



# MAGES

LAND COMPANY & AUCTION SERVICE LLC

**393.2 AC OF ALFSBORG TWP, SIBLEY CO. FARM LAND**

## LAND AUCTION

**Thursday, October 30th, 2025 - 10:30am**

Auction held at: Lafayette Community Center

540 7th St, Lafayette, MN 56054

**LIVE &  
ONLINE**

**Directions to Land:** From Winthrop, head east on Hwy 19 for approx. 2.7mi. Turn South (right) onto 521st Ave and travel approx. 3.5 miles. P5/6 will be on the west side of the road. Travel 0.8 more mi South and P3/4 will be on the East side of the road. Travel 0.5 more mi South and P1/2 will be on the West side of the road. **Watch for signs!**

**This property will sell as 6 parcels:**

### Location of Parcels within Sibley County

P1 & P2: Alfsborg Township, Section 28, Range 029

P3 & P4: Alfsborg Township, Section 27, Range 029

P5 & P6: Alfsborg Township, Section 21, Range 029

#### Parcel 1:

PID: 08-2805-000

Total acres: 80

Approx. Tillable: 79

Productivity: 93.1

#### Parcel 2:

PID: 08-2805-000

Total acres: 72.7

Approx. Tillable: 68.19

Productivity: 93.1

#### Parcel 3:

PID: 08-2703-000

Total acres: 40

Approx. Tillable: 37

Productivity: 87.4

#### Parcel 4:

PID: 08-2705-000;

08-2702-000

Total acres: 80.5

Approx. Tillable: 76.95

Productivity: 88.5

#### Parcel 5:

PID: 08-2109-000

Total acres: 40

Approx. Tillable: 38.5

Productivity: 91.3

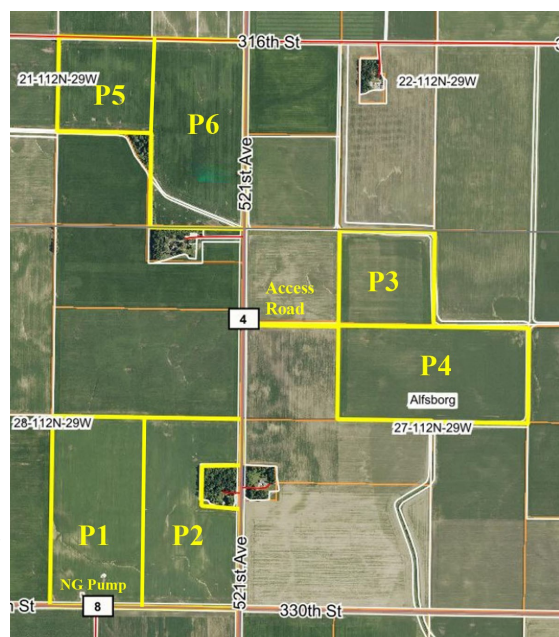
#### Parcel 6:

PID: 08-2109-000

Total acres: 80

Approx. Tillable: 71.92

Productivity: 93.4



**\*Note:** All acres are published based on Sibley County online records

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 Oct. 28th 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 performed at sellers expense to split tax parcels and price to be adjusted accordingly. 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.

## Lester W. Peterson Family Trust

**Listing Auctioneer: Joe Maidl 507-276-7749**

**Auctioneers/Broker:** 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



**MAGESLAND.COM**



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## Location of Parcels in Alfsborg Township





# Parcel 1 & 2 Overview





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## Parcel 1 Map Overview

Aerial Map



Boundary Center: 44° 28' 29.79, -94° 19' 8.35

0ft 438ft 875ft

28-112N-29W  
Sibley County  
Minnesota



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

9/18/2025



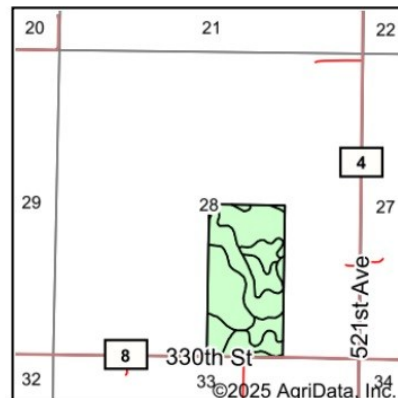
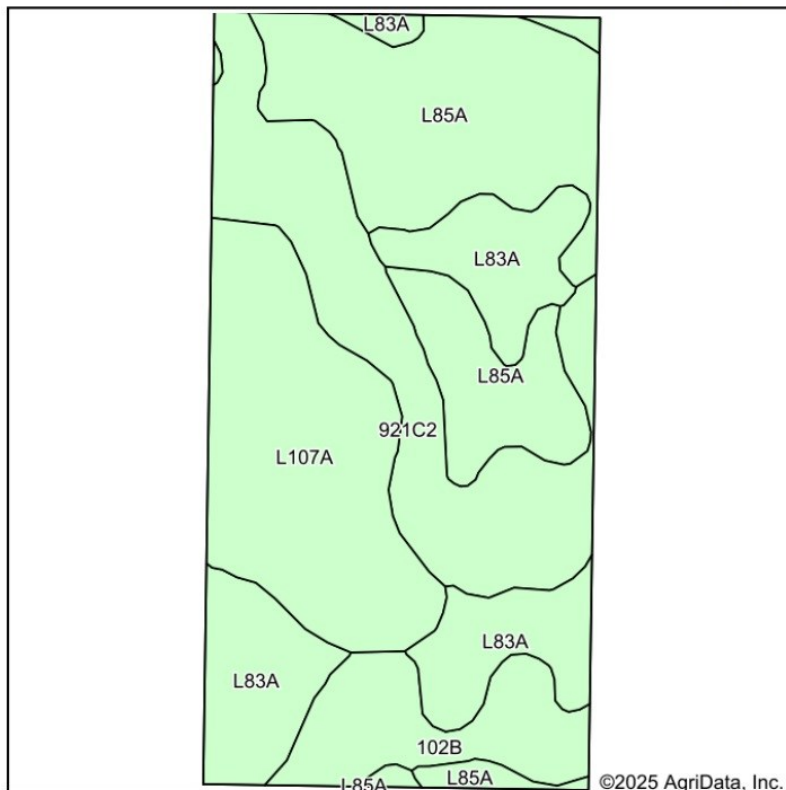


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## Parcel 1 Soil Map Overview

### Soils Map



State: **Minnesota**  
 County: **Sibley**  
 Location: **28-112N-29W**  
 Township: **Alfsborg**  
 Acres: **79.78**  
 Date: **9/18/2025**

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

Area Symbol: MN143, 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 |
|------------------|--|-------|------------------|------------------|--------------------|------------------|---------------|-----------------------|-------------------|
| L85A             | Nicollet clay loam, 1 to 3 percent slopes                          | 22.10 | 27.6%            | Iw               | 99                 | 81               | 81            | 74                    | 81                |
| L107A            | Canisteo-Glencoe complex, 0 to 2 percent slopes                    | 17.63 | 22.1%            | IIw              | 91                 | 81               | 72            | 68                    | 81                |
| 921C2            | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 16.96 | 21.3%            | IIle             | 87                 | 71               | 69            | 61                    | 71                |
| L83A             | Webster clay loam, 0 to 2 percent slopes                           | 15.85 | 19.9%            | IIw              | 93                 | 83               | 78            | 71                    | 82                |
| 102B             | Clarion loam, 2 to 6 percent slopes                                | 7.24  | 9.1%             | Ile              | 95                 | 83               | 78            | 72                    | 83                |
| Weighted Average |  |       |                  | 1.94             | 93.1               | *n 79.5          | *n 75.6       | *n 69.1               | *n 79.3           |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

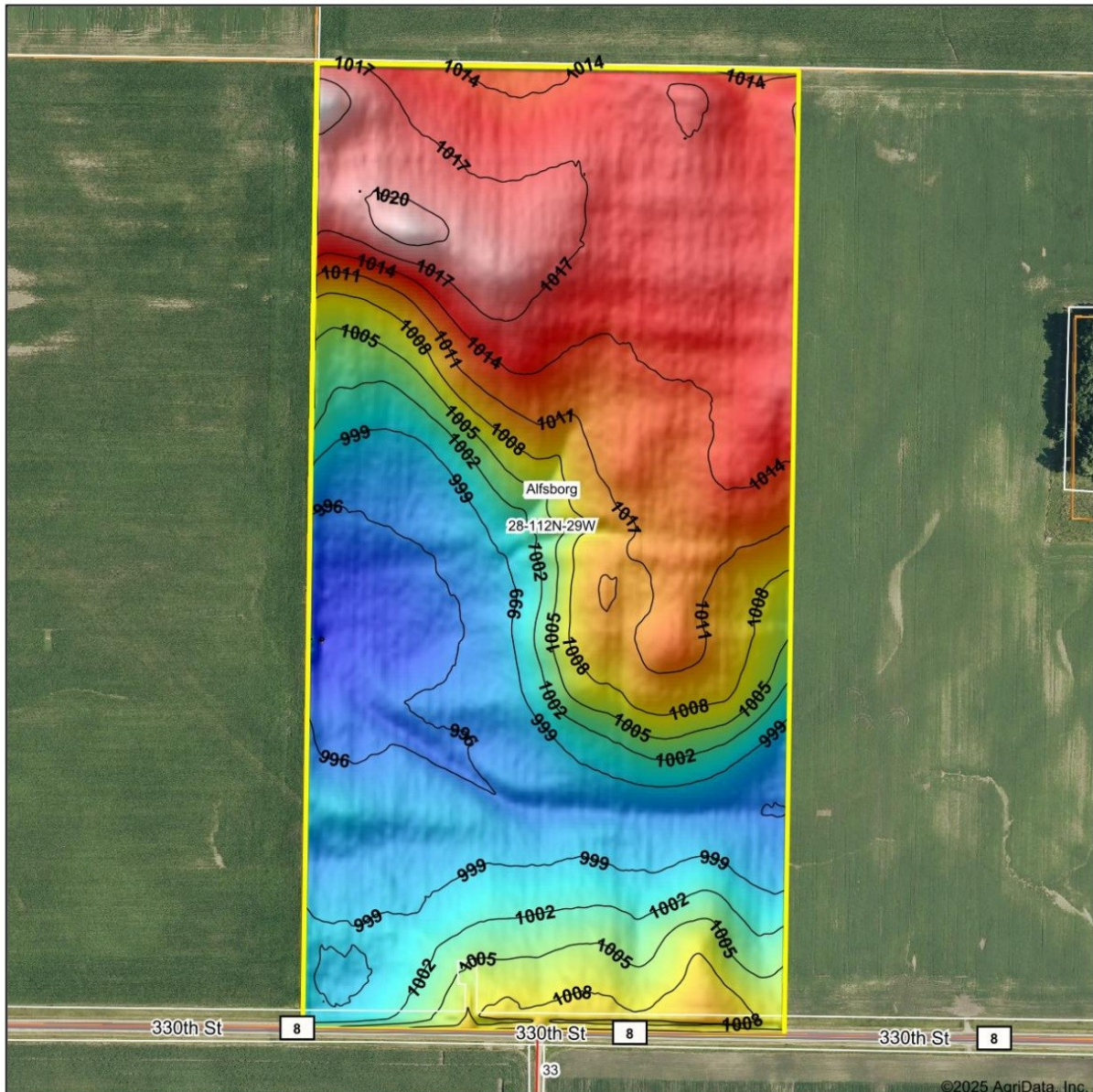


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## Parcel 1 Topography Map Overview

Topography Hillshade



Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 992.7  
Max: 1,022.7  
Range: 30.0  
Average: 1,007.0  
Standard Deviation: 8.07 ft

0ft 425ft 850ft



9/18/2025

28-112N-29W  
Sibley County  
Minnesota

Boundary Center: 44° 28' 29.79, -94° 19' 8.35

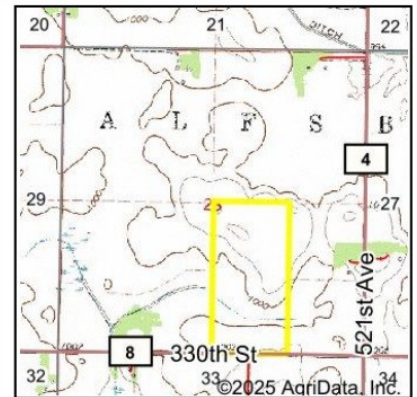
Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.





## Parcel 1 Wetland Map Overview

### Wetlands Map



State: **Minnesota**  
 Location: **28-112N-29W**  
 County: **Sibley**  
 Township: **Alfsgborg**  
 Date: **9/18/2025**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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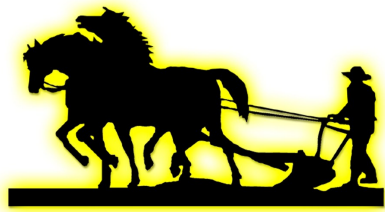


0ft 662ft 1324ft

| Classification Code | Type     | Acres |
|---------------------|----------|-------|
| R4SBC               | Riverine | 0.66  |
| Total Acres         |          | 0.66  |

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



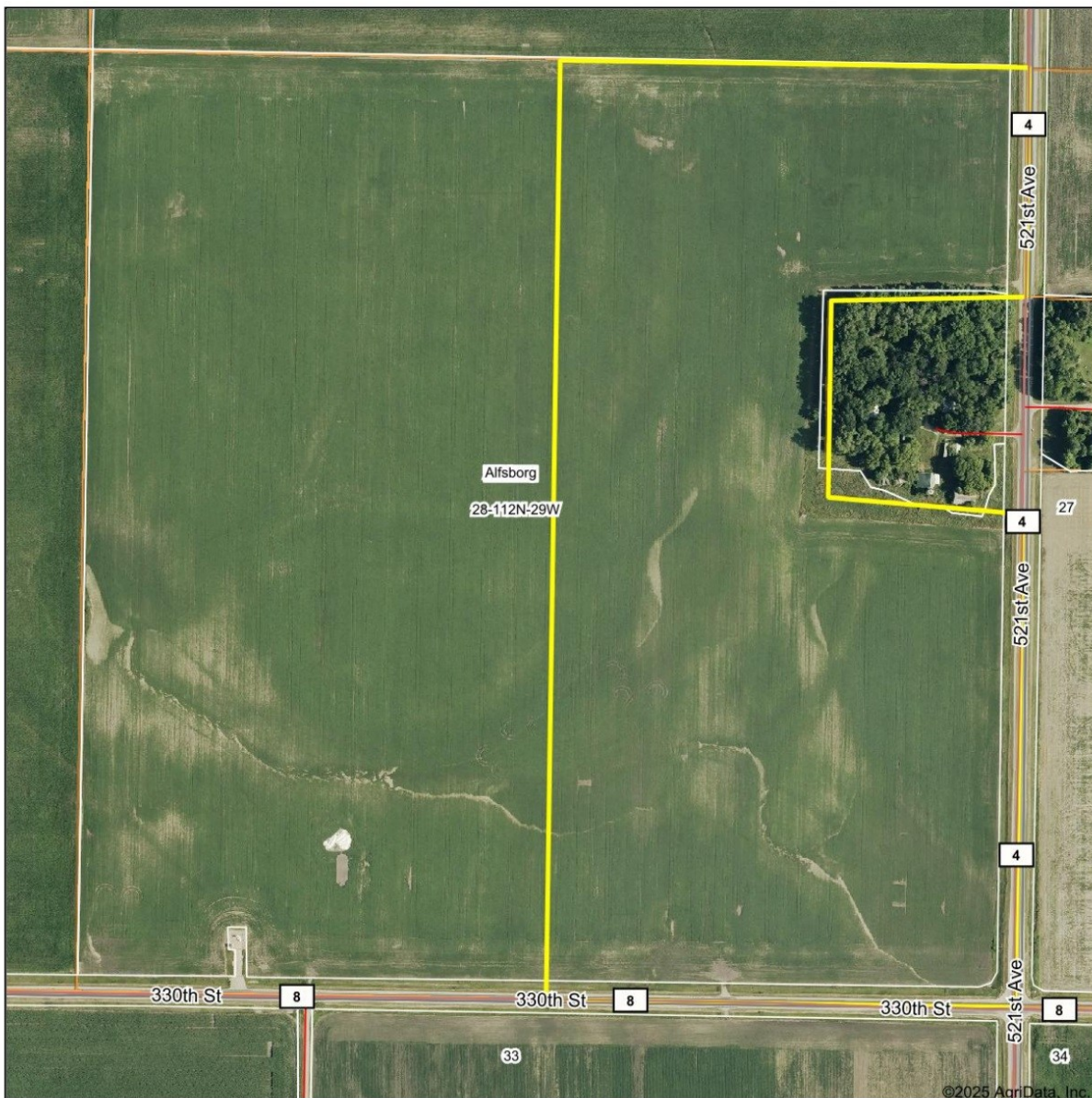


# MAGES

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## Parcel 2 Map Overview

Aerial Map



Boundary Center: 44° 28' 29.8, -94° 18' 50.18

0ft 438ft 875ft

28-112N-29W  
Sibley County  
Minnesota



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

9/18/2025

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

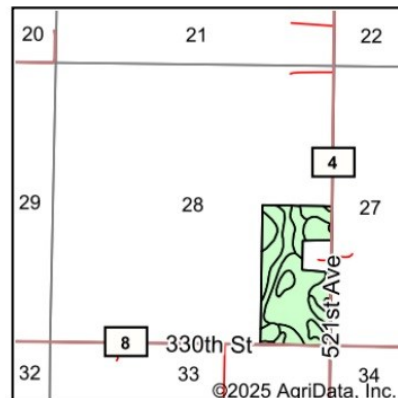
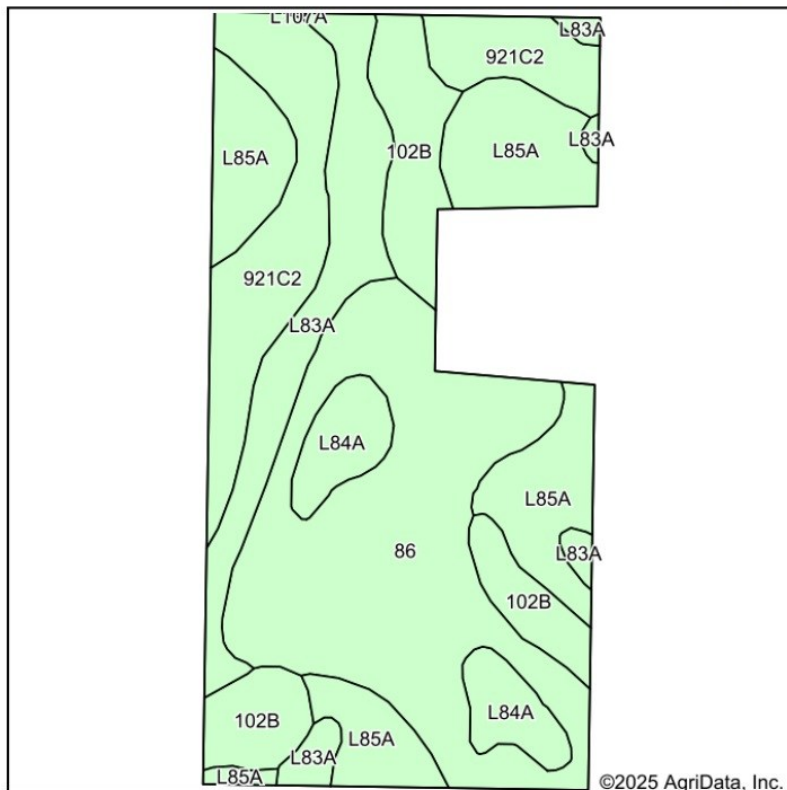


# MAGES

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## Parcel 2 Soil Map Overview

### Soils Map



State: **Minnesota**  
 County: **Sibley**  
 Location: **28-112N-29W**  
 Township: **Alfsborg**  
 Acres: **72.48**  
 Date: **9/18/2025**

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

Area Symbol: MN143, 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 |
|------------------|--|-------|------------------|------------------|--------------------|------------------|---------------|-----------------------|-------------------|
| 86               | Canisteo clay loam, 0 to 2 percent slopes                          | 23.96 | 33.1%            | IIw              | 93                 | 81               | 71            | 69                    | 81                |
| L85A             | Nicollet clay loam, 1 to 3 percent slopes                          | 14.60 | 20.1%            | Iw               | 99                 | 81               | 81            | 74                    | 81                |
| 921C2            | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 11.54 | 15.9%            | IIIe             | 87                 | 71               | 69            | 61                    | 71                |
| L83A             | Webster clay loam, 0 to 2 percent slopes                           | 9.14  | 12.6%            | IIw              | 93                 | 83               | 78            | 71                    | 82                |
| 102B             | Clarion loam, 2 to 6 percent slopes                                | 8.84  | 12.2%            | Ile              | 95                 | 83               | 78            | 72                    | 83                |
| L84A             | Glencoe clay loam, 0 to 1 percent slopes                           | 4.40  | 6.1%             | IIIw             | 86                 | 77               | 76            | 70                    | 76                |
| Weighted Average |  |       |                  | 2.02             | 93.1               | *n 79.7          | *n 74.7       | *n 69.4               | *n 79.5           |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



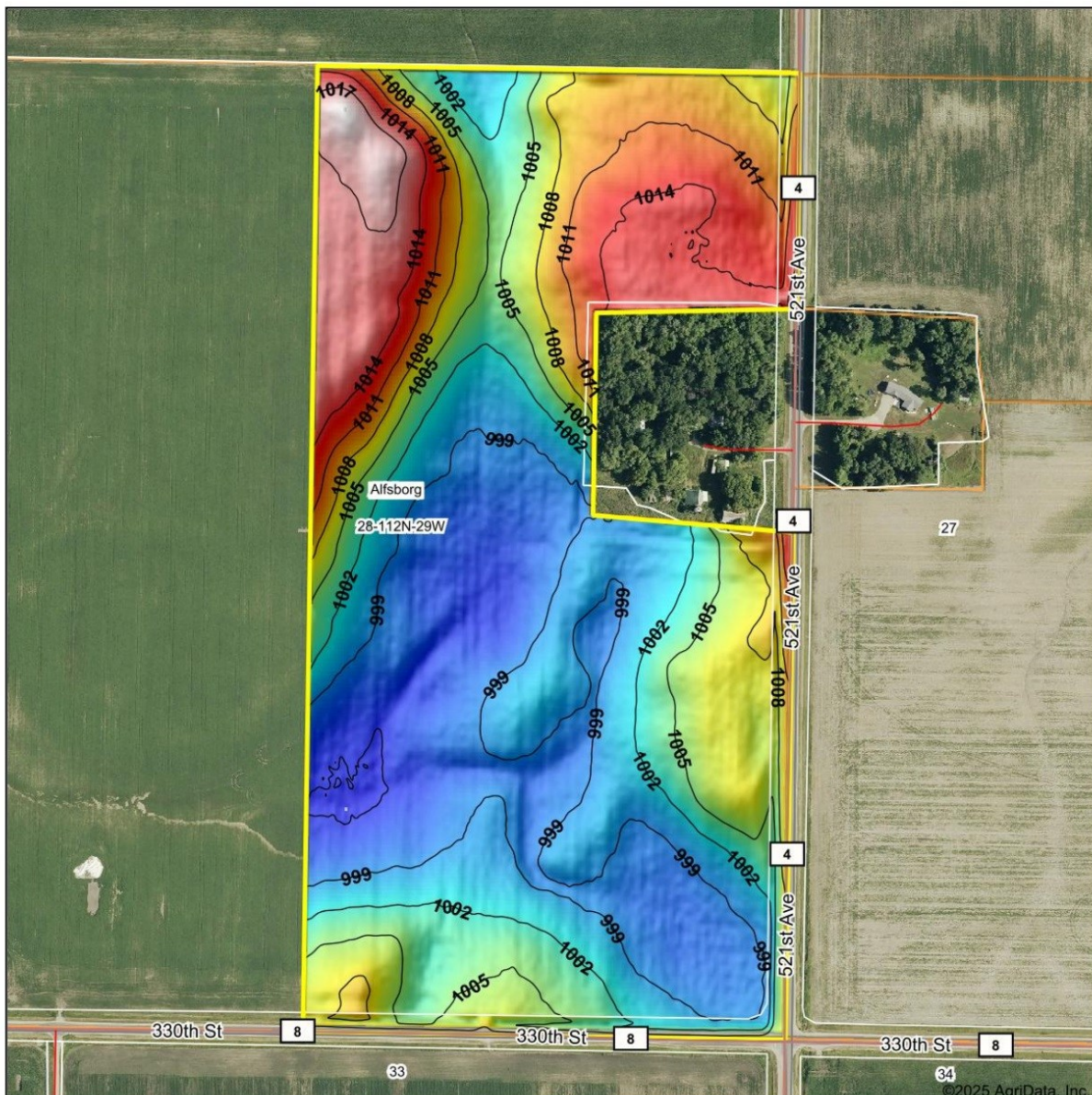


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## Parcel 2 Topography Map Overview

Topography Hillshade



Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 995.7  
Max: 1,019.3  
Range: 23.6  
Average: 1,004.2  
Standard Deviation: 6.04 ft



28-112N-29W  
Sibley County  
Minnesota

Boundary Center: 44° 28' 29.8, -94° 18' 50.18

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.



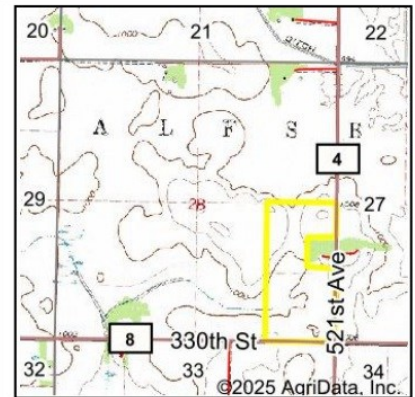


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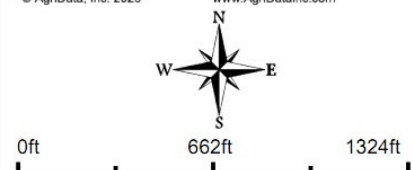
## Parcel 2 Wetland Map Overview

### Wetlands Map



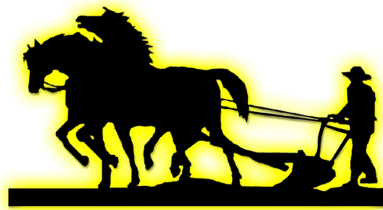
State: **Minnesota**  
Location: **28-112N-29W**  
County: **Sibley**  
Township: **Alfsborg**  
Date: **9/18/2025**

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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| Classification Code | Type     | Acres |
|---------------------|----------|-------|
| R4SBC               | Riverine | 0.06  |
| Total Acres         |          | 0.06  |

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



# MAGES

## LAND COMPANY & AUCTION SERVICE LLC

MINNESOTA  
SIBLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 9820  
Prepared : 8/27/25 12:01 PM CST  
Crop Year : 2025

|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
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#### NOTES

Tract Number : 9933

Description : SE4 S28-112-29 ALFS TWP SIBLEY CO  
FSA Physical Location : MINNESOTA/SIBLEY  
ANSI Physical Location : MINNESOTA/SIBLEY  
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 : LESTER W PETERSON AND BETTY L A PETERSON REV TRUST  
Other Producers :  
Recon ID : None

#### Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP                  | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 153.33             | 146.74             | 146.74                 | 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               | 146.74                 | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00      |

#### DCP Crop Data

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Corn         | 105.60        | 0.00                        | 149       |
| Soybeans     | 35.20         | 0.00                        | 37        |
| <b>TOTAL</b> | <b>140.80</b> | <b>0.00</b>                 |           |

#### NOTES





United States  
Department of  
Agriculture

## Sibley County, Minnesota



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.

Farm 9820

**Tract 9933**

2025 Program Year

Map Created April 15, 2025



**Unless otherwise noted:  
Shares are 100% operator**

Shares are 100% operator

Crops are non-irrigated  
Corn = yellow for grain

means = common soybeans for grain

Wheat = HRS, HRW = Grain

unflower = Oil, Non-Oil = Grain  
ts and Barley = Spring for grain

Rye = for grain

Peas = process

Beans = Dry Edible


NAG = for GZ

**Canola = Spring for seed**

## Common Land Unit

Non-Cropland

☐ Cropland

 Tract Boundary

## Wetland Determination Identifiers

## Identifiers

- Restricted Use

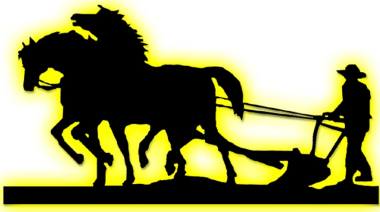
▼ Limited Restrictions

Exempt from Conservation

## Compliance Provisions

Tract Cropland Total: 146.74 acres

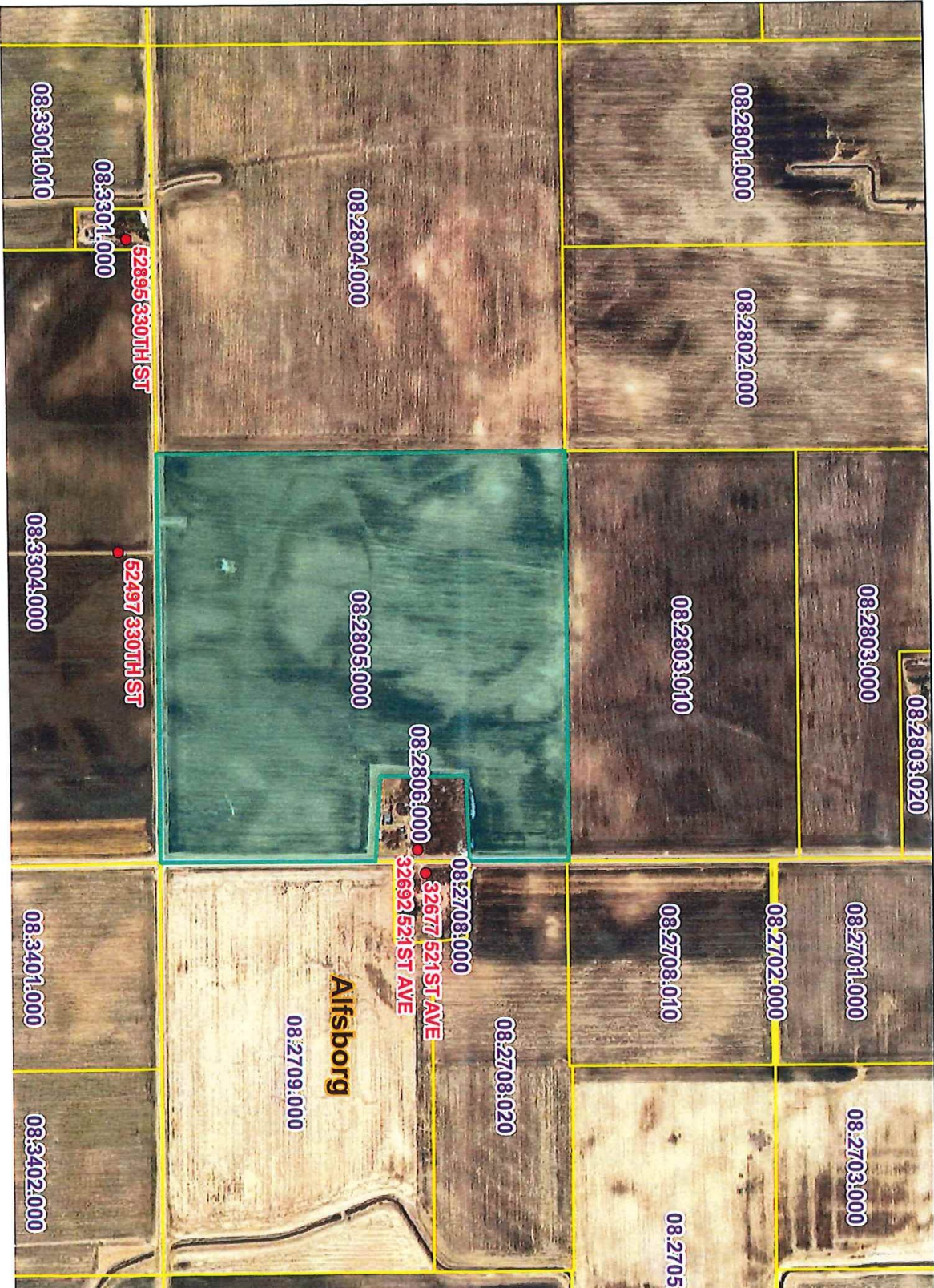




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## ArcGIS Web Map





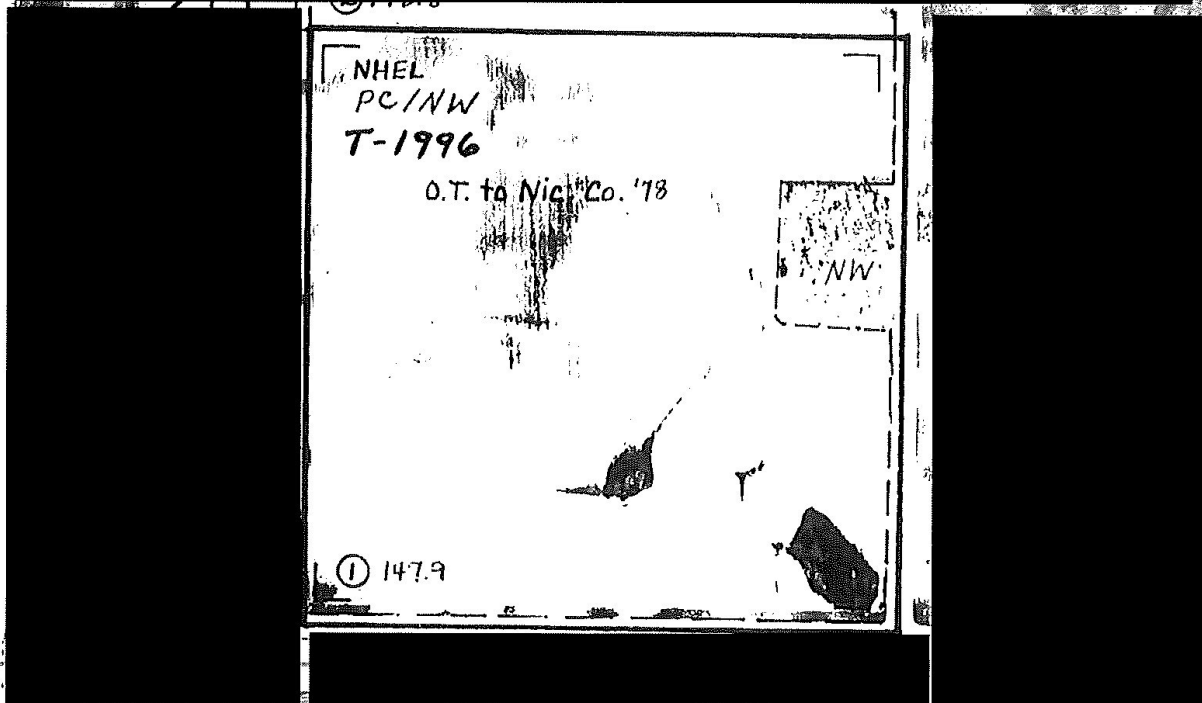
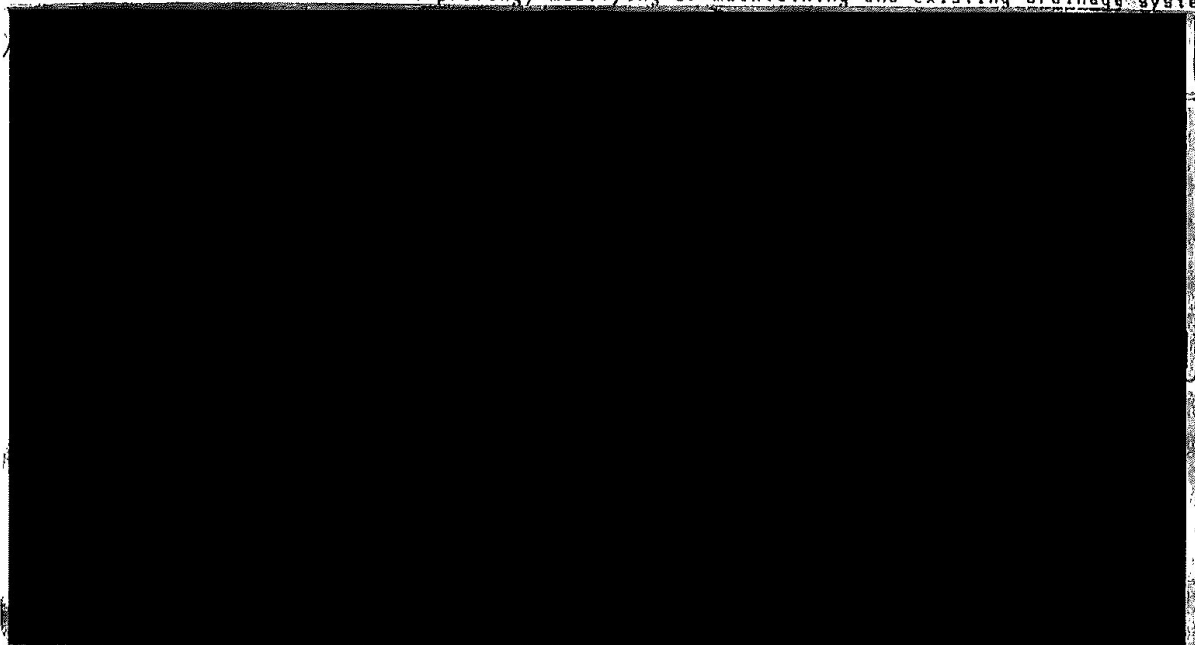


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= TRACT NUMBER | INT = MULTIPLE TRACT NUMBER | HEL = HIGHLY ERODIBLE LAND | HW = MINIMAL EFFECT WETLAND (EXEMPT) |  
= WETLAND | ICW = CONVERTED WETLAND | INHEL = NON-HIGHLY ERODIBLE | HWC, HWN, HWR = SPECIAL COND. (SEE SC2) |  
= FARMED WETLAND | IHA = NON-AGRICULTURAL | PC = PRIOR CONVERTED WETLAND | NC = NON-CROPLAND | PHOTO NO. |  
= NON-WETLAND | IAW = ARTIFICIAL WETLAND | ECW = EXEMPT (COMMENCED) CONVERTED WETLAND |  
COUNTY Sibley | NOT TO BE REPRODUCED | CROP |  
SCALE | Jan. 1995 | YR. | J.8

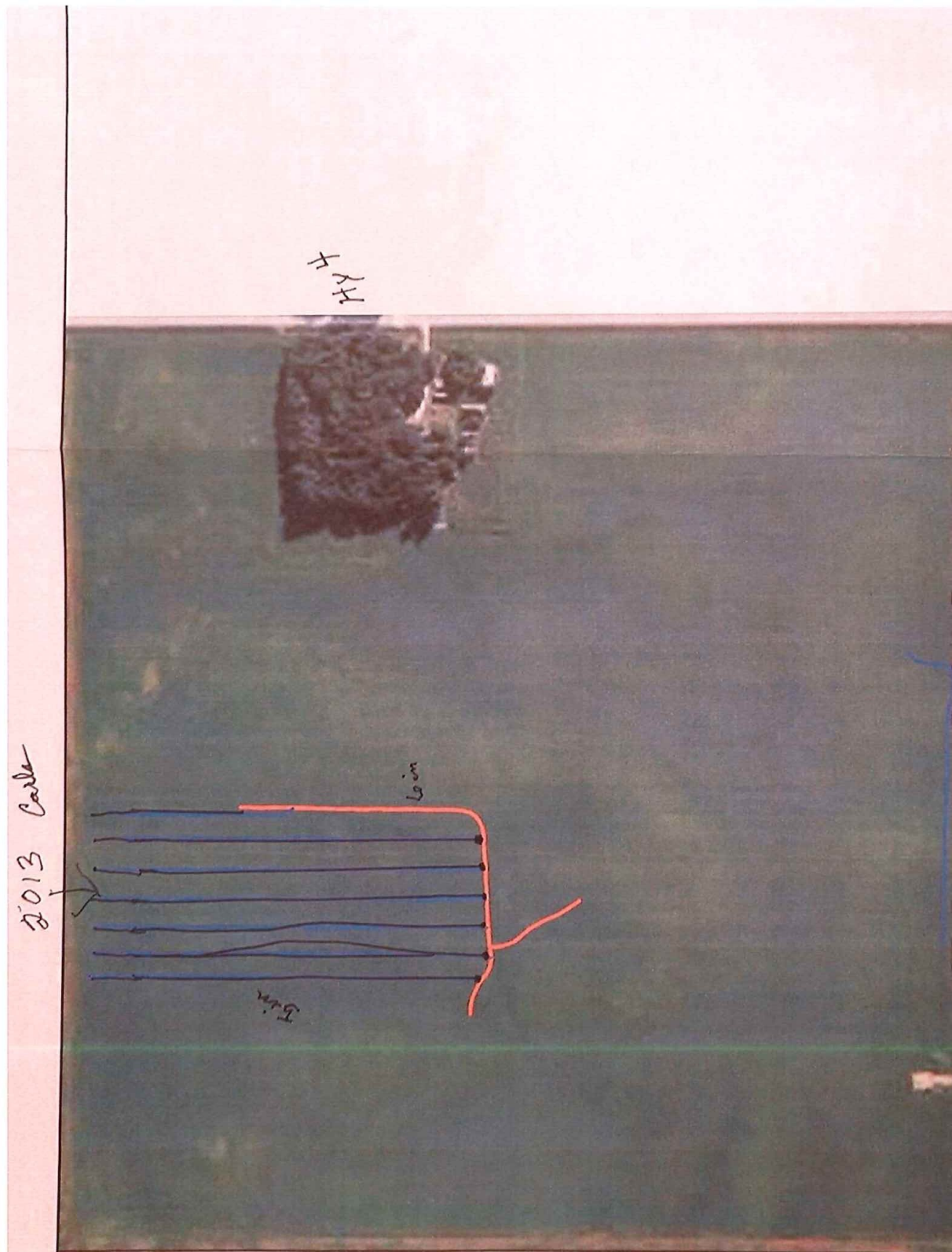
WARNING: Contact NRCS before draining, dredging, filling, or leveling any wet areas or wetland coded fields or improving, modifying or maintaining and existing drainage system.



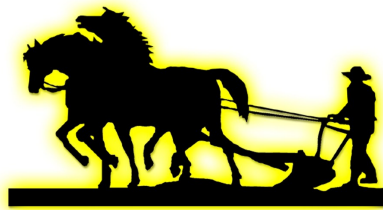


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TILING DONE BY:

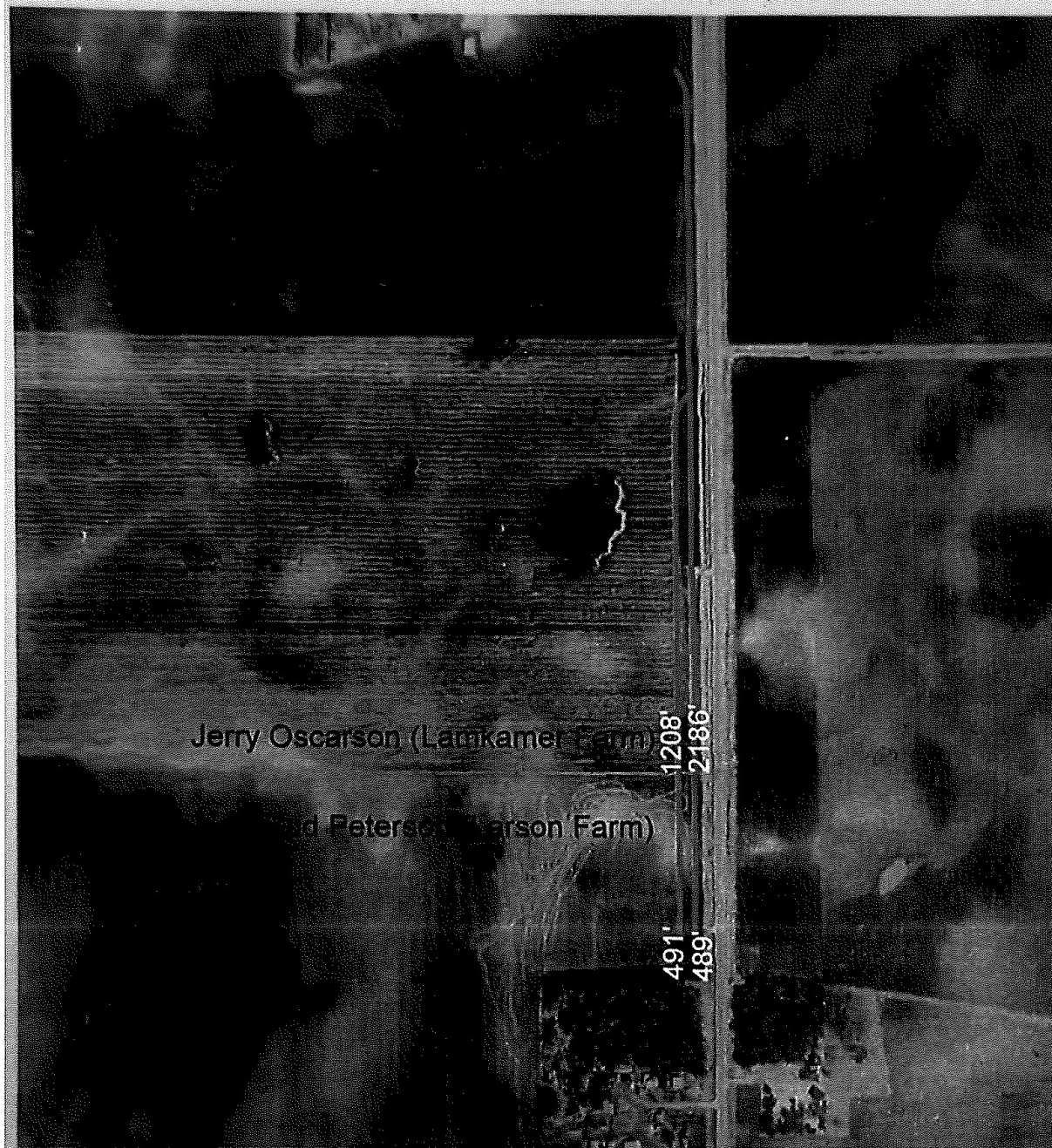
TERRY

TNT Construction/Kerkhoff, Inc

912 Front Street W

Morgan, MN 56266

Phone: (507) 249-3182



Jerry Oscarson (Lamkamer Farm)

1208'  
2186'

Edward Peterson (Carson Farm)

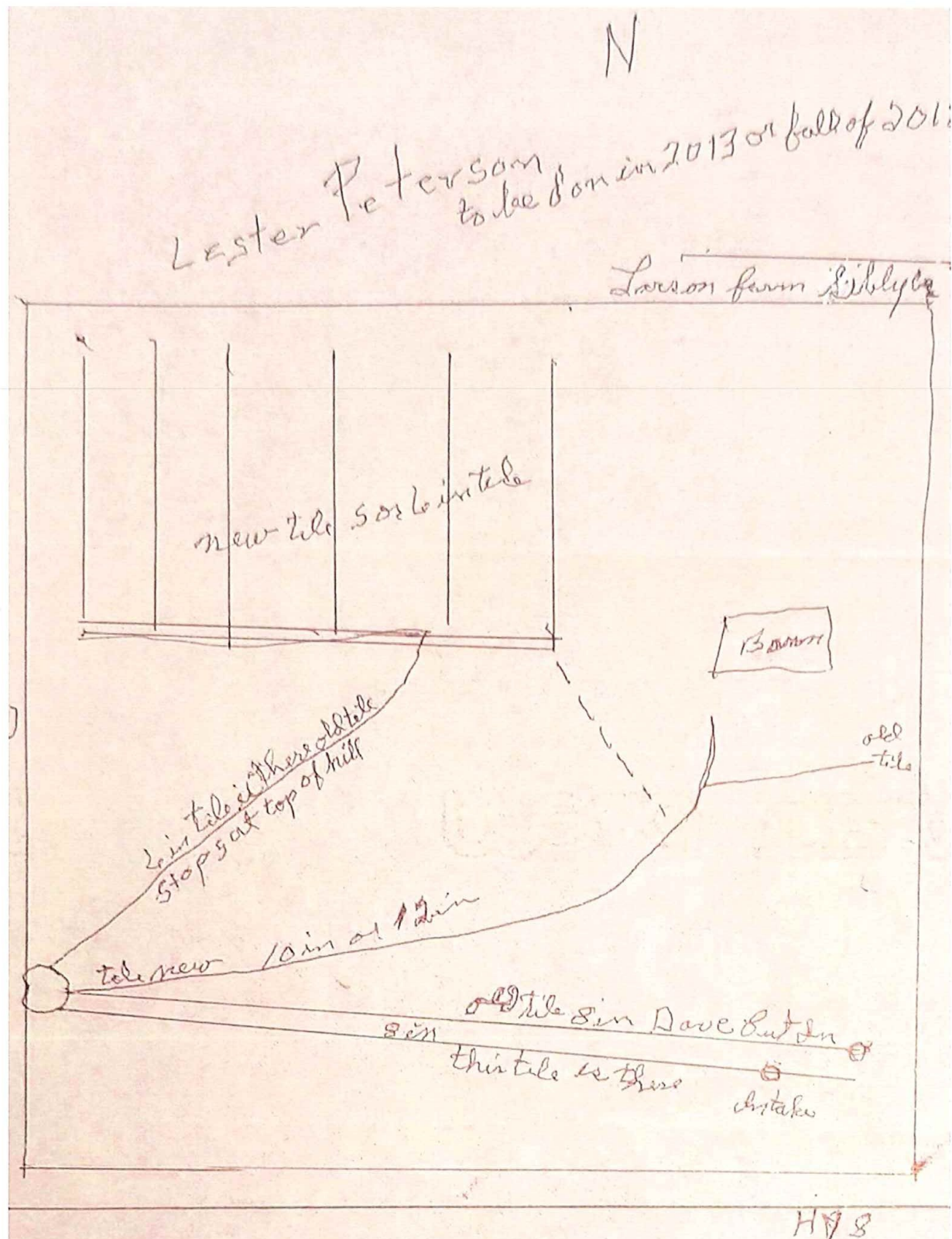
491'  
489'





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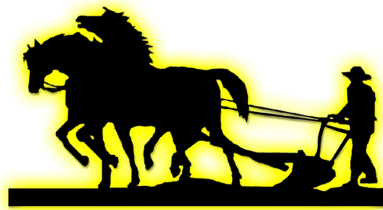
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# Parcel 3 & 4 Overview

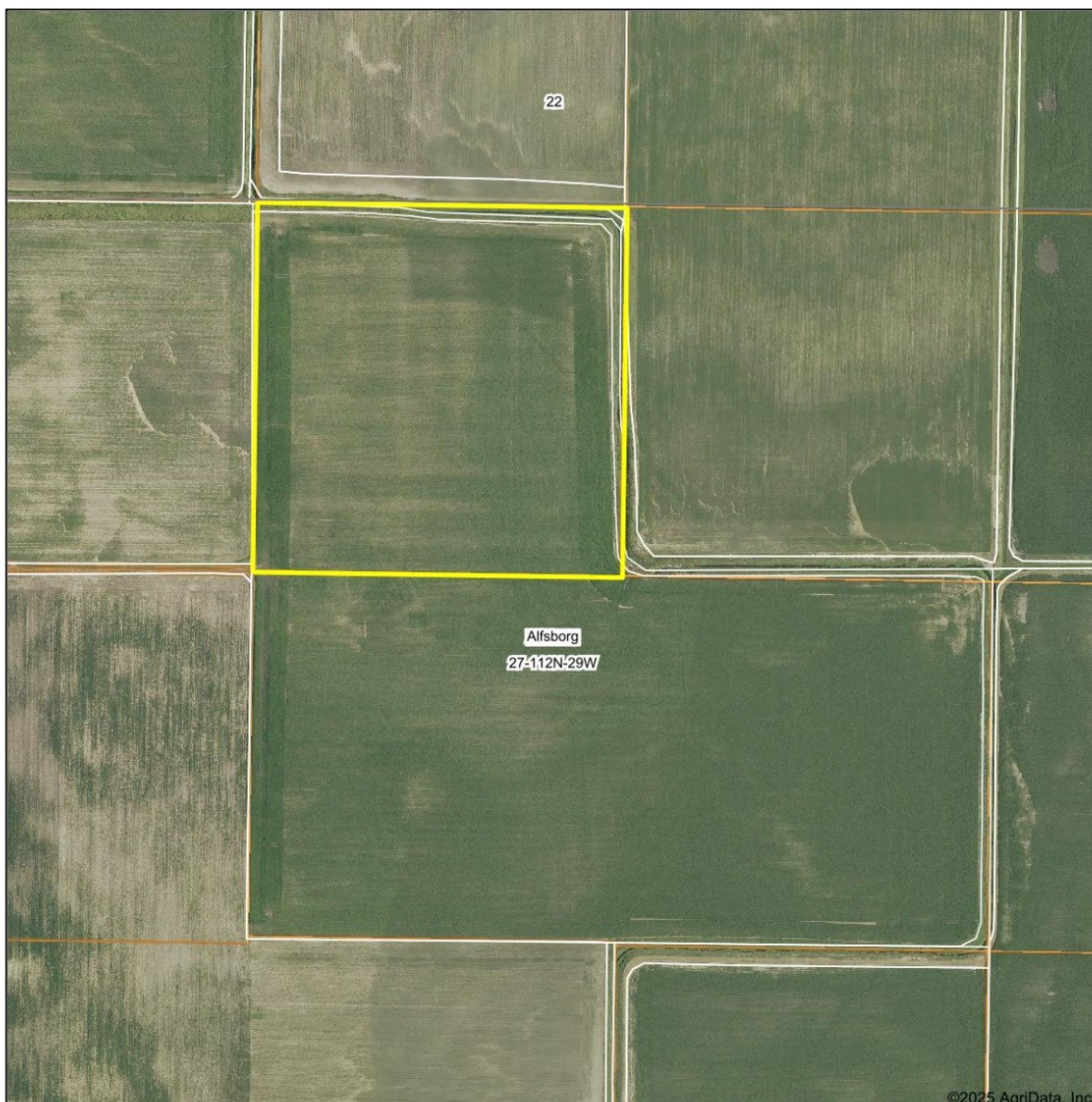


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## Parcel 3 Map Overview

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 44° 29' 2.46, -94° 18' 13.82

0ft 560ft 1121ft

27-112N-29W  
Sibley County  
Minnesota



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

9/18/2025



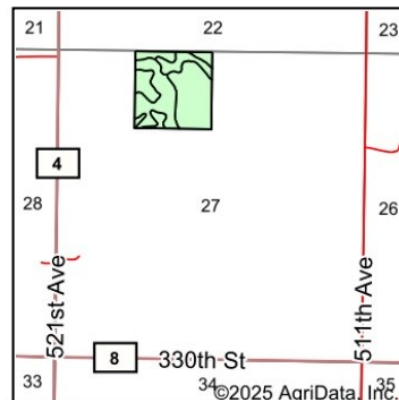
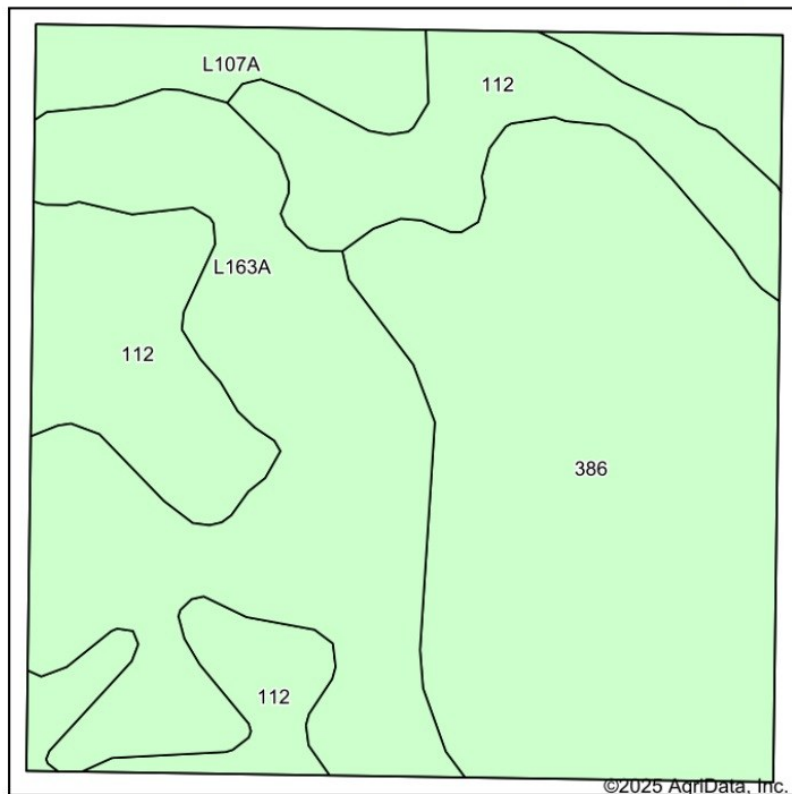


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## Parcel 3 Soil Map Overview

### Soils Map



State: **Minnesota**  
 County: **Sibley**  
 Location: **27-112N-29W**  
 Township: **Alfsborg**  
 Acres: **40.21**  
 Date: **9/18/2025**

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

Area Symbol: MN143, 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 |
|-------------------------|---|-------|------------------|------------------|--------------------|------------------|----------------|-----------------------|-------------------|
| 386                     | Okoboji mucky silty clay loam                   | 15.61 | 38.8%            | IIIw             | 86                 | 76               | 52             | 27                    | 76                |
| L163A                   | Okoboji silty clay loam, 0 to 1 percent slopes  | 11.72 | 29.1%            | IIlw             | 86                 | 77               | 74             | 74                    | 74                |
| 112                     | Harps clay loam, 0 to 2 percent slopes          | 9.47  | 23.6%            | IIw              | 90                 | 82               | 70             | 68                    | 82                |
| L107A                   | Canisteo-Glencoe complex, 0 to 2 percent slopes | 3.41  | 8.5%             | IIw              | 91                 | 81               | 72             | 68                    | 81                |
| <b>Weighted Average</b> |   |       |                  | <b>2.68</b>      | <b>87.4</b>        | <b>*n 78.1</b>   | <b>*n 64.3</b> | <b>*n 53.8</b>        | <b>*n 77.3</b>    |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

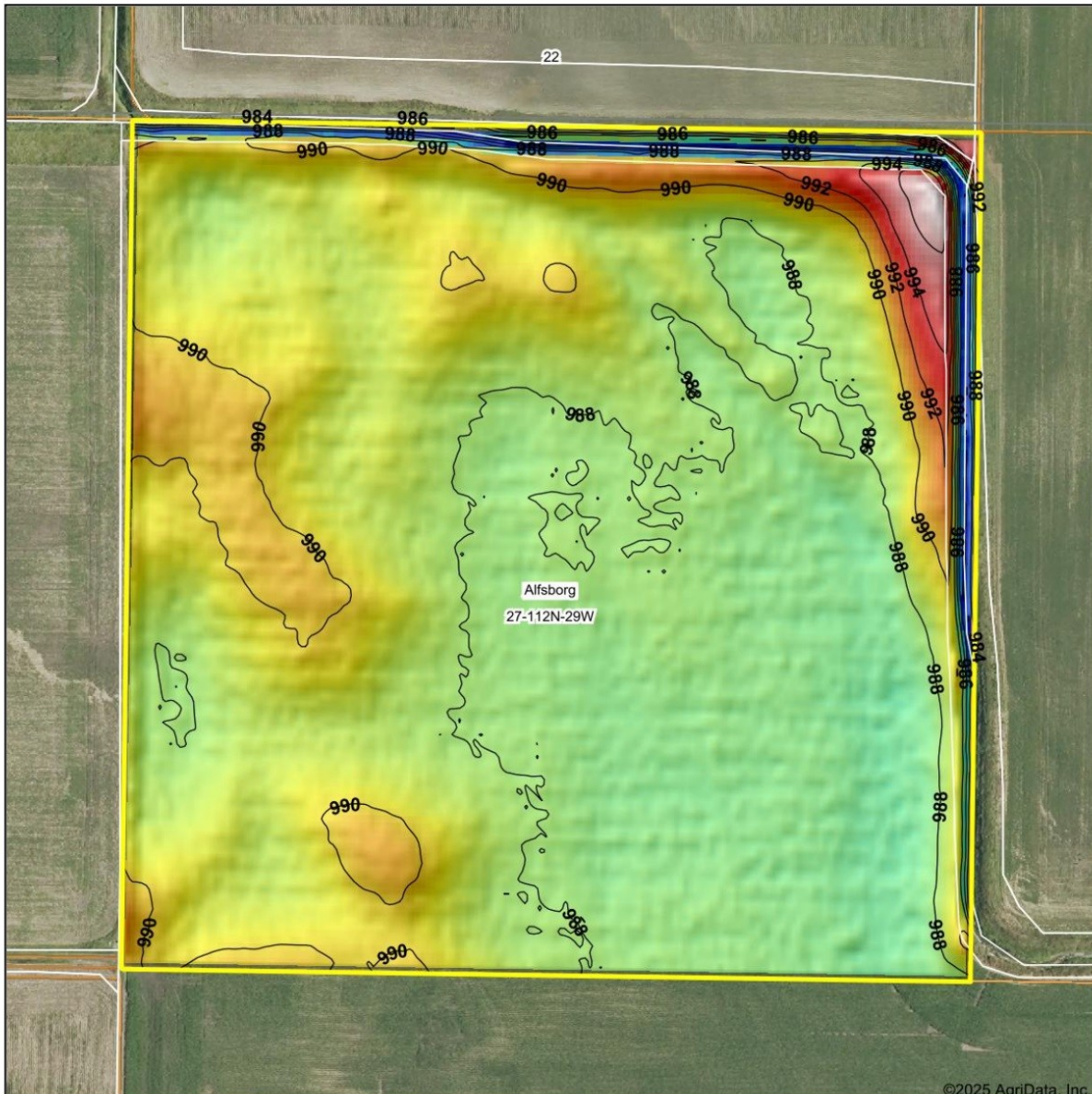


# MAGES

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## Parcel 3 Topography Map Overview

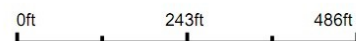
Topography Hillshade



©2025 AgriData, Inc.



Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 981.5  
Max: 997.4  
Range: 15.9  
Average: 988.6  
Standard Deviation: 1.57 ft



27-112N-29W  
Sibley County  
Minnesota

Boundary Center: 44° 29' 2.46, -94° 18' 13.82

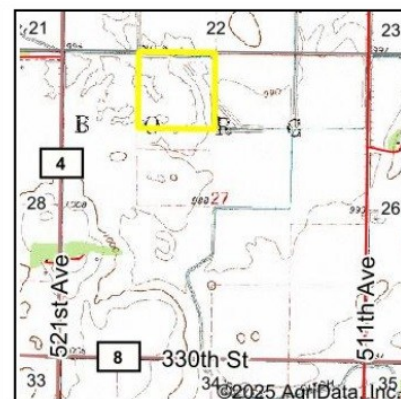
Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.





## Parcel 3 Wetland Map Overview

### Wetlands Map



State: **Minnesota**  
 Location: **27-112N-29W**  
 County: **Sibley**  
 Township: **Alfsborg**  
 Date: **9/18/2025**

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



0ft 398ft 795ft

| Classification Code | Type     | Acres |
|---------------------|----------|-------|
| R4SBCx              | Riverine | 0.83  |
| Total Acres         |          | 0.83  |

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



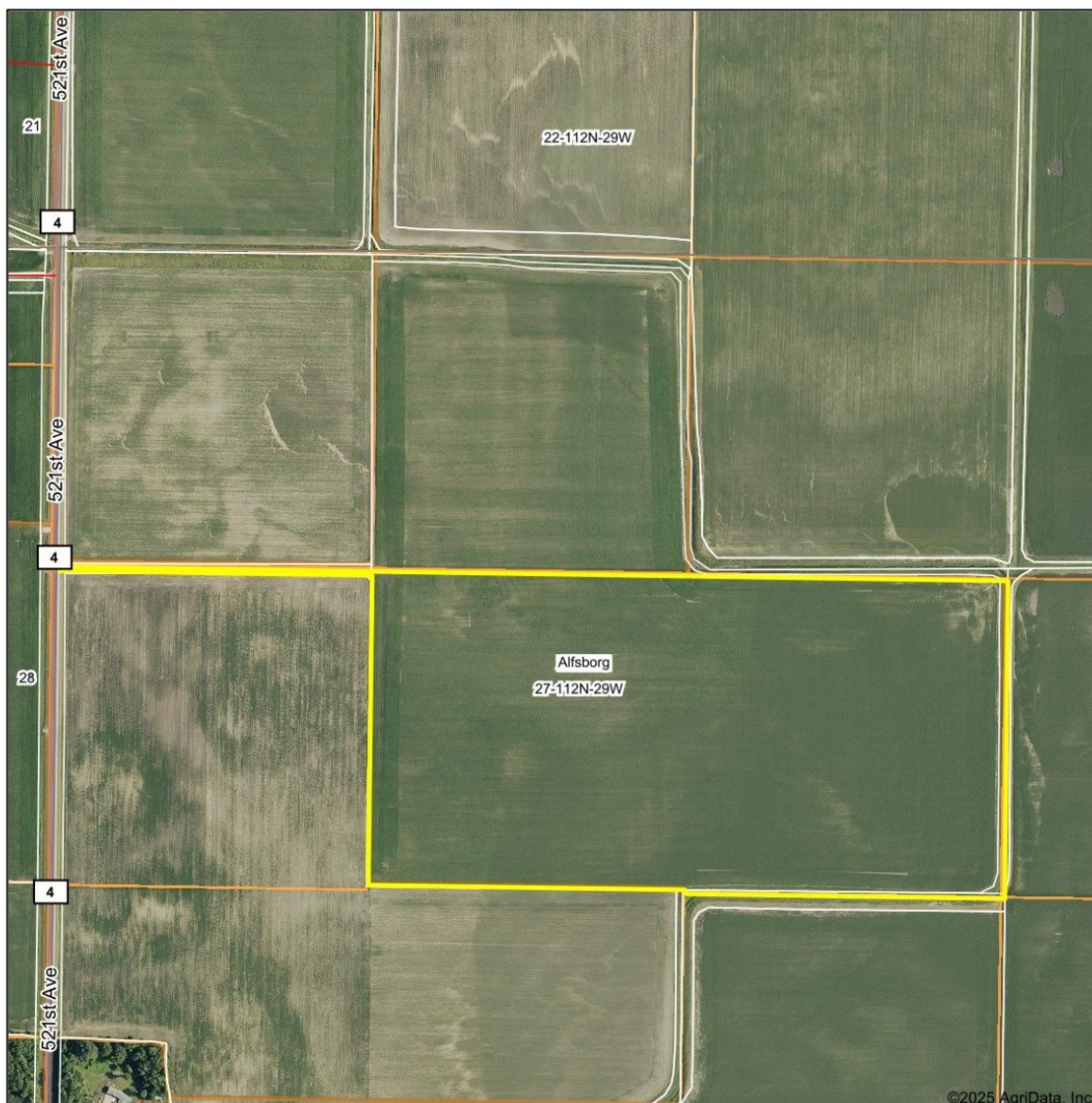


# MAGES

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## Parcel 4 Map Overview

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 44° 28' 49.4, -94° 18' 13.72

0ft 652ft 1303ft

27-112N-29W  
Sibley County  
Minnesota

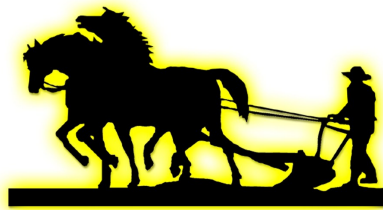


Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

9/18/2025



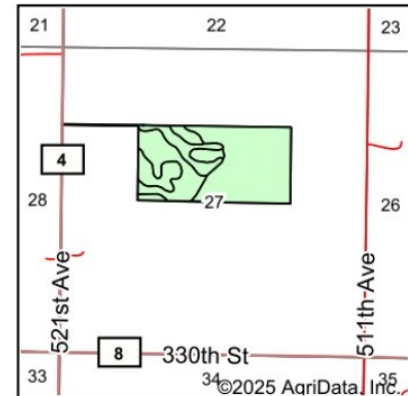
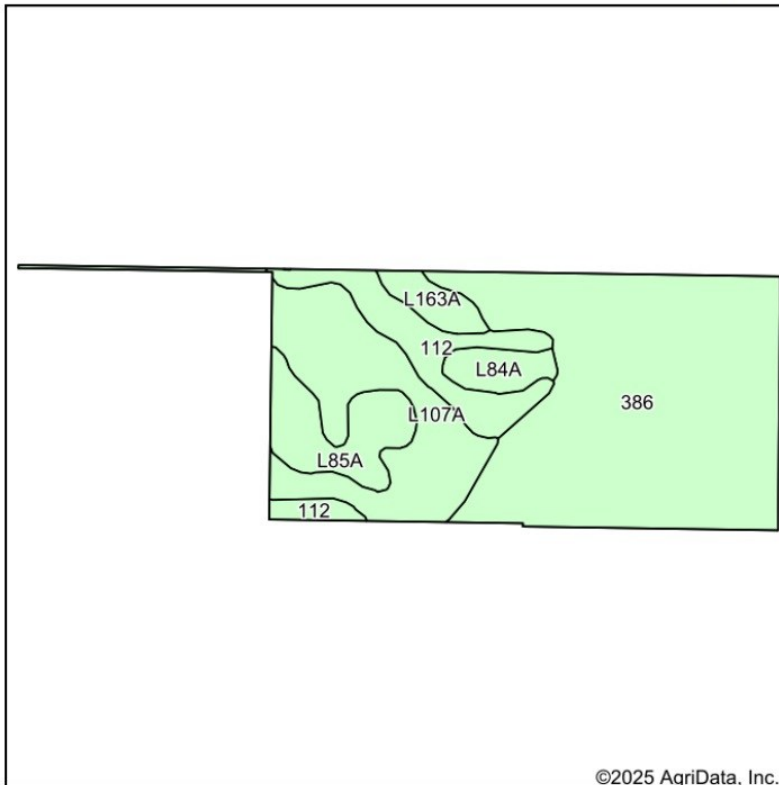


# MAGES

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## Parcel 4 Soil Map Overview

### Soils Map



State: **Minnesota**  
 County: **Sibley**  
 Location: **27-112N-29W**  
 Township: **Alfsborg**  
 Acres: **80.56**  
 Date: **9/18/2025**

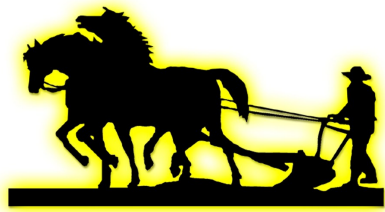
Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

| Area Symbol: MN143, 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 |
| 386                                       | Okoboji mucky silty clay loam                   | 44.14 | 54.8%            | IIIw             | 86                 | 76               | 52            | 27                    | 76                |
| L107A                                     | Canisteo-Glencoe complex, 0 to 2 percent slopes | 16.51 | 20.5%            | IIw              | 91                 | 81               | 72            | 68                    | 81                |
| 112                                       | Harps clay loam, 0 to 2 percent slopes          | 8.44  | 10.5%            | IIw              | 90                 | 82               | 70            | 68                    | 82                |
| L85A                                      | Nicollet clay loam, 1 to 3 percent slopes       | 6.61  | 8.2%             | Iw               | 99                 | 81               | 81            | 74                    | 81                |
| L84A                                      | Glencoe clay loam, 0 to 1 percent slopes        | 2.59  | 3.2%             | IIIw             | 86                 | 77               | 76            | 70                    | 76                |
| L163A                                     | Okoboji silty clay loam, 0 to 1 percent slopes  | 2.27  | 2.8%             | IIIw             | 86                 | 77               | 74            | 74                    | 74                |
| Weighted Average                          |   |       |                  | 2.53             | 88.5               | *n 78.1          | *n 61.8       | *n 46.3               | *n 78             |

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

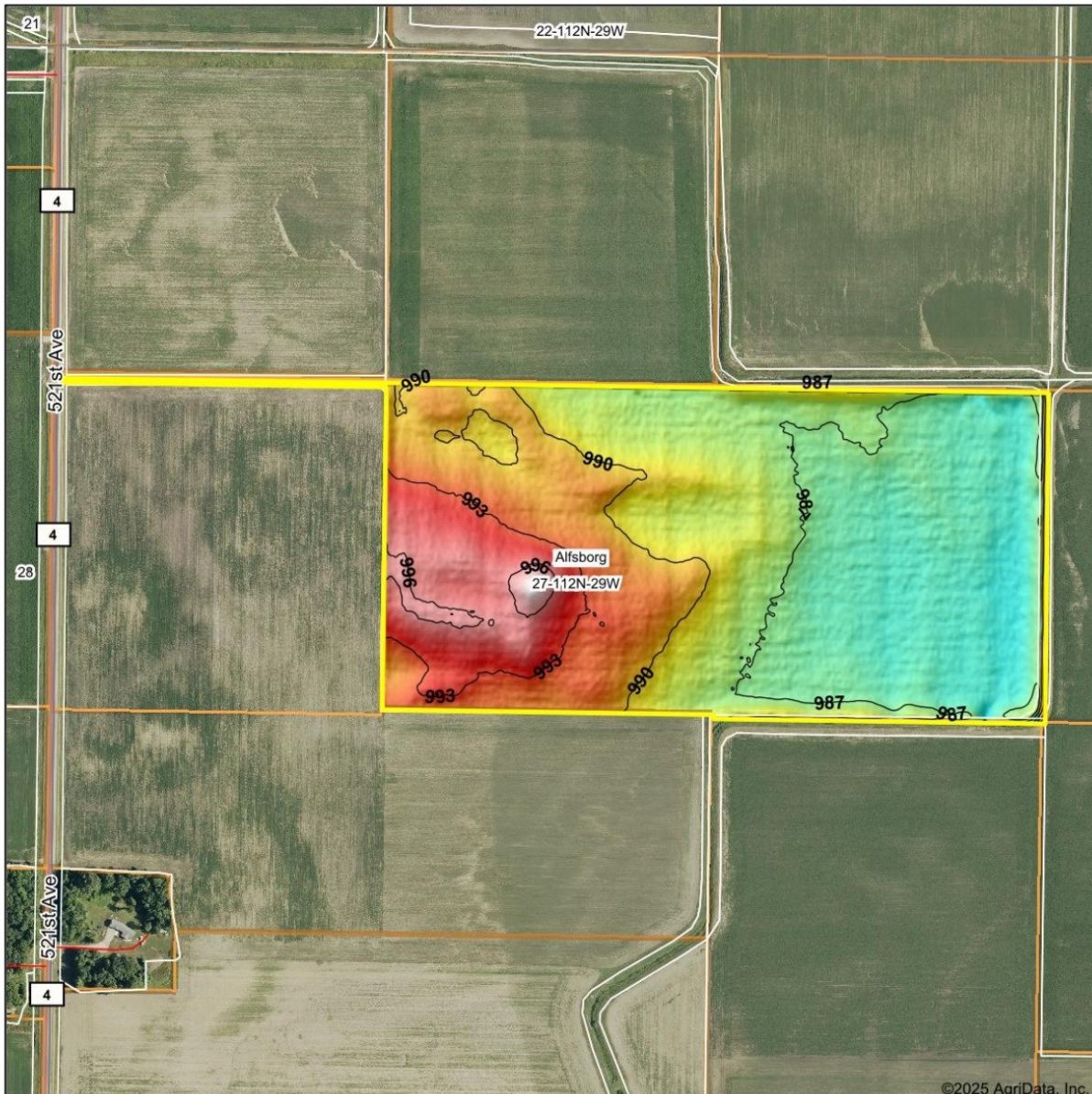


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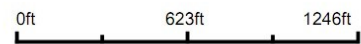
LAND COMPANY & AUCTION SERVICE LLC

## Parcel 4 Topography Map Overview

### Topography Hillshade



Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 980.1  
Max: 998.2  
Range: 18.1  
Average: 989.0  
Standard Deviation: 3.25 ft



9/18/2025

27-112N-29W  
Sibley County  
Minnesota



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

Boundary Center: 44° 28' 49.4, -94° 18' 13.72



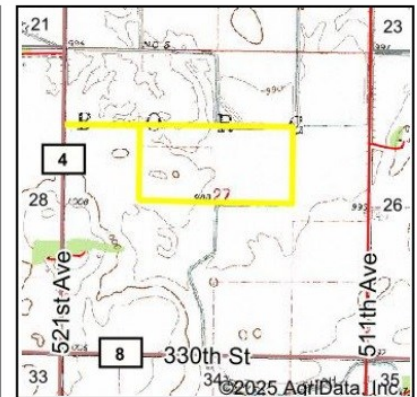
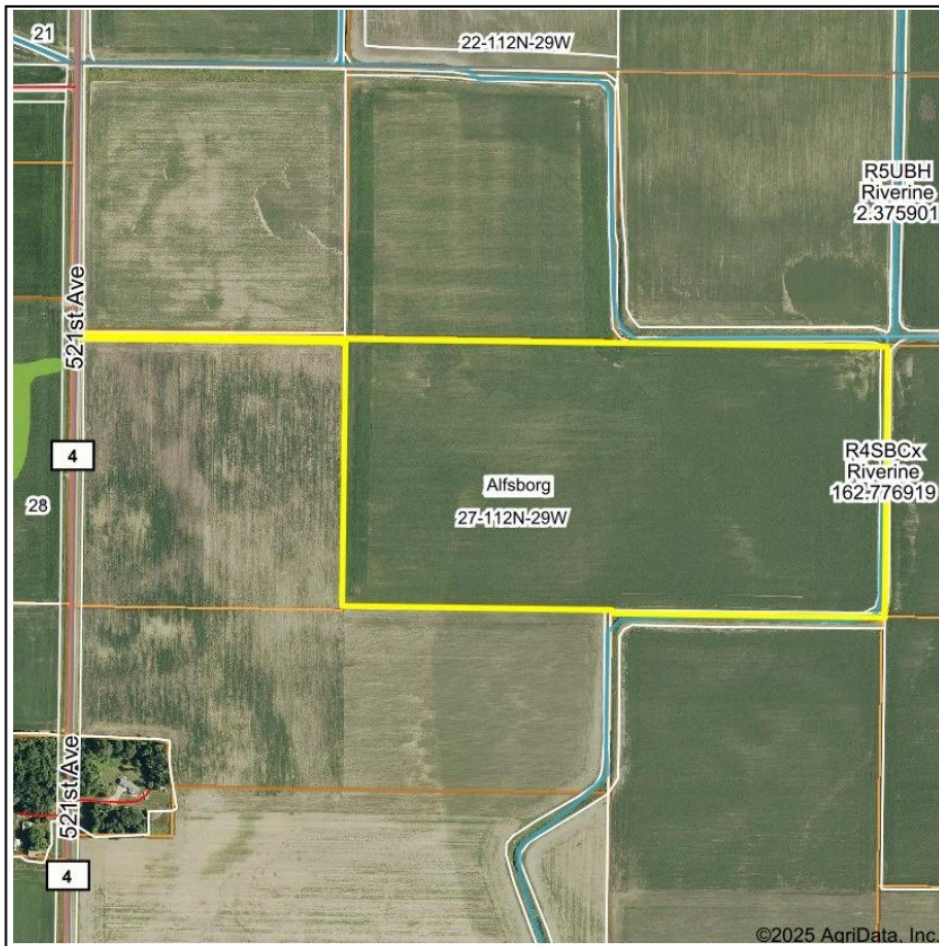


# MAGES

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## Parcel 4 Topography Map Overview

### Wetlands Map



State: **Minnesota**  
Location: **27-112N-29W**  
County: **Sibley**  
Township: **Alfsgborg**  
Date: **9/18/2025**

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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0ft 950ft 1900ft

| Classification Code | Type     | Acres |
|---------------------|----------|-------|
| R4SBCx              | Riverine | 0.60  |
| Total Acres         |          | 0.60  |

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



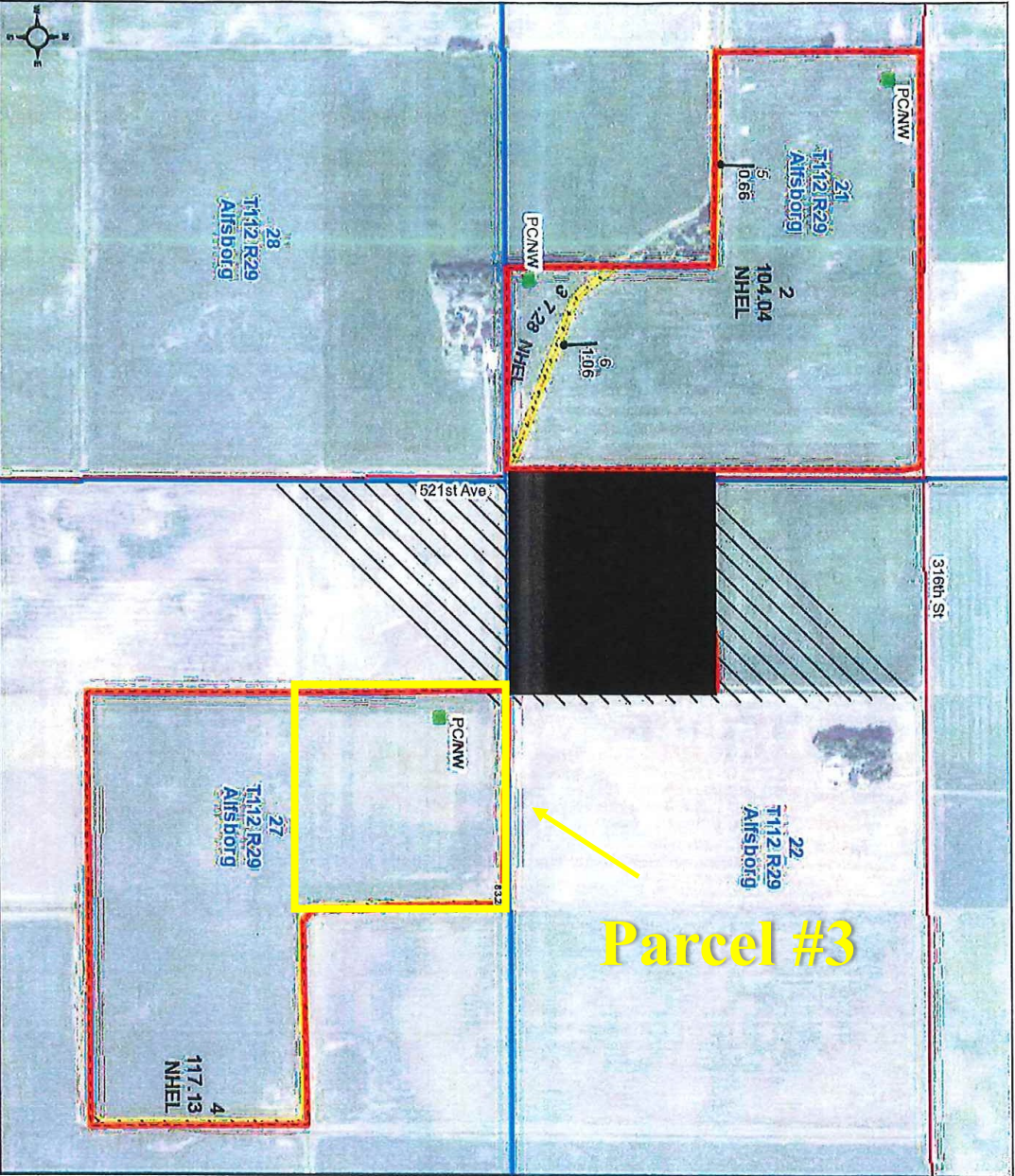


# MAGES

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Sibley County, Minnesota



Farm 9820  
Tract 9934

2025 Program Year  
Map Created April 15, 2025



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

**Common Land Unit**  
 Non-Cropland  
 Cropland  
 Tract Boundary

**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 264.40 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 2023 NAIP imagery.



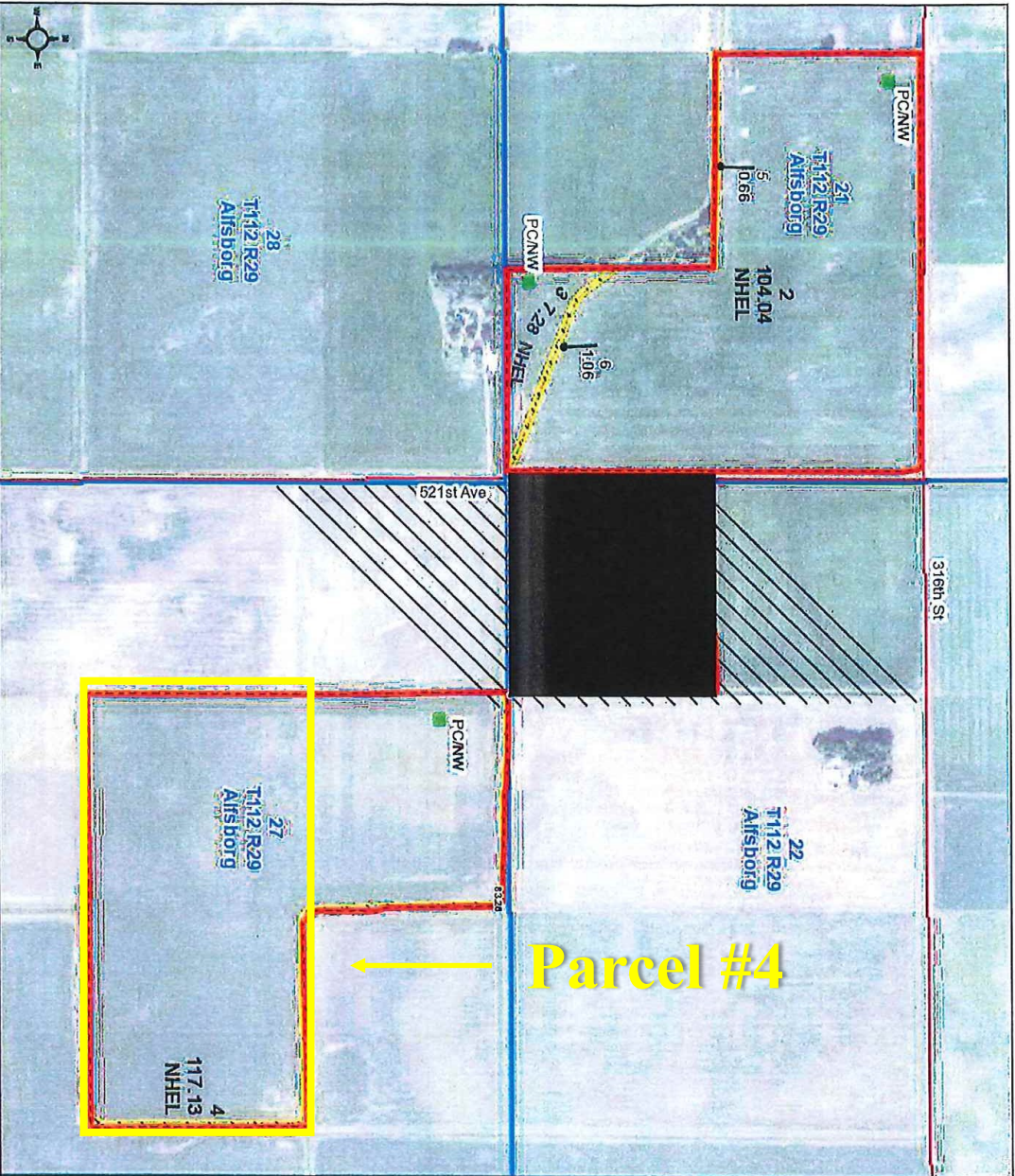


# MAGES

LAND COMPANY & AUCTION SERVICE LLC



Sibley County, Minnesota



Farm 9820  
Tract 9934

2025 Program Year  
Map Created April 15, 2025



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

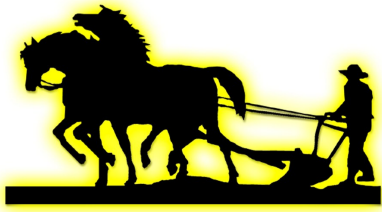
**Common Land Unit**  
Non-Cropland  
Cropland  
Tract Boundary

**Wetland Determination Identifiers**  
Restricted Use  
Limited Restrictions  
Exempt from Conservation  
Compliance Provisions

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.

Tract Cropland Total: 264.40 acres





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ArcGIS Web Map







# MAGES

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|                |                            |  |   |
|----------------|----------------------------|--|---|
| TRACT NUMBER   | MT = MULTIPLE TRACT NUMBER | HLL = HIGHLY ERODIBLE LAND                 | HW = MINIMAL EFFECT WETLAND (EXEMPT)    |
| WETLAND        | ICW = CONVERTED WETLAND    | HNEL = NON-HIGHLY ERODIBLE                 | HWC, MWN, HWR = SPECIAL COND. (SEE SCS) |
| FARMED WETLAND | INA = NON-AGRICULTURAL     | PC = PRIOR CONVERTED WETLAND               | NC = NON-CROPLAND                       |
| NON-WETLAND    | IAW = ARTIFICIAL WETLAND   | ECW = EXEMPT (COMMENCED) CONVERTED WETLAND | PHOTO NO.                               |

COUNTY Sibley NOT TO BE REPRODUCED | CROP | J.9  
SCALE | Jan. 1995 | YR.

WARNING: Contact NRCS before draining, dredging, filling, or leveling any wet areas or wetland coded fields or improving, modifying or maintaining and existing drainage system.

NHEL

T-1997

O.T. to Nic. Co. 66

PC/MWN

④ 37.5

NHEL

T-1998

PC/MWN

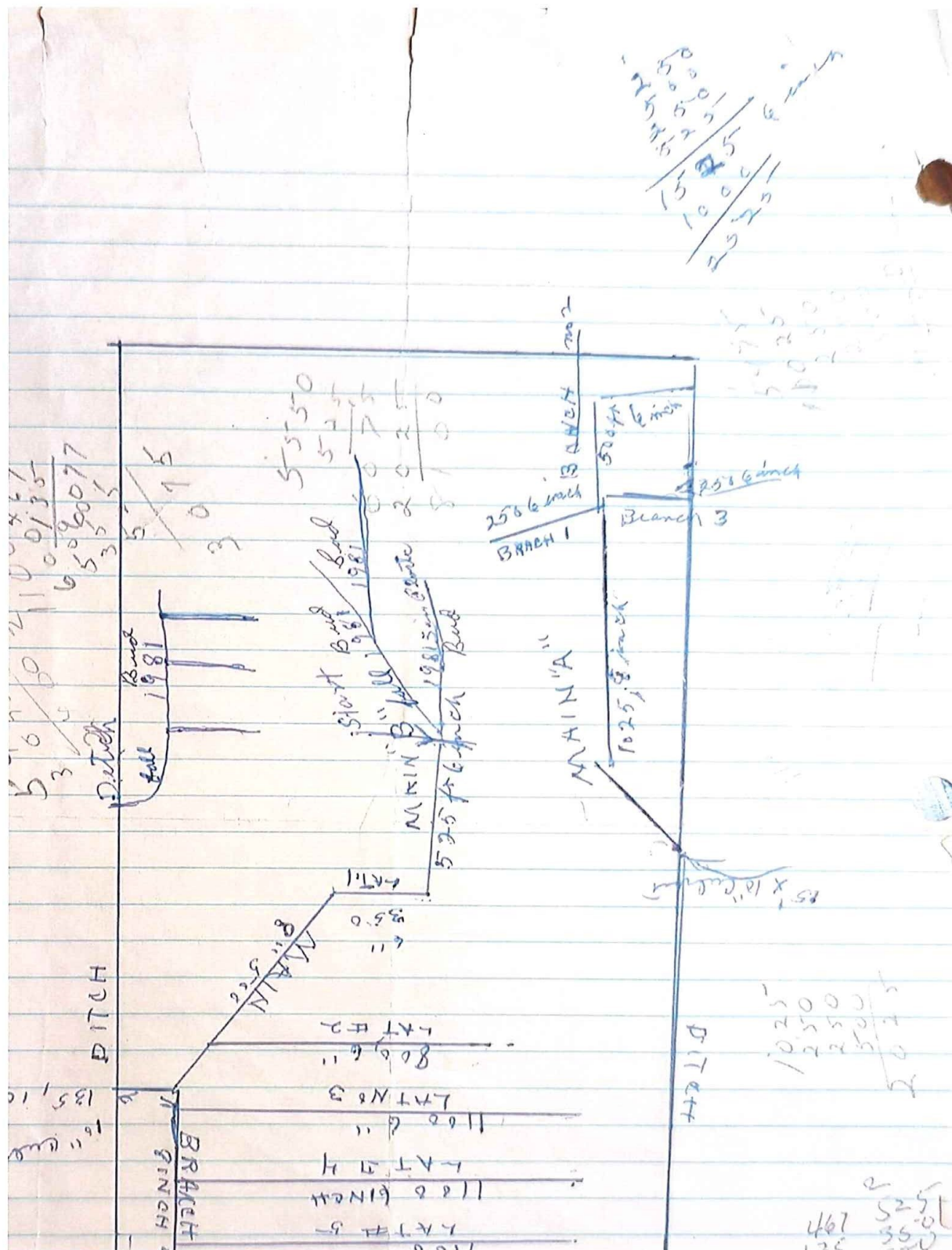
O.T. to Nic. Co. 78

④ 80.0

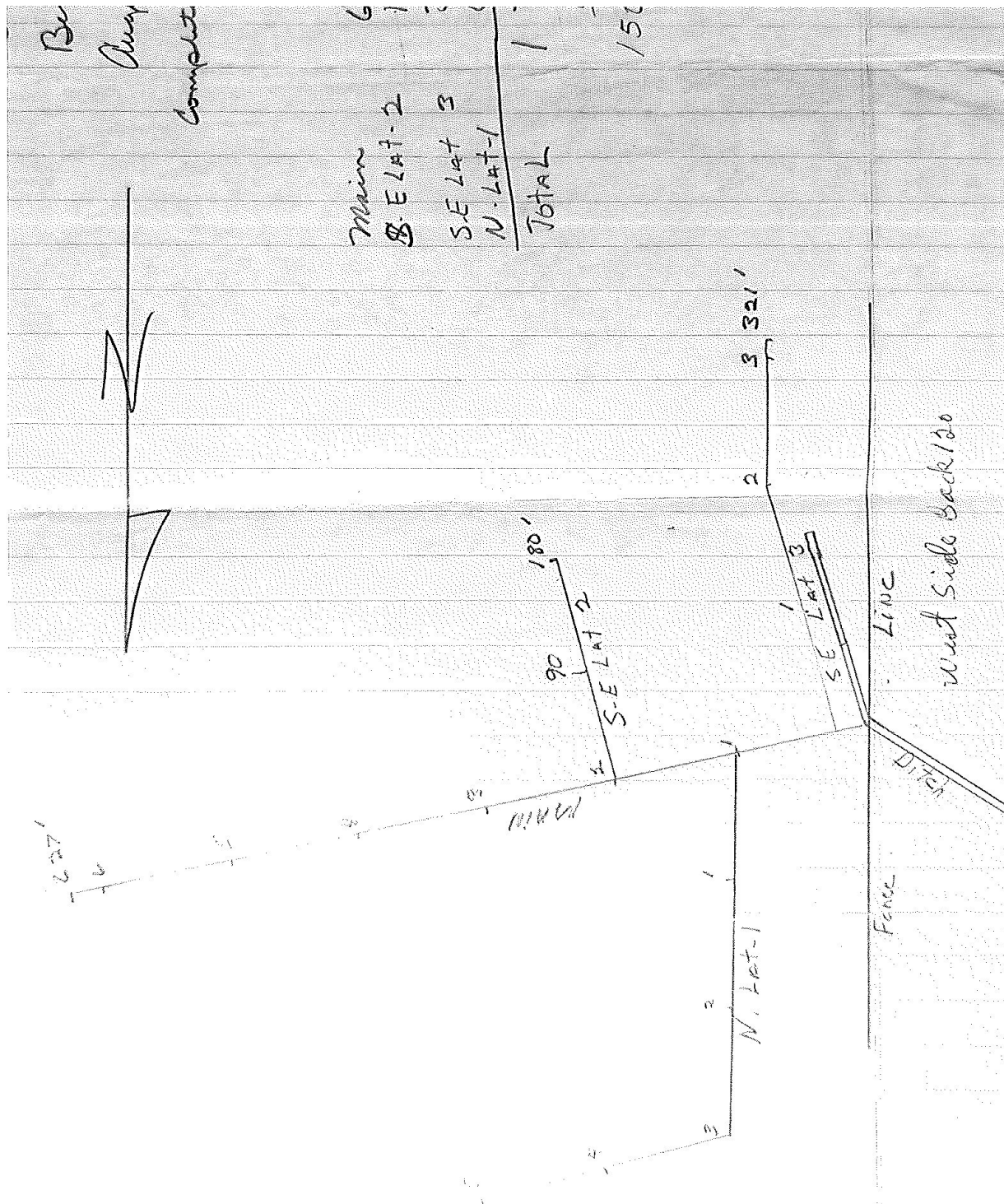
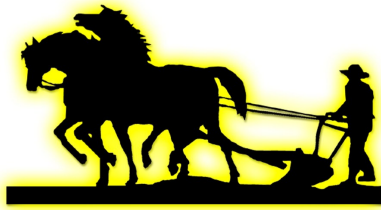


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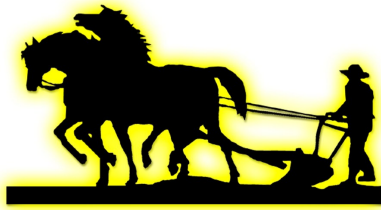
LAND COMPANY & AUCTION SERVICE LLC







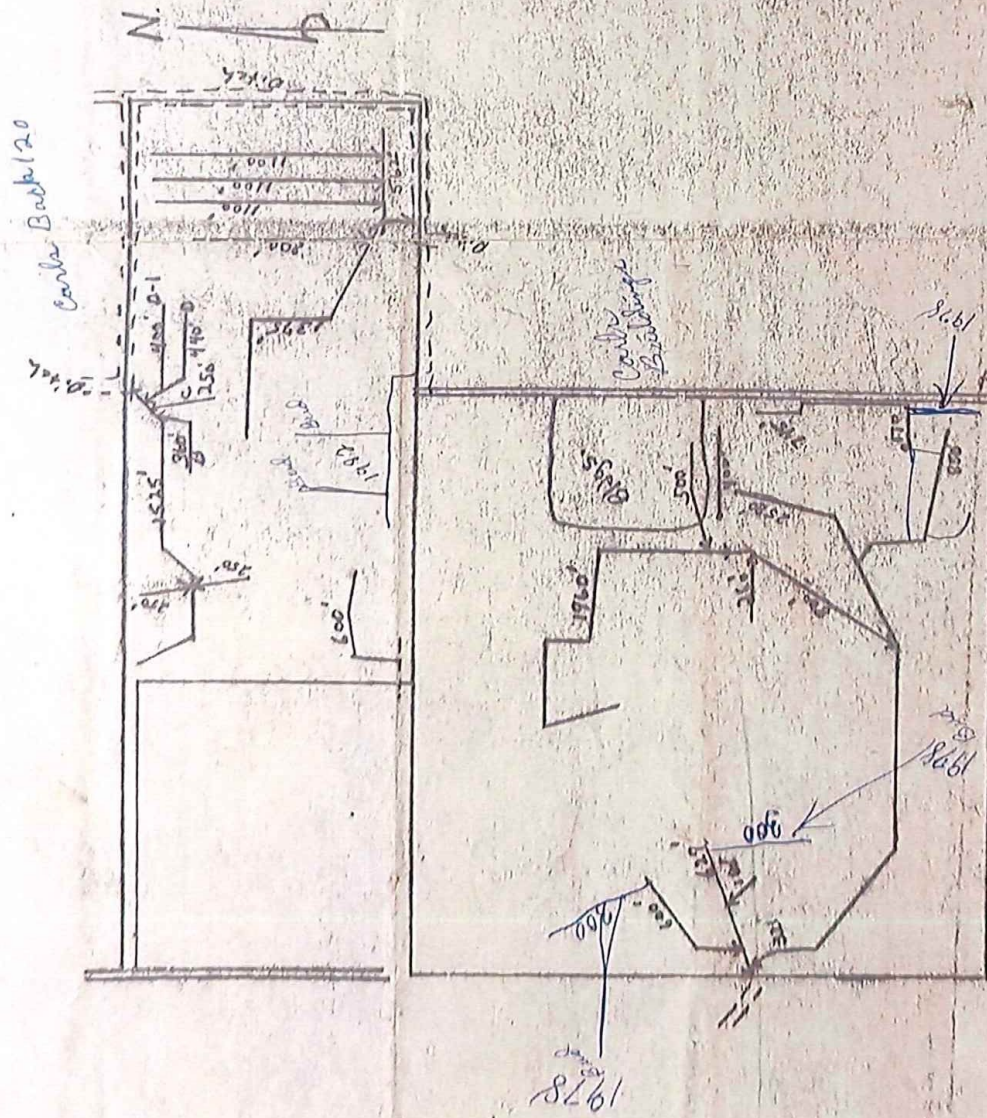




# MAGES

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Master Plan as built







# Parcel 5 & 6 Overview

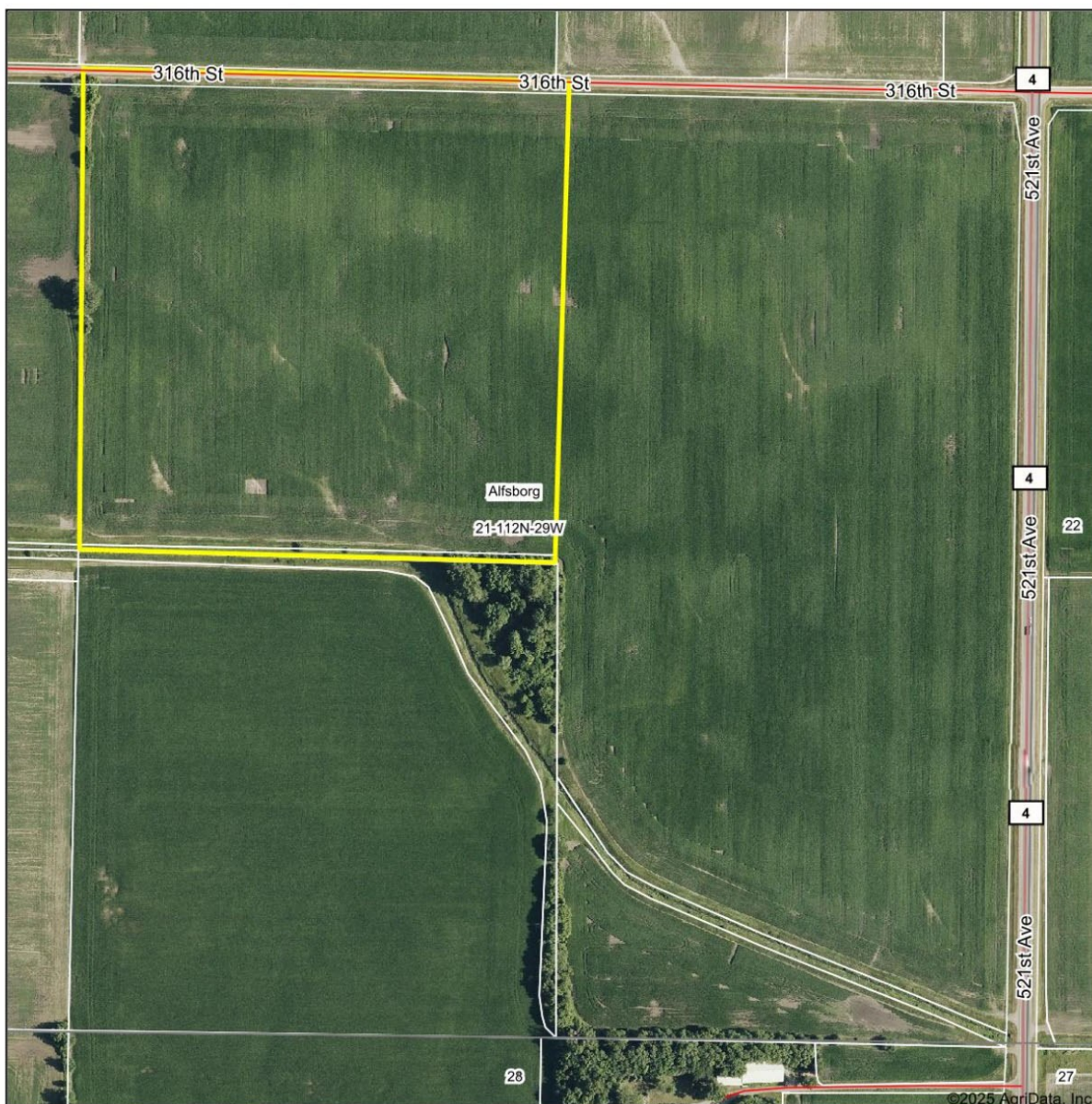


# MAGES

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## Parcel 5 Map Overview

Aerial Map



Boundary Center: 44° 29' 28.44, -94° 19' 8.28

0ft 430ft 859ft

21-112N-29W  
Sibley County  
Minnesota



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

9/22/2025



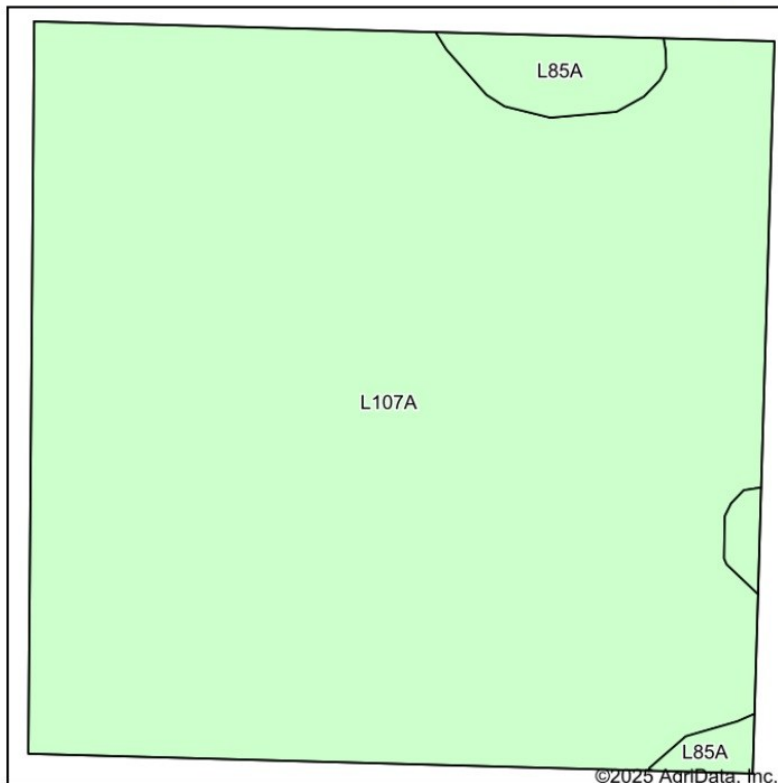


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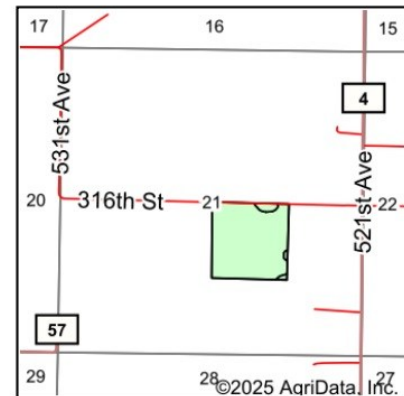
LAND COMPANY & AUCTION SERVICE LLC

## Parcel 5 Soil Map Overview

### Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Sibley**  
 Location: **21-112N-29W**  
 Township: **Alfsborg**  
 Acres: **39.96**  
 Date: **9/22/2025**

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN143, 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 |
|------------------|---|-------|------------------|------------------|--------------------|------------------|---------------|-----------------------|-------------------|
| L107A            | Canisteo-Glencoe complex, 0 to 2 percent slopes | 38.38 | 96.0%            | IIw              | 91                 | 81               | 72            | 68                    | 81                |
| L85A             | Nicollet clay loam, 1 to 3 percent slopes       | 1.58  | 4.0%             | Iw               | 99                 | 81               | 81            | 74                    | 81                |
| Weighted Average |   |       |                  | 1.96             | 91.3               | *n 81            | *n 72.4       | *n 68.2               | *n 81             |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

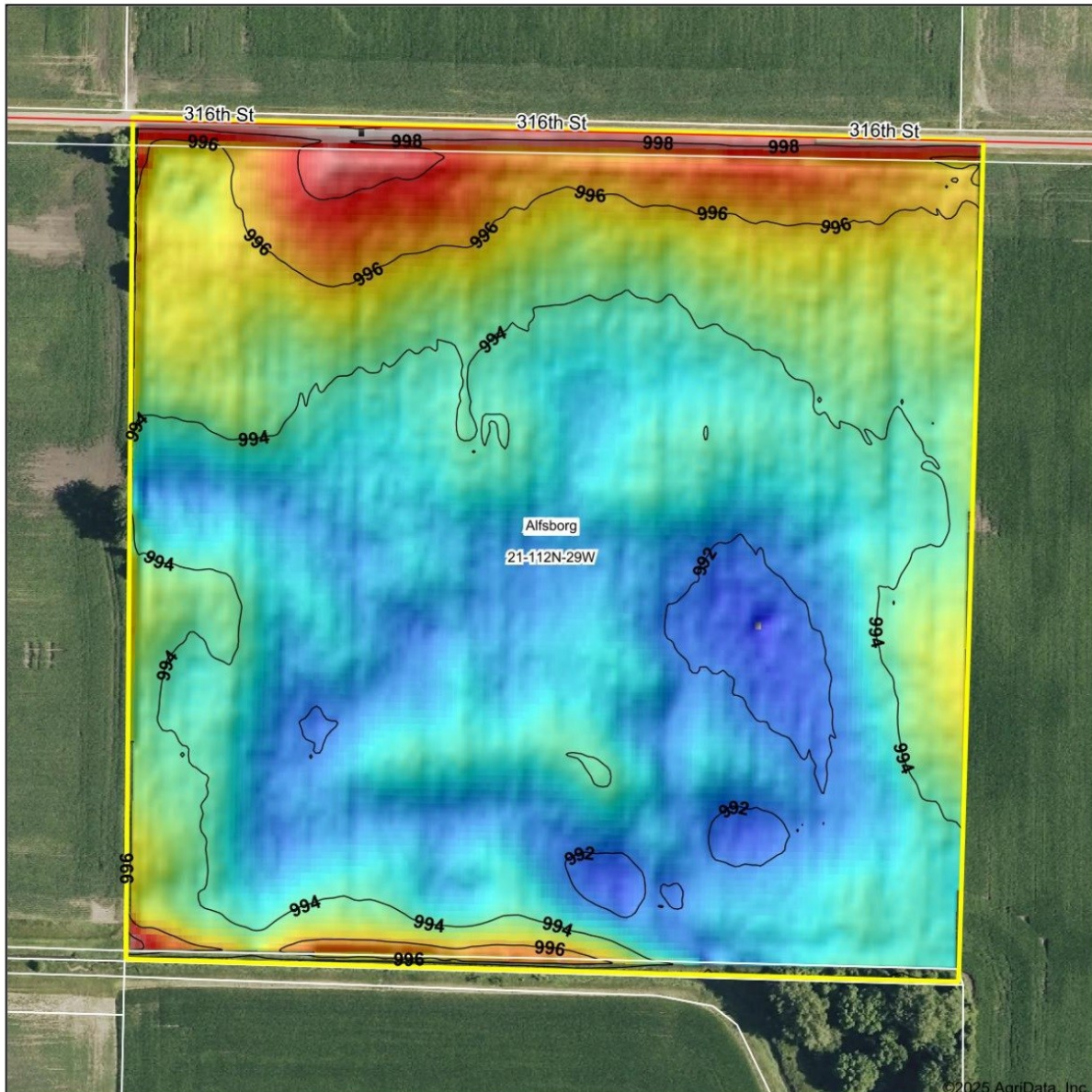


# MAGES

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## Parcel 5 Topography Map Overview

### Topography Hillshade



Low Elevation High

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 991.1  
Max: 1,000.1  
Range: 9.0  
Average: 994.0  
Standard Deviation: 1.57 ft

0ft 244ft 488ft



9/22/2025

21-112N-29W  
Sibley County  
Minnesota

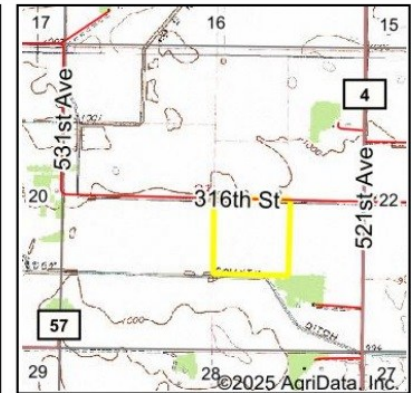
Boundary Center: 44° 29' 28.44, -94° 19' 8.28



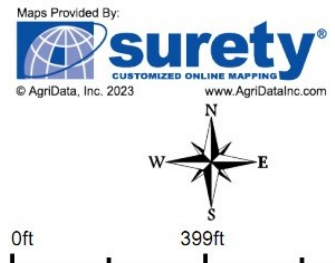


## Parcel 5 Wetland Map Overview

### Wetlands Map



State: **Minnesota**  
 Location: **21-112N-29W**  
 County: **Sibley**  
 Township: **Alfsborg**  
 Date: **9/22/2025**



| Classification Code | Type                              | Acres |
|---------------------|-----------------------------------|-------|
| PFO1A               | Freshwater Forested/Shrub Wetland | 0.07  |
| Total Acres         |                                   | 0.07  |

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



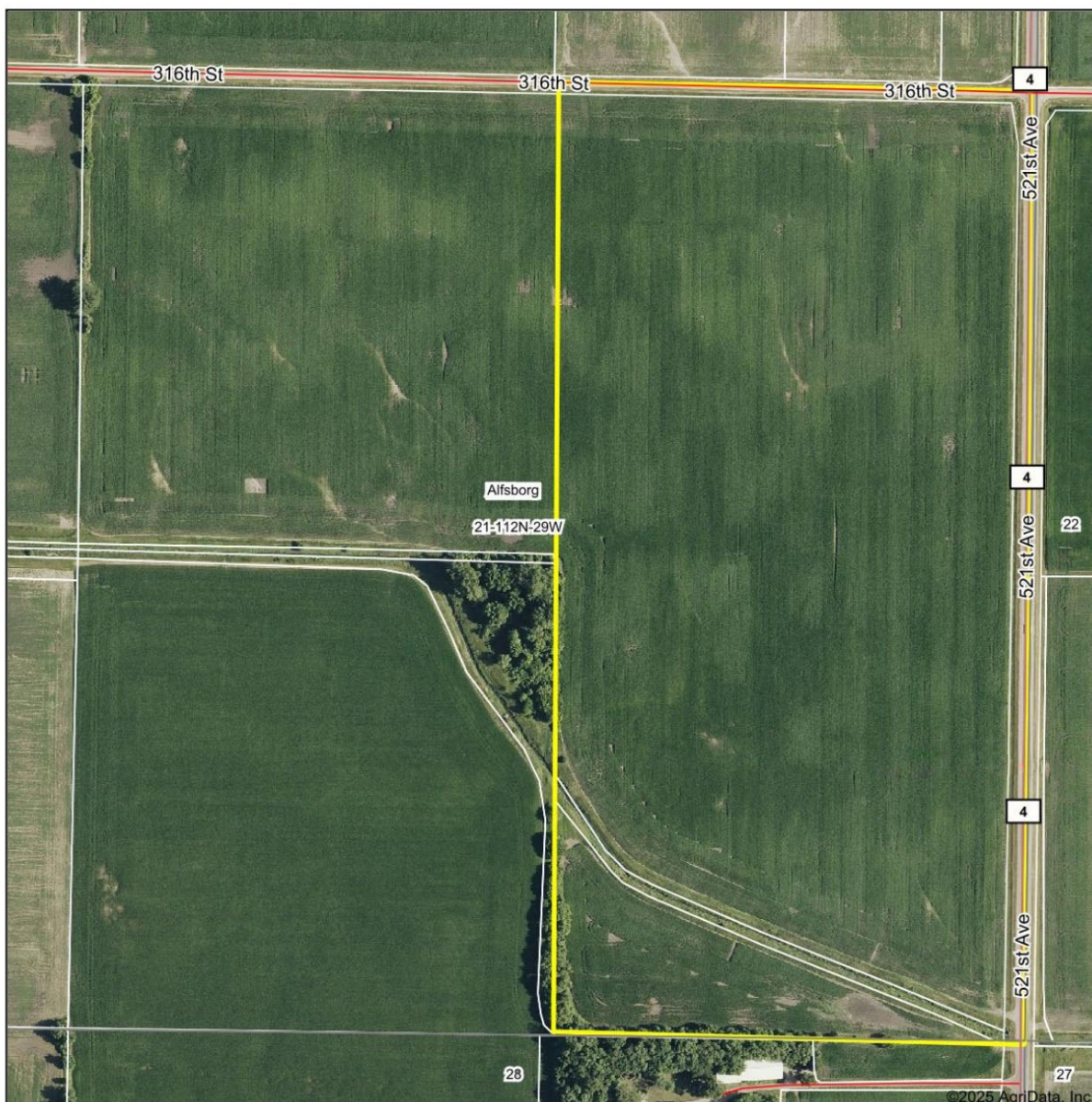


# MAGES

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## Parcel 6 Map Overview

Aerial Map



Boundary Center: 44° 29' 21.91, -94° 18' 50.3

0ft 430ft 860ft

21-112N-29W  
Sibley County  
Minnesota



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

9/22/2025



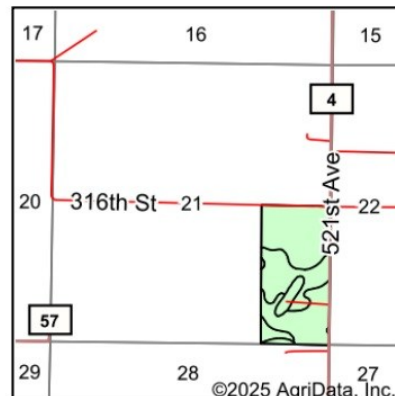
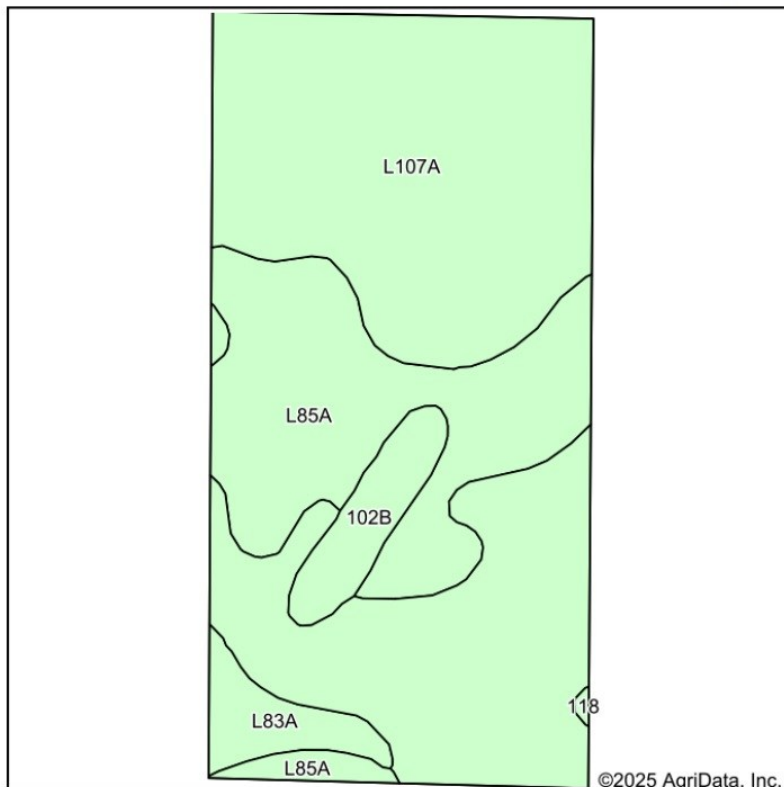


# MAGES

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## Parcel 6 Soil Map Overview

### Soils Map



State: **Minnesota**  
 County: **Sibley**  
 Location: **21-112N-29W**  
 Township: **Alfsborg**  
 Acres: **77.91**  
 Date: **9/22/2025**

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

| Area Symbol: MN143, 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 |
| L107A                                     | Canisteo-Glencoe complex, 0 to 2 percent slopes | 50.75 | 65.2%            | Ilw              | 91                 | 81               | 72            | 68                    | 81                |
| L85A                                      | Nicollet clay loam, 1 to 3 percent slopes       | 20.52 | 26.3%            | lw               | 99                 | 81               | 81            | 74                    | 81                |
| 102B                                      | Clarion loam, 2 to 6 percent slopes             | 3.51  | 4.5%             | Ile              | 95                 | 83               | 78            | 72                    | 83                |
| L83A                                      | Webster clay loam, 0 to 2 percent slopes        | 3.02  | 3.9%             | Ilw              | 93                 | 83               | 78            | 71                    | 82                |
| 118                                       | Crippin loam, 1 to 3 percent slopes             | 0.11  | 0.1%             | le               | 100                | 86               | 71            | 72                    | 86                |
| Weighted Average                          |   |       |                  | 1.74             | 93.4               | *n 81.2          | *n 74.9       | *n 69.9               | *n 81.1           |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

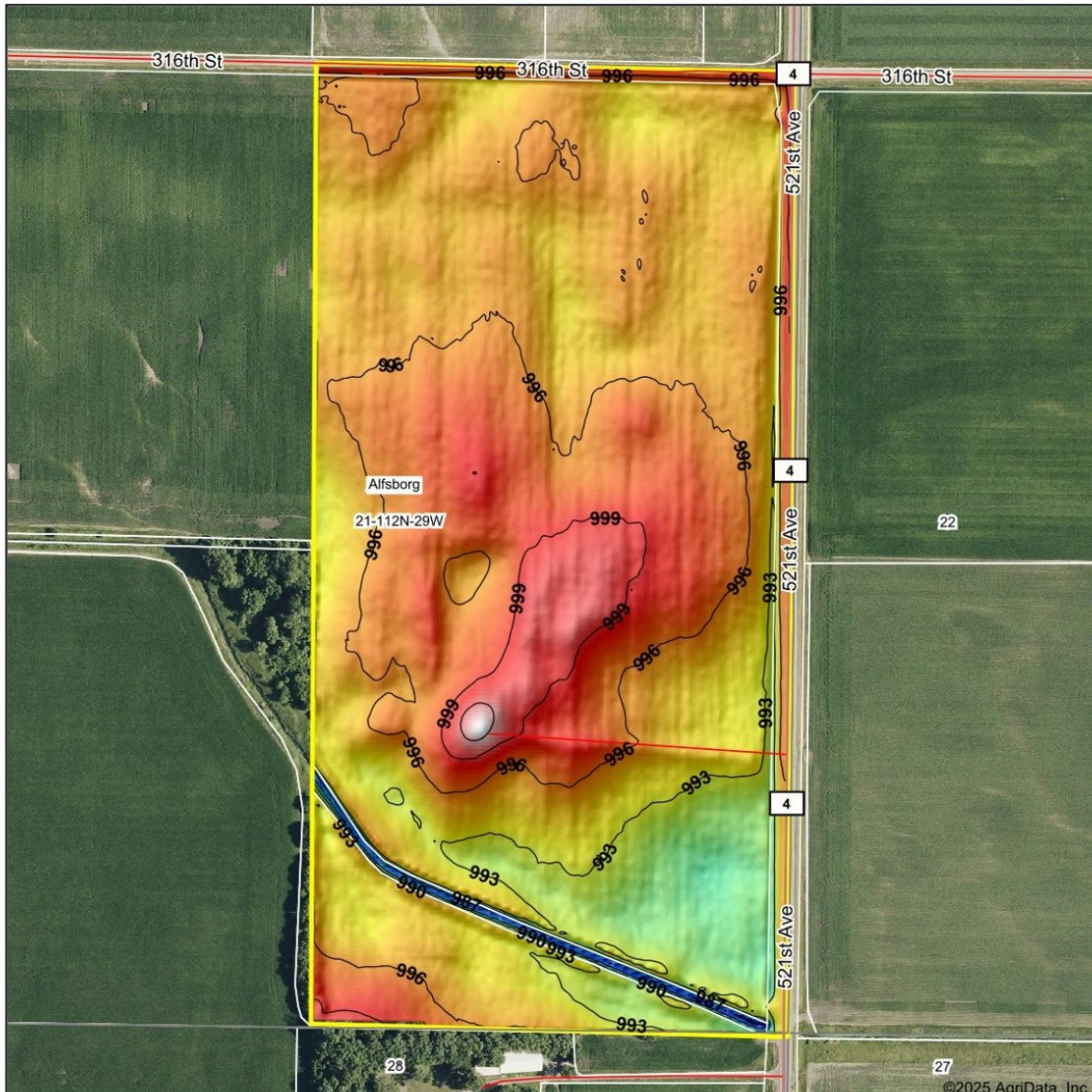


# MAGES

LAND COMPANY & AUCTION SERVICE LLC

## Parcel 6 Topography Map Overview

### Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem  
Interval(ft): 3

0ft 423ft 847ft

Min: 983.3  
Max: 1,003.9  
Range: 20.6  
Average: 995.3  
Standard Deviation: 2.26 ft



21-112N-29W  
Sibley County  
Minnesota

Boundary Center: 44° 29' 21.91, -94° 18' 50.3

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.



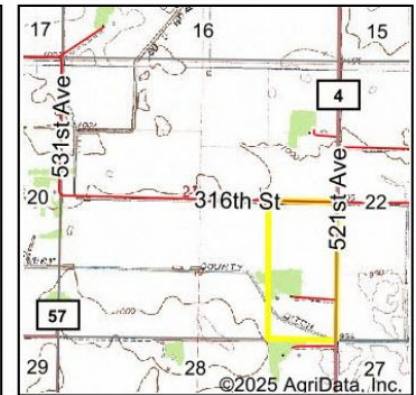
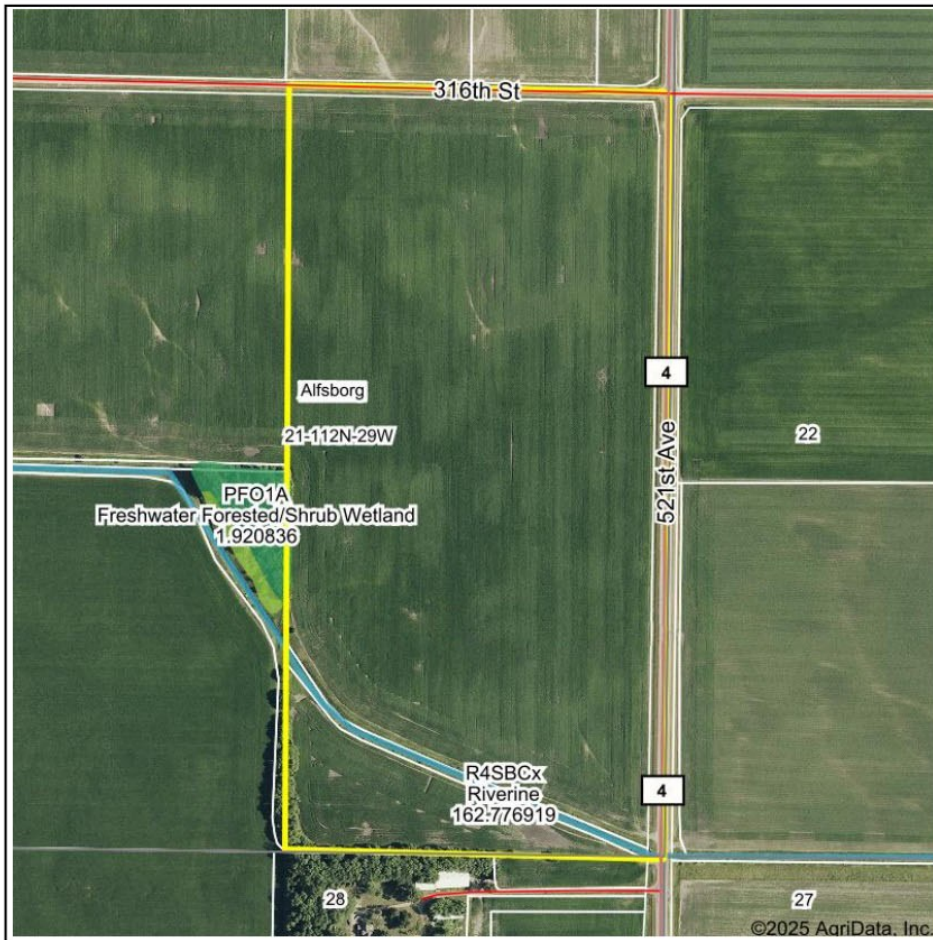


# MAGES

LAND COMPANY & AUCTION SERVICE LLC

## Parcel 6 Wetland Map Overview

### Wetlands Map



State: **Minnesota**  
Location: **21-112N-29W**  
County: **Sibley**  
Township: **Alfsborg**  
Date: **9/22/2025**

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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0ft 660ft 1320ft

| Classification Code | Type                              | Acres |
|---------------------|-----------------------------------|-------|
| R4SBCx              | Riverine                          | 0.68  |
| PFO1A               | Freshwater Forested/Shrub Wetland | 0.14  |
| Total Acres         |                                   | 0.82  |

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



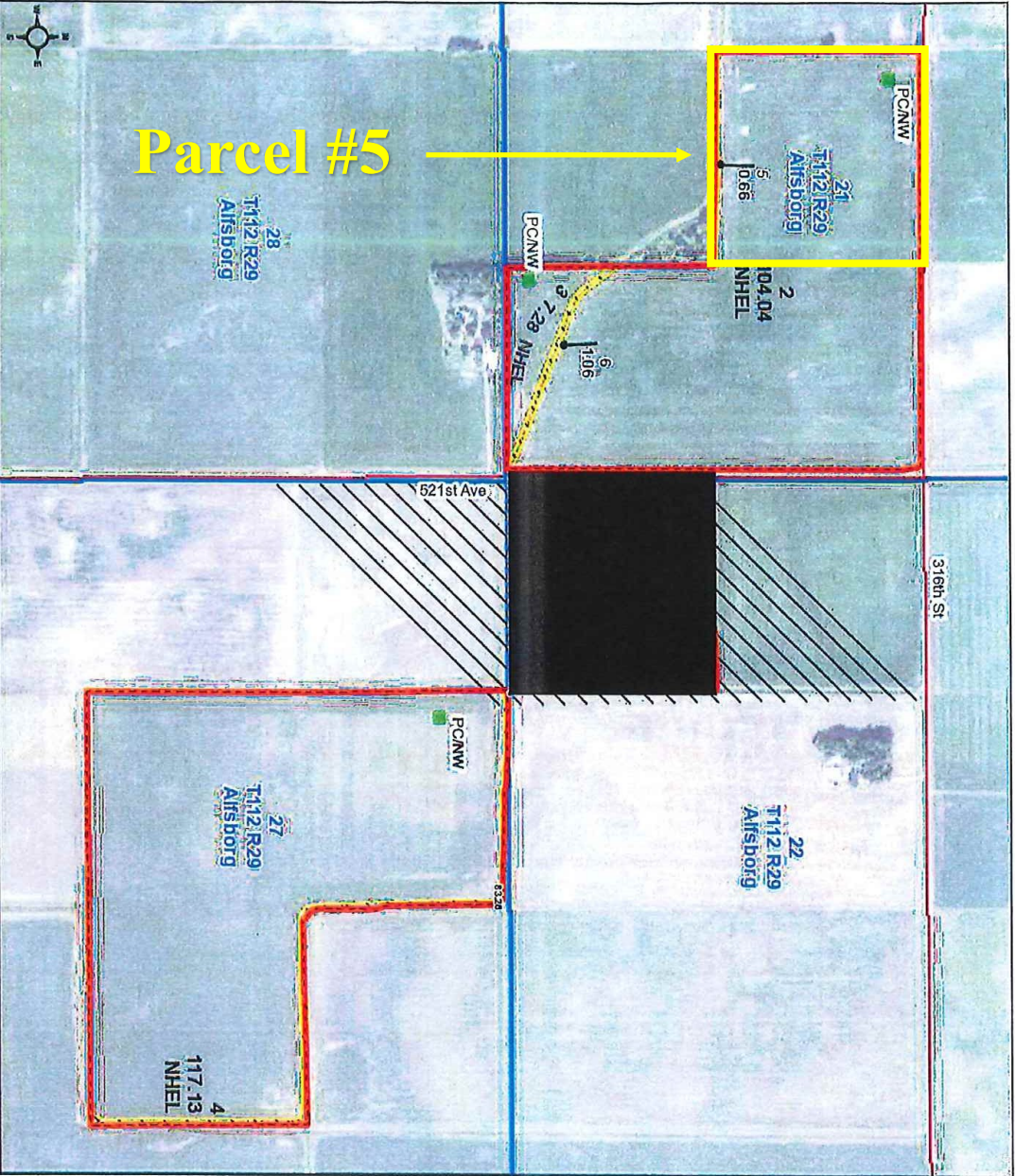


# MAGES

LAND COMPANY & AUCTION SERVICE LLC



Sibley County, Minnesota



Parcel #5

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Farm 9820

Tract 9934

2025 Program Year

Map Created April 15, 2025



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**  
 // Non-Cropland  
 Cropland  
 Tract Boundary

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▲ Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 264.40 acres



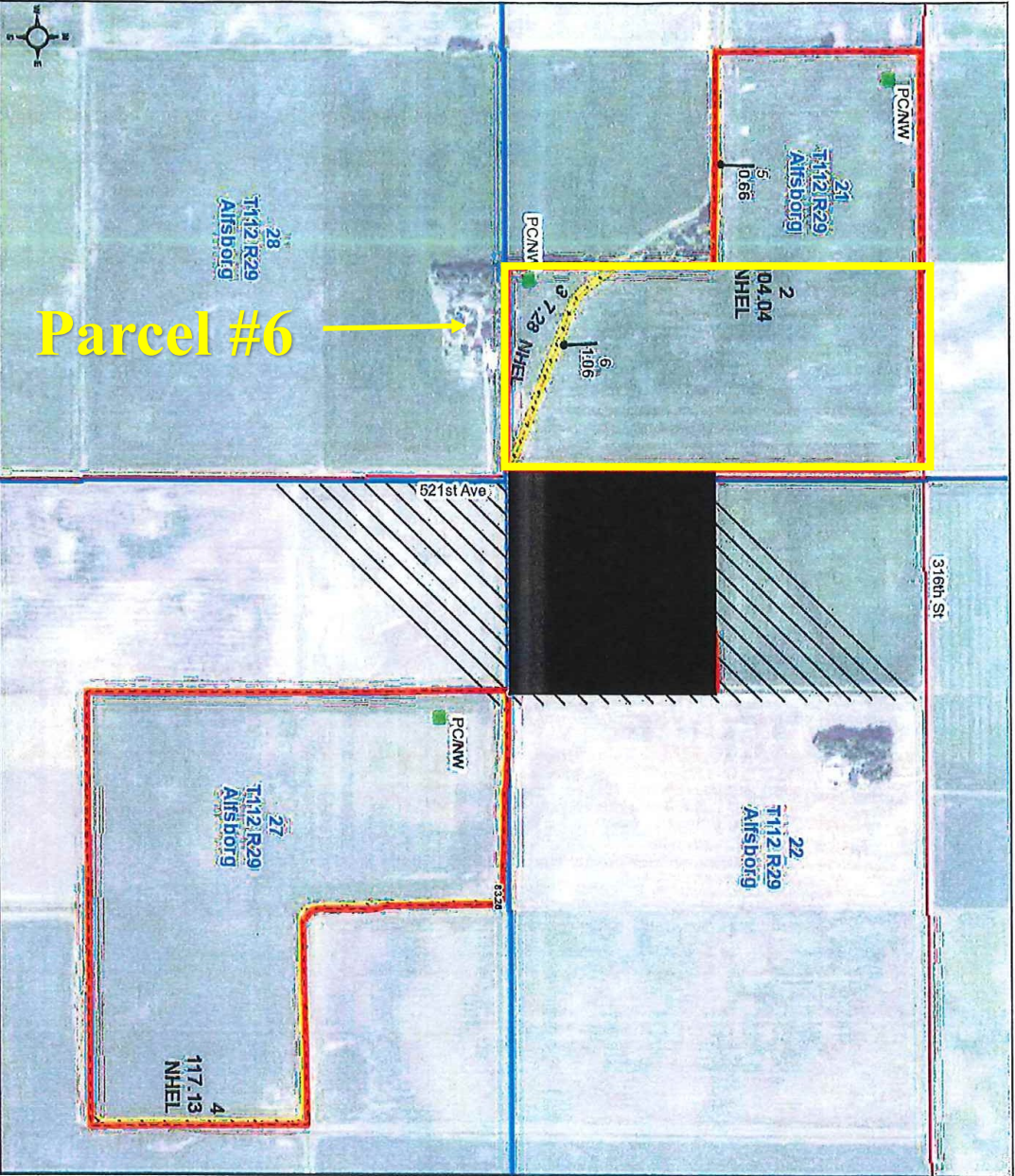


# MAGES

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Sibley County, Minnesota



Parcel #6

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.

Farm 9820  
Tract 9934

2025 Program Year  
Map Created April 15, 2025



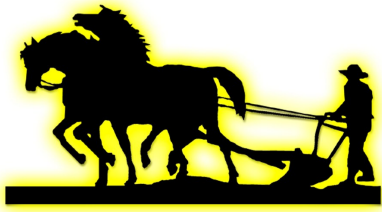
Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Avena, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

**Common Land Unit**

**Wetland Determination Identifiers**

Tract Cropland Total: 264.40 acres





# MAGES

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ArcGIS Web Map





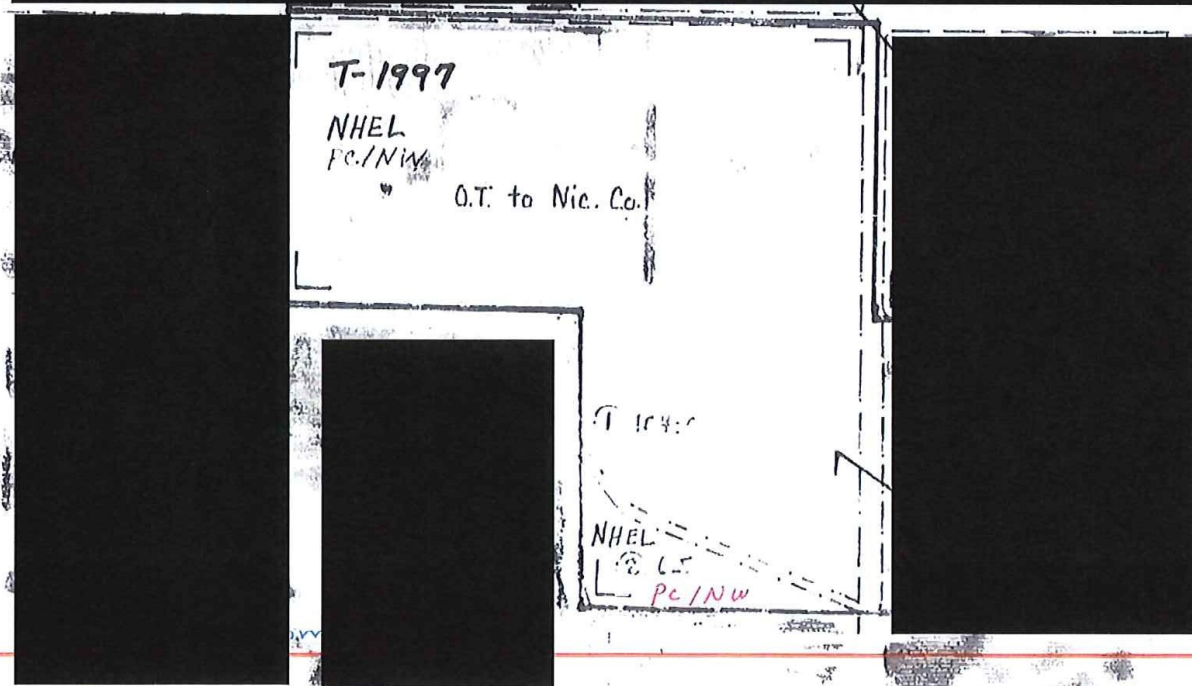
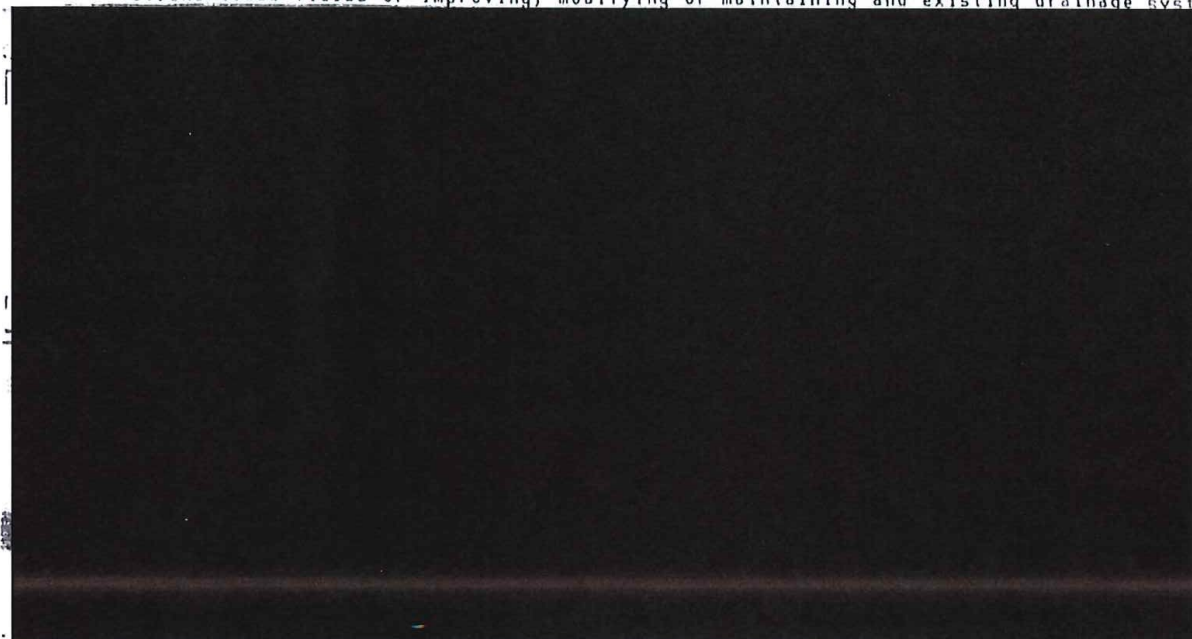


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TRACT NUMBER INT = MULTIPLE TRACT NUMBER HLL = HIGHLY ERODIBLE LAND HW = MINIMAL EFFECT WETLAND (EXEMPT)  
WETLAND ICW = CONVERTED WETLAND IPHEL = NON-HIGHLY ERODIBLE HWC, HWN, HWR = SPECIAL COND. (SEE SCSS)  
FARMED WETLAND IHA = NON-AGRICULTURAL PC = PRIOR CONVERTED WETLAND NC = NON-CROPLAND PHOTO NO.  
NON-WETLAND IAW = ARTIFICIAL WETLAND ECW = EXEMPT (COMMENCED) CONVERTED WETLAND  
COUNTY *Sibley* INOT TOI REPRODUCED CROP  
SCALE *Jan. 1995* YR. *I-8*

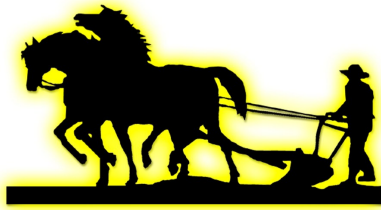
WARNING: Contact NRCS before draining, dredging, filling, or leveling any wet areas or wetland coded fields or improving, modifying or maintaining and existing drainage system.





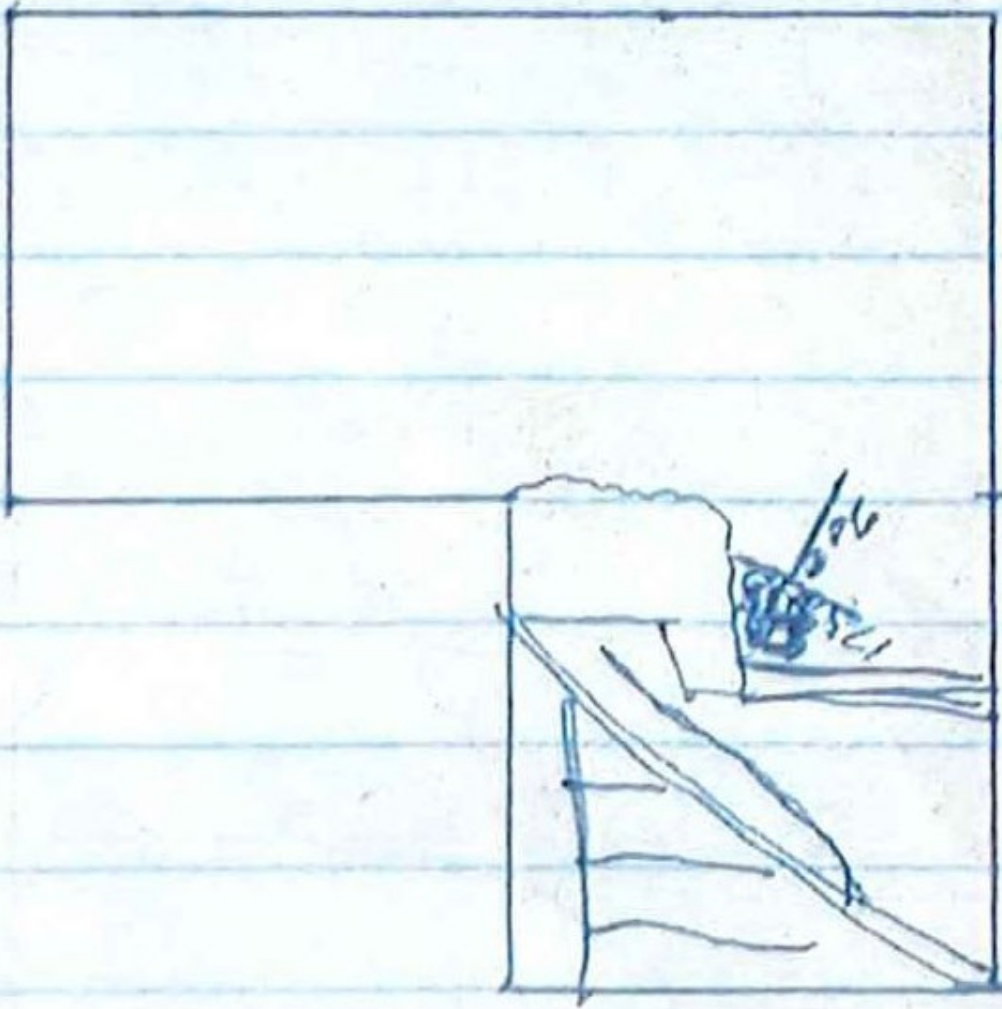

$$\begin{array}{r} 2 \\ 100 \\ 100 \\ 200 \\ 175 \\ 125 \\ 650 \\ 550 \\ \hline 1910 \end{array}$$





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**LAND COMPANY & AUCTION SERVICE LLC**

MN<sub>2</sub>-607

545  
 rods

UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
SKETCH MAP

(Farm outlined in red)

COOPERATOR Les Robinson

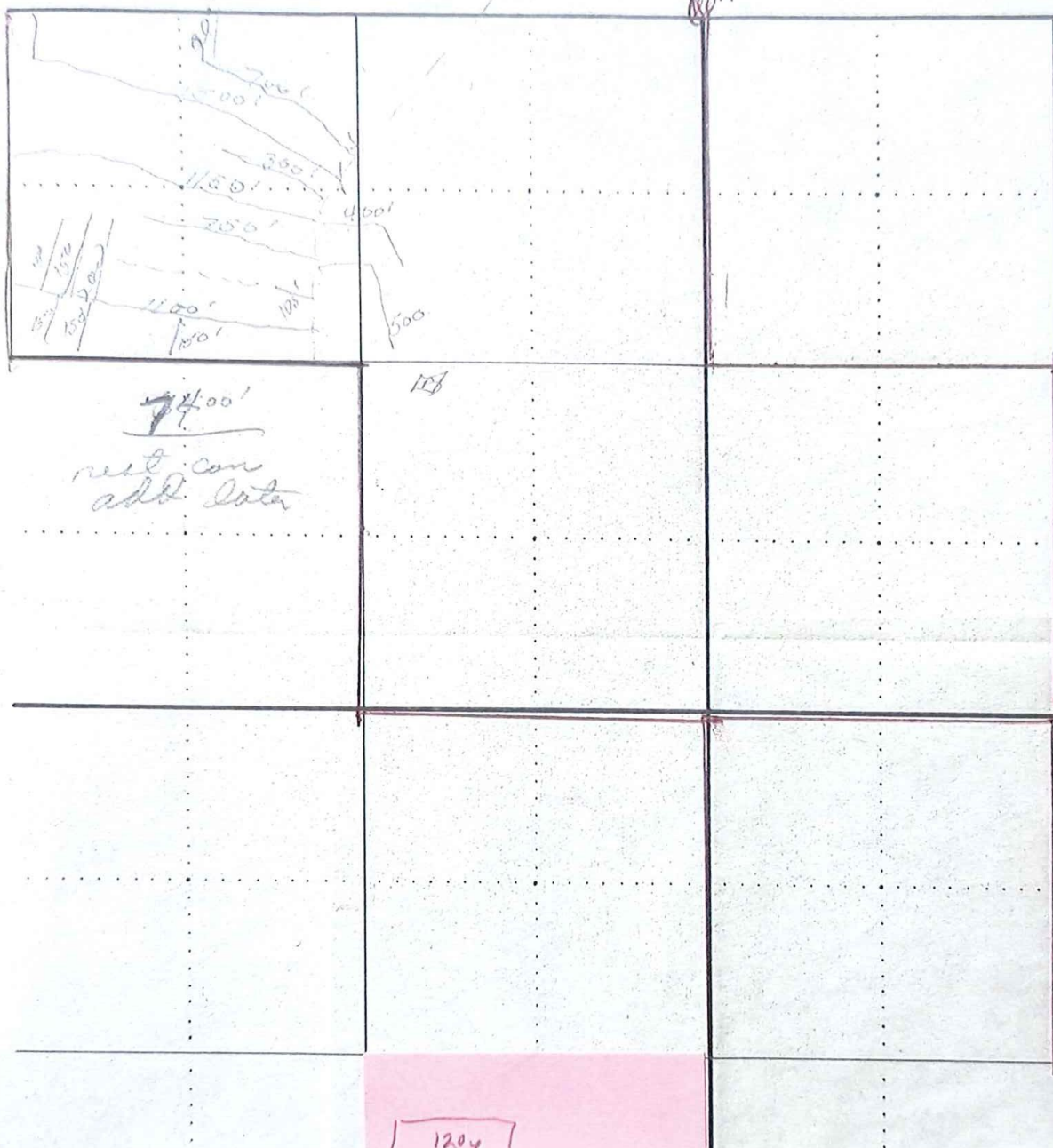
DESCRIPTION Alfabor

TOWNSHIP 21-22-27

AGREE

DATE \_\_\_\_\_

SCALE







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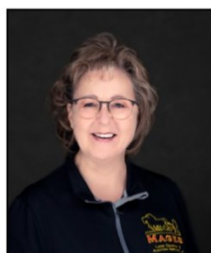
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