

TONY MONTGOMERY REALTY & AUCTION COMPANY

507-259-7502 • 507-421-0232 • www.tmracompany.com

SESQUICENTENNIAL MARTIN FARM 120 +/- ACRE FARM 10-DAY ONLINE REAL ESTATE AUCTION

Saturday, March 18 – Tuesday, March 28, 2023 Auction starts closing at 6PM!

Farm Iocation: 29131 Hwy 74 St. Charles, MN 55972.

Saratoga Township, Section 7, Winona County

Clair R Martin Estate – Owner

Janis Martin & Duane McDougall – Co-Personal Representatives

120 +/- ACRE FARM

TMRA Note: To settle the estate of Clair R Martin, this unique sesquicentennial (150 year) farm will be offered at TMRA 10-Day Online Land Auction giving everyone an equal opportunity to participate in purchasing the farm. Clair Martin had run a small engine repair shop on the farm for more than 30 years and now you will have a chance to purchase the farm.





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The 120 +/- acre Farm will be offered in one parcel. The building site offers 2 homes. The main home is a 4-bedroom 2-bath home with numerous outbuildings. The building site also offers a second home that is a 1-bedroom 1-bath previously used for hired help on the farm. There is 1 well that serves both homes however, each home has their own septic system. The farm land is comprised of 74.05 +/- acres of tillable ground with a CPI rating of 86. The majority of the soils on the farm are silt loams. The remaining land on the farm offers opportunity for pasture and/or recreational land.

OPEN HOUSE DATES:

Friday, February 24, 10AM – Noon Saturday, March 11, 1 – 3PM Or by appointment.

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

All bidders are required to pre-register with TMRA prior to bidding.

Terms: 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 proposed at \$7,838.00 non-homestead and will be pro-rated between seller and buyer at closing. If the property would have been homesteaded, the 2023 proposed taxes would have been \$4,506.00. 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 \$100,000 in form of non-refundable earnest money as time is of the essence. Closing shall be on or before Friday, April 28, 2023.

Possession – Buyer will be granted permission to enter the bare land for spring field work prior to closing at no risk to seller. Seller shall retain possession of the building site and all buildings until May 12, 2023 at 5 P.M.

Registration: All interested bidders will be required to pre-register with TMRA at www.tmracompany.com to bid on this auction. See website for full auction details and terms.

Clair Martin Estate - Owner

TMRA

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Note: All information contained herein this brochure 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.



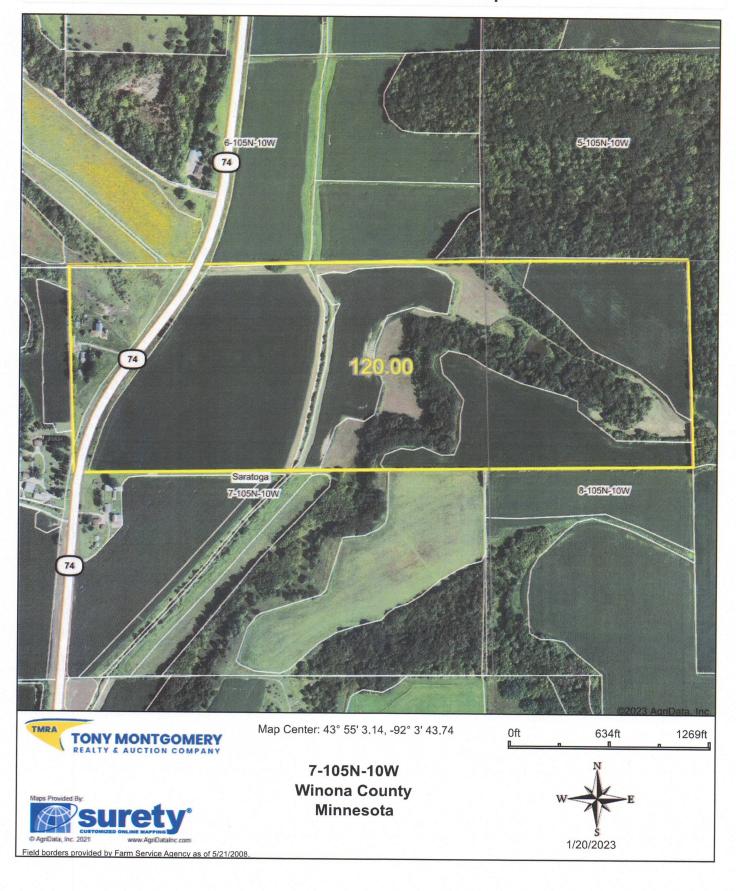
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Subject Property Refer to page 57 for keyed parcels SARATOGA T.105N.-R.10W. SEE PAGE 20 my D Sinn 101 Michelle Jones Etal Linda V & Glen E Haas 160 Ronnie Storm 8 Buckbee Etal 178 74)A Shadene L Allen 160 Randy A & Mariene A Ward 46 Michelle L Jones Etal 194 George F E & Margery A Mointire 80 aslev 191 Steven ... Buckbee Jamie S & Amy L Mundt 446. Raak Famil mie S & Am D Busian Etal 80 L Mundt 372 Swiggum C Trust 120 George F & D Margery A Mcintire 71 Marjorie L Danny R Nelson & Lon A Iverson 78 James I & Susan M Vermiiya 69 L Mundt Kingsley Michael D Krause Trust 80 Eli E Jr & John E & Martin 80 Elizabeth Ida E Mun Gingerich Gingerich 100 100 Ryan & James Susan M. Susan Paul 71 Paulson Family Trust Etal 80 Tommy Busia

Etal 160 35 15 Amy Dorothy M Edwards David M & Paula A Wegman 40 Harry E A Larry C Daniel S & Steven E & Kester Kirkland Finseth 153 Menno E & Lydia D Yoder 60 Tami J Reps 191 Trust 395 Janice P Olbrich 160 Kenneth & Marion Decker 160 Gerard P & Lewis Sr & 120 174 David A & Alma A Yoder 79 30000 Lewis Jr Reiman 80 B Raymond E & Lydia E Yoder 80 Lydia E Yod Gerard P & Lifa J Brogan Trust 222 Toby F & Barbara A Detweijer 74 Brian mar 74 Patrick J Shea 114 Bank Ida M Daniel E & Laura Gingerich 111 Thesing 151 35 80 Yoder 138 R & Elizabeth homann 111 Yoder 116 COUNTY 43° Thoma Sass 3 k One Na 257 Sara 96 14 Ginge. 123 Jeffrey R & Eliza M Thomann 1 ca 101 Gerard P & Lila J Brogan Trust 228 Starla Decker 114 Reb 8 Terry & Kent L & Denise Sackreiter SARATOGA B PAGE 53. OLMSTED Gerard P & Lila J Brogan Travis J Reps 80 Sharon M Littlefield 157 Shirley ki 80 Etal 40 Steven J & Kevin J Buckbee 155 Hershey Trust Etal 163 Trust 79 Thomas & Janet SEE Dale Jr & Kathy / J & Krista I Campbell Trust 261 94 Thomas & Jane 20 Kathryn A Brinkman Brian 114 Owen D & Patti A Mark & Reny Storo 298 Thesing Corey J & Krista H Dabelstein Trust 218 Kent L & Creighton & Silke Etal A Michael R & Persons 180 Sackreite 239 Rainey 160 Carol A Stokes 103 B Allen U & Susie N Miller 70 Harold J Mcguire Trust 94 len U & Susie N Miller 38 Thomas & Janet Campbell Trust 40 Creighton & Silke Thomas & Janet 6 Owen D & Patti A Rainey 218 Kent L & Denise Sackreiter 146 Michael & James A & Ower Corey & Krista D & Patti A Rainey Martha P Mast 113 Persons 135 Darrell S & Suzanne E Hershey 160 26 Allen U Cristy A & Miller Amanda D Mast 40 120 Jon J Miller 72 Perry & Mattie Kerry L Sackreiter 400 Kenneth & Chantel Prigge 102 Klassen 80 Roger H & Betty L Thesing 382 Beachy 80 Steven E & Janice P Olbrich 195 78 Jeffrey Mattie Mark Margaret II Barth 40 Swiggum 71 Beachy 40 A me & aret M th 30 Steven E & Janice P Theodore W & Gail R Matthe Brenda Ruhberg 80 80 Janice P Olbrich 109 Rachel D & Alicia A Hamon Family Farms Etal 120 Klassen 118 Boyum 120 Joleen Hegland-Mainz 229 David J & Sherry A Nisbit 80 Mark Janis Stokes Hinckley Trust 110 Etal 108 Bruce & Diane Reiman 66 Mary Andrew G 36 Luverne & Margaret M Barth 157 Thomas & Janet Campbell Trust 99 Ronald D & Dianna L Pulley 234 Boyum Kevin & Marian L Amdt 160 Claire J Beahout Trust 80 Trust 240 Harry E Kesler Trust 275 Uhrich Gary L Gail L Boyum Trust Etal 120 C 59 91° 58 © 2021 Rockford Map Publs.. Inc. Winona County, MN FILLMORE COUNTY 10000 11000 12000 13000 14000 15000 16000

Clair Martin Estate Aerial Map





Winona County, Minnesota

Tract 10537 Farm 3468

2023 Program Year

	H	HEL	Æ	EF					
S	-1	I	\vdash	UHEI	HE	HEL	HEL	표	HEL
Acre	15.08	14.81	8.85	32.23	2.05	30.48	0.82	0.18	10.63
0.	8	4	2	9	7	8	6	11	12

Page Cropland Total: 74.05 acres

Map Created October 26, 2022

3

8

Common Land Unit

Tract Boundary Non-Cropland Cropland

Wetland Determination Identifiers

Limited Restrictions Restricted Use

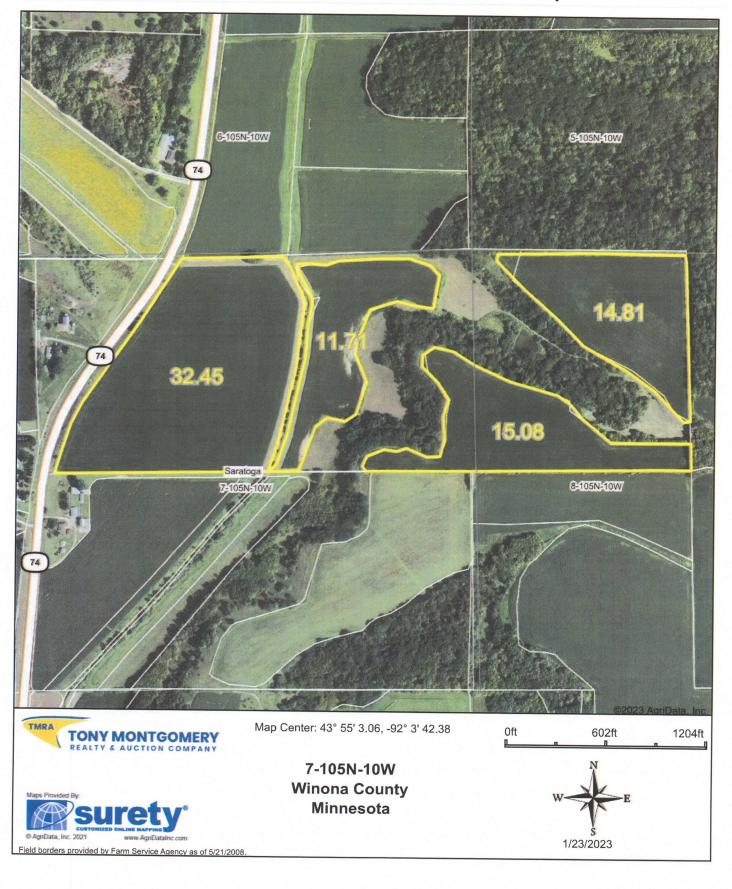
Exempt from Conservation Compliance Provisions

Feet

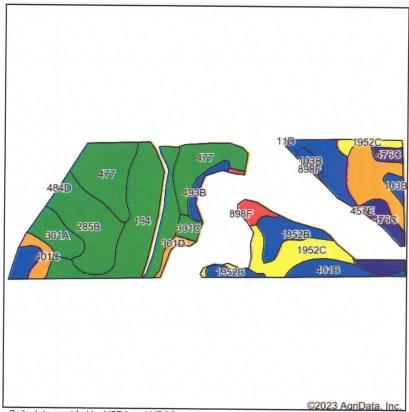
940

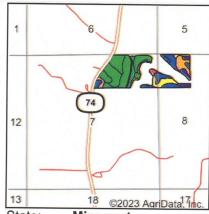
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its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

Clair Martin Estate Tillable Acres Aerial Map



Clair Martin Estate Soils Map





State: Minnesota County: Winona Location: 7-105N-10W Township: Saratoga Acres: 74.05 Date: 1/23/2023







Soils data provided by USDA and NRCS.

Area	Symbol: MN169, Soil Area Version: 17						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
194	Huntsville silt loam	14.14	19.1%	医验验	I I	95	85
477	Littleton silt loam	12.01	16.2%		1	100	88
285B	Port Byron silt loam, 2 to 6 percent slopes	8.45	11.4%		lle	98	88
1952B	Keltner silt loam, 3 to 6 percent slopes	8.23	11.1%		lle	85	72
1952C	Keltner silt loam, 6 to 12 percent slopes	6.48	8.8%	a II	Ille	70	72
103C2	Seaton silt loam, driftless ridge, 6 to 12 percent slopes, moderately eroded	5.39	7.3%		IIIe	71	79
401B	Mt. Carroll silt loam, 2 to 6 percent slopes, moderately eroded	4.37	5.9%		lle	90	72
476C	Frankville silt loam, 6 to 12 percent slopes	4.03	5.4%		IIIe	55	49
301A	Lindstrom silt loam, 1 to 3 percent slopes	3.31	4.5%		- 1	99	83
401C	Mt. Carroll silt loam, 6 to 12 percent slopes, moderately eroded	1.54	2.1%		IIIe	80	69
103B	Seaton silt loam, driftless ridge, 2 to 6 percent slopes	1.53	2.1%		lle	85	82
493B	Oronoco fine sandy loam, 3 to 8 percent slopes	1.22	1.6%		lle	88	64
11D	Sogn silt loam, rocky, 6 to 30 percent slopes	1.16	1.6%		VIIs	6	7
301C	Lindstrom silt loam, 6 to 12 percent slopes	1.02	1.4%		Ille	92	81
301D	Lindstrom silt loam, 12 to 20 percent slopes	0.75	1.0%		IVe	73	70
157E	Lacrescent channery silt loam, 20 to 45 percent slopes	0.27	0.4%		VIe	3	5
398F	Bellechester-Brodale complex, rocky, 15 to 60 percent slopes	0.15	0.2%		VIIs	3	2
			Weighted	Average	1.97	86	*n 77.4

^{*}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.

Online Tax Payments

Properties owned by the same Primary Tax Payer appear in blue in the "Owners Report" below. Click the tax payer name to pay taxes for multiple properties.

Pay taxes online

Owners Report

Primary Taxpayer CLAIR R MARTIN 1600 BLUFF AVE ST CHARLES, MN 55972

Summary

Parcel ID

140000450

Property Address

29131 HIGHWAY 74

Sec/Twp/Rng

ST CHARLES 07-105-010

Brief Tax Description Sect-07 Twp-105 Range-010 80.00 AC 80 AC N 1/2 NE1/4 EX: 3.55 AC R/O/W HWY 74

Deeded Acres

(Note: Not to be used on legal documents)

Class

80.00

District

101 - (NON-HSTD) AGRICULTURAL; 111 - (NON-HSTD) RURAL VACANT LAND

(1403) SARATOGA TWP

School District Creation Date

0858 07/21/1989

Zoning

Latitude	43.917518459999997
Longitude	-92.064389480000003
MAT_ID	7187
Zoning_Desc	Agriculture/Resource Conservation
Zoning ID	A/RC

Valuation

		2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+	Estimated Building Value	\$170,000	\$171,900	\$135,900	\$133,300	\$131,600
+	Estimated Land Value	\$605,900	\$532,700	\$526,500	\$550,500	\$504,500
+	Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
=	Estimated Market Value	\$775,900	\$704,600	\$662.400	\$683,800	\$636 100

Taxation

		2023 Proposed	2022 Payable	2021 Payable	2020 Payable	2019 Payable
	Estimated Market Value	\$775,900	\$704,600	\$662,400	\$683,800	\$636,100
-	Excluded Value	\$0	\$0	\$0	\$0	\$0
-	Homestead Exclusion	\$0	(\$22,700)	(\$25,500)	(\$25,600)	(\$25,900)
=	Taxable Market Value		\$670,900	\$625,900	\$641,700	\$608,000
	Net Taxes Due		\$3,510.00	\$3,144.00	\$3,370.00	\$2,978.00
+	Special Assessments		\$56.00	\$56.00	\$56.00	\$56.00
=	Total Taxes Due	\$ 6,133.00	\$3,566.00	\$3,200.00	\$3,426.00	\$3,034.00

Tax Statements

2018 (PDF) 2019 (PDF) 2020 (PDF) 2021 (PDF)

2022 (PDF) **Unpaid Taxes**

No taxes are due at this time.

Online Tax Payments

Properties owned by the same Primary Tax Payer appear in blue in the "Owners Report" below. Click the tax payer name to pay taxes for multiple properties.

Pay taxes online

Owners Report

Primary Taxpayer CLAIR R MARTIN 1600 BLUFF AVE ST CHARLES, MN 55972

Summary

Parcel ID 140000560

Property Address

ST CHARLES 08-105-010

Sec/Twp/Rng Brief Tax Description

Sect-08 Twp-105 Range-010 40.00 AC 40 AC NW1/4 NW1/4

(Note: Not to be used on legal documents)

Deeded Acres

Class 101 - (NON-HSTD) AGRICULTURAL; 111 - (NON-HSTD) RURAL VACANT LAND

District

(1403) SARATOGA TWP

School District

0858

Creation Date

07/21/1989

Zoning

Latitude	43.917554029999998
Longitude	-92.056883709999994
MAT_ID	7199
Zoning_Desc	Agriculture/Resource Conservation
Zoning_ID	A/RC

Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$237,500	\$207,300	\$205,800	\$217.700	\$199,600
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$177,000
= Estimated Market Value	\$237,500	\$207,300	\$205,800	\$217.700	\$199 600

Taxation

	2023 Proposed	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$237,500	\$207,300	\$205,800	\$217.700	\$199,600
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$210,500	\$189,800	\$188,300	\$196,400	\$188,500
Net Taxes Due		\$628.00	\$644.00	\$724.00	\$682.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due		\$628.00	\$644.00	\$724.00	\$682.00

Tax Statements

\$1,705.00

2018 (PDF) 2019 (PDF) 2020 (PDF) 2021 (PDF) 2022 (PDF)

Unpaid Taxes

No taxes are due at this time.