



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

THE GERALD A. BROWN TRUST & DONNA MAE BROWN ESTATE FARMLAND

10-DAY ONLINE REAL ESTATE AUCTION

Saturday, October 17 – Tuesday, October 27, 2026

Auction starts closing at 6PM!

Farm Location: TBD County Road 18 Lewiston, MN 55952.

Winona County, Utica Township, Section 28.

(From Lewiston – S. on Co. Rd 29 for 1.5 miles, then west onto Co Rd 18 for 2 miles.

From Utica – E. on Main St. for .8 miles, R. onto Co Hwy 18 for 2.5 miles)



TMRA NOTE: All information contained herein this brochure is believed to be correct, however Tony Montgomery Realty & Auction Company, herein referred to as (TMRA), its agents, along with owners and representatives of all herein do not make any warranties whatsoever as to the exactness of accuracy of information. It is the responsibility of the purchaser(s) to do their own due diligence regarding investigation towards the accuracy of information disseminated within this brochure. TMRA is representing the sellers exclusively in the sale of this land.



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155.6 +/- ACRES IN ONE OFFERING

TMRA is very pleased to represent the Brown Family in the sale of this very productive parcel of land. The Browns have been a productive part of the agricultural community since the 1960's. The Brown family originated from Iowa and came up and sprouted into a well-respected multi-generational family farm. This certainly will be an opportunity to acquire high producing land that lies all in one field! Excellent CPI of 92.1 on the mostly Tama soils with 153.86+/- tillable acres.

Parcel Information:

Winona County ID# RP 15.000.2100

SECT-28 TWP-106 RANGE-009 155.60 AC 160 AC W 1/2 NE1/4 & E1/2 NW1/4 EX:
HWY EASEMENT 1.03 ACRES EX: PARCEL 411' X 460'

TERMS:

This auction will be a 10-day Online Auction. Bid Price X 155.6 Acres + 3% buyers Fee = Full Contract Purchase Price. Terms of sale include but not limited to buyer(s) being responsible to perform their own "due diligence" regarding all aspects of the purchase to include having their own legal representation. Tony Montgomery Realty & Auction Company, (TMRA), is representing the sellers 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 shall be NO contingencies to include but not limited to financing involved with the sale. All real estate taxes due and payable in the year of 2026 will be paid for by seller. At the conclusion of the auction, buyer(s) and seller shall enter into a standard vacant land MN purchase agreement drafted by TMRA and buyer shall deposit non-refundable earnest money in the amount of \$200,000 immediately as time is of the essence. Closing shall be on or before December 4, 2026. Seller, TMRA and all legal representatives of seller are making no warranties or guarantees other than that stipulated through a Personal Representatives/Trustee's Deed.



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Real Estate Taxes

2026 real estate taxes of \$10,106.00 shall be paid in full by seller. All real estate taxes due and payable in 2027 and thereafter shall be the buyer's responsibility.

Closing:

Closing shall be on or before December 4, 2026.

Possession:

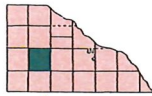
Land is currently under rental agreement through the 2026 crop year. Buyer shall have full possession once all farm emblements have been removed providing closing on the subject property has been successfully accomplished.

Registration:

All interested bidders will be required to pre-register with TMRA at www.tmracompany.com to bid on this auction.

Call for more info: Tony – 507-259-7502 / Brad – 507-421-0232 / John – 507-932-4656

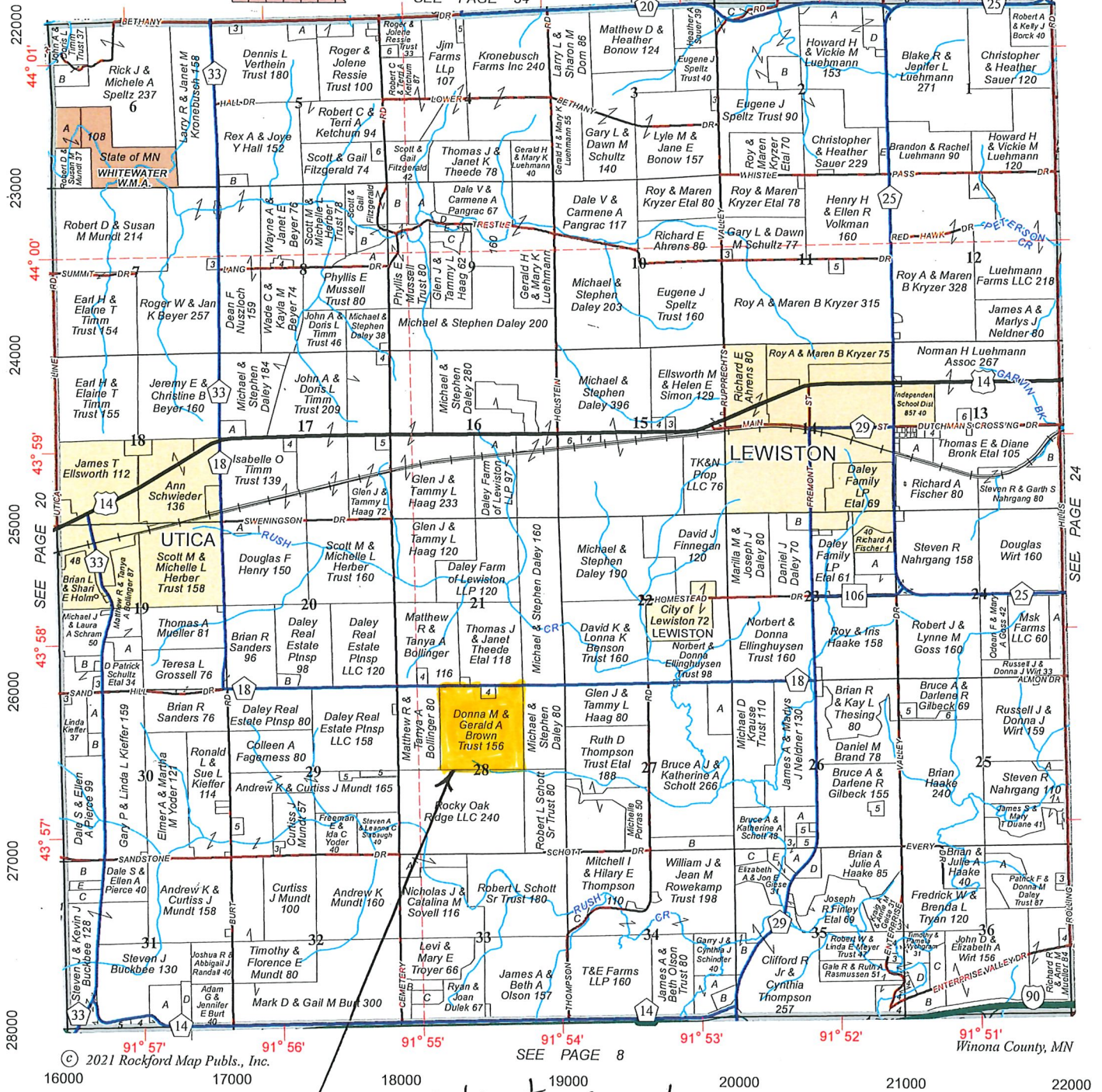
UTICA



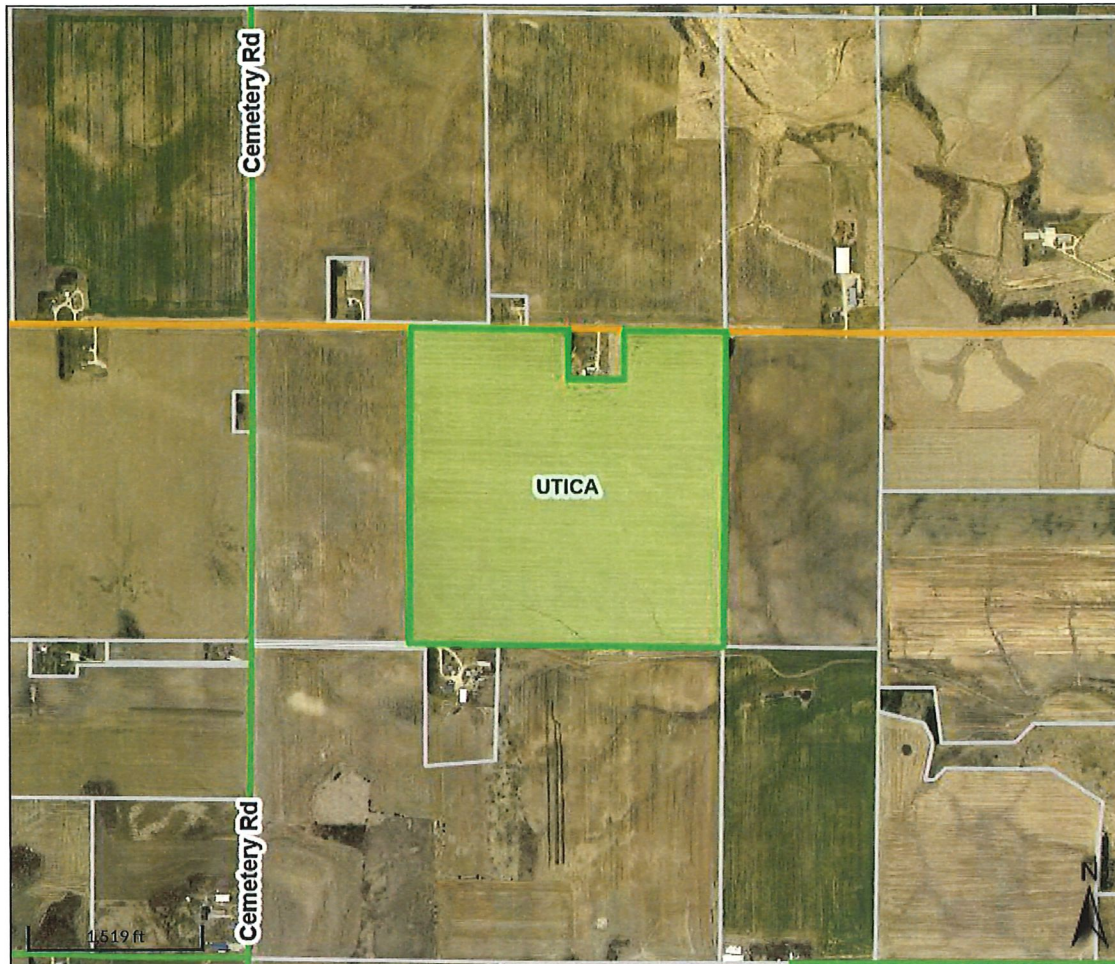
Refer to page 59 for keyed parcels

T.106N.-R.9W.

SEE PAGE 34



Subject Property



Overview



Legend

Roads

- Interstate
- US/State Highway
- City Streets
- County Road
- Township Road
- Private Drive
- Other

- Municipalities
- Winona Boundary
- Parcel

Parcel ID	150002100	Alternate ID	n/a	Owner Address	DONNA M BROWN &
Sec/Twp/Rng	010015-020857-	Class	101		GERALD A BROWN TRUST
Property Address		Acreage	155.6		30 TEWS AVE
					LEWISTON, MN 55952

District 1501

Brief Tax Description SECT-28 TWP-106 RANGE-009 155.60 AC 160 AC W 1/2 NE1/4 & E1/2 NW1/4 EX: HWY EASEMENT 1.03 ACRES EX: PARCEL 411' X 460' E1/2 NW1/4 EX: HWY EASEMENT 1.03 ACRES EX: PARCEL 411' X 460'

(Note: Not to be used on legal documents)

Note: This map is created from data contained in Winona County GIS and is for reference purposes only. While significant effort has been invested to depict boundary extents as accurately as possible per existing records, this map should not be considered a replacement for professional land survey.

Date created: 7/13/2026
Last Data Uploaded: 7/11/2026 4:41:06 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Taxpayer: 134859

Property ID Number: RP 15.000.2100

DONNA M BROWN
30 TEWS AVE
LEWISTON MN 55952

Property Description: SECT-28 TWP-106 RANGE-009 155.60 AC 160 AC
W 1/2 NE 1/4 & E 1/2 NW 1/4 EX: HWY EASEMENT 1.03 ACRES EX:
PARCEL 411' X 460'

Property
Address:

2026 Property Tax Statement

Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:		
		2025	2026
	Estimated Market Value:	\$1,407,600	\$1,547,900
	Homestead Exclusion:	\$0	\$0
	Taxable Market Value:	\$1,407,600	\$1,547,900
	New Improvements:		
Step 2	Property Classification:	AG NON HSTD	AG NON HSTD
	Sent in March 2025		
Step 3	PROPOSED TAX		10,172.00
	Sent in November 2025.		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due MAY 15:		\$5,053.00
	Second half taxes due NOVEMBER 16:		\$5,053.00
	Total Taxes Due in 2026:		\$10,106.00

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

Taxes Payable Year		2025	2026
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		\$11,307.62	\$12,324.52
4. Credits that reduce property taxes:			
A. Agricultural Market Value Credits		-\$2,129.62	-\$2,218.52
B. Other Credits		\$0.00	\$0.00
5. Property taxes after credits		\$9,178.00	\$10,106.00
Property Tax by Jurisdiction			
6. County WINONA COUNTY		\$5,268.24	\$6,077.28
7. City or Town UTICA TOWNSHIP		\$2,028.92	\$2,119.48
8. State General Tax		\$0.00	\$0.00
9. School District 0857		\$789.34	\$826.80
A. Voter Approved Levies			
B. Other Local Levies		\$1,047.90	\$1,036.16
10. Special Taxing Districts		\$0.00	\$0.00
A. TIF			
B. Other		\$43.60	\$46.28
These amounts may consists of SEMMCHRA, Watershed, and/or Port Authority of Winona.			
11. Non-school voter approved referenda levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$9,178.00	\$10,106.00
Special Assessments on Your Property			
13. Special Assessments			
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$9,178.00	\$10,106.00

FIRST HALF DUE MAY 15 \$5,053.00
SECOND HALF DUE NOVEMBER 16 \$5,053.00

2 PAYABLE 2026 2ND HALF PAYMENT STUB TO AVOID PENALTY PAY ON OR BEFORE NOVEMBER 16 Property ID#: RP 15.000.2100 ID#: 134859

Taxpayer: DONNA M BROWN
30 TEWS AVE
LEWISTON MN 55952

SECOND 1/2 TAX AMOUNT DUE: \$5,053.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

WINONA COUNTY AUDITOR-TREASURER
202 W. THIRD STREET
WINONA, MN 55987-3146



No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks. \$25 fee for returned payments.

Detach and return this stub with your 2nd half payment.

1 PAYABLE 2026 1ST HALF PAYMENT STUB TO AVOID PENALTY PAY ON OR BEFORE MAY 15 Property ID#: RP 15.000.2100 ID#: 134859

Taxpayer: DONNA M BROWN
30 TEWS AVE
LEWISTON MN 55952

FULL TAX AMOUNT: \$10,106.00

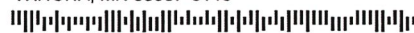
FIRST 1/2 TAX AMOUNT DUE: \$5,053.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

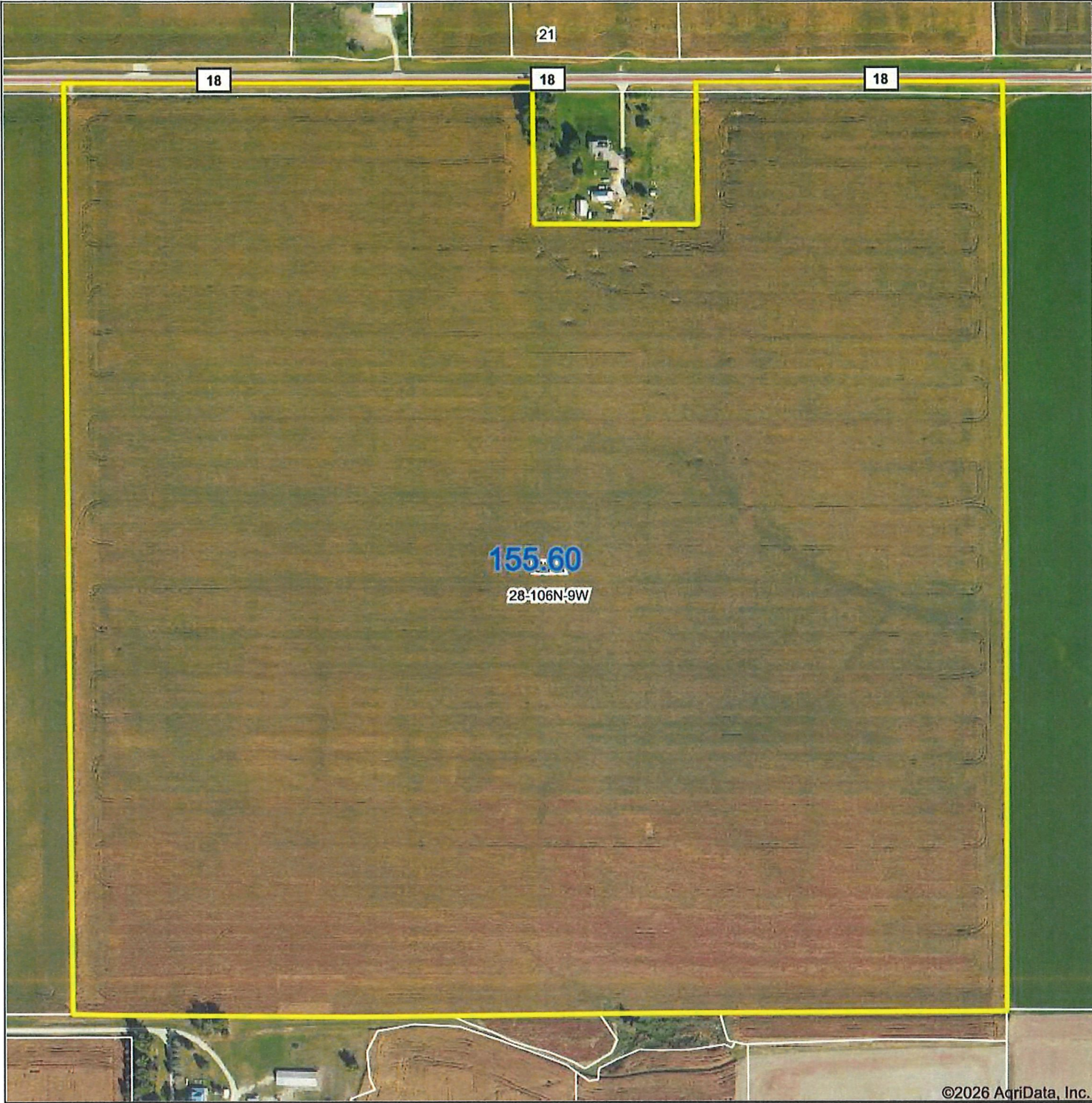
WINONA COUNTY AUDITOR-TREASURER
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Detach and return this stub with your 1st half payment.

Brown Trust Aerial Map



Boundary Center: 43° 57' 32.23, -91° 54' 32.48



28-106N-9W
Winona County
Minnesota



Maps Provided By:

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7/15/2026

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

Brown Trust Tillable Acres Aerial Map



©2026 AgriData, Inc.



Boundary Center: 43° 57' 32.08, -91° 54' 32.48

0ft 442ft 883ft

28-106N-9W
Winona County
Minnesota

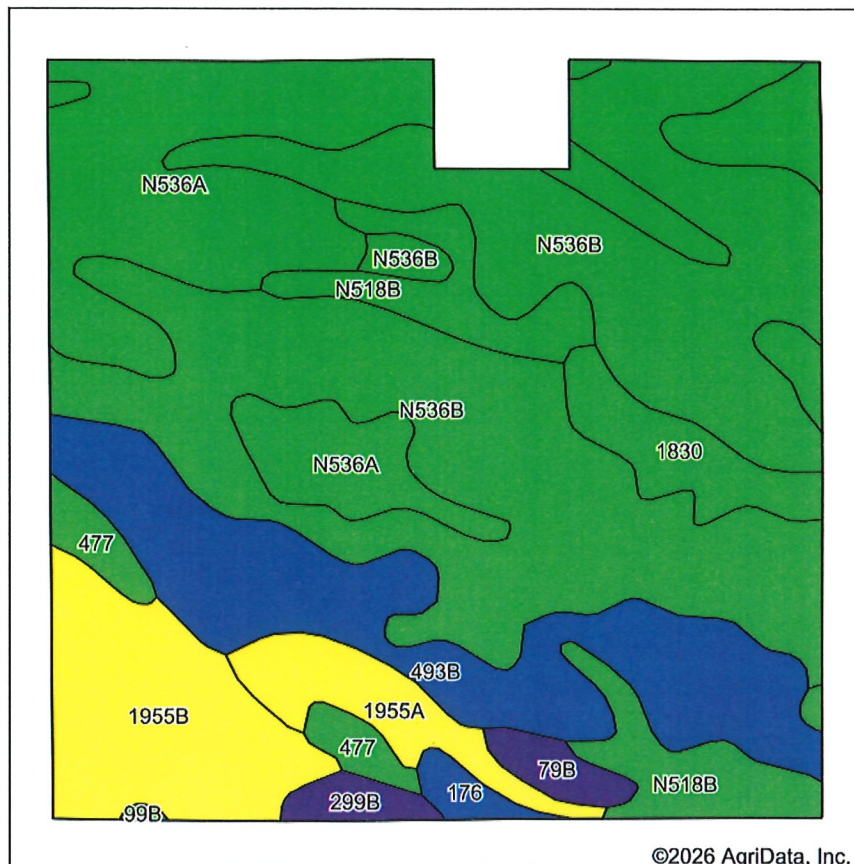


Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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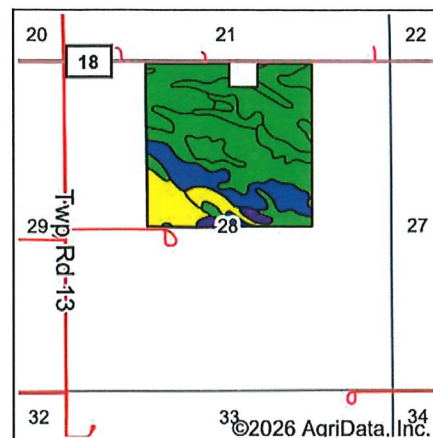
7/15/2026

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

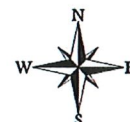
Brown Trust Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Winona**
 Location: **28-106N-9W**
 Township: **Utica**
 Acres: **153.86**
 Date: **7/15/2026**



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Area Symbol: MN169, Soil Area Version: 20

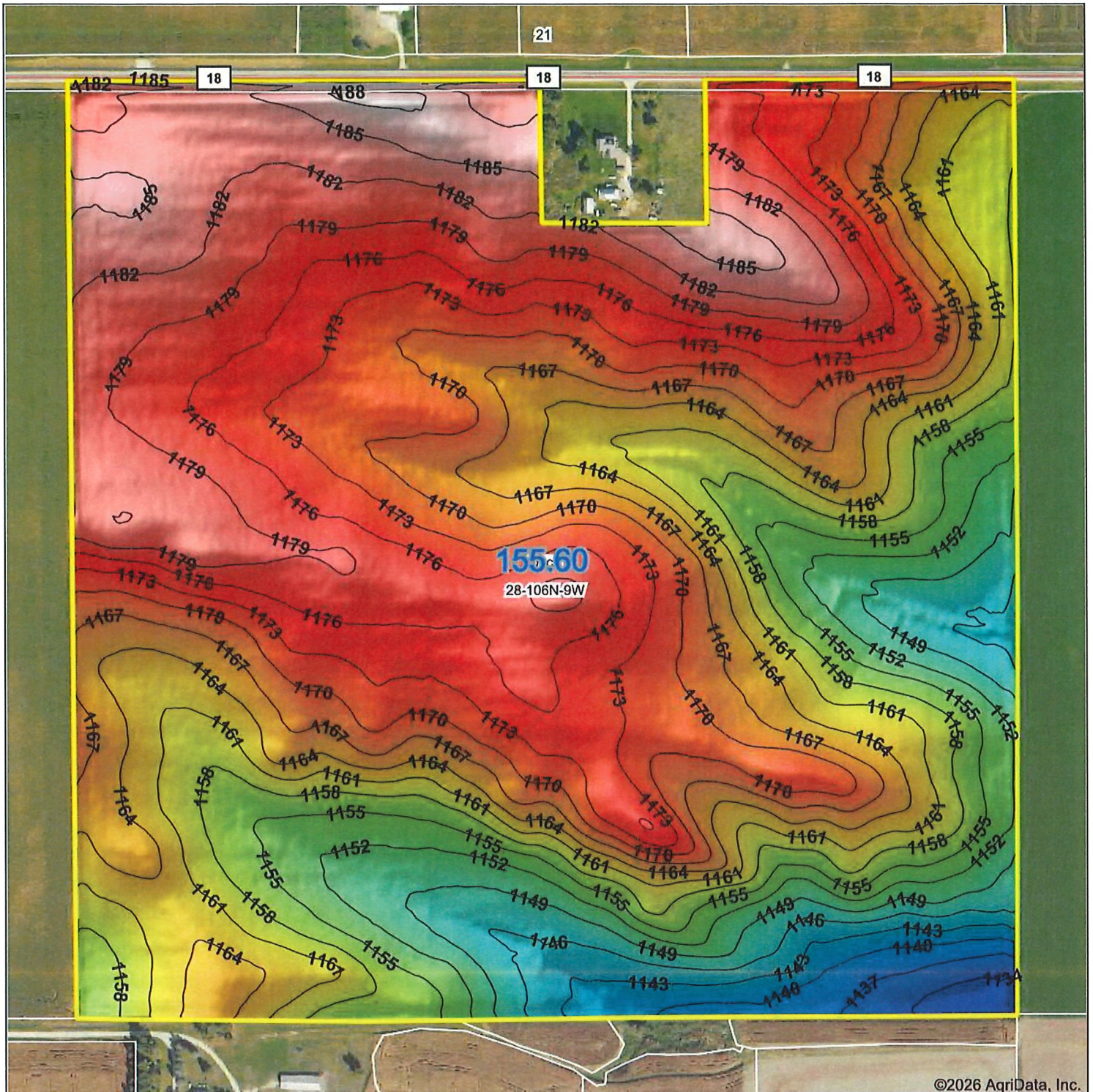
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Oats Bu	*n NCCPI Soybeans
N536B	Tama silt loam, driftless, 2 to 6 percent slopes	61.43	40.0%		Ile	98		82
N536A	Tama silt loam, driftless, 0 to 2 percent slopes	26.26	17.1%		Iw	99		84
493B	Oronoco fine sandy loam, 3 to 8 percent slopes	21.85	14.2%		Ile	88	3	64
N518B	Lindstrom silt loam, 2 to 6 percent slopes	13.91	9.0%		Ile	99		88
1955B	Waukeel loam, bedrock substratum, 2 to 6 percent slopes	12.81	8.3%		Ile	66	5	46
1955A	Waukeel loam, bedrock substratum, 0 to 2 percent slopes	5.18	3.4%		Ils	69	5	47
1830	Eitzen silt loam	4.82	3.1%		Ilw	91		82
477	Littleton silt loam	2.96	1.9%		Iw	100	2	87
79B	Billett fine sandy loam, 1 to 6 percent slopes	1.75	1.1%		Ills	60	5	41
299B	Rockton silt loam, 1 to 6 percent slopes	1.50	1.0%		Illle	53	4	47
176	Garwin silt loam	1.24	0.8%		Ilw	86		74
99B	Racine silt loam, 2 to 6 percent slopes	0.15	0.1%		Ile	91	3	70
Weighted Average					1.83	92	1.1	*n 75.4

*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.

Brown Trust Topography Hillshade



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Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,132.1

Max: 1,189.7

Range: 57.6

Average: 1,167.0

Standard Deviation: 11.65 ft

0ft 434ft 868ft



7/15/2026

28-106N-9W
Winona County
Minnesota

Boundary Center: 43° 57' 32.23, -91° 54' 32.48

TMRA
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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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