

# MAGES

LAND COMPANY & AUCTION SERVICE LLC

75 AC OF CAIRO TWP FARM LAND, RENVILLE CO.

## LAND AUCTION

September 10th, 2025 - 11:00am

Auction held at: Fairfax Community Center

300 Park St. S, Fairfax, MN 55332

Directions to Land: From Fairfax, head South on MN-4 for approx. 3.4 miles. Turn East onto 610th Ave. and travel approx. 1.5 miles. Turn South onto 490th Ave. and travel approx. 0.5 miles. Land will be on the East side of the road.

Farm Site Address: 60574 490th St. Fairfax, MN 55332

*\*Farm site for reference only. Not included in sale.*

Check out this chance to buy farmland with amazing productivity in Renville County!  
You do not want to miss this!

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

Location of Parcel within Renville County

Cairo Township, Section 34, Range 32

PID: 07-01825-00

Total of Farm: 75 deed acres

Approx. 71.10 acres tillable

Productivity Index: 89.5



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

***Terms:** No Buyers Premium. The buyer shall pay 5% 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 2026 crop year. 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.*

## JEROME & DARLENE MAURER

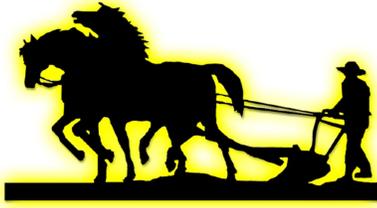
Listing Auctioneer/Broker: Matt Mages 507-276-7002

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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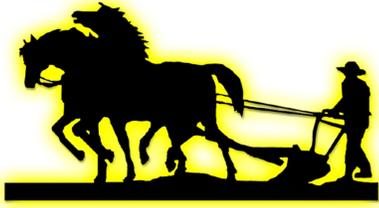


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## Location of Parcel Cairo Township

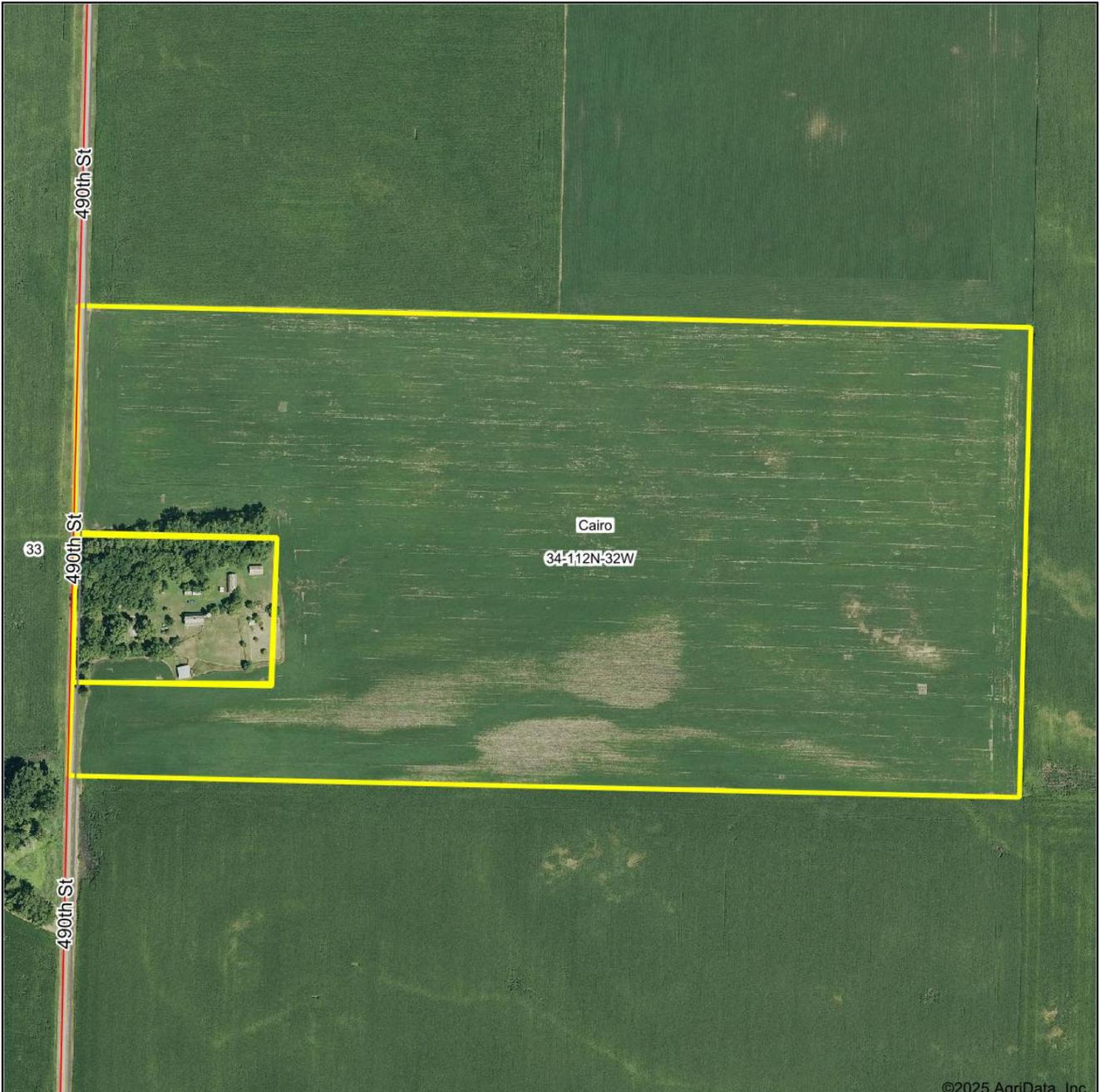




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## Aerial Map



Boundary Center: 44° 27' 54.83, -94° 40' 47.58

0ft 436ft 872ft

Maps Provided By:

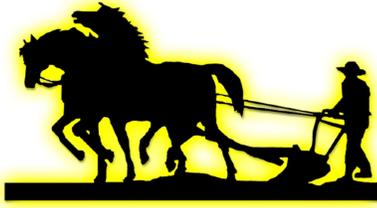


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34-112N-32W  
Renville County  
Minnesota



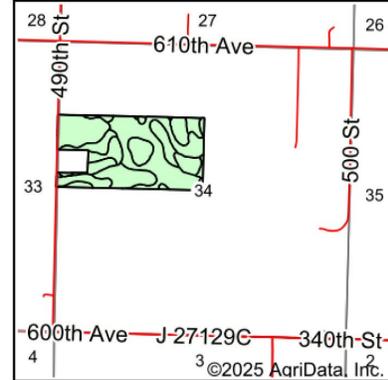
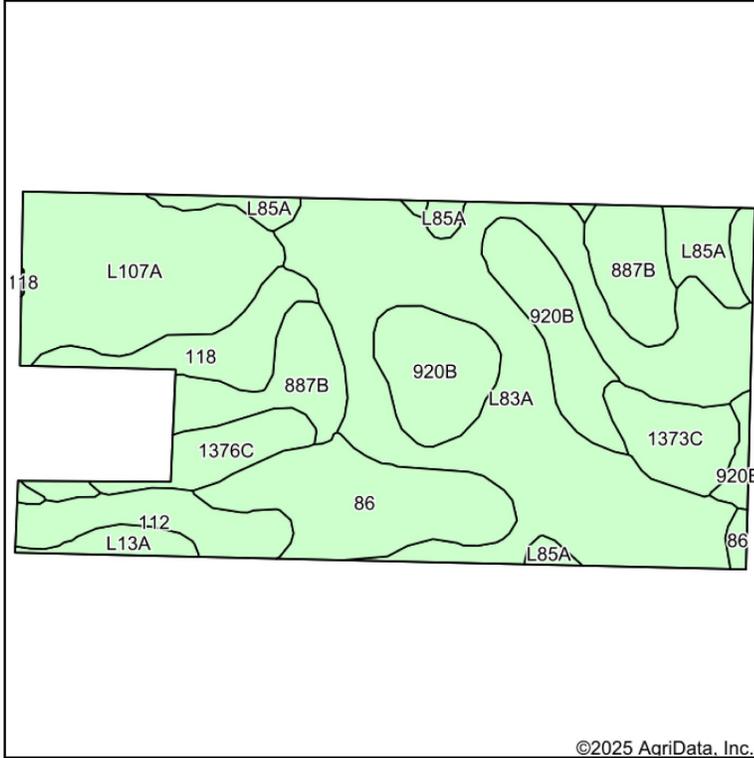
8/6/2025



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## Soils Map



State: **Minnesota**  
 County: **Renville**  
 Location: **34-112N-32W**  
 Township: **Cairo**  
 Acres: **74.72**  
 Date: **8/6/2025**

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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN129, 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
L83A	Webster clay loam, 0 to 2 percent slopes	24.43	32.7%	IIw	93	83	78	71	82
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	10.57	14.1%	IIw	91	81	72	68	81
920B	Clarion-Storden-Hawick complex, 2 to 6 percent slopes	8.42	11.3%	Ile	72	64	64	59	60
86	Canisteo clay loam, 0 to 2 percent slopes	7.41	9.9%	IIw	93	81	71	69	81
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	6.80	9.1%	Ile	92	82	75	70	82
112	Harpis clay loam, 0 to 2 percent slopes	3.55	4.8%	IIw	90	82	70	68	82
118	Crippin loam, 1 to 3 percent slopes	3.36	4.5%	Ie	100	86	71	72	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.27	4.4%	Iw	99	81	81	74	81
1373C	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	2.94	3.9%	IIIe	73	64	62	57	61
1376C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.36	3.2%	IIIe	87	71	69	61	71
L13A	Klossner muck, 0 to 1 percent slopes	1.08	1.4%	IIIw	77	84	78	79	84
102B	Clarion loam, 2 to 6 percent slopes	0.53	0.7%	Ile	95	83	78	72	83
<b>Weighted Average</b>				<b>2.00</b>	<b>89.5</b>	<b>*n 79.2</b>	<b>*n 73.1</b>	<b>*n 68.2</b>	<b>*n 78.3</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

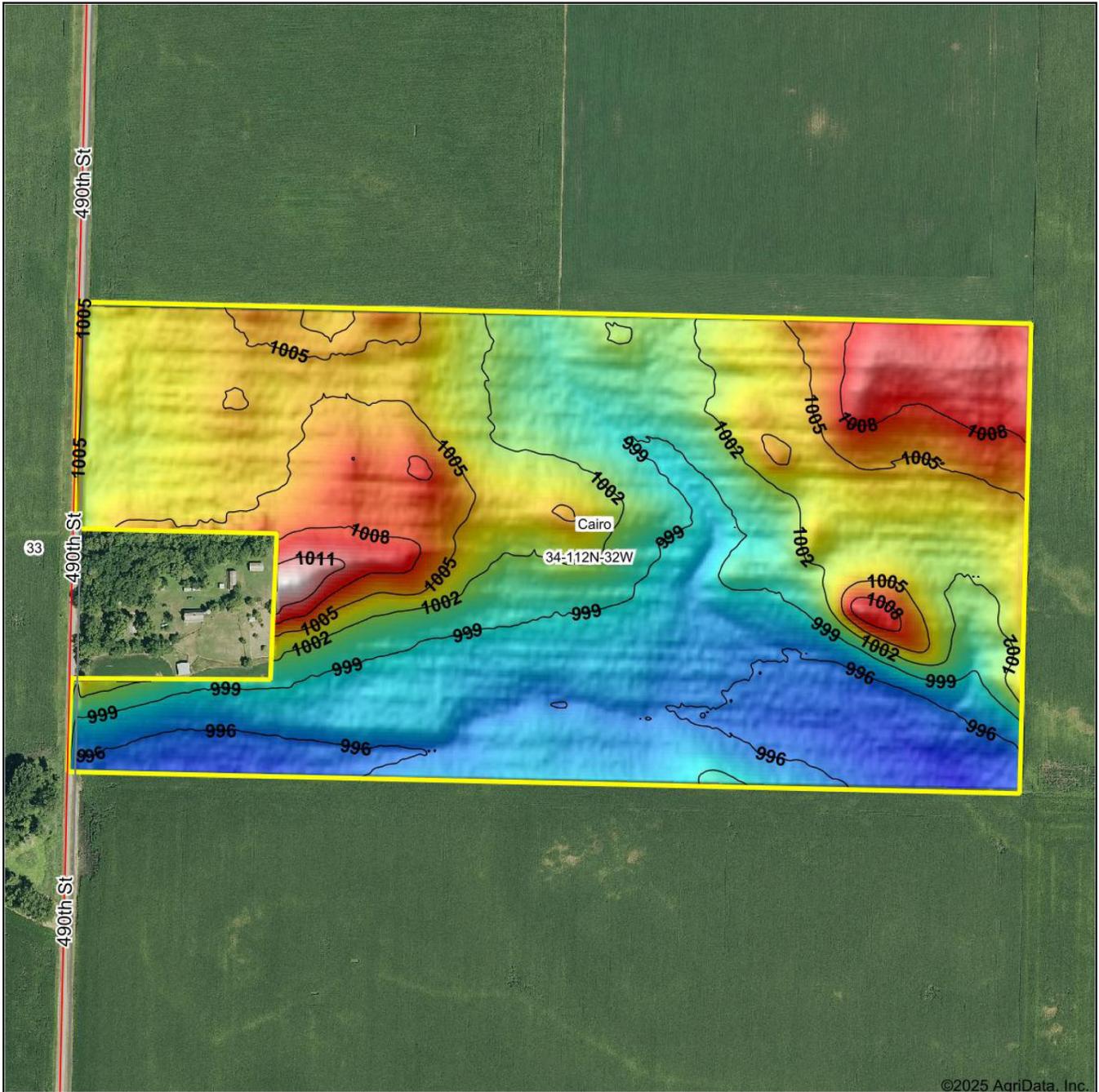
Soils data provided by USDA and NRCS.



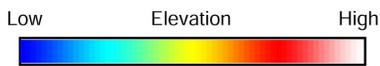
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## Topography Hillshade



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Source: USGS 3 meter dem

0ft 435ft 870ft

Interval(ft): 3

Min: 993.7

Max: 1,013.5

Range: 19.8

Average: 1,001.6

Standard Deviation: 4.13 ft



8/6/2025

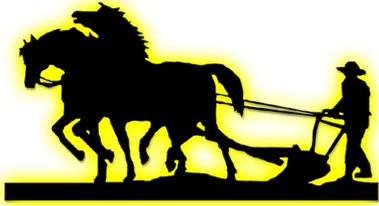
**34-112N-32W**  
**Renville County**  
**Minnesota**

Maps Provided By:



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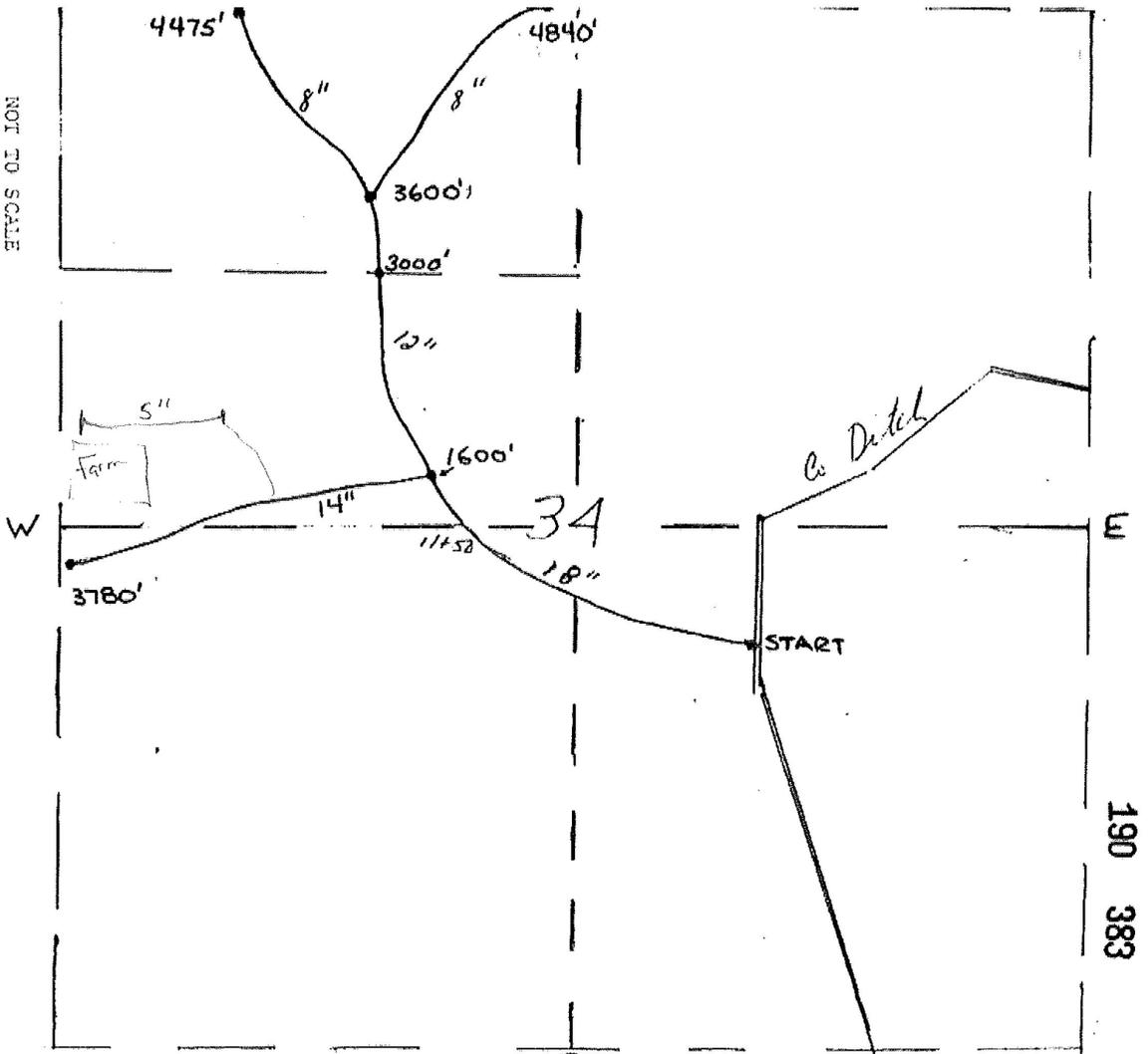
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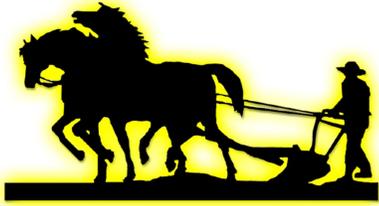


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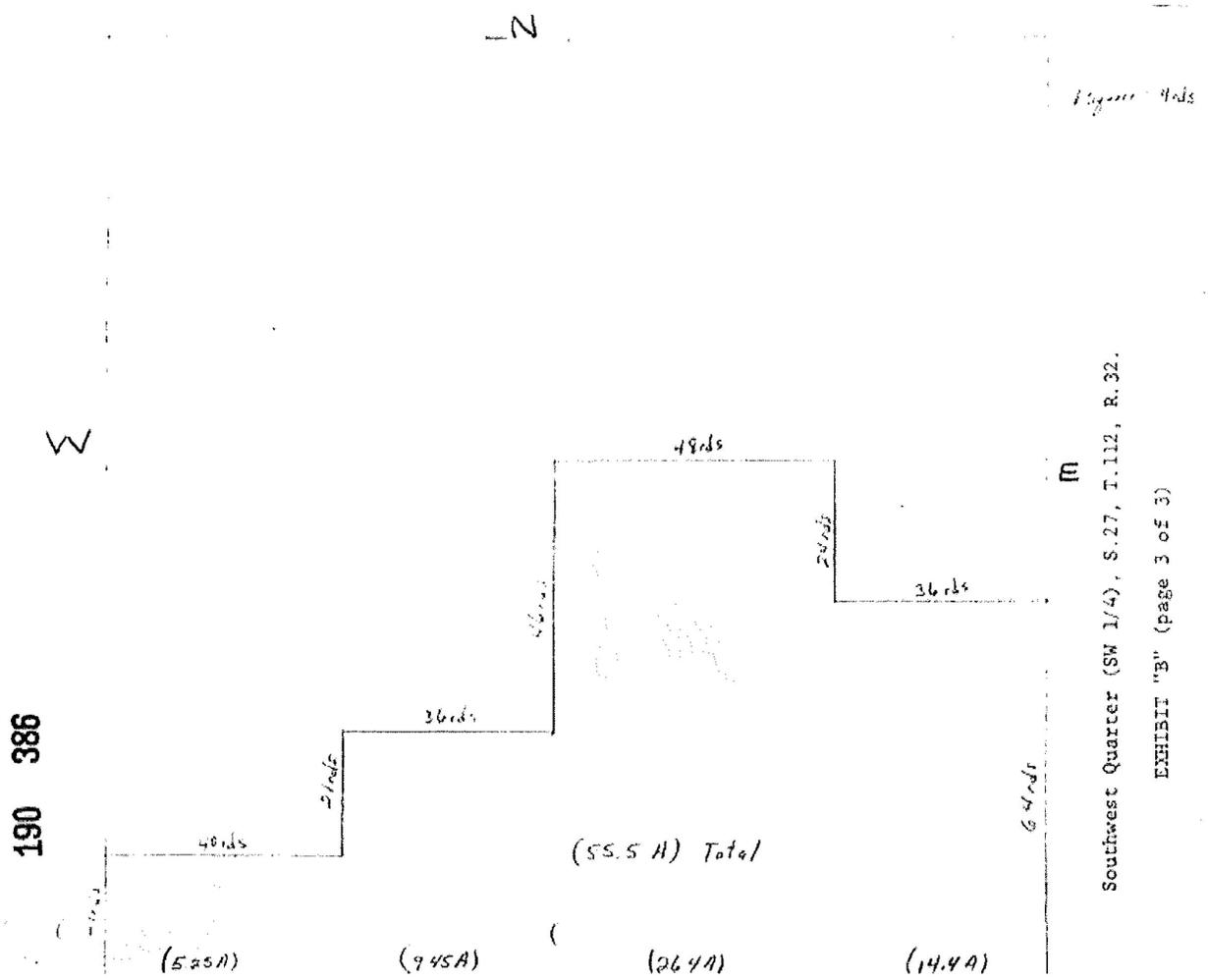
NOT TO SCALE  
Section 34, Township 112, Range 32 (Renville County),  
EXHIBIT "A"





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Southwest Quarter (SW 1/4), S.27, T.112, R.32.

EXHIBIT "B" (page 3 of 3)



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190 385

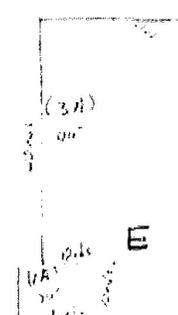
Z

(77A) Total  
 (77A) Total  
 (77A) Total

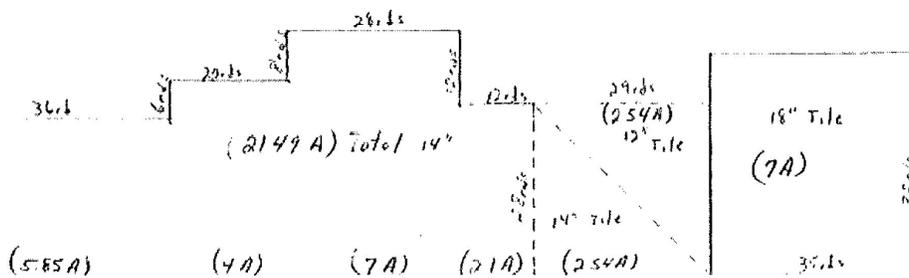
(77A) Total

W

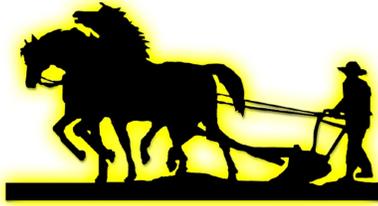
(77A) Total 18"  
 (50.51A) Total 12"



Northwest Quarter (NW 1/4) S.34, T.112, R.32.  
 Part of Northeast Quarter (NE 1/4) S.34, T.112, R.32.  
 EXHIBIT "B" (page 2 of 3)







# MAGES

## LAND COMPANY & AUCTION SERVICE LLC

MINNESOTA

BROWN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9387

Prepared : 3/22/24 9:44 AM CST

Crop Year : 2024

Operator Name  
CRP Contract Number(s)  
Recon ID  
Transferred From  
ARCPLC G/IF Eligibility

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.30	74.37	74.37	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	74.37	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	37.20	0.00	151	
Soybeans	36.80	0.00	45	
<b>TOTAL</b>	<b>74.00</b>	<b>0.00</b>		

### NOTES

**Tract Number** : 15211

**Description** : S2 NW4 CA 34

**FSA Physical Location** : MINNESOTA/RENVILLE

**ANSI Physical Location** : MINNESOTA/RENVILLE

**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** : LARRY MAURER, LORI STEINHAUS, DAVID BORTH, BRENDA CLOBES

**Other Producers** : None

**Recon ID** : None

### Tract Land Data

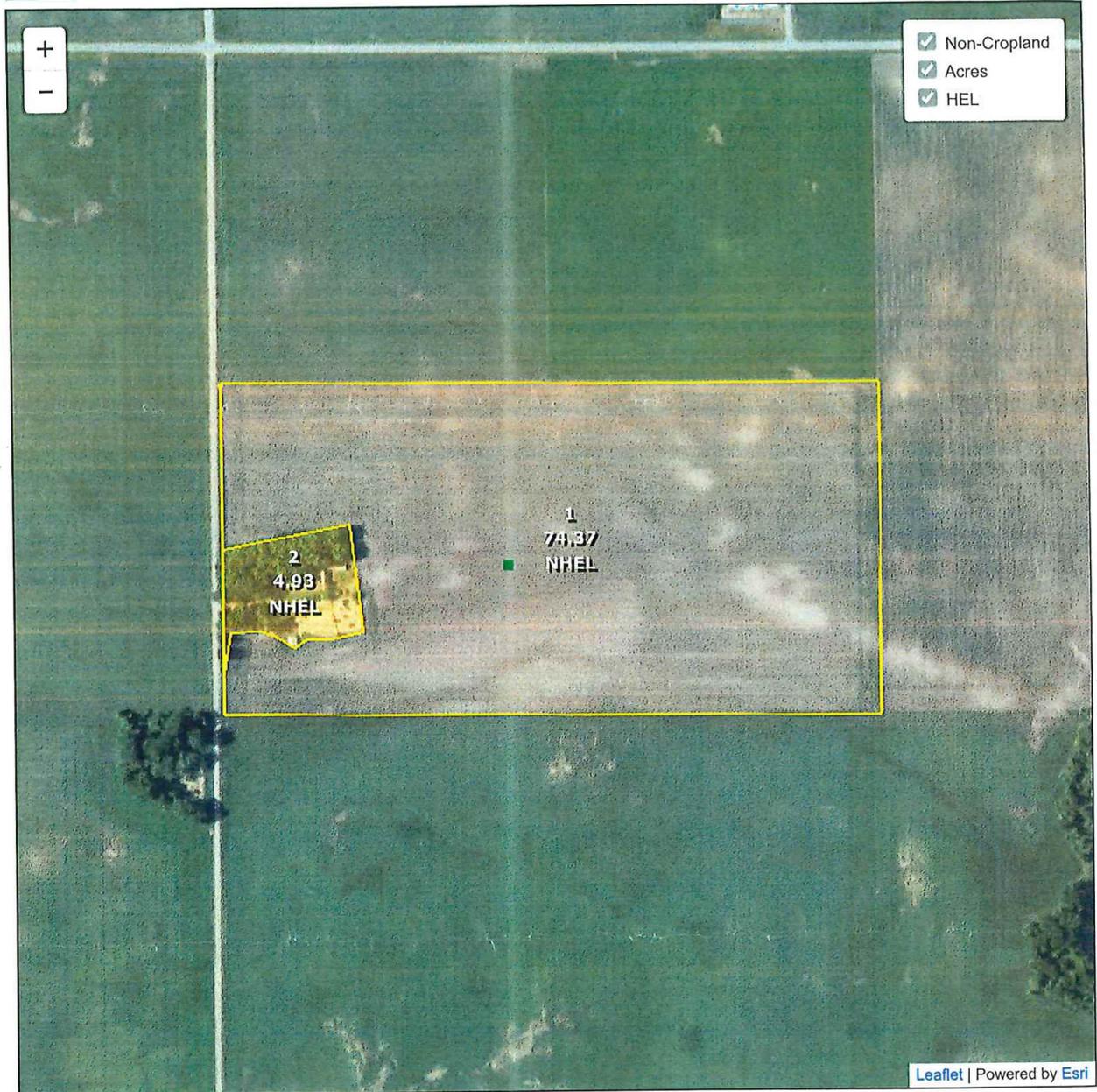
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.30	74.37	74.37	0.00	0.00	0.00	0.00	0.0



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USDA Brown County, Minnesota



### Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 9387  
Tract 15211

### Wetland Determination Identifiers

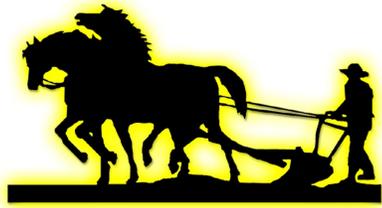
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 1 of 1

## 2024 Crop Year

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).



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**Lynn Lodes**  
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**Jim Heil**  
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**Jill Nachreiner**  
Office Manager  
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**Katie Mayland**  
Real Estate  
Manager/Realtor  
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