



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

DON & JUDY SCHULTZ 38.06 +/- ACRE FARM
10-DAY ONLINE REAL ESTATE AUCTION

Saturday, February 24 – Tuesday, March 5th, 2024

38.06 +/- Acre Farm with 36.2 +/- Acres Tillable

Farm Location: TBD County Road 4 Plainview, MN 55964
Plainview Township, Section 20, Wabasha County



TMRA NOTE: Don and Judy Schultz have decided to sell this impressive and noteworthy 38.06 +/- acre farm which offers 36.2 +/- certified acres of some of the best tillable ground. Located along County Road 4, a hard surface road, just ½ mile south of Plainview, MN sits one of the best farms we have seen in some time. The farm will be sold on a 10-Day Online Auction giving everyone an equal opportunity to participate in bidding on this farm. The farm carries a CPI of 98.2 with Tama-Dinsmore Complex being predominate. This farm will surely fit into anyone's portfolio for either an owner-operator or an investor alike. The farm has been also adopted into the Plainview Township Zoning map as future lands for commercial property and zoning. The opportunities of this farm are endless. Don't miss this opportunity to own a property like this.



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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 2% 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 \$50,000. Closing shall be on or before April 5th, 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.

Real Estate Taxes: 2023 Real Estate Taxes are \$970.

OPEN HOUSE DATES:

Friday, February 2, 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

Registration: All interested bidders will be required to pre-register with TMRA at www.tmracompany.com to bid on this auction.

Don & Judy Schultz - Owners

Note: All information contained herein is believed to be correct, however Tony Montgomery Realty & Auction Company and its agents, along with the owner, 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.

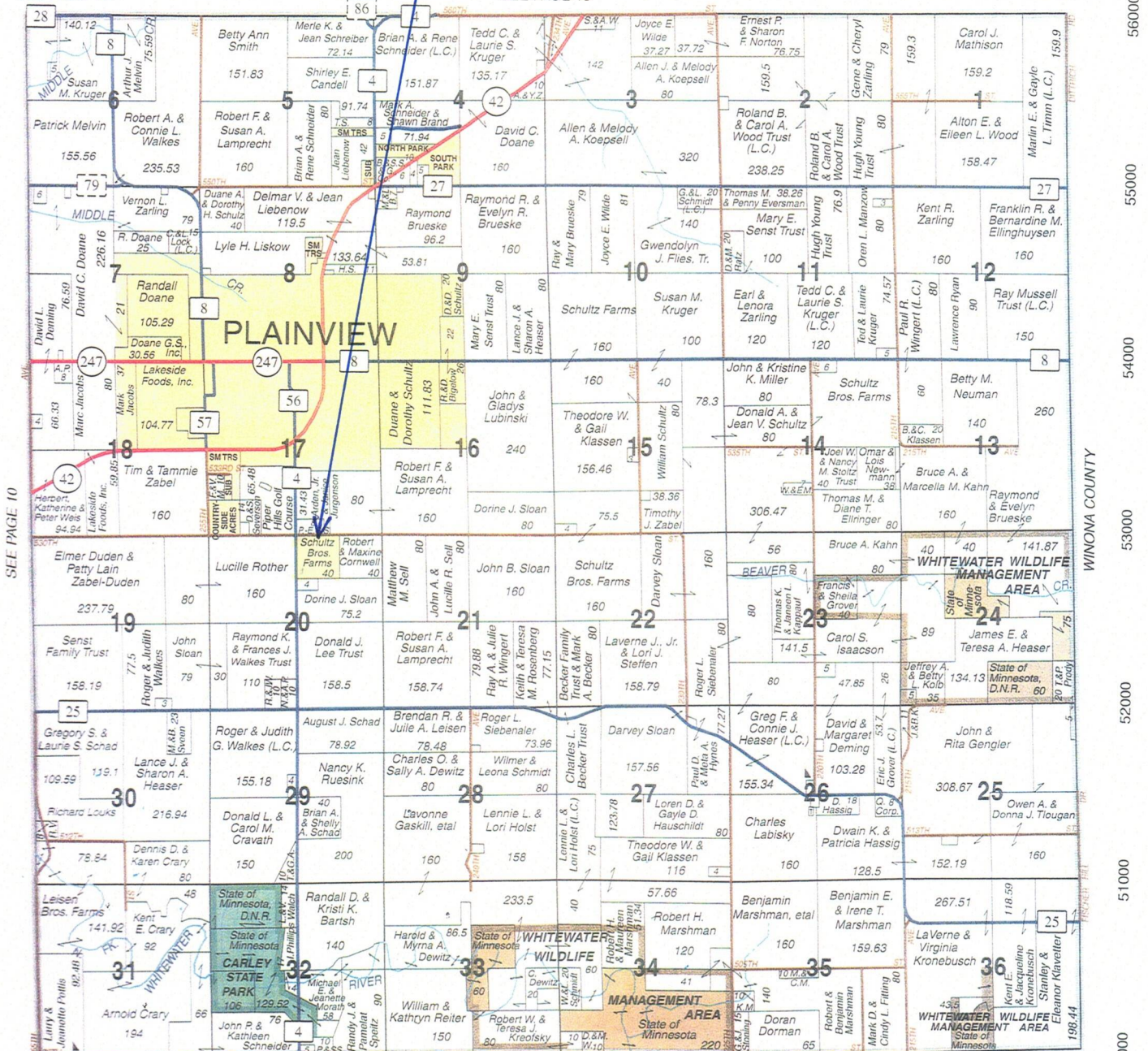
Subject Property

PLAINVIEW

T.108N.-R.11W.

SEE PAGE 14

SEE PAGE 15



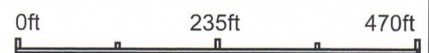
Schultz Farm Aerial Map



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Map Center: 44° 8' 55.33, -92° 9' 59.85



20-108N-11W
Wabasha County
Minnesota

11/1/2023

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



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
 MAG = 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: 36.20 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.

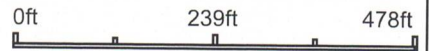
Schultz Tillable Acres Aerial Map



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Boundary Center: 44° 8' 55.33, -92° 9' 59.85

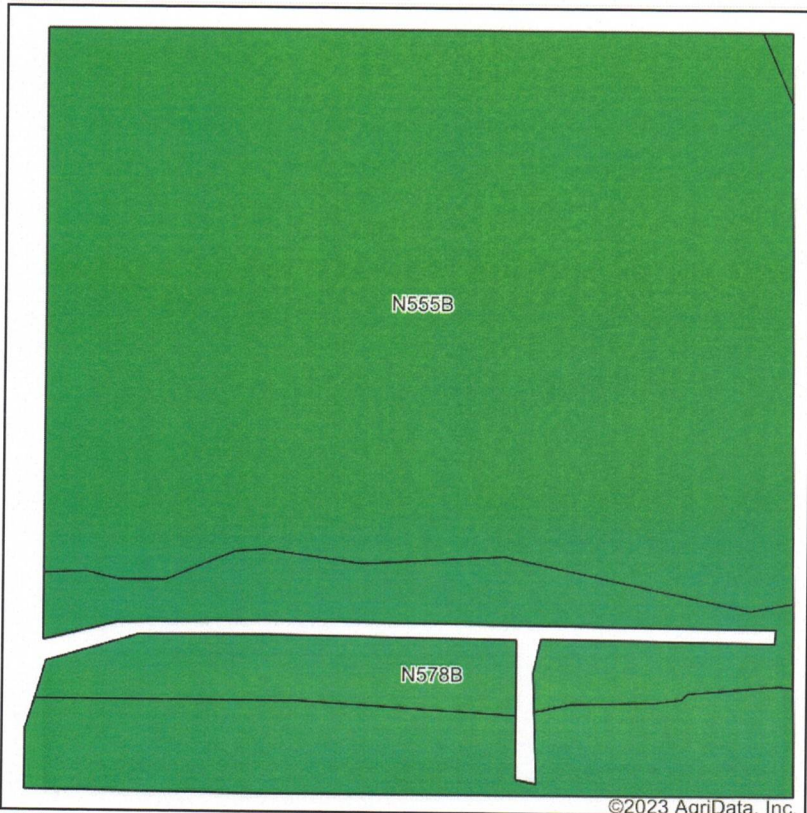


20-108N-11W
Wabasha County
Minnesota

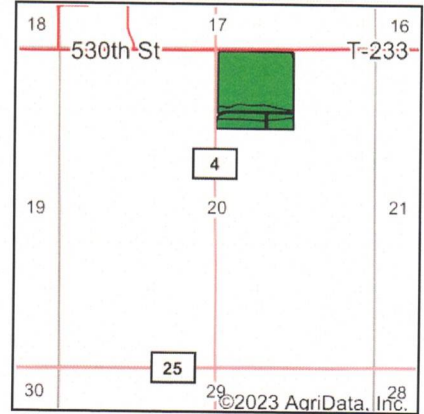
10/31/2023

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

Schultz Tillable Acres Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Wabasha**
 Location: **20-108N-11W**
 Township: **Plainview**
 Acres: **36.2**
 Date: **10/31/2023**



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
N555B	Tama-Dinsmore complex, 2 to 6 percent slopes	30.59	84.5%		Ile	99	80
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	5.61	15.5%		Ile	94	70
Weighted Average					2.00	98.2	*n 78.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

PLAINVIEW TOWNSHIP
WABASHA COUNTY
STATE OF MINNESOTA

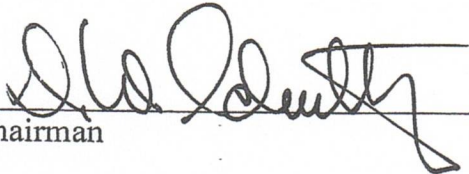
ORDINANCE ADOPTING THE ZONING MAP
FOR PLAINVIEW TOWNSHIP

Section 1. Adoption of Zoning Map. The Plainview Township Zoning Map as attached to this ordinance as Exhibit A is hereby adopted as the official zoning map for Plainview Township.

Section 2. Repeal of Prior Zoning Maps. All prior zoning maps adopted by Plainview Township are hereby repealed.

Section 3. Effective Date. This Ordinance shall take effect and be in force from and after its official publication in accordance with Minnesota law.

Passed and adopted by the Board of Supervisors of Plainview Township, Wabasha County, Minnesota, this 12TH day of FEBRUARY, 2019.


Chairman

ATTEST:

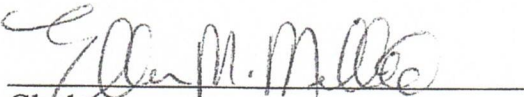
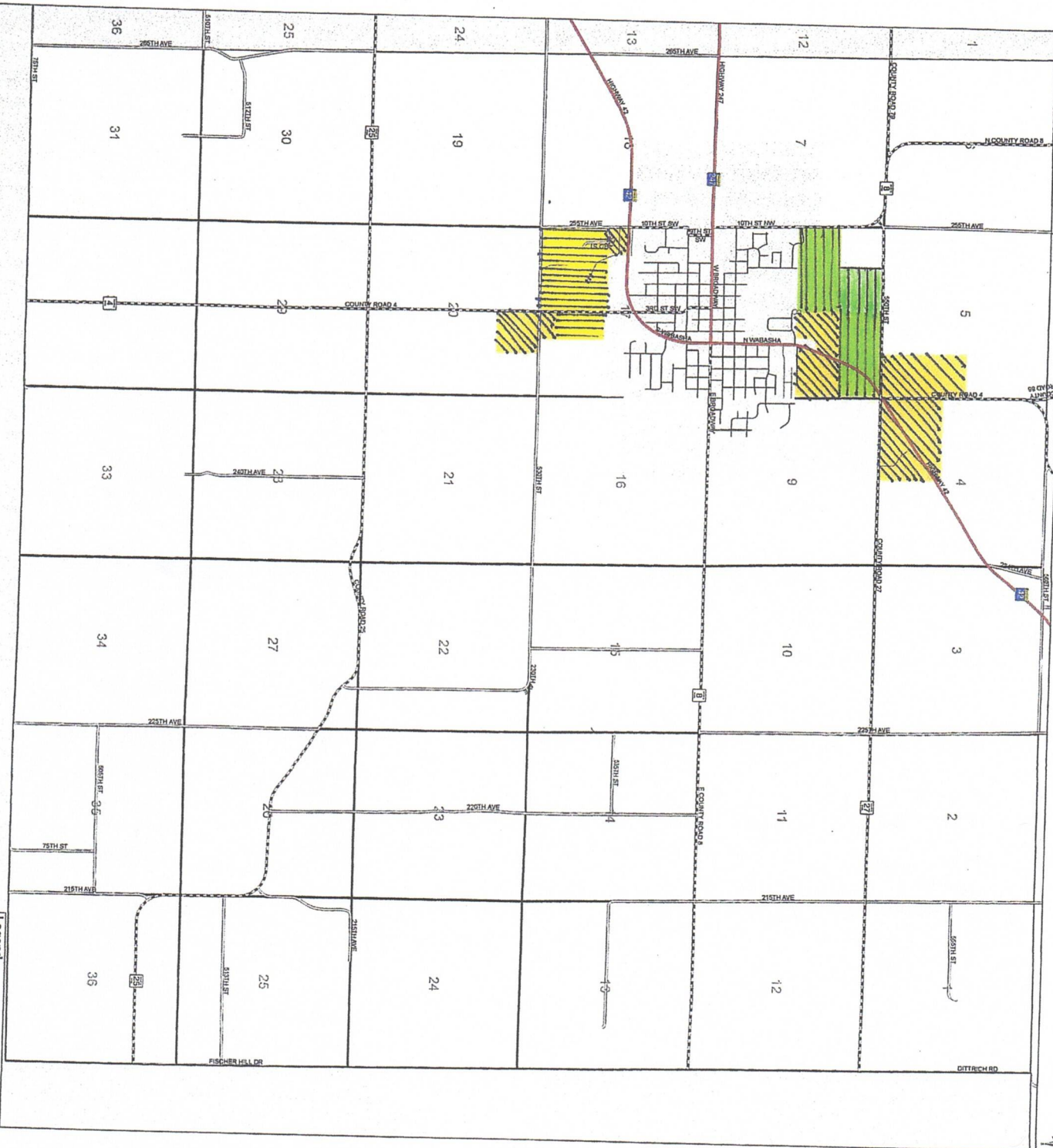

Clerk

EXHIBIT A
 Plainview Township Zoning Map (Proposed) - January 2019



Map created by Wabasha County GIS on 1/16/2019. Map is not a professional land survey and is to be used for reference only. Wabasha County is not responsible for any errors or omissions.



Legend

- Residential
- Commercial
- Agricultural (A-1)
- Agricultural (A-2)