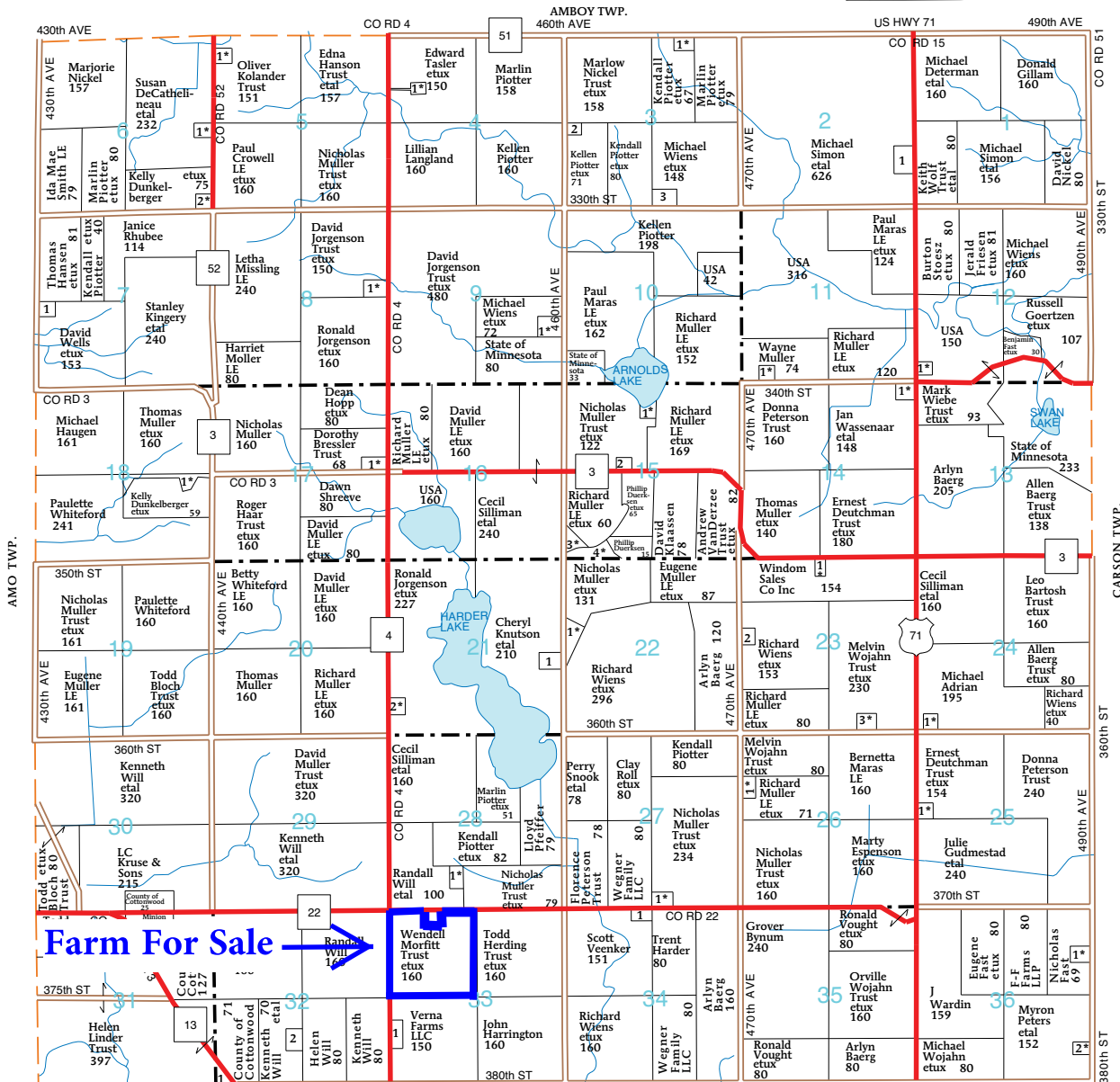
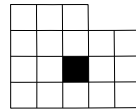


T-106-N

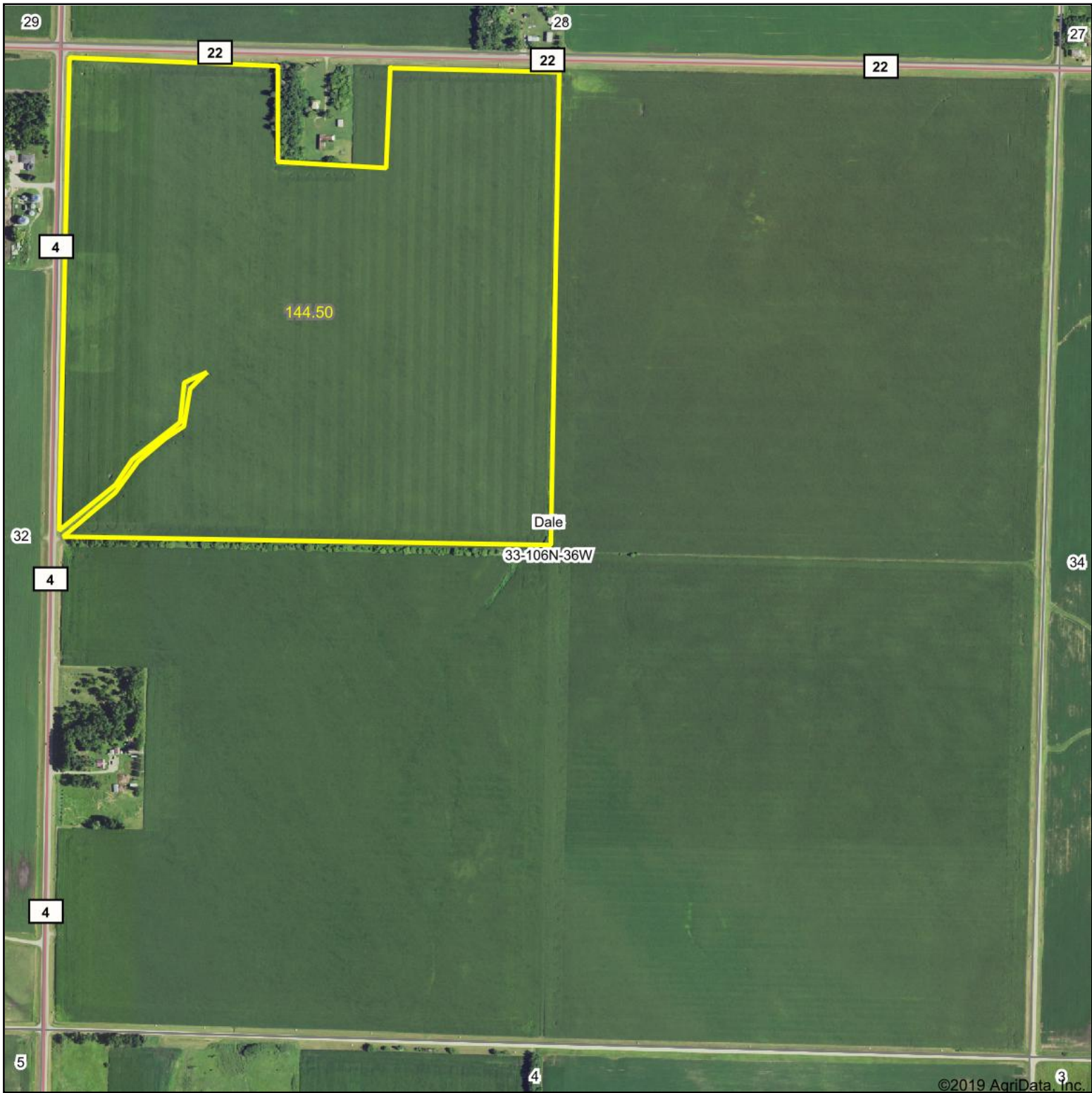
DALE PLAT

(Landowners)

R-36-W



Aerial Map



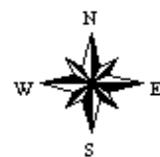
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**Fairland
Management
Company**
"YOUR REAL ESTATE PROFESSIONALS"

Map Center: 43° 56' 30.7, -95° 10' 13.15

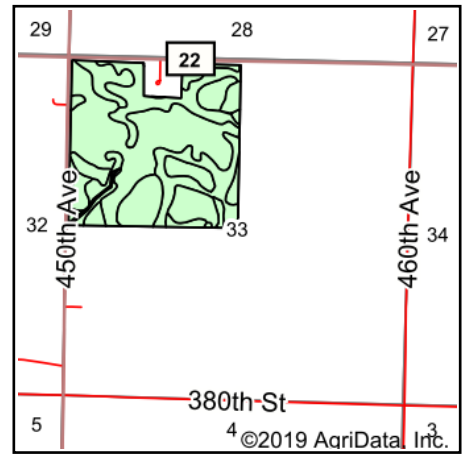
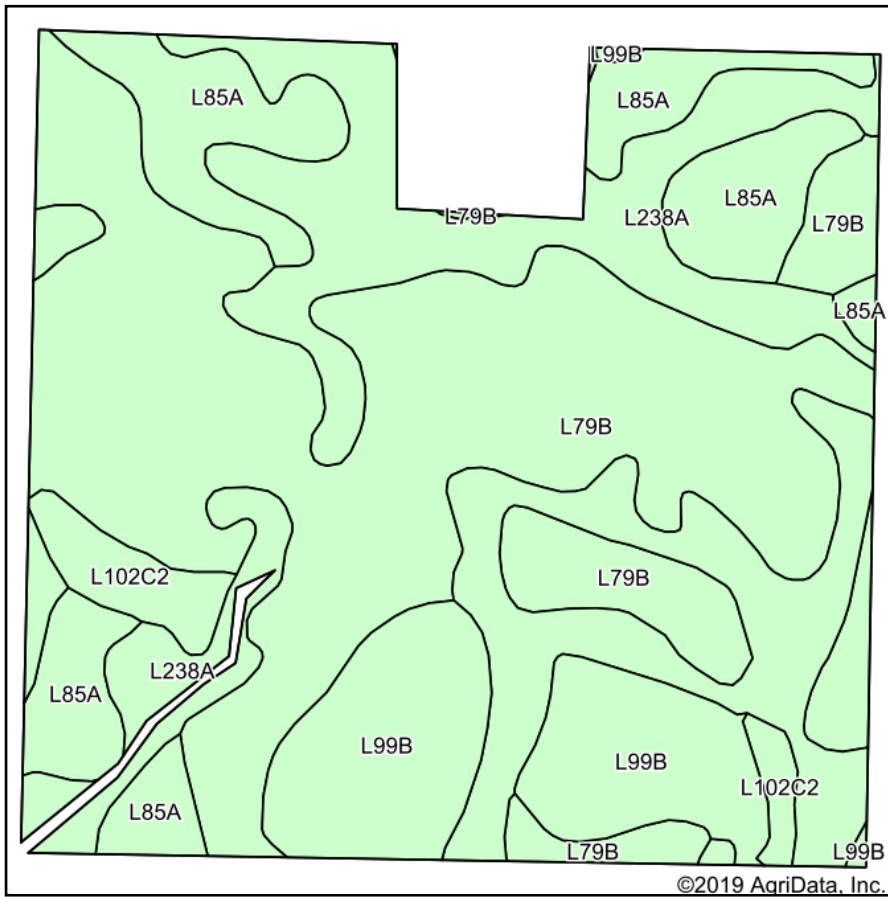
A horizontal number line with four tick marks. The first tick mark is labeled "0ft". The second tick mark is labeled "827ft". The third tick mark is unlabeled. The fourth tick mark is labeled "1654ft". The distance between 0ft and 827ft is equal to the distance between 827ft and 1654ft, indicating that 827ft is half of 1654ft.

33-106N-36W
Cottonwood County
Minnesota



1/4/2020

Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **33-106N-36W**
 Township: **Dale**
 Acres: **144.5**
 Date: **1/4/2020**

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Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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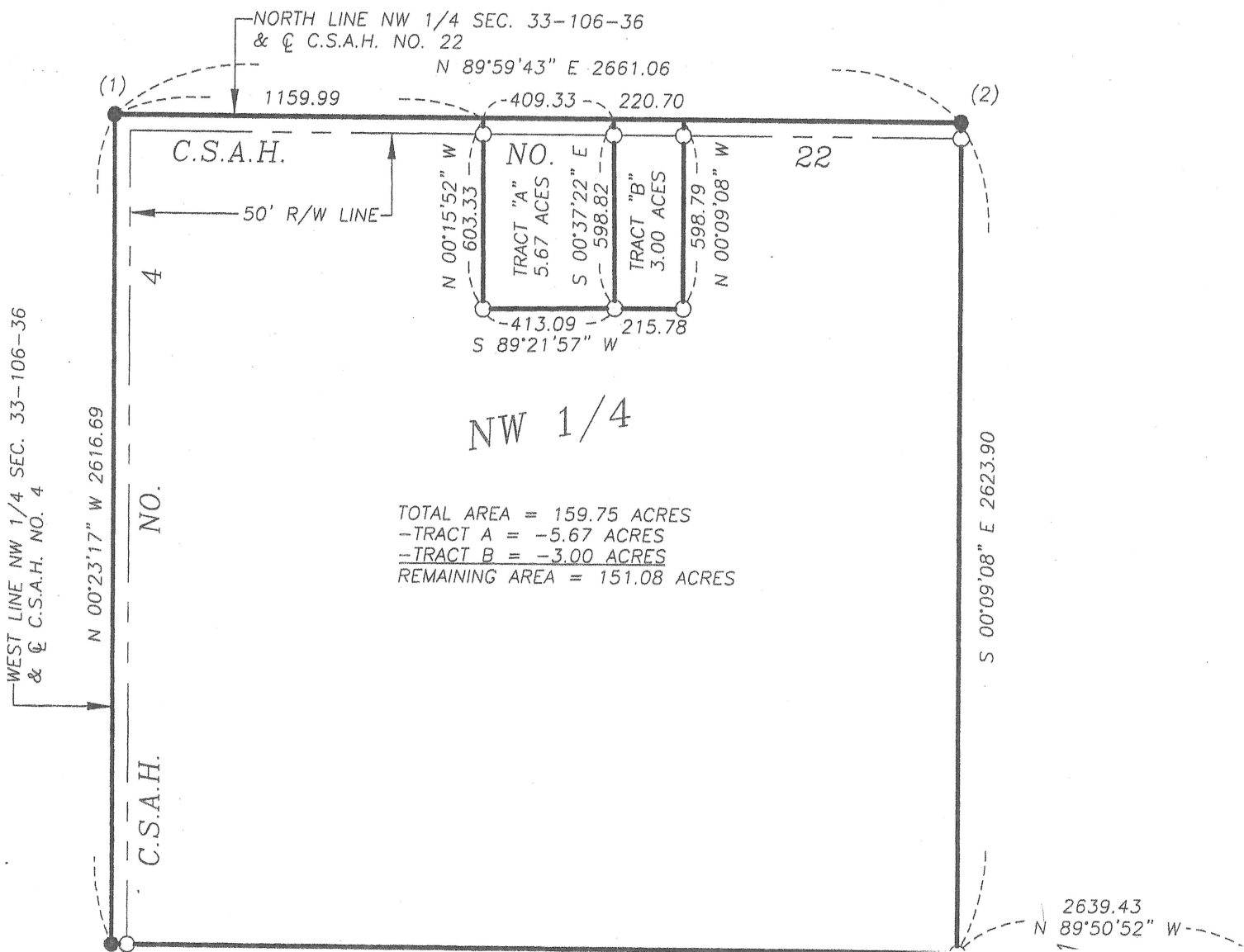
Area Symbol: MN033. Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L79B	Clarion loam, 2 to 6 percent slopes	63.61	44.0%	Ile	95	83
L238A	Webster-Delft complex, 0 to 2 percent slopes	40.04	27.7%	IIw	94	78
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.40	13.4%	Iw	99	78
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	17.37	12.0%	Ile	92	82
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.08	2.8%	IIIe	87	65
Weighted Average					94.7	*n 80.3

*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.

PARTS OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 106 NORTH, RANGE 36 WEST IN DALE TOWNSHIP, COTTONWOOD COUNTY, MINNESOTA.



TRACT "A" DESCRIPTION
PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 106 NORTH, RANGE 36 WEST IN DALE TOWNSHIP, COTTONWOOD COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON MONUMENT AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, BEARING BASED ON COTTONWOOD COUNTY COORDINATE SYSTEM, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND ALONG THE CENTERLINE OF COUNTY STATE AID HIGHWAY NUMBER 22, AS EXISTS A DISTANCE OF 1159.99 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE AND SAID CENTERLINE, A DISTANCE OF 409.33 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 22 SECONDS EAST A DISTANCE OF 598.92 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 57 SECONDS WEST A DISTANCE OF 413.09 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 52 SECONDS WEST A DISTANCE OF 603.33 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 5.67 ACRES AND IS SUBJECT TO EXISTING COUNTY HIGHWAY EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.

TRACT "B" DESCRIPTION
PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 106 NORTH, RANGE 36 WEST IN DALE TOWNSHIP, COTTONWOOD COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

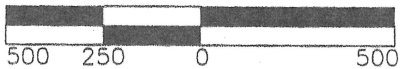
COMMENCING AT AN IRON MONUMENT AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, BEARING BASED ON COTTONWOOD COUNTY COORDINATE SYSTEM, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND ALONG THE CENTERLINE OF COUNTY STATE AID HIGHWAY NUMBER 22, AS EXISTS A DISTANCE OF 1159.99 FEET; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE AND SAID CENTERLINE, A DISTANCE OF 409.33 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 37 MINUTES 22 SECONDS EAST A DISTANCE OF 598.92 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 215.78 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 598.79 FEET, TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, ALONG SAID NORTH LINE AND ALONG THE CENTERLINE COUNTY STATE AID HIGHWAY NUMBER 22, AS EXISTS, A DISTANCE OF 220.70 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 3.00 ACRES AND IS SUBJECT TO EXISTING COUNTY HIGHWAY EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.

REFERENCE

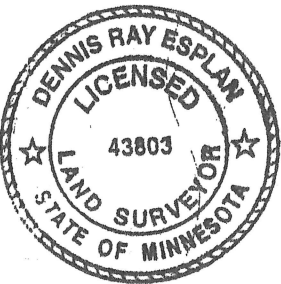
- (1) NW COR. SEC. 33-106-36
FOUND IRON STAKE
- (2) NORTH 1/4 COR. SEC. 33-106-36
FOUND IRON STAKE
- (3) WEST 1/4 COR. SEC. 33-106-36
FOUND IRON STAKE
- (4) CENTER SEC. 33-106-36
CALCULATED POSITION
- (5) EAST 1/4 COR. SEC. 33-106-36
FOUND IRON STAKE
- (6) SOUTH 1/4 COR. SEC. 33-106-36
FOUND IRON STAKE

N



SCALE 1" = 500'

- = MONUMENTS FOUND
- = MONUMENTS SET
- 5/8" IRON STAKE W/CAP NO. 43803



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 Dennis Ray Esplan
Dennis Ray Esplan

Date 7/20/18 Certificate # 43803

ZIESKE LAND SURVEYING, INC.

Perry L. Zieske P.L.S.
Dennis Ray Esplan P.L.S.
840 4th Avenue, Box 94
Windom, MN 56101
Phone: (507) 831-0100

SURVEY FOR: DAVE & STEVE MORFITT
PROJECT NUMBER: C 1824 S
DATE: JULY 18, 2018

521-02

Co Rd 22

BLDG
SITE

6" CLAY

525-5"

6" PLASTIC

465-5"

4" CLAY

Co Rd 4

835

260

530

310-5"

640-5"

FARM SUMMARY

David C. Morfitt
&
Steven A. Morfitt

NW¼ Excl. 8.67+/-acres

SECTION 33-106-36
COTTONWOOD COUNTY
MINNESOTA

- County Parcel # : 05-033-0400
- Assessor's Market Value-1/1/19 (estimated): \$1,107,105
- 2019 Real Estate Taxes Payable-Non-Homestead-Ag (estimated): \$7,413
- Farm Program Data:
 - FSA Farm # 377
 - FSA Corn Base 73.5 Acres
 - FSA PLC Corn Yield 162 Bu. Per Acre
 - FSA Soybean Base (estimated) 71.0 Acres
 - FSA PLC Soybean Yield 44 Bu. Per Acre
 - FSA DCP Cropland (estimated) 144.5 Acres
 - Highly Erodible Land NONE
 - Wetlands: NONE
 - Assessor's Crop Equivalency Rating (CER) 74.12
 - Crop Productivity Index (CPI) 94.7
- Survey: See attached survey for reference
- Drainage Tile: See attached tile map
- Acreage Breakdown:

	<u>Estimate</u>
Cultivation	144.50
Waterway	0.49
Road	6.09

TOTAL	151.08
	=====

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.

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(1/9/20)