



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

PATRICK D. MELVIN ESTATE
10-DAY REAL ESTATE ONLINE AUCTION

114.65 +/- Acre Farm with 112 +/- Acres Tillable

Saturday, February 3 – Tuesday, February 13, 2024

Farm Location: TBD County Road 8 Plainview, MN 55964
Plainview Township, Section 6, Wabasha County



TMRA Note: To settle the estate of the Patrick D. Melvin, the family will offer this fantastic 114.65 +/- Acres of bare land. This 114.56 acres of bare land is well located along N. County Road 8 (blacktop) just 1 mile north of Plainview, MN. This TMRA 10-Day Online Auction will give everyone an opportunity to purchase high productive land with 112 +/- acres tillable and a CPI of 83.8 with great soils to include Downs-Hersey and Barremills silt loam that have excellent production history! This farm offers great opportunity for anyone to add it to their current portfolio. With long straight rows and great drainage, this farm surely stands above the rest.



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Terms: This auction will be a 10-Day Online Auction with exclusively online only bidding. 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 will be paid by buyer. 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 \$100,000. Closing shall be on or before April 5th, 2024. Seller, TMRA and all representatives of before mentioned are making no warranties or guarantees other than that stipulated in a Warranty Deed.

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

OPEN HOUSE DATES:

Friday, January 12, 10AM – Noon; Or by Appointment

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

Real Estate Taxes: 2024 Real Estate Taxes will be paid by buyer.

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.

Patrick D. Melvin Estate – Owner

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.

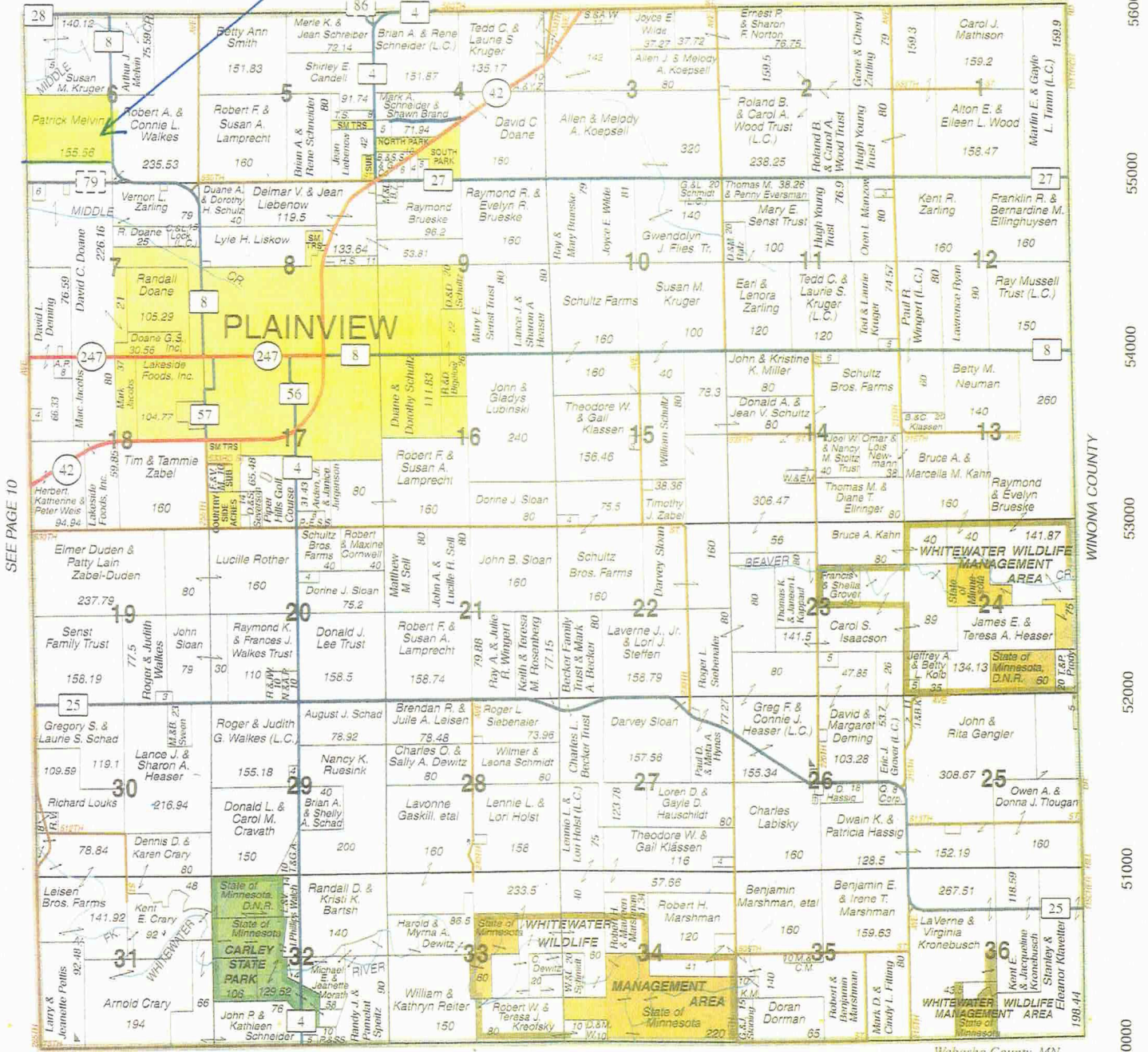
Subject Property

PLAINVIEW

T.108N.-R.11W.

SEE PAGE 14

SEE PAGE 15



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OLMSTED COUNTY

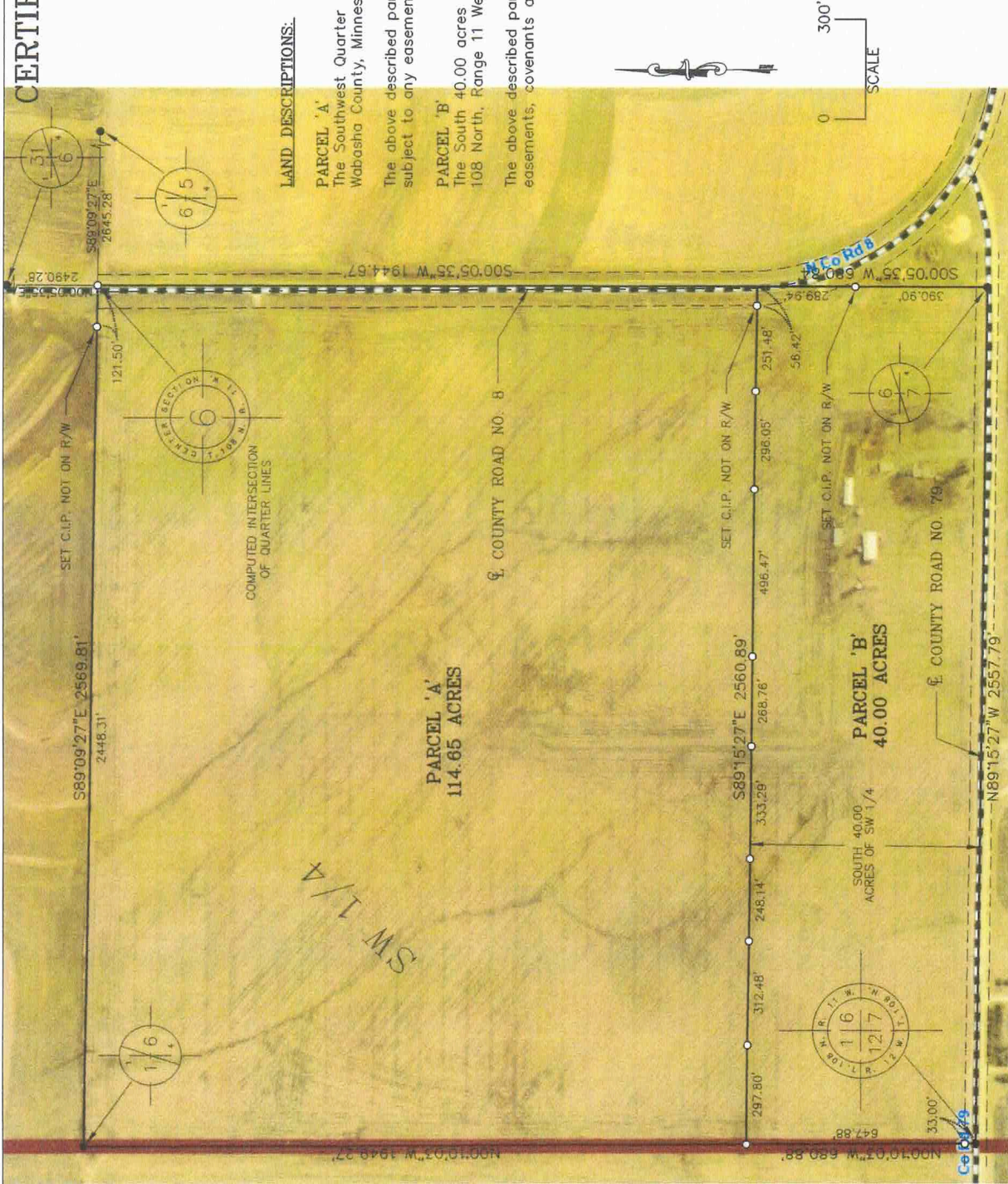
Wabasha County, MN

26500 25500 24500 23500 22500 21500 20500

56000
55000
54000
53000
52000
51000
50000

CERTIFICATE OF SURVEY

SECTION 6
T. 108 N., R. 11 W.



LAND DESCRIPTIONS:

PARCEL 'A'
The Southwest Quarter of Section 6, Township 108 North, Range 11 West, Wabasha County, Minnesota, EXCEPT the South 40.00 acres thereof.
The above described parcel contains 114.65 acres, more or less, and is subject to any easements, covenants, and restrictions of record.

PARCEL 'B'
The South 40.00 acres of the Southwest Quarter of Section 6, Township 108 North, Range 11 West, Wabasha County, Minnesota.
The above described parcel contains 40.00 acres and is subject to any easements, covenants and restrictions of record.

- IRON PIPE WITH PLASTIC CAP
- STAMPED LS 21940 SET
- FOUND MONUMENT

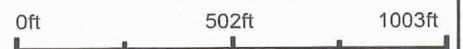
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA		DATE OF SURVEY: 12-19-2023
DATE: 12/19/2023		Prepared For:
Geoffrey G Griffin		Melvin Estates
REG. NO. 21940		2609B County Road 79
SHEET 1 OF 1		Plainview, MN 55964
FILE NO. 23-375		

G-Cubed
ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
PH: 507-867-1666
FAX: 507-867-1665
www.gcubed.com

Patrick D. Melvin Estate 114.65 +/- Acre Aerial Map



Boundary Center: 44° 11' 3.03, -92° 11' 40.63



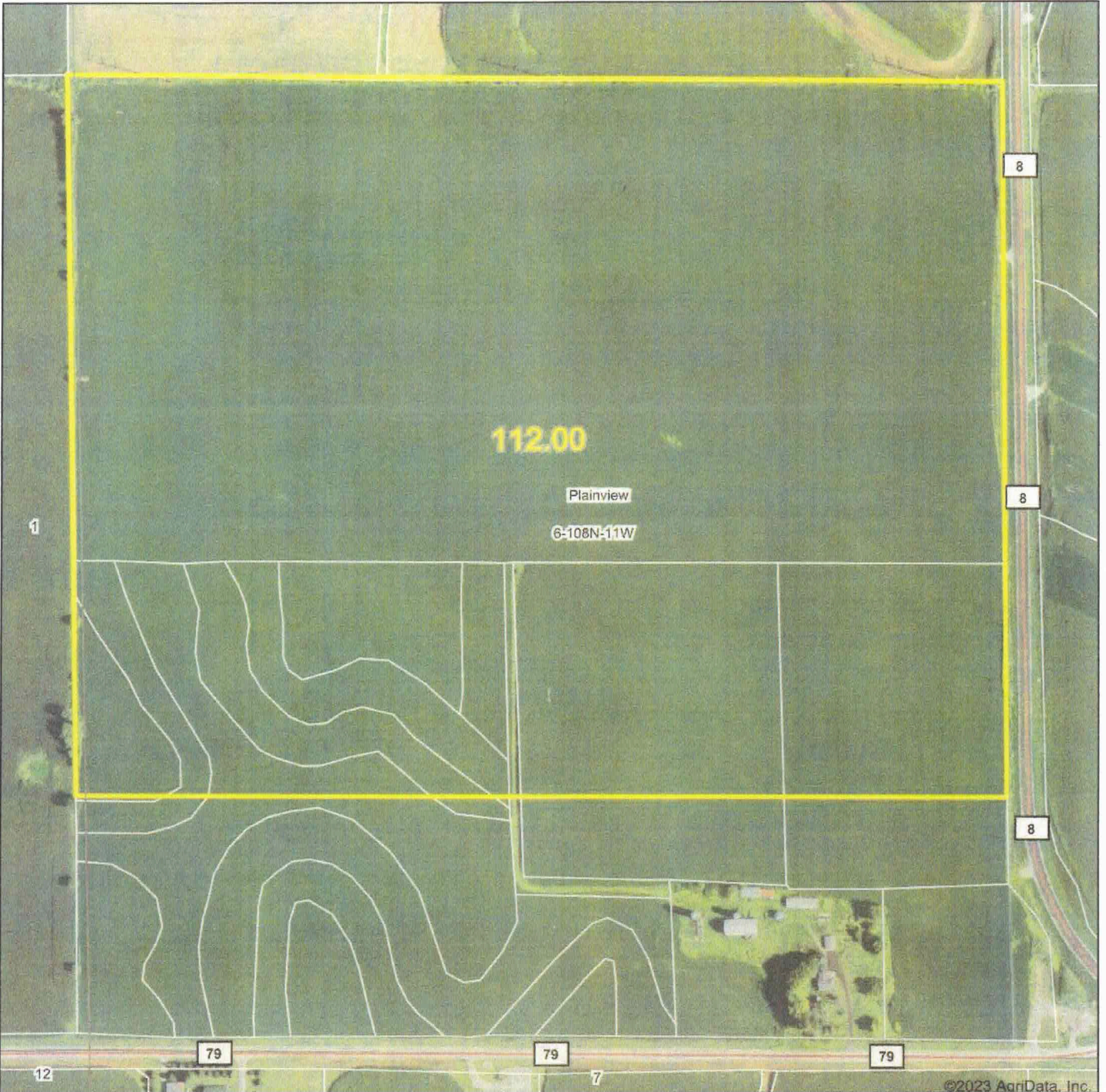
6-108N-11W
Wabasha County
Minnesota



12/26/2023

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

Pat Melvin Estate Tillable Acres Aerial Map



Boundary Center: 44° 11' 3.06, -92° 11' 40.98



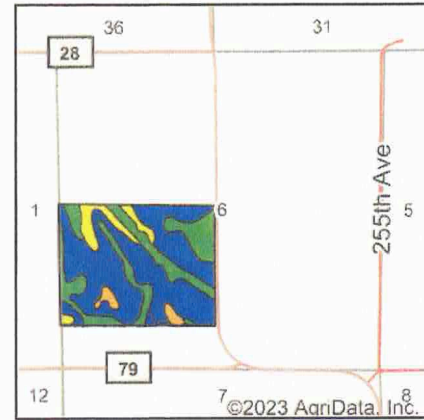
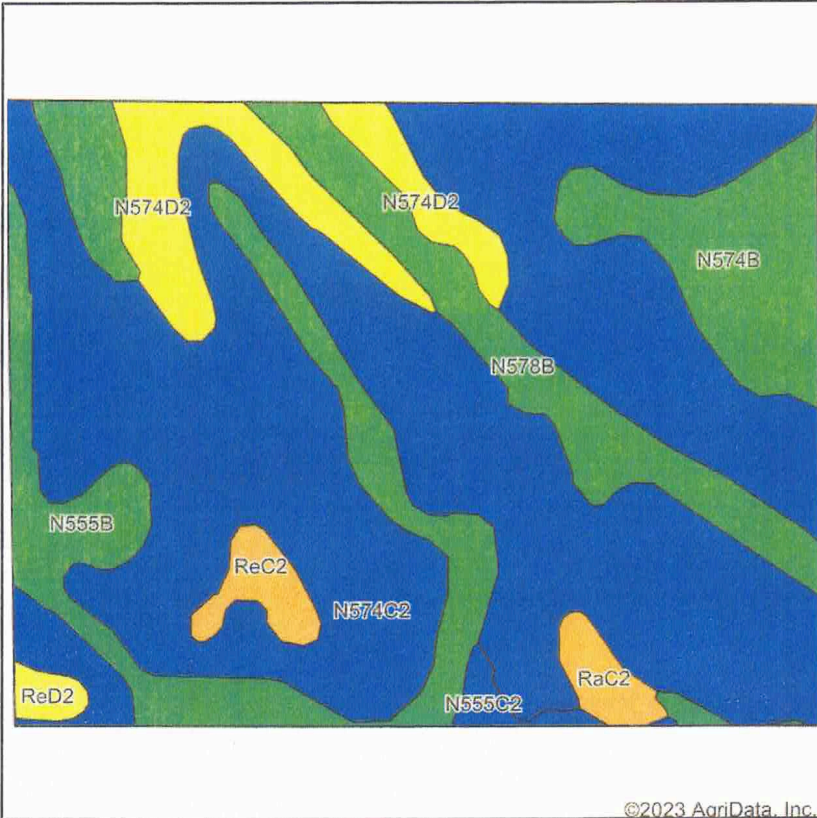
6-108N-11W
Wabasha County
Minnesota



12/20/2023

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

Pat Melvin Estate Tillable Acres Soils Map



State: **Minnesota**
 County: **Wabasha**
 Location: **6-108N-11W**
 Township: **Plainview**
 Acres: **112**
 Date: **12/20/2023**

TMRA **TONY MONTGOMERY**
 REALTY & AUCTION COMPANY

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN157, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	68.88	61.5%		IIIe	81	79
N555B	Tama-Dinsmore complex, 2 to 6 percent slopes	12.24	10.9%		IIe	99	80
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	10.43	9.3%		IIe	94	70
N574B	Downs-Hersey complex, 2 to 6 percent slopes	8.01	7.2%		IIe	91	82
N574D2	Downs-Hersey complex, 12 to 18 percent slopes, moderately eroded	7.52	6.7%		IVe	69	71
ReC2	Renova silt loam, 6 to 12 percent slopes, moderately eroded	1.76	1.6%		IIIe	71	62
RaC2	Racine silt loam, 6 to 12 percent slopes, moderately eroded	1.49	1.3%		IIIe	76	66
N555C2	Tama-Dinsmore complex, 6 to 12 percent slopes, moderately eroded	0.92	0.8%		IIIe	89	70
ReD2	Renova silt loam, 12 to 18 percent slopes, moderately eroded	0.75	0.7%		IVe	62	56
Weighted Average					2.80	83.8	*n 77.3

*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.

Patrick D. Melvin Estate Topography Contours




TONY MONTGOMERY
 REALTY & AUCTION COMPANY

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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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: 1,073.2
 Max: 1,150.4
 Range: 77.2
 Average: 1,116.3
 Standard Deviation: 17.39 ft

0ft 447ft 893ft

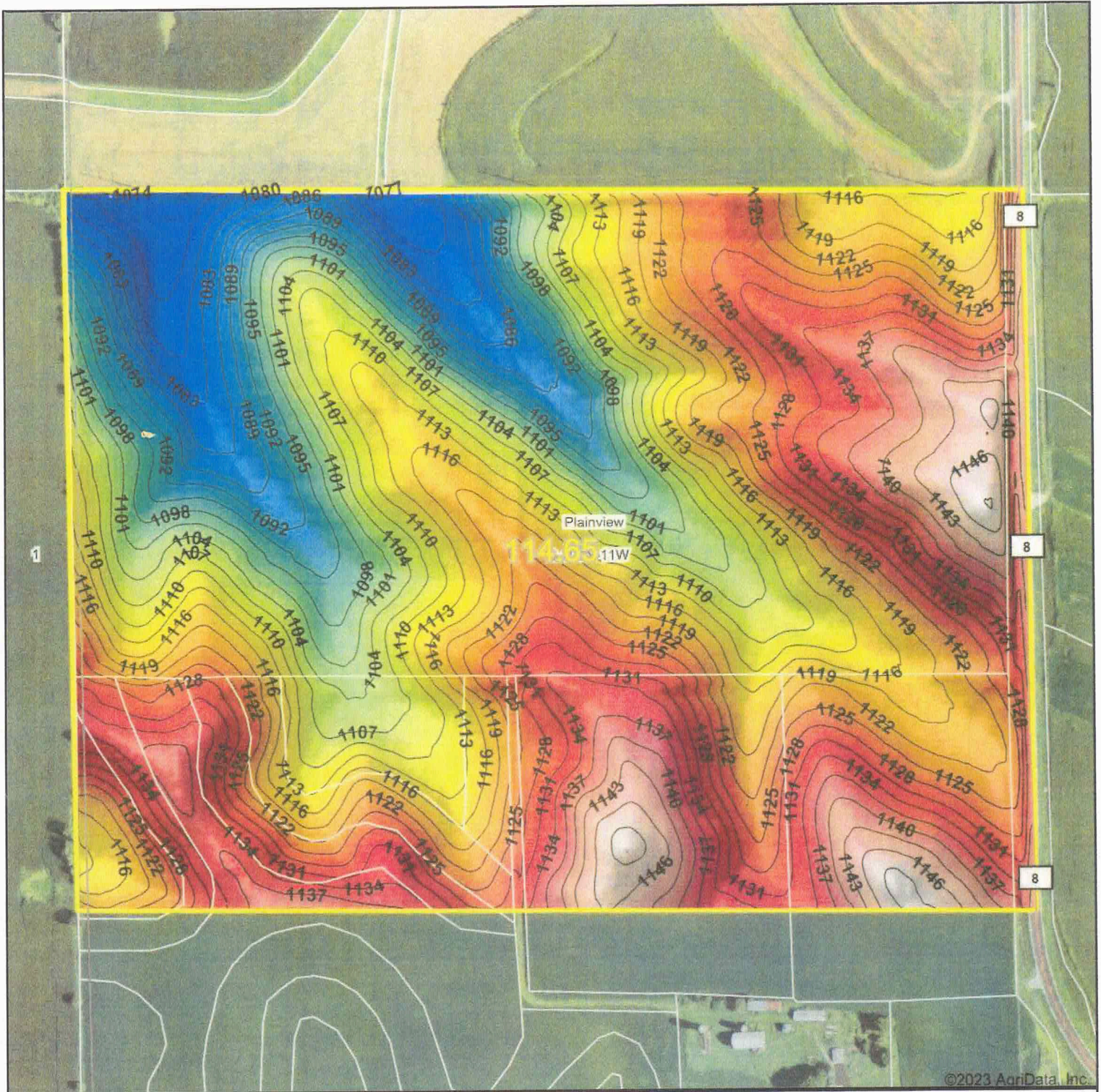


12/26/2023

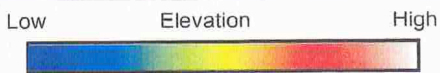
6-108N-11W
Wabasha County
Minnesota

Boundary Center: 44° 11' 3.03, -92° 11' 40.63

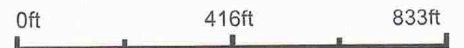
Patrick D. Melvin Estate Topography Hillshade



©2023 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,073.2
 Max: 1,150.4
 Range: 77.2
 Average: 1,116.3
 Standard Deviation: 17.39 ft



12/26/2023

6-108N-11W
 Wabasha County
 Minnesota

Boundary Center: 44° 11' 3.03, -92° 11' 40.63

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