



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

ALBERT SCHRODER INC.

BARE LAND FOR SALE

30665 County Road 67 Elgin, MN 55932
Wabasha County, Elgin Township, Sections 29, 32, & 33
235.17 +/- Acres
209 +/- Acres Tillable

3842 75th Street NE Rochester, MN 55906
Olmsted County, Haverhill Township, Section 5
120 +/- Acres
79.5 +/- Acres Tillable

TMRA is proud to present The Albert Schroeder Corporation farmland. The Albert Schroeder Corp. has decided to sell its exceptional bare land through a public offering. There are 235.17 contiguous acres all located just west of Elgin approx. 1.3 miles along Co Rd 67. These 235.17 acres of land offer 209 +/- acres of tillable acres of which has some excellent notable soils such as Tama-Dinsmore, Richwood, Tama silt loam, Barremills silt loam which all carry CPI ratings in the 90s! There is an additional 120 acres of land located just NE of Rochester along 75th Street just 1.4 miles east of Hwy 63. This farm offers 79.5 +/- acres of tillable land with opportunities of building sites and more. There is also a Solar Panel lease that is in place on this property which offers some additional income from the land.

TMRA Note: All information contained herein this brochure is believed to be correct, however Tony Montgomery Realty & Auction Company and its agents, along with owners, do not guarantee any of the information as to its accuracy. It is the responsibility of the purchaser(s) to do their own due diligence as to the accuracy of such.

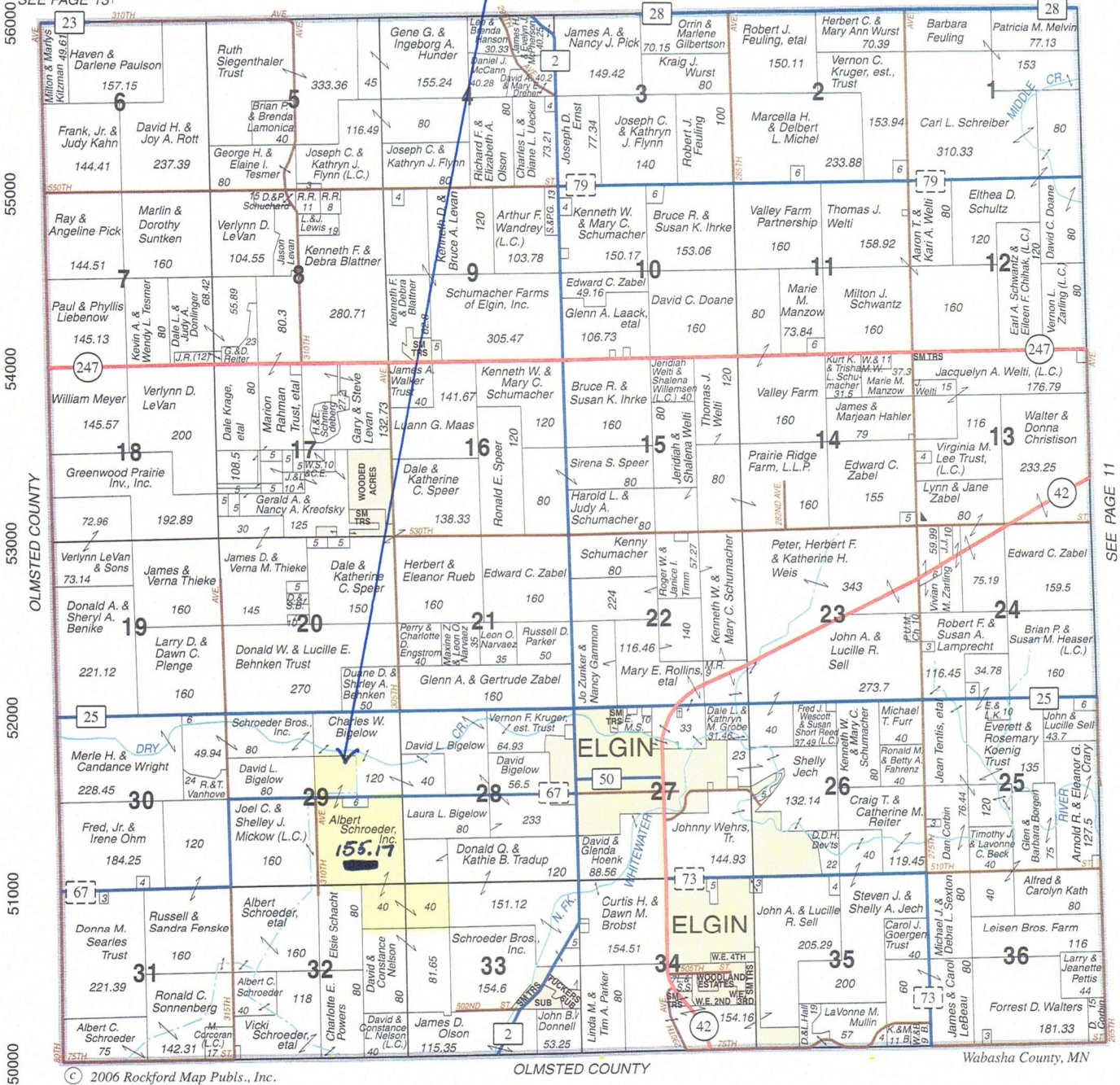
Subject Property

ELGIN

T.108N.-R.12W.

SEE PAGE 14

SEE PAGE 13

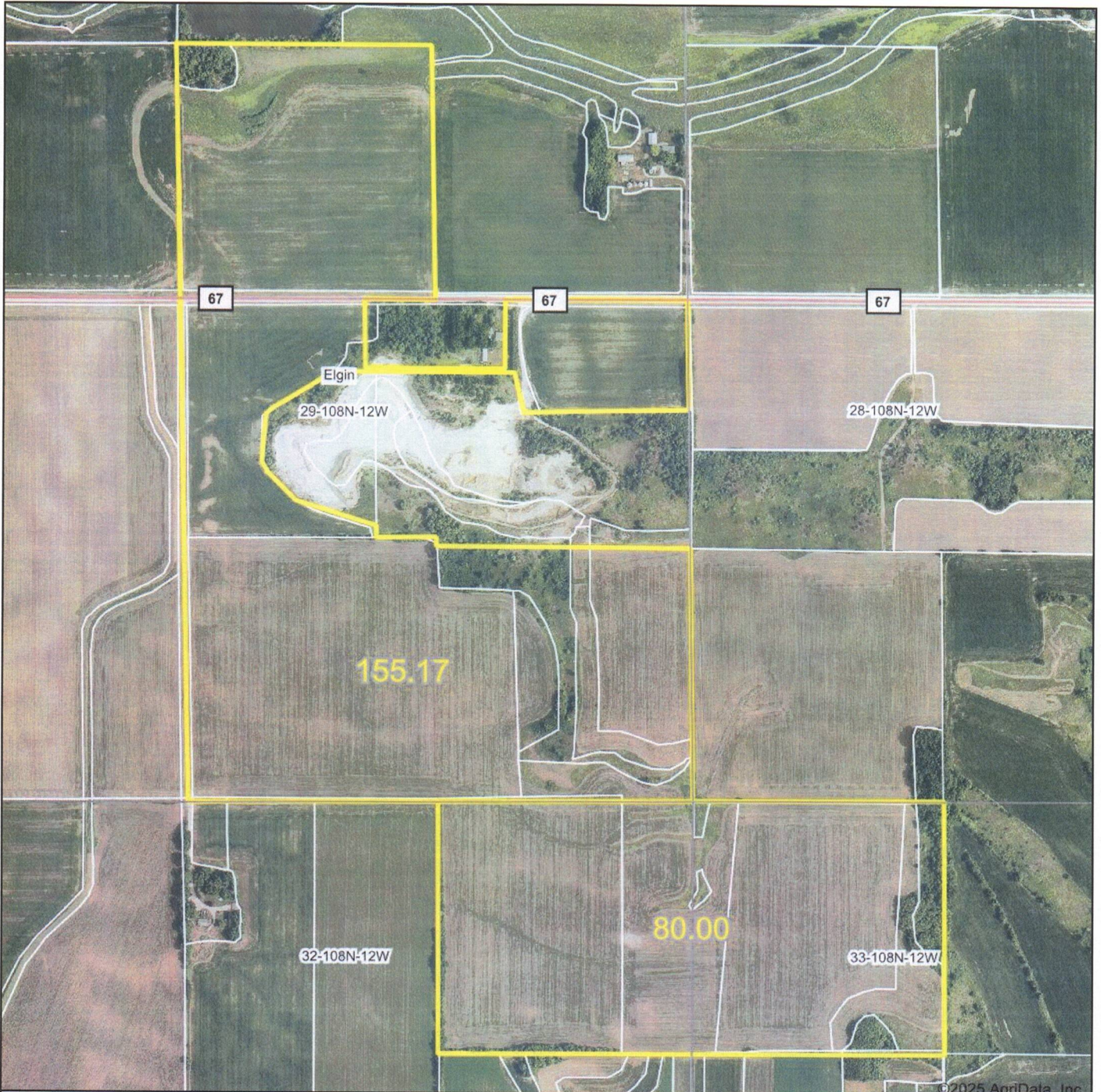


OLMSTED COUNTY

Wabasha County, MN

© 2006 Rockford Map Publs., Inc.

Albert Schroeder Inc Elgin Farms - 235.17 +/- Acres Aerial Map



Boundary Center: 44° 7' 32.83, -92° 16' 55.07

0ft 812ft 1625ft



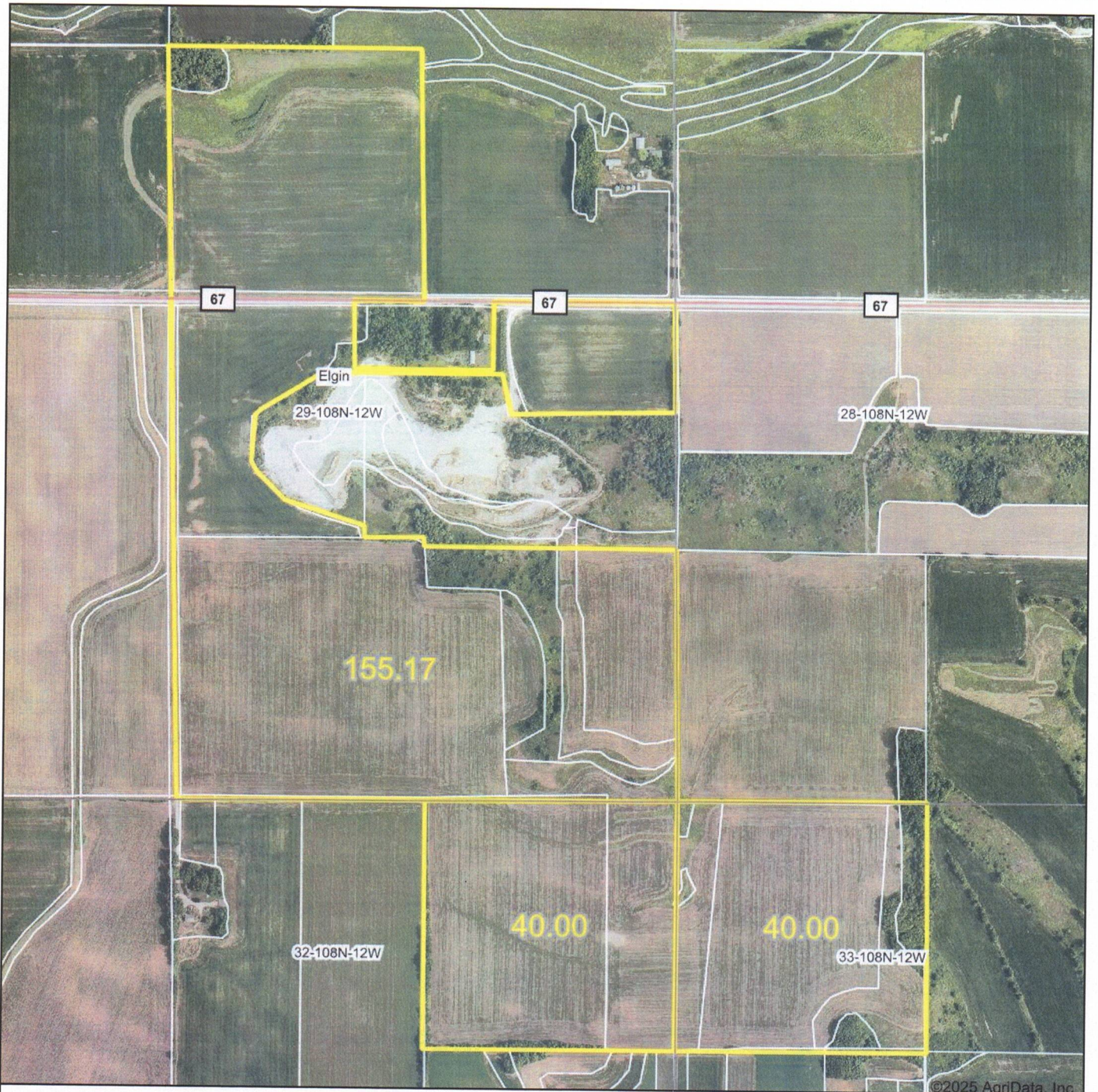
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

29-108N-12W
Wabasha County
Minnesota

3/3/2025

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

Albert Schroder Inc. Elgin Farms Aerial Map



Boundary Center: 44° 7' 32.82, -92° 16' 55.06

0ft 812ft 1625ft



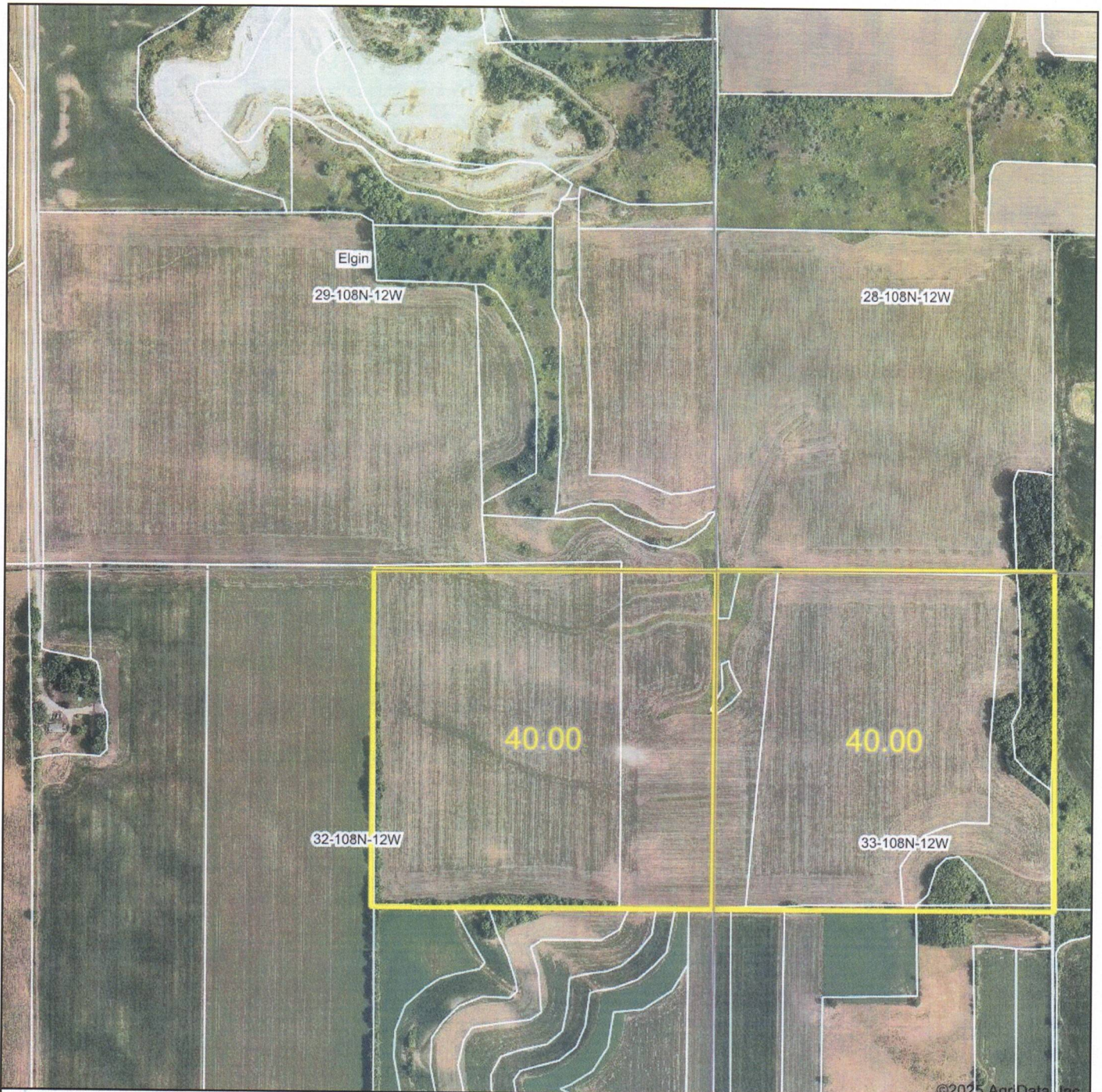
29-108N-12W
Wabasha County
Minnesota



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

3/3/2025

Albert Schroeder Inc. - South 2 - 40 Aerial Map

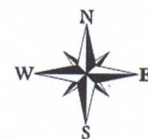


©2025 AgriData, Inc.



Boundary Center: 44° 7' 13.25, -92° 16' 45.92

0ft 603ft 1206ft



Maps Provided By:

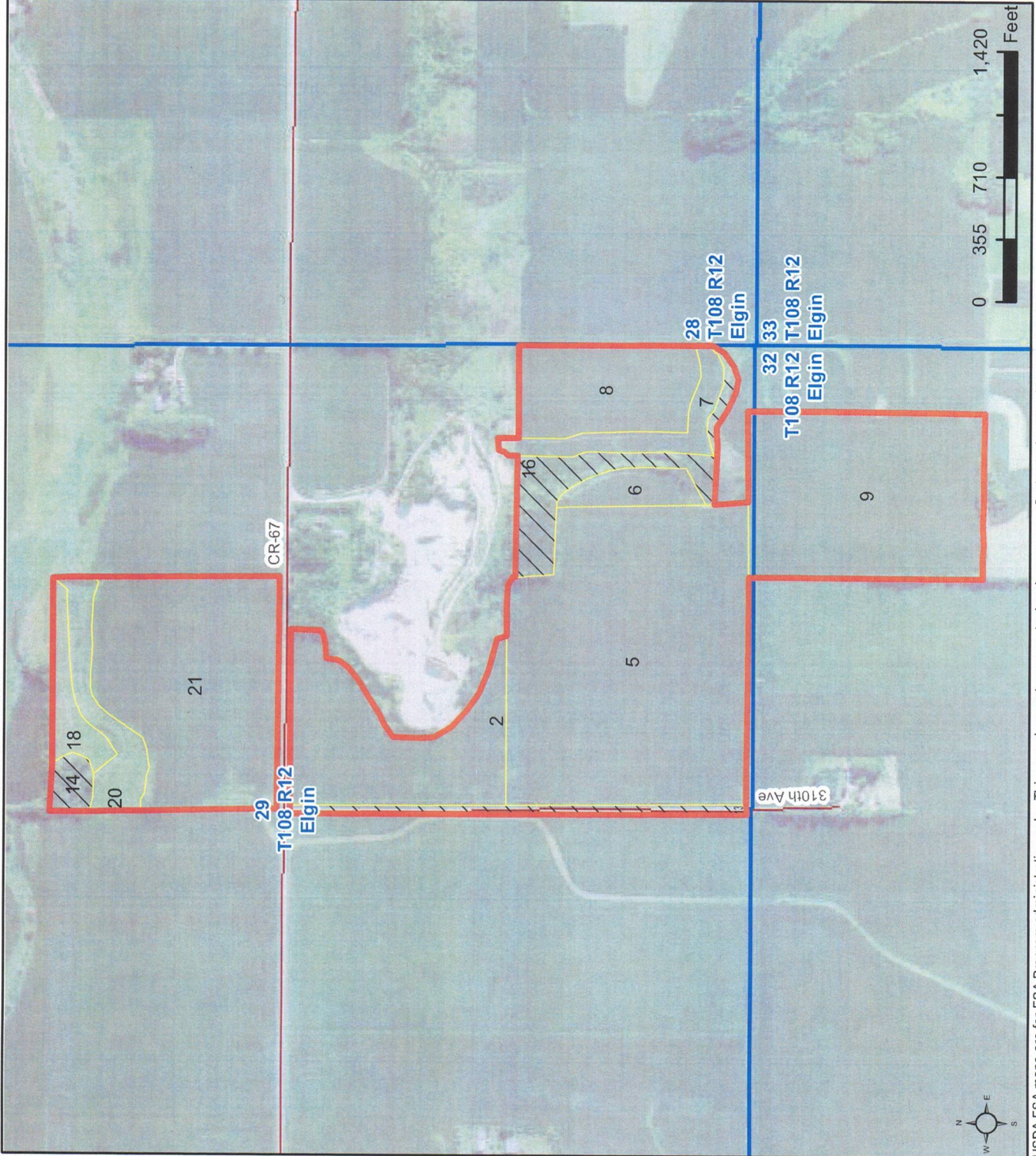


© AgriData, Inc. 2023 www.AgriDataInc.com

32-108N-12W
Wabasha County
Minnesota

3/3/2025

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



CLU	Acres	HEL	Crop
2	18.2	HEL	
5	50.8	NHEL	
6	3.4	HEL	
7	4.5	HEL	
8	11.4	HEL	
9	29.2	NHEL	
13	3.12	UHEL	NC
14	1.66	UHEL	NC
16	7.27	UHEL	NC
18	3.4	NHEL	
20	5.4	NHEL	
21	28.3	NHEL	

Page Cropland Total: 154.6 acres

Map Created May 07, 2024

Common Land Unit

-  Cropland
-  Non-Cropland
-  Tract Boundary

Wetland Determination

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

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS. This map displays the 2021 NAIP imagery.

213.6

Tract 4995
Farm 4929

2024 Program Year

CLU	Acres	HEL	Crop
4	10.8	NHEL	

Page Cropland Total: 10.8 acres



Map Created May 07, 2024

- Common Land Unit

 - Cropland
 - Tract Boundary

Wetland Determination

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

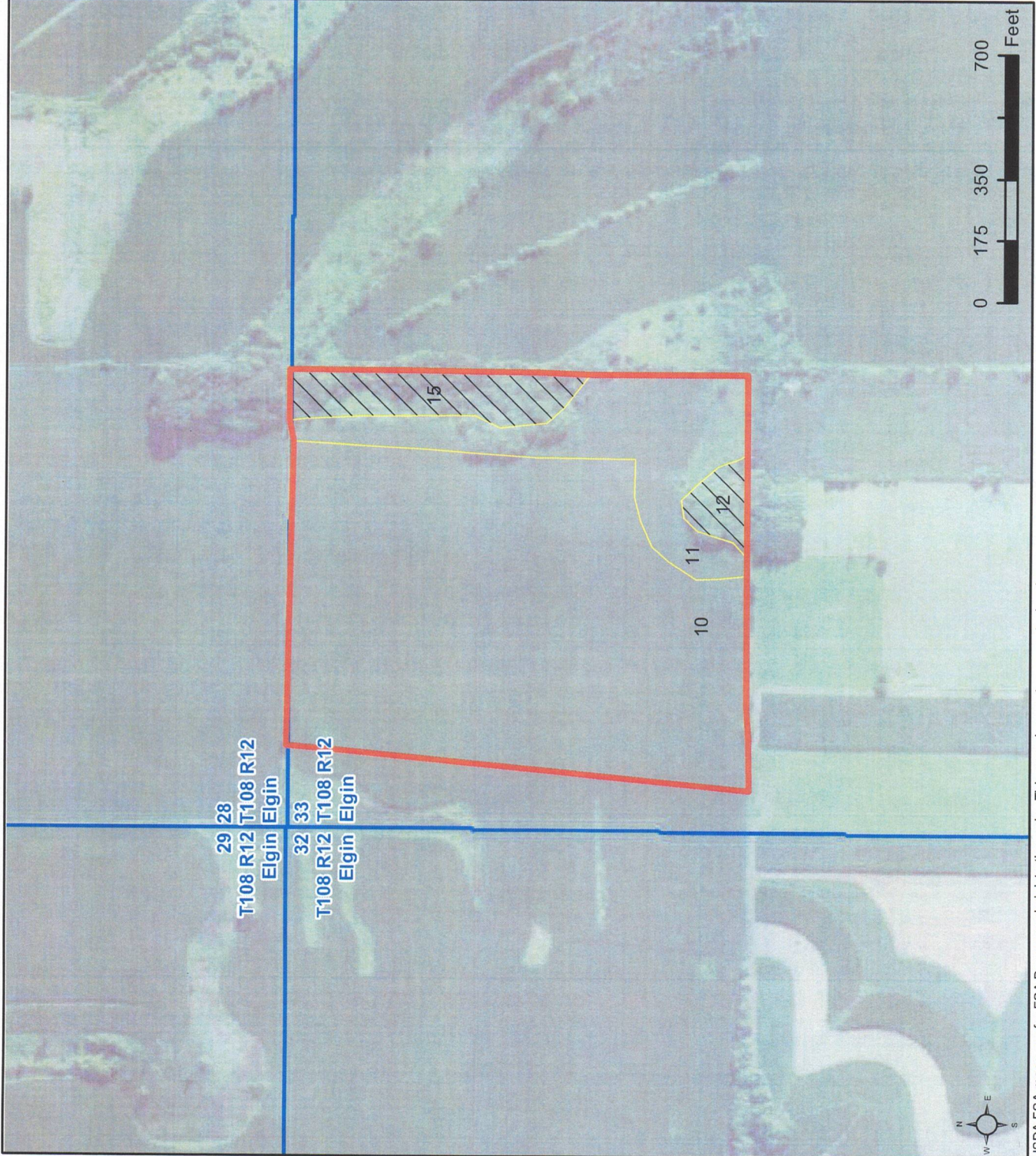
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS. This map displays the 2021 NAIP imagery.

Tract 4994 Farm 4929

2024 Program Year

CLU	Acres	HEL	Crop
10	24.4	NHEL	
11	5.8	HEL	
12	0.77	UHEL	NC
15	2.49	UHEL	NC

Page Cropland Total: 30.2 acres



Map Created May 07, 2024

Common Land Unit

- Cropland
- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

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

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS. This map displays the 2021 NAIP imagery.

Tract 2883
Farm 4929

2024 Program Year

CLU	Acres	HEL	Crop
2	0.27	UHEL	NC
3	0.24	UHEL	NC
4	1.1	HEL	
5	18.0	HEL	

Page Cropland Total: 19.1 acres



Map Created May 06, 2024

Common Land Unit

Cropland

Non-Cropland

Tract Boundary

Wetland Determination

Restricted Use

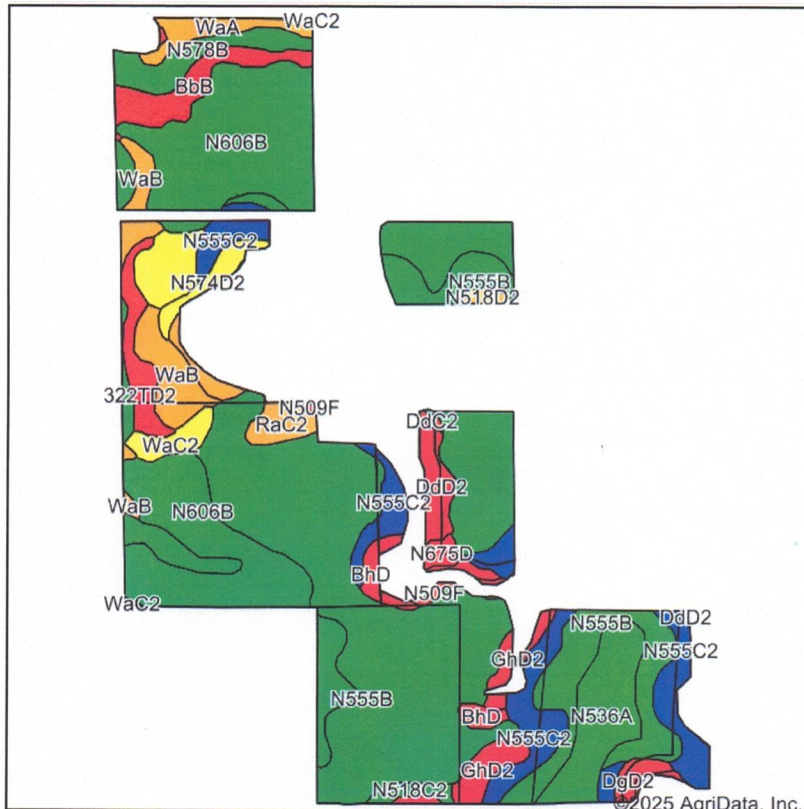
Limited Restrictions

Exempt from Conservation

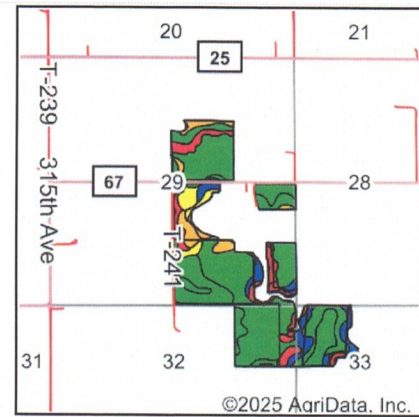
Compliance Provisions

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS. This map displays the 2021 NAIP imagery.

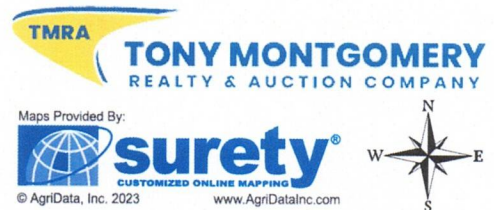
Albert Schroeder Inc. - Elgin Farms Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Wabasha**
Location: **29-108N-12W**
Township: **Elgin**
Acres: **209**
Date: **3/4/2025**



Area Symbol: MN157, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Oats Bu	*n NCCPI Soybeans
N555B	Tama-Dinsmore complex, 2 to 6 percent slopes	78.53	37.8%		Ile	99			80
N606B	Richwood silt loam, 1 to 6 percent slopes	47.08	22.5%		Ile	99			84
N555C2	Tama-Dinsmore complex, 6 to 12 percent slopes, moderately eroded	17.32	8.3%		IIle	89			70
N536A	Tama silt loam, driftless, 0 to 2 percent slopes	9.49	4.5%		Iw	99			84
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	9.21	4.4%		Ile	94			70
WaB	Waukegan silt loam, 2 to 6 percent slopes	7.42	3.6%		Ile	75	1	13	56
WaC2	Waukegan silt loam, 6 to 12 percent slopes, moderately eroded	6.38	3.1%		IIle	62	1	13	48
BbB	Bixby loam, 2 to 6 percent slopes	5.19	2.5%		Ile	50			51
GhD2	Gale-Hixton complex, shallow, 12 to 18 percent slopes, moderately eroded	4.47	2.1%		IVe	38		3	33
322TD2	Plumcreek silt loam, 20 to 45 percent slopes	3.84	1.8%		VIIe	14			16
DdD2	Dodgeville silt loam, 12 to 18 percent slopes, moderately eroded	3.52	1.7%		IVe	42		8	27
WaA	Waukegan silt loam, 0 to 2 percent slopes	3.03	1.4%		IIs	75	1	13	60
BhD	Boone and Chelsea loamy fine sands, 12 to 18 percent slopes	2.60	1.2%		VIIIs	28			22

Soils data provided by USDA and NRCS.

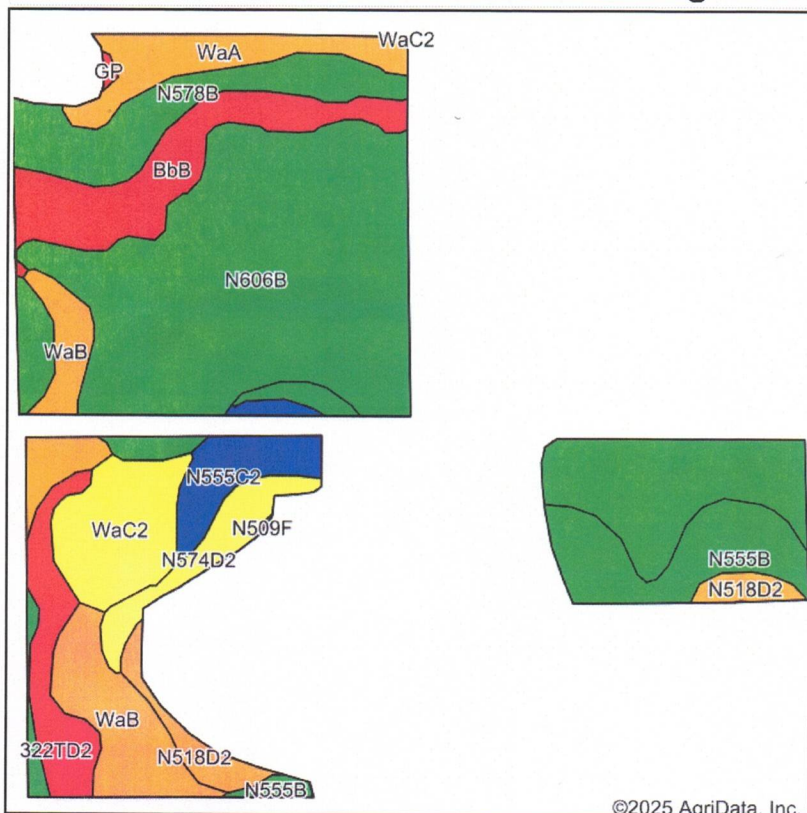
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Oats Bu	*n NCCPI Soybeans
RaC2	Racine silt loam, 6 to 12 percent slopes, moderately eroded	2.33	1.1%		IIIe	76	1	11	61
N574D2	Downs-Hersey complex, 12 to 18 percent slopes, moderately eroded	2.08	1.0%		IVe	69			71
N518D2	Lindstrom silt loam, 12 to 20 percent slopes, moderately eroded	1.86	0.9%		IVe	73			69
N518C2	Lindstrom silt loam, 6 to 12 percent slopes, moderately eroded	1.28	0.6%		IIIe	92			77
DgD2	Dodgeville silt loam, shallow, 12 to 18 percent slopes, moderately eroded	1.23	0.6%		VIe	23	1	10	24
N675D	Elizabeth silt loam, 6 to 18 percent slopes, very rocky	0.92	0.4%		VIIs	23			34
N509F	Bellechester-Etter complex, 18 to 45 percent slopes, rocky	0.88	0.4%		VIIIs	7			12
DdC2	Dodgeville silt loam, 6 to 12 percent slopes, moderately eroded	0.25	0.1%		IIIe	49		8	39
GP	Pits, gravel-Udipsamments complex	0.09	0.0%			0			
Weighted Average						87.6	0.1	1.4	*n 71.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

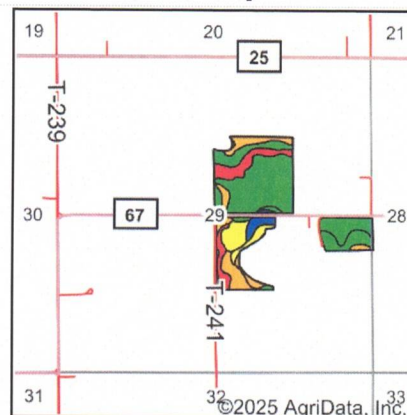
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Albert Schroeder Inc. - Elgin North Farms Soils Map



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



©2025 AgriData, Inc.

State: **Minnesota**
County: **Wabasha**
Location: **29-108N-12W**
Township: **Elgin**
Acres: **66.1**
Date: **3/4/2025**



Maps Provided By:



Area Symbol: MN157, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Brome grass alfalfa hay Tons	Oats Bu	*n NCCPI Soybeans
N606B	Richwood silt loam, 1 to 6 percent slopes	27.10	41.0%		Ile	99			84
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	6.16	9.3%		Ile	94			70
WaB	Waukegan silt loam, 2 to 6 percent slopes	6.01	9.1%		Ile	75	1	13	56
N555B	Tama-Dinsmore complex, 2 to 6 percent slopes	5.21	7.9%		Ile	99			80
BbB	Bixby loam, 2 to 6 percent slopes	5.19	7.9%		Ile	50			51
WaC2	Waukegan silt loam, 6 to 12 percent slopes, moderately eroded	4.01	6.1%		IIle	62	1	13	48
WaA	Waukegan silt loam, 0 to 2 percent slopes	3.03	4.6%		Ils	75	1	13	60
322TD2	Plumcreek silt loam, 20 to 45 percent slopes	2.94	4.4%		VIle	14			16
N555C2	Tama-Dinsmore complex, 6 to 12 percent slopes, moderately eroded	2.42	3.7%		IIle	89			70
N574D2	Downs-Hersey complex, 12 to 18 percent slopes, moderately eroded	2.08	3.1%		IVe	69			71
N518D2	Lindstrom silt loam, 12 to 20 percent slopes, moderately eroded	1.86	2.8%		IVe	73			69
GP	Pits, gravel-Udipsamments complex	0.09	0.1%			0			
Weighted Average					*-	83.2	0.2	2.6	*n 69.5

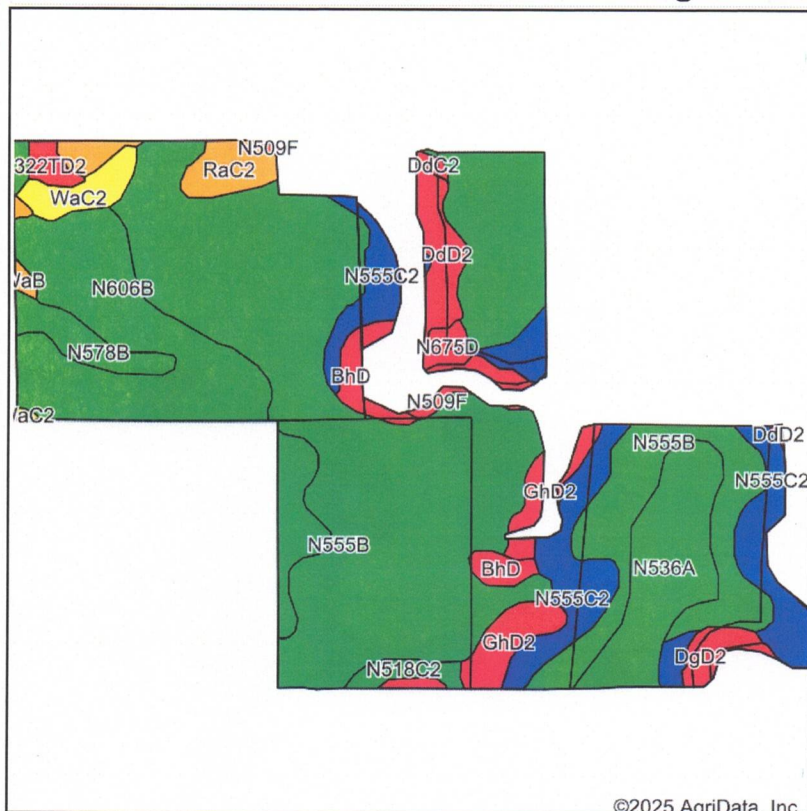
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

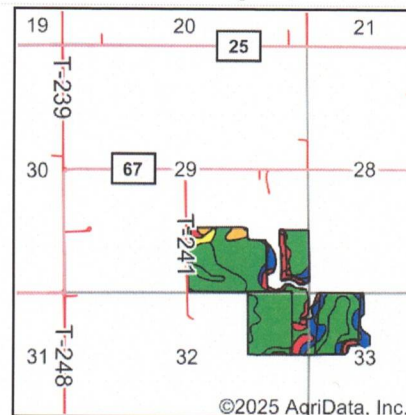
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Albert Schroeder Inc. Elgin South Farms Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Wabasha**
Location: **29-108N-12W**
Township: **Elgin**
Acres: **142.9**
Date: **3/4/2025**



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Oats Bu	*n NCCPI Soybeans
N555B	Tama-Dinsmore complex, 2 to 6 percent slopes	73.34	51.4%		Ile	99			80
N606B	Richwood silt loam, 1 to 6 percent slopes	19.99	14.0%		Ile	99			84
N555C2	Tama-Dinsmore complex, 6 to 12 percent slopes, moderately eroded	14.90	10.4%		IIle	89			70
N536A	Tama silt loam, driftless, 0 to 2 percent slopes	9.49	6.6%		Iw	99			84
GhD2	Gale-Hixton complex, shallow, 12 to 18 percent slopes, moderately eroded	4.47	3.1%		IVe	38		3	33
DdD2	Dodgeville silt loam, 12 to 18 percent slopes, moderately eroded	3.52	2.5%		IVe	42		8	27
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	3.04	2.1%		Ile	94			70
BhD	Boone and Chelsea loamy fine sands, 12 to 18 percent slopes	2.60	1.8%		VIIIs	28			22
WaC2	Waukegan silt loam, 6 to 12 percent slopes, moderately eroded	2.37	1.7%		IIle	62	1	13	48
RaC2	Racine silt loam, 6 to 12 percent slopes, moderately eroded	2.33	1.6%		IIle	76	1	11	61
WaB	Waukegan silt loam, 2 to 6 percent slopes	1.41	1.0%		Ile	75	1	13	56
N518C2	Lindstrom silt loam, 6 to 12 percent slopes, moderately eroded	1.28	0.9%		IIle	92			77

Soils data provided by USDA and NRCS.

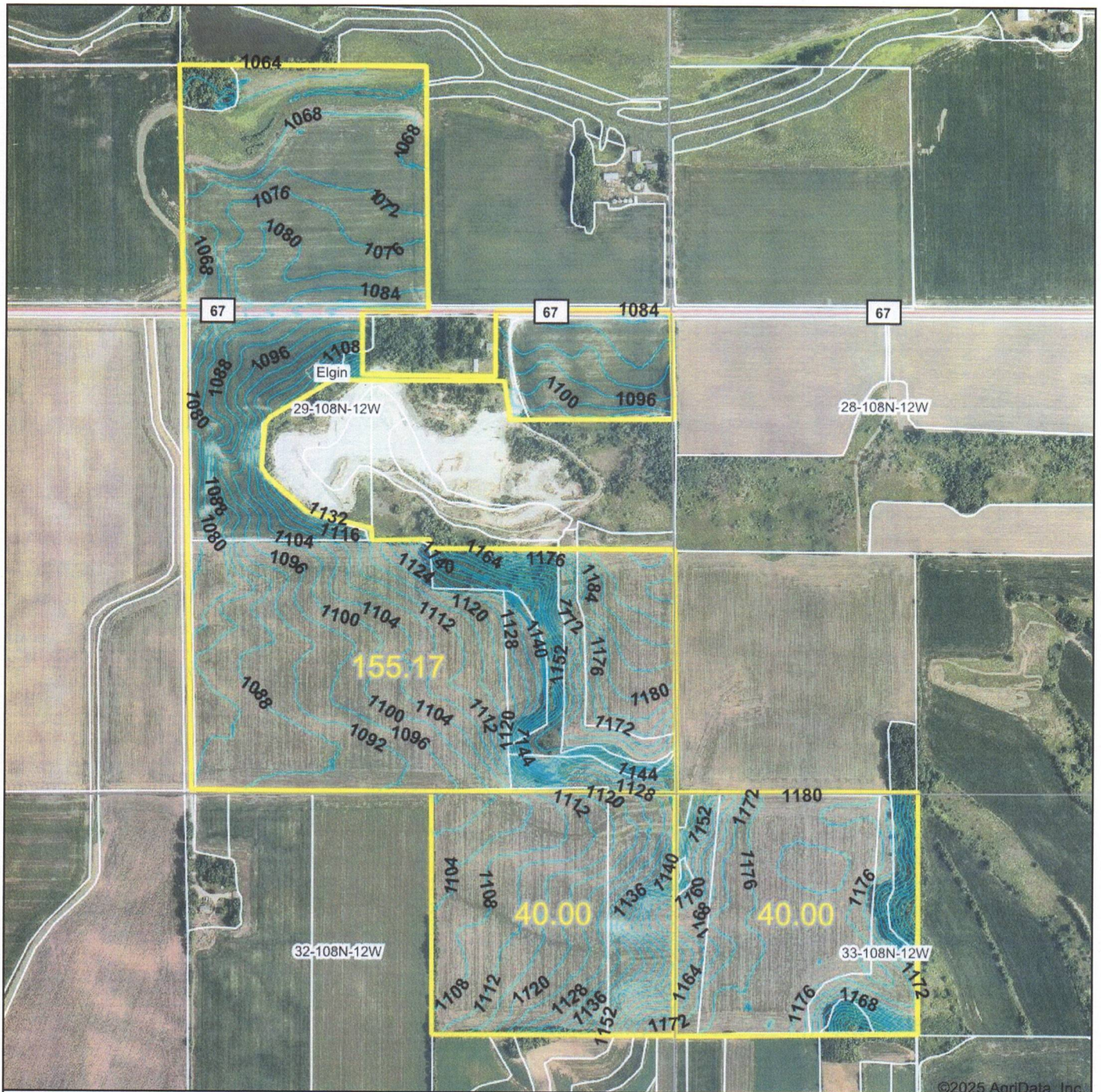


Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Oats Bu	*n NCCPI Soybeans
DgD2	Dodgeville silt loam, shallow, 12 to 18 percent slopes, moderately eroded	1.23	0.9%		Vle	23	1	10	24
N675D	Elizabeth silt loam, 6 to 18 percent slopes, very rocky	0.92	0.6%		Vls	23			34
322TD2	Plumcreek silt loam, 20 to 45 percent slopes	0.90	0.6%		Vlle	14			16
N509F	Bellechester-Etter complex, 18 to 45 percent slopes, rocky	0.86	0.6%		Vlls	7			12
DdC2	Dodgeville silt loam, 6 to 12 percent slopes, moderately eroded	0.25	0.2%		llle	49		8	39
Weighted Average					2.41	89.6	0.1	0.9	*n 73

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Albert Schroeder Inc. - Elgin Farms - Topography Contours



TMRA
TONY MONTGOMERY
REALTY & AUCTION COMPANY

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 1,061.7

Max: 1,197.7

Range: 136.0

Average: 1,117.1

Standard Deviation: 37.86 ft

0ft 843ft 1686ft

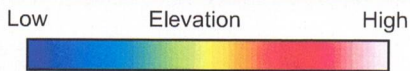
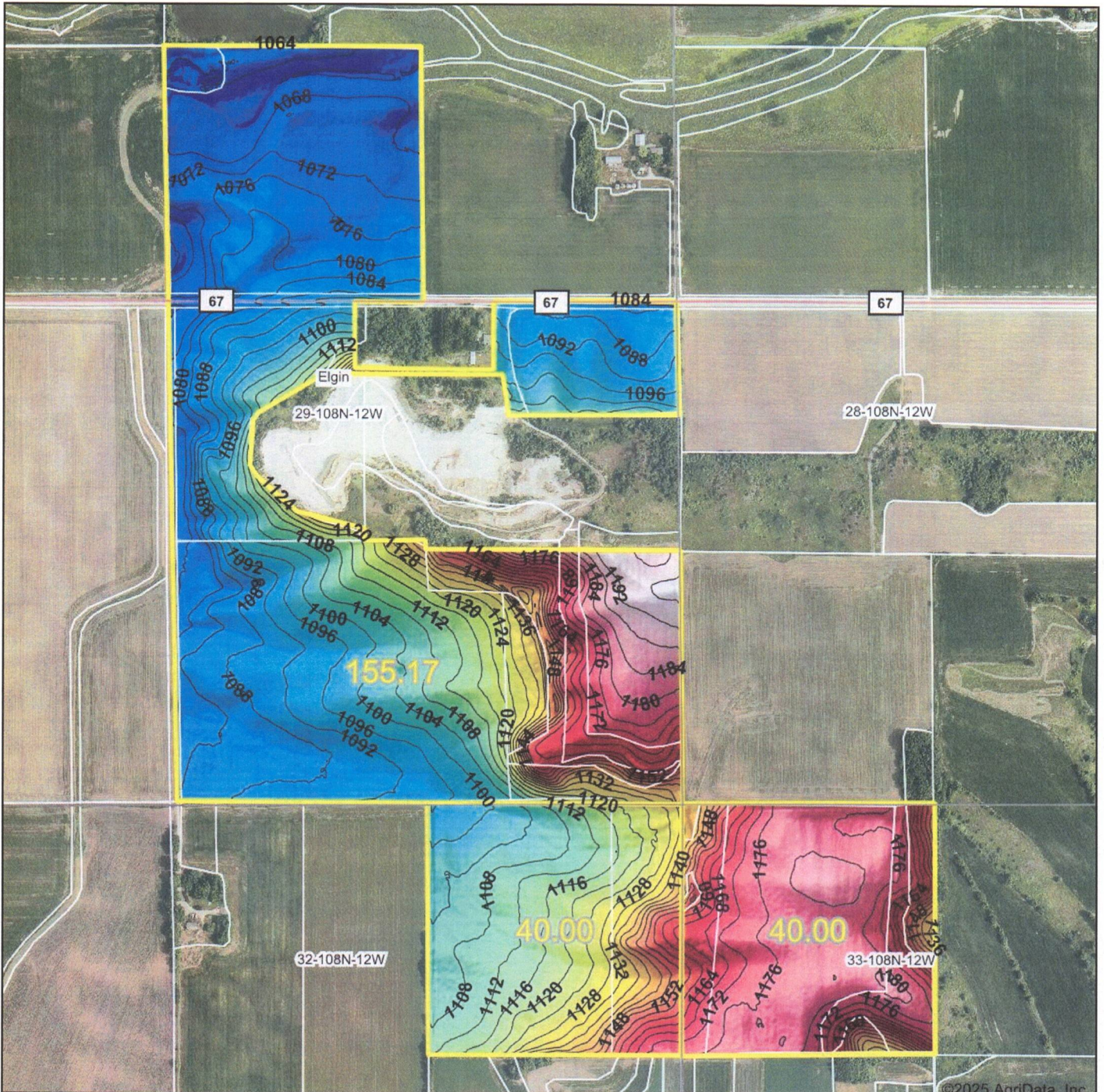


3/4/2025

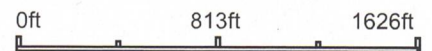
29-108N-12W
Wabasha County
Minnesota

Boundary Center: 44° 7' 32.89, -92° 16' 55.04

Albert Schroeder Inc - Elgin Farms - Topography Hillshade



Source: USGS 3 meter dem
Interval(ft): 4
Min: 1,061.7
Max: 1,197.7
Range: 136.0
Average: 1,117.1
Standard Deviation: 37.86 ft



29-108N-12W
Wabasha County
Minnesota

Boundary Center: 44° 7' 32.89, -92° 16' 55.04

TMRA
TONY MONTGOMERY
REALTY & AUCTION COMPANY

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

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

©2025 AgriData, Inc.



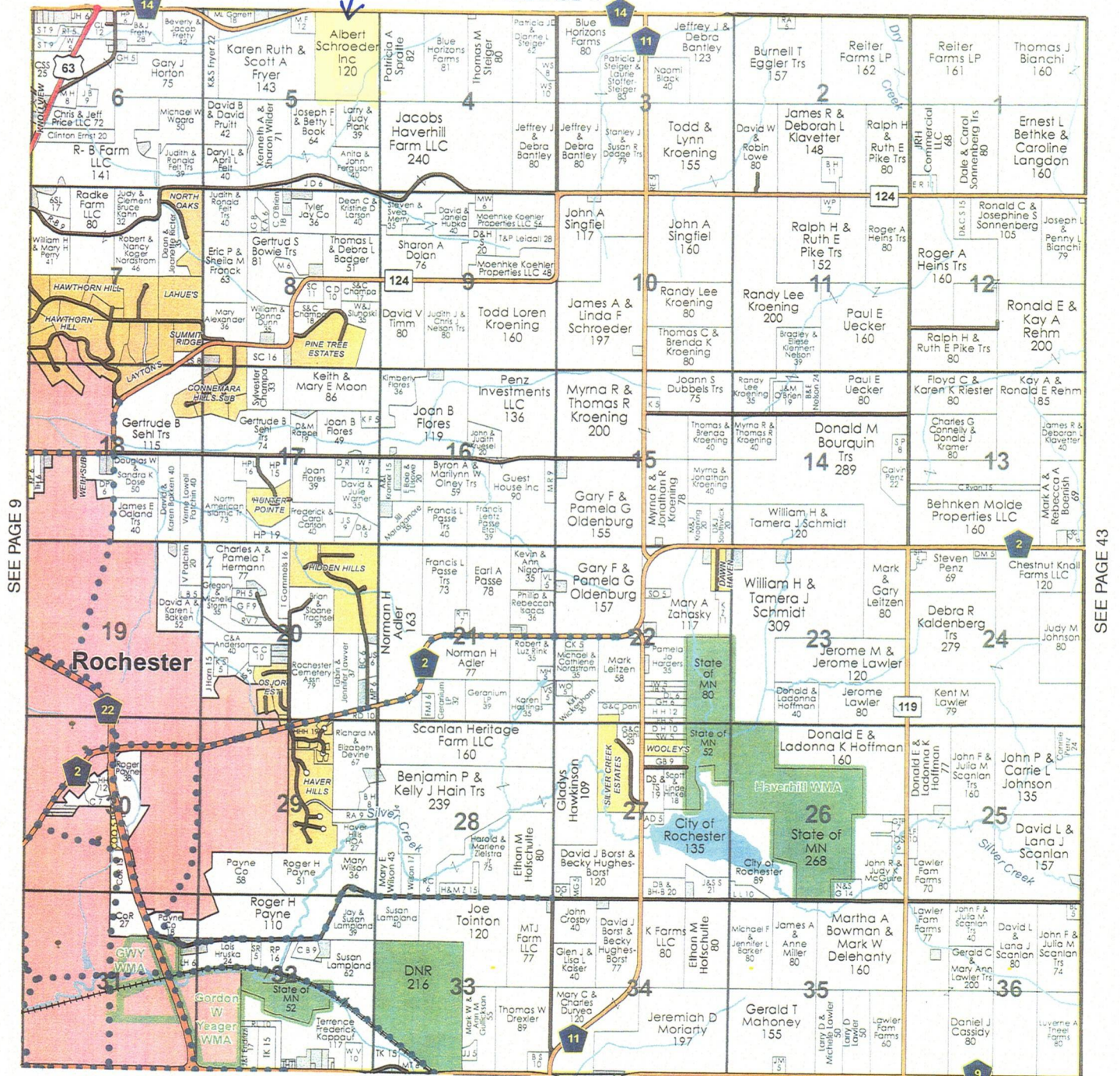
Haverhill

Subject Property

Township 107N - Range 13W

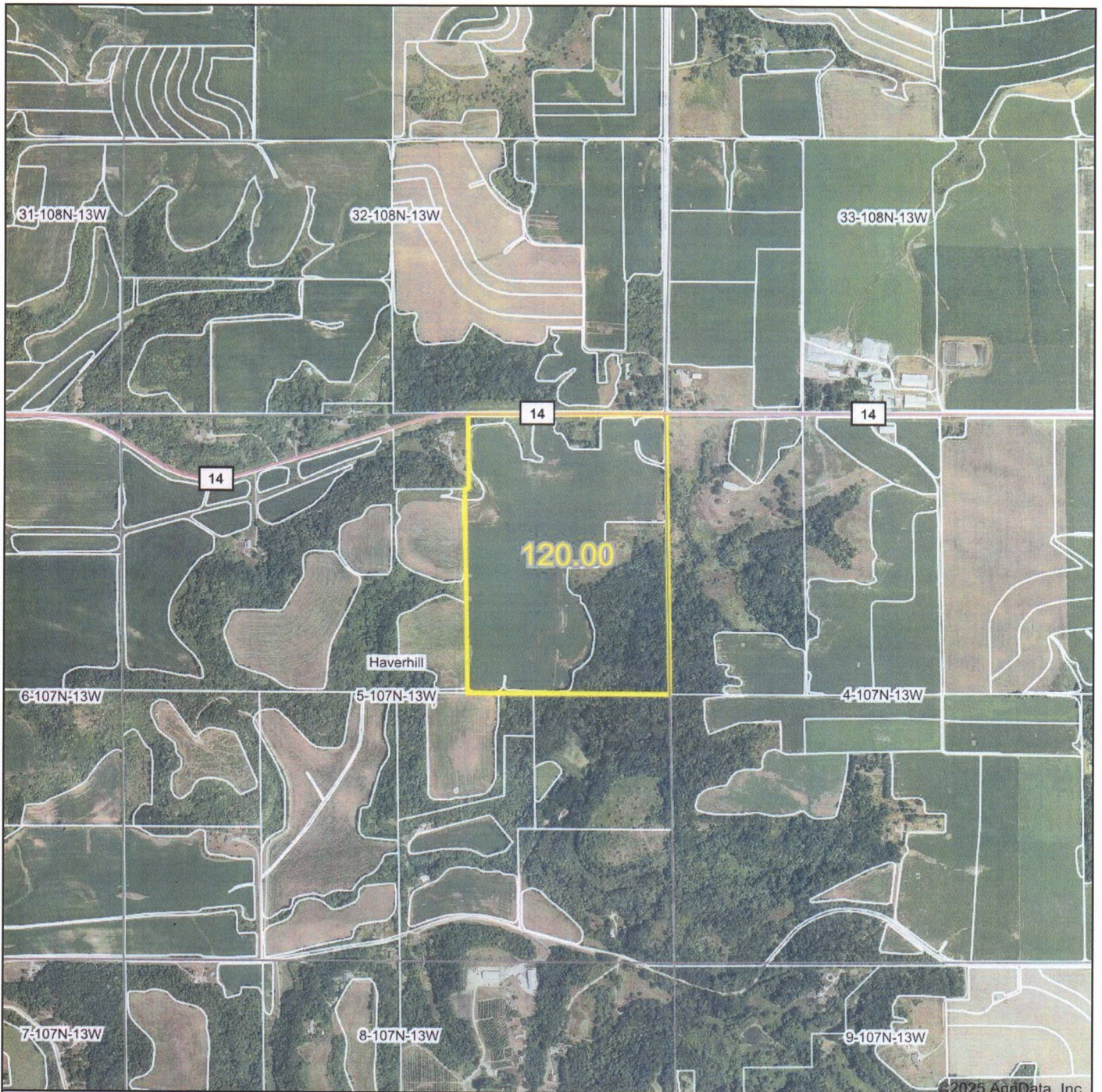
Copyright © 2015 Mapping Solutions

SEE PAGE 17



540 N. Wabasha Street • Plainview, MN 55964

Albert Schroder Inc - Ringe 120+/- Acre Farm Aerial Map



Boundary Center: 44° 6' 15.38, -92° 24' 10.25

0ft 1497ft 2994ft



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

5-107N-13W
Olmsted County
Minnesota

3/4/2025

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

Albert Schroder Inc - Ringe 120+/- Acre Farm Aerial Map



Boundary Center: 44° 6' 15.38, -92° 24' 10.25

0ft 469ft 939ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

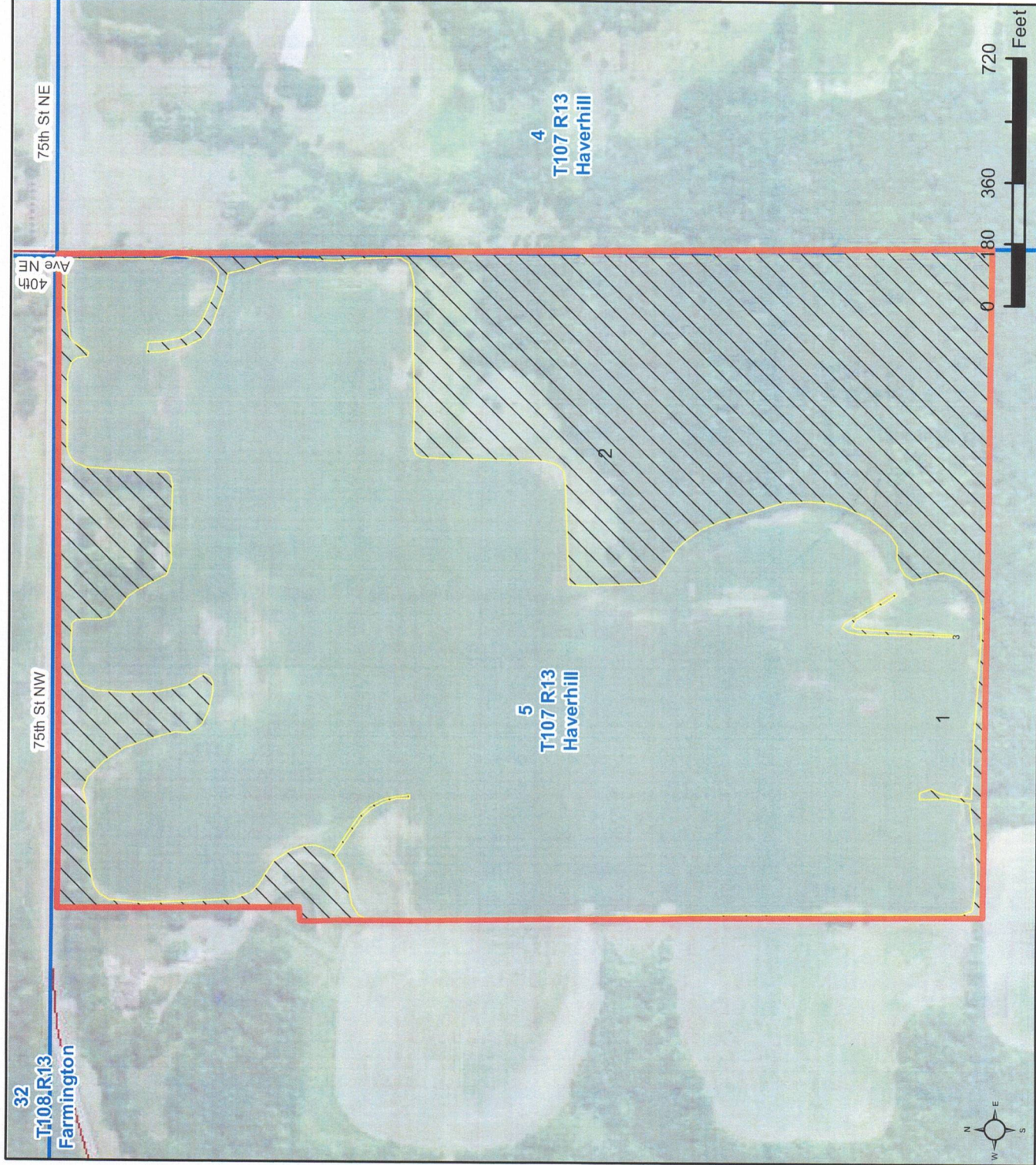
5-107N-13W
Olmsted County
Minnesota

3/4/2025

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

CLU	Acres	HEL	Crop
1	79.5	HEL	
2	39.71	UHEL	NC
3	0.12	UHEL	NC

Page Cropland Total: 79.5 acres



Map Created February 11, 2025

Common Land Unit

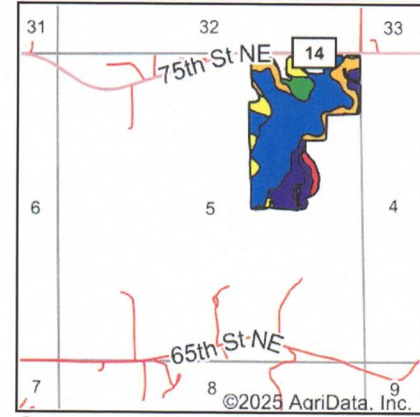
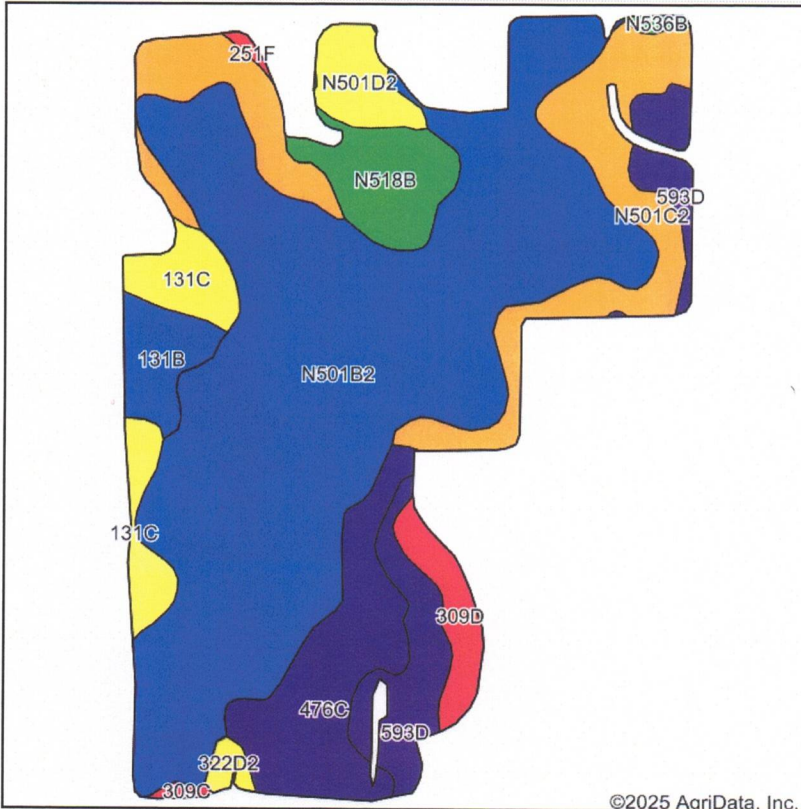
- Cropland
- Non-Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

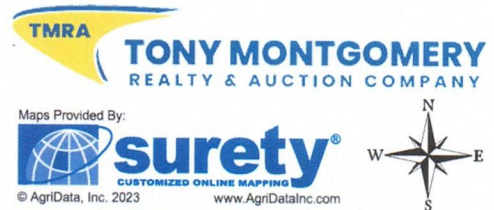
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS. This map displays the 2023 NAIP imagery.

Albert Schroder Inc - Ringe 120 - Soils Map



State: **Minnesota**
 County: **Olmsted**
 Location: **5-107N-13W**
 Township: **Haverhill**
 Acres: **79.5**
 Date: **3/4/2025**



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Area Symbol: MN109, Soil Area Version: 19

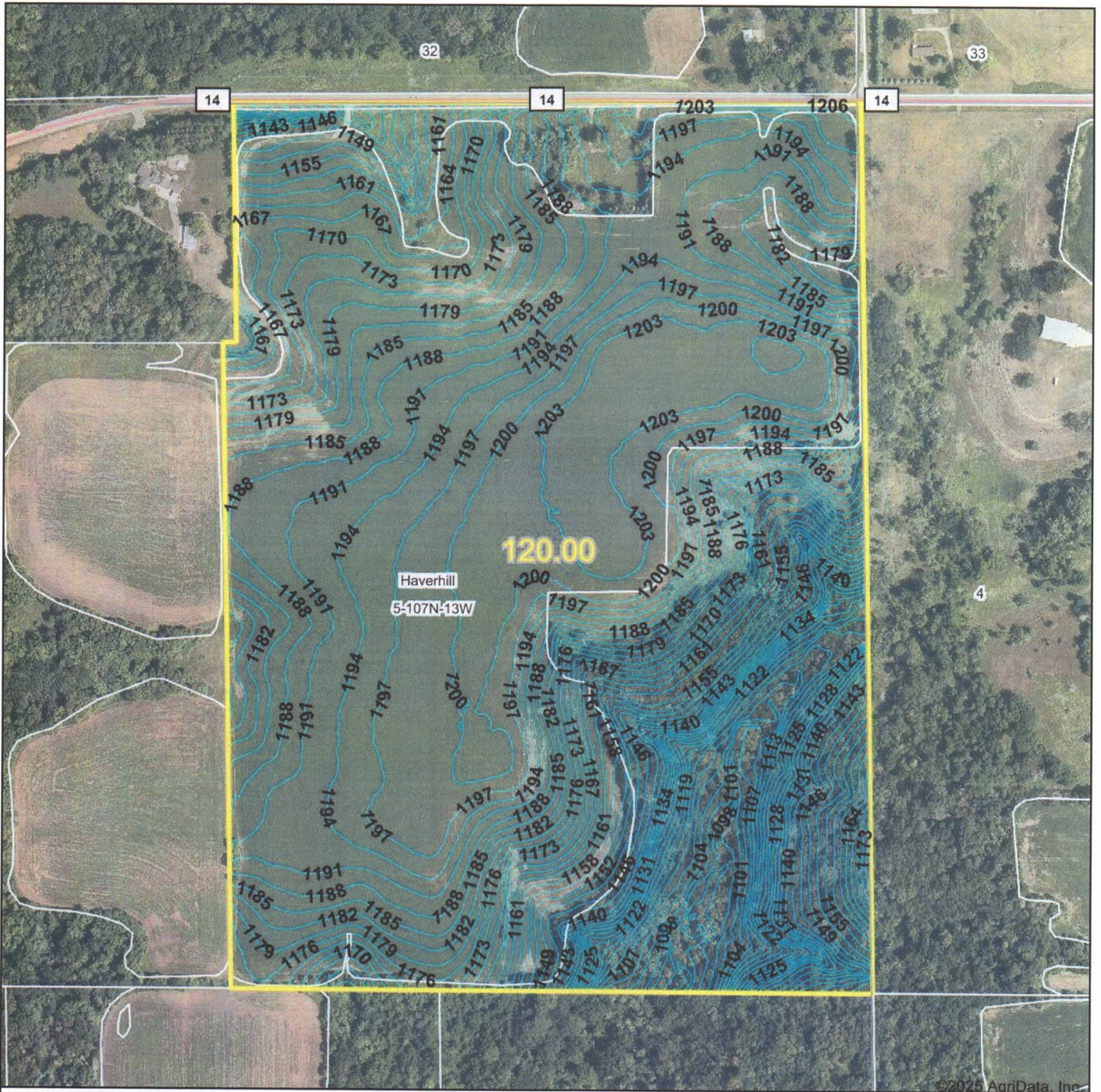
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Oats Bu	*n NCCPI Soybeans
N501B2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	42.59	53.5%	Blue	Ile	90		73
N501C2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	10.38	13.1%	Orange	IIle	80		71
476C	Frankville silt loam, 6 to 12 percent slopes	7.07	8.9%	Purple	IIIle	55	2	57
593D	Elbaville silt loam, 12 to 18 percent slopes	5.18	6.5%	Dark Purple	IVle	53		62
N518B	Lindstrom silt loam, 2 to 6 percent slopes	3.55	4.5%	Green	Ile	99		87
131C	Massbach silt loam, 6 to 12 percent slopes	3.52	4.4%	Yellow	IIIle	69	3	65
131B	Massbach silt loam, 2 to 6 percent slopes	2.22	2.8%	Blue	Ile	84	4	73
N501D2	Downs silt loam, 12 to 18 percent slopes, moderately eroded	1.99	2.5%	Yellow	IVle	69		64
309D	Schapville silty clay loam, 12 to 25 percent slopes	1.97	2.5%	Red	VIle	14		34
322D2	Timula silt loam, 12 to 20 percent slopes, moderately eroded	0.47	0.6%	Yellow	IVle	64		57
N536B	Tama silt loam, driftless, 2 to 6 percent slopes	0.22	0.3%	Green	Ile	98		82
309C	Schapville silty clay loam, 6 to 12 percent slopes	0.18	0.2%	Red	IIIle	46		39
251F	Marlean silty clay loam, 25 to 40 percent slopes	0.16	0.2%	Red	VIIle	13		7
Weighted Average					2.57	79.7	0.4	*n 69.4

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

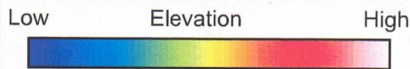
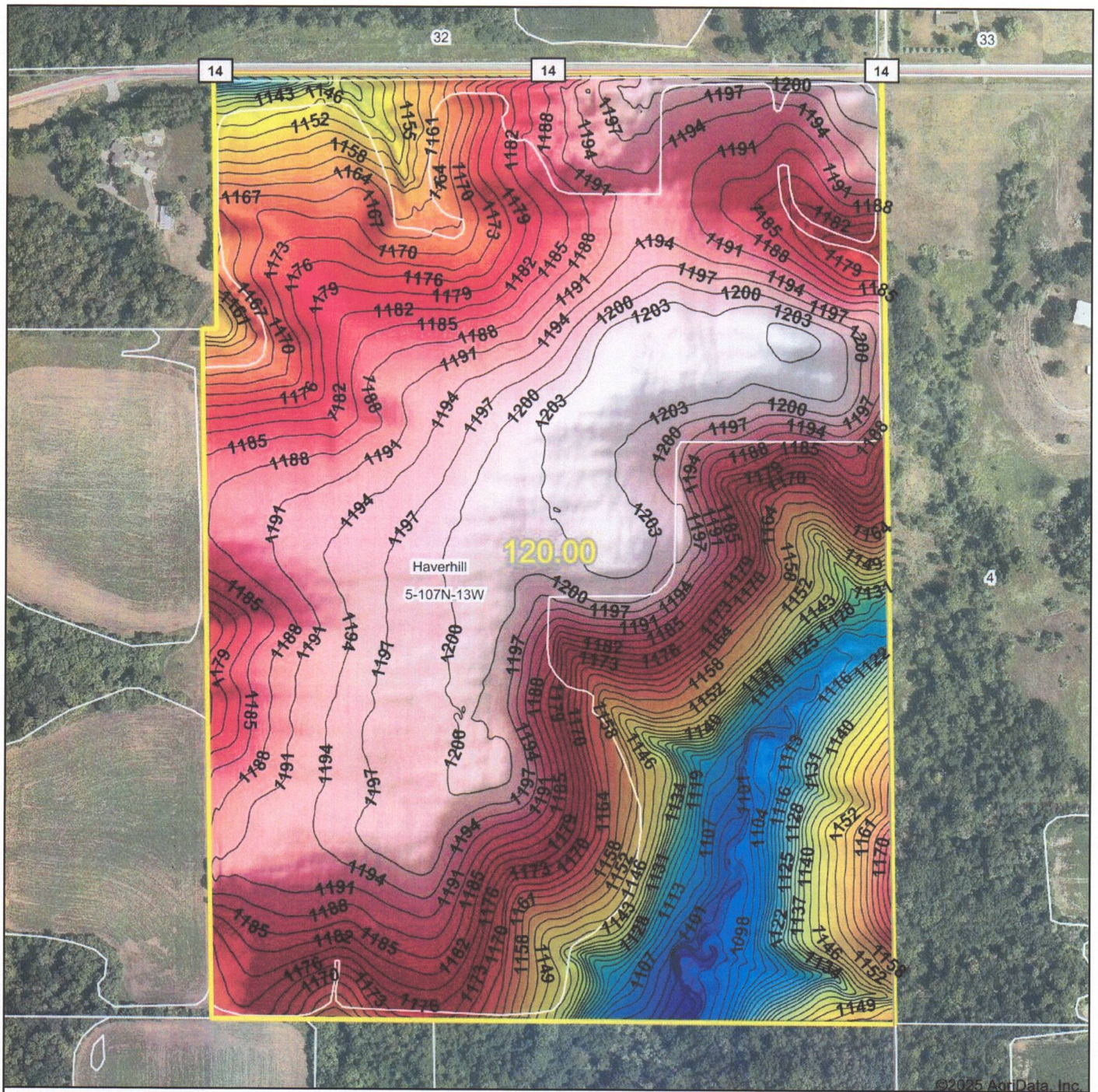
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Albert Schroder Inc - Ringe 120 - Topography Contours



Albert Schroder Inc - Ringe 120 - Topography Hillshade



TMRA
TONY MONTGOMERY
REALTY & AUCTION COMPANY

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com

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

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

Min: 1,087.4

Max: 1,207.8

Range: 120.4

Average: 1,176.1

Standard Deviation: 26.77 ft

0ft 441ft 883ft



3/4/2025

5-107N-13W
Olmsted County
Minnesota

Boundary Center: 44° 6' 15.37, -92° 24' 10.23