

142.93 Ac of Cairo Twp Farm Land, Renville Co.

### LAND AUCTION

November 13th, 2025 - 11:00am Auction held at: Mayflower Golf Club - Fairfax, MN 46321 Co Rd 39, Fairfax, MN 55332

<u>Directions to Land:</u> From Fairfax, head south on MN-4 for approx. 2.4 miles. Turn right (west) onto 620th Ave and travel approx. 1.3 miles. Parcels will be on the north side of the road. **Watch for signs!** 

Take a look at this rare opportunity to buy farm land with a fantastic productivity rating in Renville County!

#### This property will sell as 2 parcels:

<u>Location of Parcel within Renville County</u> Cairo Township, Section 19, Range 32W

#### Parcel 1

PID: 07-01040-00 Total acres: 80 Approx. Tillable: 78.08 Productivity: 92.9

#### Parcel 2

PID: 07-01040-00 Total acres: 62.93 Approx. Tillable: 51.4 \*additional tillable acres in CRP Productivity: 89.3



\*Note: All acres are published based on Renville County Online Records and USDA records. All maps are a representation, and may not depict actual parcel lines or acreage.

Terms: No buyers premium. Online bidders must drop off a check for \$50,000 and preapproval letter to Mages Land Co. Office by 12pm Nov. 11th in order to be approved for online bidding. 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. Survey to be preformed at the sellers expense after the auction prior to closing, with the price to be adjusted according to the survey. 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.

#### SCOTT AHLERS & DENISE YLAMINCK

#### 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





**Location of Parcel Cairo Township** 



MINNESOTA RENVILLE

Form: FSA-156EZ



United States Department of Agriculture Farm Service Agency

FARM: 17047

Prepared: 9/2/25 8:09 AM CST

Crop Year: 2025

Abbreviated 156 Farm Record

Tract Number : 64170

Description : STRIP N OF BLDG SITE CA 19

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 : SCOTT AHLERS, DENISE VLAMINCK

**Other Producers** 

Recon ID : 27-129-2025-39

Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	
18.97	14.83	14.83	0.00	0.00	0.00	0.00	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD	
0.00	0.00	10.37	0.00	4.46	0.00	0.00	0.00	

DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Corn	7.37	0.00	156				
Soybeans	2.42	0.00	40				

TOTAL 9.79 0.00

#### 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, 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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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program\_intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



## Farm 17047

Renville County, Minnesota

United States Department of Agriculture

USDA

2025 Program Year

1123219

Map Created April 25, 2025

Feet 1,350 675 337.5

Soybeans = common soybeans for grain Wheat = HRS, HRW = Grain Sunflower = Oil, Non-Oil = Grain Oats and Barley = Spring for grain Shares are 100% operator Crops are non-irrigated Unless otherwise noted: Corn = yellow for grain

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage Beans = Dry Edible NAG = for GZ Canola = Spring for seed Rye = for grain Peas = process

# Common Land Unit

Tract Boundary // Non-Cropland Cropland

## Wetland Determination Identifiers

Restricted Use

Exempt from Conservation Compliance Provisions

29 Tract Cropland Total: 14.83 acres Califo

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. (NAP) imagery. The produced accepts the data 's ask and assumes all insks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage in the size, shape, or specific determination of the area. Refer to your original determination (CPA-D26 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.





Feet 1,350 675 337.5

Soybeans = common soybeans for grain Wheat = HRS, HRW = Grain Sunflower = Oil, Non-Oil = Grain Oats and Barley = Spring for grain Shares are 100% operator Crops are non-irrigated Unless otherwise noted: Corn = yellow for grain Rye = for grain Peas = process

20 Tr112 R32 Gairo

T112 R32 Cairo 19

15,41997

24 THI2 R33 Gamp

4 0:20

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage Beans = Dry Edible NAG = for GZ Canola = Spring for seed

# Common Land Unit

Tract Boundary // Non-Cropland Cropland

## Wetland Determination Identifiers

Restricted Use

**Exempt from Conservation** Compliance Provisions

83

**-- Tridys-R32-** Tract Cropland Total: 119.80 acres Gairo.

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 2023 NAIP imagery.

620th Ave 1112.R32 30

1S 41074

Camp

PC/NW

7 119.80 NHEL

# Farm 17047 MN129 T56143 1103219

Renville County, Minnesota

United States Department of Agriculture

USDA

T112 R32

630th Ave

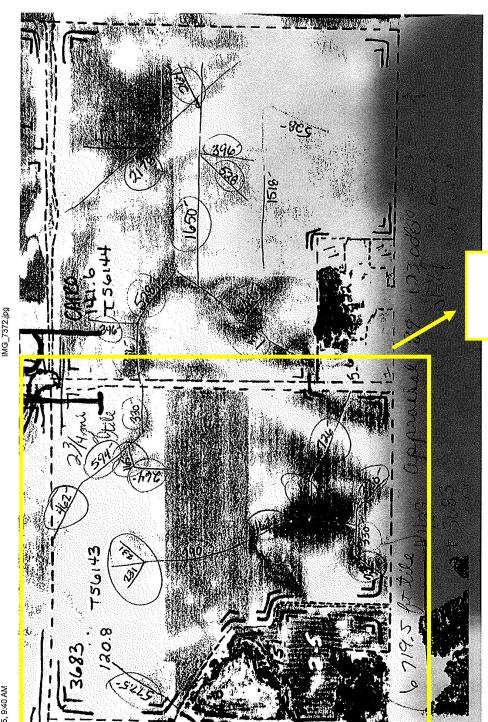
TM2R33 Gamp

## Tract 56143





#### Tile Map



Subject Property

1/1

s://mail.google.com/mail/u/0/?tab=rm&ogbl#sent/FMfcgzQcpKlQNqTjDS

8/19/25, 9:40 AM



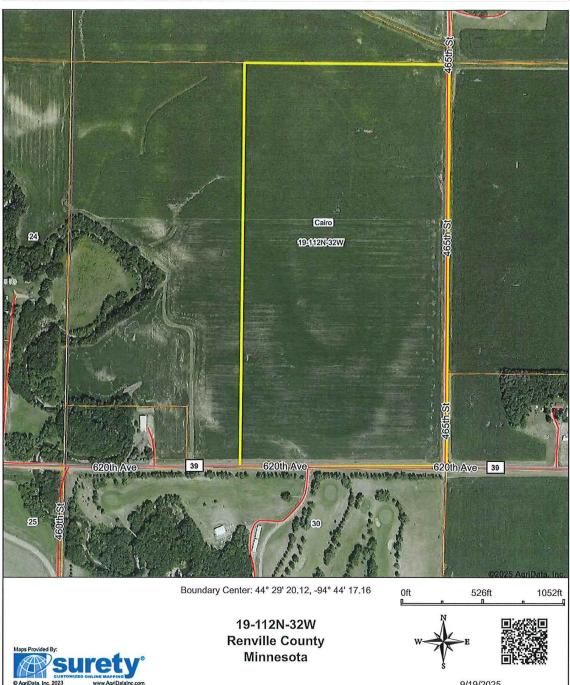
# Parcel 1 Overview



FSA Map

9/19/25, 8:49 AM

#### **Aerial Map**



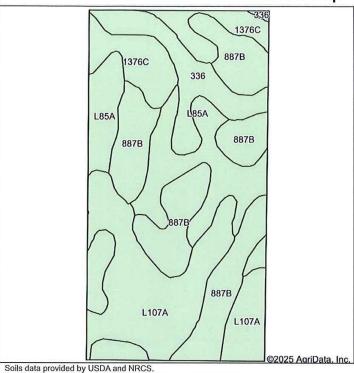
9/19/2025

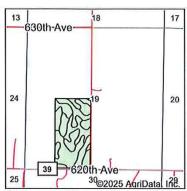


9/19/25, 1:27 PM

Soil Map

#### Soils Map





Minnesota State: County: Renville Location: 19-112N-32W

Township: Cairo Acres: 78.08 9/19/2025 Date:



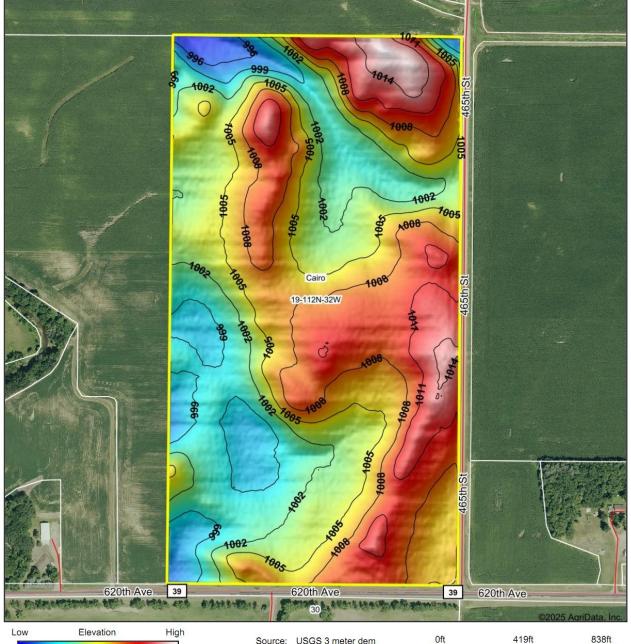


00110 00	and provided by cobritain intoo.					C-0100-100-110			3
Area	Symbol: MN129, Soil Area Version:	21							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	24.29	31.1%	lle	92	82	75	70	82
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	20.64	26.4%	llw	91	81	72	68	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	16.92	21.7%	lw	99	81	81	74	81
1376C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	8.49	10.9%	Ille	87	71	69	61	71
336	Delft clay loam, 0 to 2 percent slopes	7.74	9.9%	llw	94	79	77	69	79
	W	leighte	d Average	1.89	92.9	*n 80	*n 75.1	*n 69.3	*n 80

<sup>\*</sup>n: The aggregation method is "Weighted Average using all components" \*c: Using Capabilities Class Dominant Condition Aggregation Method



#### **Topography Hillshade**



Source: USGS 3 meter dem

Interval(ft): 3 Min: 993.5

Max: 1,016.5 Range: 23.0 Average: 1,005.2

Standard Deviation: 4.56 ft

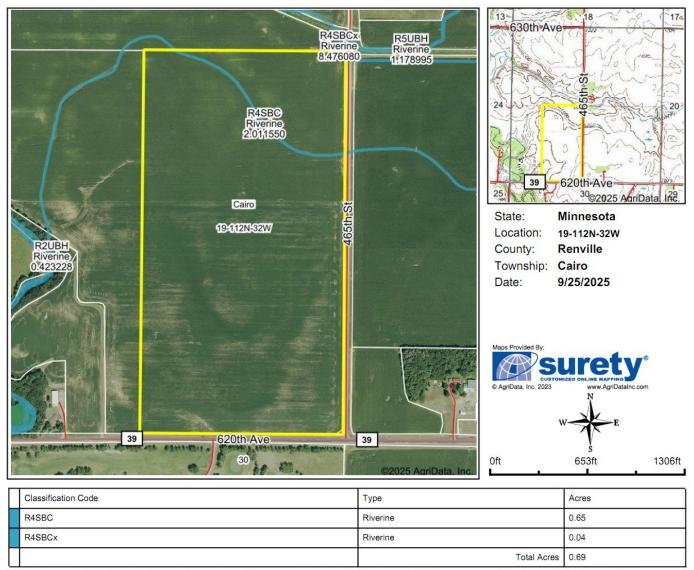
19-112N-32W **Renville County** Minnesota



Boundary Center: 44° 29' 20.37, -94° 44' 17.77



#### **Wetlands Map**



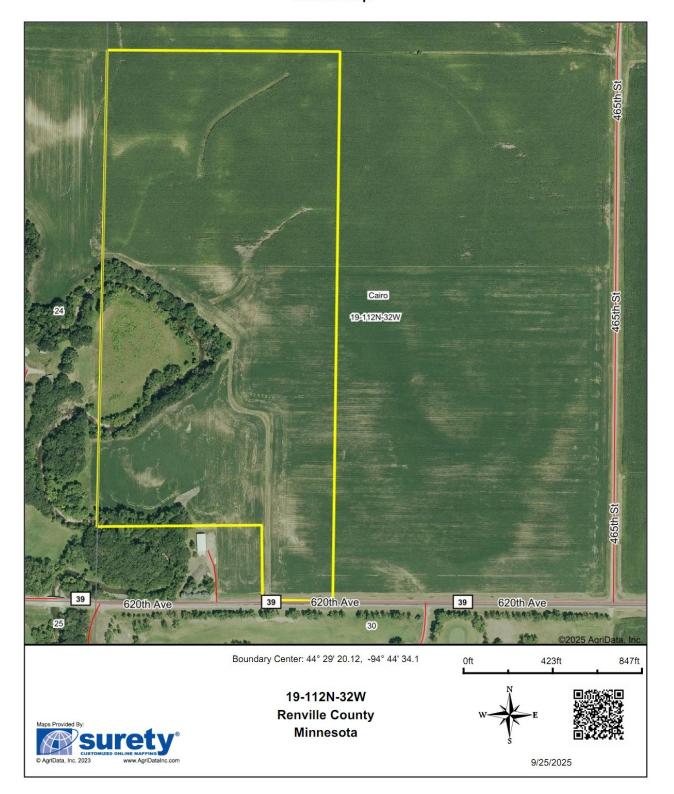
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/



# Parcel 2 Overview

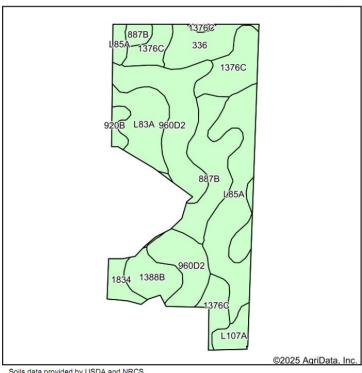


#### **Aerial Map**





#### Soils Map





State: Minnesota County: Renville 19-112N-32W Location:

Township: Cairo Acres: 51.4 10/6/2025 Date:





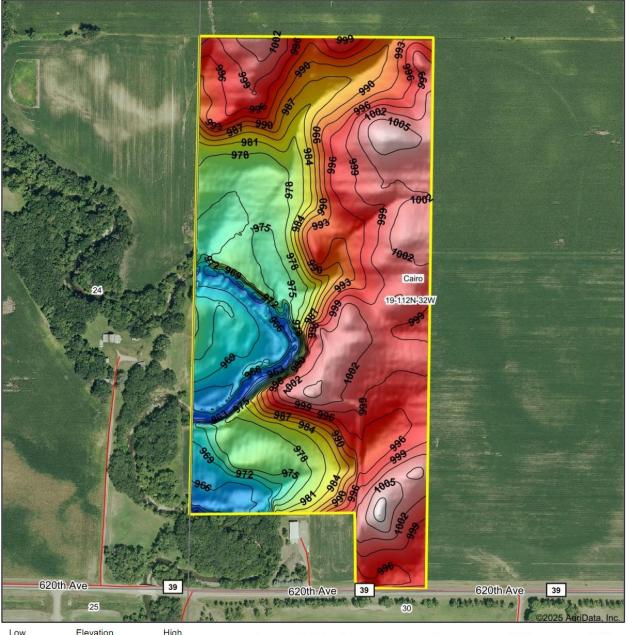
Soils data provided by USDA and NRCS.

Area Sy	ymbol: 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
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	11.64	22.6%	IVe	76	68	67	60	67
L85A	Nicollet clay loam, 1 to 3 percent slopes	9.64	18.8%	lw	99	81	81	74	81
1376C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	7.63	14.8%	Ille	87	71	69	61	71
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	6.74	13.1%	lle	92	82	75	70	82
L83A	Webster clay loam, 0 to 2 percent slopes	4.54	8.8%	llw	93	83	78	71	82
336	Delft clay loam, 0 to 2 percent slopes	3.47	6.8%	llw	94	79	77	69	79
1388B	Terril loam, 2 to 6 percent slopes	2.86	5.6%	lle	99	88	87	74	84
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	2.69	5.2%	llw	91	81	72	68	81
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	1.43	2.8%	Vw	20	40	25	38	17
920B	Clarion-Storden-Hawick complex, 2 to 6 percent slopes	0.76	1.5%	lle	72	64	64	59	60
	,	Weigl	nted Average	2.50	87.2	*n 75.7	*n 72.8	*n 66.2	*n 74.5

<sup>\*</sup>n: The aggregation method is "Weighted Average using all components"
\*c: Using Capabilities Class Dominant Condition Aggregation Method



#### **Topography Hillshade**





Source: USGS 3 meter dem

Interval(ft): 3 Min: 956.9

Max: 1,009.3 Range: 52.4

Average: 988.8
Standard Deviation: 12.47 ft



19-112N-32W Renville County Minnesota

viation: 12.47 ft Boundary Center: 44° 29' 20.12, -94° 44' 34.1



#### **Wetlands Map**





State: Minnesota
Location: 19-112N-32W
County: Renville
Township: Cairo
Date: 9/25/2025



Classification Code	Туре	Acres
R2UBG	Riverine	0.76
R4SBC	Riverine	0.71
R2UBH	Riverine	0.60
	Total Acres	2.07

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/



Page 1 of 1 1. ST. & CO. CODE & ADMIN. LOCATION CRP-1 U.S. DEPARTMENT OF AGRICULTURE SIGN-UP (05-05-25) NUMBER Commodity Credit Corporation 27 129 47 3. CONTRACT NUMBER ACRES FOR CONSERVATION RESERVE PROGRAM CONTRACT **ENROLLMENT** 11065C 4.46 5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) 6. TRACT NUMBER 7. CONTRACT PERIOD RENVILLE COUNTY FARM SERVICE AGENCY FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 64170 1008 LINCOLN AVE W 10-01-2015 09-30-2030 OLIVIA, MN56277-1251 8. SIGNUP TYPE: Continuous 5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (320)523-1550 x2

#### INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 270.29	10. Identificati	on of CRP Land	(See Page 2 for ac	dditional space)				
9B. Annual Contract Payment	\$1,206.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share			
9C. First Year Payment	\$	64170	2	CP23	4.46	\$ 491.00			
(Item 9C is applicable only when the first year payment is prorated.)									

#### 11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) SCOTT AHLERS 6815 PINE CREST TRL S COTTAGE GROVE, MN55016-4572	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)		
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DENISE VLAMINCK 2768 450TH ST CLARKFIELD, MN56223-3680	(2) SHARE 50.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)		
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)		
12 CCC USE ONLY A SIGNATURE OF CCC REPRESENTATIVE						

#### 12. CCC USE ONLY A. SIGNATURE OF CCC REPRESENTATIVE B. DATE (MM-DD-YYYYY)

OTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

Non-Discrimination Statement: 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 proribilited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprised 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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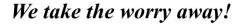


Matt Mages Broker/Auctioneer 507-276-7002

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Larry Mages Founder/Auctioneer 507-228-8352



Joe Maidl Realtor/Auctioneer 507-276-7749



John Goelz Auctioneer 507-557-8394



Joe Wersal Auctioneer 507-220-5561



Ryan Froehlich Auctioneer 507-380-9256



Deb Fischer Realtor 507-240-0546



Ed Mages Realtor 507-276-2976



Lynn Lodes Realtor 507-726-2001



Jim Heil Realtor 507-276-1405



Jill Nachreiner Office Manager 507-766-9422



Katie Mayland Real Estate Manager/Realtor 507-473-3755



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