

# **FAIRLAND MANAGEMENT COMPANY**

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

**[www.fairlandmgmt.com](http://www.fairlandmgmt.com)**

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

## **FARM FOR SALE**

**James Adrian, Stanley Adrian,  
Cynthia Patnaude, & Kathleen Wagner**

**S30AC NE $\frac{1}{4}$  & NE $\frac{1}{4}$ SE $\frac{1}{4}$  & N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$   
SECTION 23-105-34  
80.0 +/- Acres**

**MOUNTAIN LAKE TOWNSHIP**

**COTTONWOOD COUNTY  
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

# FARMLAND FOR SALE

## COTTONWOOD COUNTY

### Section 23-105-34 – Mountain Lake Township

**S30AC NE $\frac{1}{4}$  & NE $\frac{1}{4}$ SE $\frac{1}{4}$  & N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$  (80.0 +/- acres)**

We are pleased to announce land for sale for James Adrian, Stanley Adrian, Cynthia Patnaude, and Kathleen Wagner. The farm is located in Section 23 of Mountain Lake Township in Cottonwood County, located south of the City of Mountain Lake. The total farm consists of 80.0+/- total acres with 79.67 cultivated acres of very productive soils, with an overall Crop Productivity Index (CPI) of 92.8. There is drainage tile in the farm and tile maps are available. The farm is being offered for sale via private treaty.

**List Price: \$1,000,000 = \$12,500/acre**

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 2024 are responsibility of the Seller. The real estate taxes payable in 2025 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

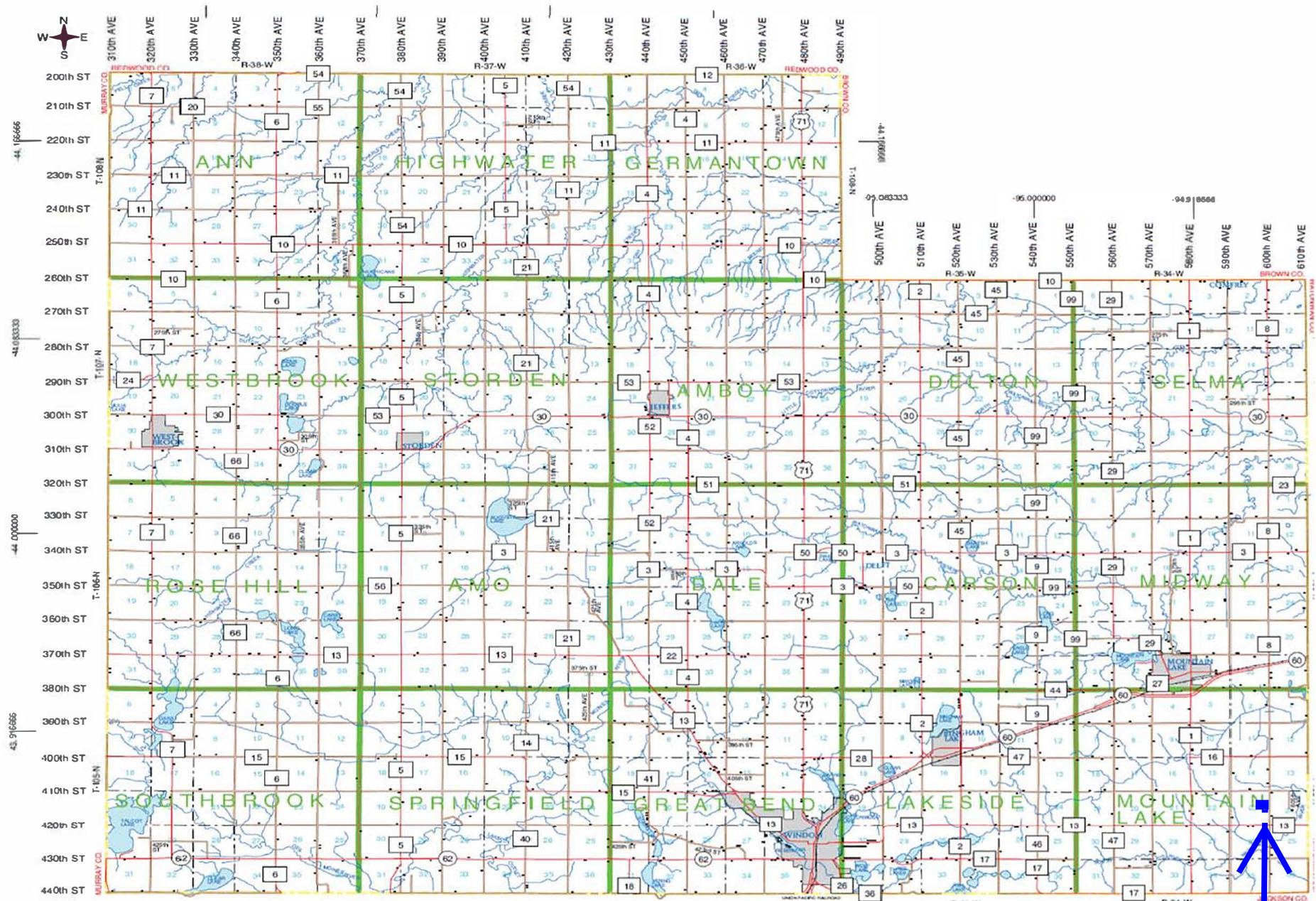
339 11<sup>th</sup> STREET, WINDOM, MN 56101

**507-831-2808**

[www.fairlandmgmt.com](http://www.fairlandmgmt.com)

*Your Ag Real Estate Professionals since 1922!*

# Cottonwood County



**Farm For Sale**



R-34-W

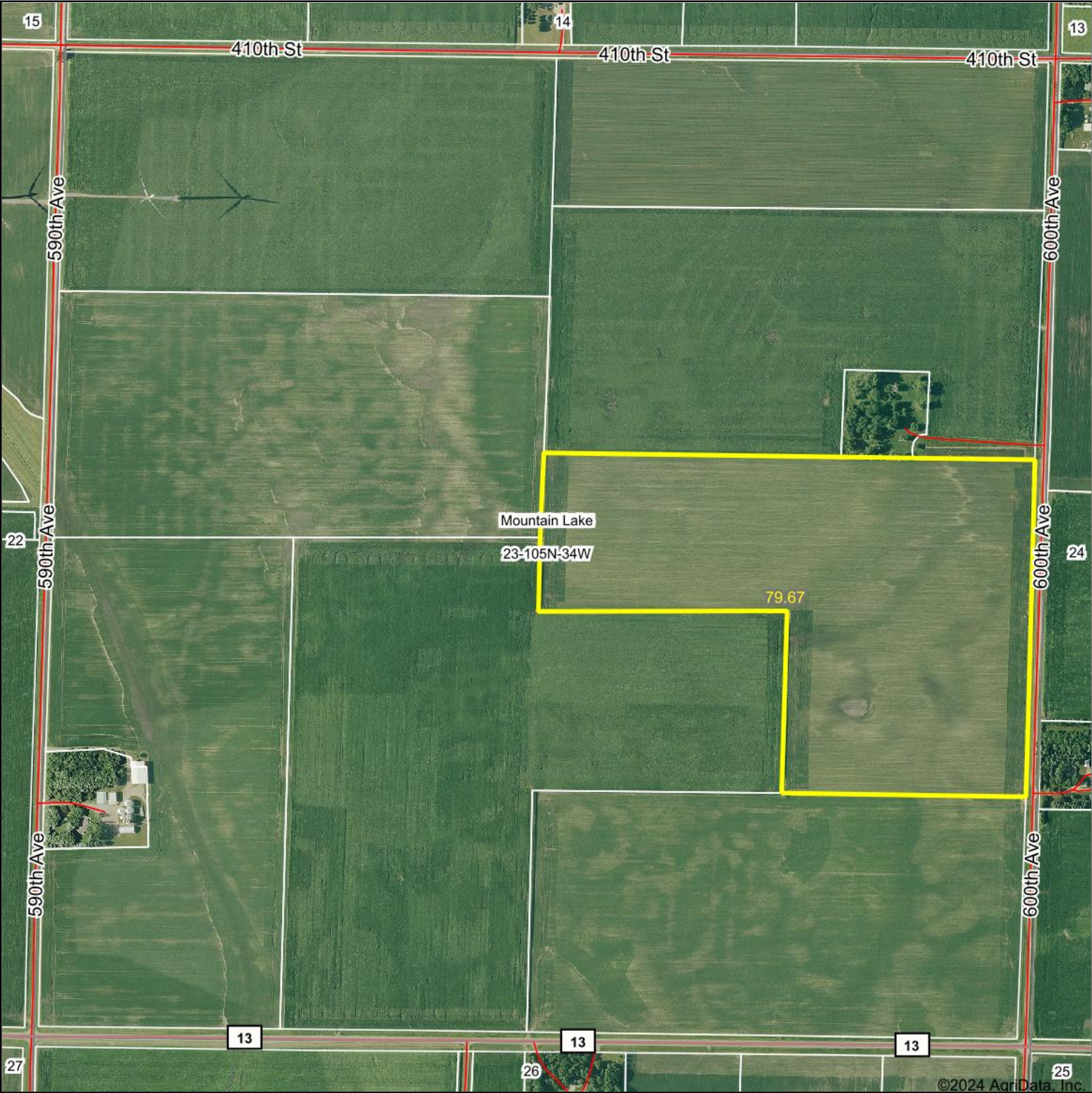
MIDWAY TWP.



# Farm For Sale



Aerial Map



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

Boundary Center: 43° 52' 59.14, -94° 53' 3.9

0ft 834ft 1668ft

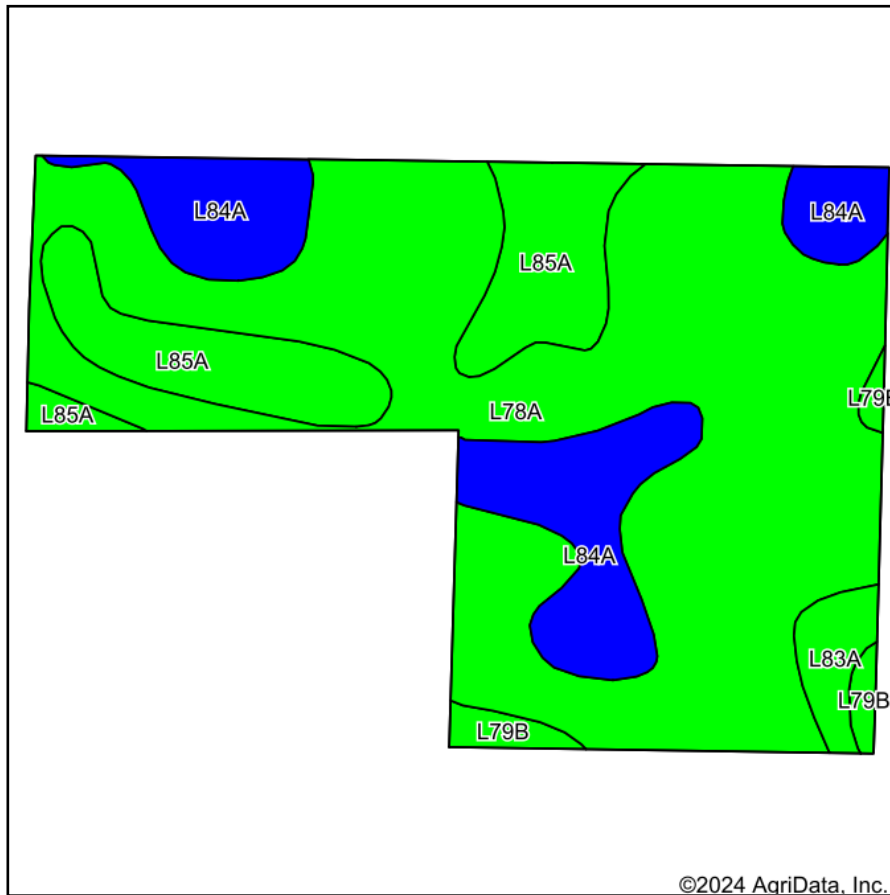
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**23-105N-34W**  
**Cottonwood County**  
**Minnesota**

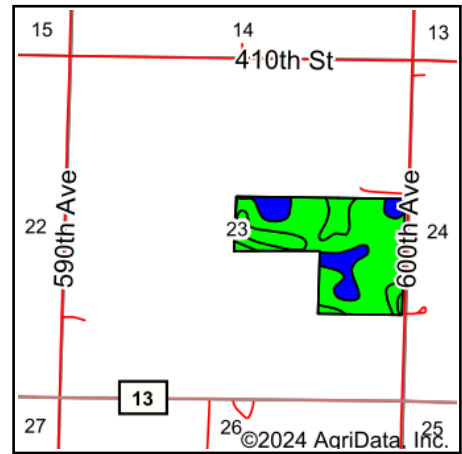


8/21/2024

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **23-105N-34W**  
 Township: **Mountain Lake**  
 Acres: **79.67**  
 Date: **10/15/2024**

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

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L78A	Canisteo clay loam, 0 to 2 percent slopes	51.47	64.6%		IIw	93	81
L84A	Glencoe clay loam, 0 to 1 percent slopes	13.06	16.4%		IIIw	86	76
L85A	Nicollet clay loam, 1 to 3 percent slopes	11.54	14.5%		Iw	99	81
L83A	Webster clay loam, 0 to 2 percent slopes	1.93	2.4%		IIw	93	82
L79B	Clarion loam, 2 to 6 percent slopes	1.67	2.1%		Ile	95	83
Weighted Average					2.02	92.8	*n 80.2

\*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

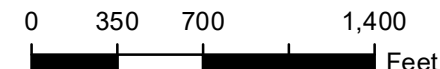
**Farm 4587**

**Tract 2609**

2024 Program Year

Map Created April 22, 2024

**1053423**



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

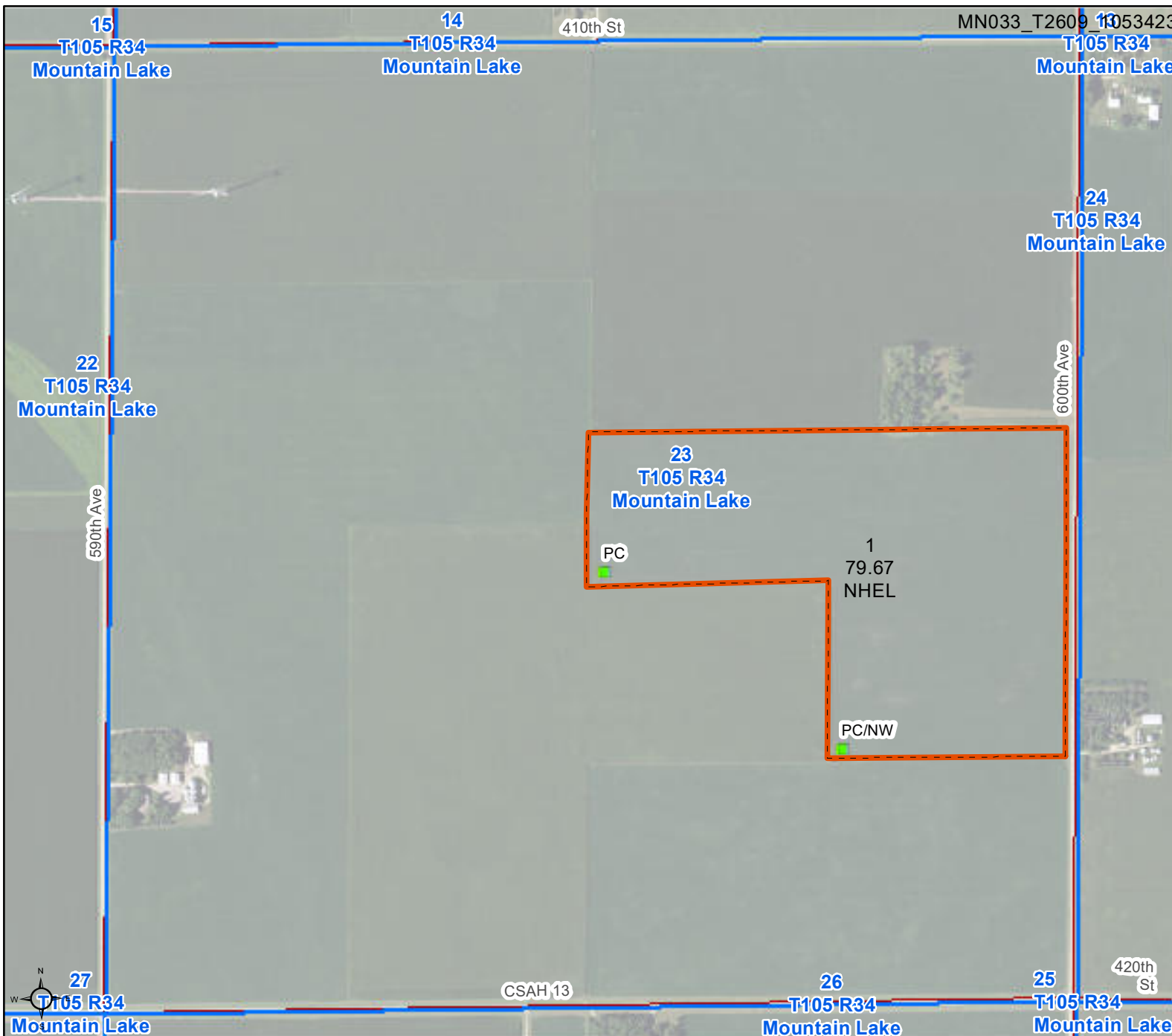
### Common Land Unit

- Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 79.67 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 2021 NAIP imagery.



# NICKEL CONSTRUCTION — Mtn. Lake, MN

Existing Tile — 2024



## Map Location

Customer: Fairland Mgmt.  
State: MN  
County: Cottonwood  
Township: Mountain Lake  
Section: 23BsCn

4"	14"	<b>Key</b>  N
5"	15"	
6"	16"	
7-8"	18"	
10"	Unknown	
12"	Assumed Only	



## Construction Office

36821 575<sup>th</sup> Avenue  
Mtn. Lake, MN 56159-2202  
Office: (507) 427-2352  
Fax: (507) 427-2357  
nickelconst@frontiernet.net

\*Lines indicated on the map are approximate and not guaranteed\*



## FARM SUMMARY

James Adrian, Stanley Adrian  
Cynthia Patnaude, & Kathleen Wagner

S30AC NE $\frac{1}{4}$  & NE $\frac{1}{4}$ SE $\frac{1}{4}$  & N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$

SECTION 23-105-34  
COTTONWOOD COUNTY  
MINNESOTA

- County Parcel # : 12-023-0100
- Assessor's Estimated Market Value-1/1/24: \$959,800
- 2024 Real Estate Taxes Payable-Non-Homestead-Ag: \$3,950
- Farm Program Data:

FSA Farm #	4587
FSA Corn Base	38.81 Acres
FSA PLC Corn Yield	151 Bu. Per Acre
FSA Soybean Base	38.79 Acres
FSA PLC Soybean Yield	45 Bu. Per Acre
FSA DCP Cropland	79.67 Acres
Highly Erodible Land	NONE
Wetlands:	NONE
Assessor's Crop Equivalency Rating (CER)	72.00
Crop Productivity Index (CPI)	92.8
- Drainage Tile: See attached tile map
- Drainage Easement: Available on our website or upon request
- Acreage Breakdown:

	<u>Estimate</u>
Cultivation	79.67
Road	0.33
	-----
TOTAL	<u>80.00</u>

- Terms: \$1,000,000 (\$12,500/acre) - 10% Down, And All Of The Balance At The Closing.

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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(10/15/24)