

FAIRLAND MANAGEMENT COMPANY

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

www.fairlandmgmt.com

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

FARMS FOR SALE

Grover L. Bynum, Jr. Estate

Parcel #1

NW $\frac{1}{4}$

SECTION 35-106-36

160.0 +/- Acres

Parcel #2

N $\frac{1}{2}$ SW $\frac{1}{4}$

SECTION 35-106-36

80.0 +/- Acres

DALE TOWNSHIP

**COTTONWOOD COUNTY
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

FARMLAND FOR SALE

COTTONWOOD COUNTY

Section 35-106-36 – Dale Township

Parcel #1: NW¼ (160.0 +/- acres)
&
Parcel #2: N½SW¼ (80.0 +/- acres)

We are pleased to announce land for sale for the Grover L. Bynum, Jr. Estate. The total farm consists of 232.28+/- cultivated acres of very productive soils, with an overall Crop Productivity Index (CPI) of 91.6. There are 20.1 acres of CRP in the NW¼. There is drainage tile in the farm and tile maps are available. The farm is being offered for sale as two separate parcels as the NW¼ and N½SW¼ of Section 35 of Dale Township in Cottonwood County, located north of the City of Windom.

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 \$7,000 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, March 1, 2022. 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 either or both parcels on March 2, 2022 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 April 7, 2022, 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.

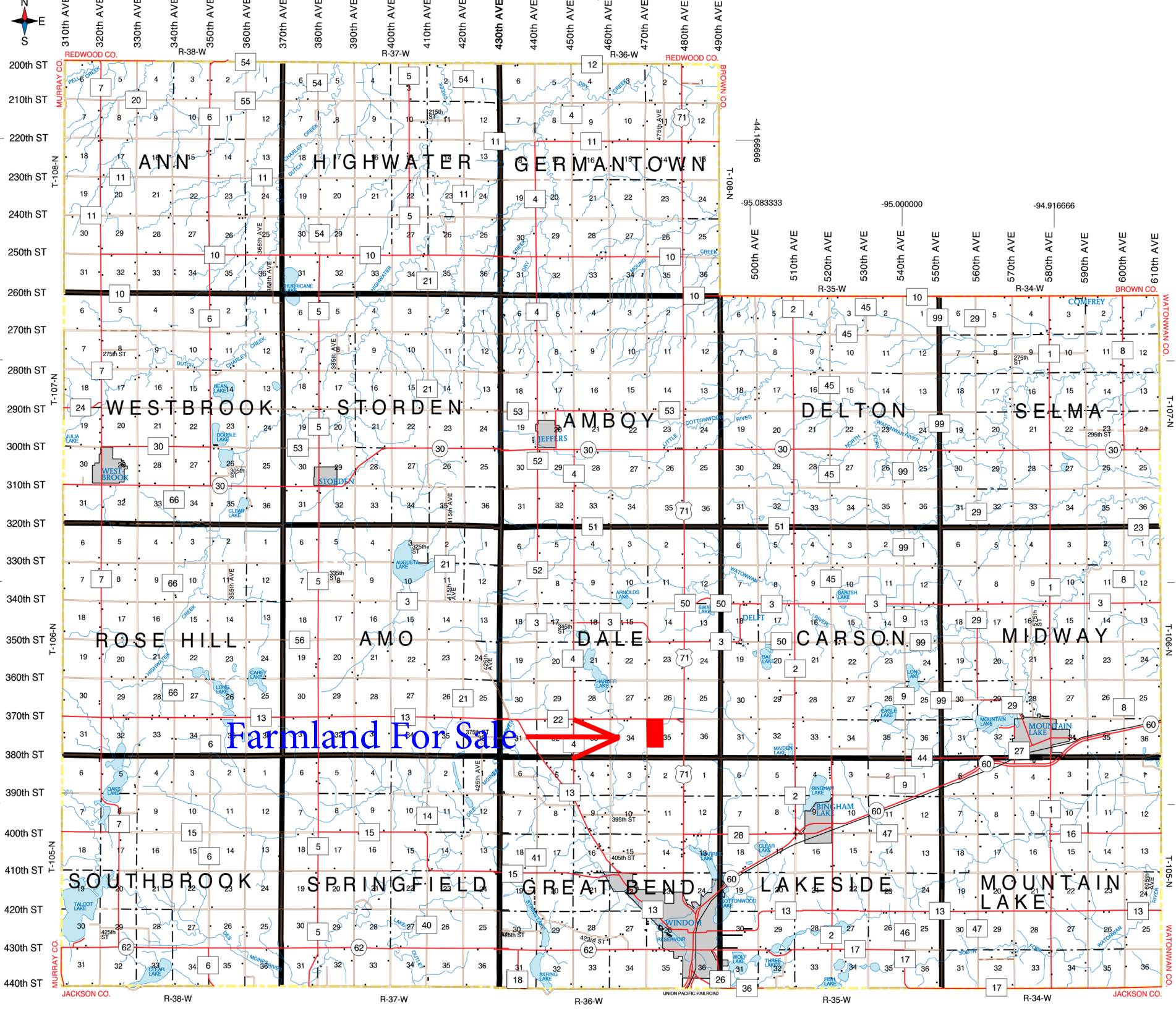
FAIRLAND MANAGEMENT COMPANY

339 11th STREET, WINDOM, MN 56101

507-831-2808

www.fairlandmgmt.com

Your Ag Real Estate Professionals since 1922!



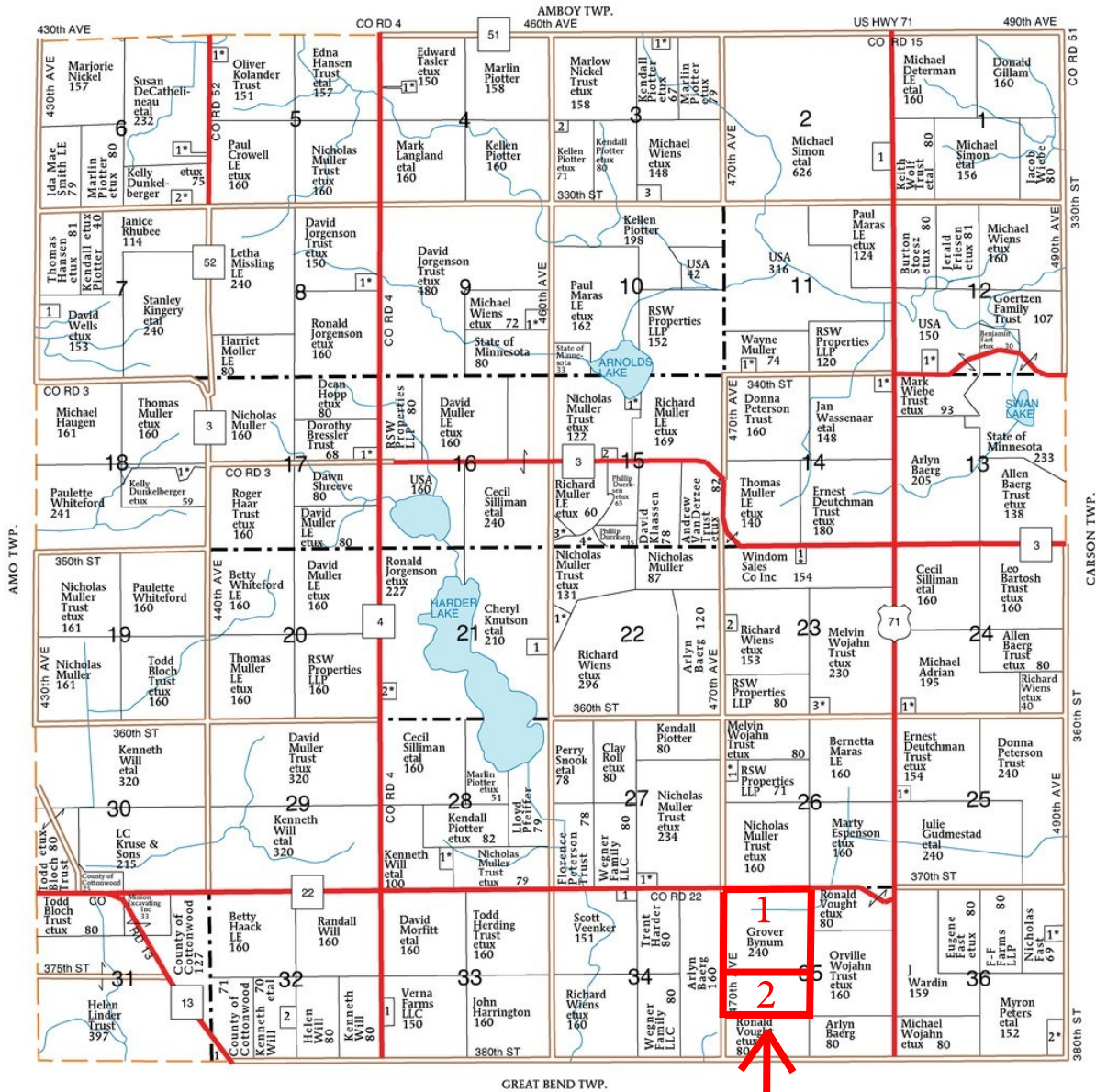
Farmland For Sale



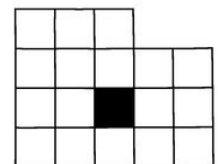
T-106-N

DALE PLAT

R-36-W

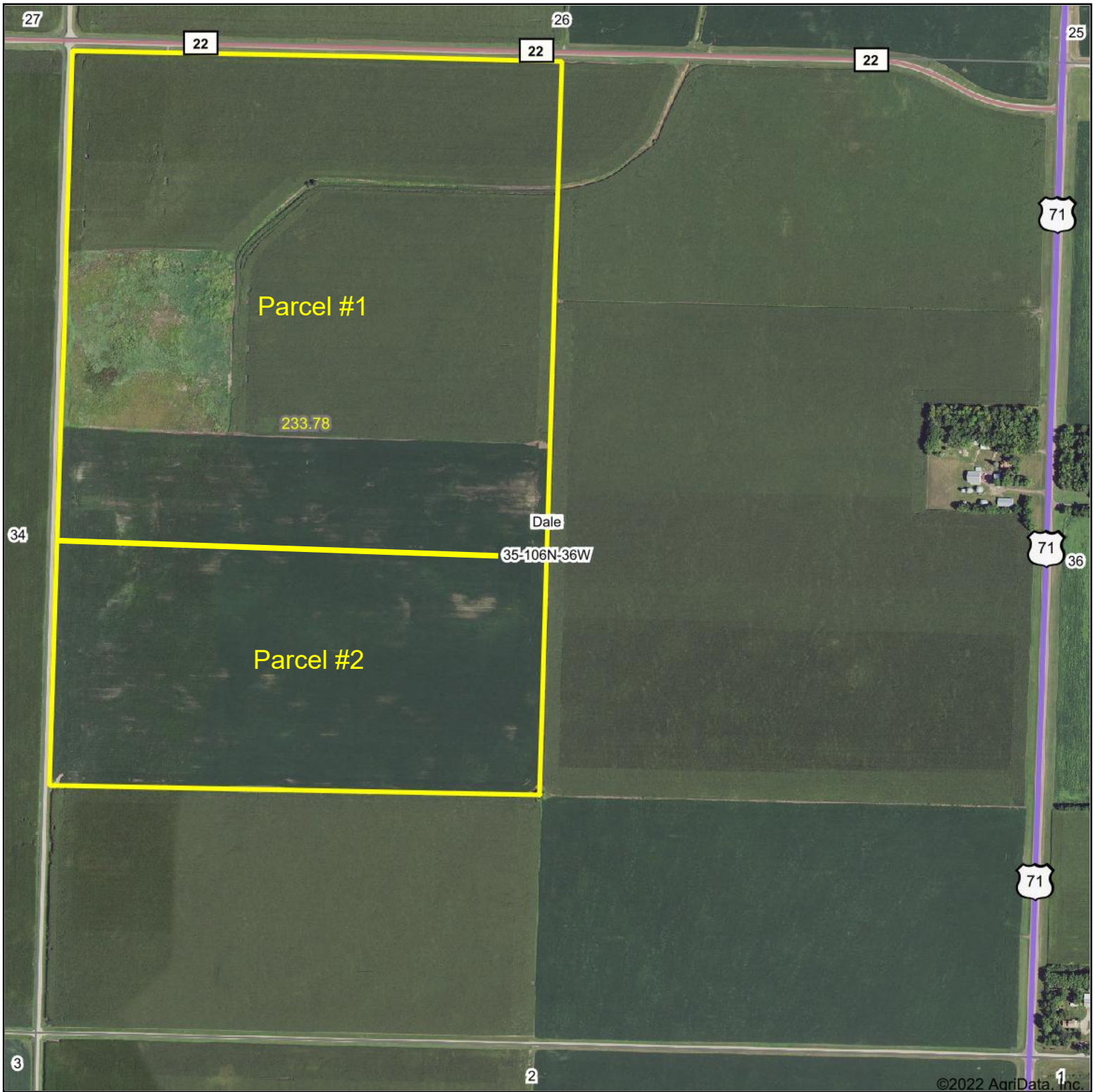


Farmland For Sale



COTTONWOOD CO., MN

Aerial Map



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

Map Center: 43° 56' 30.8, -95° 7' 48.43

0ft 826ft 1653ft

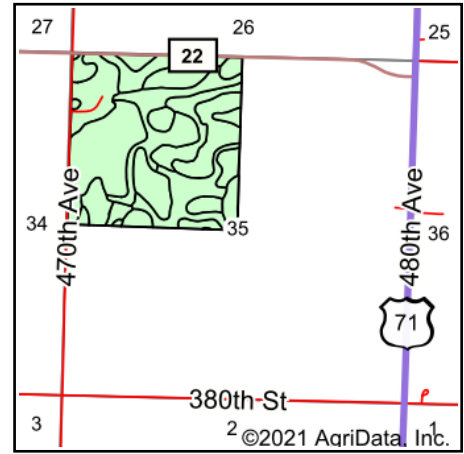
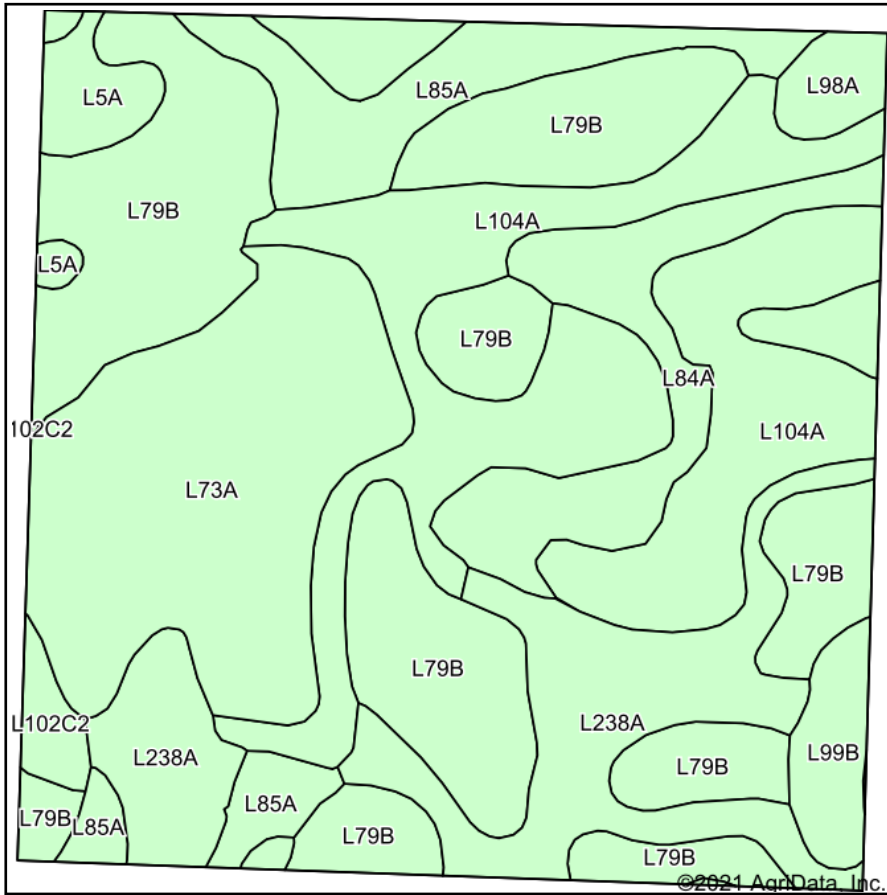
35-106N-36W
Cottonwood County
Minnesota



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Parcel #1 Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **35-106N-36W**
 Township: **Dale**
 Acres: **160**
 Date: **12/17/2021**

Fairland Management Company
 "YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:



Area Symbol: MN033, Soil Area Version: 22

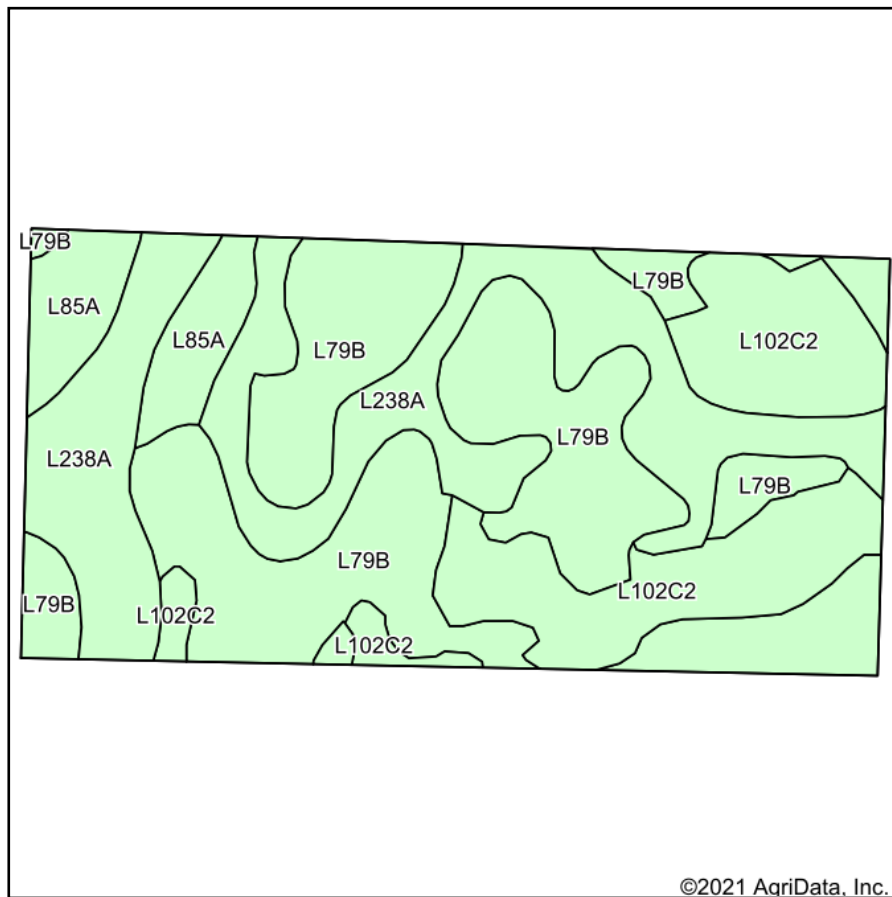
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
L79B	Clarion loam, 2 to 6 percent slopes	44.13	27.6%	Ile	95			84
L104A	Jeffers-Canisteo complex, 0 to 2 percent slopes	33.94	21.2%	IIw	92	169	51	81
L73A	Blue Earth mucky silt loam, 0 to 1 percent slopes	26.25	16.4%	IIIw	77			74
L238A	Webster-Delft complex, 0 to 2 percent slopes	20.28	12.7%	IIw	94			81
L84A	Glencoe clay loam, 0 to 1 percent slopes	11.95	7.5%	IIIw	86			76
L85A	Nicollet clay loam, 1 to 3 percent slopes	11.23	7.0%	Iw	99			82
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	5.06	3.2%	IIw	96	177	53	85
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	3.37	2.1%	Ile	92			84
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	2.13	1.3%	Ie	100	184	55	84
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.66	1.0%	IIIe	87			72
Weighted Average				2.17	90.8	43.9	13.2	*n 80.5

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

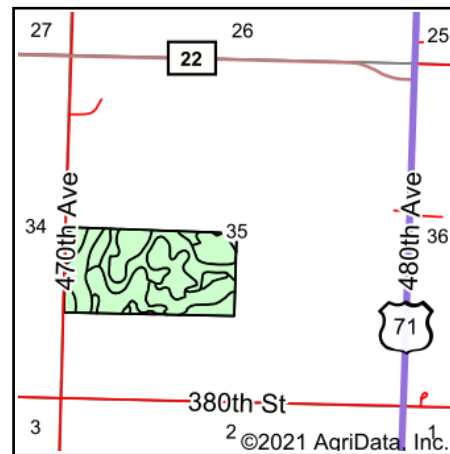
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Parcel #2 Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Cottonwood**
 Location: **35-106N-36W**
 Township: **Dale**
 Acres: **78.4**
 Date: **12/17/2021**

Fairland Management Company
 "YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:



Area Symbol: MN033, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L79B	Clarion loam, 2 to 6 percent slopes	33.39	42.6%	Ile	95	84
L238A	Webster-Delft complex, 0 to 2 percent slopes	23.22	29.6%	IIw	94	81
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	16.24	20.7%	IIIe	87	72
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.55	7.1%	Iw	99	82
Weighted Average				2.14	93.3	*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.



United States
Department of
Agriculture

Cottonwood County, Minnesota

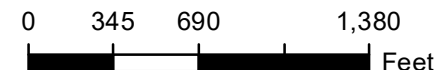
Farm 204

Tract 1649

2022 Program Year

Map Created October 19, 2021

1063635



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

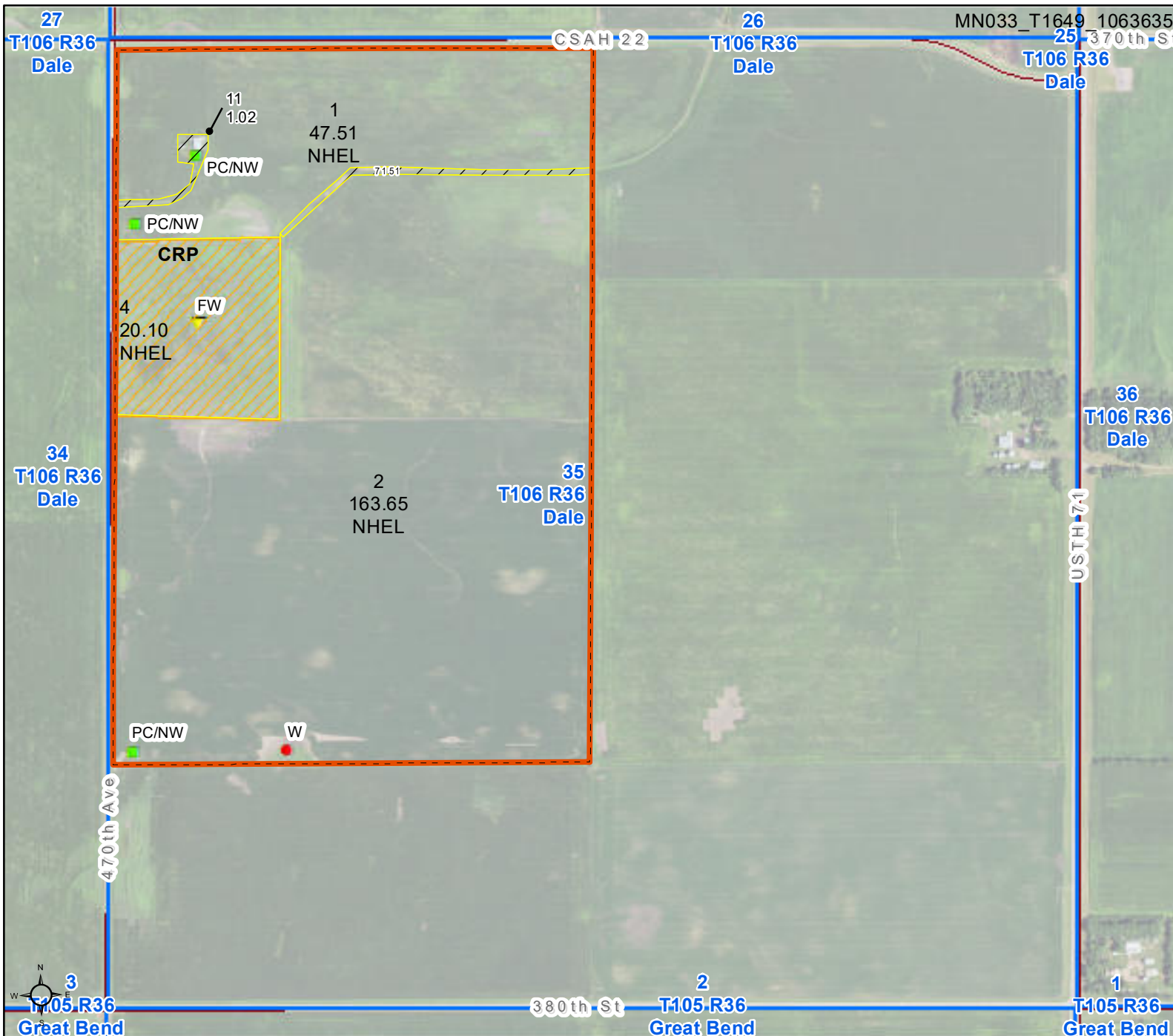
Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 231.26 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.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 27 033	2. SIGN-UP NUMBER 51
	3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT 20.10
7A. COUNTY OFFICE ADDRESS (Include Zip Code) COTTONWOOD COUNTY FARM SERVICE AGENCY 339 9TH ST WINDOM, MN 56101-1658	5. FARM NUMBER 0000204	6. TRACT NUMBER(S) 0001649
7B. TELEPHONE NUMBER (Include Area Code): (507) 831-1550 x2	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2018 TO: (MM-DD-YYYY) 09-30-2033

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. **The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre \$ 202.00	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment \$ 4,060	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment \$	0001649	0004	CP23A	20.10	2,211
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): GROVER BYNUM C/O FAIRLAND MGMT CO PO BOX 128 WINDOM, MN 56101-0128	(2) SHARE 100.00%	(3) SIGNATURE <i>Grover Bynum</i> <i>5 Fairland Co, PMA,</i> <i>535 SW 2nd St</i>	(4) DATE (MM-DD-YYYY) 6-29-18
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This Information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



Original – County Office Copy



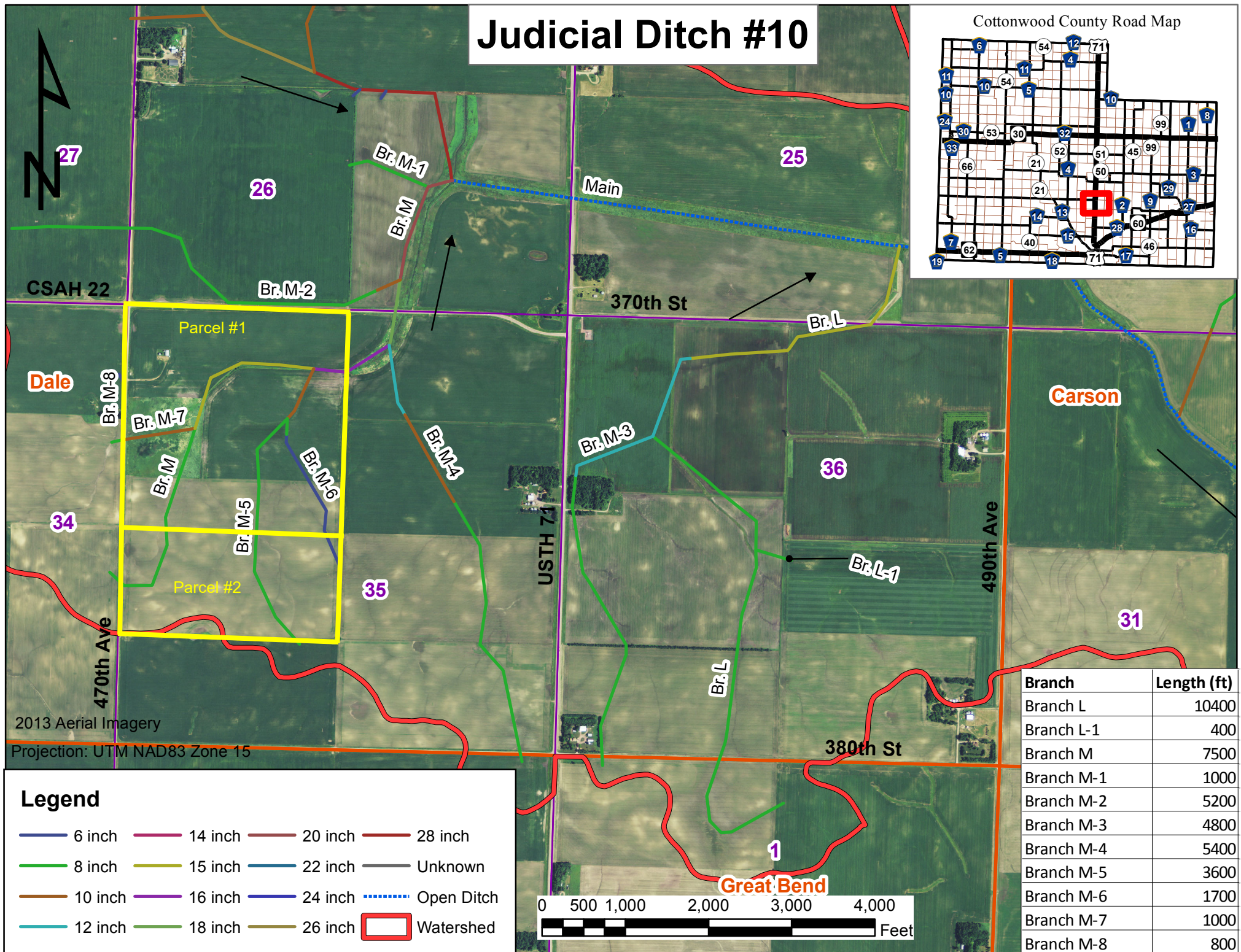
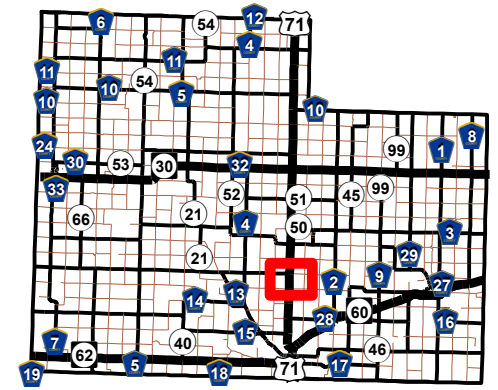
Owner's Copy



Operator's Copy

Judicial Ditch #10

Cottonwood County Road Map



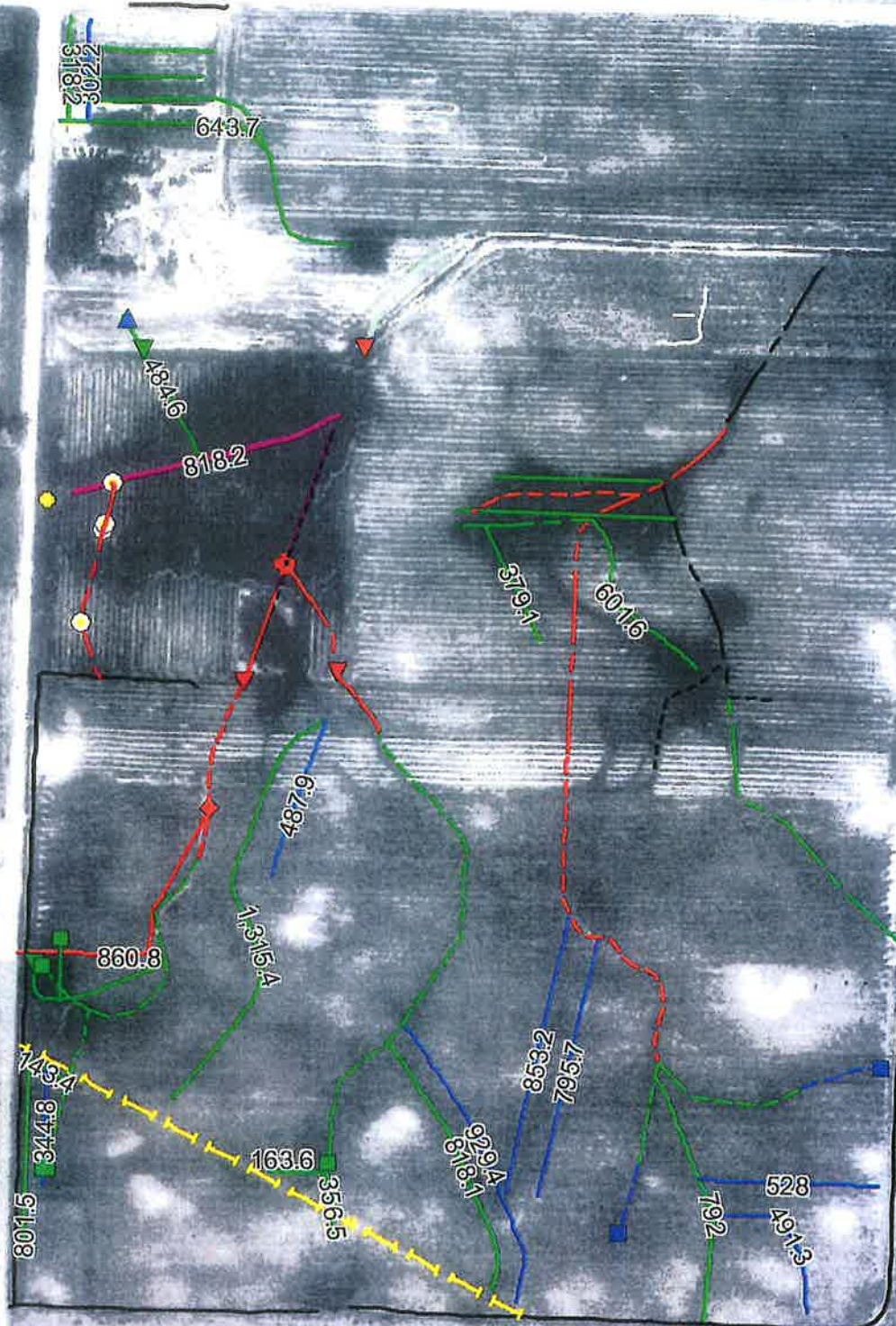
2013 Aerial Imagery

Projection: UTM NAD83 Zone 15

Legend

6 inch	14 inch	20 inch	28 inch
8 inch	15 inch	22 inch	Unknown
10 inch	16 inch	24 inch	Open Ditch
12 inch	18 inch	26 inch	Watershed

Branch	Length (ft)
Branch L	10400
Branch L-1	400
Branch M	7500
Branch M-1	1000
Branch M-2	5200
Branch M-3	4800
Branch M-4	5400
Branch M-5	3600
Branch M-6	1700
Branch M-7	1000
Branch M-8	800



NICKEL CONSTRUCTION - Mt. Lake, MN

Completed Tile Project - 2008



MAP LOCATION

Customer = Fairland
County = Cottonwood
Township = Dale
Section = 35a Tiled
State = MN



—	4"	—	14"	KEY
—	5"	—	15-16"	
—	6"	—	18"	
—	7-8"	—	20"	
—	10"	—	Unknown	
—	12"	—	Assumed Only	
		WHITE		



CONST. OFFICE

36821 575 Avenue
Mt. Lake, MN 56159-2202
Office = (507) 427-2352
Fax = (507) 427-2357
nickelconst@frontiernet.net

Paulson Farm Drainage

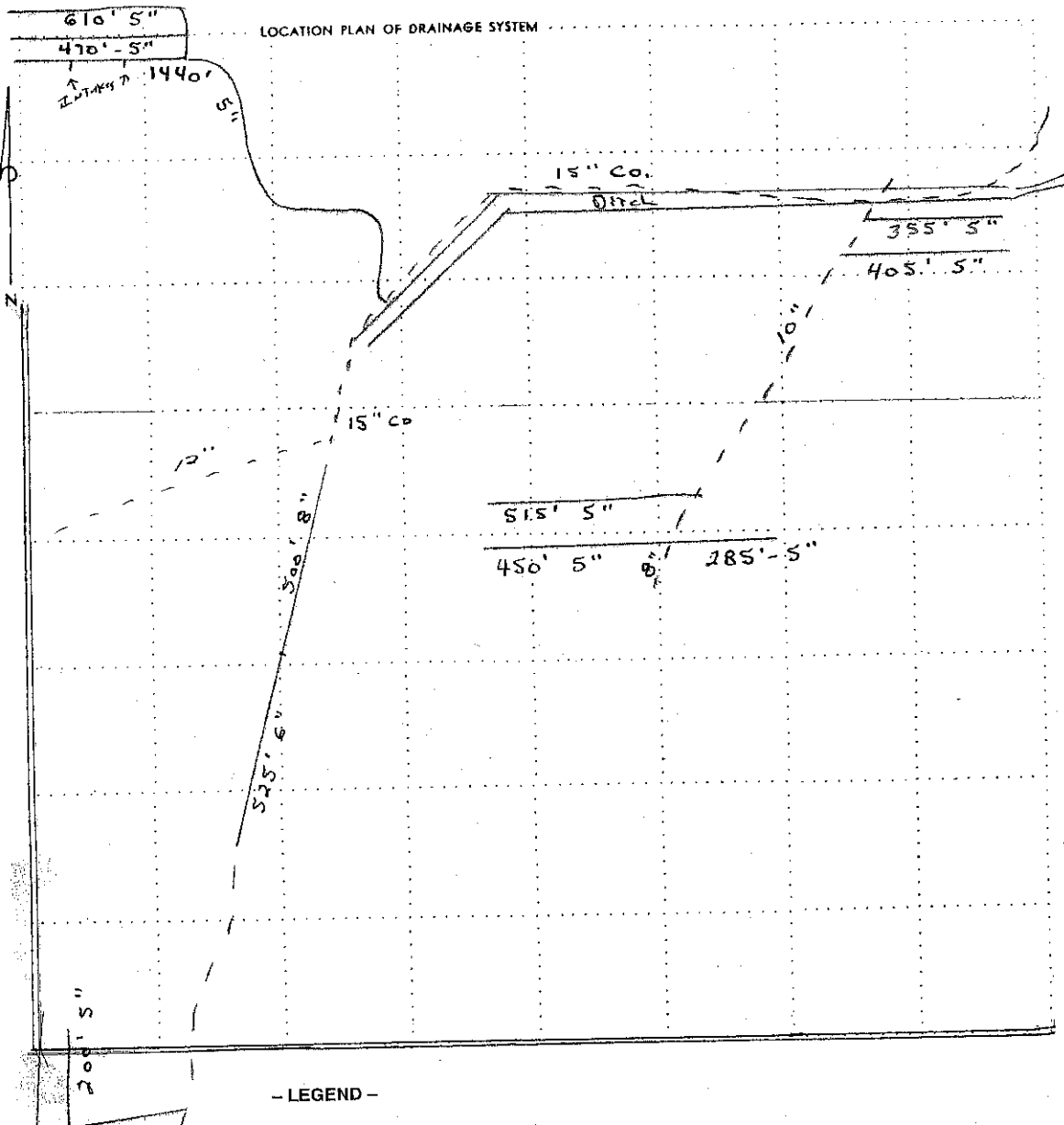
DAVE PAULSON

JACKSON, MINNESOTA 56143

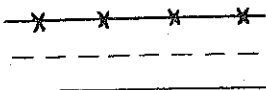
PHONE 847-2023

CONTRACTOR

LOCATION PLAN OF DRAINAGE SYSTEM



- LEGEND -



Spacing _____

MATERIAL NEEDS

5380 Ft. 5"

500 Ft. 8" Co.

325 Ft. 6"

SCALE _____

OWNER Doc. Grover Bryum

TOWNSHIP Dale DATE 11-9-71

SECTION 350 TOWN Winona

COUNTY Cottonwood STATE Mn.

Signed Dave Paulson

FARM SUMMARY

GROVER L. BYNUM, JR. ESTATE

NW¼ & N½SW¼ (240.0+/- Acres)

SECTION 35-106-36

COTTONWOOD COUNTY

MINNESOTA

- County Parcel # : 05-035-0300
- Assessor's 1/1/21 Estimated Market Value: \$1,458,900 (\$6,078/acre)
- 2021 Real Estate Taxes Payable (Non-Homestead – Ag): \$9,666 (\$40.28/acre)
- Farm Program Data (ARC-CO):
 - FSA Farm # 1649
 - FSA Corn Base 131.39 Acres
 - FSA PLC Corn Yield 154 Bu. Per Acre
 - FSA Soybean Base 79.76 Acres
 - FSA PLC Soybean Yield 43 Bu. Per Acre
 - FSA DCP Cropland 211.16 Acres
 - Highly Erodible Land NONE
 - Wetlands: ONE (tillable)
 - Assessor's Crop Equivalency Rating (CER) 68.15
 - Crop Productivity Index (CPI) 91.60
- CRP Info – The CRP acres are located in Parcel #1, there is NO CRP in Parcel #2.
 - Contract is for 20.10 acres enrolled from 10/1/18 to 9/30/33
 - Rental rate of \$202.00 per acre for an annual payment of \$4,060
- Drainage Tile – Judicial Ditch 10
Private tile (see attached tile map)
- Acreage Breakdown

	Assessor	FSA/FMC	Parcel #1	Parcel #2
Cultivation	230.65	212.18	133.18	79.00
CRP	0.00	20.10	20.10	0.00
Pasture	3.10	0.00	0.00	0.00
Building Site	2.00	0.00	0.00	0.00
Wildlife	0.00	1.69	1.69	0.00
Road	4.25	6.03	5.03	1.00
Total	240.00	240.00	160.00	80.00

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. (1/10/22)

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 March 1, 2022

Parcel #1: NW¹/₄ (160.0 +/-Acres)
Parcel #2: N¹/₂SW¹/₄ (80.0 +/-Acres)

SECTION 35-106-36
DALE TOWNSHIP
COTTONWOOD COUNTY
MINNESOTA

Parcel #1: \$ _____/acre X 160.0 Acres = **Bid Amount** \$ _____

Parcel #2: \$ _____/acre X 80.0 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: _____