



# MAGES

LAND COMPANY & AUCTION SERVICE LLC

**50 AC OF BARBER TWP FARM LAND, FARIBAULT CO.**

## LAND AUCTION

**May 1st, 2025 - 11:00am**

**Auction held at: Blu Bair Community Room**

**100 S Main St, Delavan, MN 56023**

**Directions to Land:** From Delavan, travel south on Co Rd 13 /430th Ave for approx. 2.5 miles. The farm land will be on the east side of the road. Watch for signs!

**Check out this chance to buy farmland with amazing productivity in Faribault Co! Do not want to miss this!**

**This property will sell as one parcel:**

**Location of Parcel within Faribault County**

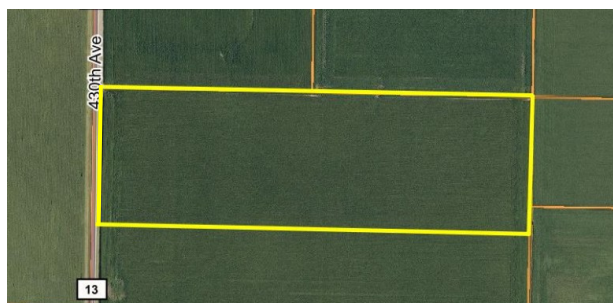
**Barber Township, Section 7, Range 26W**

**PID: 010.070.300**

**Total of Farm: 50.00 acres**

**Approx. 49.06 acres tillable**

**Productivity Index: 92.3**



**\*Note:** All acres are published based on Faribault County Online Records and FSA records. All maps are a representation.

**Terms:** No Buyers Premium. The buyer shall pay 10% nonrefundable earnest money down of total purchase amount on the day of the auction in the form of a check, cashiers check or U.S. currency and enter into a non-contingent purchase agreement with the balance to be paid upon closing in approximately 40 days. The property will be sold in "AS IS" condition. Buyer to get possession for the 2025 crop year. Buyer will be able to start field work immediately after becoming the winning bidder. Buyer will be responsible for inputs from last fall. A survey will be finished prior to the auction. Subject to any easements of record. The seller or seller's agents are not responsible for any errors in information. This is a guide. Buyers are responsible to collect their own info. Anything said the day of the auction takes precedence over written material. Seller has the right to reject any & all bids. Auctioneer has the right to run the sale however he feels best serves the seller. Mages Land Co & Auction Service represents the seller in this transaction.

## DONALD & JUNE SCHEID TRUST

**Listing Auctioneer/Broker: Matt Mages 507-276-7002**

**Auctioneers:** Matt Mages, Lic #52-25-018, Courtland; Larry Mages, Lafayette; Joe Wersal, Winthrop; Joe Maidl, Lafayette; John Goelz, Franklin; Ryan Froehlich, Winthrop;

**Broker/Clerk:** Mages Land Co. & Auction Service, LLC. Not responsible for accidents at auction or during inspection. Everything sold "AS IS". Everything to be settled immediately after the auction



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## Location of Parcel Barber Township





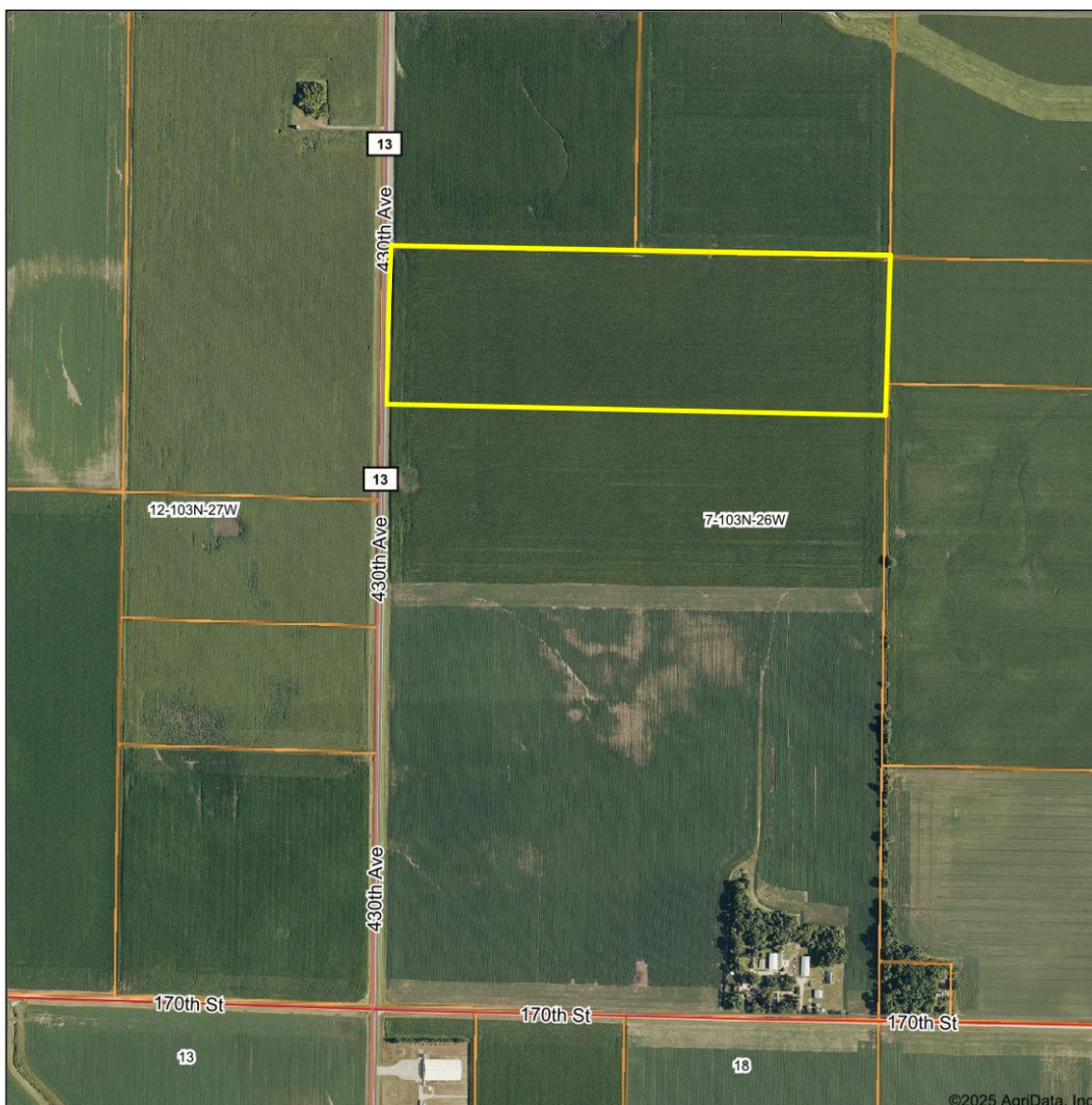


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## Parcel Map Overview

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 43° 44' 28.83, -94° 0' 8.51

0ft 817ft 1634ft

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

7-103N-26W  
Faribault County  
Minnesota



3/19/2025

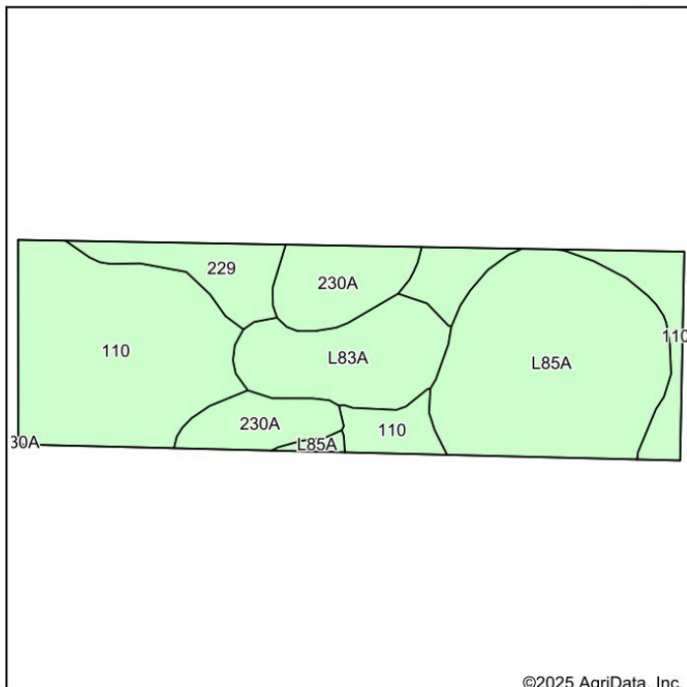


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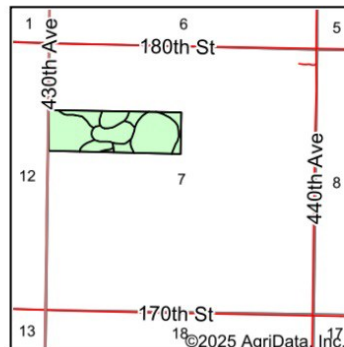
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## Soil Map Overview

### Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Faribault**  
 Location: **7-103N-26W**  
 Township: **Barber**  
 Acres: **49.06**  
 Date: **4/3/2025**

Maps Provided By:



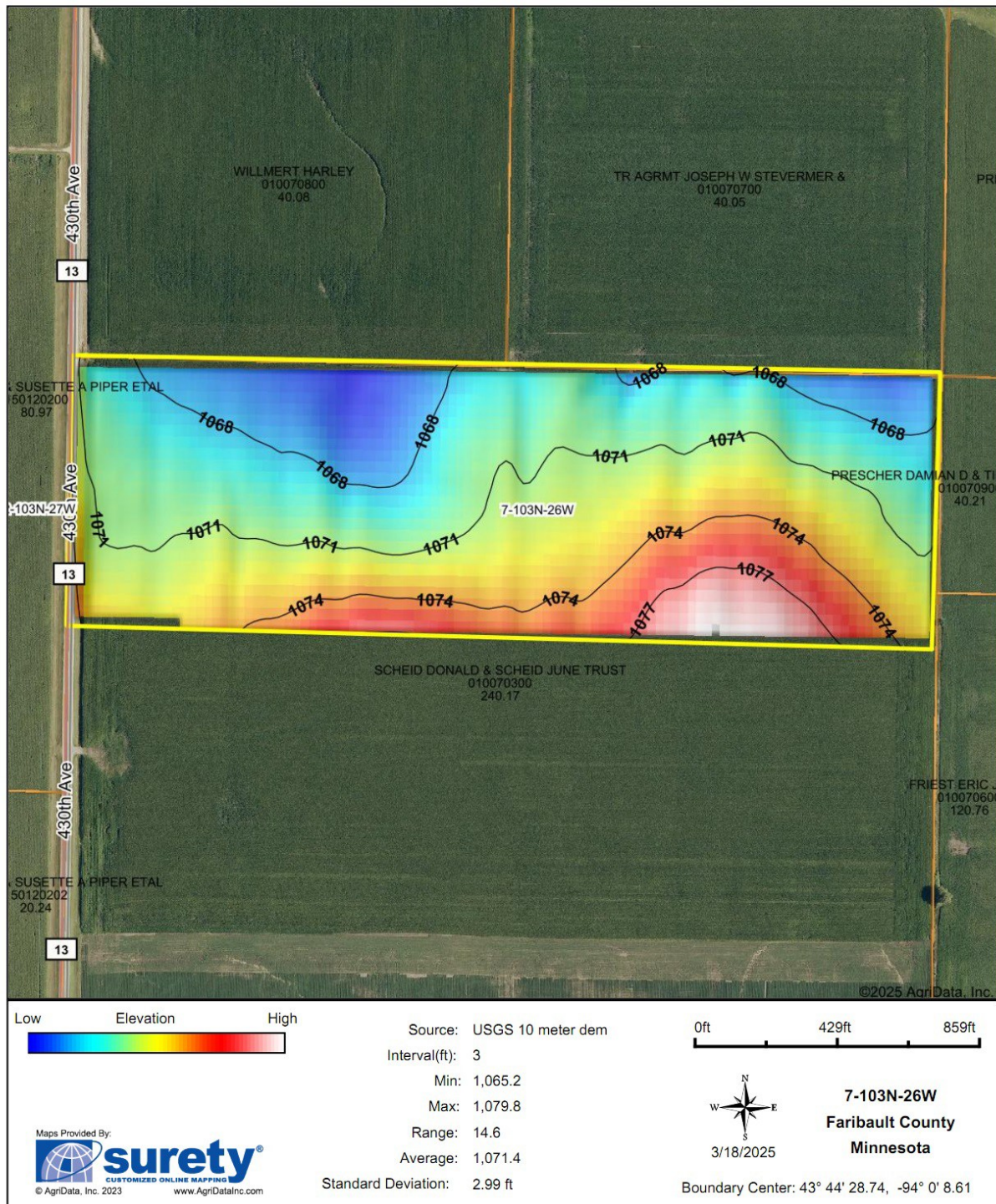
Area Symbol: MN043, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
110	Marna silty clay loam, 0 to 2 percent slopes	19.05	38.8%	IIw	87	77	77	68	72
L85A	Nicollet clay loam, 1 to 3 percent slopes	14.86	30.3%	Iw	99	81	81	74	81
L83A	Webster clay loam, 0 to 2 percent slopes	6.14	12.5%	IIw	93	83	78	71	82
230A	Guckeen silty clay loam, 1 to 3 percent slopes	6.03	12.3%	IIw	95	80	80	72	74
229	Waldorf silty clay loam, 0 to 2 percent slopes	2.98	6.1%	IIw	85	70	65	67	68
Weighted Average				1.70	92.2	*n 78.9	*n 78	*n 70.6	*n 76

\*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.





MINNESOTA

FARIBAULT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 10713

Prepared : 3/20/25 11:31 AM CST

Crop Year : 2025

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
233.74	225.24	225.24	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	225.24	0.00			0.00	0.00	0.00	0.00

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	121.77	0.00	170	
Soybeans	102.77	0.00	46	
<b>TOTAL</b>	<b>224.54</b>	<b>0.00</b>		

## NOTES

Tract Number : 7487

Description : SW4;S2NW4(7)BAR

FSA Physical Location : MINNESOTA/FARIBAULT

ANSI Physical Location : MINNESOTA/FARIBAULT

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : DONALD SCHEID &amp; JUNE SCHEID IRREV TRUST

Other Producers : None

Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
233.74	225.24	225.24	0.00	0.00	0.00	0.00	0.0

**Note: Information is based off of entire 233.74 parcel.**



MINNESOTA  
FARIBAULT  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10713

Prepared : 3/20/25 11:31 AM CST

Crop Year : 2025

Tract 7487 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	225.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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**Note: Information is based off of entire 233.74 parcel.**

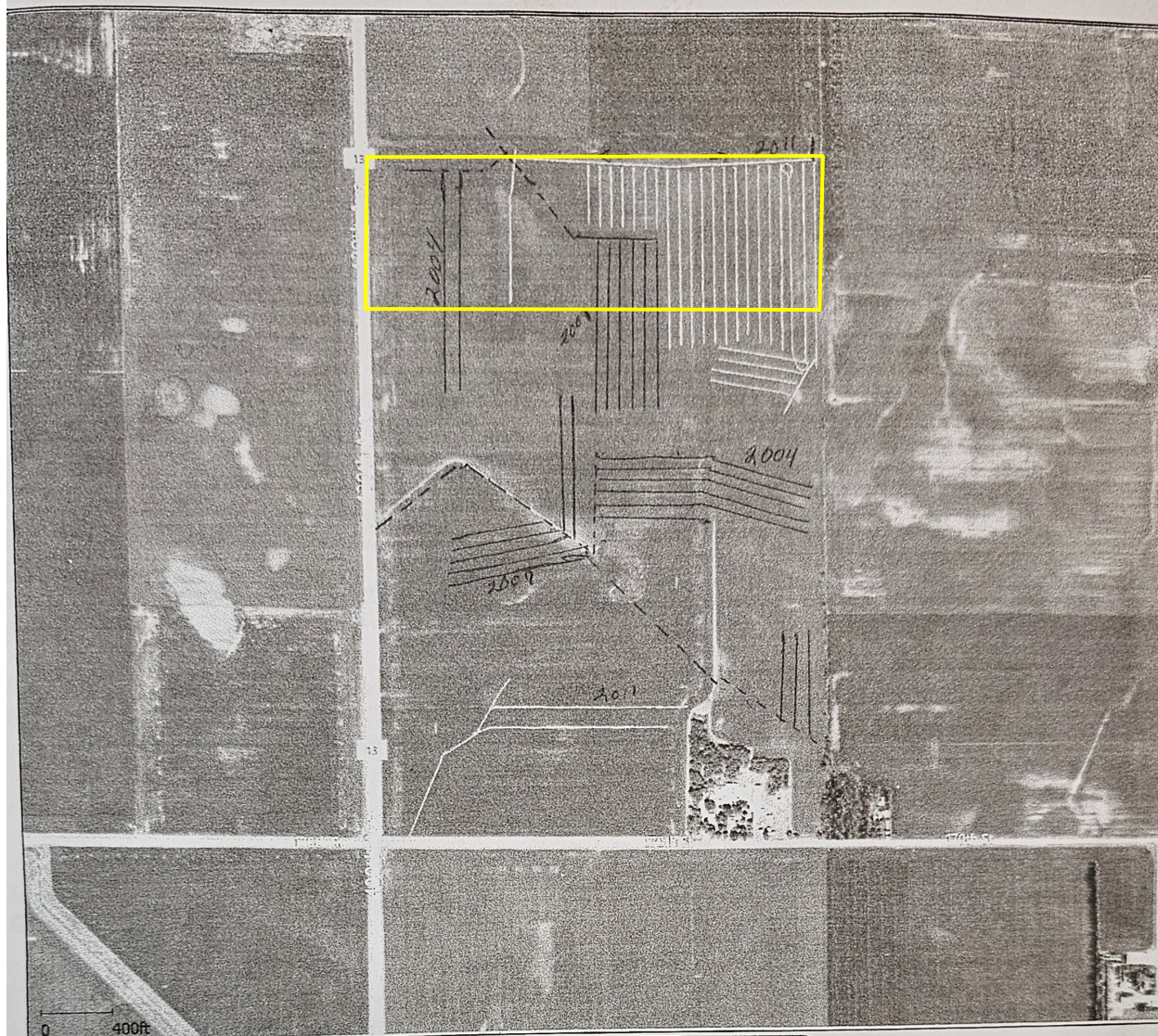




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## Site Verification 2011 - NE 130



Grower : Dennis Becker Farms  
Farm : Scheid Farm  
Field : NE 130  
Year : 2011  
Operation : Site Verification  
Crop / Product : NO Product  
Op. Instance : Instance - 1  
Area : 2.951 ac  
Start Date : 11/23/2011  
End Date : 11/29/2011  
Working Time : 3.633 hr  
Avg. Productivity : 0.808 ac/hr  
GPS Count : 13079

Dataset - Name  
(2.94 ac)

Scheid  
Tile

3/13/2012 9:36:32 AM

Ag Leader Technology SMS Basic

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## BOUNDARY SURVEY

~for~ Donald & June Scheid Trust ~and~ Trinity Fiduciary Services  
~of~ South Half of the Northwest Quarter  
Section 7, Township 103, Range 26, Barber Twp., Faribault County, MN

### PARCEL A,

#### PROPOSED DESCRIPTION

The North 50.00 acres of the South Half of the Northwest Quarter of Section 7, Township 103, Range 26, Faribault County, Minnesota.

This parcel is subject to any and all easements of record.

### PARCEL B,

#### PROPOSED DESCRIPTION

The South Half of the Northwest Quarter of Section 7, Township 103, Range 26, Faribault County, Minnesota, Excepting therefrom the North 50.00 acres thereof.

This parcel contains 30.03 acres, more or less and is subject to any and all easements of record.

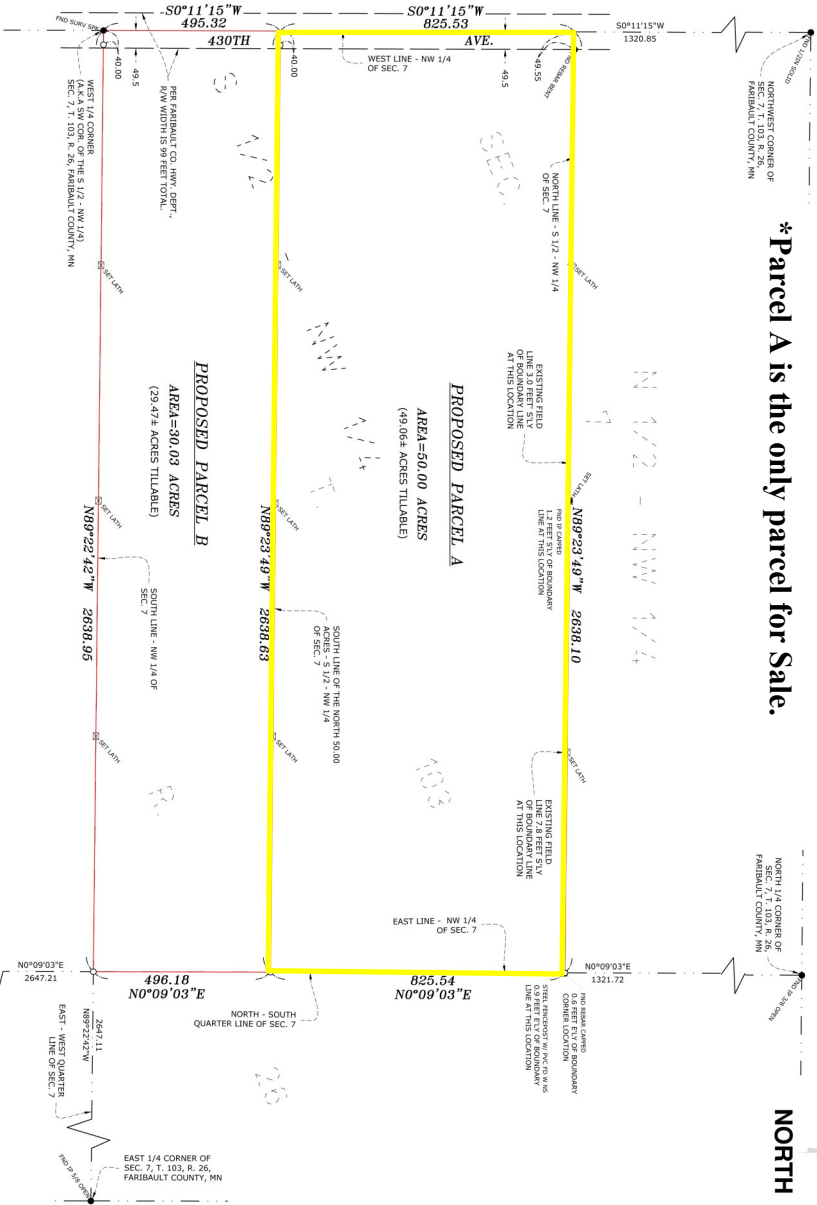
### PARCEL A & B,

#### COMBINED DESCRIPTION

The South Half of the Northwest Quarter of Section 7, Township 103, Range 26, Faribault County, Minnesota.

This parcel contains 80.03 acres, more or less, and is subject to any and all easements of record.

\*Parcel A is the only parcel for Sale.



#### NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 03/26/25.
- Bearings shown are on Faribault County Coordinate System (NAD83) (9999).
- Parent Parcel ID Number: 010070300.
- This survey was prepared without the benefit of the work, additional easements, restrictions and/or encumbrances may exist other than those shown herein. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

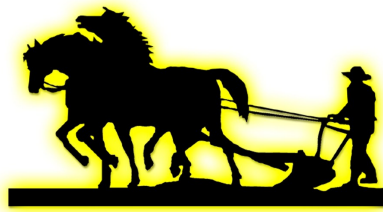
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor of the State of Minnesota.

KURT D. NELSON  
Date: 4/01/2025 License No. 45356

NO.	DATE	DESCRIPTION	BY
1	2/28/25	FIELD CREW: JMM & LJO	KCN
2			
3			

**E.G. RUD & SONS, INC.**  
Professional Land Surveyors  
335 Main Ave., P.O. Box 988  
Gaylord, MN 55334  
Tel. (507) 237-5212  
www.egrud.com

250214



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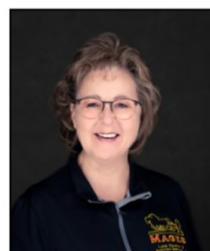
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