



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

BRANDT FAMILY FARM REAL ESTATE AT LIVE AUCTION

18.16 +/- Acre Building Site & 40.11 +/- Acres Bare Land

Friday, September 22, 2023 @ 10:30 AM
LIVE ONSITE w/ Online Bidding

Farm Location: 14515 20th Street SE Eyota, MN 55934
Dover Township, Section 7, Olmsted County

Brandt Family – Owner

TMRA Note: The Albert and June Brandt farm will be sold at live public auction giving everyone an opportunity to win a beautiful building site and great 40.11 acres of bare land. The Brandt's had farmed in the Dover-Eyota area for more than 50 years. June has just recently moved to the nursing home and therefore the family will offer these exceptional parcels for you, the buyer to enjoy for years to come.



OPEN HOUSE DATES:

Friday, August 25, 10AM – Noon
Saturday, September 9, 10AM – Noon
Or by appointment.

540 N. Wabasha Street • Plainview, MN 55964

Call: Brad Jech @ 507-421-0232; John Keefe @ 932-4656; Chelsie Jech @ 421-0351; Bradley Schultz @ 208-3859; Tony Montgomery @ 259-7502

Parcel #1: Consisting of 18.16 +/- surveyed acres of which consist of a 3-bedroom 1-bath home and outbuildings. The property offers lots of opportunity to either update the current home or start over with a stunning building site to build your dream home. Rarely does an opportunity like this come available. The building site also offers approximately 2.5 +/- acres of tillable land which could be used to raise crops for your own livestock with lots of space to create some of your own pasture. There is a well that currently provides water to the home and has been tested and has passed for good drinking water. See attached sheet for water test results. The septic was non-compliant and therefore the sellers will have the current septic system abandoned, crushed and filled. The buyer will accept all therein and be responsible for installing a new septic if they decide to either occupy the home or build a new home.

Possession of Parcel #1: Buyer will be granted possession of the building site at time of closing. However, current tillable acres on building site are currently under a rental contract and tenant will retain possession of tillable acres until all crop emblements have been removed.

Parcel #2: Consisting of 40.11 +/- surveyed acres of which consists of 37.2 +/- certified tillable acres and carries a CPI of 86.7. The tillable acres consist mainly of Racine and Clyde silt loams. This parcel will be sold separate from the building site giving anyone the opportunity to own a nice tillable parcel with good access.

Possession of Parcel #2: Buyer will be granted possession of bare land after closing and including once all crop emblements have been removed.

Terms: This auction will be a Live Auction with Online Bidding. Terms of the sale include but not limited to buyer(s) being responsible to perform their own "due diligence" regarding all aspects of the purchase. Tony Montgomery Realty & Auction Company, (TMRA), is representing the seller exclusively on all aspects of this real estate sale. A 3% buyer's fee will be added on to final bid price to achieve full contract purchase price. Buyer(s) shall have all financing secured before bidding on this auction as there will be no buyer contingencies accepted within this auction. There will be no contingencies allowed at this auction including, but not limited to, financing. Real estate taxes due and payable in the year 2023 are currently as follows: Parcel #1 – 18.16 +/- Acres taxes are \$1,430; and Parcel #2 – 40.11 +/- Acres are \$1,908 and all taxes due and payable in 2023 will be paid for by seller. At the conclusion of the auction, buyer(s) and seller shall enter into a standard MN purchase agreement drafted by TMRA and buyer shall deposit non-refundable earnest money as time is of the essence. Earnest money deposited with TMRA shall be Parcel #1 – \$10,000, Parcel #2 – \$50,000. Closing shall be on or before October 27, 2023. Seller, TMRA and all representative of before mentioned are making no warranties or guarantees other than that stipulated through a Warranty Deed.

Note: All information contained herein is believed to be correct, however Tony Montgomery Realty & Auction Company and its agents, along with the owner, do not guarantee any of the information as to its accuracy. It is the prospective purchaser's responsibility to do their own "due diligence" in the form of investigation as to any information they may rely on to purchase this property.

EXCELLENT FARMLAND AND BUILDING SITE



TONY MONTGOMERY
REALTY & AUCTION COMPANY

LIVE AUCTION W/ ONLINE BIDDING
Friday, September 22, 2023 @ 10:30 AM
LIVE ONSITE

"Experience with Integrity For Your Auction"

MN Lic. #79-06 Wi. Lic. #639-052 

EXCELLENT 39.72 BARE LAND AND 18.16 ACRE BLDG SITE

TMRA NOTE: The Albert and June Brandt Family farm will be sold and live public auction giving everyone an opportunity to own a beautiful building site and a great 39.72 acres of bare land. The Brandt's had farmed in the Dover-Eyota area for more than 50 years. June has just recently moved to the nursing home and therefore the family will offer these exceptional parcels for you, the buyer to enjoy for years to come.

LOCATION: 14515 20th Street SE Eyota, MN 55934 – Dover Township, Section 7, Olmsted County

CALL FOR AUCTION BROCHURE

PARCEL #1 BUILDING SITE: Consisting of 18.16 +/- surveyed acres of which consist of a 3-bedroom 1-bath home and outbuildings. The property offers lots of opportunity to either update the current home or start over on a stunning building site to build your dream home. Rarely does an opportunity like this come available. Located just 2 miles straight East of Eyota.

PARCEL #2 BARE LAND: Consisting of 39.72 +/- surveyed acres of which 37.2 +/- are tillable acres with a CPI of 86.7. The tillable acres consist mainly of Racine and Clyde silt loams. This parcel will be sold separate from the building site giving anyone the opportunity to own a productive parcel of land with good access.

OPEN HOUSE DATES: Friday, August 25, 10 AM – Noon; Saturday, September 9, 10AM – Noon; or by Appointment.

TERMS: This auction will be a Live Auction and offer Online Bidding as well. Terms of sale include but not limited to buyer(s) being responsible to perform their own "due diligence" regarding all aspects of the purchase. Tony Montgomery Realty & Auction Company, (TMRA), is representing the seller exclusively on all aspects of this real estate sale. A 3% buyer's fee will be added on to final bid price to achieve full contract purchase price. Buyer(s) shall have all financing secured before bidding on this auction as there will be no buyer contingencies accepted within this auction. There will be no contingencies allowed at this auction including, but not limited to, financing. Real Estate taxes due and payable in the year of 2023 are currently as follows: Parcel #1 – 18.16 +/- Acres taxes are \$1,430; and Parcel #2 – 39.72 +/- Acres are \$1,908 and all taxes due and payable in 2023 will be paid for by seller. At the conclusion of the auction, buyer(s) and seller shall enter into a standard MN purchase agreement drafted by TMRA and buyer shall deposit non-refundable earnest money as time is of the essence. Earnest money deposited with TMRA shall be parcel #1 - \$10,000, parcel #2 - \$50,000. Closing shall be on or before October 27, 2023. Seller, TMRA and all representatives of before mentioned are making no warranties or guarantees other than that stipulated through a Warranty Deed.

Owner: Brandt Family

Tony Montgomery Realty & Auction Co.

Scan For Registration & Photos
OR Visit www.tmracompany.com



Brandt Farm Aerial Map



Map Center: 43° 59' 36.91, -92° 11' 25.96



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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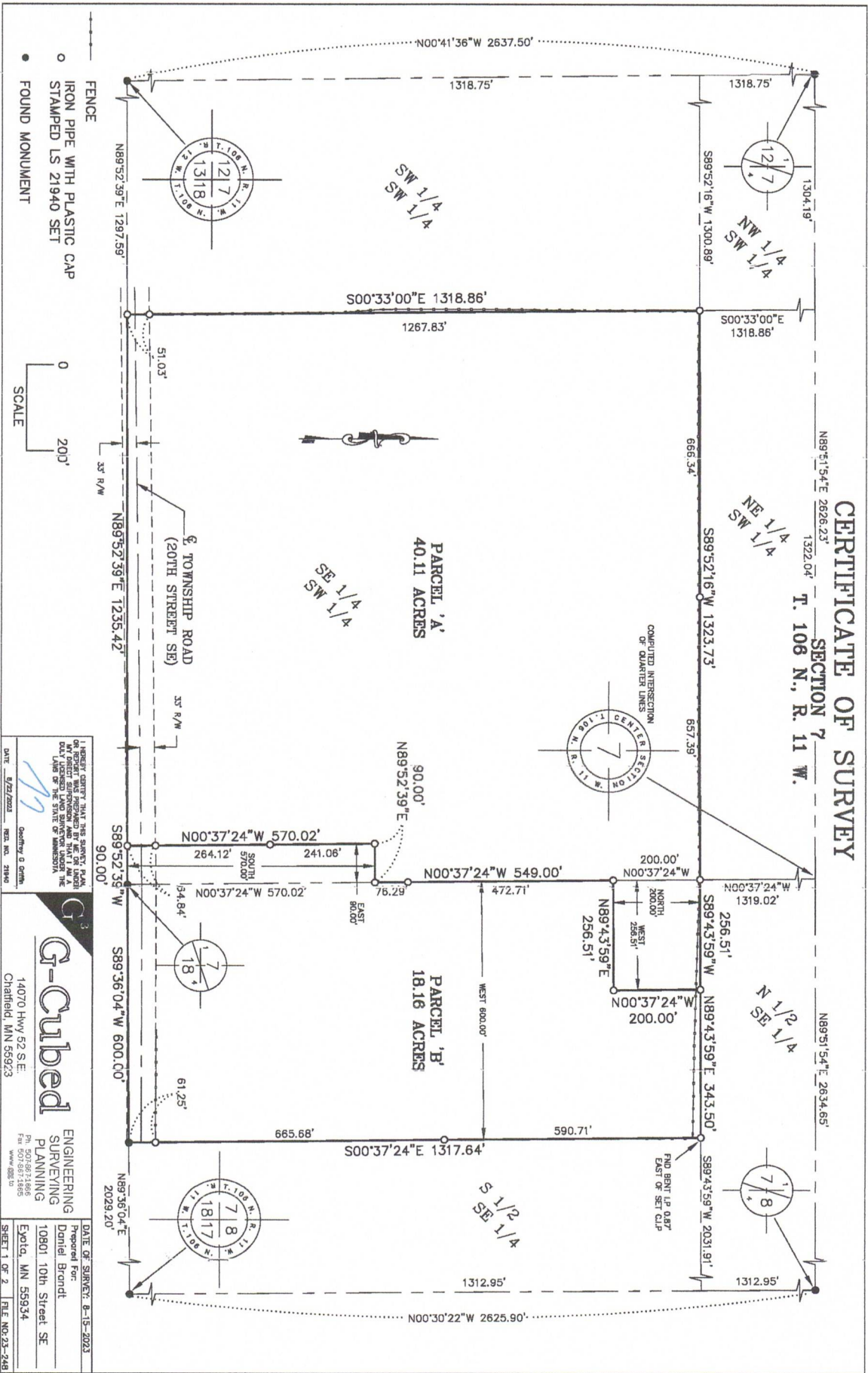
7-106N-11W
Olmsted County
Minnesota

8/22/2023

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

CERTIFICATE OF SURVEY

SECTION 7
T. 106 N., R. 11 W.



I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 3/22/2023
 COUNTY: 0
 REG. NO.: 21940

G-Cubed

14070 Hwy 52 S.E.
 Chalfield, MN 55973

ENGINEERING
 SURVEYING
 PLANNING

DATE OF SURVEY: 8-15-2023
 Prepared For:
 Daniel Brandt
 10801 10th Street SE
 Elyria, MN 55934

SHEET 1 OF 2 FILE NO. 23-248

CERTIFICATE OF SURVEY
SECTION 7
T. 106 N., R. 11 W.

LAND DESCRIPTION:

PARCEL 'A'

The Southeast Quarter of the Southwest Quarter and the North 200.00 feet of the West 256.51 feet of the South Half of the Southeast Quarter, EXCEPT the South 570.00 feet of the East 90.00 feet of said Southeast Quarter of the Southwest Quarter, all in Section 7, Township 106 North, Range 11 West, Olmsted County, Minnesota.

The above described parcel contains 40.11 acres and is subject to any easements, covenants, and restrictions of record.

PARCEL 'B'

The West 600.00 feet of the South Half of the Southeast Quarter and the South 570.00 feet of the East 90.00 feet of the Southeast Quarter of the Southwest Quarter, EXCEPT the North 200.00 feet of the West 256.51 feet of said South Half of the Southeast Quarter, all in Section 7, Township 106 North, Range 11 West, Olmsted County, Minnesota.

The above described parcel contains 18.16 acres and is subject to any easements, covenants, and restrictions of record.

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

Geoffrey C. Griffin

Geoffrey C. Griffin
 DATE: 8/22/2023 REG. NO. 21640

G-Cubed ENGINEERING SURVEYING PLANNING

14070 Hwy 52 S.E.
 Chatfield, MN 55923

Ph: 507-887-1666
 Fax: 507-887-1665
 www.g3e.com

DATE OF SURVEY: 8-15-2023

Prepared For:
 Daniel Brandt
 10801 10th Street SE
 Eyota, MN 55934

SHEET 2 OF 2 | FILE NO: 23-248

Parcel #1 Building Site Aerial Map



©2023 AgriData, Inc.



Boundary Center: 43° 59' 36.94, -92° 11' 17.57



7-106N-11W
Olmsted County
Minnesota



8/16/2023



BRAD JECH
 14515 20TH STREET SE
 EYOTA, MN 55934

SE MINNESOTA WATER ANALYSIS LABORATORY
 2100 CAMPUS DR SE
 ROCHESTER, MN 55904-4722
 PHONE: (507) 328-7495
 FAX: (507) 328-7485
 EMAIL: waterlab@co.olmsted.mn.us

Report Date: 8/16/2023
 Lab Number: 38232
 Received Date: 8/15/2023
 Received Time: 9:38
 Sampled Date: 8/15/2023
 Sampled Time: 9:01
 Sampler: BRAD JECH
 Sampler Title: REALTOR

Unique Number:
 Temp(C)@ receipt: 10.7

Sample Name: JUNE BRANDT

Sample Location: 14515 20TH STREET SE EYOTA MN 55934

Reason For Test: FINANCING / SALE

Comments: This sample meets EPA primary drinking water standards for all of the analytes tested.
 RECEIVED ON ICE

Analyte	Result	Method	(LRL*)	Analyzed	Analyst
Chloride	2.5 mg/L	EPA 300.0 Rev 2.1	(0.5 mg/L)	08/15/23 14:17	oc09323
Fluoride	< 0.2 mg/L	EPA 300.0 Rev 2.1	(0.2 mg/L)	08/15/23 14:17	oc09323
Nitrate	2.1 mg/L	EPA 300.0 Rev 2.1	(0.25 mg/L)	08/15/23 14:17	oc09323
Nitrite	< 0.1 mg/L	EPA 300.0 Rev 2.1	(0.1 mg/L)	08/15/23 14:17	oc09323
Sulfate	23 mg/L	EPA 300.0 Rev 2.1	(0.5 mg/L)	08/15/23 14:17	oc09323
E. coli	Absent	SM 9223 B	(1 colony / 100 ml)	08/16/23 11:00	TWP
Total Coliform	Absent	SM 9223 B	(1 colony / 100 ml)	08/16/23 11:00	TWP

Laboratory Certification: MN LAB # 027-109-399 EPA LAB CODE MN00096

SEM WAL is accredited by the Minnesota Department of Health Environmental Laboratory Accreditation Program and conforms to current TNI standards.

** = See 'Meaning of Test Results' fact sheet for additional information.

(LRL*) = Laboratory Reporting Limit is the lowest value of the analyte that can be quantitatively determined.

~ = Sample received outside temperature range specified in Minnesota statutes.

EX = Sample received outside holding time specified in EPA 300.0 Rev. 2.1

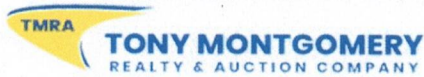
Digitally signed by
 Timothy Peterson
 Date: 2023.08.16
 15:52:45 -05'00'

Lab Analyst or Lab Manager

Parcel #2 Aerial Map



©2023 AgriData, Inc.



Map Center: 43° 59' 36.91, -92° 11' 28.33



7-106N-11W
Olmsted County
Minnesota



8/22/2023

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

Brandt Parcel 2 Tillable Acres Aerial Map



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Boundary Center: 43° 59' 37.17, -92° 11' 28.22



7-106N-11W
Olmsted County
Minnesota



8/16/2023

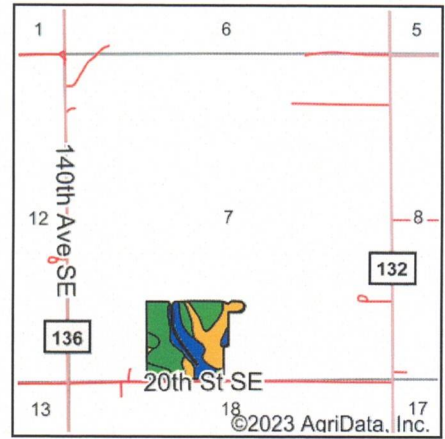
Field borders provided by Farm Service Agency as of 5/21/2008.

Brandt Parcel 2 Soils Map



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Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Olmsted**
 Location: **7-106N-11W**
 Township: **Dover**
 Acres: **37.2**
 Date: **8/16/2023**



Area Symbol: MN109, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
99B	Racine loam, 2 to 5 percent slopes	13.58	36.5%		Ile	91	55
99C	Racine silt loam, 6 to 12 percent slopes	10.18	27.4%		IIle	76	77
M517A	Clyde silty clay loam, 0 to 3 percent slopes	7.61	20.5%		IIw	86	85
479	Floyd silt loam, 1 to 4 percent slopes	2.59	7.0%		IIw	100	75
203	Joy silt loam, 1 to 4 percent slopes	1.46	3.9%		Ile	98	86
176	Garwin silty clay loam	0.60	1.6%		IIw	86	72
2A	Ostrander silt loam, 0 to 2 percent slopes	0.53	1.4%		Iw	100	69
369B	Waubek silt loam, 1 to 6 percent slopes	0.42	1.1%		Ile	91	77
483B	Wauke loam, 2 to 5 percent slopes	0.17	0.5%		IIs	66	68
M510A	Maxfield silt loam, 0 to 2 percent slopes	0.06	0.2%		IIw	83	65
Weighted Average					2.26	86.7	*n 70.6

*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.