



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

ELTHEA SCHULTZ ESTATE 200 ACRE FARM

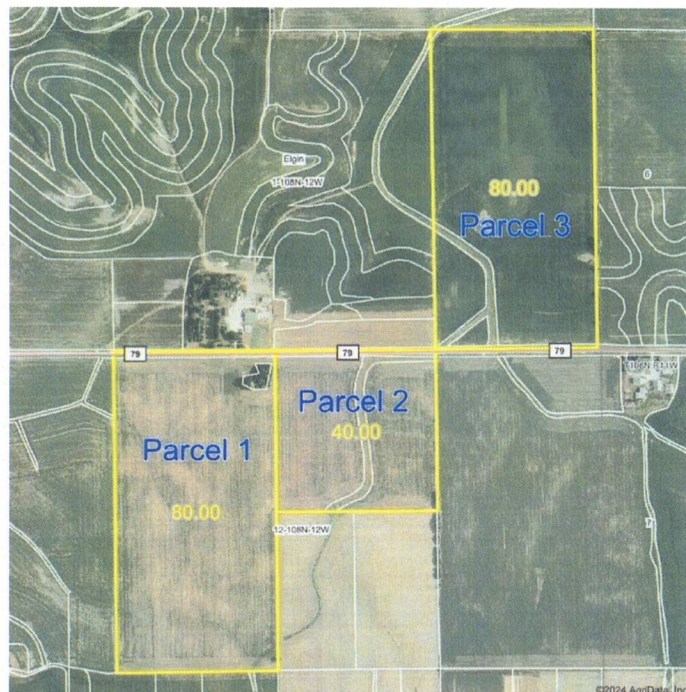
10-DAY ONLINE REAL ESTATE AUCTION

SOLD IN 3 PARCELS!

Saturday, February 15 – Tuesday, February 25, 2025

Auction starts closing at 6PM!

Farm Location: TBD County Road 79 Plainview, MN 55964
Sections 1 & 12, Elgin Township, Wabasha County, MN (2 miles NW of Plainview)
Elthea Schutlz Estate
(Pamela Foster & Tamara Schultz-Fugh – Owners)



TMRA 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 no guarantee any of the information as to its accuracy. 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 parcels of land.

540 N. Wabasha Street • Plainview, MN 55964



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200 ACRES OFFERED IN THREE PARCELS

Parcels to be sold:

Parcel #1 – 80 +/- Acres - E1/2NW1/4 of Section 12, Elgin Twp. Farm offers 77.6 +/- acres tillable with an 87.8 CPI rating. Parcel is Buildable.

Parcel #2 – 40 +/- Acres - NW1/4NE1/4 of Section 12, Elgin Twp. Farm offers 35.4 +/- acres tillable with an 86.7 CPI rating. Parcel is Buildable.

Parcel #3 – 80 +/- Acres – E1/2SE1/4 of Section 1, Elgin Twp. Farm offers 77 +/- acres tillable with an 84.9 CPI rating. Parcel is Buildable.

Open House Dates: Friday, January 24, 2025 from 10 AM – 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: 2025 Proposed R.E. Taxes for Parcel 1 & 2 - \$6,478.00
2025 Proposed R.E. Taxes for Parcel 3 - \$3,972.00

Closing of Auction:

Parcel 1 (80 Acres) will be offered and sold first. Once Parcel 1 has closed, an additional 10 minutes will be given to Parcel 2 (40 Acres) before closing Parcel 2. Once Parcel 2 has closed, an additional 10 minutes will be given to Parcel 3 (80 Acres) before closing parcel 3.

Parcel 1 & 2 are currently recognized through Wabasha County as having one real estate tax identification number (one parcel). If through the process of the auction these 2 parcels are sold to different buyers the seller will complete the necessary split. Said split does not require a survey as per Wabasha County Planning and Zoning, however seller will have the line identified and marked between the 80 (parcel 1) and the 40 (parcel 2). If the same buyer purchases both parcel 1 and 2, no split will be necessary to complete the sale as both, as before mentioned, are identified with Wabasha County currently through one real estate tax identification number.



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Grid Sampling and Inputs:

All farms have been grid sampled. POTASH, ZINC, LIME, and ANHYDROUS applications have been completed as per the invoices from Ag Partners. For full grid sampling reporting; go the online auction website and click on the 'documents tab' under each parcel for a complete report. All applications were completed with a VRT application. Note that the grid sampling and applications were for Parcel 1 and 2 were completed together as there are currently farmed as one field.

Terms: This auction will be a 10-day Online Auction. 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 2025 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 parcel #1 – \$50,000, parcel #2 – \$50,000 and parcel #3 - \$50,000 respectfully. Closing shall be on or before Wednesday, April 9, 2025. Seller, TMRA and all representatives of before mentioned are making no warranties or guarantees other than that stipulated through a Warranty Deed.

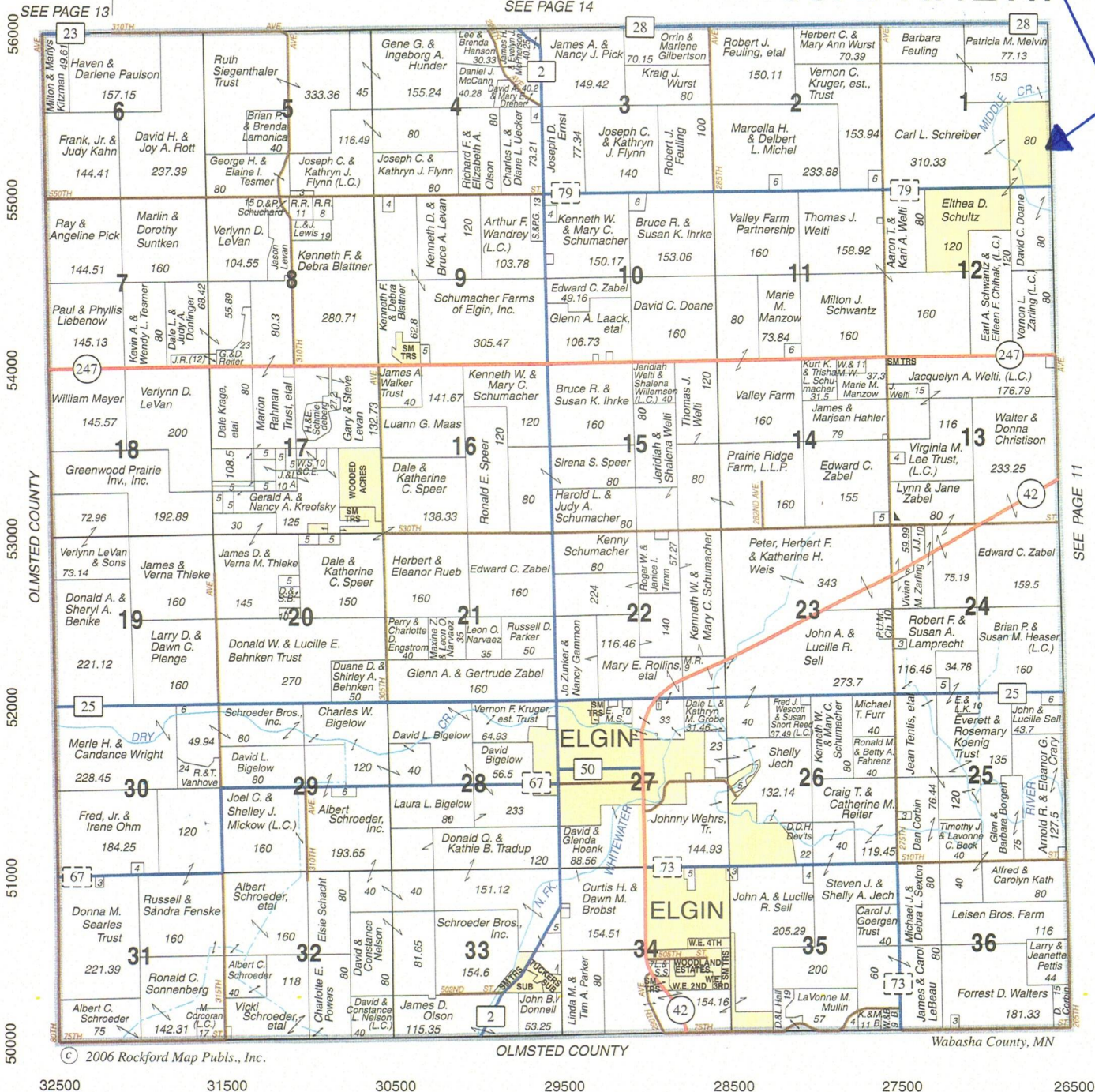
Possession: Buyer will be granted permission to enter the bare land for spring field work prior to closing at no risk to seller.

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.

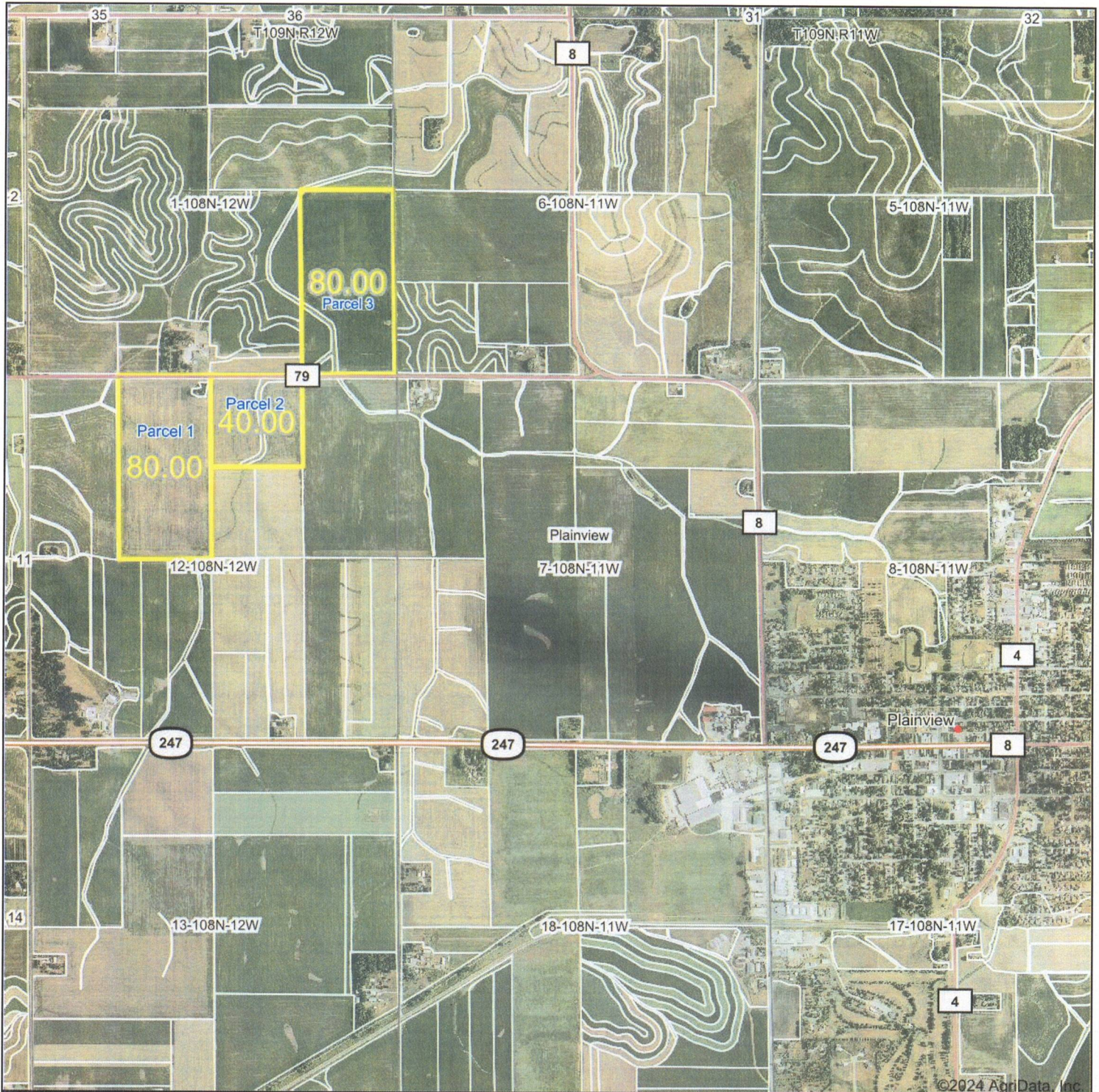
Subject Property

ELGIN

T.108N.-R.12W.



Parcel Location Aerial Map



©2024 AgriData, Inc.



Boundary Center: 44° 10' 46.86, -92° 12' 25.31

0ft 2219ft 4439ft



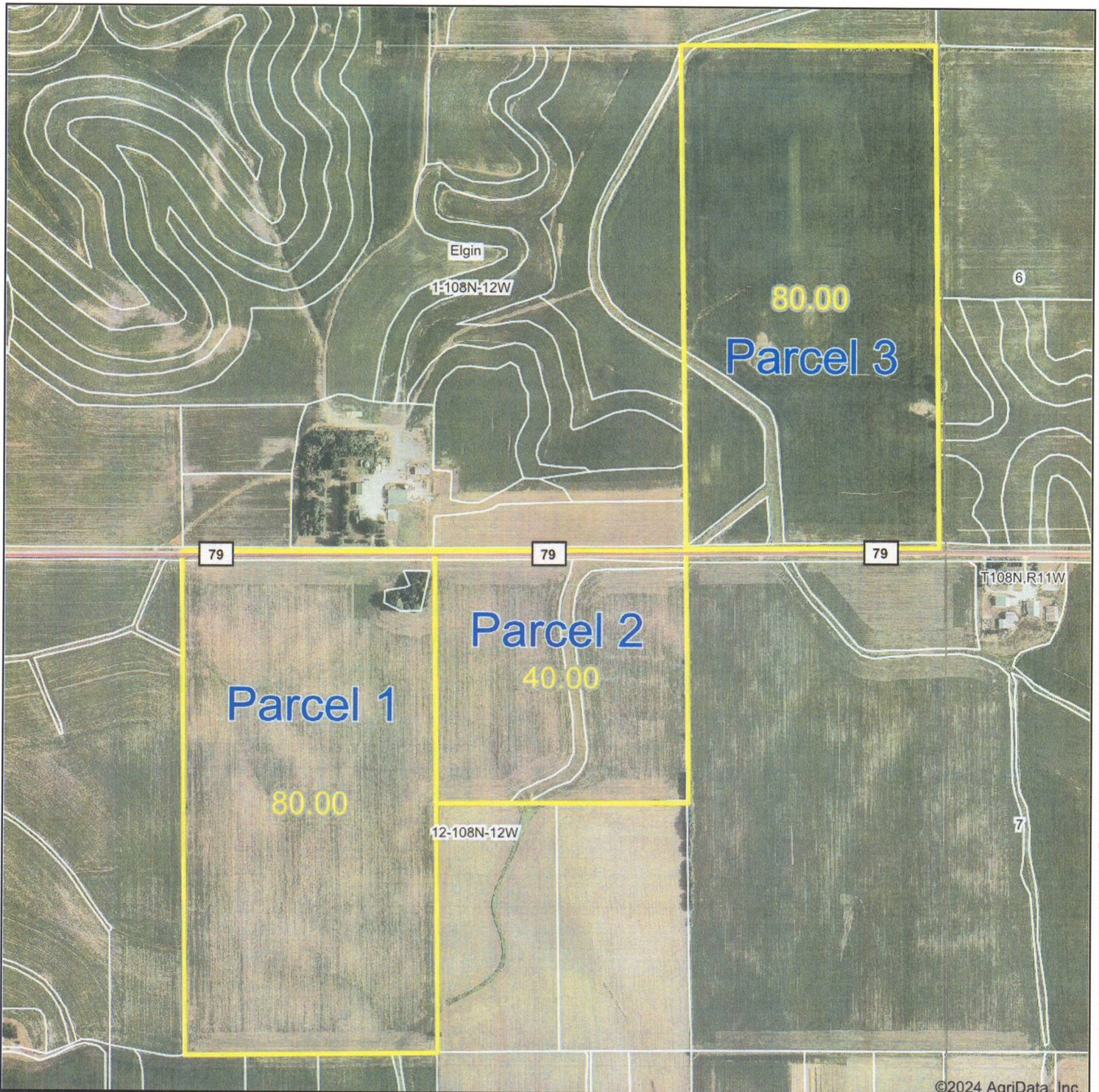
1-108N-12W
Wabasha County
Minnesota



12/29/2024

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

Schultz Estate Parcel Aerial Map



©2024 AgriData, Inc.



Boundary Center: 44° 10' 46.86, -92° 12' 25.31

0ft 811ft 1622ft



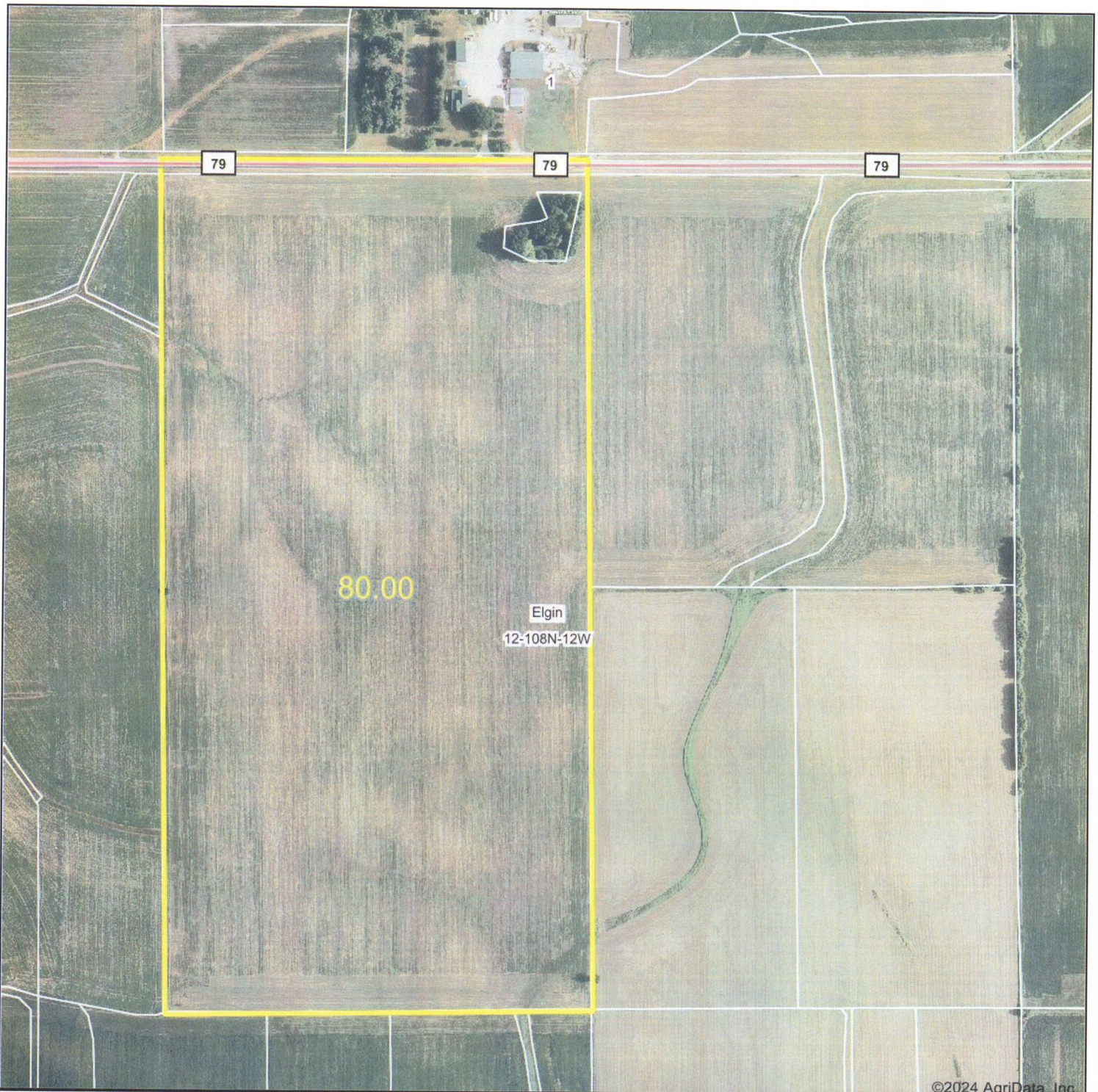
1-108N-12W
Wabasha County
Minnesota



12/29/2024

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

Schultz Estate Parcel #1 Aerial Map



Boundary Center: 44° 10' 33.84, -92° 12' 43.37

0ft 479ft 957ft

12-108N-12W
Wabasha County
Minnesota



Maps Provided By:

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

12/29/2024

Schultz Parcel #1 - 77.6 +/- Acres Tillable Map



©2024 AgriData, Inc.



Boundary Center: 44° 10' 33.65, -92° 12' 43.34

0ft 438ft 876ft

12-108N-12W
Wabasha County
Minnesota

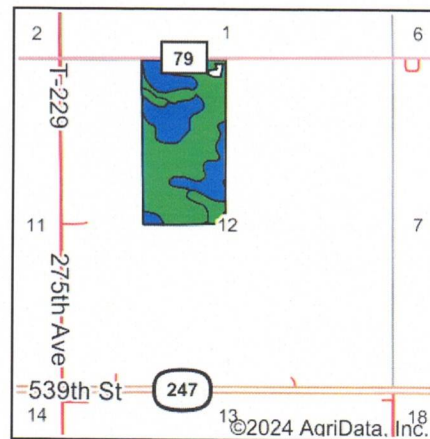
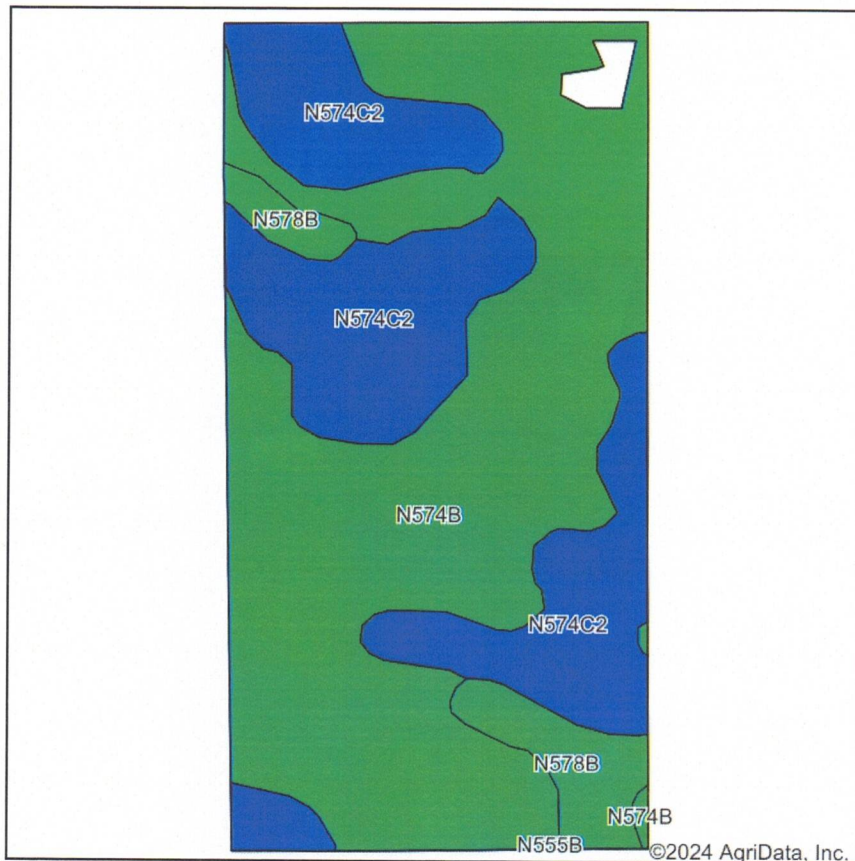


Maps Provided By:
surety
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Field borders provided by Farm Service Agency as of 5/21/2008.

12/29/2024

Schultz Estate Parcel #1 Soils Map



State: **Minnesota**
 County: **Wabasha**
 Location: **12-108N-12W**
 Township: **Elgin**
 Acres: **77.6**
 Date: **12/29/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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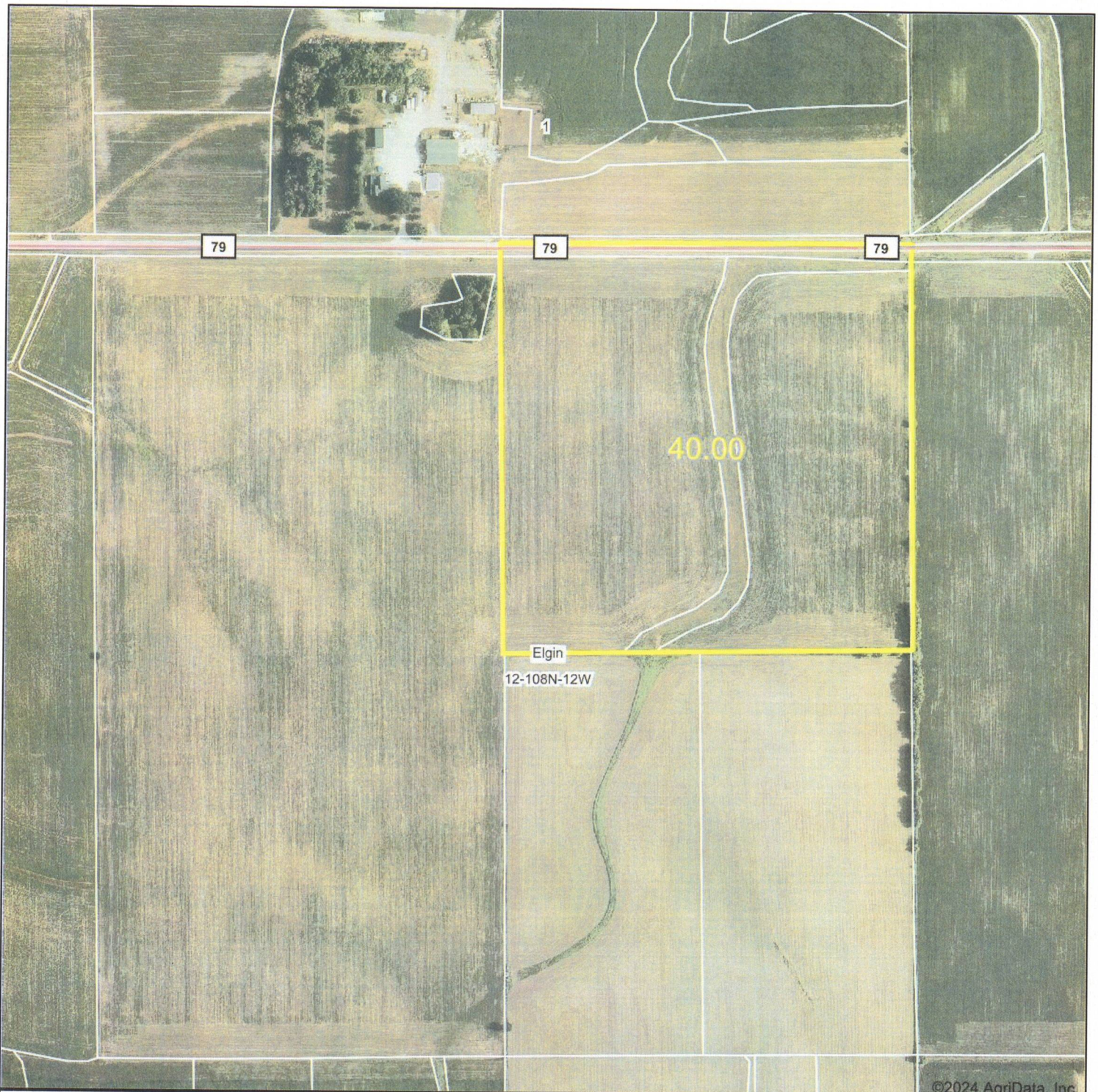
Area Symbol: MN157, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
N574B	Downs-Hersey complex, 2 to 6 percent slopes	46.44	59.8%		Ile	91	83
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	26.28	33.9%		IIle	81	79
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	4.88	6.3%		Ile	94	70
Weighted Average					2.34	87.8	*n 80.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Schultz Estate Parcel #2 Aerial Map



©2024 AgriData, Inc.



Boundary Center: 44° 10' 40.31, -92° 12' 25.36

0ft 499ft 997ft

12-108N-12W
Wabasha County
Minnesota



Maps Provided By:



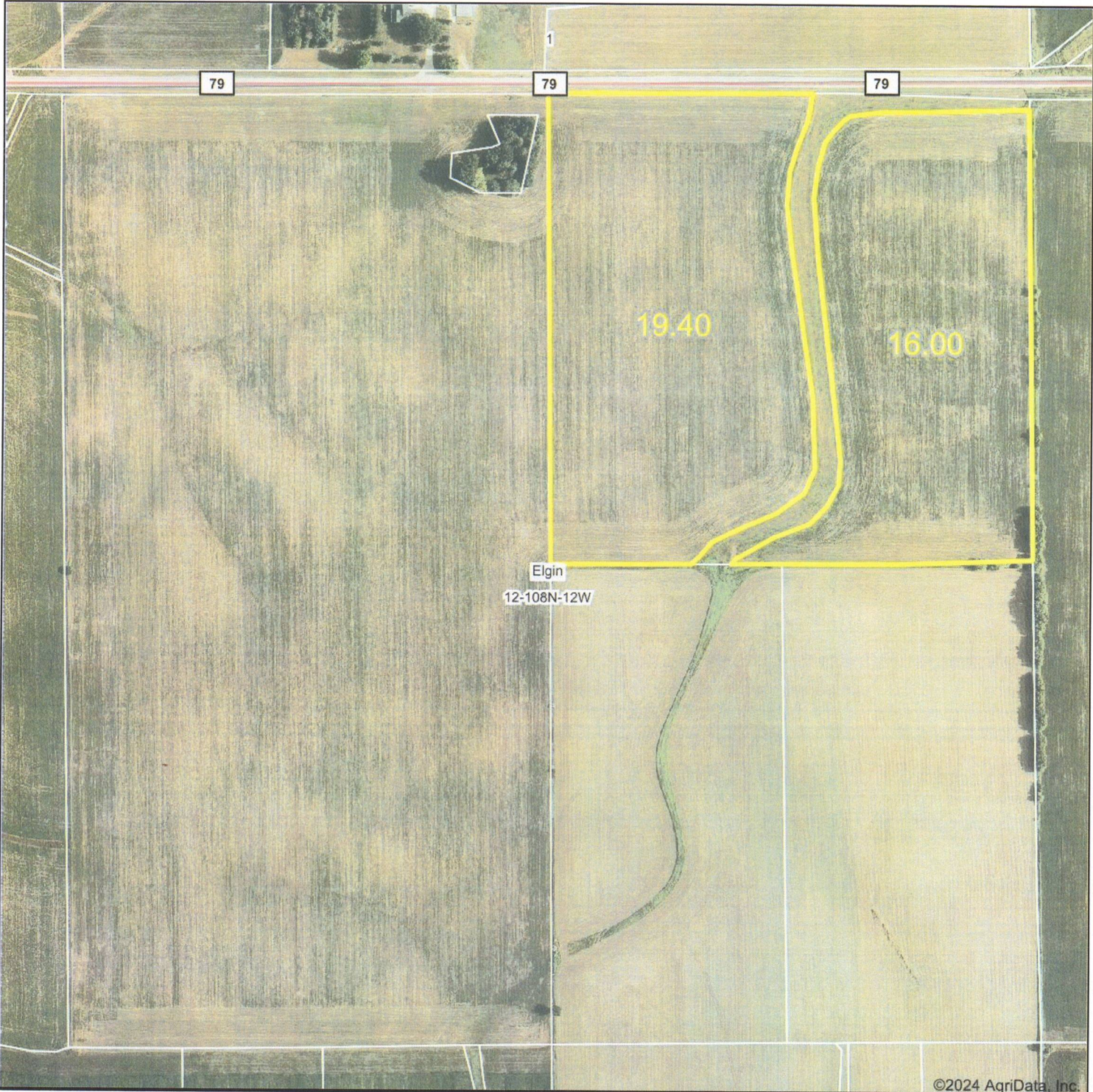
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Field borders provided by Farm Service Agency as of 5/21/2008.

12/29/2024

Schultz Estate Parcel #2 - 35.4 +/- Tillable Acres Map



Boundary Center: 44° 10' 40.11, -92° 12' 25.32



12-108N-12W
Wabasha County
Minnesota



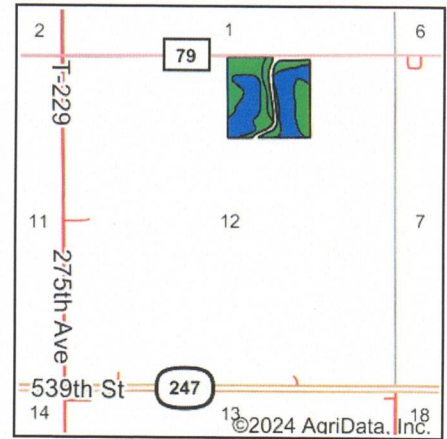
Field borders provided by Farm Service Agency as of 5/21/2008.

12/29/2024

Schultz Estate Parcel #2 Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Wabasha**
 Location: **12-108N-12W**
 Township: **Elgin**
 Acres: **35.4**
 Date: **12/29/2024**



Area Symbol: MN157, Soil Area Version: 21

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	16.88	47.7%		IIIe	81	79
N574B	Downs-Hersey complex, 2 to 6 percent slopes	13.57	38.3%		Ile	91	83
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	4.95	14.0%		Ile	94	70
Weighted Average					2.48	86.7	*n 79.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



BOX 218
GOODHUE, MN 55027
(651) 923-4496
(800) 732-1439

Invoice	63289
Invoice Date	11/05/24
Due Date	01/10/25
Invoice Total	7,950.14

SOLD TO:

** INVOICE REPRINT **

Acct. No.

Sold By

Type

Terms

701315

JEFF NEWMAN

CHARGE

REGULAR ACCOUNT

LOC: 1

Prod. No.	Description	U/M	Quantity	Unit Price	Amount
40044	Schultz				
440	Schultz South				
	AG-LIME	TON	283.5800	23.1600	6,567.71
	LIME SPREADING VRT	ACR	114.2500	12.1000	1,382.43
	1621 LBS ENP/TON				
	MILESTONE MATERIALS				
	DOANE QUARRY				
	Operator# 42				
	TOTAL				7,950.14

Invoice	Customer	Invoice Date
63289	701315	11/05/24
Total Amount Due		7,950.14



BOX 218
GOODHUE, MN 55027
(651) 923-4496
(800) 732-1439

Invoice	86348
Invoice Date	10/25/24
Due Date	01/10/25
Invoice Total	10,107.49

SOLD TO:

** INVOICE REPRINT **

INVOICE REPRINT ***

Acct. No.	Sold By	Type	Terms			
701315	MARY PLOOF	CHARGE				LOC: 206
Prod. No.	Description		U/M	Quantity	Unit Price	Amount
	Schultz					
	Schultz South					
	vrt k zn					
40000	0-0-60 POTASH	(B) LBS		38610.0000	.2025	7,818.53
40850	ZINC 36%	(B) LBS		990.0000	1.3600	1,346.40
437	CUSTOM VRT SPREADING	(B) ACR		114.2500	8.2500	942.56
	Operator# 2089					
TOTAL						10,107.49

Invoice	Customer	Invoice Date
86348	701315	10/25/24
Total Amount Due		10,107.49



BOX 218
GOODHUE, MN 55027
(651) 923-4496
(800) 732-1439

Invoice	51678
Invoice Date	11/22/24
Due Date	01/10/25
Invoice Total	3,700.28

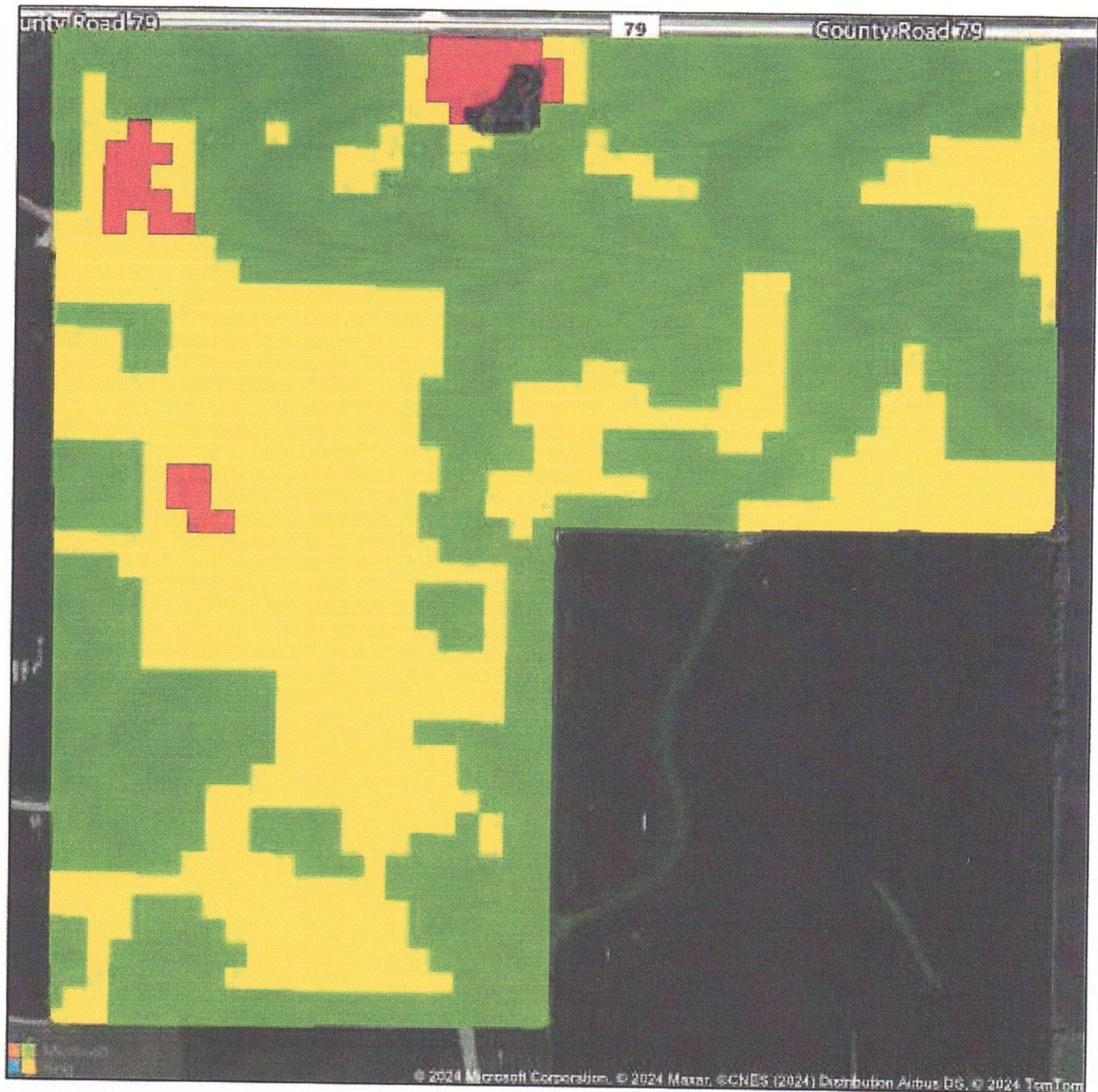
SOLD TO:

** INVOICE REPRINT **

INVOICE REPRINT ***

Acct. No.	Sold By	Type	Terms			
701315	CHAD NELSON	CHARGE				LOC: 50
Prod. No.	Description		U/M	Quantity	Unit Price	Amount
	SCHULTZ 120					
	ALL 120					
	vrt nh3					
47366	N-SERVE 24 GAL		(B) GAL	27.9900	51.7500	1,448.48
	EPA# 62719-20					
439	NH3 APPLICATION 30 INCH		(B)	111.9600	20.0000	2,239.20
4	MN GROSS SALES FEE/ACRRA SURCH				.0087	12.60
	Operator# 106					
TOTAL						3,700.28

Invoice	Customer	Invoice Date
51678	701315	11/22/24
Total Amount Due		3,700.28



NH3
 177 (2.7 ac)
 189 (47 ac)
 201 (66.4 ac)

Nitrogen	N	NH3
Rec used - AYS Zone MED RTN +10,0,-10,-20 , 100% of Equation		
Straight Rate Deduct - None		
Calc Date	11/8/2024	11/8/2024
Total Acres	116.1 ac	116.1 ac
Avg Rate/ac	160.4 lb	195.6 lb
Min Rate/ac	145.1 lb	177 lb
Max Rate/ac	164.8 lb	201 lb
Avg \$/ac		\$107.38
Total \$		\$12,464.70
Total Product		22704.4 lb

Thought Full NH3 : 3375/lb?

It is the Grower's responsibility to verify recommendations, make sure the person making the application selects the appropriate recommendation column to use in controlling the variable rate controller, and make sure the person setting the default and other equipment settings does so correctly.

Schultz Estate Parcel #3 - 80 Acre Aerial Map



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Boundary Center: 44° 10' 59.87, -92° 12' 7.37

0ft 507ft 1015ft

1-108N-12W
Wabasha County
Minnesota



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

12/29/2024

Schultz Estate Parcel #3 - 77 +/- Tillable Acres Map



TMRA
TONY MONTGOMERY
REALTY & AUCTION COMPANY

Boundary Center: 44° 10' 59.97, -92° 12' 7.32

0ft 426ft 853ft

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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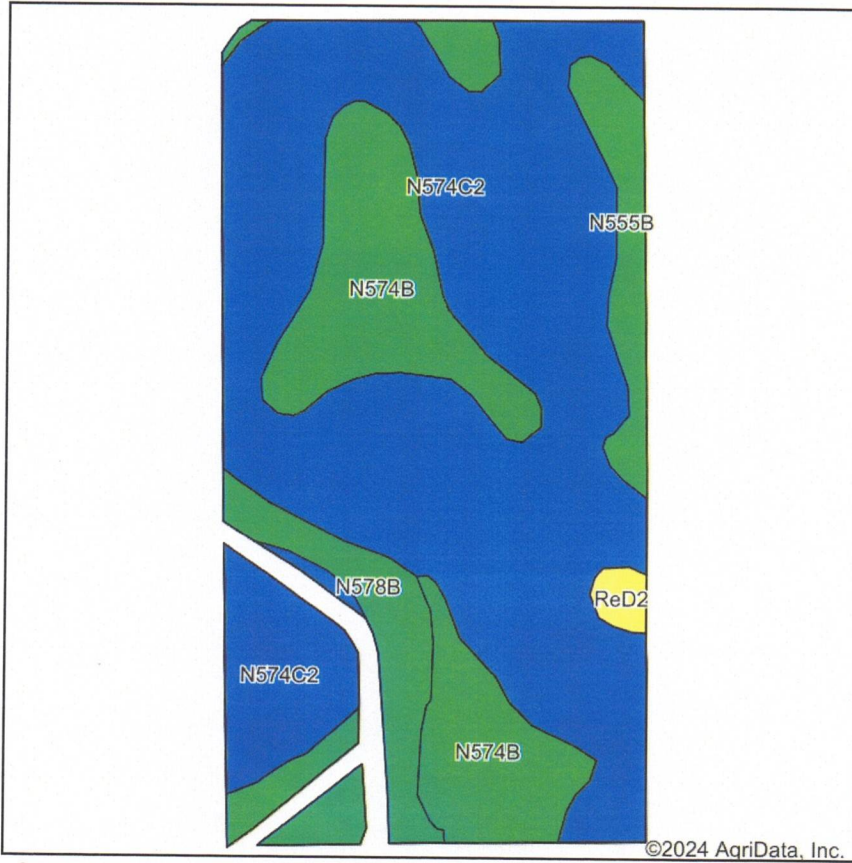
1-108N-12W
Wabasha County
Minnesota



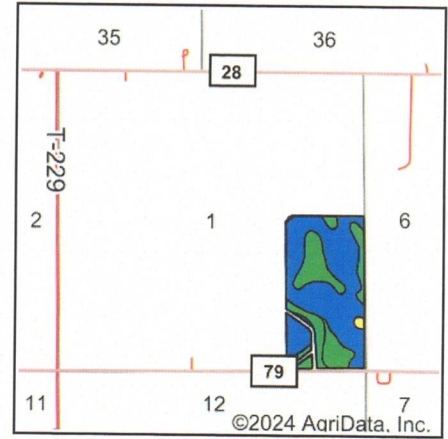
12/29/2024

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

Schultz Estate Parcel #3 Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Wabasha**
 Location: **1-108N-12W**
 Township: **Elgin**
 Acres: **77**
 Date: **12/29/2024**



Maps Provided By:



Area Symbol: MN157, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn Bu	Corn silage Tons	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	50.45	65.5%		IIIe	81					79
N574B	Downs-Hersey complex, 2 to 6 percent slopes	14.57	18.9%		Ile	91					83
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	7.74	10.1%		Ile	94					70
N555B	Tama-Dinsmore complex, 2 to 6 percent slopes	3.54	4.6%		Ile	99					80
ReD2	Renova silt loam, 12 to 18 percent slopes, moderately eroded	0.70	0.9%		IVe	62	5	1	4	2	56
Weighted Average					2.67	84.9	*-	*-	*-	*-	*n 78.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



BOX 218
GOODHUE, MN 55027
(651) 923-4496
(800) 732-1439

Invoice	63288
Invoice Date	11/05/24
Due Date	01/10/25
Invoice Total	4,892.06

SOLD TO:

** INVOICE REPRINT **

Acct. No.	Sold By	Type	Terms			
701315	JEFF NEWMAN	CHARGE	REGULAR ACCOUNT			LOC: 1
Prod. No.	Description		U/M	Quantity	Unit Price	Amount
40044	Schultz					
	Schultz North					
	vrt lime					
440	AG-LIME		TON	171.0000	23.1600	3,960.36
	LIME SPREADING VRT		ACR	77.0000	12.1000	931.70
	1621 LBS ENP/TON					
	MILESTONE MATERIALS					
	DOANE QUARRY					
	Operator# 42					
	TOTAL					4,892.06

Invoice	Customer	Invoice Date
63288	701315	11/05/24
Total Amount Due		4,892.06



BOX 218
GOODHUE, MN 55027
(651) 923-4496
(800) 732-1439

Invoice	86347
Invoice Date	10/25/24
Due Date	01/10/25
Invoice Total	6,785.78

SOLD TO:

** INVOICE REPRINT **

Acct. No.	Sold By	Type	Terms			
701315	MARY PLOOF	CHARGE				LOC: 206
Prod. No.	Description		U/M	Quantity	Unit Price	Amount
	Schultz					
	Schultz North					
	vrt k zn					
40000	0-0-60 POTASH	(B)	LBS	24530.0000	.2025	4,967.33
40850	ZINC 36%	(B)	LBS	870.0000	1.3600	1,183.20
437	CUSTOM VRT SPREADING	(B)	ACR	77.0000	8.2500	635.25
	Operator# 2089					
TOTAL						6,785.78

Invoice	Customer	Invoice Date
86347	701315	10/25/24
Total Amount Due		6,785.78