



TONY MONTGOMERY REALTY & AUCTION COMPANY
507-259-7502 • 507-421-0232 • www.tmracompany.com

Matt Sell Trust Grain System Facility AUCTION

Friday, February 26th, 2021
Starting Time: 10:30 am

Location: "On-Site" 28441 County Road 25 Elgin, MN 55932. (North end of Elgin, take County Road 25 East .4 miles. Facility on Right.)

Auctioneer's Note: This Live Auction event for the Matt Sell Estate will give an opportunity for everyone to participate in owning one of the area's finest grain setups in the Southeastern Minnesota. All who participate as potential buyers at open houses, special appointments or live auction will be required to follow all mandated existing Covid-19 rules to include masks and social distancing measures.

Over 500,000 bu. Total Capacity!



OPEN HOUSE / INSPECTION:

The facility will be open for inspection Saturday, February 6th 2021 from 11:00AM-1:00 PM. Or by appointment call Tony @ 507-259-7502, Brad @ 507-421-0232, or Chelsie @ 507-421-0351

540 North Wabasha St. • Plainview, MN 55964

Attributes affiliated:

- This setup operates by Natural Gas consisting of a 4" pipe rated at 50 PSI
- MC L4145 DRYER installed July 2012.
- Electrical Power consists of 480V 3-Phase with full self-containing buildings.
- 115' Leg paddle conveyor facilitates to various bins strategically distributed.
- Full Air System w/ 6" pipe, air locks, and a 75HP blower system.
- 5.5 +/- Surveyed Acres with legal of record.
- All located on a hard surface road
- 60'x180' clear span pole building w/ reinforced sidewalls with 100,000 bu. capacity and an interior movable wall burrier.
- Quonset w/ 25,000 bu. Capacity (Currently used for shillings)
- BINS:
 - 2015 GSI 106,500 bu. capacity bin with aeration
 - Qty 3 – 65,000 bu. capacity bins w/ aeration
 - Qty 2 – 30,000 bu. capacity bins w/ aeration
 - 12,000 bu. capacity wet bin
 - 3,000 bu. capacity bin
- Pit – U-trough, auger, and lower half of pit steel replaced in summer 2016.

Terms of Sale: All interested parties are encouraged to have their financing secured prior to auction as there will be no contingencies allowed in the sale of this property. Buyer and seller shall enter into a purchase agreement immediately at the conclusion of the auction whereas the buyer will submit \$100,000 down in form of earnest money. A 2% buyers' premium will be added to the final bid price to achieve full contract purchase price. All earnest money provided by the buyer shall be at risk if buyer fails to close and seller provides a clear marketable title. Closing on the subject property shall take place on or before May 3rd, 2021.

Note: All information supplied by owner and Tony Montgomery Realty & Auction Company and its agents is believed to be correct, however, no guarantees the as to its accuracy. All information contained herein has been obtained from deemed reliable sources. It is the perspective purchaser's responsibility to do their own "due diligence" regarding all aspects of the purchase of this property. Any and all announcements made day of auction shall take precedence over any previous statements made written or oral.

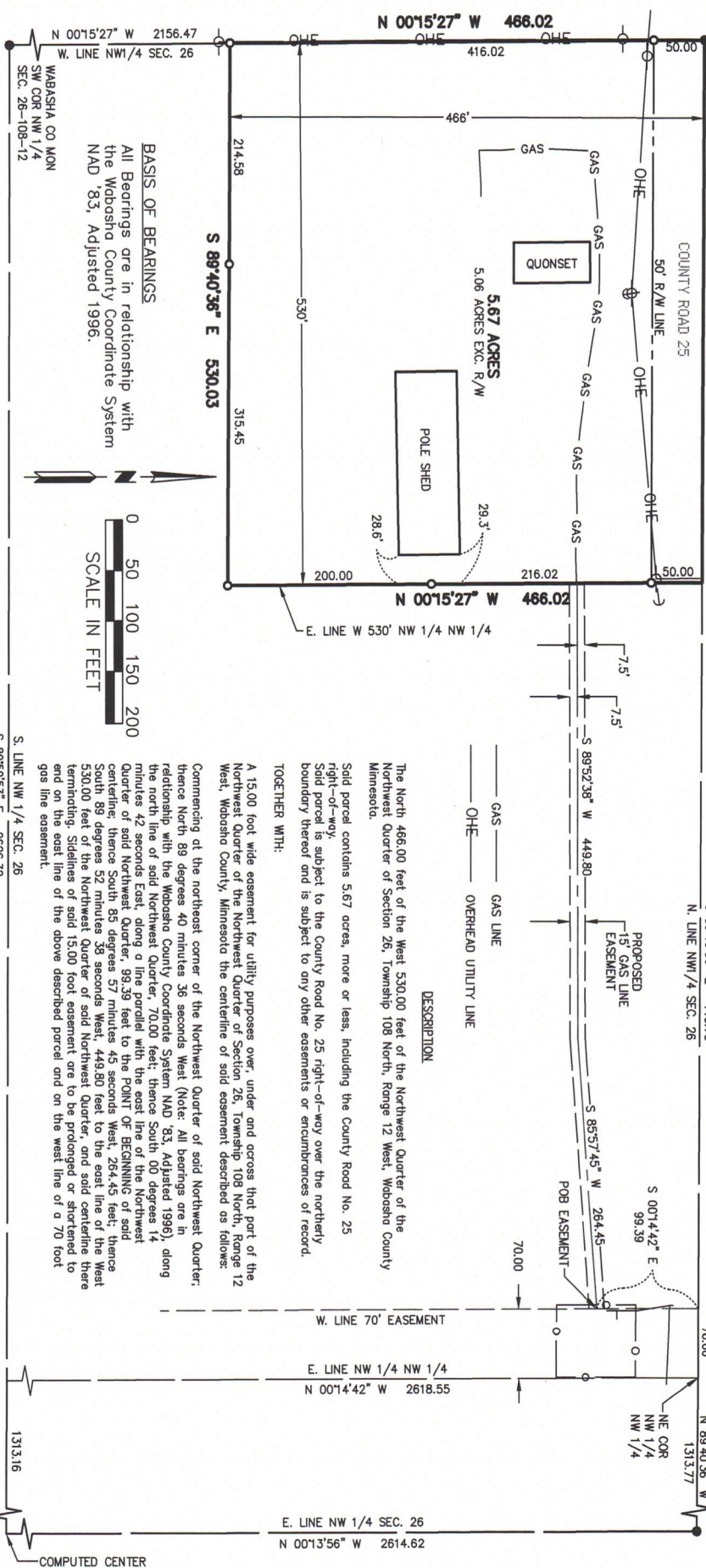
WABASHA CO MON
NW COR NW 1/4
SEC. 26-108-12

S 89°40'36" E 530.03

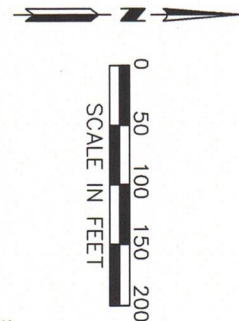
CERTIFICATE OF SURVEY
PART OF THE NW 1/4
SECTION 26, T 108 N, R 12 W
WABASHA COUNTY, MINNESOTA

S 89°40'36" E 713.73
N. LINE NW 1/4 SEC. 26

WABASHA CO MON
NE COR NW 1/4
SEC. 26-108-12



BASIS OF BEARINGS
All Bearings are in relationship with the Wabasha County Coordinate System NAD '83, Adjusted 1996.



DESCRIPTION
The North 466.00 feet of the West 530.00 feet of the Northwest Quarter of the Northwest Quarter of Section 26, Township 108 North, Range 12 West, Wabasha County Minnesota.
Said parcel contains 5.67 acres, more or less, including the County Road No. 25 right-of-way.
Said parcel is subject to the County Road No. 25 right-of-way over the northerly boundary thereof and is subject to any other easements or encumbrances of record.
TOGETHER WITH:
A 15.00 foot wide easement for utility purposes over, under and across that part of the Northwest Quarter of Section 26, Township 108 North, Range 12 West, Wabasha County, Minnesota the centerline of said easement described as follows:
Commencing at the northeast corner of the Northwest Quarter of said Northwest Quarter; thence North 89 degrees 40 minutes 36 seconds West (Note: All bearings are in relationship with the Wabasha County Coordinate System NAD '83, Adjusted 1996), along the north line of said Northwest Quarter, 70.00 feet; thence South 00 degrees 14 minutes 42 seconds East, along a line parallel with the east line of the Northwest Quarter of said Northwest Quarter, 99.39 feet to the POINT OF BEGINNING of said easement; thence South 85 degrees 57 minutes 45 seconds West, 264.45 feet; thence South 89 degrees 52 minutes 36 seconds West, 449.80 feet to the east line of the West 530.00 feet of the Northwest Quarter of said Northwest Quarter, and said centerline there terminating. Sidelines of said 15.00 foot easement, are to be prolonged or shortened to end on the east line of the above described parcel and on the west line of a 70 foot gas line easement.

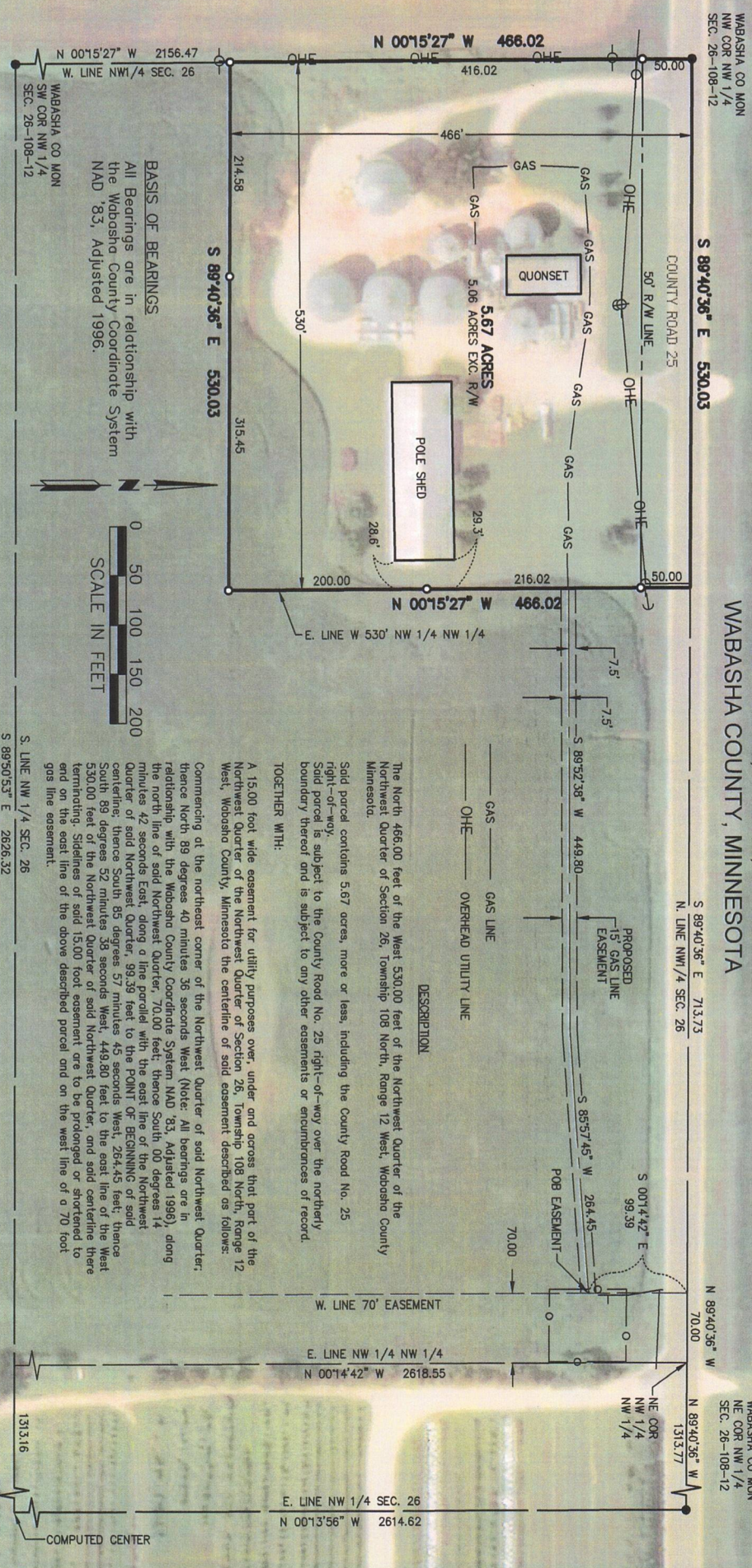
I hereby certify that this survey plan, or report, was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.
Date: 1/18/2021
LIC. NO.: 41814

W & M ENGINEERING & LAND SURVEYING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@W&MENGINEERING

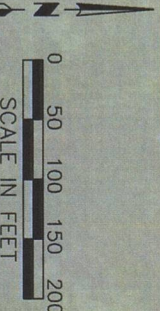
PROPERTY LOCATION MAP	SCALE: 1" = 100'	MONUMENTS	THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF: MATT SELL ELGIN, MN
	DATE: 1/18/2021 DRAWN BY: R.W.Z. JOB NUMBER: 3421 DWG. FILE: 34425C01 REVISION DATE:	<input checked="" type="radio"/> FOUND (TYPED UNLESS SET 58" PER UNITS NOTED OTHERWISE)	
SHEET 1 OF 1			

CERTIFICATE OF SURVEY

PART OF THE NW 1/4
SECTION 26, T 108 N, R 12 W
WABASHA COUNTY, MINNESOTA



BASIS OF BEARINGS
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DESCRIPTION	BEARING	DISTANCE
GAS	S 89°52'38" W	449.80
OHE	S 89°52'38" W	449.80
GAS	S 85°57'45" W	264.45
OHE	S 85°57'45" W	264.45
GAS	S 00°14'42" E	99.39
OHE	S 00°14'42" E	99.39
GAS	N 00°13'56" W	2614.62
OHE	N 00°13'56" W	2614.62

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 Land Surveyor under the laws of the State of Minnesota.

Date: 1/19/2021
LIC. NO.: 41814

WSE & M&S
ENGINEERING & LAND SURVEYING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

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	DATE: 1/19/2021 DRAWN BY: R.W.Z. JOB NUMBER: 3442 DWG. FILE: 3442SC01 REVISION DATE:	FOUNDING SURVEYOR NOTED OTHERWISE SET (SEE PER UNLESS NOTED OTHERWISE)	
SHEET 1 OF 1			