



**TONY MONTGOMERY REALTY & AUCTION COMPANY**  
507-259-7502 • 507-421-0232 • [www.tmracompany.com](http://www.tmracompany.com)

## **158.67 +/- ACRE EXCEPTIONAL FARM 10-DAY ONLINE REAL ESTATE AUCTION**

Saturday, November 12 – Tuesday, November 22, 2022  
Auction Starts closing at 6PM!

**Farm location:** 30674 615<sup>th</sup> Street Millville, MN 55957.  
Oakwood Township, Section 5, Wabasha County  
**Ed & Lorraine Tesmer Estate – Owner**

### **158.67 +/- - ACRES IN 3 PARCELS**

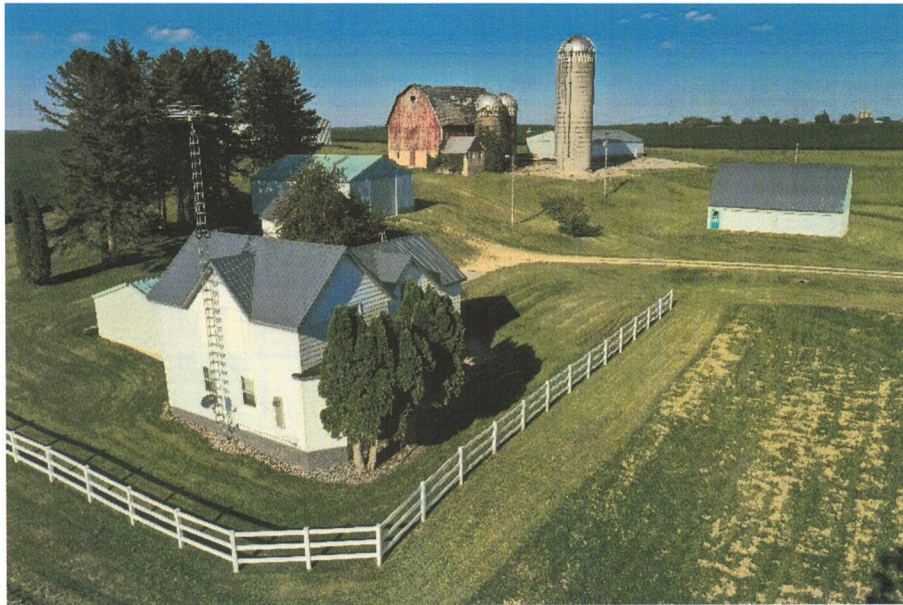
**TMRA Note:** This unique farm consisting of 158.67 +/- acres will be offered by the Tesmer family at a TMRA 10-Day Online Land Auction giving everyone an equal opportunity to purchase a part of or the entire farm.



**Parcel #1** – Consisting of .36.39+/- surveyed acres of which approx. 34.2+/- good productive tillable ground with a CPI of 85.9 with mostly MT. Carroll-Hersey soils being part of the southeast 1/4 of the northwest 1/4 of section 5 Oakwood TWP.

**Parcel #2** – Consisting of 116.54+/- surveyed acres of which 103.56+/- acres are currently considered good productive tillable acres with a CPI of 80.9. Balance of land remains in road, pasture and pond. All in section 5 of Oakwood TWP.

**Parcel #3** – Consisting of 5.74 +/- acres and encompasses a beautiful building site with a nice 3-bedroom home with numerous garages and outbuildings. The home has had multiple updates including but not limited to a new steel roof in 2011, some new windows on main floor in 2016, new windows upstairs in 2015, and much more. The building site also offers multiple garages and sheds. The first garage located next to the home is a 24' x 24.5', the second garage is a 20'x20' with new roof and siding in 2012, the shed is a 40'x40' building, the machine shed is 40'x60', the cattle shed is 40'x80' and the toy shop is 24'x24' and had a new roof in 2020. The entire building site is located in section 5 of Oakwood TWP.

**OPEN HOUSE DATES:**

Friday, October 21, 10AM – Noon

Saturday, November 12, 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.



## TONY MONTGOMERY REALTY & AUCTION COMPANY

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**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. 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 \$3,992.00 and will be paid by seller. At the conclusion of the auction buyer 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 shall be parcel #1 – \$50,000, parcel #2 – \$100,000 and parcel #3 - \$10,000 respectfully. Closing on all parcels shall be on or before Friday, December 23, 2022.

All 3 parcels are being sold with a certified survey with full legal description and property pins in place. The septic system on the building site is non-compliant and buyer will accept all therein. Again, all earnest money shall be non-refundable if seller produces good marketable title at closing and buyer fails to close.

**Registration:** All interested bidders will be required to pre-register with TMRA at [www.tmracompany.com](http://www.tmracompany.com) to bid on this auction. The farm will be offered in 3 parcels and all registered bidders will be able to bid on any or all parcels. Parcel 1 (36.39+/- acres) will be offered and sold first. After parcel 1 closes, parcel 2 will be given an additional 20 minutes before closing parcel 2 (116.54 +/- acres). After parcel 2 closes, parcel 3 will be given an additional 20 minutes before closing parcel 3 (5.74 +/- acre building site). See website for full auction details and terms.

**Edward & Lorraine Tesmer Estate – Owner**

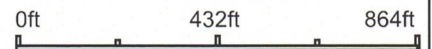
# Aerial Map



©2022 AgriData, Inc.



Map Center: 44° 16' 37.71, -92° 17' 6.96



5-109N-12W  
Wabasha County  
Minnesota

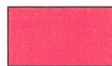




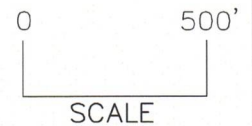
Field borders provided by Farm Service Agency as of 5/21/2008.

# ACRES EXHIBIT



## LEGEND

-  PARCEL
-  PARCEL
-  PARCEL



G<sup>3</sup>

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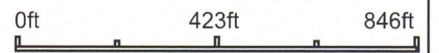
# Tesmer Parcel #1 36.39 +/- Acre Aerial Map



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Map Center: 44° 16' 37.43, -92° 17' 6.76



**5-109N-12W**  
**Wabasha County**  
**Minnesota**

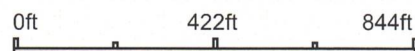


Field borders provided by Farm Service Agency as of 5/21/2008.

# Tesmer Parcel #1 34.2 +/- Tillable Acres Aerial Map



Map Center: 44° 16' 37.41, -92° 17' 6.33



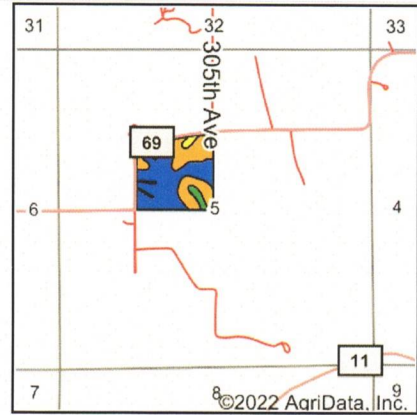
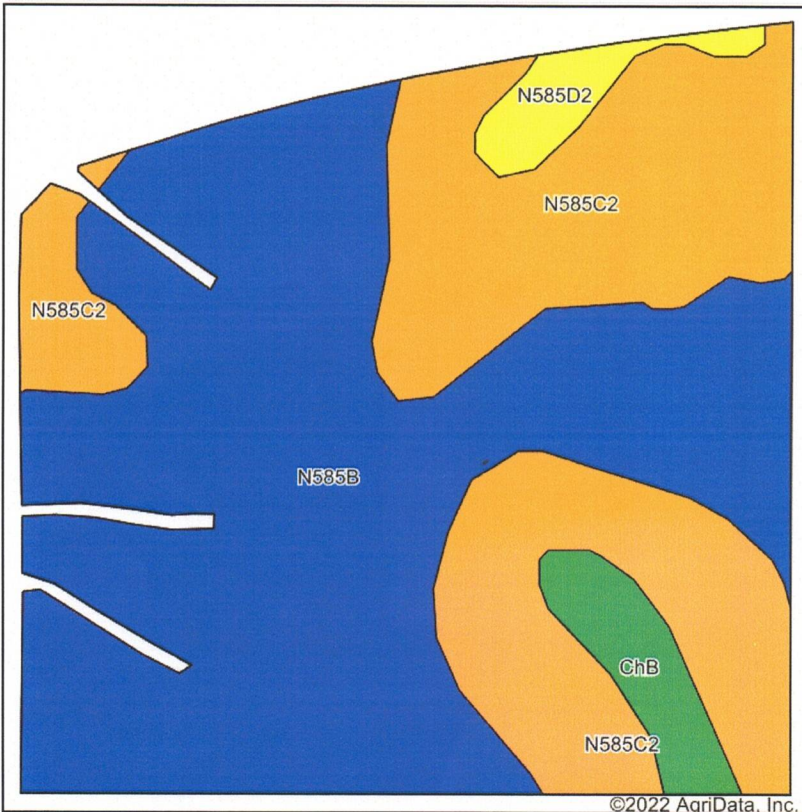
**5-109N-12W**  
**Wabasha County**  
**Minnesota**




9/27/2022


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


# Tesmer Parcel #1 Soils Map







State: **Minnesota**  
 County: **Wabasha**  
 Location: **5-109N-12W**  
 Township: **Oakwood**  
 Acres: **34.2**  
 Date: **9/27/2022**


**TONY MONTGOMERY**  
 REALTY & AUCTION COMPANY

Maps Provided By:  

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Soils data provided by USDA and NRCS.

Area Symbol: MN157, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
N585B	Mt. Carroll-Hersey complex, 2 to 6 percent slopes	19.61	57.3%		Ile	90	84	
N585C2	Mt. Carroll-Hersey complex, 6 to 12 percent slopes, moderately eroded	12.44	36.4%		Ile	80	81	
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	1.29	3.8%		Ilw	92	85	
N585D2	Mt. Carroll-Hersey complex, 12 to 18 percent slopes, moderately eroded	0.86	2.5%		Ile	67	75	
<b>Weighted Average</b>						<b>2.00</b>	<b>85.9</b>	<b>*n 82.7</b>

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

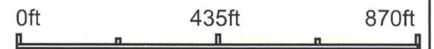
\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tesmer Parcel #2 116.54 +/- Acre Aerial Map



Map Center: 44° 16' 37.62, -92° 17' 6.69



**5-109N-12W**  
**Wabasha County**  
**Minnesota**



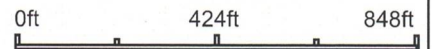
9/26/2022

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

# Tesmer Parcel #2 103.56 +/- Tillable Acres Aerial Map



Map Center: 44° 16' 37.78, -92° 17' 6.84

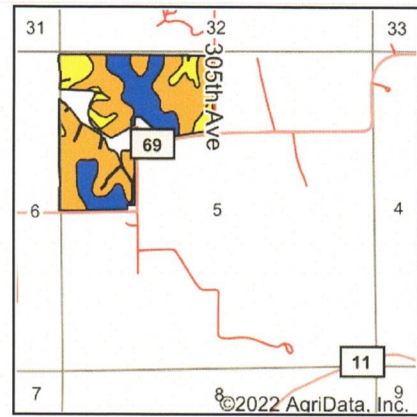
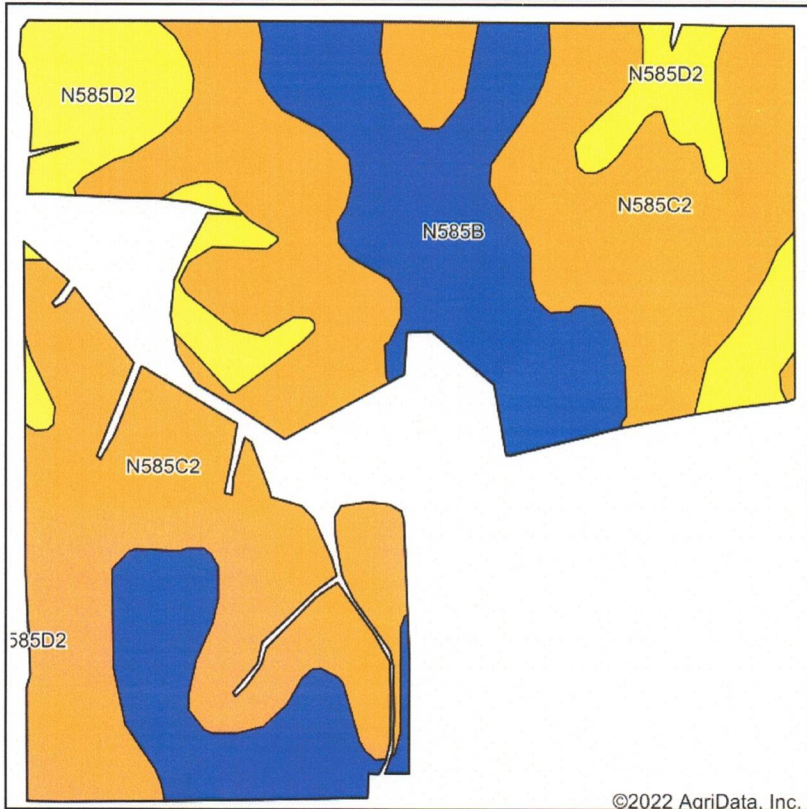


**5-109N-12W**  
**Wabasha County**  
**Minnesota**



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


# Tesmer Parcel #2 Soils Map



State: **Minnesota**  
 County: **Wabasha**  
 Location: **5-109N-12W**  
 Township: **Oakwood**  
 Acres: **103.56**  
 Date: **9/27/2022**


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
Maps Provided By:  **surety**  
 CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

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Area Symbol: MN157, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
N585C2	Mt. Carroll-Hersey complex, 6 to 12 percent slopes, moderately eroded	61.94	59.8%		Ile	80	81
N585B	Mt. Carroll-Hersey complex, 2 to 6 percent slopes	27.36	26.4%		Ile	90	84
N585D2	Mt. Carroll-Hersey complex, 12 to 18 percent slopes, moderately eroded	14.26	13.8%		Ile	67	75
<b>Weighted Average</b>					<b>2.00</b>	<b>80.9</b>	<b>*n 81</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

RECEIVED

JUN 09 2022  
175 350



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: 139.40 acres

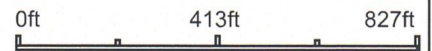


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# Tesmer Parcel #3 5.74 +/- Building Site Aerial Map



Map Center: 44° 16' 37.96, -92° 17' 7.15



**5-109N-12W**  
**Wabasha County**  
**Minnesota**



9/26/2022

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

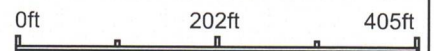
# Tesmer Parcel #3 5.74 +/- Building Site Aerial



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Map Center: 44° 16' 37.45, -92° 17' 5.86



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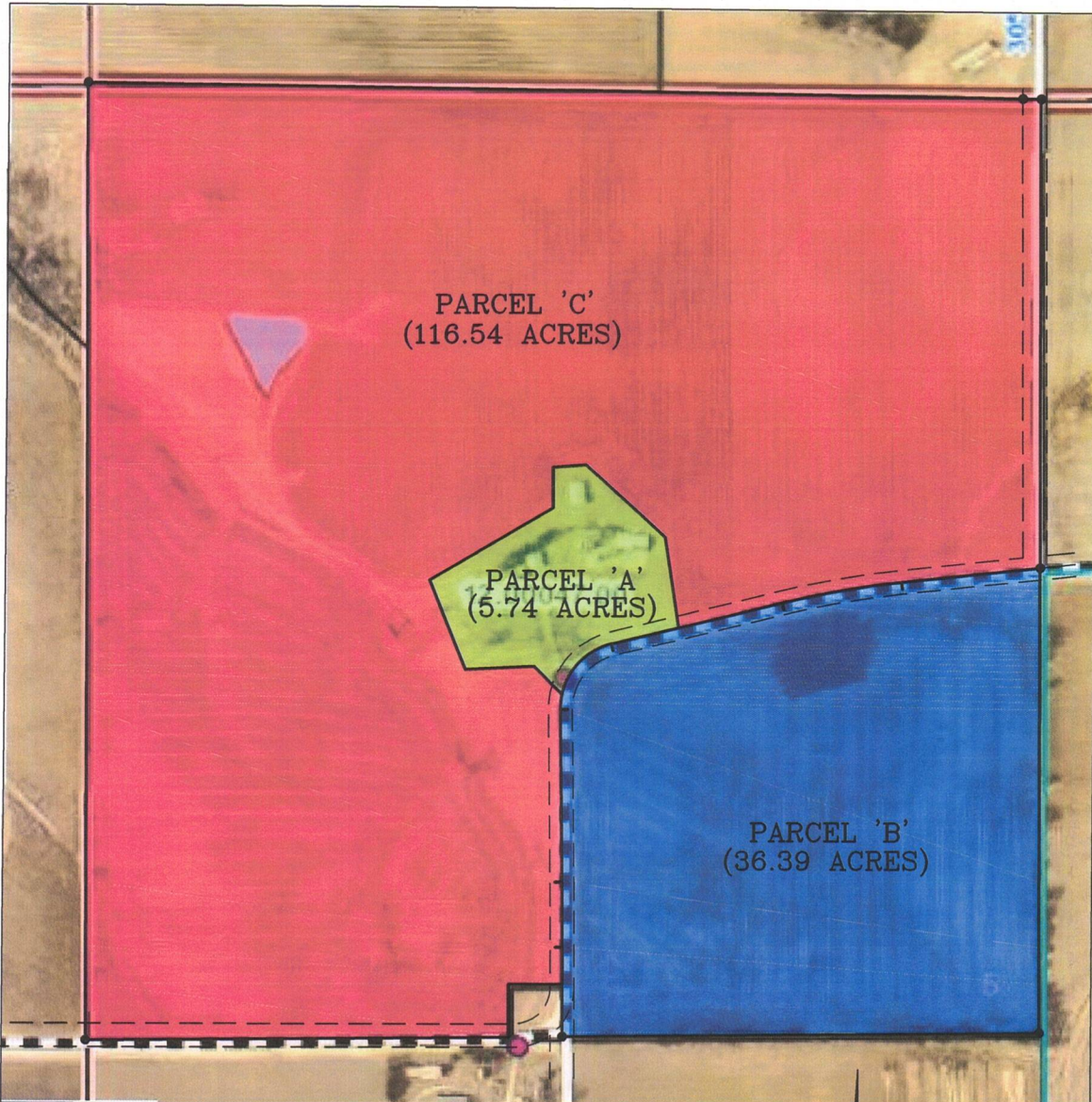
**5-109N-12W**  
**Wabasha County**  
**Minnesota**





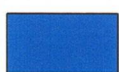
9/26/2022

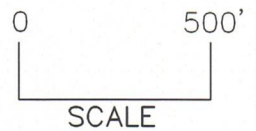
Field borders provided by Farm Service Agency as of 5/21/2008.

# ACRES EXHIBIT



## LEGEND

-  PARCEL *Two*
-  PARCEL *Three*
-  PARCEL *One*



G<sup>3</sup>

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