

FAIRLAND MANAGEMENT COMPANY

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

www.fairlandmgmt.com

PHONE 507-831-2808

FAX 507-831-2810

FARMLAND FOR SALE Paul E. King & Robert B. King



Parcel #1 - W $\frac{1}{2}$ NE $\frac{1}{4}$ Section 6-105-39



Parcel #2 - W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 6-105-39

**BELFAST TOWNSHIP
MURRAY COUNTY
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

FARMLAND FOR SALE

MURRAY COUNTY

Section 6-105-39 – BELFAST Township

Parcel #1: W½NE¼ (78.81 +/- acres)

&

Parcel #2: W½SE¼ (78.81 +/- acres)

We are pleased to announce land for sale for Paul E. King and Robert B. King. The total farm consists of 155.4 +/- cultivated acres of very productive soils, with an overall Crop Productivity Index (CPI) of 90.4. There is adequate tile in the farm and tile maps are available. The farm is being offered for sale as two separate parcels as the W½NE¼ and W½SE¼ of Section 6 of Belfast Township in Murray County, located north of the city of Fulda.

Terms: Landowners will offer said parcels of land for sale by private sealed bid auction. The Sellers reserve the right to offer these parcels separately or combined. Minimum bid is \$8,000 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 Noon, November 8th, 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. All bidders who submitted a bid prior to the deadline shall be eligible to raise their bid on either or both parcels on Tuesday, November 9th, 2021 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 December 15th & 16th, 2021, the scheduled dates of closing. The farmland is being sold subject to all existing easements. The real estate taxes payable in 2022 are sole responsibility of Buyer(s). Buyer(s) may take possession one day after closing.

The real estate is being sold on an “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

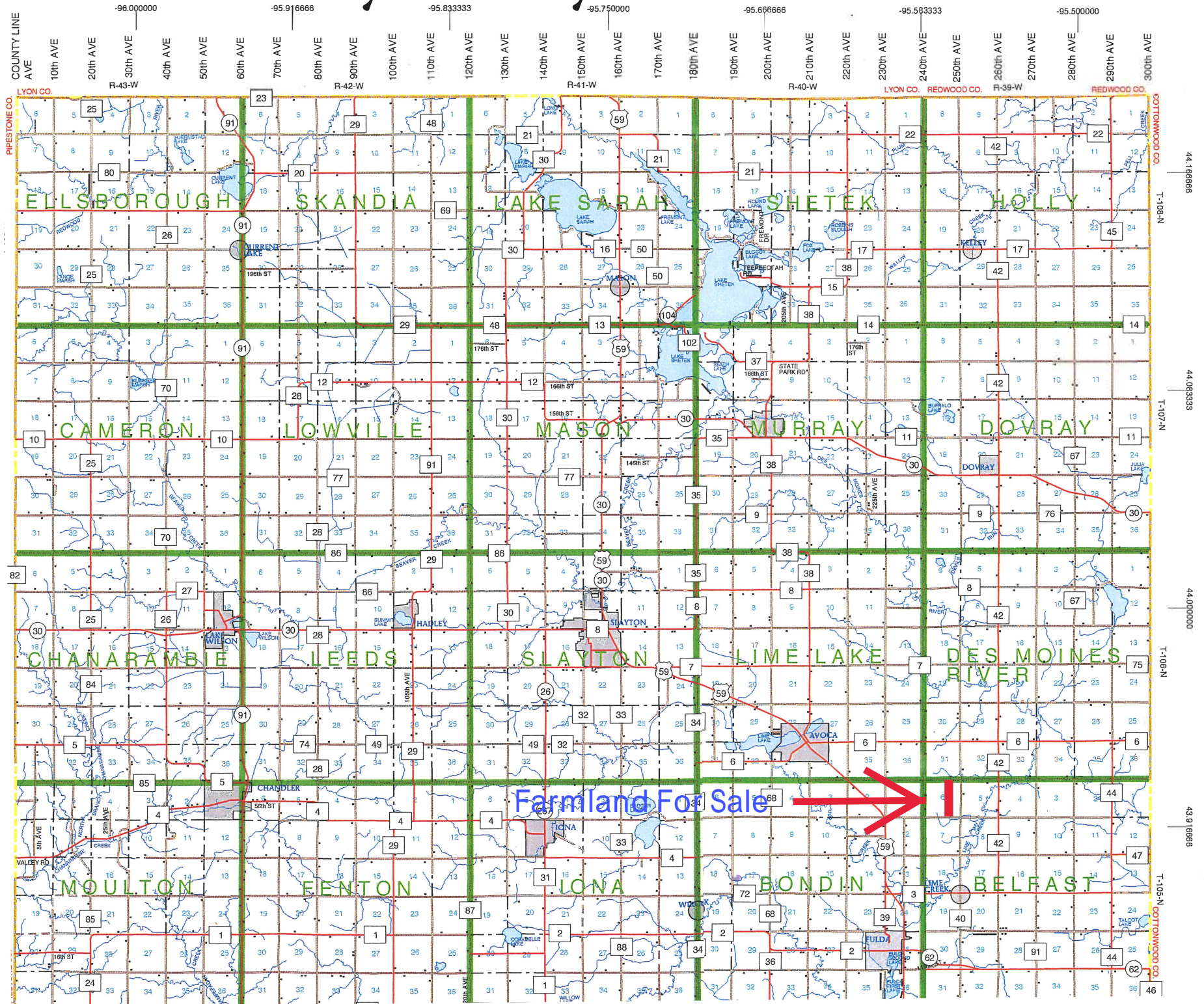
339 11th STREET, WINDOM, MN 56101

507-831-2808

www.fairlandmgmt.com

Your Ag Real Estate Professionals since 1922!

Murray County Minnesota



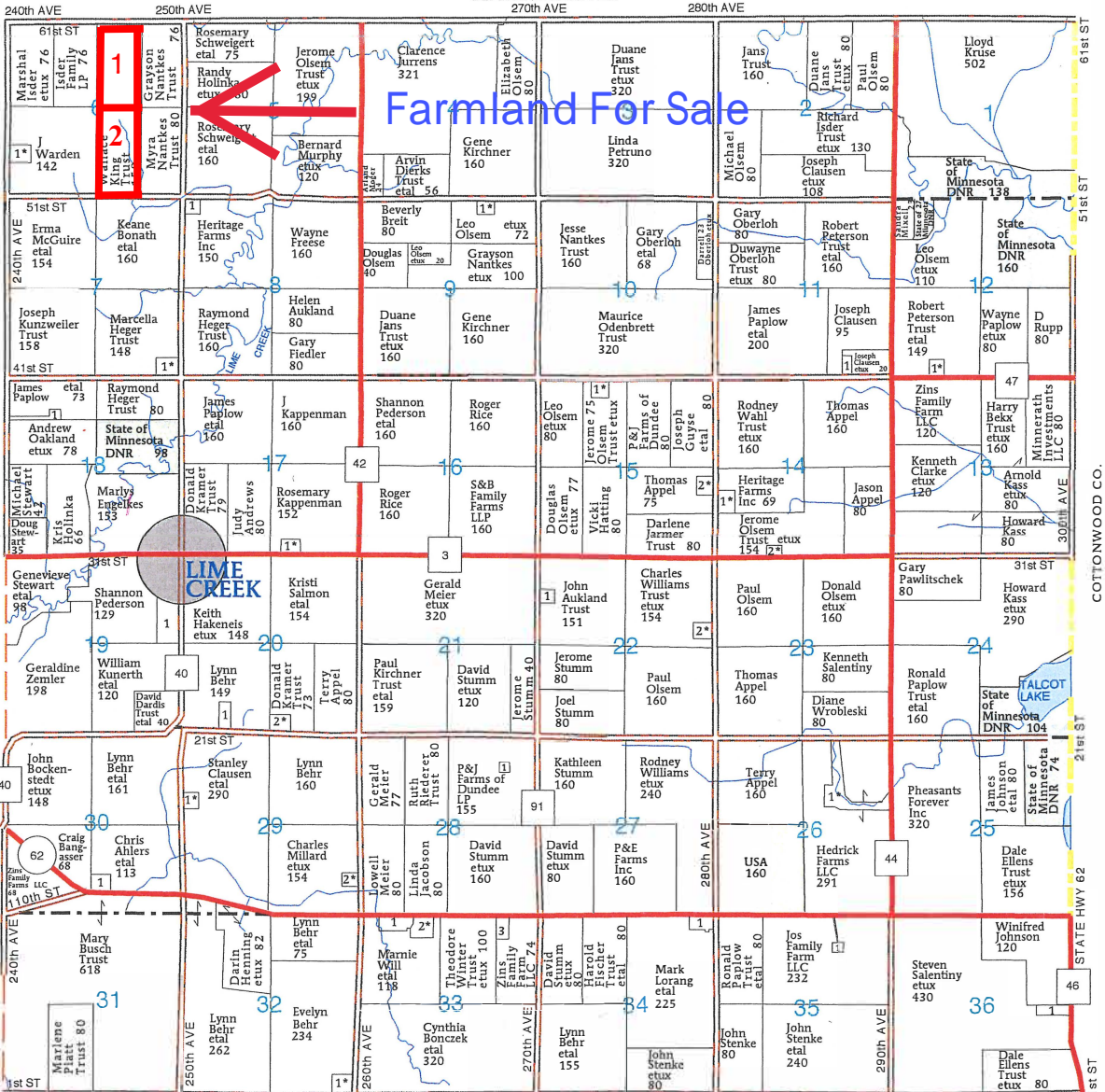
T-105-N

BELFAST PLAT

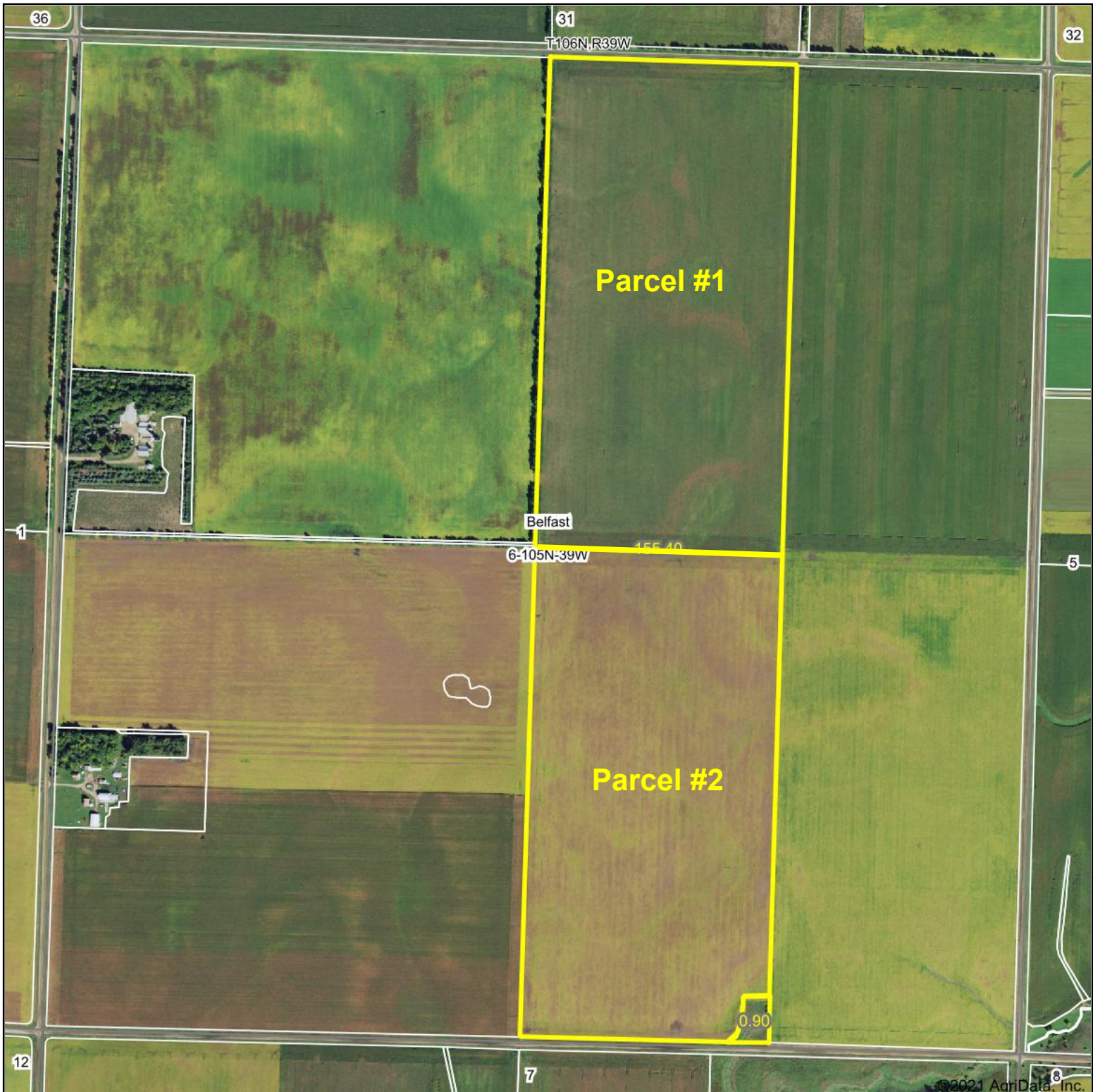
(Landowners)

R-39-W

DES MOINES RIVER TWP.



Aerial Map



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

Map Center: 43° 55' 39.78, -95° 34' 20.64

0ft 824ft 1648ft

**6-105N-39W
Murray County
Minnesota**



Maps Provided By:

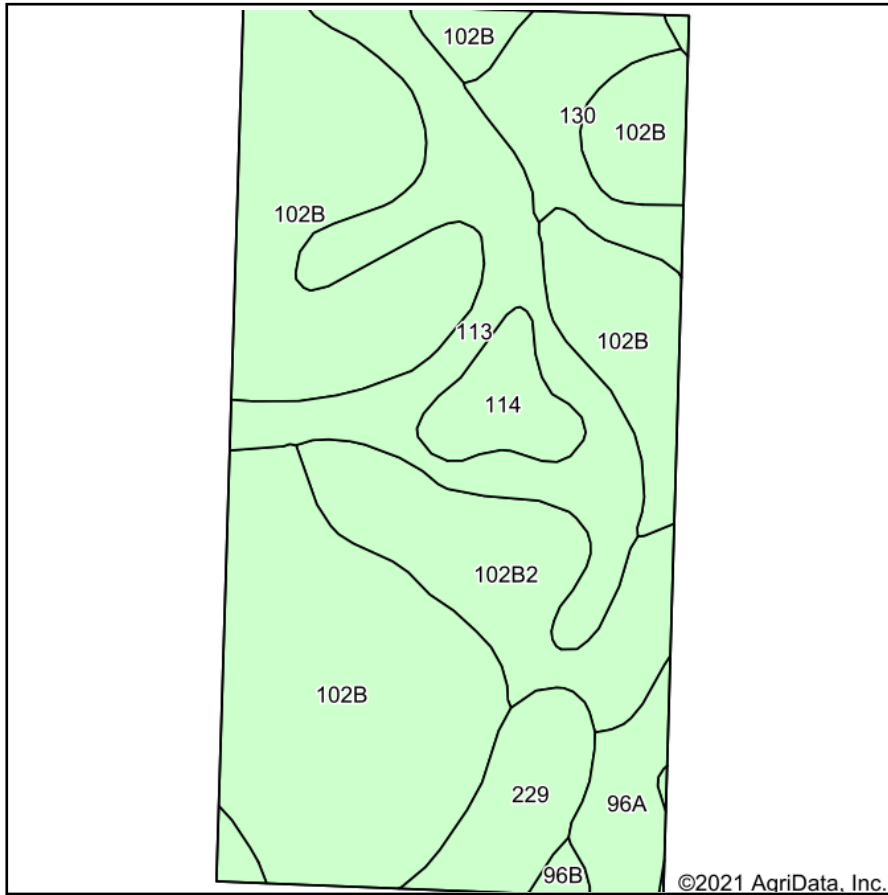


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Field borders provided by Farm Service Agency as of 5/21/2008.

Parcel #1 Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Murray**
 Location: **6-105N-39W**
 Township: **Belfast**
 Acres: **77.6**
 Date: **10/5/2021**

Fairland Management Company
 "YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:



Area Symbol: MN101, Soil Area Version: 20

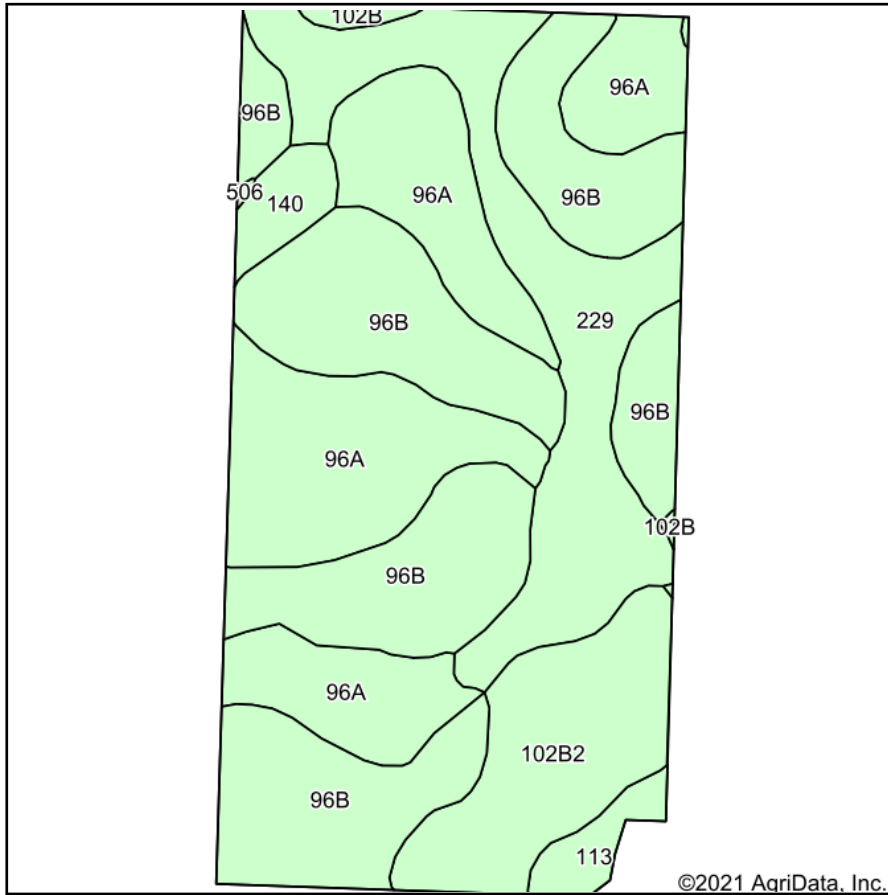
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
102B	Clarion loam, 2 to 6 percent slopes	38.91	50.1%	Ile	95	84
113	Webster clay loam, 0 to 2 percent slopes	13.35	17.2%	IIw	93	82
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	9.40	12.1%	Ile	95	74
130	Nicollet clay loam, 1 to 3 percent slopes	5.11	6.6%	Iw	99	82
229	Waldorf silty clay loam, 0 to 2 percent slopes	4.64	6.0%	IIw	85	68
96A	Collinwood silty clay loam, 1 to 3 percent slopes	2.94	3.8%	IIw	86	68
114	Glencoe silty clay loam, 0 to 1 percent slopes	2.85	3.7%	IIIw	86	79
96B	Collinwood silty clay loam, 2 to 6 percent slopes	0.40	0.5%	Ile	86	67
Weighted Average				1.97	93.6	*n 80.5

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

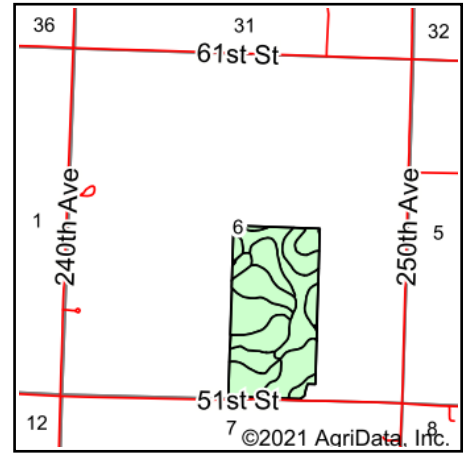
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Parcel #2 Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Murray**
 Location: **6-105N-39W**
 Township: **Belfast**
 Acres: **77.8**
 Date: **10/5/2021**

**Fairland
Management
Company**

"YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:



Area Symbol: MN101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index		*n NCCPI Soybeans
96B	Collinwood silty clay loam, 2 to 6 percent slopes	29.62	38.1%	Ile	86		67
96A	Collinwood silty clay loam, 1 to 3 percent slopes	21.45	27.6%	IIw	86		68
229	Waldorf silty clay loam, 0 to 2 percent slopes	14.26	18.3%	IIw	85		68
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	8.80	11.3%	Ile	95		74
140	Spicer silty clay loam, 0 to 2 percent slopes	1.66	2.1%	IIw	91		88
113	Webster clay loam, 0 to 2 percent slopes	1.47	1.9%	IIw	93		82
102B	Clarion loam, 2 to 6 percent slopes	0.48	0.6%	Ile	95		84
506	Overly silty clay loam	0.06	0.1%	I	100		64
Weighted Average				2.00	87.1		*n 69.1

*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.



United States
Department of
Agriculture

Murray County, Minnesota

Farm 4543

Tract 2145

2021 Program Year

Map Created March 29, 2021



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

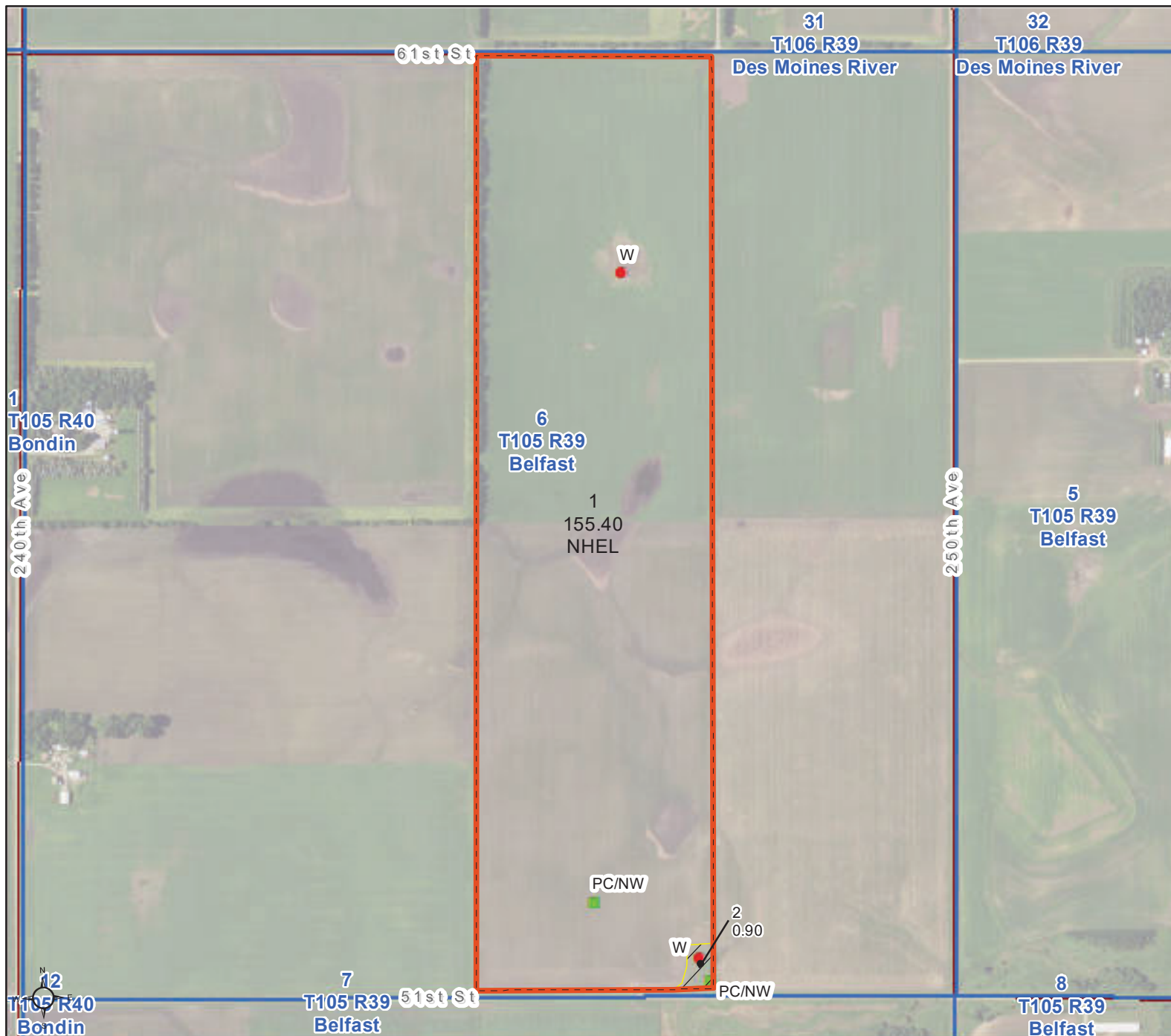
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

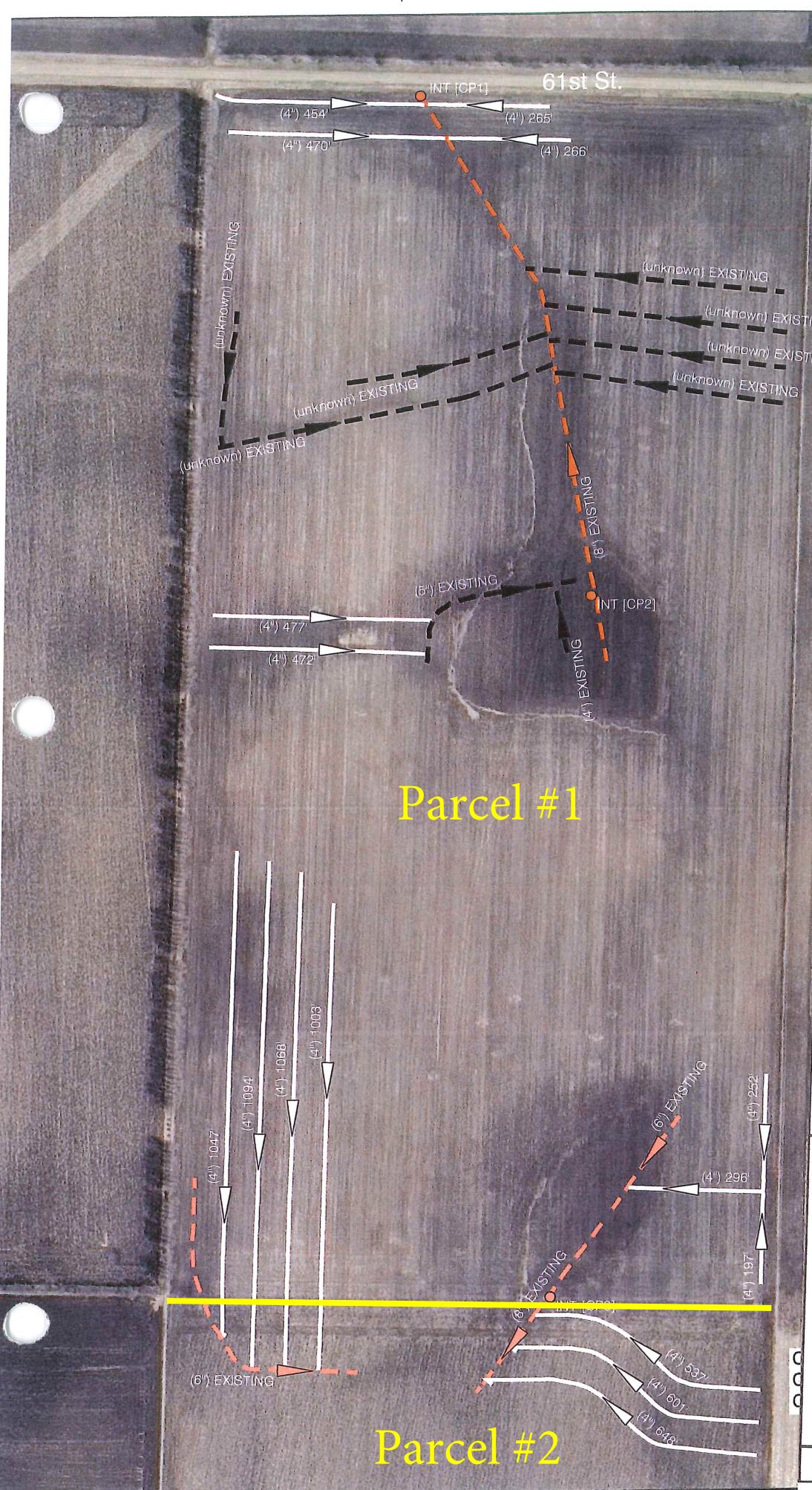
Wetland Determination Identifiers

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

Tract Cropland Total: 155.40 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 2019 NAIP imagery.



W.E. KING REV. TR.
 Owner: FAIRLAND MANAGEMENT
 Installed: Oct. 2014
 TOTAL
 4" = 9,147'

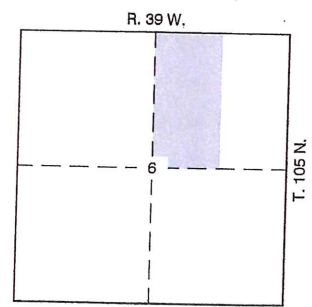


Coordinate System UTM NAD 83 zone 15N

Map Key

- Tile Existing**
- Existing Plastic
 - Existing Clay
 - Existing Conc.
 - Existing Intake (INT) • Plastic • Clay • Conc.
- Tile Installed**
- 4"
 - 5"
 - 6"
 - 8"
 - 10"
 - 12"
 - 15"
 - 18"
 - 24"
- Intake (INT)** 4" 5" 6" 8" 10" 12"

Location Map



NE 1/4 of Section 6 Belfast Township
 Murray County MN

Fairland Management

WALLACE E. KING REV. TR.

Belfast 6

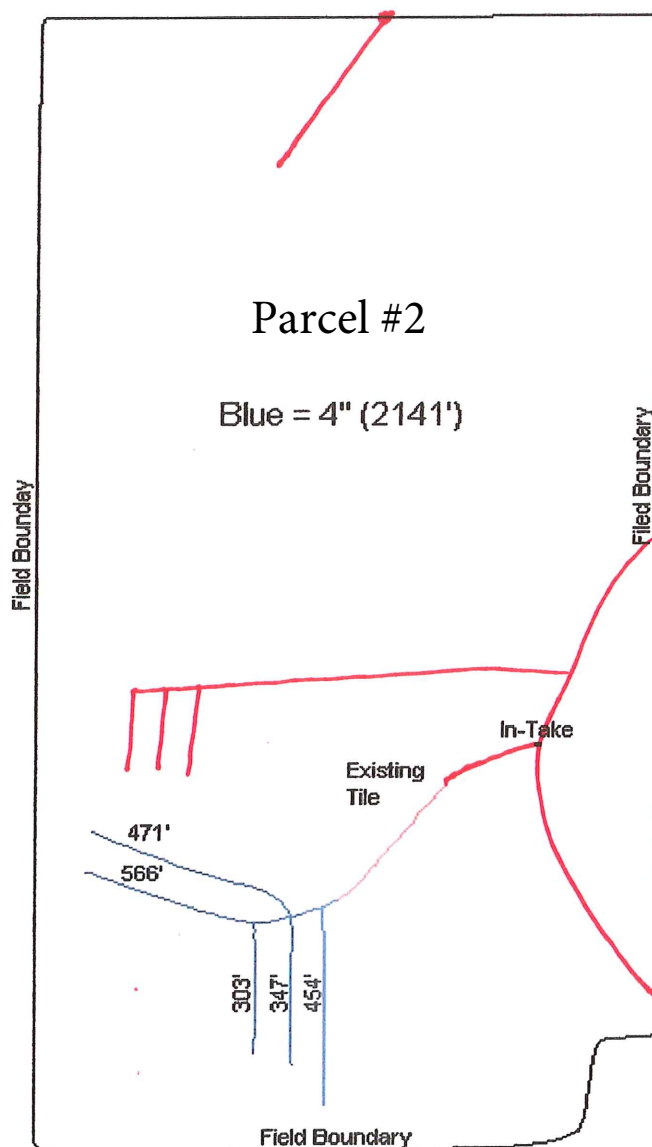
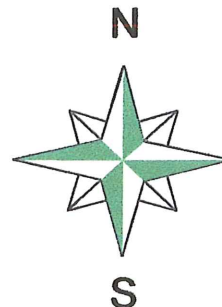
MURRAY CTS.

W 1/2 of SE 1/4

INSTALLED BY DON GASS

Apr-06

Tile Map





FARM SUMMARY

PAUL E. KING & ROBERT B. KING

W½NE¼ & W½SE¼ (157.62+/- Acres)
SECTION 6-105-39
MURRAY COUNTY
MINNESOTA

- County Parcel # : 01-006-0020
- Assessor's 1/1/21 Estimated Market Value: \$1,299,600 (\$8,245/acre)
- 2021 Real Estate Taxes Payable (Non-Homestead – Ag): \$4,970 (\$31.53/acre)
- Farm Program Data (ARC-CO):

FSA Farm #	4543
FSA Corn Base	77.60 Acres
FSA PLC Corn Yield	156 Bu. Per Acre
FSA Soybean Base	77.60 Acres
FSA PLC Soybean Yield	43 Bu. Per Acre
FSA DCP Cropland	155.40 Acres
Highly Erodible Land	NONE
Wetlands:	ONE (tillable) ONE (non-tillable)
Assessor's Crop Equivalency Rating (CER)	78.3
Crop Productivity Index (CPI)	90.40
- Drainage Tile – County Ditches 42 & 51
Private tile (see attached tile map)
- Acreage Breakdown:

	Assessor	FSA/FMC
Cultivation	155.12	155.40+/- Acres
Pasture	0.00	0.00+/- Acres
Hay	0.00	0.00+/- Acres
Wildlife	0.00	0.90+/- Acres
Road	2.50	1.32+/- Acres
	-----	-----
TOTAL	157.62	157.62+/- 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.

(10/7/21)

BID SHEET
FARMLAND FOR SALE

Submit in writing to:

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

By Noon on November 8, 2021

Parcel #1: W½NE¼ (78.81 +/-Acres)

Parcel #2: W½SE¼ (78.81 +/-Acres)

SECTION 6-105-39
BELFAST TOWNSHIP
MURRAY COUNTY
MINNESOTA

Parcel #1: \$ _____/acre X 78.81 Acres = Bid Amount \$ _____

Parcel #2: \$ _____/acre X 78.81 Acres = Bid Amount \$ _____

TOTAL BID AMOUNT = \$ _____

EARNEST MONEY = TOTAL BID AMOUNT x 10%

EARNEST MONEY = \$ _____

Made Payable to "Fairland Management Company Trust Account"

NAME: _____

ADDRESS: _____

TELEPHONE: _____