



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 location: 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.



540 North Wabasha St. • Plainview, MN 55964



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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

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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.

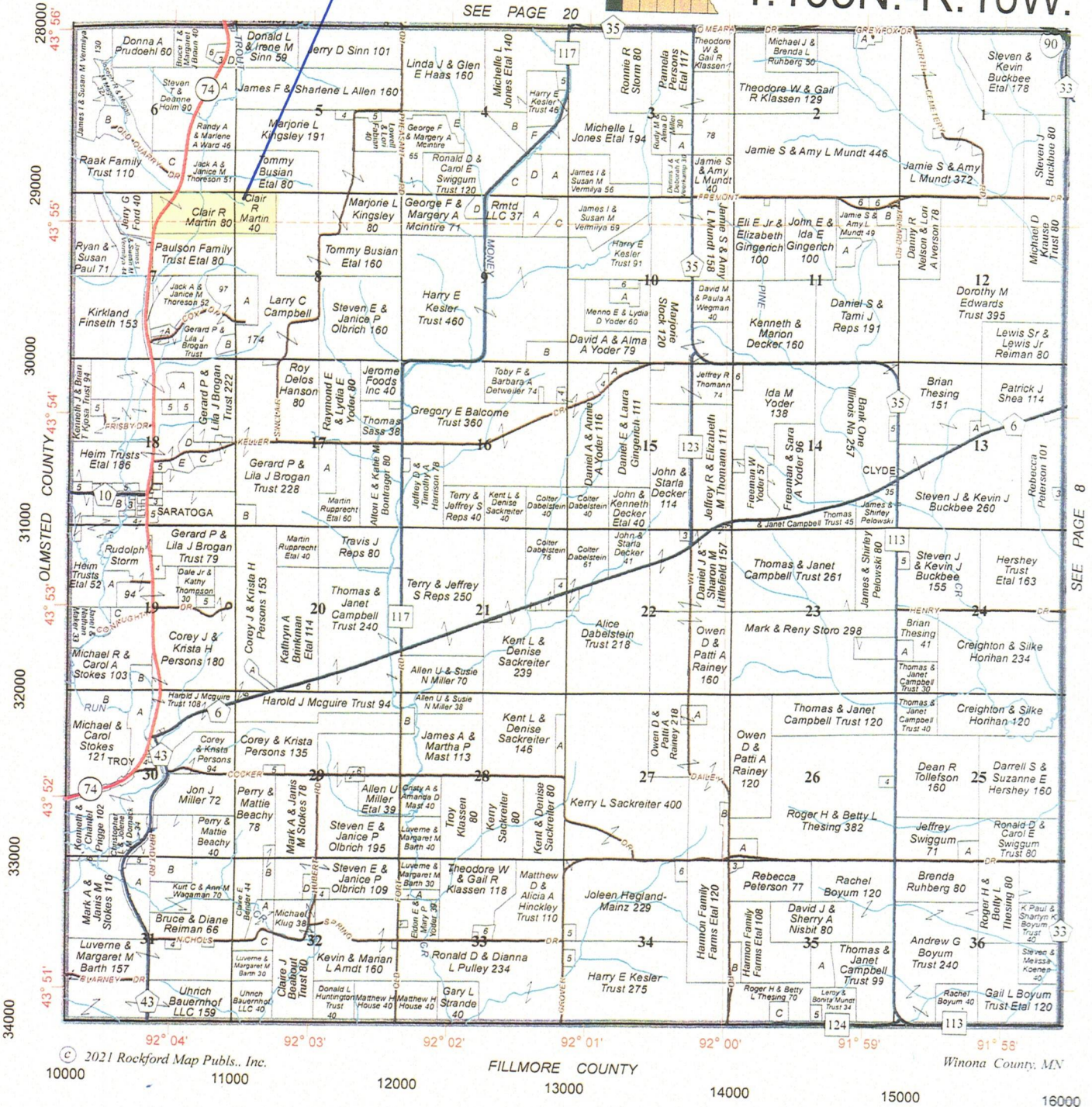
Subject Property

SARATOGA

T.105N.-R.10W.

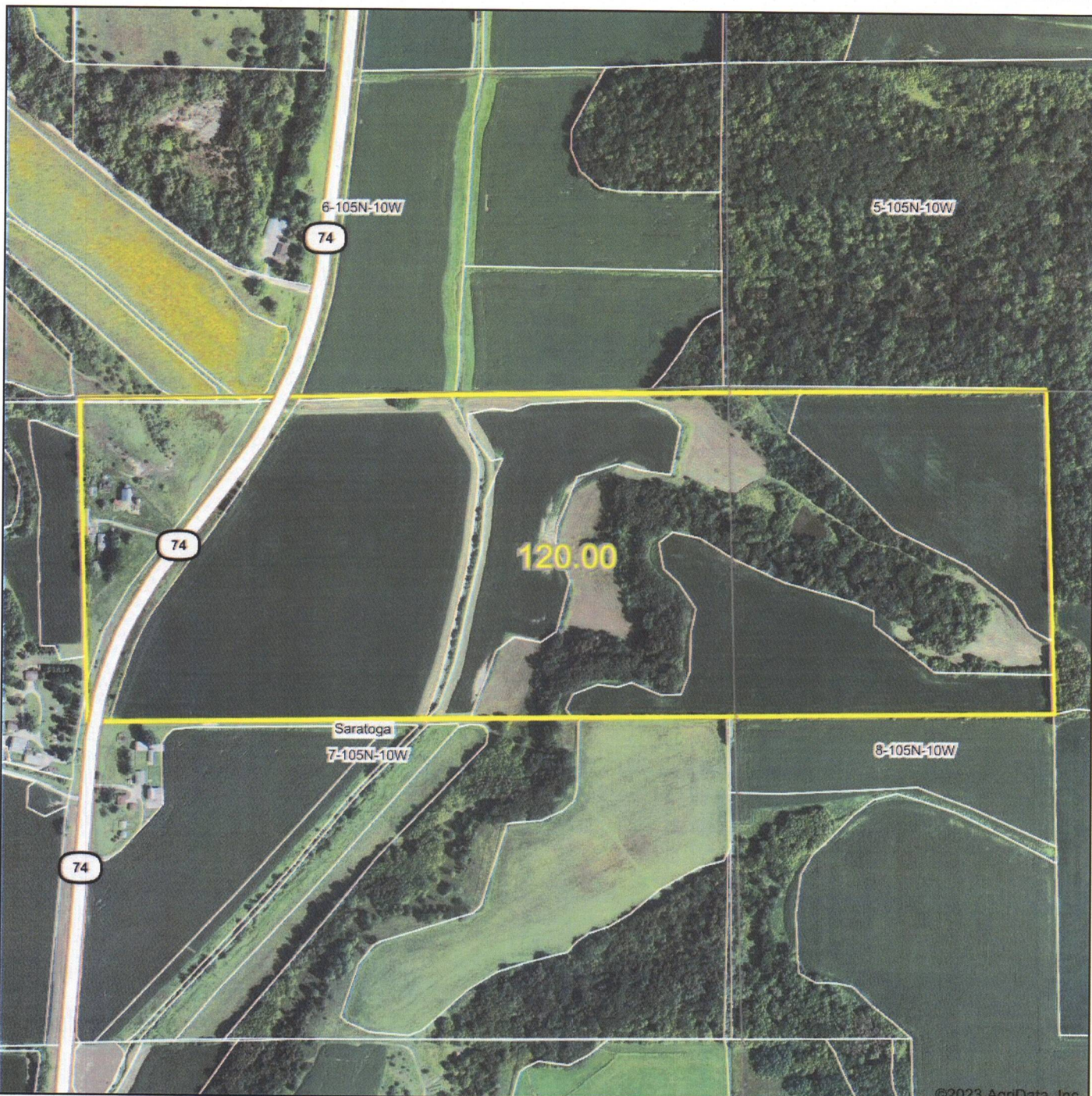
Refer to page 57 for keyed parcels

SEE PAGE 20



SEE PAGE 8

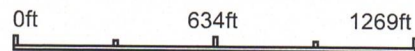
Clair Martin Estate Aerial Map



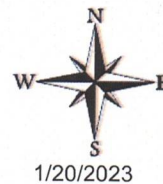
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Map Center: 43° 55' 3.14, -92° 3' 43.74



7-105N-10W
Winona County
Minnesota



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

CLU	Acres	HEL	Crop
3	15.08	HEL	
4	14.81	HEL	
5	8.85	UHEL	NC
6	32.23	UHEL	NC
7	2.05	HEL	
8	30.48	HEL	
9	0.82	HEL	
11	0.18	HEL	
12	10.63	HEL	

Page Cropland Total: 74.05 acres



Map Created October 26, 2022

Common Land Unit

- Cropland
- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

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.

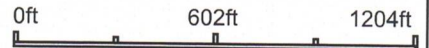
Clair Martin Estate Tillable Acres Aerial Map



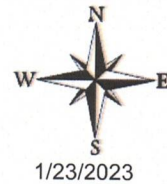
©2023 AgriData, Inc.



Map Center: 43° 55' 3.06, -92° 3' 42.38

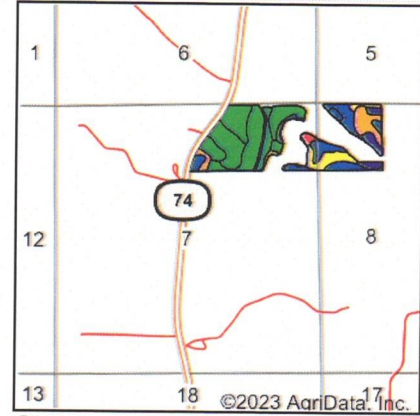
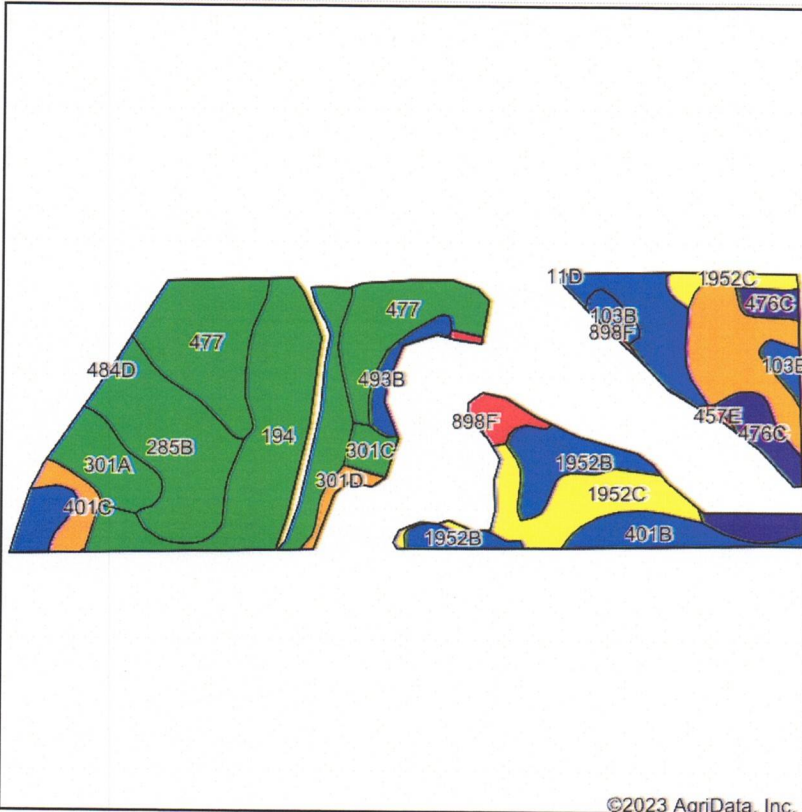


7-105N-10W
Winona County
Minnesota



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

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.

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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%		I	95	85
477	Littleton silt loam	12.01	16.2%		I	100	88
285B	Port Byron silt loam, 2 to 6 percent slopes	8.45	11.4%		Ile	98	88
1952B	Keltner silt loam, 3 to 6 percent slopes	8.23	11.1%		Ile	85	72
1952C	Keltner silt loam, 6 to 12 percent slopes	6.48	8.8%		IIle	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%		Ile	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%		I	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%		Ile	85	82
493B	Oronoco fine sandy loam, 3 to 8 percent slopes	1.22	1.6%		Ile	88	64
11D	Sogn silt loam, rocky, 6 to 30 percent slopes	1.16	1.6%		VIIIs	6	7
301C	Lindstrom silt loam, 6 to 12 percent slopes	1.02	1.4%		IIIe	92	81
301D	Lindstrom silt loam, 12 to 20 percent slopes	0.75	1.0%		IVe	73	70
457E	Lacrescent channery silt loam, 20 to 45 percent slopes	0.27	0.4%		VIe	3	5
898F	Bellechester-Brodale complex, rocky, 15 to 60 percent slopes	0.15	0.2%		VIIIs	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
 ST CHARLES
 Sec/Twp/Rng 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
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 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	43.917518459999997
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		\$3,566.00	\$3,200.00	\$3,426.00	\$3,034.00

\$6,133.00

Tax Statements

- [2018 \(PDF\)](#)
- [2019 \(PDF\)](#)
- [2020 \(PDF\)](#)
- [2021 \(PDF\)](#)
- [2022 \(PDF\)](#)

Unpaid Taxes

No taxes are due at this time.

Taxes Paid

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
 Sec/Twp/Rng 08-105-010
 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 40.00
 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	\$0
= 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

\$1,705.00

Tax Statements

- [2018 \(PDF\)](#)
- [2019 \(PDF\)](#)
- [2020 \(PDF\)](#)
- [2021 \(PDF\)](#)
- [2022 \(PDF\)](#)

Unpaid Taxes

No taxes are due at this time.

Taxes Paid