

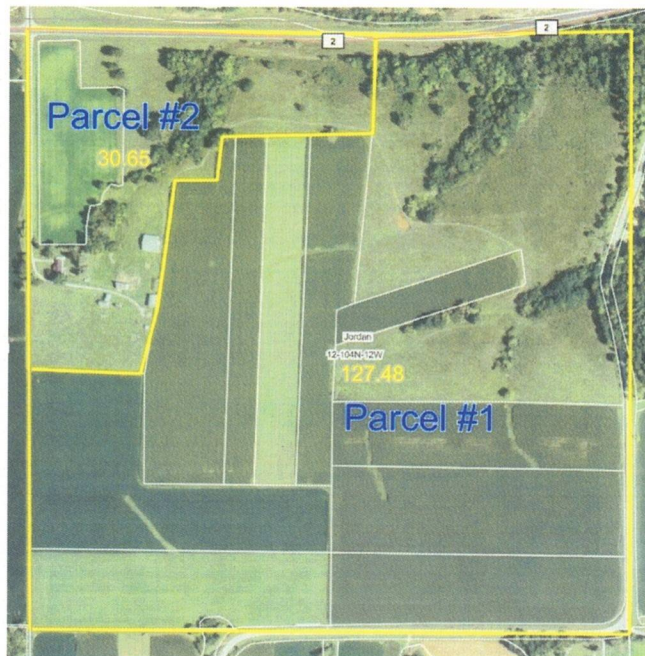
FILLMORE COUNTY 158.13 +/- ACRE FARM**10-DAY ONLINE REAL ESTATE AUCTION**

Hobby Farm 30.65 +/- Acres & Bare Land 127.48 +/- Acres

Saturday, March 25 – Tuesday, April 4, 2023

Auction starts closing at 6PM!

Farm Location: 32752 211th Ave Chatfield, MN 55923
Section 12, Jordan Township, Fillmore County, MN (2.3 miles west of Chatfield)
LYLE & LORRAINE MEEKER, Estate
(Family – Owners)



TMRA NOTE: This farm has been in the Meeker family since 1948. The family has decided to now give others an opportunity to own this beautiful property! The farm is offered in two distinctive parcels, the first being bare land and the second a unique hobby farm scenario to include house and building site. All information contained herein this brochure is believed to be correct, however it is the responsibility of the purchaser(s) to do their own due diligence as to the accuracy of such. Tony Montgomery Realty & Auction Company (TMRA) is representing the sellers exclusively in the sale of these two parcels of land.

158 ACRES OFFERED IN TWO SURVEYED PARCELS

Parcel #1: Consisting of 127.48+/- surveyed acres of which 84.41 +/- acres are high producing land with a CPI of 82.4 with excellent soil of Fayette silt loam being the dominate soil. This land lies like a “table top”! The balance of 43.07 +/- acres are a beautiful offering of land that has a building entitlement and offers pasture opportunity with a spring and small creek running through it.

Parcel #2: Consisting of 30.65 +/- surveyed acres of which consists of a very sound 3-bedroom ranch style home with other excellent functional outbuildings to include a livestock loafing shed. There is an excellent 6.09 +/- acre tillable field within the property with the balance being pasture lands.

OPEN HOUSE DATES: Friday, March 3, 10AM - NOON; Saturday, March 18, 1 – 3PM; or by Appointment.

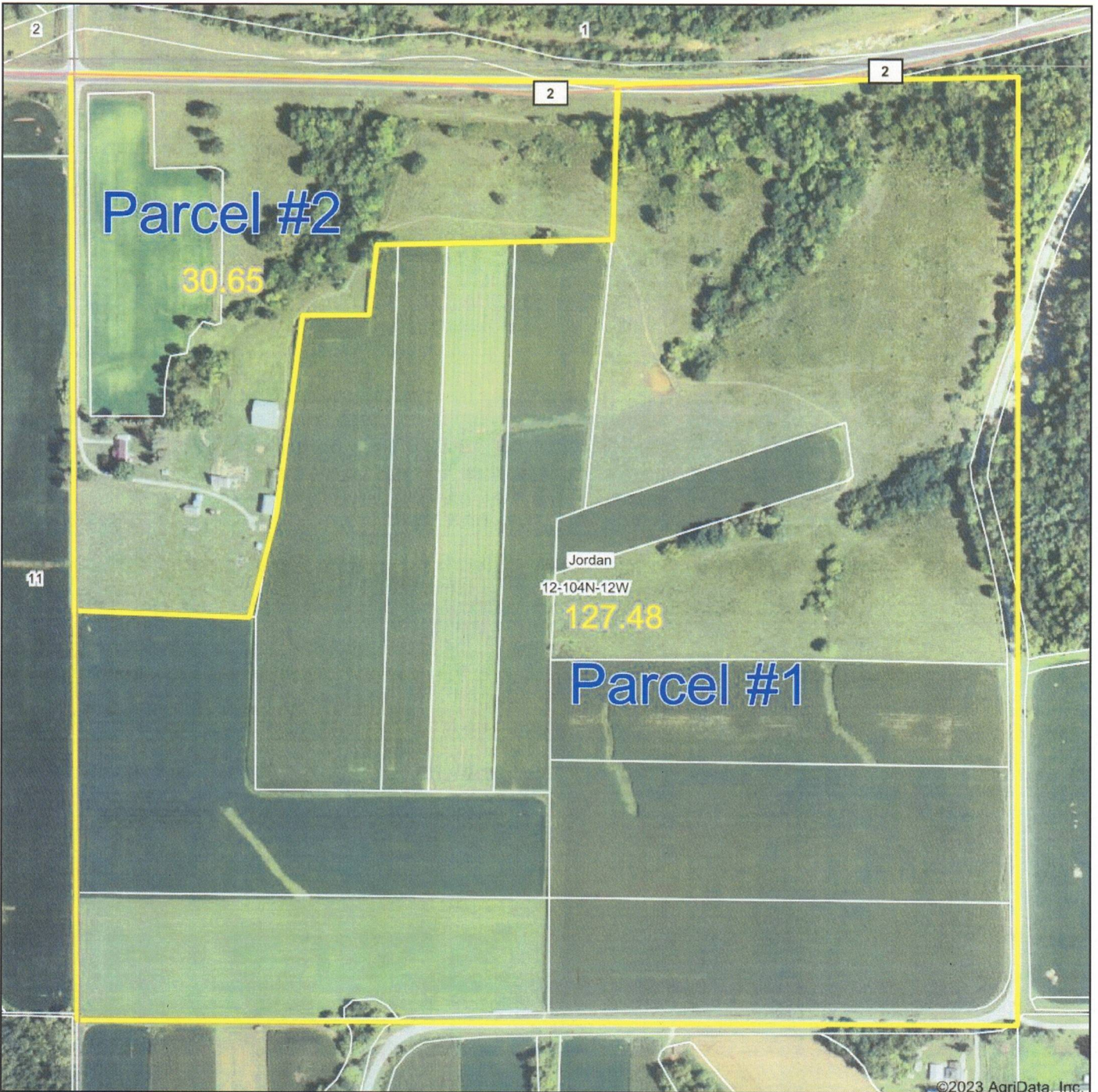
Call: Brad Jech @ 507-421-0232; John Keefe @ 932-4656; Chelsie Jech @ 421-0351; Bradley Schultz @ 208-3859; Tony Montgomery @ 259-7502

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 \$2,836.00 and will be pro-rated between seller and buyer at closing. 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 parcel #1 - \$100,000, parcel #2 - \$10,000. Closing shall be on or before May 11th, 2023. Seller, TMRA and all representatives of before mentioned are making no warranties or guarantees other than that stipulated in a Warranty Deed.

Possession: Buyer will be granted permission to enter the bare land for spring field work prior to closing at no risk to seller.

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 Terms & Conditions.

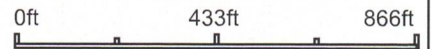
Meeker Farm Aerial Map



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Map Center: 43° 49' 45.41, -92° 13' 25.85



12-104N-12W
Fillmore County
Minnesota



2/22/2023

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



United States Department of Agriculture

Fillmore County, Minnesota

Farm 1174

Tract 83

2023 Program Year

Map Created October 25, 2022



Unless otherwise noted:

- Shares are 100% operator
- Crops are non-irrigated
- Corn = yellow for grain

Soybeans = common soybeans for grain

- Wheat = HRS, HRW = Grain
- Sunflower = Oil, Non-Oil = Grain
- Oats and Barley = Spring for grain
- Rye = for grain
- Peas = process

- Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
- Beans = Dry Edible
- NAG = for GZ
- Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

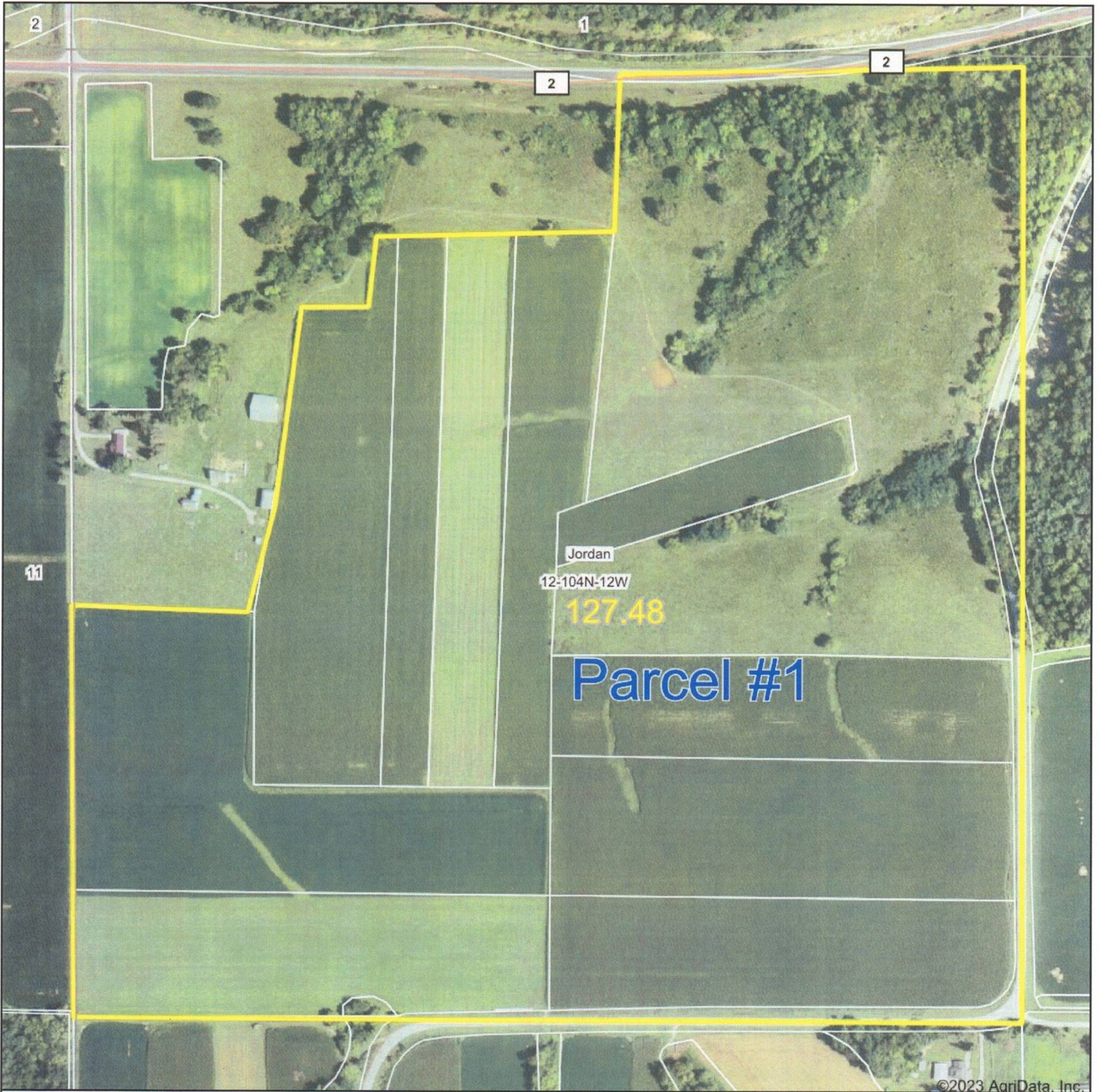
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 90.50 acres



United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

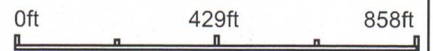
Meeker Parcel #1 127.48 +/- Acres Aerial Map



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Map Center: 43° 49' 45.29, -92° 13' 25.85



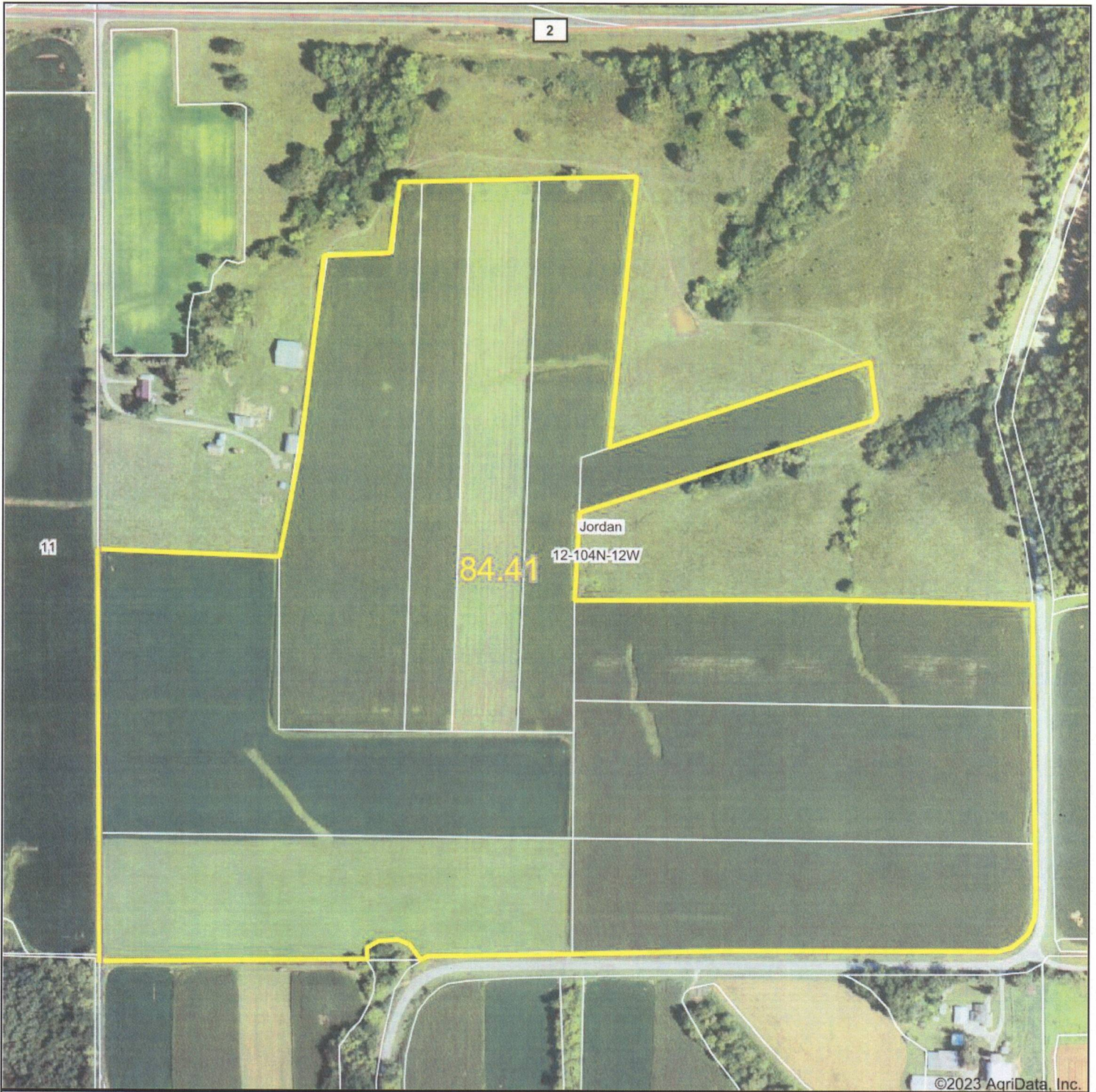
12-104N-12W
Fillmore County
Minnesota



2/22/2023

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

Meeker Tillable Acre Aerial Map



TMRA
TONY MONTGOMERY
REALTY & AUCTION COMPANY

Map Center: 43° 49' 43.82, -92° 13' 26.75



Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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12-104N-12W
Fillmore County
Minnesota

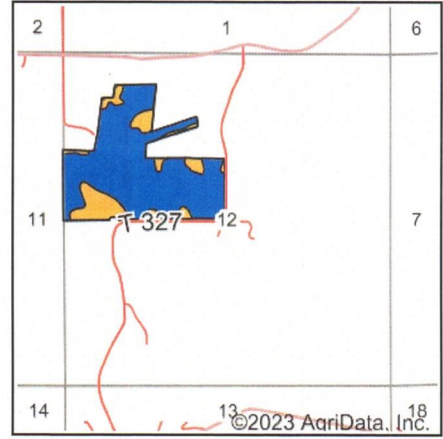


2/20/2023

Meeker Soils Map Parcel #2



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Fillmore**
 Location: **12-104N-12W**
 Township: **Jordan**
 Acres: **84.41**
 Date: **2/20/2023**



Area Symbol: MN045, Soil Area Version: 18

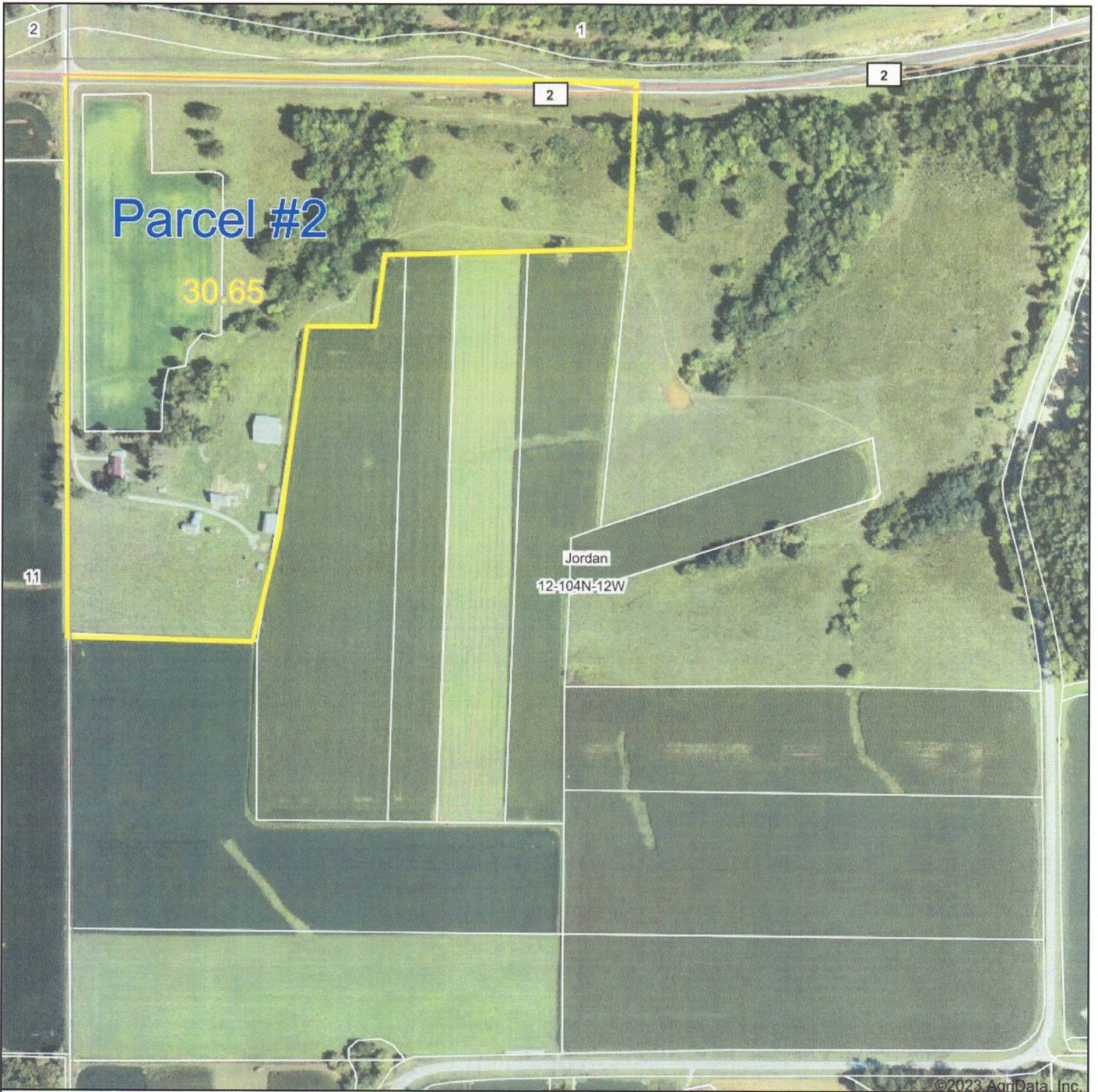
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
Fb	Fayette silt loam, 2 to 6 percent slopes	68.01	80.6%		Ile	85	77	
Fd	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	16.33	19.3%		IIIle	72	66	
Dv	Dubuque and Whalan silt loams, 12 to 17 percent slopes, moderately eroded	0.07	0.1%		VIle	32	29	
Weighted Average						2.20	82.4	*n 74.8

*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.

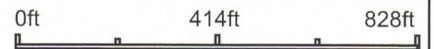
Meeker Parcel #2 30.65 +/- Building Site Aerial Map



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Map Center: 43° 49' 46.02, -92° 13' 26.35



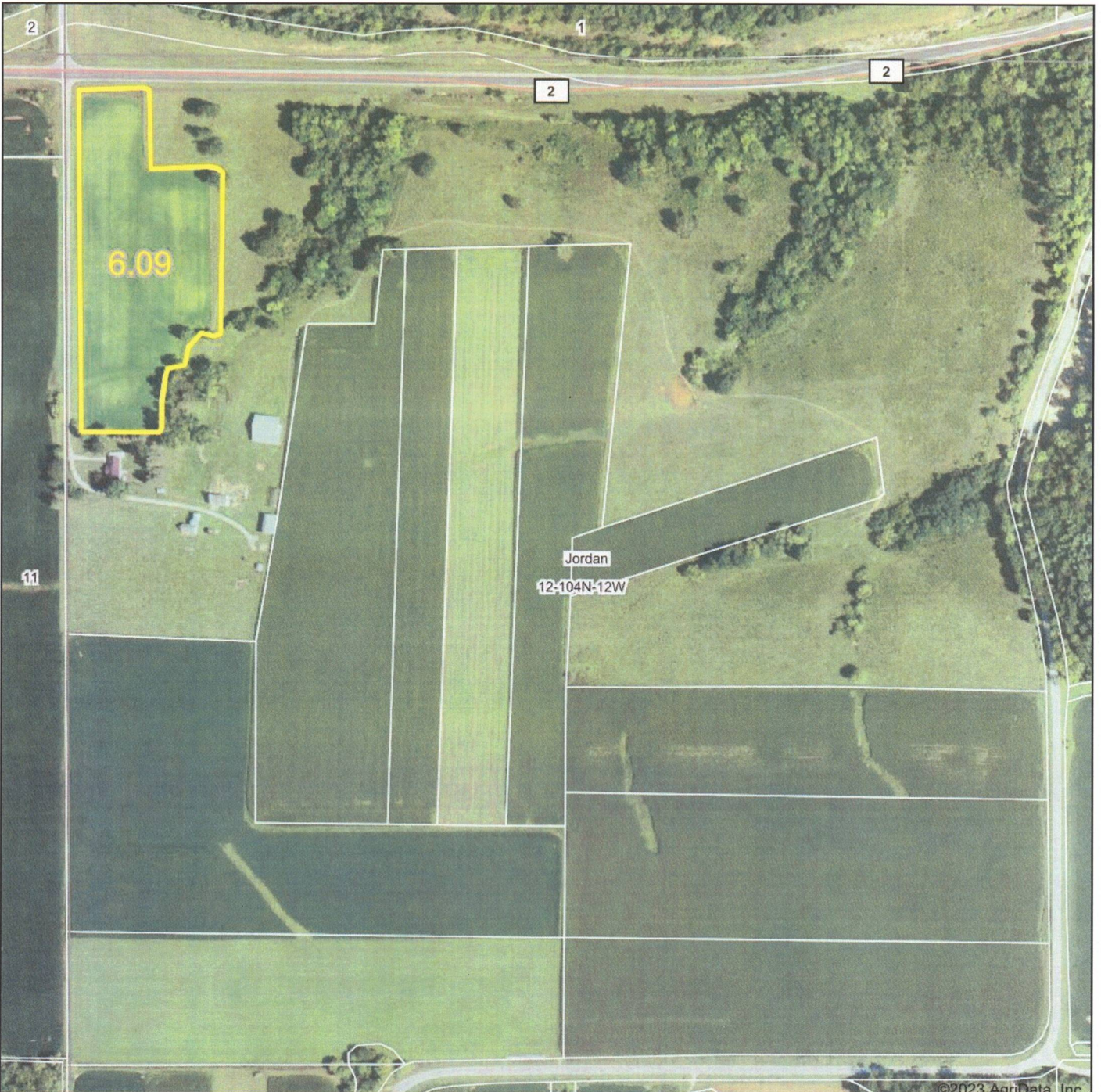
12-104N-12W
Fillmore County
Minnesota



2/22/2023

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

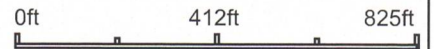
Tillable Acres on Parcel #2



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Map Center: 43° 49' 45.96, -92° 13' 26.35



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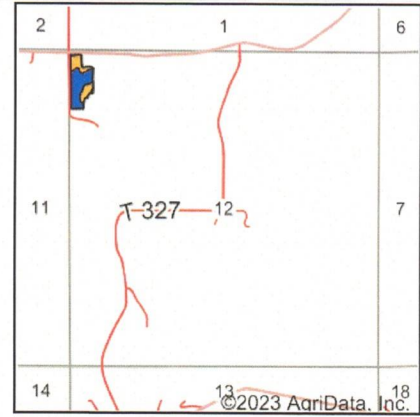
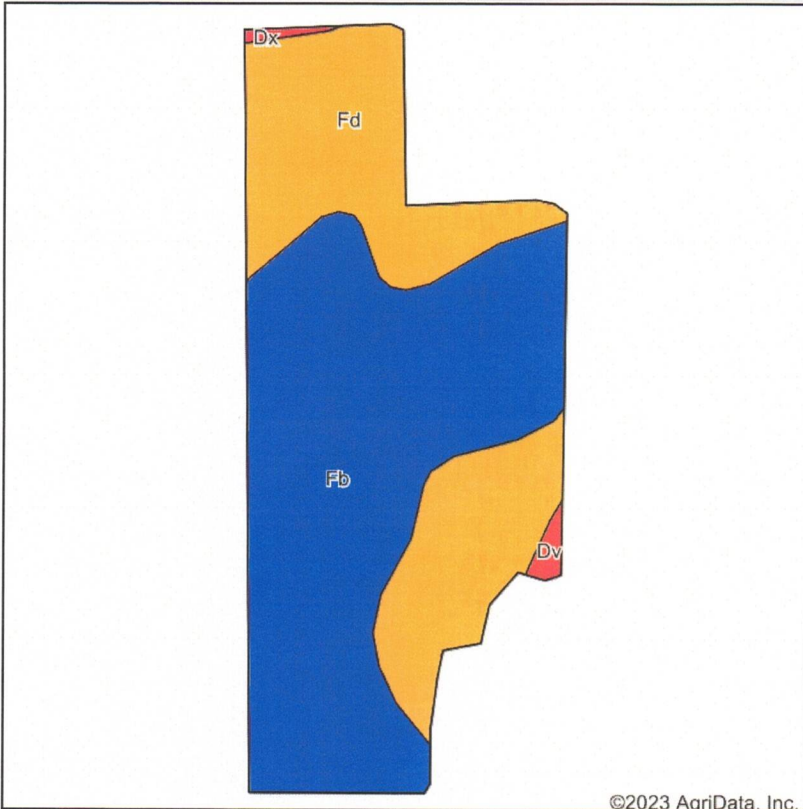
12-104N-12W
Fillmore County
Minnesota



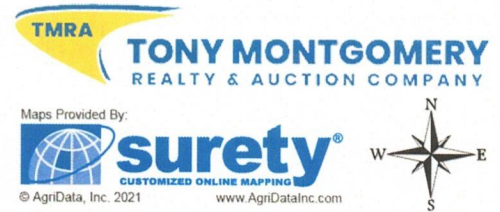
2/22/2023

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

Meeker Soils Map Parcel #1 tillable



State: **Minnesota**
 County: **Fillmore**
 Location: **12-104N-12W**
 Township: **Jordan**
 Acres: **6.09**
 Date: **2/22/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN045, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
Fb	Fayette silt loam, 2 to 6 percent slopes	3.79	62.2%		Ile	85	77
Fd	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	2.30	37.8%		IIle	72	66
Weighted Average					2.38	80.1	*n 72.8

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

Summary

Parcel ID 310108000
Property Address 32752 211TH AVE
 CHATFIELD
Sec/Twp/Rng 12-104-012
Brief Tax Description Sect-12 Twp-104 Range-012 160.00 AC NW1/4
 (Note: Not to be used on legal documents)
Deeded Acres 160.00 This parcel has Green Acres.
Class 101 - (HSTD) AGRICULTURAL; 101 - (HSTD) AGRICULTURAL
District (1501) JORDAN/SD #0227
School District 0227
Creation Date 08/21/1992

Owner

Primary Taxpayer
[Larry Meeker](#)
 513 River Street
 Chatfield, MN 55923

Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$128,600	\$125,900	\$117,800	\$117,800	\$117,800
+ Estimated Land Value	\$925,600	\$852,100	\$864,100	\$898,600	\$845,800
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,054,200	\$978,000	\$981,900	\$1,016,400	\$963,600

Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$978,000	\$981,900	\$1,016,400	\$963,600
- Homestead Exclusion	(\$21,600)	(\$22,500)	(\$22,500)	(\$22,500)
= Taxable Market Value	\$956,400	\$959,400	\$993,900	\$941,100
Net Taxes Due	\$3,028.00	\$3,138.00	\$3,168.00	\$3,100.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$3,028.00	\$3,138.00	\$3,168.00	\$3,100.00

Pay Taxes Online

[Pay Property Tax](#)

Unpaid Taxes

No taxes are due at this time.

Tax Statement

[2022 Tax Statement \(PDF\)](#)
[2021 Tax Statement \(PDF\)](#)
[2020 Tax Statement \(PDF\)](#)

No data available for the following modules: Sales, Septic Information, Photos.

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