



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

Duane & Denise Hoeft Estate 70.94 Acre Farm

10-DAY ONLINE REAL ESTATE AUCTION

Saturday, February 21 – Tuesday, March 3, 2026

Auction starts closing at 6PM!

Farm Location: TBD 680th Ave Dexter, MN 55926.

Mower County, Pleasant Valley Township, Section 18.



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 no 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. TMRA is representing the sellers exclusively in the sale of this land.



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TMRA is pleased to announce the sale of an exceptional 70.94+/- acres of bare land to settle the Estate of Duane and Denise Hoeft. This unique opportunity allows potential buyers to acquire a valuable piece of farmland through a 10-day online auction. Whether you are an experienced farmer, an investor, or someone looking to expand your agricultural holdings, this auction offers an equal opportunity to all interested parties. This farm offers 70.94 +/- deeded acres with 70.14 +/- acres tillable that carries an astounding 92.9 CPI rating. This farm has been in alfalfa and hay ground for more than 20 years. There have been no chemicals applied to this farm in over 20 years and while it is not currently certified as organic, opportunities do exist.

TERMS: This auction will be a 10-day Online Auction. Bid Price X 70.94 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. 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 2026 will be prorated to date of closing by buyer and 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 \$50,000. Closing shall be on or before April 3, 2026. Seller, TMRA and all representatives of before mentioned are making no warranties or guarantees other than that stipulated through a Personal Representatives Deed.

Closing: Closing for this transaction will be on or before April 3, 2026.

Real Estate Taxes: 2025 real estate taxes payable were \$2,102. The taxes due and payable for 2026 will be pro-rated as to the date of closing.

Possession: Buyer will take possession of the farm after closing.

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

CALL: Brad Jech @ 507-421-0232; John Keefe @ 507-932-4656; Tony Montgomery @ 507-259-7502; Chelsie Jech @ 507-421-0351.

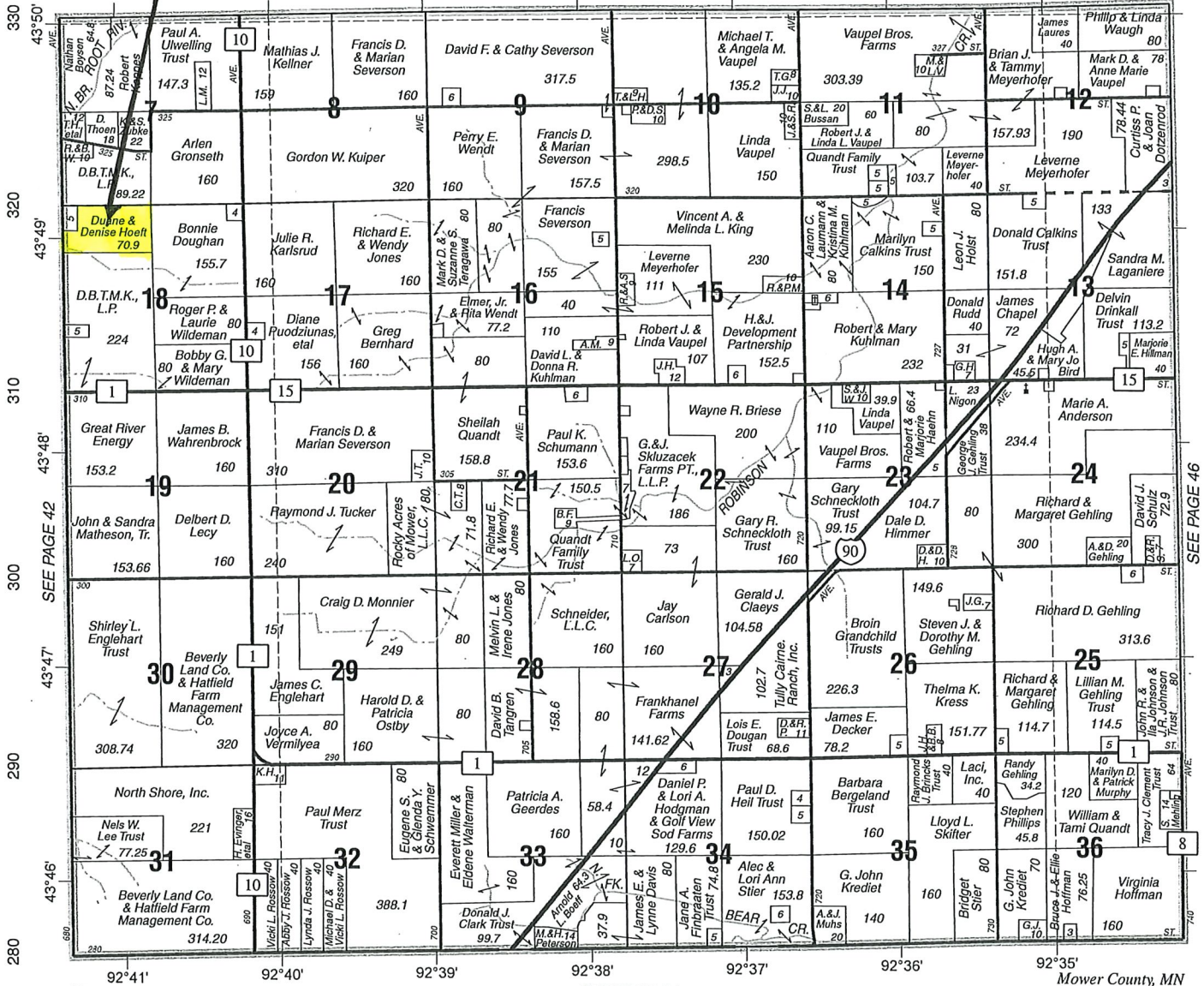
PLEASANT VALLEY



T.104N.-R.15W.

Subject Property

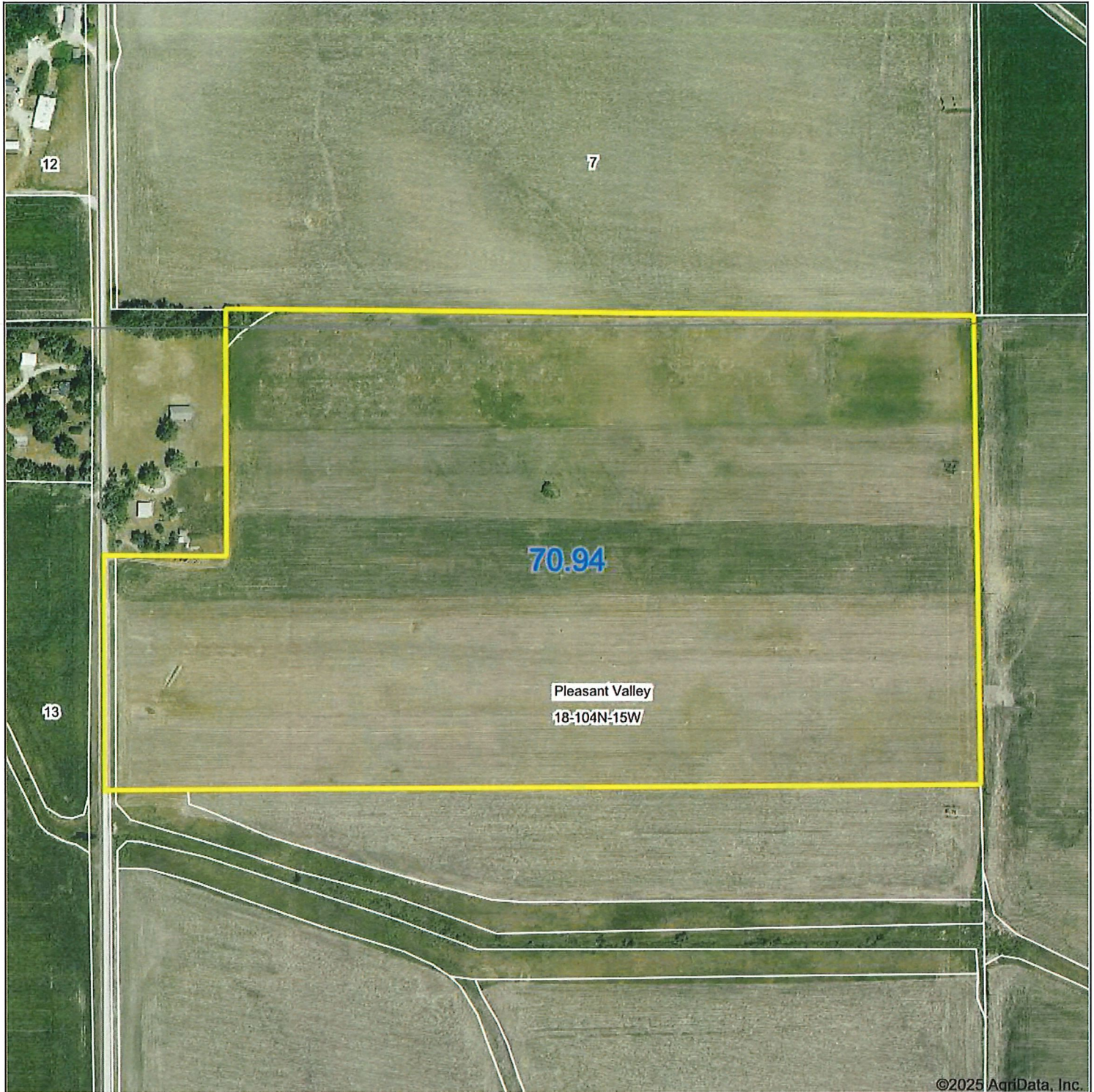
OLMSTED COUNTY



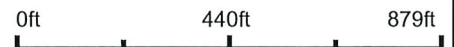
SEE PAGE 46

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680 690 700 710 720 730 740
Mower County, MN

Hoefst Farm Aerial Map



Boundary Center: 43° 49' 3.05, -92° 41' 4.3



18-104N-15W
Mower County
Minnesota



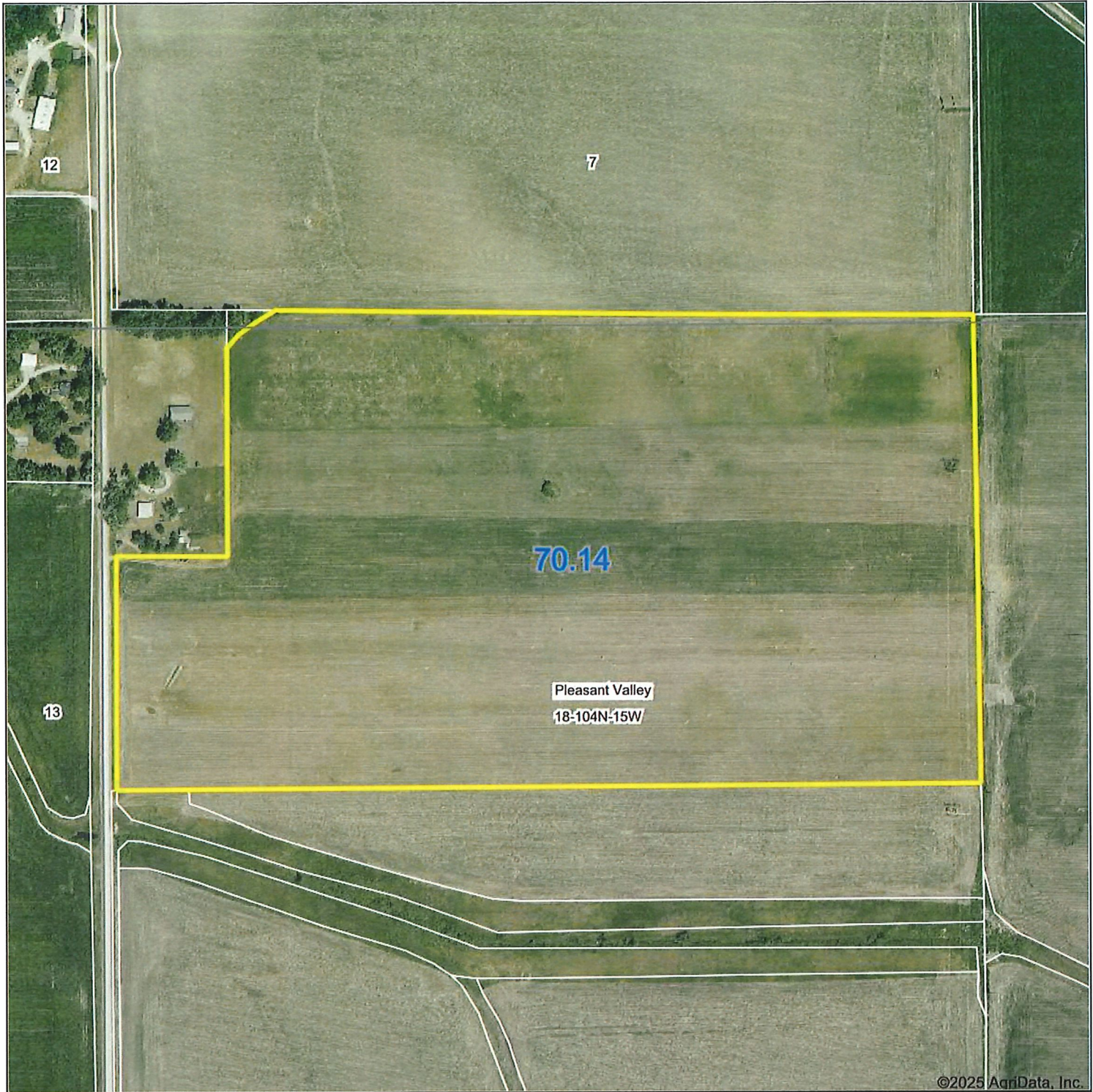
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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11/20/2025

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

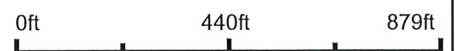
Hoelt Tillable Acres Aerial Map



©2025 AgriData, Inc.



Boundary Center: 43° 49' 3.03, -92° 41' 4.08



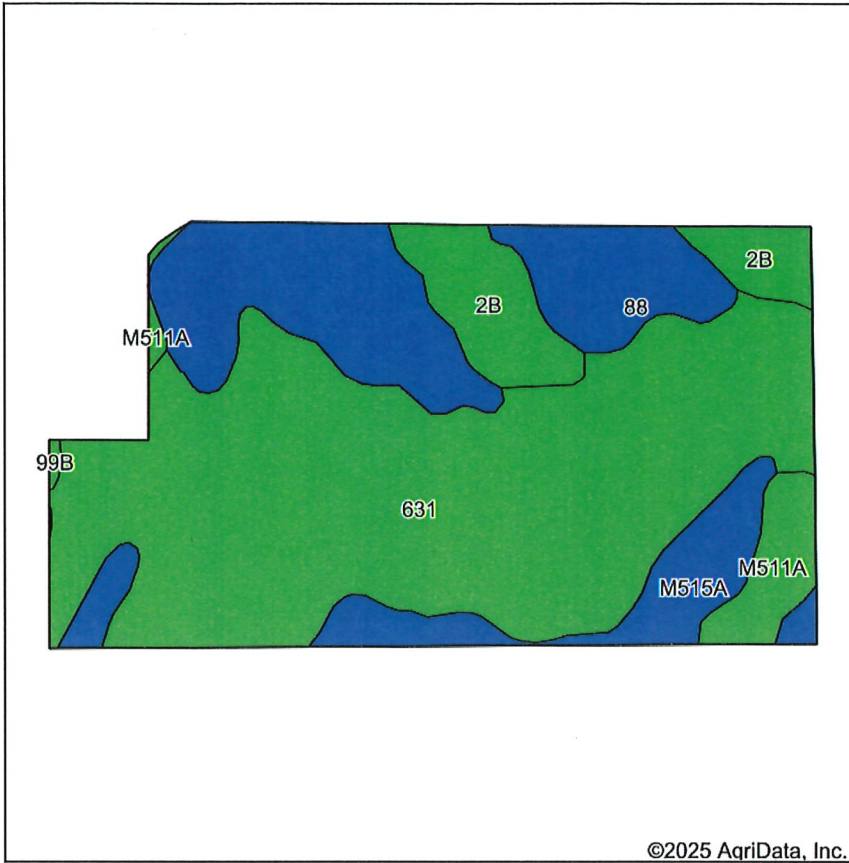
18-104N-15W
Mower County
Minnesota



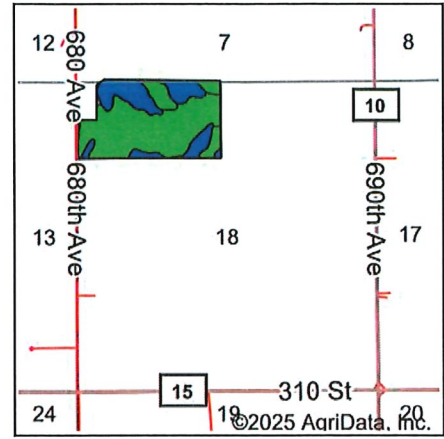
11/20/2025

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

Hoefl Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Mower**
 Location: **18-104N-15W**
 Township: **Pleasant Valley**
 Acres: **70.14**
 Date: **11/20/2025**

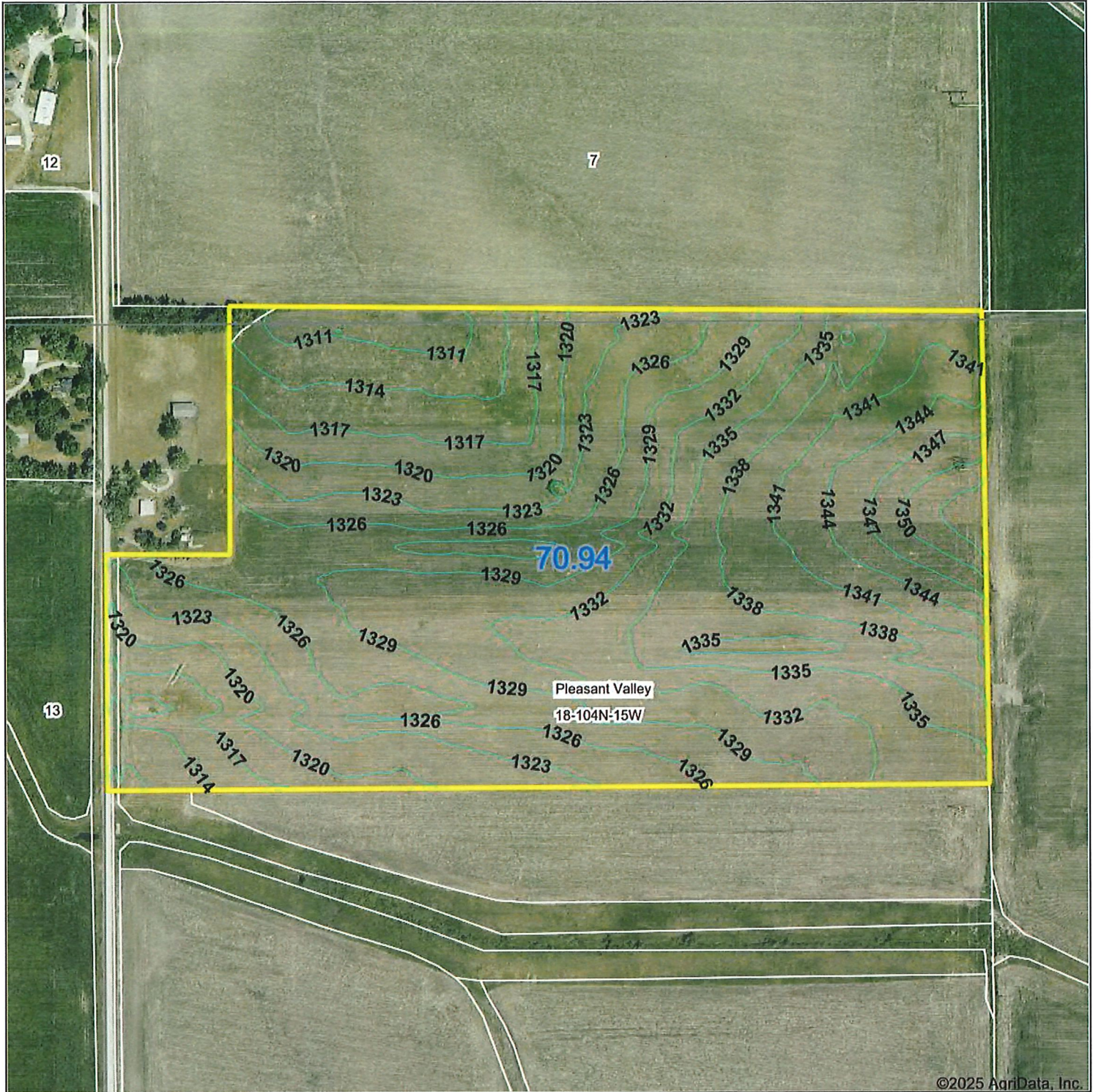


Area Symbol: MN099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
631	Oran silt loam, 1 to 4 percent slopes	40.96	58.4%		lw	95	63
88	Clyde silty clay loam, 0 to 3 percent slopes	14.18	20.2%		llw	86	85
M515A	Tripoli clay loam, 0 to 2 percent slopes	6.26	8.9%		llw	87	63
2B	Ostrander loam, 2 to 5 percent slopes	5.81	8.3%		lle	98	68
M511A	Readlyn silt loam, 1 to 3 percent slopes	2.81	4.0%		lw	100	68
99B	Racine loam, 2 to 5 percent slopes	0.12	0.2%		lle	91	55
Weighted Average					1.38	92.9	*n 68

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

Hoefft Farm Topography Contours



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

Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 1,307.9
Max: 1,355.4
Range: 47.5
Average: 1,328.5
Standard Deviation: 9.58 ft

0ft 436ft 873ft

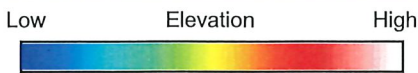
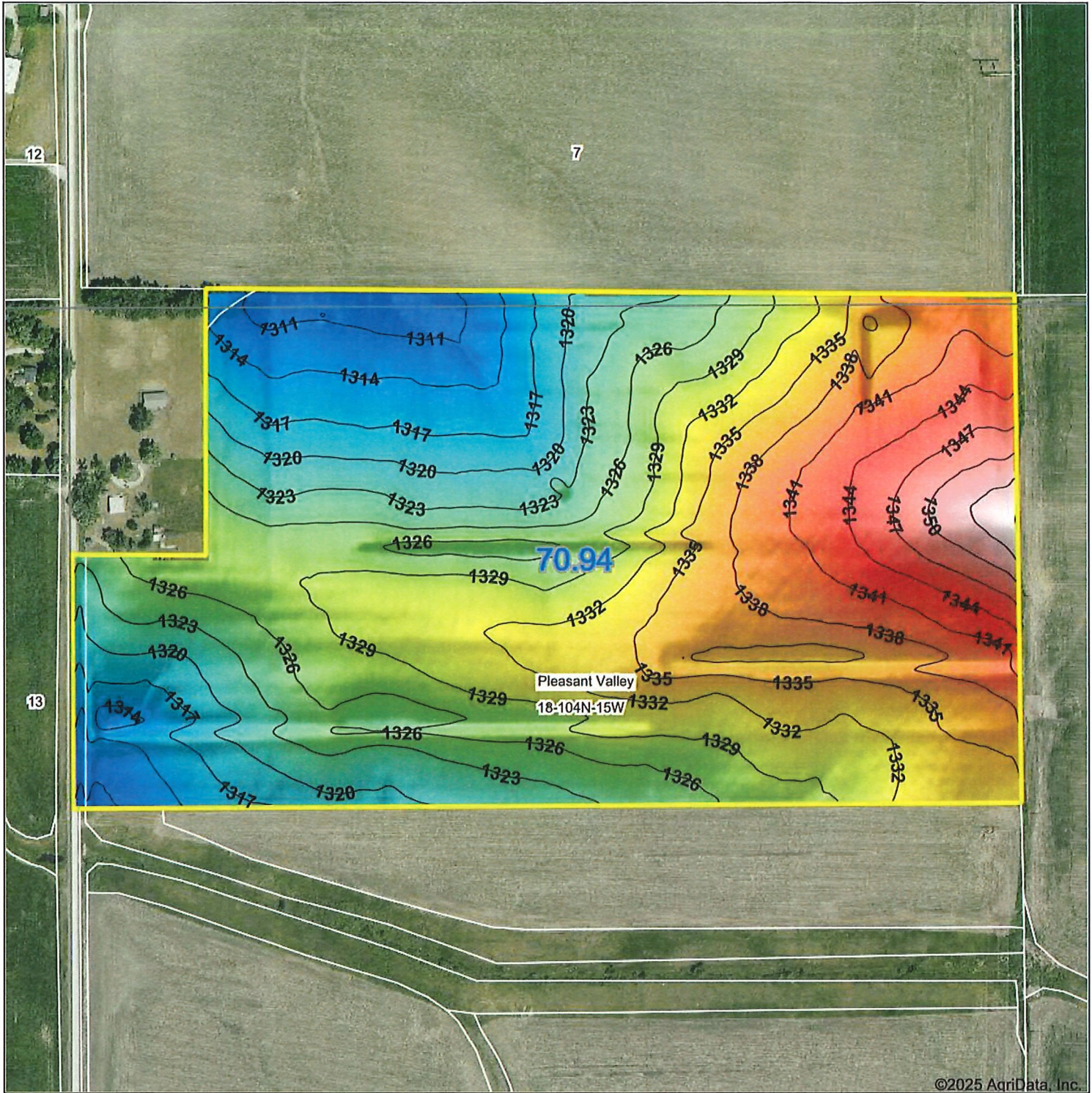


11/20/2025

18-104N-15W
Mower County
Minnesota

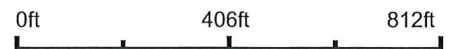
Boundary Center: 43° 49' 3.04, -92° 41' 4.29

Hoeft Farm Topography Hillshade



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

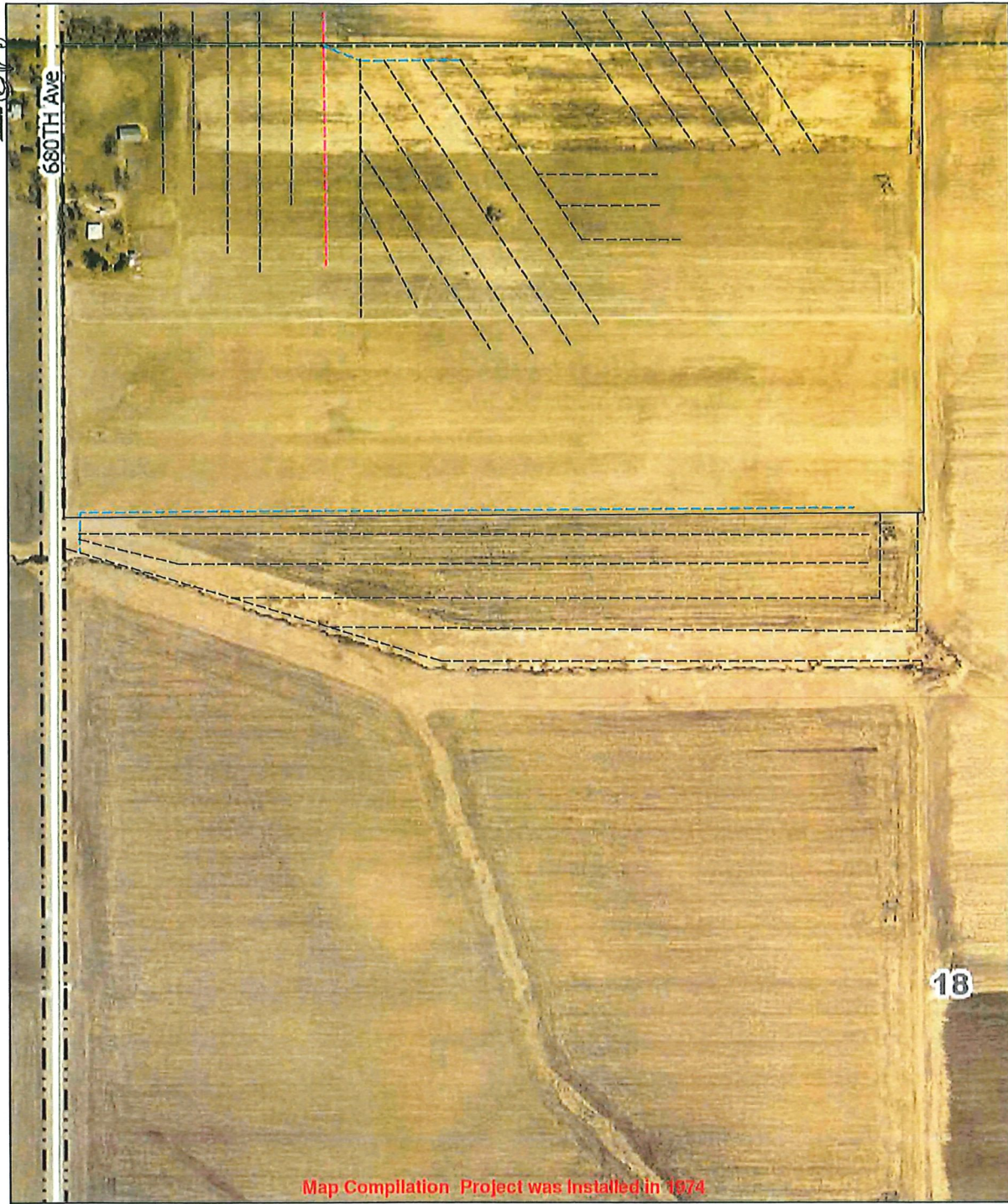
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 Mower County
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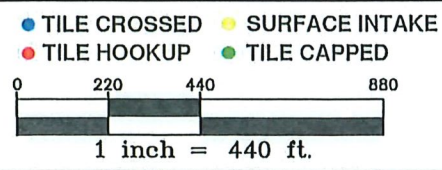
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Map Compilation Project was installed in 1974



LEGEND

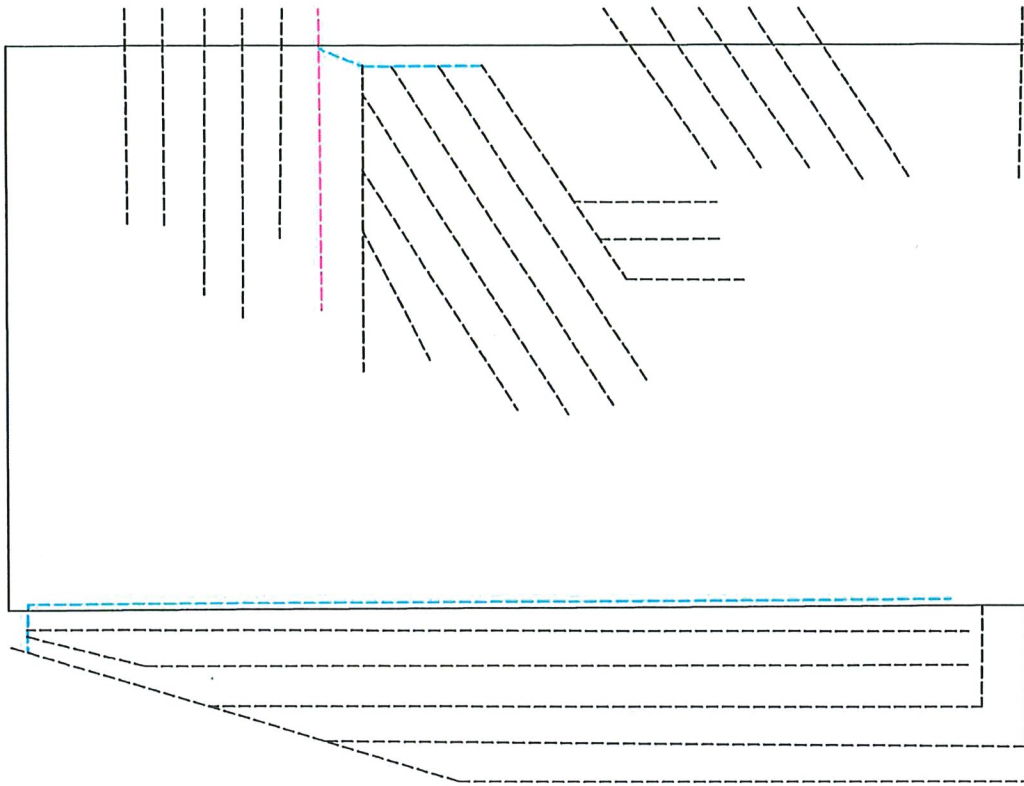


- EXISTING TILE -----
- WATERWAYS -----
- PROPERTY LINE -----
- TELEPHONE -----
- ELECTRIC -----
- GAS -----

OWNER: Duane Hoeft et ux
 RENTER: -
 SECTION: 18Nw
 COUNTY: Mower
 SPACINGS: 100Ft
 DRAWN BY: Jesse Erickson

TOWNSHIP: Pleasant Valley
 STATE: - MN
 DATE: Jan. 2026
Note: Existing tile was drawn from hand drawn tile maps and aerial photos.

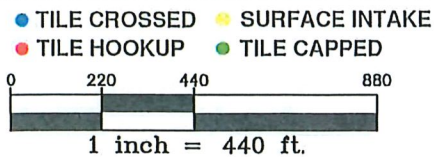
MATERIALS	0	LF 4" Tile	0	LF 6" NP	0	LF 24" Tile
	0	LF 4" NP	0	LF 8" Tile	0	LF 12" NP
	0	LF 5" Tile	0	LF 8" NP	0	LF 15" Tile
	0	LF 5" NP	0	LF 10" Tile	0	LF 15" NP
	0	LF 6" Tile	0	LF 10" NP	-	-
	0	LF 6" NP	0	LF 10" NP	-	-



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	0	LF 5" NP	0	LF 10" Tile	0	LF 15" NP
	0	LF 6" Tile	0	LF 10" NP	-	-