



TONY MONTGOMERY REALTY & AUCTION COMPANY

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

Great 250 Acre Farm Opportunity 10-DAY ONLINE REAL ESTATE AUCTION

Saturday, October 22 – Tuesday, November 1, 2022
Auction Starts closing at 6PM!

Farm location: 19660 County Road 20 Lewiston MN.
Rupprecht Heritage Farm LLP – Owner

250 - ACRES IN 2 PARCELS

TMRA Note: The Rupprecht family has decided to sell their farm and let everyone have an opportunity to purchase all or part of this **Centennial Farm** that has been in the family since 1890. This 4th generational family owned 250-acre farm will be offered at public 10-day online auction through TMRA. This online auction service will give everyone the opportunity to participate in purchasing this farm!

Parcel #1 – Consisting of 243.75+/- acres located in sections 34 & 35 of Norton TWP, Winona County MN including part of parcel 090003090 and parcel 090003310. There are 200+/- acres considered tillable on this parcel. This parcel of land lies all contiguous along County Road 20, a blacktop road. Seaton and Mt. Carroll are the predominant tillable soils with 71 to 90 CPI. The balance of land is pastured and wooded. This well-located farm will give someone a great opportunity to purchase land in the heart of southeastern Minnesota!



540 North Wabasha St. • Plainview, MN 55964



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Parcel #2 - Consisting of a building site comprised of 6.25+/- acres located in section 34 of Norton TWP, Winona County. The building site offers an older 4-bedroom farm style house along with a good barn and other outbuildings. The large barn has been all redone and has all new steel on the exterior. This building site has a hard surfaced drive and located on a blacktop county road.



OPEN HOUSE DATES:

Friday, September 30, 10AM – Noon

Saturday, October 15, 10AM – Noon

Saturday, October 29, 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 the sale of both parcels of land. There will be no contingencies allowed at this auction including, but not limited to financing. A 3% buyer's fee will be added on to final bid price to achieve full contract purchase price on each parcel. Buyer(s) shall have all financing, secured before bidding on this auction as there will be no buyer contingencies accepted within this auction. Real Estate taxes due and payable in the year of 2022 are \$8,666.00 and will be paid by seller.



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Parcel #1 At the conclusion of the auction, buyer(s) shall execute a MN standard Vacant Land Purchase Agreement facilitated by TMRA and deposit \$100,000.00 with TMRA in form of non-refundable earnest money immediately at the conclusion of the online auction. Closing on both parcels shall be on December 9, 2022.

Parcel #2 At the conclusion of the auction, buyer(s) shall execute a MN standard Purchase Agreement facilitated by TMRA and deposit \$10,000 with TMRA in form of non-refundable earnest money immediately at the conclusion of the online auction. Again, closing shall be on December 9, 2022.

If the farm is sold to separate buyer(s), seller will split the farm and supply a certified survey for the building site encompassing the 6.25 acres.

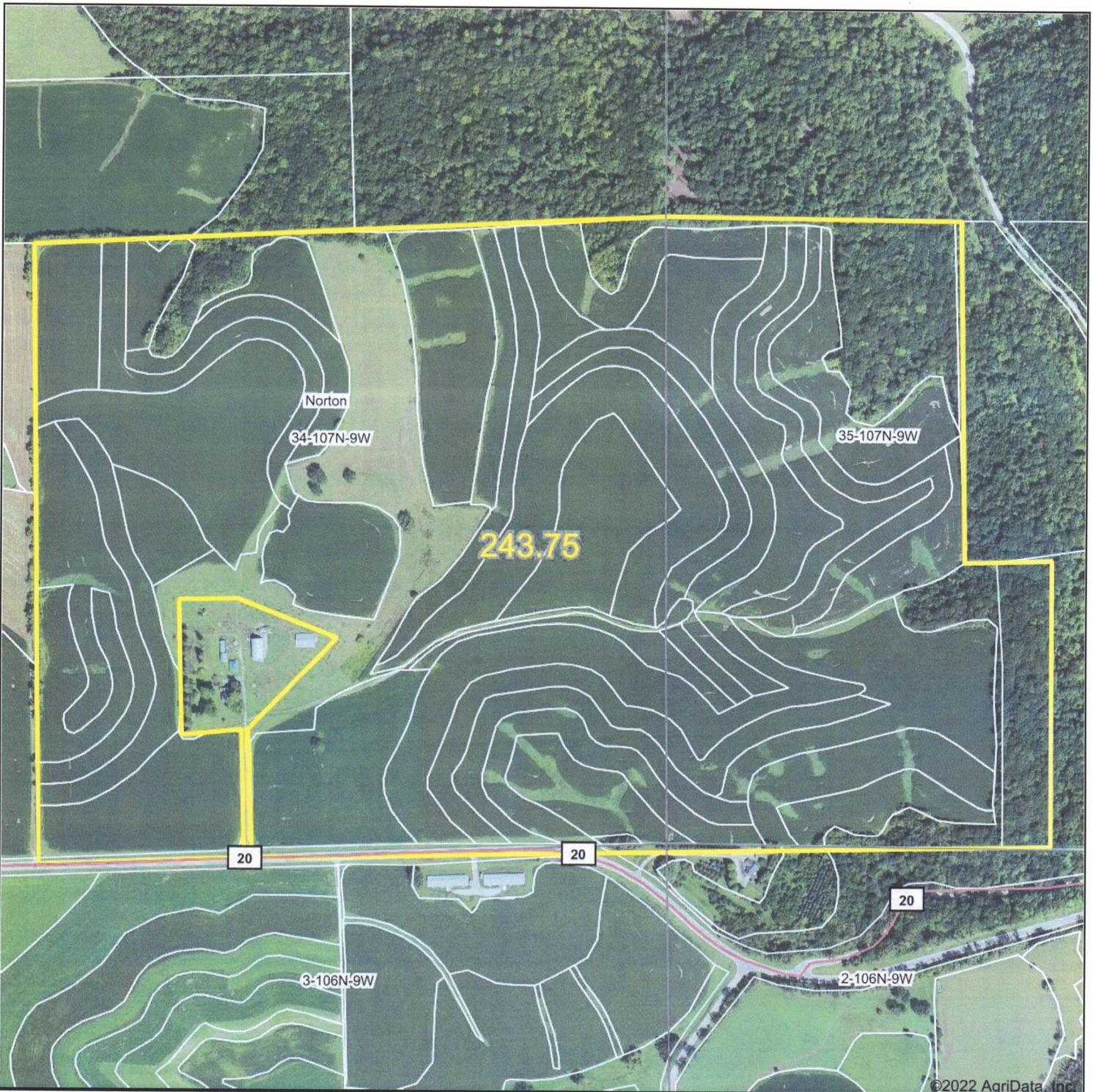
NOTE: If a successful bidder buys both parcels there shall be only one purchase agreement to execute with a \$100,000.00 down in form of non-refundable earnest on the entire farm and no split or survey will be provided. All earnest money shall be non-refundable providing seller delivers a clear marketable deed at closing.

Registration: All interested bidders will be required to pre-register with TMRA at www.tmracompany.com to bid on this auction. The farm will be offered in 2 parcels and all registered bidders will be able to bid on either or both parcels. Parcel 1 (243.75+/- acres) will be offered and sold first. After parcel 1 closes, parcel 2 will be given an additional 20 minutes before closing parcel 2 (6.25 +/- acre bldg. site). See website for full auction details and terms.

RUPPRECHT HERITAGE FARM LLP

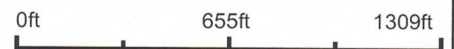
Owner

Rupprecht Heritage 243.75 +/- Acre Farm Aerial Map



TMRA
TONY MONTGOMERY
REALTY & AUCTION COMPANY

Map Center: 44° 1' 28, -91° 52' 51.78



34-107N-9W
Winona County
Minnesota



8/12/2022

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Rupprecht Heritage Farm Tillable Acres Aerial Map



TMRA
TONY MONTGOMERY
REALTY & AUCTION COMPANY

Map Center: 44° 1' 28.55, -91° 52' 53.78



34-107N-9W
Winona County
Minnesota

Maps Provided By:
**surety**
CUSTOMIZED ONLINE MAPPING
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8/16/2022

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

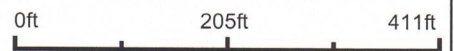
Rupprecht Heritage Building Site 6.25 +/- Acres



©2022 AgriData, Inc.



Map Center: 44° 1' 20.63, -91° 53' 8.8



34-107N-9W
Winona County
Minnesota



8/12/2022



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



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This map shows where previous structures were buried on the property.
This map was recorded with the county at time of burial.



- 1) Dairy shed foundations, pit, parlor and milk house
- 2) Silos
- 3) Old hog barn and corn crib foundations and slabs.

Sandra J. Suchla, Auditor-Treasurer
 202 W. Third Street
 Winona, MN 55987-3193
 507-457-8830
 www.co.winona.mn.us

Property ID#: R09.000.3090

Taxpayer ID#: 135600
 19981*79**G50**1.302**1/6*****AUTOALL FOR AADC 553
 RUPPRECHT HERITAGE FARM LLP
 5009 53RD AVE N
 CRYSTAL MN 55429-3225



**\$\$\$
 REFUNDS?**

You may be eligible for one or even two
 refunds to reduce your property tax.
 Read the back of this statement to find
 out how to apply.

Property Address: 19660 COUNTY RD 20

TAX STATEMENT 2021 Values for Taxes Payable in 2022

VALUES AND CLASSIFICATION		Sent March 2021	
Taxes Payable Year	2021	2022	
Estimated Market Value	973,800	979,700	
Homestead Exclusion:			
Tableable Market Value	959,800	965,700	
New Improvements:			
Expired Exclusions:			
Property Classification:	AG NHSTD	AG NHSTD	
	RES NH 4B - AG	RES NH 4B - AG	
Property Description: Sect-34 Twp-107 Range-009 160 ACRES IN SE 1/4			
Step 2 PROPOSED TAX Sent in November 2021			
Proposed Tax		6,180.00	
Step 3 PROPERTY TAX STATEMENT			
First Half Taxes		3,124.00	
Second Half Taxes		3,124.00	
Total Taxes Due 2022		6,248.00	

	2021	2022
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. <input type="checkbox"/>		
If box is checked, you owe delinquent taxes and are not eligible.		0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
Your Property Tax and Credits		
3. Property tax before credits:	6,612.91	6,490.06
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	258.91	298.06
B. Other credits	0.00	0.00
5. Property tax after credits	6,354.00	6,192.00
Property Tax by Jurisdiction		
6. County	3,858.95	3,771.81
7. City or Town (NORTON TOWNSHIP)	1,238.31	1,180.22
8. State General Tax	0.00	0.00
9. School District: 0857		
A. Voter approved levies	5.45	11.98
B. Other local levies	1,180.71	1,129.07
10. Special Taxing Districts		
A. WATERSHED 3	37.80	67.66
B. SE HRA	32.78	31.26
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	6,354.00	6,192.00
Special Assessments on Your Property		
13. Special Assessments	Principal: \$56.00	INT: \$0.00
A. SOLIDWASTE	56.00	56.00

Please fold on perforation BEFORE tearing

PAYABLE 2022 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY
 ON OR BEFORE: NOVEMBER 15

Bill: 3663
 Property ID#: R 09.000.3090
 Taxpayer: 135600
 Escrow ID:



RUPPRECHT HERITAGE FARM LLP
 5009 53RD AVE N
 CRYSTAL MN 55429-3225

SECOND 1/2 TAX AMOUNT DUE: \$3,124.00

PENALTY:

MAKE CHECKS PAYABLE TO:

TOTAL:

WINONA COUNTY AUDITOR-TREASURER
 202 W. THIRD STREET
 WINONA, MN 55987-3146



Taxes of \$100.00 or less must be paid in full. If you pay your taxes late, you will be charged a penalty. See back for details.

No Receipt sent. Your canceled check is proof of payment. Do not send postdated checks. \$25 fee for returned payments.

Please fold on perforation BEFORE tearing

PAYABLE 2022 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY
 ON OR BEFORE: MAY 16

Bill: 3663
 Property ID#: R 09.000.3090
 Taxpayer: 135600
 Escrow ID:



RUPPRECHT HERITAGE FARM LLP
 5009 53RD AVE N
 CRYSTAL MN 55429-3225

FULL TAX AMOUNT: \$6,248.00

FIRST 1/2 TAX AMOUNT DUE: \$3,124.00

PENALTY:

MAKE CHECKS PAYABLE TO:

TOTAL:

WINONA COUNTY AUDITOR-TREASURER
 202 W. THIRD STREET
 WINONA, MN 55987-3146



Taxes of \$100.00 or less must be paid in full. If you pay your taxes late, you will be charged a penalty. See back for details.

Sandra J. Suchla, Auditor-Treasurer
 202 W. Third Street
 Winona, MN 55987-3193
 507-457-8830
 www.co.winona.mn.us

Property ID#: R09.000.3310

Taxpayer ID#: 135600
 1998179**G50**1.302**3/6*****AUTOALL FOR AACD 553
 RUPPRECHT HERITAGE FARM LLP
 5009 53RD AVE N
 CRYSTAL MN 55429-3225



You may be eligible for one or even two
 refunds to reduce your property tax.
 Read the back of this statement to find
 out how to apply.

Property Address:

TAX STATEMENT		
2021 Values for Taxes Payable in		
VALUES AND CLASSIFICATION Sent March 2021		
Taxes Payable Year	2021	2022
Estimated Market Value	439,300	441,500
Homestead Exclusion:		
Table Market Value	400,800	403,000
New Improvements:		
Expired Exclusions:		
Property Classification:	AG NHSTD	AG NHSTD
	RV-RP NHSTD	RV-RP NHSTD
Property Description: Sect-35 Twp-107 Range-009 90 AC SW 1/4 W 1/2 SW 1/4 & W 10 AC SE 1/4 SW 1/4		
PROPOSED TAX Sent in November 2021		
Proposed Tax		2,414.00
PROPERTY TAX STATEMENT		
First Half Taxes		1,209.00
Second Half Taxes		1,209.00
Total Taxes Due 2022		2,418.00

	2021	2022
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. <input type="checkbox"/>		
If box is checked, you owe delinquent taxes and are not eligible.		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	0.00
Your Property Tax and Credits		
3. Property tax before credits:	2,616.01	2,557.74
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	122.01	139.74
B. Other credits	0.00	0.00
5. Property tax after credits	2,494.00	2,418.00
Property Tax by Jurisdiction		
6. County		
7. City or Town (NORTON TOWNSHIP)	1,567.80	1,530.52
8. State General Tax	502.80	479.37
9. School District: 0857	0.00	0.00
A. Voter approved levies	0.00	0.00
B. Other local levies	394.75	367.92
10. Special Taxing Districts		
A. WATERSHED 1	15.35	27.49
B. SE HRA	13.30	12.70
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	2,494.00	2,418.00
Special Assessments on Your Property		
13. Special Assessments	Principal: \$0.00	INT: \$0.00
	0.00	0.00

PAYABLE 2022 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY
 ON OR BEFORE: NOVEMBER 15

Bill: 3687
 Property ID#: R 09.000.3310
 Taxpayer: 135600
 Escrow ID:



RUPPRECHT HERITAGE FARM LLP
 5009 53RD AVE N
 CRYSTAL MN 55429-3225

Please help us to update our records by completing the contact information on the reverse side.

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION. DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT. DO NOT STABLE. **IMPORTANT:** Please make sure the address on this coupon shows through the window in the provided return envelope or the Post Office will NOT deliver your payment.

SECOND 1/2 TAX AMOUNT DUE: \$1,209.00

PENALTY: MAKE CHECKS PAYABLE TO:

TOTAL: WINONA COUNTY AUDITOR-TREASURER
 202 W. THIRD STREET
 WINONA, MN 55987-3146

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No Receipt sent. Your canceled check is proof of payment. Do not send postdated checks. \$25 fee for returned payments.

PAYABLE 2022 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY
 ON OR BEFORE: MAY 16

Bill: 3687
 Property ID#: R 09.000.3310
 Taxpayer: 135600
 Escrow ID:



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 5009 53RD AVE N
 CRYSTAL MN 55429-3225

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FULL TAX AMOUNT: \$2,418.00

FIRST 1/2 TAX AMOUNT DUE: \$1,209.00

PENALTY: MAKE CHECKS PAYABLE TO:

TOTAL: WINONA COUNTY AUDITOR-TREASURER
 202 W. THIRD STREET
 WINONA, MN 55987-3146

Taxes of \$100.00 or less must be paid in full. If you pay your taxes late, you will be charged a penalty. See back for details.