



**TONY MONTGOMERY REALTY & AUCTION COMPANY**  
507-259-7502 • 507-421-0232 • [www.tmracompany.com](http://www.tmracompany.com)

**JRMSJ LLP ACRES FAMILY FARM  
87.50 +/- ACRE FARM  
10-DAY ONLINE REAL ESTATE AUCTION**

**82.49 +/- Acres Bare Land & 5.03 +/- Acre Building Site**  
Saturday, November 9 – Tuesday, November 19, 2024  
Auction starts closing at 6PM!

**Farm location:** TBD 30<sup>th</sup> Street SE Eyota, MN 55934.  
Eyota Township, Section 19, Olmsted County  
**JRMSJ LLP Acres – Owner**

**TMRA Note:** The JRMSJ LLP Acres farm will be sold at a 10-Day Online Auction giving everyone and opportunity to own this farm. This property has great access to a hard surface road. This property will be sold in 2 parcels offering both bare farmland and great building site.



**OPEN HOUSE DATES:**  
Saturday, October 12, 10AM – Noon  
Saturday, November 2, 10AM - Noon  
Or by appointment.

**Call:** Brad Jech @ 507-421-0232; John Keefe @ 932-4656; Tony Montgomery @ 259-7502

540 N. Wabasha Street • Plainview, MN 55964



## TONY MONTGOMERY REALTY & AUCTION COMPANY

507-259-7502 • 507-421-0232 • [www.tmracompany.com](http://www.tmracompany.com)

**Parcel #1:** Consisting of 82.49 +/- surveyed acres of which consists of 74 +/- certified tillable acres with great access along 30<sup>th</sup> Street SE (County Road 23). This parcel sits in 2 large fields of 18.71 acres and 63.78 acres. The farm land carries a CPI of 47.2. 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 #1:** Buyer will be granted full possession of Parcel #1 after closing; however, buyer will have the right to enter the tillable land prior to closing for normal farming practices at no risk to seller.

**Parcel #2:** Consisting of 5.03 +/- surveyed acres sit this building site as a blank canvas for you the buyer, to build your dream property. Located along a hard surface road, 30<sup>th</sup> Street SE (County Road 23) Eyota. There are 3.91 +/- acres of tillable land on this building site. Only 3.7 miles from Eyota and 7.8 miles East of Rochester. A perfect location with quick access to town or I-90.

**Possession of Parcel #2:** Buyer will be granted full possession of Parcel #2 after closing; however, buyer will have the right to enter the tillable land prior to closing for normal farming practices at no risk to seller.

**Terms:** This auction will be a 10-Day Online Auction. 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 2024 are currently \$4,642 on a total of 110 acres. All taxes due and payable in 2024 will be paid for by seller. Buyer(s) will be responsible for all real estate taxes in 2025 and beyond. 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 \$10,000 per parcel. Closing shall be on or before December 20, 2024. Seller, TMRA and all representatives of before mentioned are making no warranties or guarantees other than that stipulated through a Warranty Deed.

**Registration:** All interested bidders will be required to pre-register with TMRA at [www.tmracompany.com](http://www.tmracompany.com) to bid on this auction. See website for full terms.

**Note:** All information contained herein is believed to be correct, however Tony Montgomery Realty & Auction Company and its agents, along with the owners, do not guarantee any of the information as to its accuracy. It is the perspective 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.

# 87.52 ACRES - EXCELLENT LOCATION!



**TONY MONTGOMERY**  
REALTY & AUCTION COMPANY

**10-DAY ONLINE REAL ESTATE AUCTION**  
Saturday, November 9 - Tuesday, November 19, 2024  
Auction Starts closing at 6 PM!  
MN Lic. #79-06 Wi. Lic. #639-052



**EXCELLENT BARE LAND AND BUILDING SITE**

Location: TBD 30th Street SE (Cty Road 23) Eyota, MN 55934. Section 19, Eyota Township, Olmsted County. (Just a 1/2 mile south of Chester Woods.)

**To be Offered in 2 Parcels**

**Parcel #1** Consists of 82.49+/- bare land acres of which 74+/- acres are considered tillable and are available for crop year 2025. Has been surveyed!

**Parcel #2** Consists of 5.03+/- bare land acres that are buildable and are located along a hard surface road! Only 3.7 miles west of Eyota and 7.8 miles East of Rochester. Has been surveyed!

**Open House Dates:** Saturday, October 12, 10AM - Noon; November 2, 10AM - Noon; Or by Appointment.

**Terms:** Tony Montgomery Realty & Auction Company, (TMRA) is representing the seller on this sale. There will be no contingencies allowed at this auction including, but not limited to financing. A 3% buyers fee will be added on to the final bid price to achieve full contract purchase price on each parcel. At the conclusion of the auction, Buyer and Seller shall enter into a standard MN Purchase Agreement and deposit non-refundable earnest money of \$10,000 per parcel. Closing shall be on or before December 20, 2024. Seller shall deliver to buyer at closing a general marketable warranty deed. See website for full details and terms.

**Registration:** All interested bidders will be required to pre-register with TMRA at [www.tmracompany.com](http://www.tmracompany.com) to bid on this auction. See website for full Terms and Conditions.

GREAT OPPORTUNITY to buy a building site!

**JRMSJ ACRES LLP -- Owner**

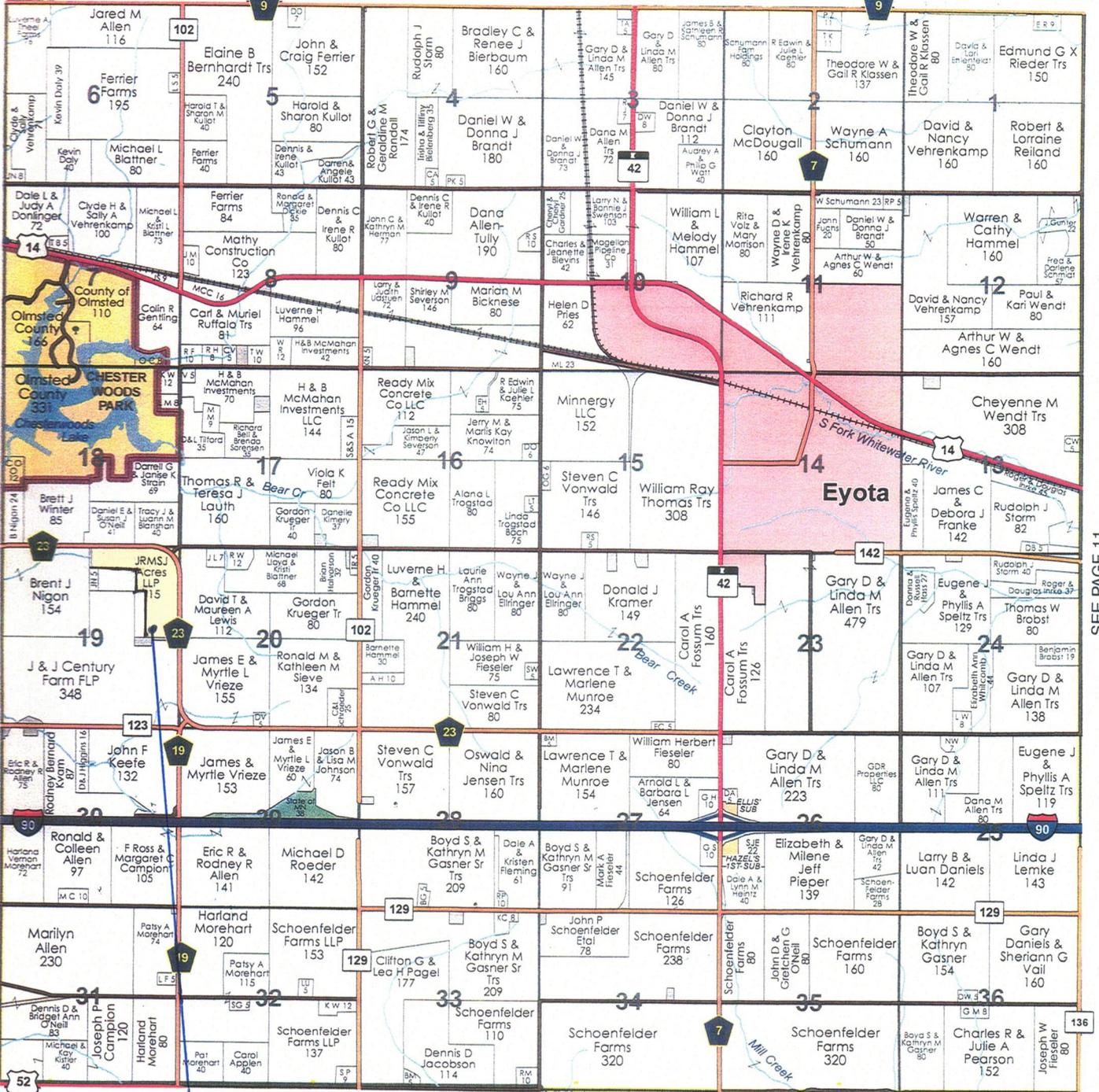
Brad: 507-421-0232 – Tony: 507-259-7502 – John: 507-932-4656

**Tony Montgomery Realty & Auction Co.**

Scan for Registration & Photos  
OR Visit [www.tmracompany.com](http://www.tmracompany.com)



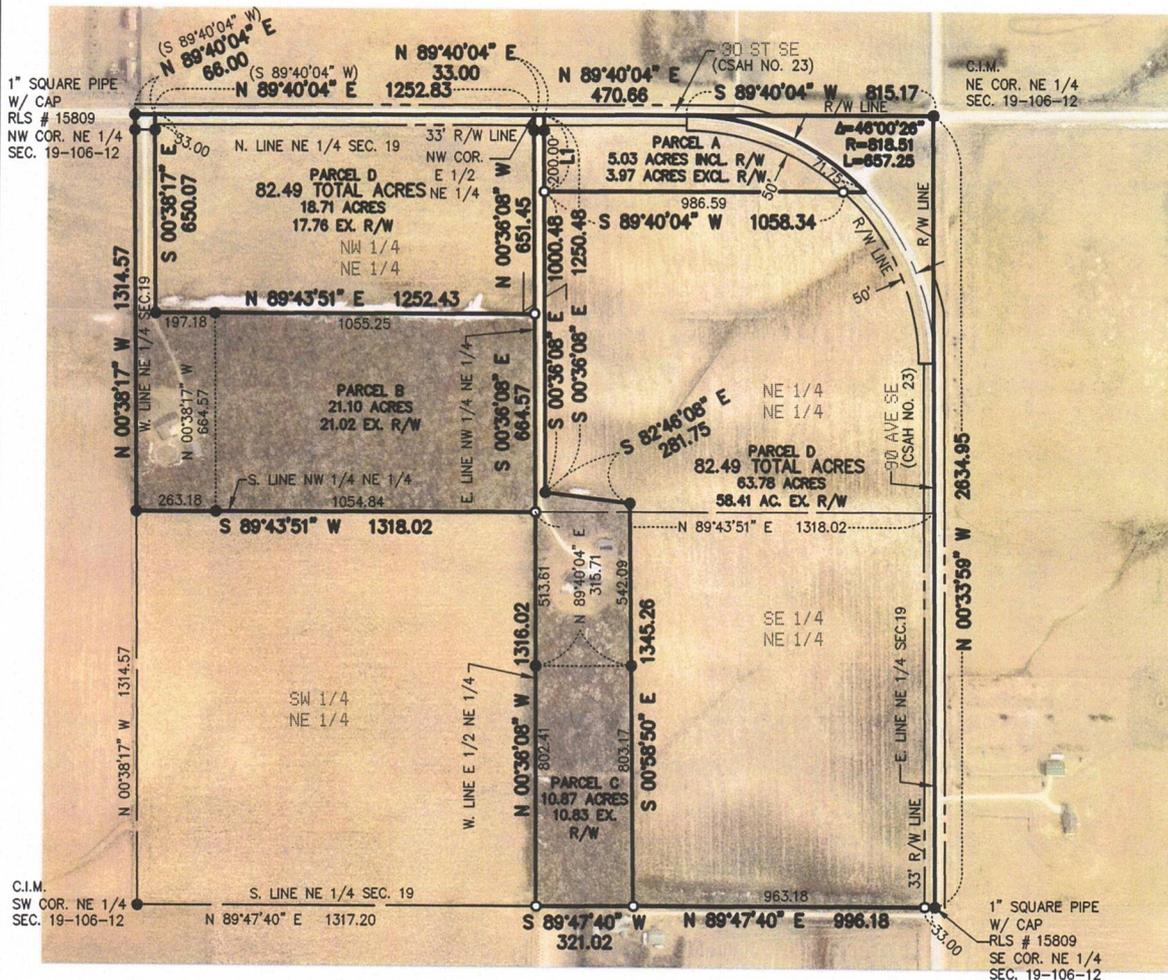
SEE PAGE 43



*Subject Property*

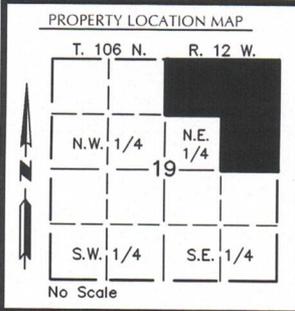
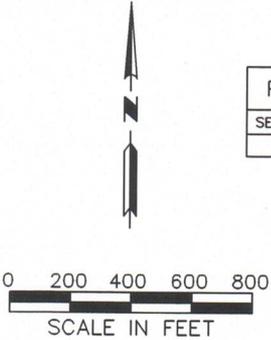
SEE PAGE 29

**CERTIFICATE OF SURVEY**  
 PART OF NE 1/4  
 SECTION 19, T 106 N, R 12 W  
 OLMSTED COUNTY, MINNESOTA



PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 00°36'08" W	250.00

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



**WSE + MASSEY**  
**ENGINEERING & LAND SURVEYING<sub>ltd.</sub>**  
 P.O. BOX 100, KASSON, MN 55944  
 PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

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 7/22/2024  
 LIC. NO.: 59823

*Rwz*  
**Reinhold W. Zieman**

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

JIM NIGON  
 EYOTA, MN

MONUMENTS  
 ● FOUND (AS INDICATED)  
 ○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 7/22/2024  
 DWG NO. 4753SC02 JOB NO. 4753  
 DRAWN BY: J.D.Z. SHEET 1 OF 2

**CERTIFICATE OF SURVEY**  
**PART OF NE 1/4**  
**SECTION 19, T 106 N, R 12 W**  
**OLMSTED COUNTY, MINNESOTA**

**PARCEL A:**

That part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 106 North, Range 12 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 19; thence North 89 degrees 40 minutes 04 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Northeast Quarter, 1318.83 feet to the northwest corner of the Northeast Quarter of said Northeast Quarter; thence continue North 89 degrees 40 minutes 04 seconds East, along said north line, 33.00 feet to the POINT OF BEGINNING; thence continue North 89 degrees 40 minutes 04 seconds East, along said north line, 470.66 feet; thence southeasterly 657.25 feet along a tangential curve, concave southwesterly, having a central angle of 46 degrees 00 minutes 26 seconds and a radius of 818.51 feet; thence South 89 degrees 40 minutes 04 seconds West, not tangent to said curve, and parallel with said north line, 1058.34 feet to a line drawn southerly from the POINT OF BEGINNING and is parallel with the west line of the Northeast Quarter of said Northeast Quarter; thence North 00 degrees 36 minutes 08 seconds West, along said parallel line, 250.00 feet to the POINT OF BEGINNING.

Said parcel contains 5.03 acres more or less including the C.S.A.H. No 23 right-of-way.  
 Said parcel is subject to the C.S.A.H. No 23 right-of-way, along the northerly side and the easterly side thereof and is subject to any other easements or encumbrances of record.

**PARCEL B:**

That part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 106 North, Range 12 West, Olmsted County, Minnesota, described as follows:

BEGINNING at the northwest corner of the Northeast Quarter of said Section 19; thence North 89 degrees 40 minutes 04 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Northeast Quarter, 66.00 feet; thence South 00 degrees 38 minutes 17 seconds East, parallel with the west line of said Northeast Quarter, 650.07 feet; thence North 89 degrees 43 minutes 51 seconds East, parallel with the south line of the Northwest Quarter of said Northeast Quarter, 1252.43 feet to the east line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 36 minutes 08 seconds East, along said east line, 664.57 feet to the southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 43 minutes 43 seconds West, along the south line of the Northwest Quarter of said Northeast Quarter, 1318.02 feet to the west line of said Northeast Quarter; thence North 00 degrees 38 minutes 17 seconds West, along said west line, 1314.57 feet to the POINT OF BEGINNING.

Said parcel contains 21.10 acres more or less the C.S.A.H. No 23 right-of-way.  
 Said parcel is subject to the C.S.A.H. No 23 right-of-way along the northerly side and easterly side and is subject to any easements or encumbrance of record.

**PARCEL C:**

That part of the East One-Half of the Northeast Quarter of Section 19, Township 106 North, Range 12 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 19; thence North 89 degrees 40 minutes 04 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Northeast Quarter, 1318.83 feet to the northwest corner of the East One-Half of said Northeast Quarter to the POINT OF BEGINNING; thence continue North 89 degrees 40 minutes 04 seconds East, along said north line, 33.00 feet; thence South 00 degrees 36 minutes 08 seconds East, parallel with the west line of the East One-Half of said Northeast Quarter, 1250.48 feet; thence South 82 degrees 46 minutes 08 seconds East, 281.75 feet; thence South 00 degrees 58 minutes 50 seconds East, 1345.26 feet to the south line of said Northeast Quarter; thence South 89 degrees 47 minutes 40 seconds West, along said south line, 321.02 feet to the southwest corner of the East One-Half of said Northeast Quarter; thence North 00 degrees 36 minutes 08 seconds West, along the west line of said East One-Half, 2632.04 feet to the POINT OF BEGINNING.

Said parcel contains 10.87 acres more or less the C.S.A.H. No 23 right-of-way.  
 Said parcel is subject to the C.S.A.H. No 23 right-of-way along the northerly side and easterly side and is subject to any easements or encumbrance of record.

**PARCEL D:**

That part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 106 North, Range 12 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 19; thence North 89 degrees 40 minutes 04 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Northeast Quarter, 66.00 feet to the POINT OF BEGINNING; thence South 00 degrees 38 minutes 17 seconds East, parallel with the west line of said Northeast Quarter, 650.07 feet; thence North 89 degrees 43 minutes 51 seconds East, parallel with the south line of the Northwest Quarter of said Northeast Quarter, 1252.43 feet to the east line of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 36 minutes 08 seconds West, along said east line, 651.45 feet to the north line of said Northeast Quarter; thence South 89 degrees 40 minutes 04 seconds West, along said north line, 1252.83 feet to the POINT OF BEGINNING.

Said Parcel contains 18.71 acres more or less including the C.S.A.H. No 23 right-of-way.  
 Said parcel is subject to the C.S.A.H. No 23 right-of-way, along the northerly side and is subject to any other easements or encumbrances or record.

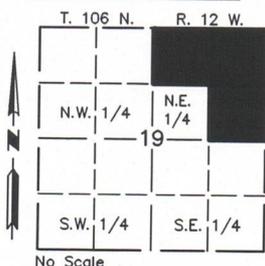
AND

That part of the East One-Half of the Northeast Quarter of Section 19, Township 106 North, Range 12 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 19; thence North 89 degrees 40 minutes 04 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Northeast Quarter, 1318.83 feet to the northwest corner of the East One-Half of said Northeast Quarter; thence continue North 89 degrees 40 minutes 04 seconds East, along said north line 33.00 feet to the POINT OF BEGINNING; thence continue North 89 degrees 40 minutes 04 seconds East, along said north line, 470.66 feet; thence southeasterly 657.25 feet along a tangential curve, concave southwesterly, having a central angle of 46 degrees 00 minutes 26 seconds and a radius of 818.51 feet; thence South 89 degrees 40 minutes 04 seconds West, parallel with said north line and not tangent to said curve, 1058.34 feet to a line drawn southerly from the POINT OF BEGINNING and parallel with the west line of the Northeast Quarter of said Northeast Quarter; thence South 00 degrees 36 minutes 08 seconds East, along said parallel line, 1000.48 feet; thence South 82 degrees 46 minutes 08 seconds East, 281.75 feet; thence South 00 degrees 58 minutes 50 seconds East, 1345.26 feet to the south line of said Northeast Quarter; thence North 89 degrees 47 minutes 40 seconds West, along the east line of said Northeast Quarter, 2634.95 feet to the northeast corner of said Northeast Quarter; thence North 00 degrees 33 minutes 59 seconds West, along the north line of said Northeast Quarter, 815.17 feet to the POINT OF BEGINNING.

Said Parcel contains 63.78 acres more or less including the C.S.A.H. No 23 right-of-way.  
 Said parcel is subject to the C.S.A.H. No 23 right-of-way, along the northerly side and the easterly side and is subject to any other easements or encumbrances or record.

PROPERTY LOCATION MAP



**WSE + MASSEY**  
**ENGINEERING & LAND SURVEYING<sup>ltd.</sup>**  
 P.O. BOX 100, KASSON, MN 55944  
 PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

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 \_\_\_\_\_  
 LIC. NO.: **59823**

**Reinhold W. Zieman**

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

JIM NIGON  
 EYOTA, MN

- MONUMENTS  
 FOUND (AS INDICATED)  
 SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 7/22/2024  
 DWG NO. 4753SC02 JOB NO. 4753  
 DRAWN BY: J.D.Z. SHEET 2 OF 2

# JRMSJ Acres LLP - Aerial Map



Boundary Center: 43° 58' 26.59, -92° 18' 14.27

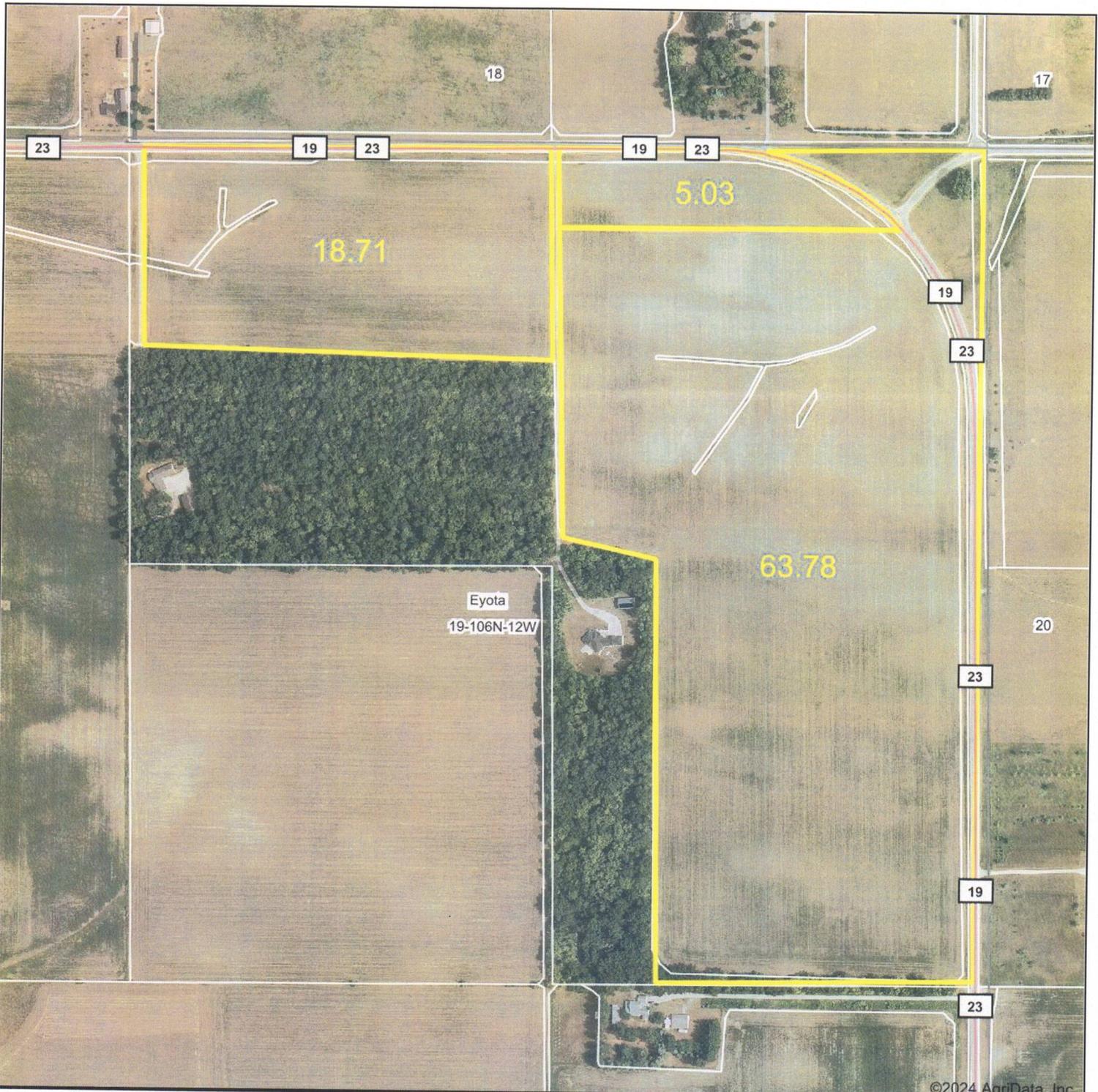


**19-106N-12W**  
**Olmsted County**  
**Minnesota**



10/8/2024

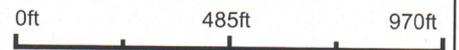
# JRMSJ Acres LLP - Aerial Map



©2024 AgriData, Inc.



Boundary Center: 43° 58' 26.59, -92° 18' 14.27



**19-106N-12W**  
**Olmsted County**  
**Minnesota**



10/8/2024

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

# Parcel #1 Tillable Acres Aerial Map



©2024 AgriData, Inc.



Boundary Center: 43° 58' 26.41, -92° 18' 14.61



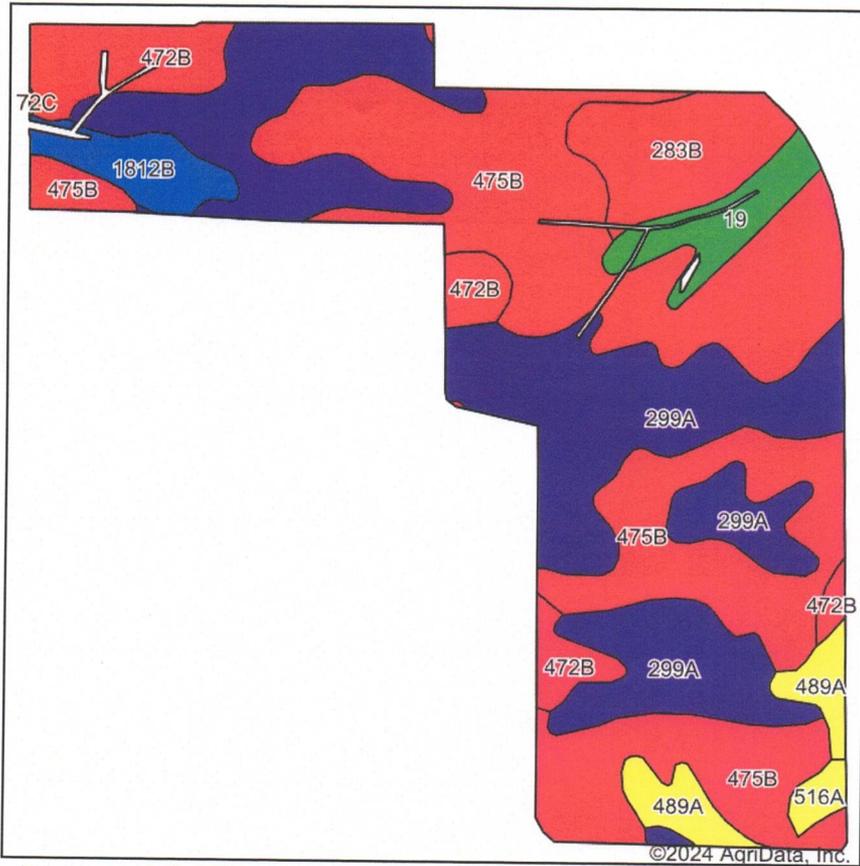
**19-106N-12W**  
**Olmsted County**  
**Minnesota**



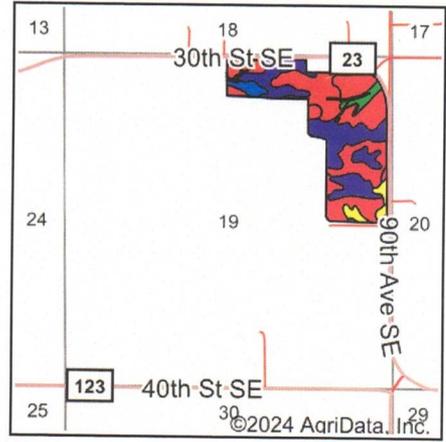
10/8/2024

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

# Parcel #1 Tillable Acres Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Olmsted**  
 Location: **19-106N-12W**  
 Township: **Eyota**  
 Acres: **74.29**  
 Date: **10/8/2024**



Area Symbol: MN109, Soil Area Version: 18

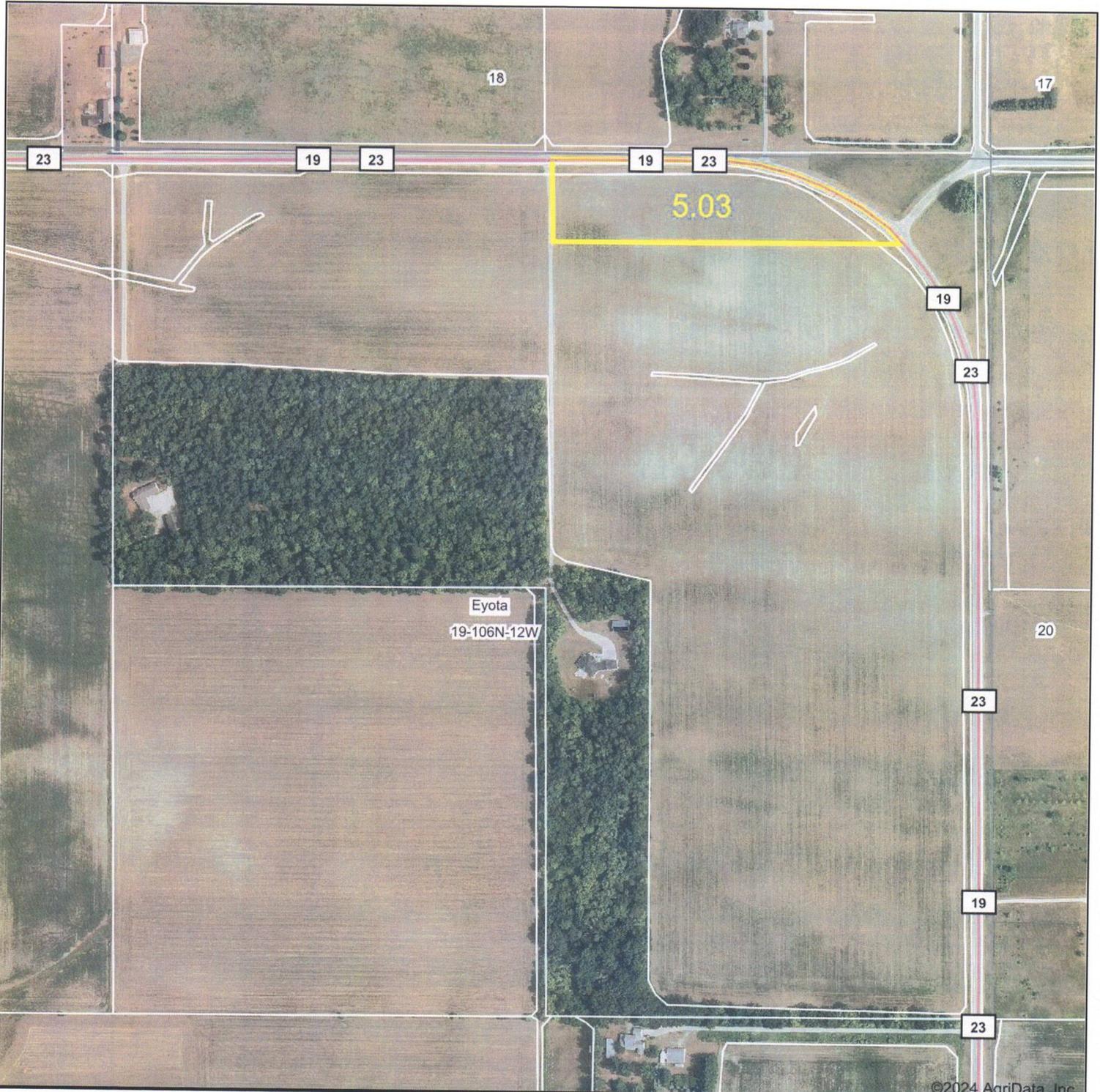
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
475B	Backbone sandy loam, 1 to 6 percent slopes	31.79	42.7%	[Red]	IVs	36	27	
299A	Rockton loam, 0 to 1 percent slopes	24.64	33.2%	[Dark Blue]	IIIs	58	54	
472B	Channahon loam, 1 to 6 percent slopes	5.57	7.5%	[Red]	IIIe	31	31	
283B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	4.58	6.2%	[Red]	IVs	32	21	
19	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	2.42	3.3%	[Green]	IIw	92	83	
489A	Atkinson loam, 0 to 1 percent slopes	2.40	3.2%	[Yellow]	I	61	41	
1812B	Terril loam, sandy substratum, 1 to 6 percent slopes	2.28	3.1%	[Blue]	IIe	90	82	
516A	Dowagiac loam, 0 to 2 percent slopes	0.61	0.8%	[Yellow]	IIIs	66	49	
<b>Weighted Average</b>						<b>3.02</b>	<b>47.2</b>	<b>*n 40</b>

\*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.

# Parcel # 2 - Aerial Map



©2024 AgriData, Inc.



Boundary Center: 43° 58' 38.27, -92° 18' 7.18



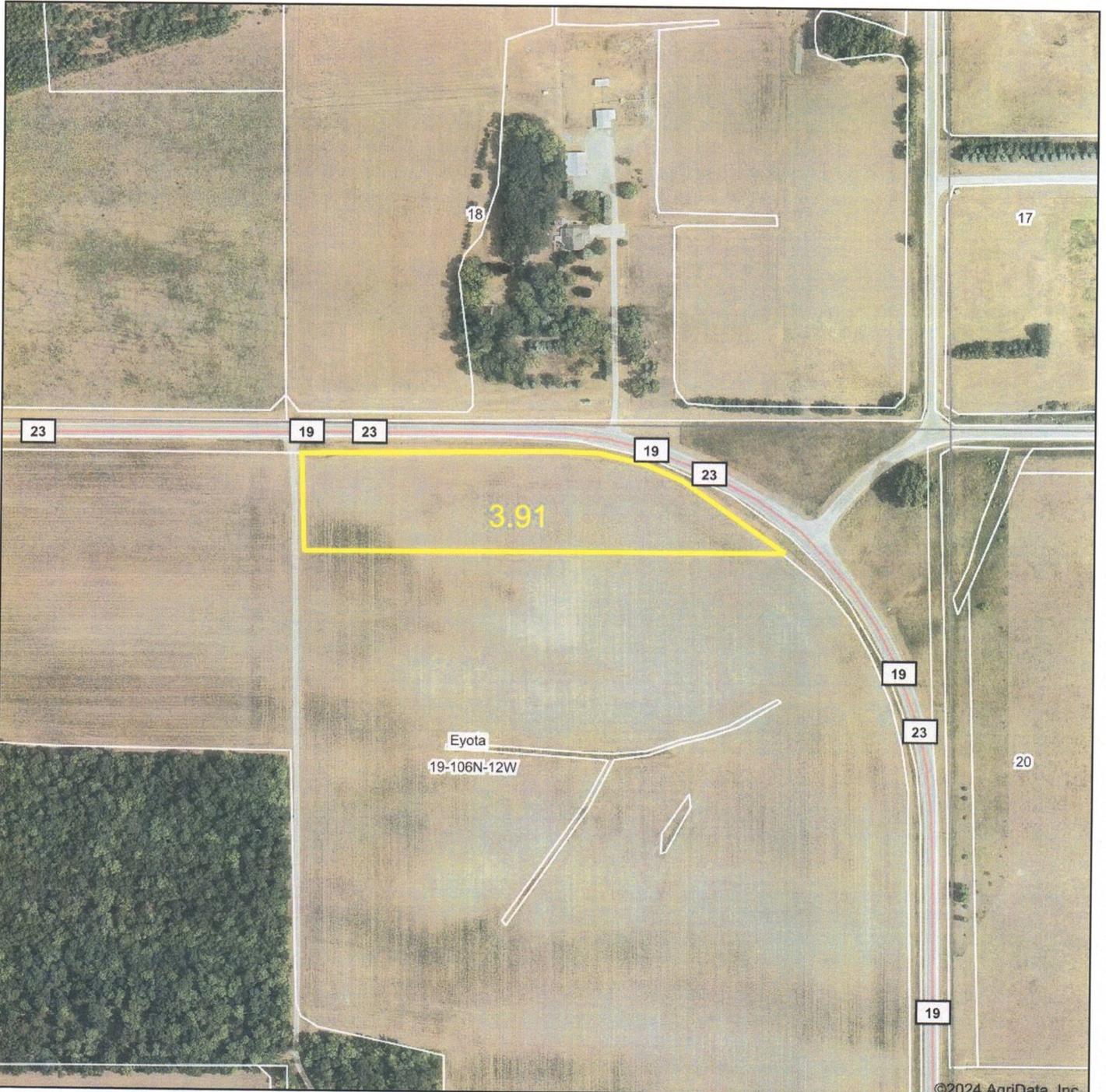
**19-106N-12W**  
**Olmsted County**  
**Minnesota**



10/8/2024

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

# Parcel #2 Tillable Acres Aerial Map



©2024 AgriData, Inc.



Boundary Center: 43° 58' 38.07, -92° 18' 7.61

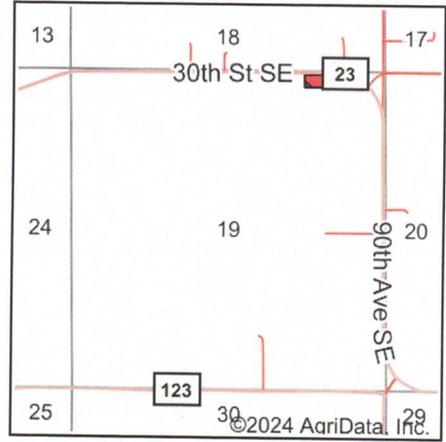
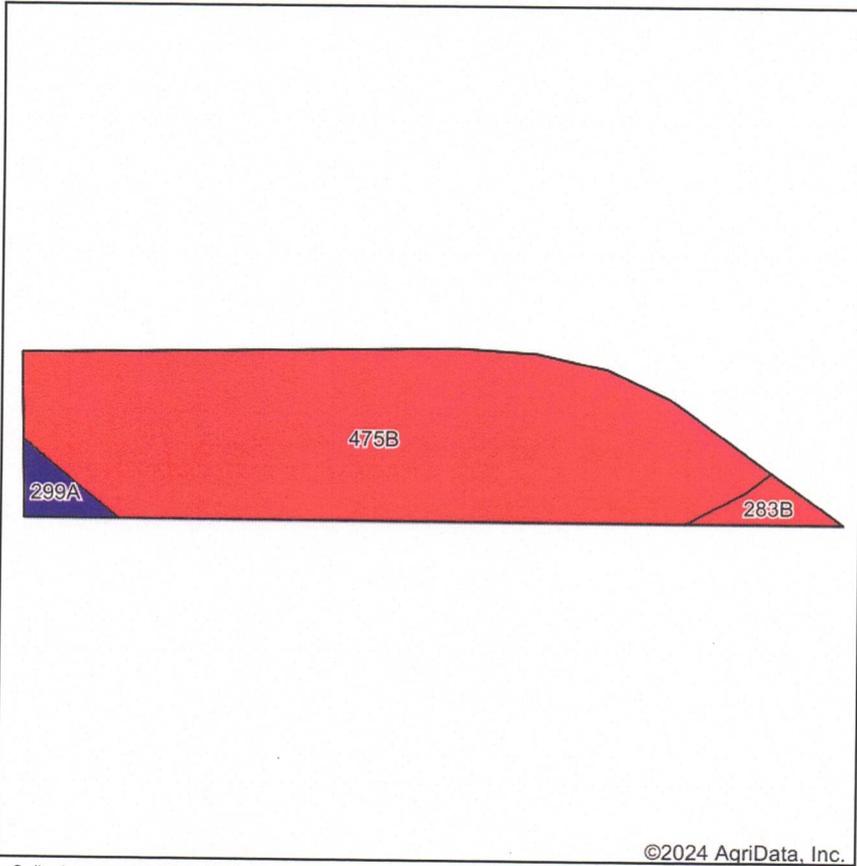


**19-106N-12W**  
**Olmsted County**  
**Minnesota**

10/8/2024

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

# Parcel #2 Tillable Acres Soils Map



State: **Minnesota**  
 County: **Olmsted**  
 Location: **19-106N-12W**  
 Township: **Eyota**  
 Acres: **3.91**  
 Date: **10/8/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN109, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
475B	Backbone sandy loam, 1 to 6 percent slopes	3.66	93.6%		IVs	36	27
283B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	0.13	3.3%		IVs	32	21
299A	Rockton loam, 0 to 1 percent slopes	0.12	3.1%		IIs	58	54
<b>Weighted Average</b>					<b>3.94</b>	<b>36.5</b>	<b>*n 27.6</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method