

FAIRLAND MANAGEMENT COMPANY

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

www.fairlandmgmt.com

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

650+/- Acres of PRIME FARMLAND FOR SALE

MGT Company

Parcel #1 & Parcel #2
SE $\frac{1}{4}$ & SW $\frac{1}{4}$
(160+/-ac) & (160+/-ac)
SECTION 13-112-36

Parcel #3
S $\frac{1}{2}$ SE $\frac{1}{4}$ & NE $\frac{1}{4}$ SE $\frac{1}{4}$ S. of Ditch
SECTION 14-112-36
AND
North 880+/- ft. of Both the NE $\frac{1}{4}$ & E $\frac{1}{2}$ NW $\frac{1}{4}$
SECTION 23-112-36
(170+/-ac)

Parcel #4
NE $\frac{1}{4}$ & E $\frac{1}{2}$ NW $\frac{1}{4}$ Both Excluding the North 880+/- ft.
SECTION 23-112-36
(160+/-ac)

**REDWOOD FALLS TOWNSHIP
REDWOOD COUNTY
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

650+/- Acres of PRIME FARMLAND FOR SALE

REDWOOD COUNTY

Redwood Falls Township

Parcel #1: SE¼ of Section 13-112-36 (160+/-ac)

Parcel #2: SW¼ of Section 13-112-36 (160+/-ac)

Parcel #3: S½SE¼ & NE¼SE¼S. of Ditch of Section 14-112-36 AND
the North 880 +/- ft. of Both the NE¼ & E½NW¼ of Section 23-112-36 (170+/-ac)

Parcel #4: NE¼ & E½NW¼ Both Excluding the North 880 +/- ft.
of Section 23-112-36 (160+/-ac)

We are pleased to announce 650 +/- acres of prime farmland for sale for the MGT Company. The total farm consists of 603.46 +/- cultivated acres of very highly productive soils, with an overall Crop Productivity Index (CPI) of 93.4. There are also 28.8 acres of CRP. There is a significant amount of drainage tile in the farm and tile maps are available. The farm is being offered for sale as 4 separate parcels in Sections 13, 14, & 23 of Redwood Falls Township in Redwood County, located just south of the City of Redwood Falls, Minnesota.

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, March 9, 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.** All bidders who submitted a bid prior to the deadline shall be eligible to raise their bid on any of the parcels on March 10, 2022 at 10:00 AM at the Redwood Falls Community Center, Redwood Falls, 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 20-27, 2022, the scheduled dates of closing. The farmland is being sold subject to all existing easements and an existing cash rent lease for 2022. The 2022 cash rent and CRP payment(s) shall be received by the Buyer(s) and the real estate taxes payable in 2022 are the 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 For 100 Years since 1922!

MGT COMPANY
650 +/- Acres
S½ Section 13-112-36
S½SE¼ & NE¼SE¼ S. of Ditch Section 14-112-36
NE¼ & E½NW¼ of Section 23-112-36
REDWOOD COUNTY
MINNESOTA

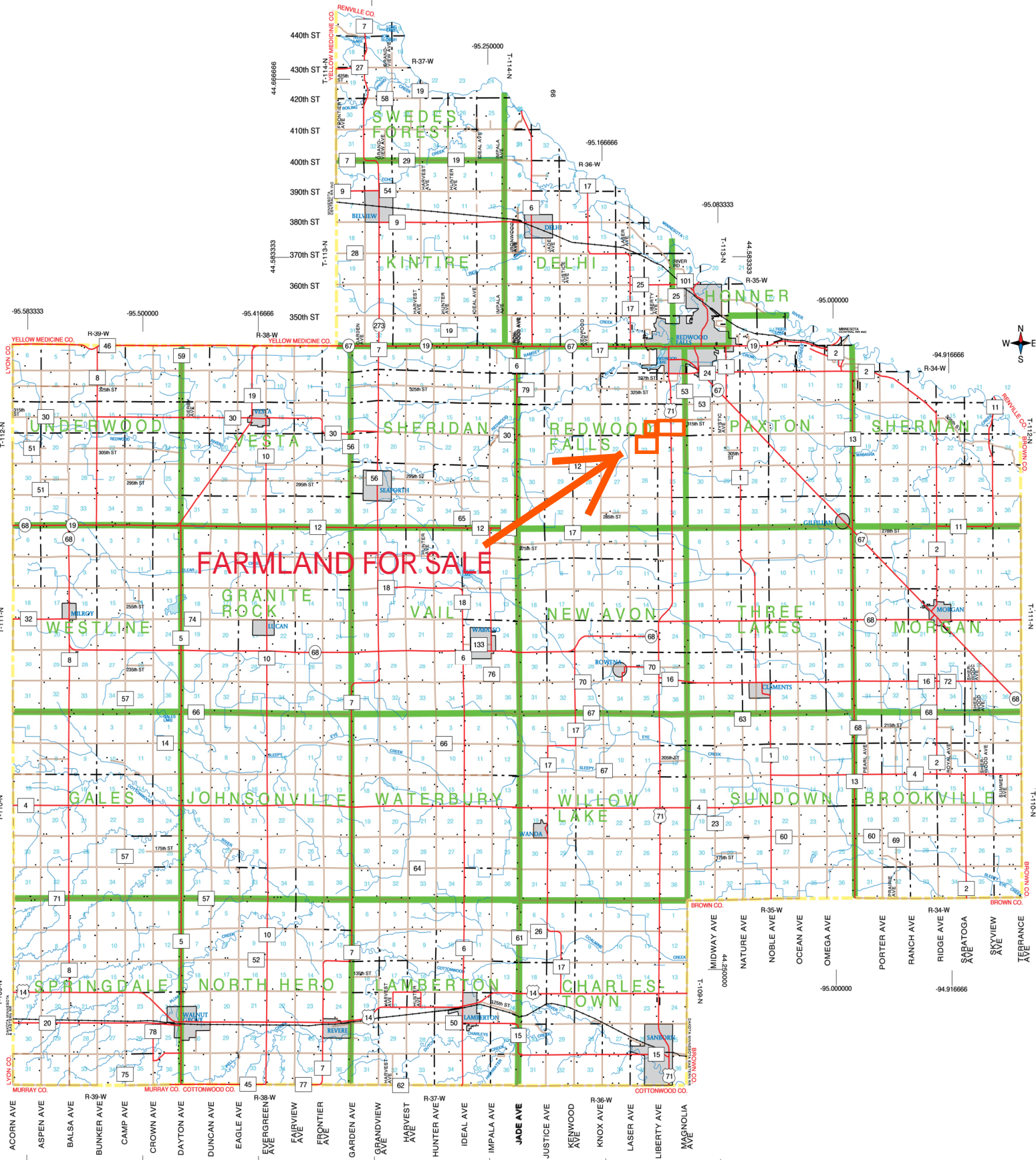
County Assessor's Information	Section 13	Section 14	Section 23	Total
Parcel ID#	63-013-3020	63-014-4040	63-023-1020	
1/1/21 County Assessor's EMV	\$2,233,900	\$572,600	\$1,618,400	\$4,424,900
Real Estate Taxes Before Assessments	\$12,660.02	\$3,245.10	\$9,171.44	\$25,076.56
Assessments	\$69.98	\$16.90	\$152.56	\$239.44
Total Real Estate Taxes	\$12,730.00	\$3,262.00	\$9,324.00	\$25,316.00
Crop Equivalency Rating (CER)	75.85	72.49	70.32	73.24
Assessor's Acreage Breakdown				
Cultivated	302.00	81.00	236.00	619.00
Building Site	0.00	0.00	0.00	0.00
Ditch	2.00	8.00	2.00	12.00
Road	16.00	1.00	2.00	19.00
Total	320.0	90.00	240.00	650.00
FSA Information Acres				
Cultivated Acres	296.61	73.71	233.14	603.46
Conservation Reserve Program Acres	13.30	10.70	4.80	28.80
Total Cultivated & CRP Acres	309.91	84.41	237.94	632.26

- Farm Program Data (ARC-CO):

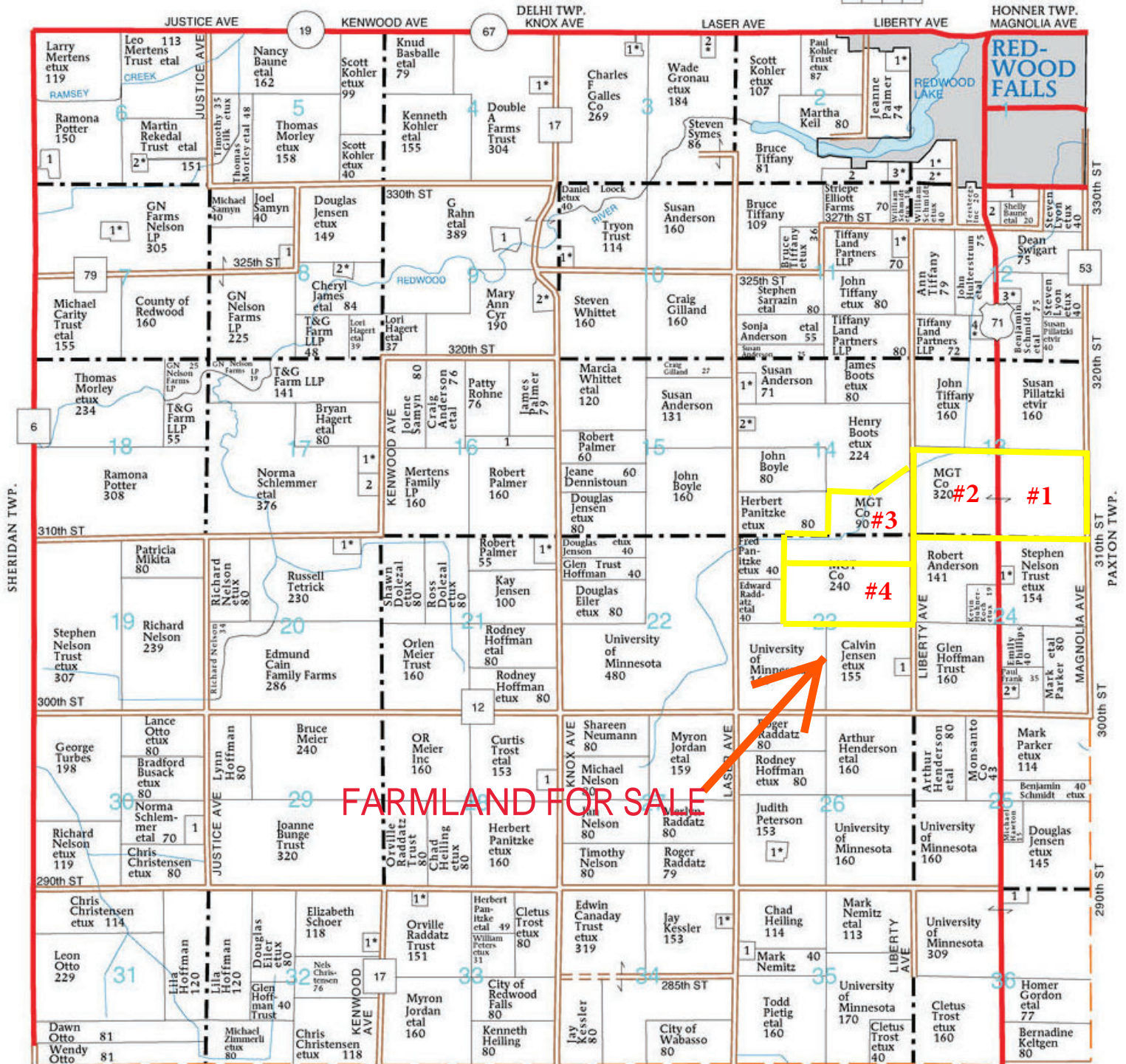
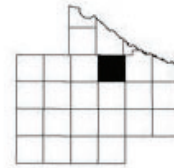
FSA Farm #	10613
FSA Corn Base	368.65 Acres
FSA PLC Corn Yield	156 Bu. Per Acre
FSA Soybean Base	206.45 Acres
FSA PLC Soybean Yield	44 Bu. Per Acre
FSA DCP Cropland	632.26 Acres
Highly Erodible Land	NONE
Wetlands:	NONE
- Drainage: County Ditch #52: Open Ditch & 26-inch and 8-inch tile
 County Ditch #22: Eastern portion of SE¼ of Section 13
 Private Tile: Significant Drainage Investments include:
 - Parcel #1 – 67,300 ft. installed in 2003
 - Parcel #2 – Pattern tiled
 - Parcel #3&4 – 116,650 ft. installed in 2012
 - Parcel #4 – 15,965 ft. installed in 2018
 See existing tile maps for details
- Conservation Reserve Program – 28.8 acres @ \$287.96 = \$8,293 per year
 Contract runs from 10/1/2016 to 9/30/31
- **2022 Cash Rent Lease: 603.5 acres Cultivation – Contact us for Details!**

The 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. (1/31/22)

Redwood County

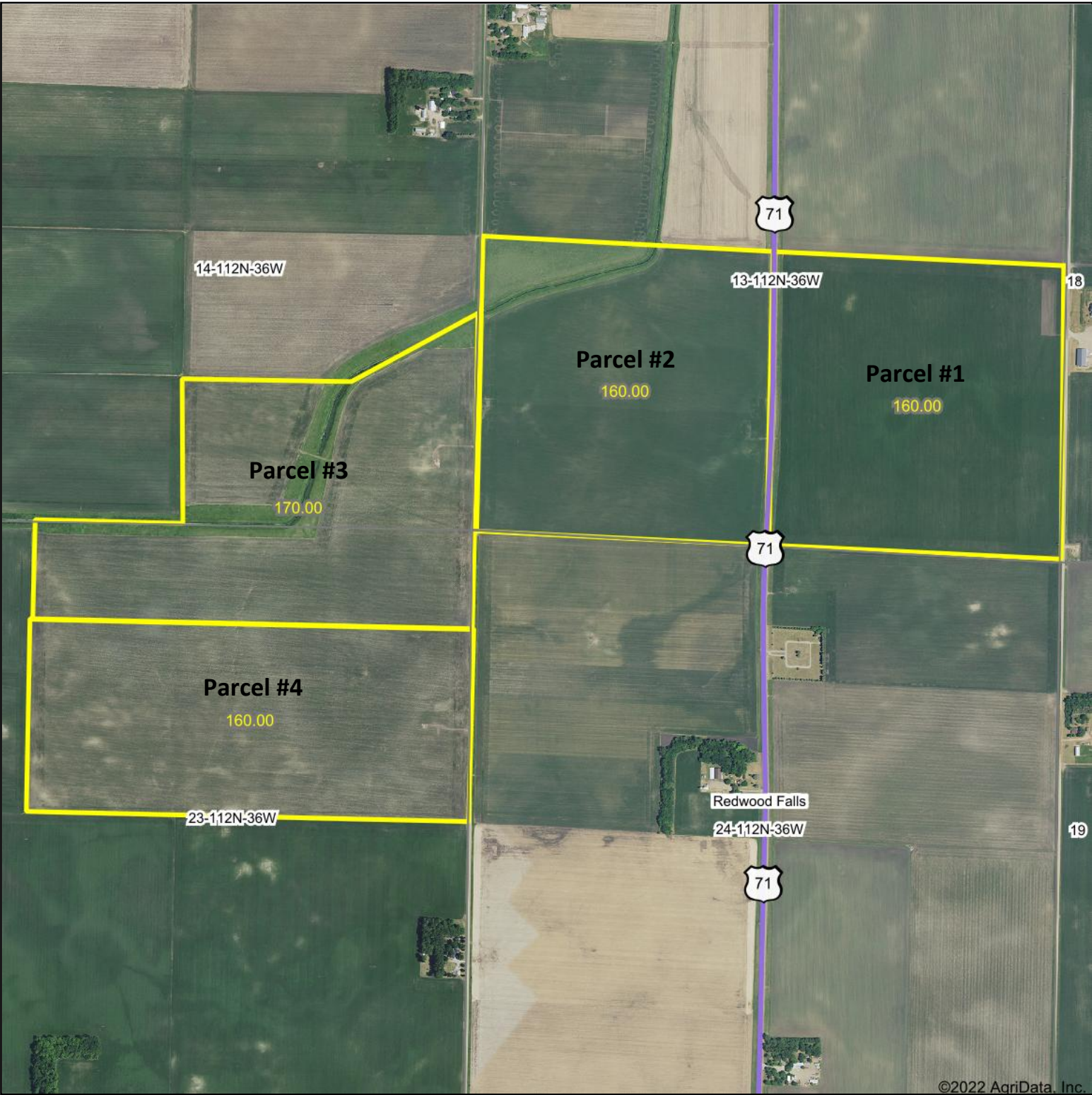


R-36-W



NEW AVON TWP.

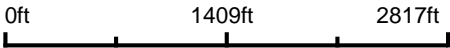
Aerial Map



©2022 AgriData, Inc.

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

Map Center: 44° 29' 58.32, -95° 7' 31.63



24-112N-36W
Redwood County
Minnesota



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

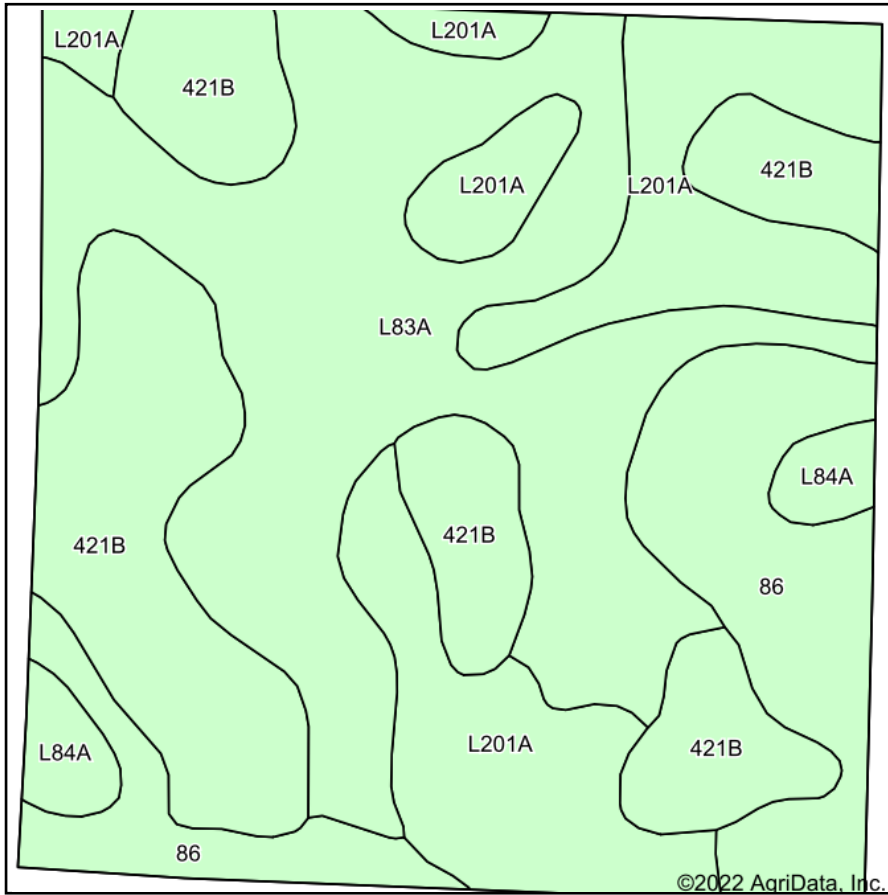
	Parcel #1	Parcel #2	Parcel #3	Parcel #4	
	Section 13	Section 13	Section 14&23	Section 23	
	Acres	Acres	Acres	Acres	Total Acres
Cultivated	155.65	140.96	147.85	159.00	603.46
CRP		13.30	15.50		28.80
Total Cultivation	155.65	154.26	163.35	159.00	632.26
Perm. Hay					
Perm. Pasture					
Ditch		2.00	4.60		6.60
Bldg. Rent					
Wildlife					
Road	4.35	3.74	2.05	1.00	11.14
Totals	160.00	160.00	170.00	160.00	650.00

Owner	MGT Company
Land Description	13,14,23-112-36
Township	Redwood Falls
County	Rewood

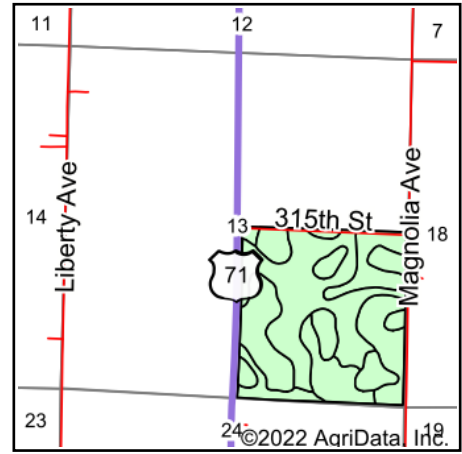


Soils Map

Parcel #1



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Redwood**
 Location: **13-112N-36W**
 Township: **Redwood Falls**
 Acres: **155.65**
 Date: **1/16/2022**

Fairland Management Company
 "YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:



Area Symbol: MN127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L83A	Webster clay loam, 0 to 2 percent slopes	54.20	34.8%	IIw	93	82
421B	Amiret loam, 2 to 6 percent slopes	39.61	25.4%	Ile	98	85
L201A	Normania loam, 1 to 3 percent slopes	33.89	21.8%	Ie	99	86
86	Canisteo clay loam, 0 to 2 percent slopes	23.94	15.4%	IIw	93	81
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.01	2.6%	IIIw	86	76
Weighted Average				1.81	95.4	*n 83.3

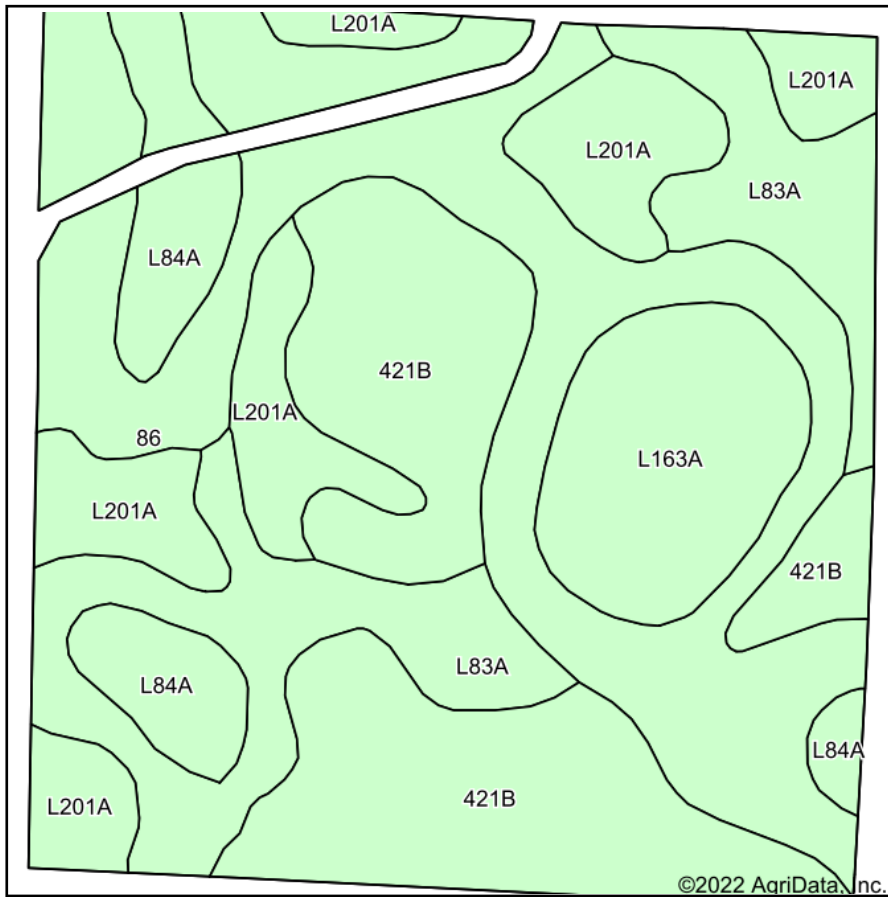
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

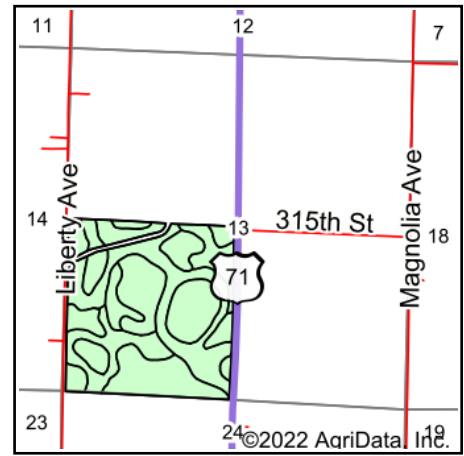
Soils data provided by USDA and NRCS.

Soils Map

Parcel #2



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Redwood**
 Location: **13-112N-36W**
 Township: **Redwood Falls**
 Acres: **154.26**
 Date: **1/25/2022**

Fairland Management Company
 "YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: MN127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
86	Canisteo clay loam, 0 to 2 percent slopes	43.69	28.3%	IIw	93	81
421B	Amiret loam, 2 to 6 percent slopes	38.48	24.9%	Ile	98	85
L83A	Webster clay loam, 0 to 2 percent slopes	24.47	15.9%	IIw	93	82
L201A	Normania loam, 1 to 3 percent slopes	22.06	14.3%	Ie	99	86
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	14.16	9.2%	IIIw	86	74
L84A	Glencoe clay loam, 0 to 1 percent slopes	11.40	7.4%	IIIw	86	76
Weighted Average				2.02	93.9	*n 81.9

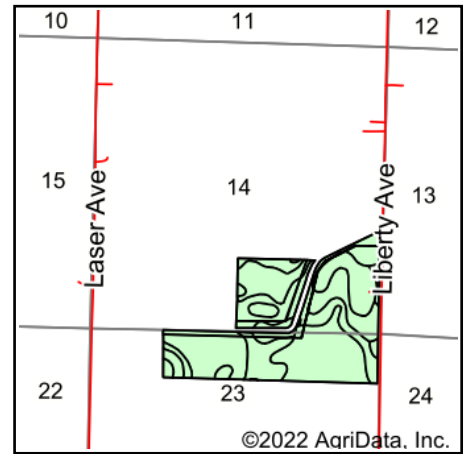
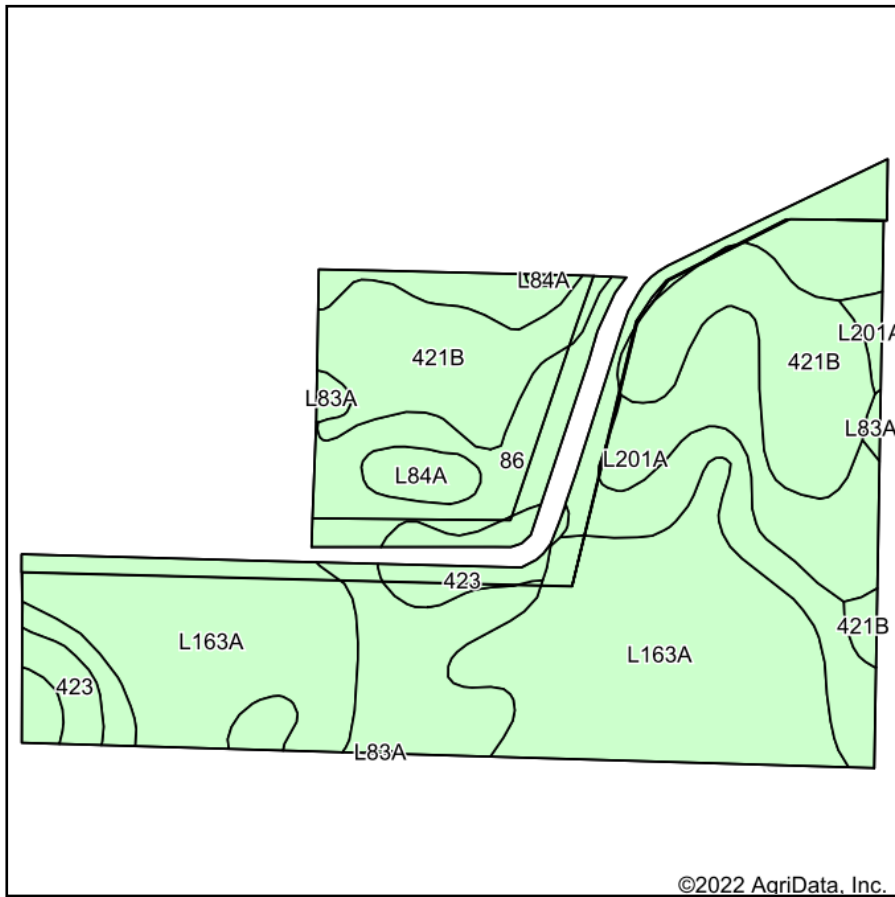
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map

Parcel #3



State: **Minnesota**
County: **Redwood**
Location: **23-112N-36W**
Township: **Redwood Falls**
Acres: **163.35**
Date: **1/25/2022**

**Fairland
Management
Company**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	58.05	35.5%	IIIw	86	74
86	Canisteo clay loam, 0 to 2 percent slopes	50.83	31.1%	IIw	93	81
421B	Amiret loam, 2 to 6 percent slopes	29.87	18.3%	Ile	98	85
L201A	Normania loam, 1 to 3 percent slopes	14.26	8.7%	Ie	99	86
423	Seaforth loam, 1 to 3 percent slopes	6.41	3.9%	IIs	95	86
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.85	1.7%	IIIw	86	76
L83A	Webster clay loam, 0 to 2 percent slopes	1.08	0.7%	IIw	93	82
Weighted Average				2.29	91.9	*n 79.8

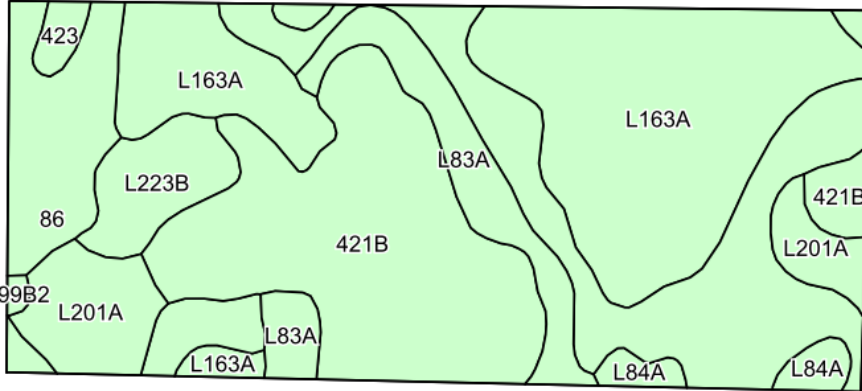
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

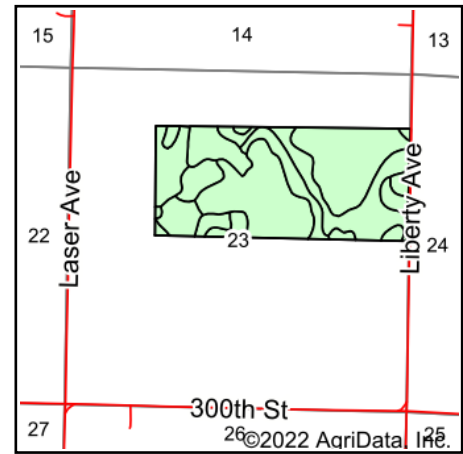
Soils Map

Parcel #4



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Redwood**
 Location: **23-112N-36W**
 Township: **Redwood Falls**
 Acres: **159**
 Date: **1/20/2022**

Fairland Management Company
 "YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: MN127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	45.97	28.9%	IIIw	86			74
86	Canisteo clay loam, 0 to 2 percent slopes	41.71	26.2%	IIw	93			81
421B	Amiret loam, 2 to 6 percent slopes	38.04	23.9%	Ile	98			85
L83A	Webster clay loam, 0 to 2 percent slopes	11.57	7.3%	IIw	93			82
L201A	Normania loam, 1 to 3 percent slopes	10.51	6.6%	Ie	99			86
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	6.70	4.2%	Ile	92			83
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.74	1.7%	IIIw	86			76
423	Seaforth loam, 1 to 3 percent slopes	1.38	0.9%	IIs	95			86
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	0.38	0.2%	Ile	69	127	38	55
Weighted Average				2.24	92.4	0.3	0.1	*n 80.3

*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

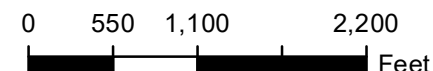
Redwood County, Minnesota

Farm 10613

Tract 3287

2021 Program Year

Map Created April 13, 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

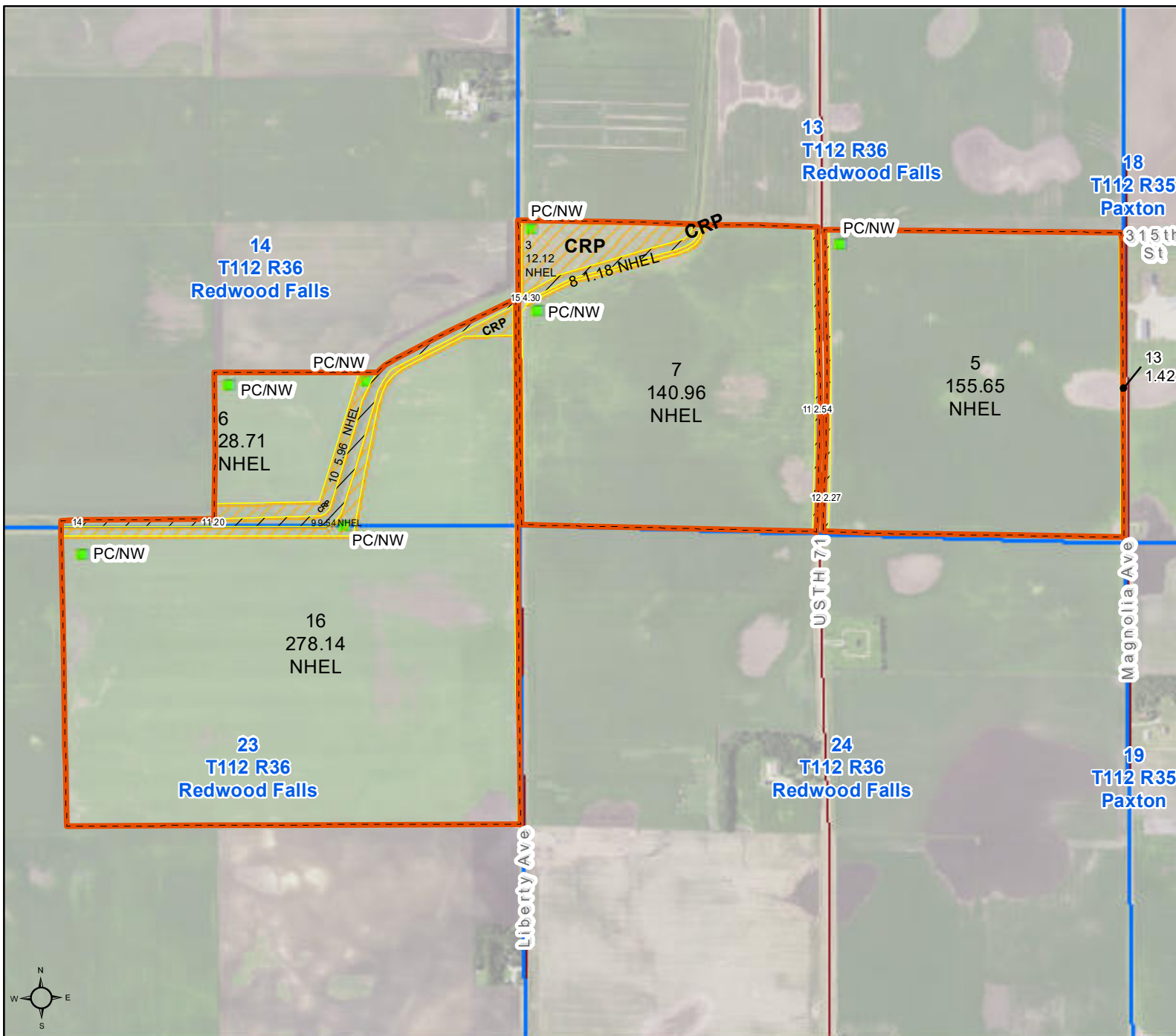
Common Land Unit

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

Wetland Determination Identifiers

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

Tract Cropland Total: 632.26 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.

BID SHEET
650 +/- Acres of PRIME
FARMLAND FOR SALE

Submit in writing to:

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

Windom, MN 56101

By Noon on March 9, 2022

Parcel #1: SE $\frac{1}{4}$ of Section 13-112-36 (160+/-ac)

Parcel #2: SW $\frac{1}{4}$ of Section 13-112-36 (160+/-ac)

**Parcel #3: S $\frac{1}{2}$ SE $\frac{1}{4}$ & NE $\frac{1}{4}$ SE $\frac{1}{4}$ S. of Ditch of Section 14-112-36 AND
the North 880 +/- ft. of Both the NE $\frac{1}{4}$ & E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 23-112-36 (170+/-ac)**

**Parcel #4: NE $\frac{1}{4}$ & E $\frac{1}{2}$ NW $\frac{1}{4}$ Both Excluding the North 880 +/- ft.
of Section 23-112-36 (160+/-ac)**

**REDWOOD FALLS TOWNSHIP
REDWOOD COUNTY
MINNESOTA**

Parcel #1: \$ _____/acre X **160** Acres = Bid Amount \$ _____

Parcel #2: \$ _____/acre X **160** Acres = Bid Amount \$ _____

Parcel #3: \$ _____/acre X **170** Acres = Bid Amount \$ _____

Parcel #4: \$ _____/acre X **160** 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: _____