

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



Paul E. King & Robert B. King

**SW¹/₄ (153.97 +/- Acres)
SECTION 31-102-41**

**DEWALD TOWNSHIP
NOBLES COUNTY
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

FARMLAND FOR SALE

NOBLES COUNTY

Section 31-102-41 – Dewald Township

SW¼ (153.97 +/- acres)

We are pleased to announce land for sale for Paul E. King and Robert B. King. The farm contains about 153.97 +/- acres in the Southwest Quarter (SW¼) of Section 31 of Dewald Township in Nobles County, located south of the City of Rushmore. The farm consists of 133.12 +/- cultivated acres of highly productive soils, with a Crop Productivity Index (CPI) = 95.2 and a Crop Equivalency Rating (CER) = 71.24. 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 \$6,750 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 3, 2021. **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 Thursday, March 4, 2021 at 10:00 AM at Rushmore School Community Room, Rushmore, MN. **Only those who have submitted a bid are allowed to attend the private sealed bid auction. Due to Covid-19, CDC rules will apply. Social distancing/masks are required.**

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 April 7, 2021, the scheduled date of closing. The farm is being sold subject to all existing easements. The real estate taxes payable in 2021 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

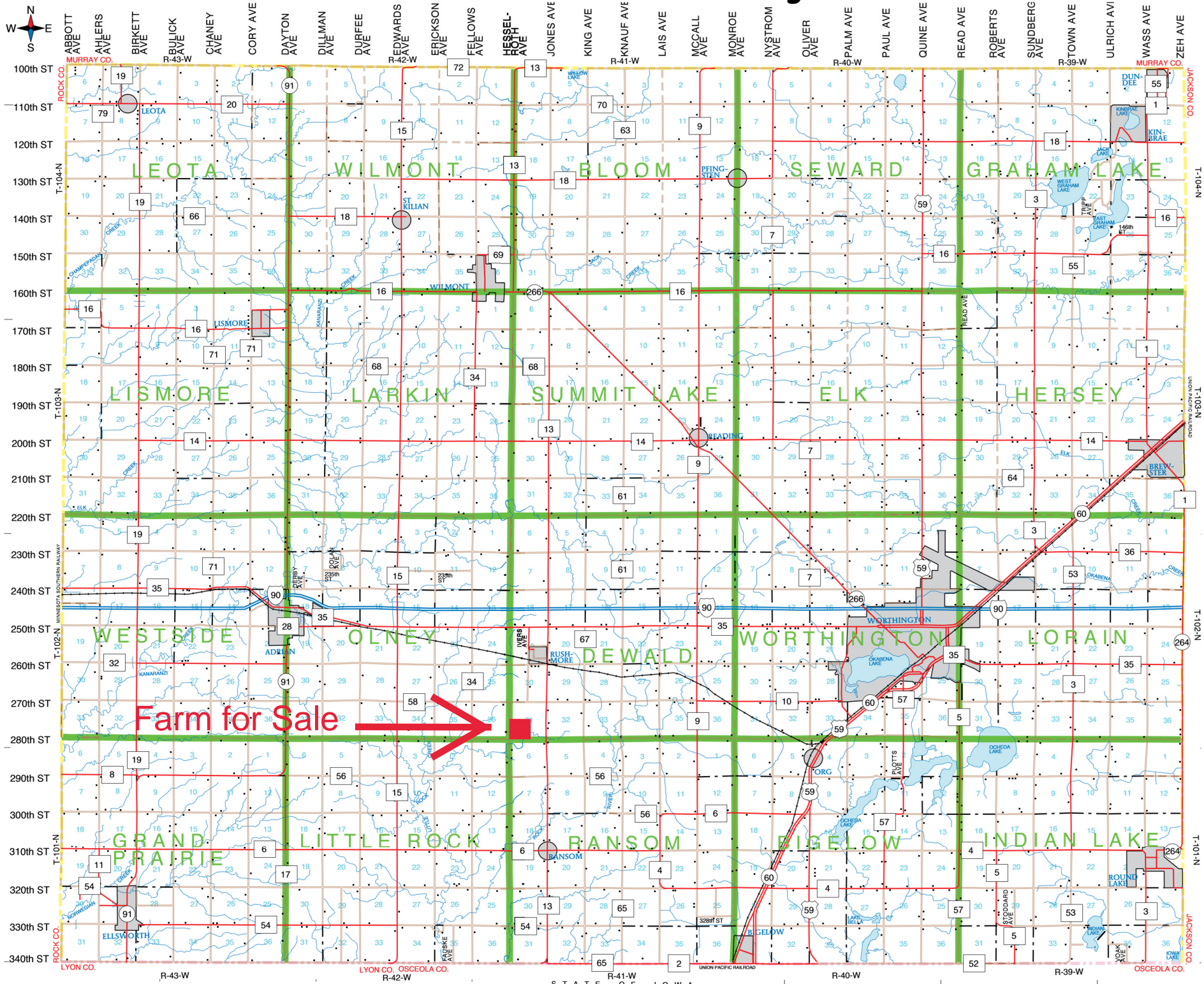
339 11th STREET, WINDOM, MN 56101

507-831-2808

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Your Ag Real Estate Professionals since 1922!

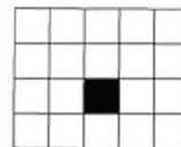
Nobles County



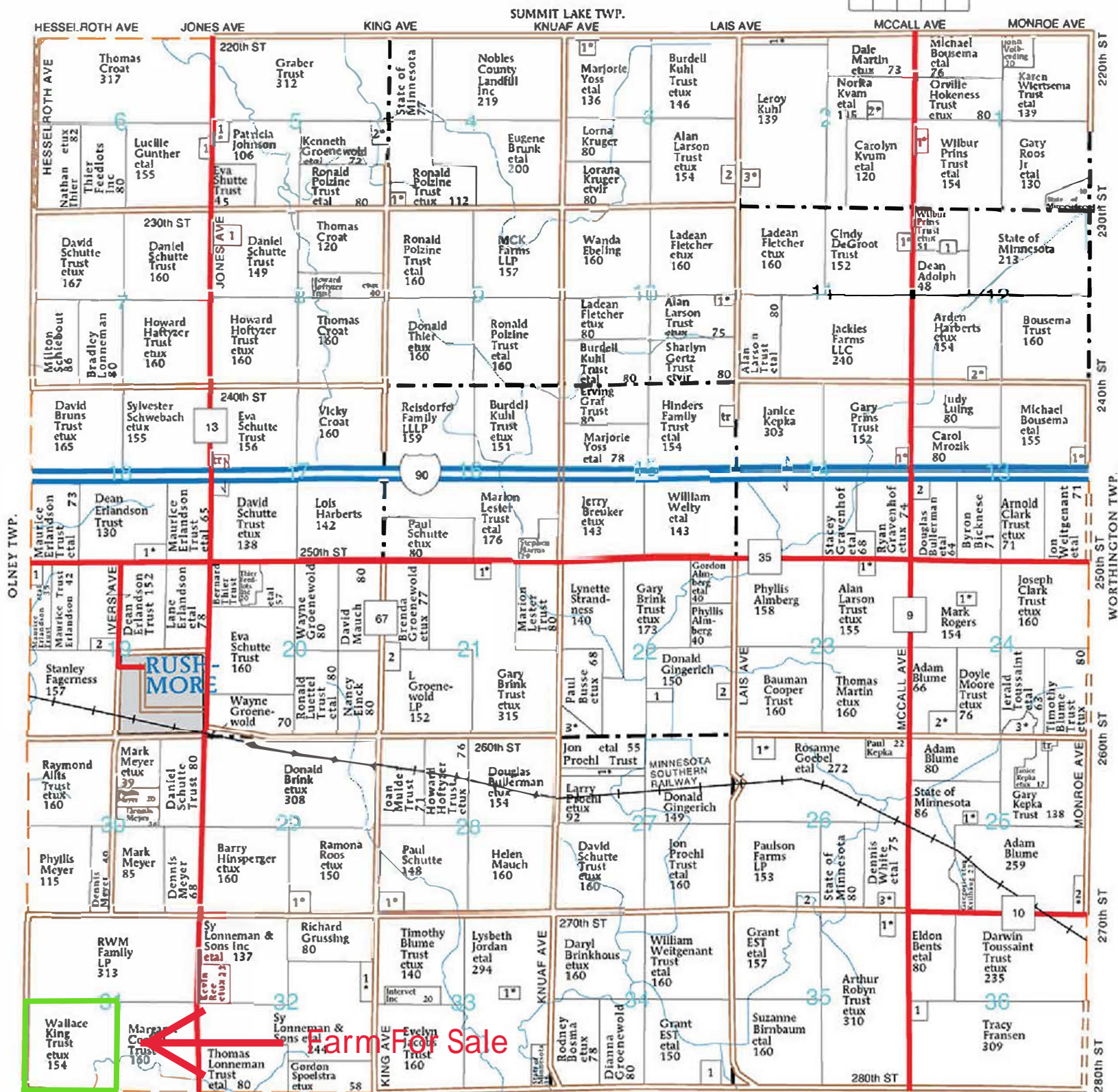
T-102-N

DEWALD PLAT

(London)

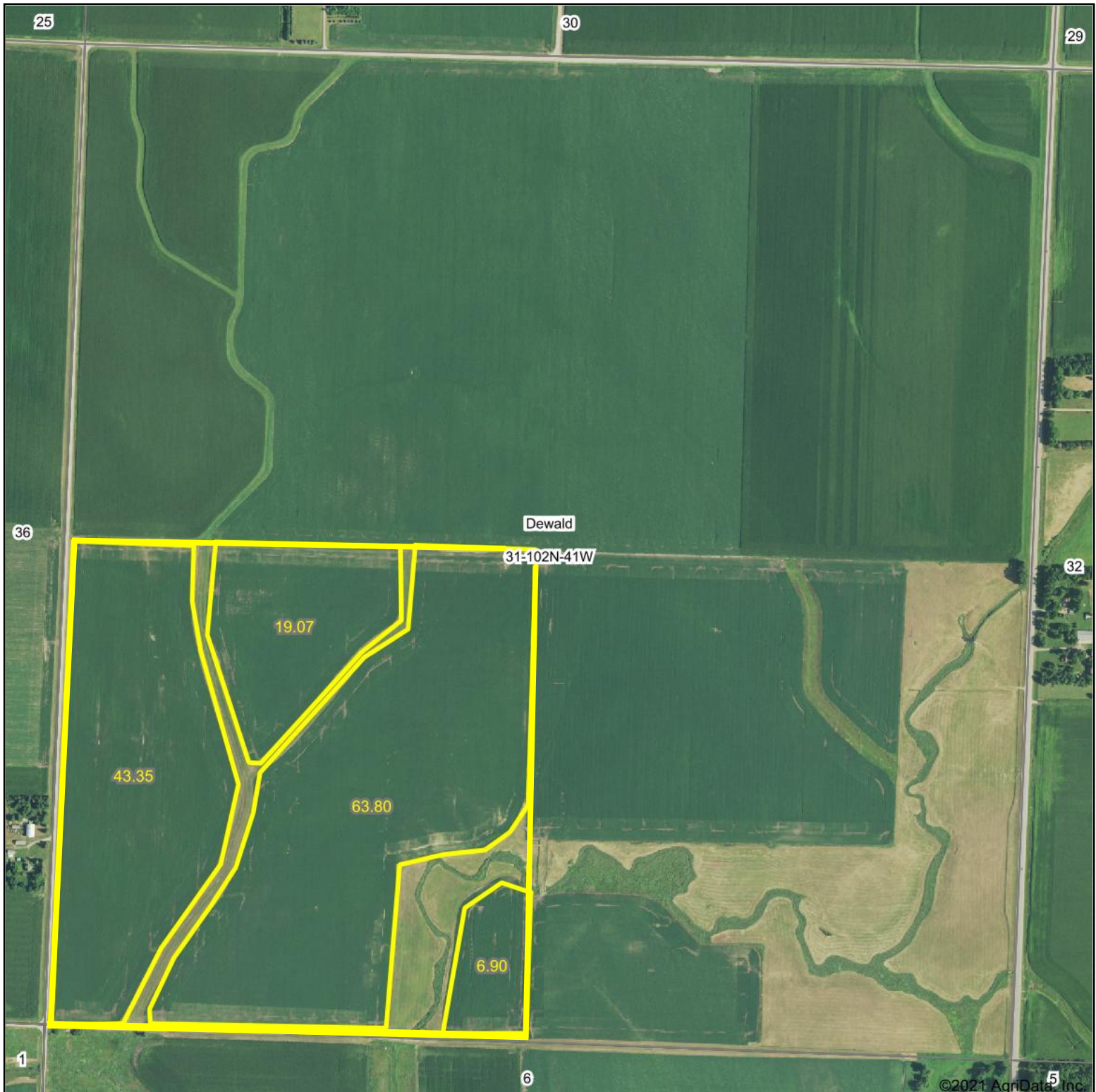


R-41-W



RANSOM TYPE.

Aerial Map



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

Map Center: 43° 35' 39.18, -95° 48' 15.54

0ft 836ft 1672ft

**31-102N-41W
Nobles County
Minnesota**



1/23/2021

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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United States
Department of
Agriculture

Nobles County, Minnesota

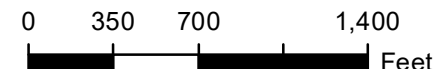
Farm 1314

Tract 2168

2020 Program Year

Map Created May 04, 2020

1024131



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

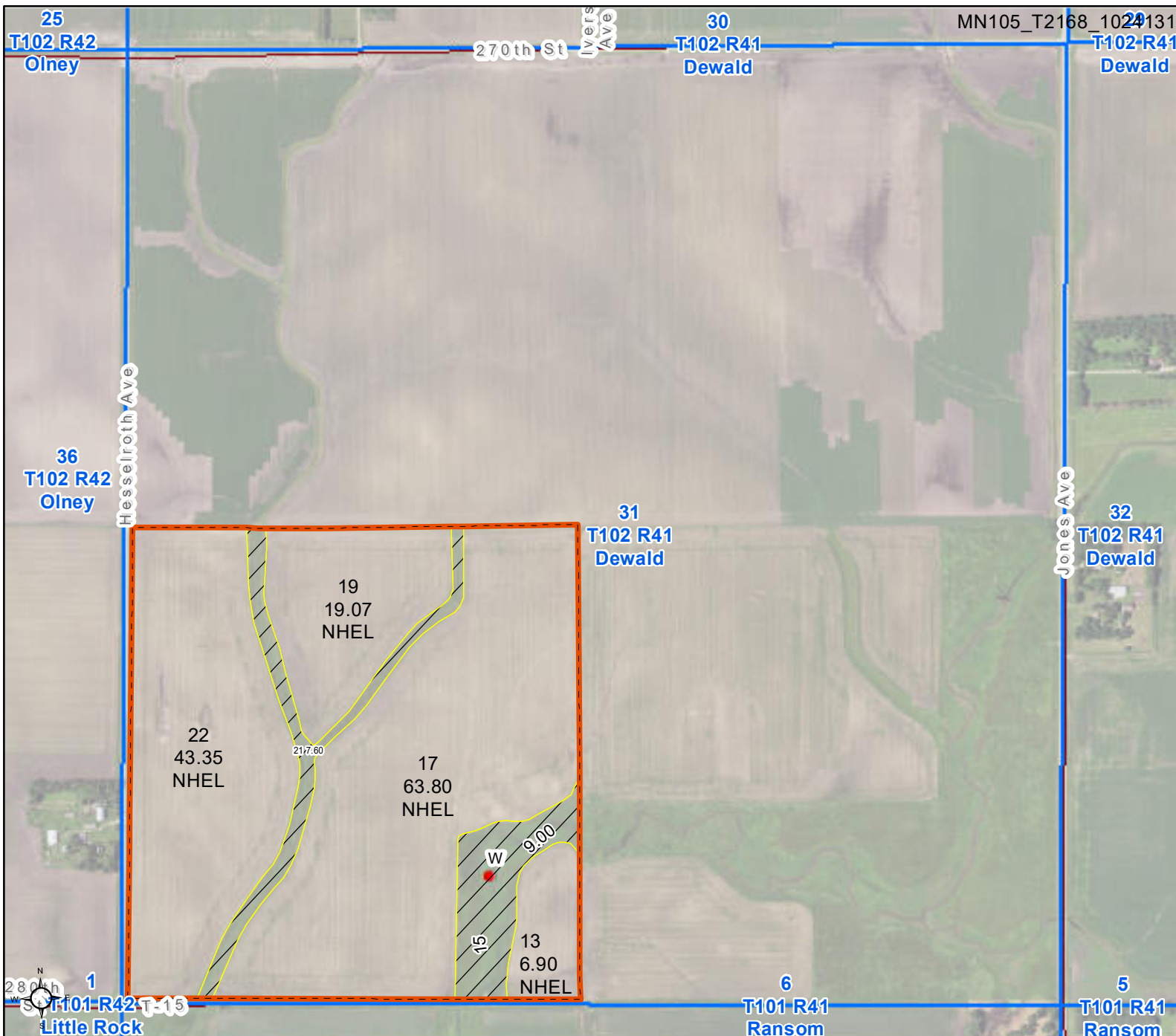
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

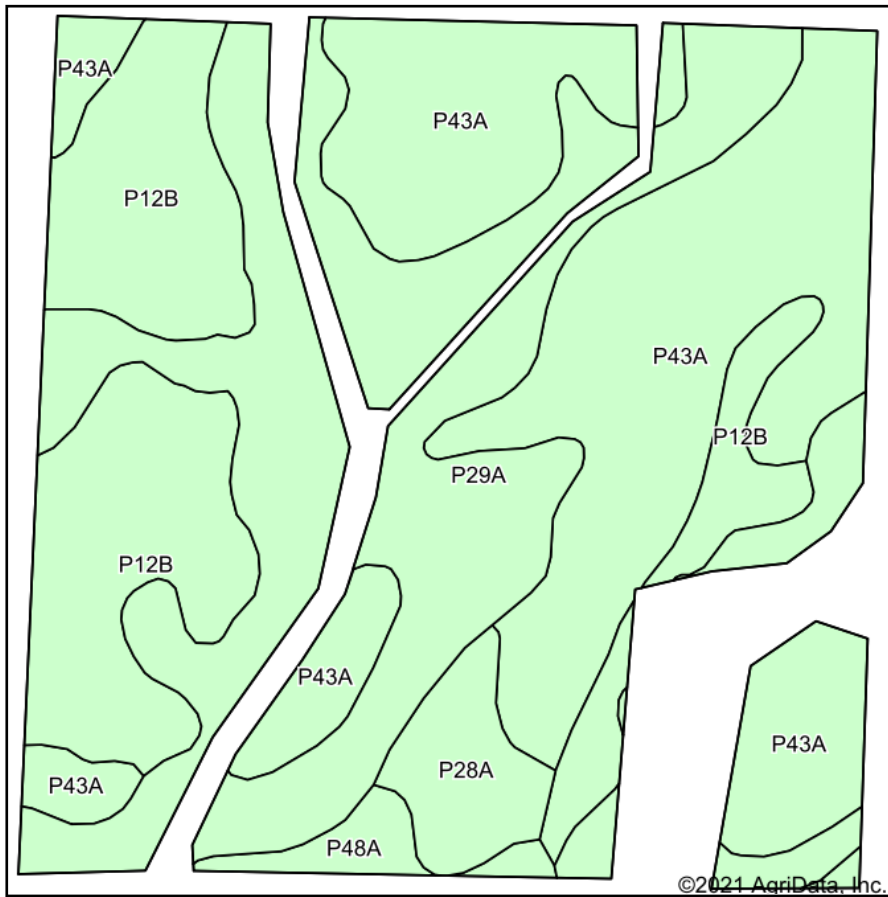
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 133.12 acres

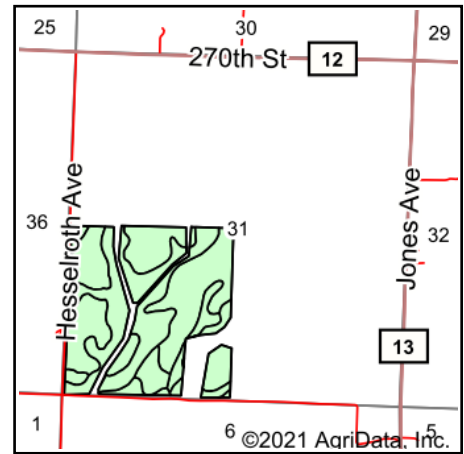


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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Nobles**
 Location: **31-102N-41W**
 Township: **Dewald**
 Acres: **133.12**
 Date: **1/23/2021**

Fairland Management Company
 "YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:

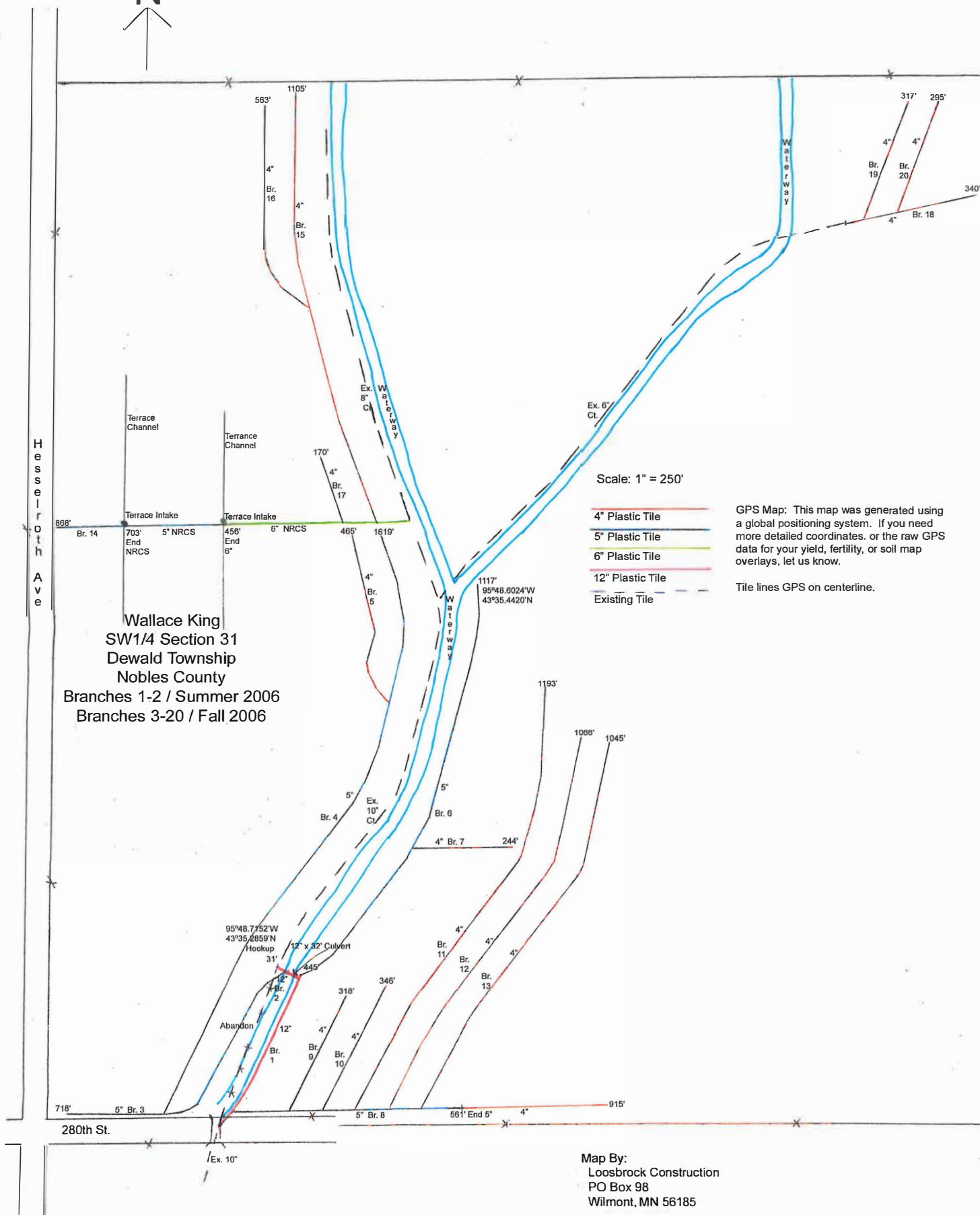


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
P43A	Wilmonton silty clay loam, 1 to 3 percent slopes	50.82	38.2%	le	98	176	54	88
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	45.25	34.0%	llw	94	169	52	85
P12B	Everly silty clay loam, 2 to 6 percent slopes	29.35	22.0%	lle	93	167	51	74
P28A	Ransom silty clay loam, 1 to 3 percent slopes	5.30	4.0%	le	99	178	54	82
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	2.40	1.8%	lls	75			75
Weighted Average					95.2	168.5	51.7	*n 83.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



FARM SUMMARY

PAUL E. KING & ROBERT B. KING

SW¼ (153.97+/- Acres)
SECTION 31-102-41
NOBLES COUNTY
MINNESOTA

- County Parcel # : 03-0205-000
- Assessor's 1/1/20 Estimated Market Value: \$1,212,300 (\$7,873/acre)
- 2020 Real Estate Taxes Payable (Non-Homestead – Ag): \$7,352 (\$47.75/acre)
- Farm Program Data (ARC-CO):

FSA Farm #	1314
FSA Corn Base	68.20 Acres
FSA PLC Corn Yield	150 Bu. Per Acre
FSA Soybean Base	64.27 Acres
FSA Direct Soybean Yield	40 Bu. Per Acre
FSA DCP Cropland	133.12 Acres
Highly Erodible Land	NONE
Wetlands:	NONE (tillable) ONE (non-tillable)
Assessor's Crop Equivalency Rating (CER)	71.24
Crop Productivity Index (CPI)	95.20
- Drainage Tile – Private tile (see attached tile map)
- Acreage Breakdown:

	Assessor	FSA/FMC
Cultivation	138.47	133.12+/- Acres
Pasture	13.50	0.00+/- Acres
Hay	0.00	15.35+/- Acres
Wildlife	0.00	1.50+/- Acres
Road	2.00	4.00+/- Acres

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TOTAL	153.97	153.97+/- 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.

(1/26/21)

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 March 3, 2021

SW¼ (153.97+/-Acres)
SECTION 31-102-41
DEWALD TOWNSHIP
NOBLES COUNTY
MINNESOTA

\$ _____/acre X 153.97 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: _____