

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

**Richard A. & Delores E. Muller
Living Trust dated February 5, 1996**

NE $\frac{1}{4}$

SECTION 22-106-37

160.0 +/- Acres

AMO TOWNSHIP

**COTTONWOOD COUNTY
MINNESOTA**

Interested parties should contact Fairland Management Company at the above address

FARMLAND FOR SALE

COTTONWOOD COUNTY

Section 22-106-37 – Amo Township

NE $\frac{1}{4}$ (160.0 +/- acres)

We are pleased to announce land for sale for the Richard A. & Delores E. Muller Living Trust dated February 5, 1996. The farm is in the Northeast Quarter (NE $\frac{1}{4}$) of Section 22 of Amo Township in Cottonwood County, located northwest of the City of Windom. The farm consists of 160.0+/- total acres with 156.35 cultivated acres of very productive soils, with an overall Crop Productivity Index (CPI) of 94.8. The farm is being offered for sale via private treaty.

List Price: \$1,880,000 = \$11,750/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 2025 will be negotiable. 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 11th STREET, WINDOM, MN 56101

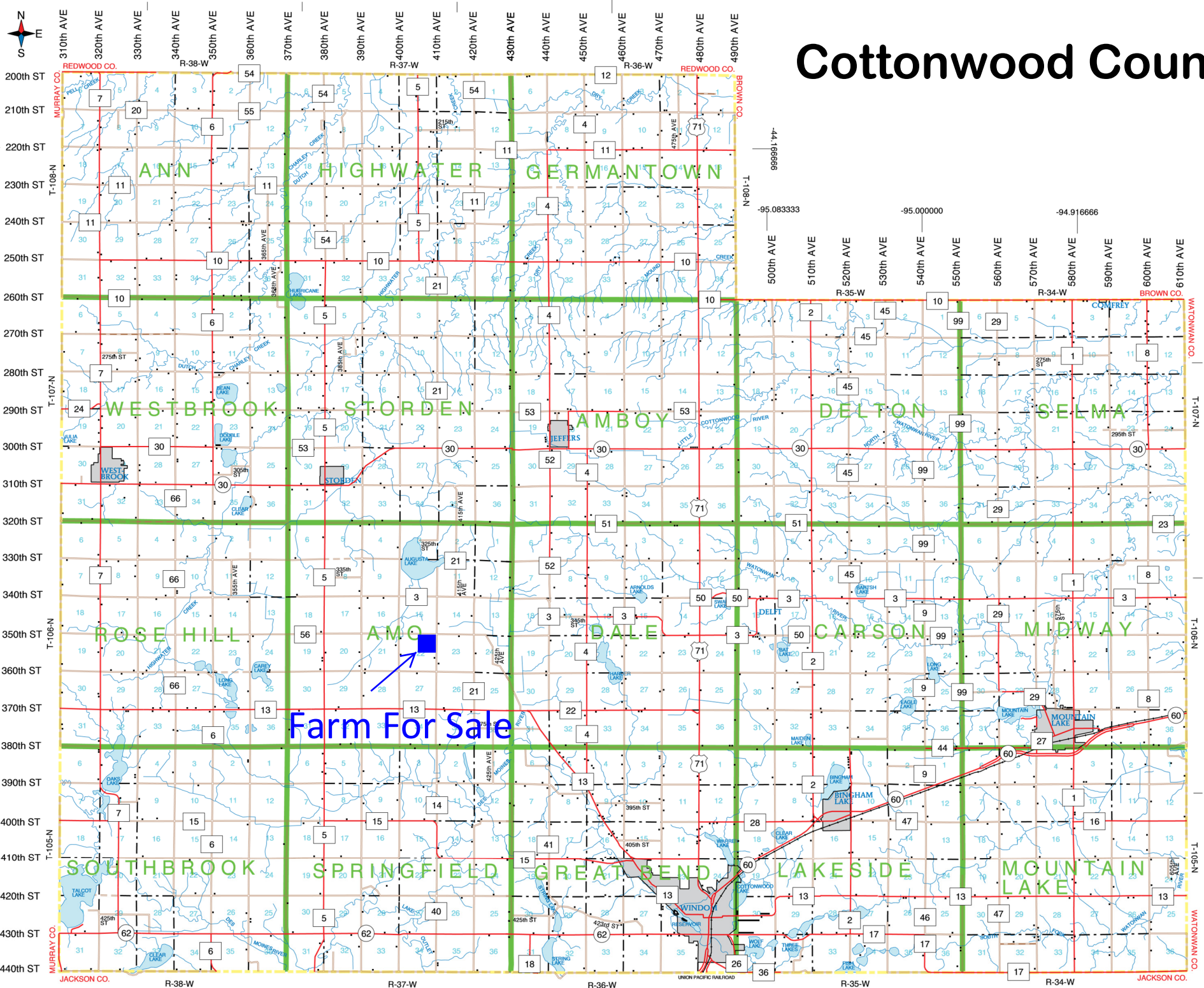
507-831-2808

www.fairlandmgmt.com

Your Ag Real Estate Professionals since 1922!



Cottonwood County

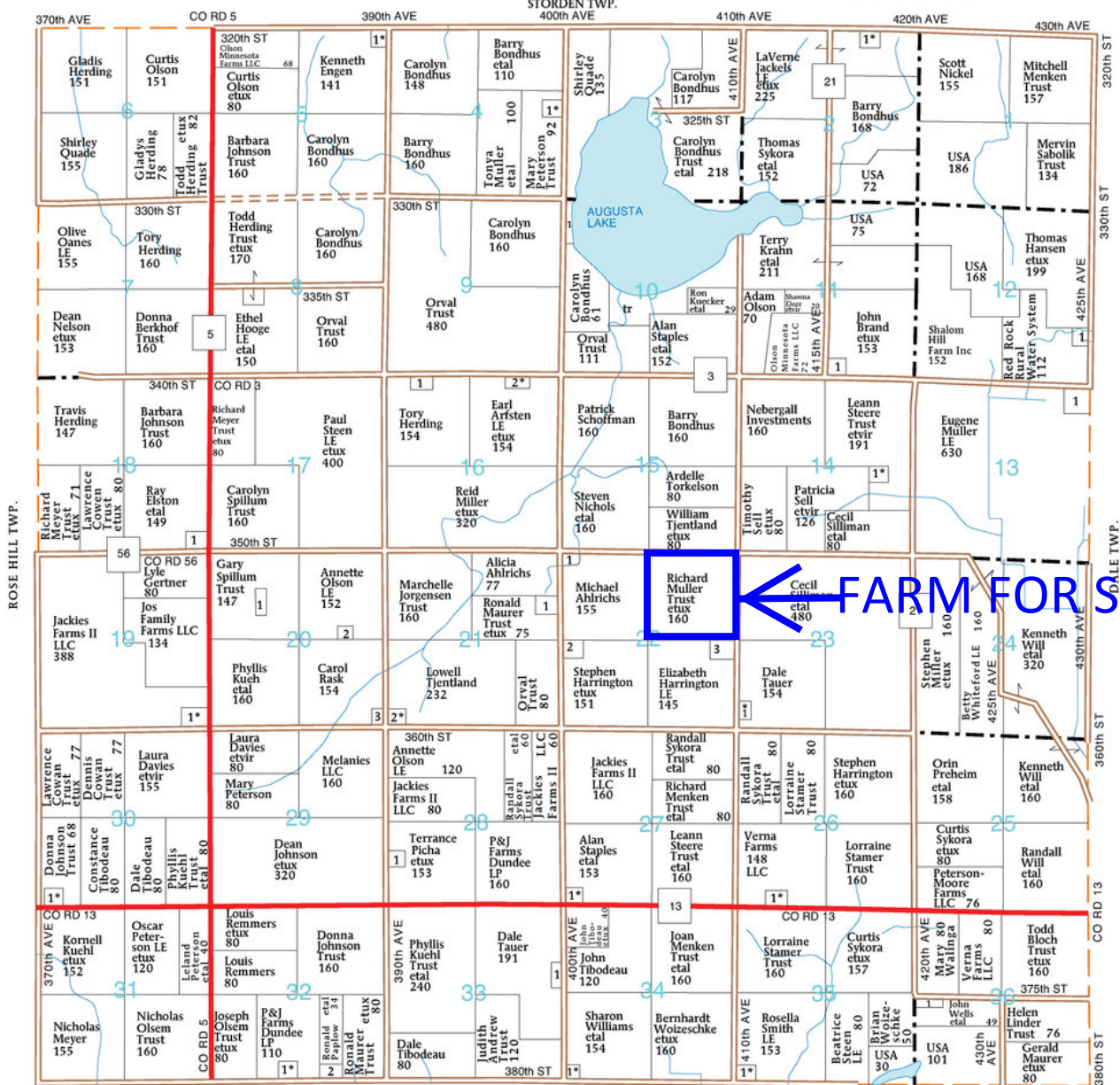
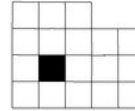


T-106-N

AMO PLAT

(Landowners)

R-37-W



SPRINGFIELD TWP.

Aerial Map



©2025 AgriData Inc.

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

Boundary Center: 43° 58' 29.3, -95° 15' 57.46

0ft 835ft 1669ft

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

22-106N-37W
Cottonwood County
Minnesota



3/8/2025

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



United States
Department of
Agriculture

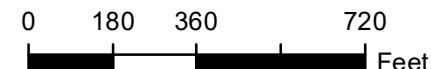
Cottonwood County, Minnesota

Farm 115

Tract 1446

2024 Program Year

Map Created April 22, 2024



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

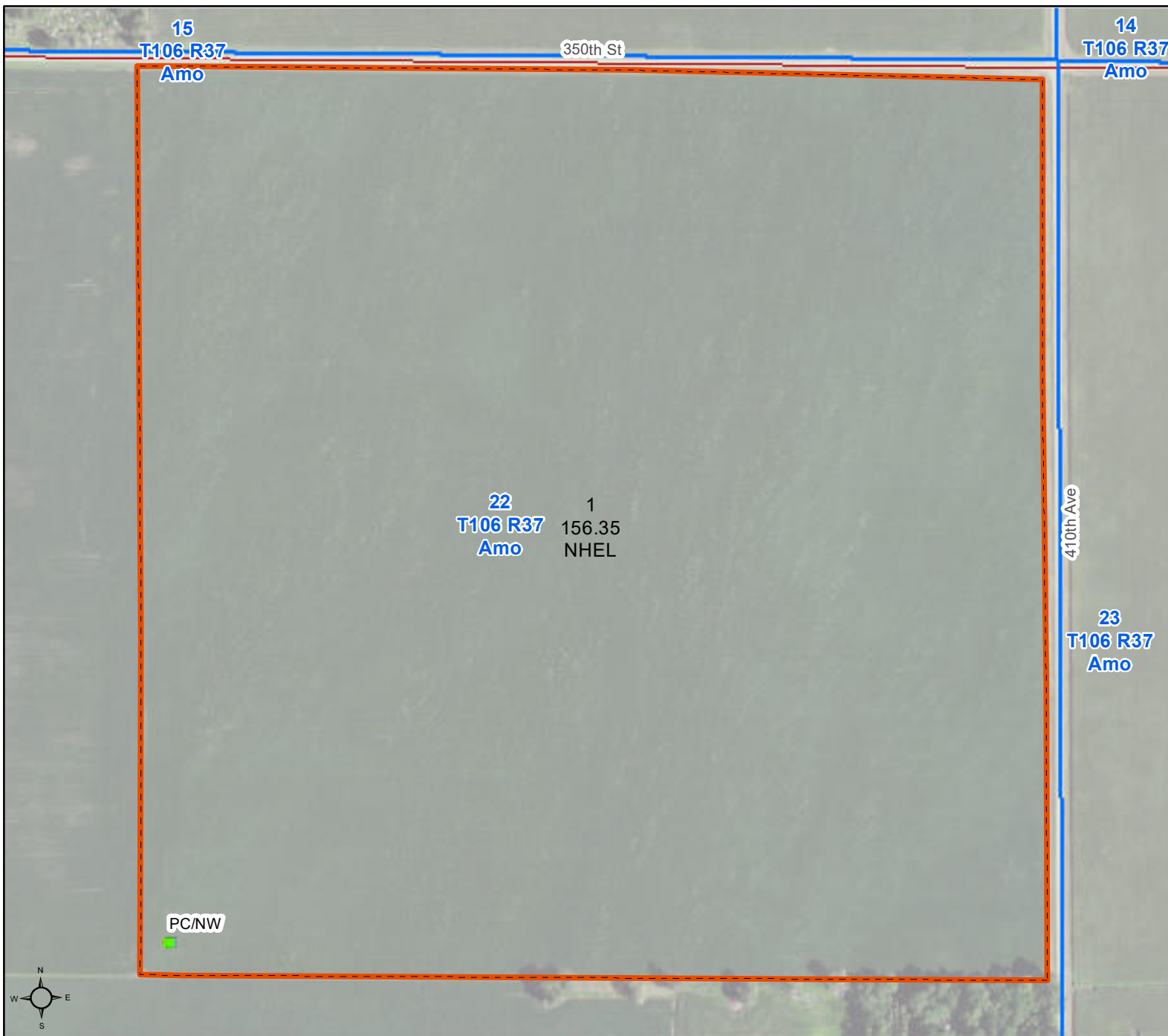
Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

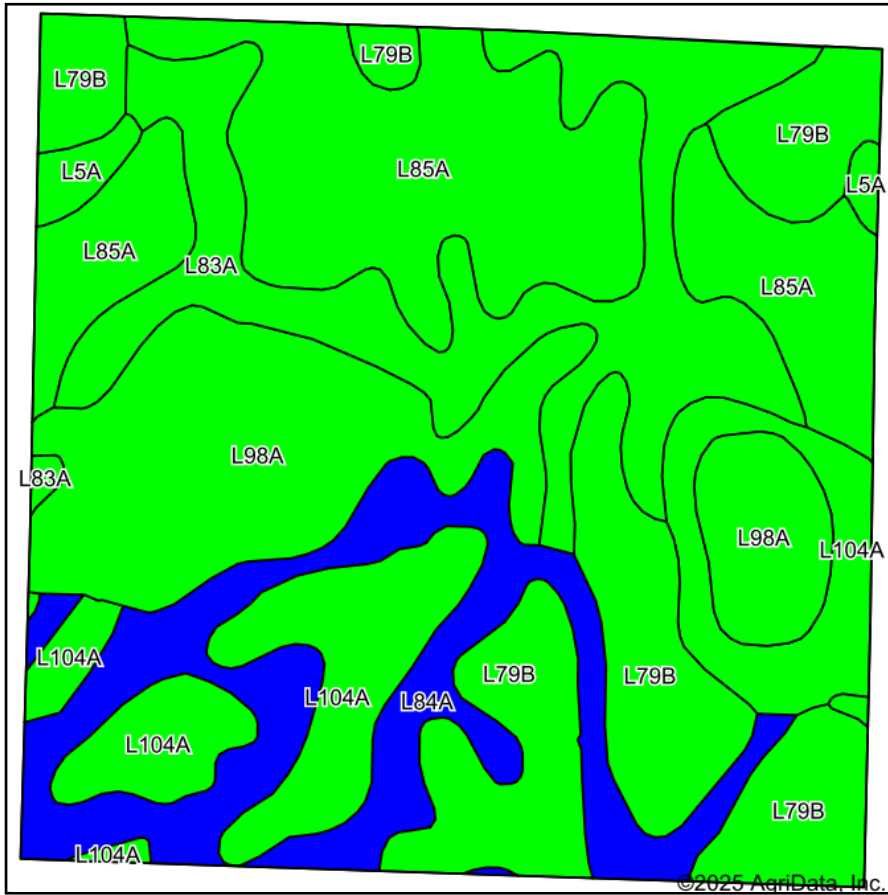
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 156.35 acres

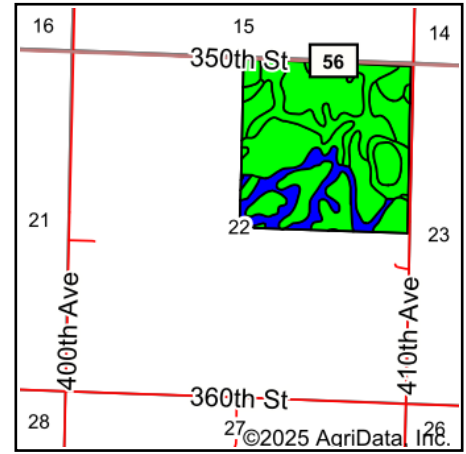


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Cottonwood**
 Location: **22-106N-37W**
 Township: **Amo**
 Acres: **156.35**
 Date: **3/8/2025**

Fairland Management Company
 "YOUR REAL ESTATE PROFESSIONALS"

Maps Provided By:



Area Symbol: MN033, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	34.20	21.9%		Iw	99	81
L79B	Clarion loam, 2 to 6 percent slopes	28.86	18.5%		Ile	95	83
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	25.84	16.5%		Ie	100	84
L83A	Webster clay loam, 0 to 2 percent slopes	23.42	15.0%		IIw	93	82
L84A	Glencoe clay loam, 0 to 1 percent slopes	21.60	13.8%		IIIw	86	76
L104A	Jeffers-Canisteo complex, 0 to 2 percent slopes	20.48	13.1%		IIw	92	81
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	1.95	1.2%		IIw	96	85
Weighted Average					1.75	94.8	*n 81.4

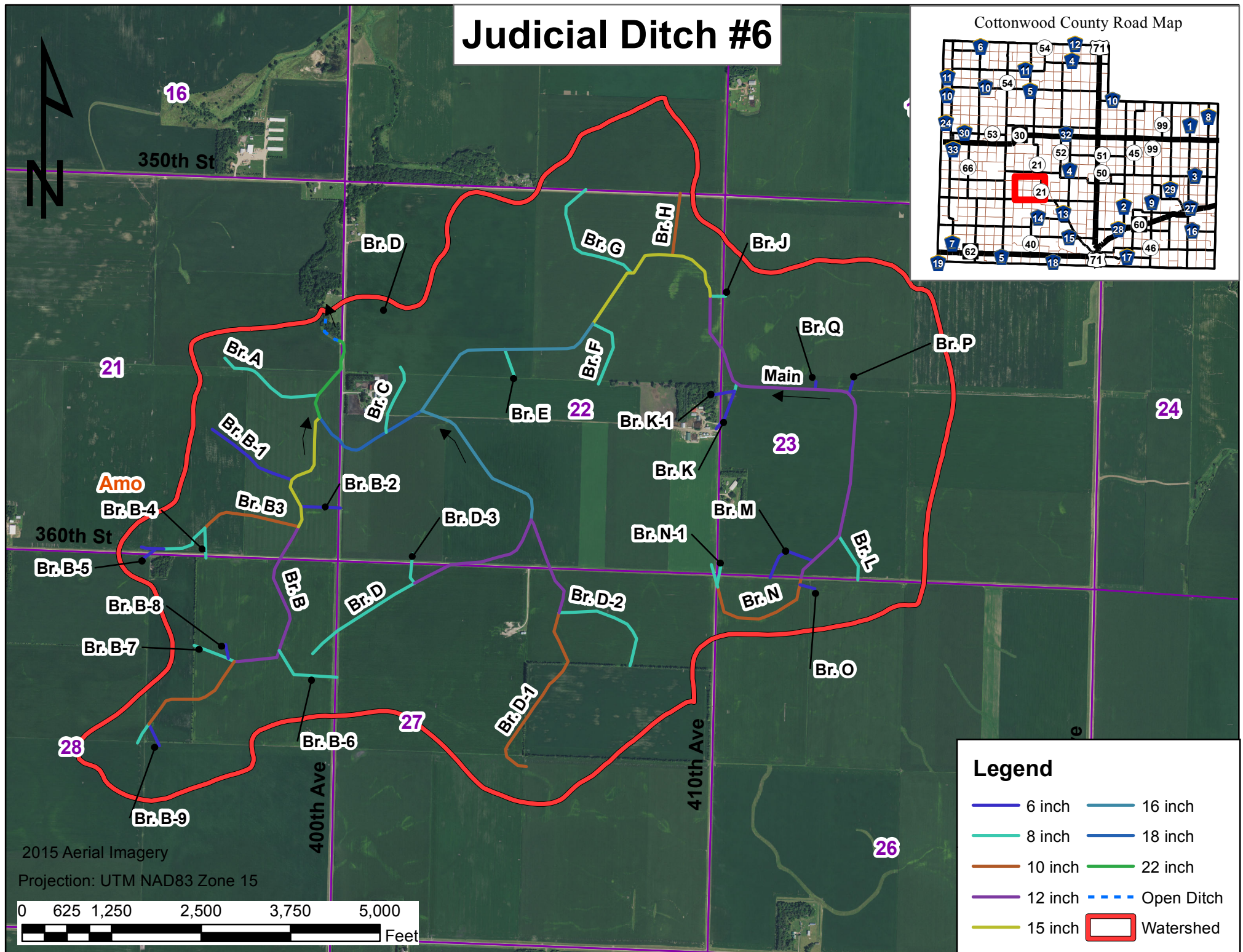
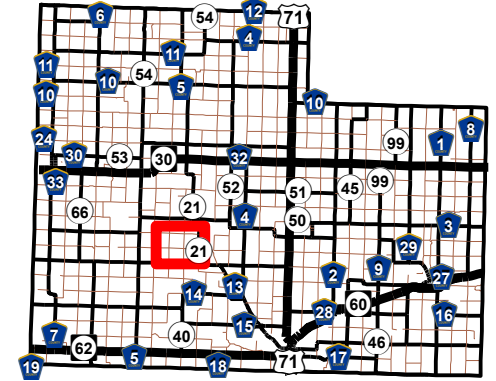
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Judicial Ditch #6

Cottonwood County Road Map



2015 Aerial Imagery

Projection: UTM NAD83 Zone 15



Legend

- | | |
|---------|------------|
| 6 inch | 16 inch |
| 8 inch | 18 inch |
| 10 inch | 22 inch |
| 12 inch | Open Ditch |
| 15 inch | Watershed |

FARM SUMMARY

Richard A. & Delores E. Muller
Living Trust Dated February 5, 1996
NE¼
SECTION 22-106-37
COTTONWOOD COUNTY
MINNESOTA

- County Parcel # : 02-022-0100
- Estimated Assessor's 1/1/24 Estimated Market Value: \$2,051,500
- Estimated 2024 Real Estate Taxes Payable (Homestead – Ag): \$7,502
- Farm Program Data:
 - Farm # # 115
 - Corn Base 77.6 Acres
 - PLC Corn Yield 155 Bu. Per Acre
 - Soybean Base 77.1 Acres
 - PLC Soybean Yield 46 Bu. Per Acre
 - DCP Cropland 156.35 Acres
 - Highly Erodible Land NONE
 - Wetlands: NONE
- Crop Productivity Index (CPI) = 94.8
- Crop Equivalent Rating (CER) = 76.0
- Tile: See attached County Tile Map of JD #6 (no private tile map available)
 - Main: 50-57 = 12-inch; 57-84 = 15-inch; 84-94 = 16-inch
 - Branch F: 1-9 = 8-inch
 - Branch G: 1-17 = 8-inch
 - Branch H: 1-9 = 10-inch
 - Branch J: 1-2 = 8-inch

• Estimated Acreage Breakdown:	<u>Assessor</u>	<u>FMC/FSA</u>
Cultivation	155.0 +/- Acres	156.35 +/- Acres
Road	5.0 +/- Acres	3.65 +/- Acres
	-----	-----
TOTAL	160.0 +/- Acres	160.0 +/- Acres
	=====	=====

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. (3/8/25)