



FARMLAND FOR SALE

Lee County, IA

129 Acres M/L
114.9 Cropland A M/L; 48.5 Tillable CSR2

Dale & Ella Auwaerter Farm

\$1,206,150 (\$9,350/A)
Plus a 1% buyer premium



MAC CHILTON

Farm Manager, Real Estate Agent
Licensed In IA, IL & MO

Associate Appraiser
Licensed In IA

📞 641-954-1869

✉ mac@growthland.com



JAY LAMPE

Real Estate Agent, Swine Consulting
Licensed In IA, IL, MN, MO & NE

📞 319-470-7049

✉ jay@growthland.com



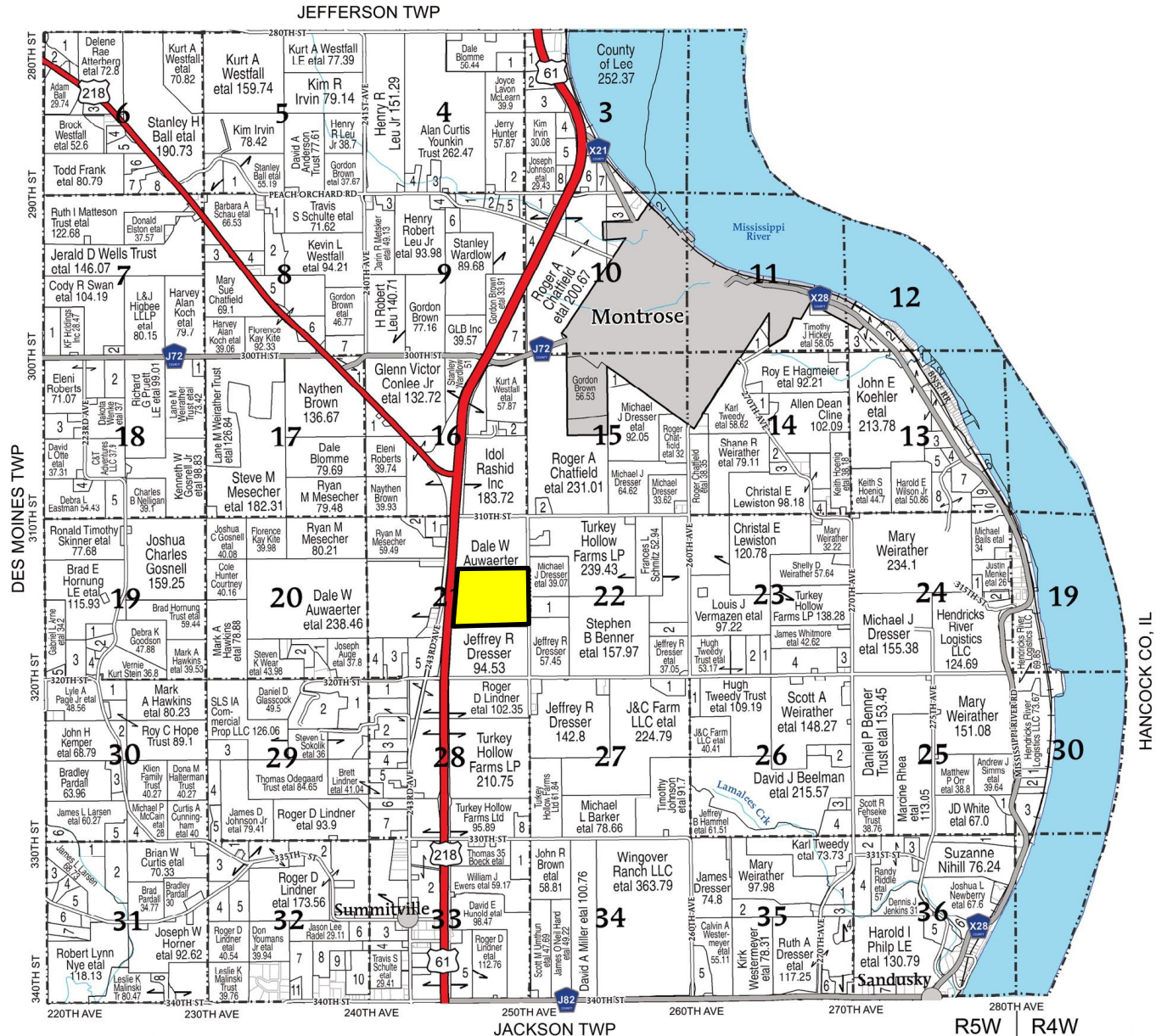
Plat Map

T-66-N

MONTROSE PLAT

R-4-5-W

(Landowners)



DISCLAIMER - The Seller has supplied the information contained in this Document. Growthland has not audited or otherwise confirmed his information and makes no representations, expressed or implied, as to its accuracy or completeness or the conclusions to be drawn and shall in no way be responsible for the content, accuracy, and truthfulness of such information. Any and all representations shall be made solely by the Seller as set forth in a signed agreement or purchase contract, which agreement or contract shall control the representations and warranties, if any. The marketing information presented in this material is the result of the Seller's representations and research utilizing sources and materials considered to be reliable and to contain information deemed to be relevant to the Properties but without any guarantees or specific statements or implied warranties. Properties being sold "as-is; where-is". By requesting this information package, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of in whole or in part and or merger or interest with or of the Seller.

Aerial Map



GL GROWTHLAND

Boundary Center: 40.501910, -91.438298

0ft 489ft 979ft

21-66N-5W
Lee County
Iowa





Property Details

Legal Description:

Part of 21-66N-5W, Lee County, Iowa. Exact legal descriptions to come from Abstract.

Township:

Montrose

Location:

East of US Highway 61 and west of 250th Avenue. From Montrose, travel southwest on US Highway 61 approximately 3 miles. The tract lies on the east side of the highway.

Acreage Breakdown:

FSA Acres: 122.83

FSA Cropland Acres: 114.90

Taxable Acres: 129.26

Soil Productivity:

Tillable CSR2: 48.5

Property Taxes:

\$3,332

Parcel Numbers:

012318212000030 012318212000040
012318214000010 012318214000040

School District:

Central Lee

FSA Farm Base Acres:

Corn Base Acres: 71.38

Corn PLC Yield: 120

Wheat Base Acres: 9.24

Wheat PLC Yield: 41

Soybean Base Acres: 2.43

Soybean PLC Yield: 36

* Pending FSA Reconstitution

Comments:

This 129-acre m/l Lee County farm is located approximately three miles southwest of Montrose, Iowa, east of U.S. Highway 61 and West of 250th Avenue. The property includes approximately 115 acres of cropland with a tillable CSR2 rating of 48.5. With a high percentage of productive cropland, convenient highway access, and a strong agricultural setting, this tract offers an attractive opportunity for agricultural producers and farmland investors. Available for the 2027 crop year if closed before 3/1/2027.

DISCLAIMER: The Dakota Access Pipeline clips the northeast corner of the farm. See the Pipeline Map on page 7 for the easement map and the recorded easement details.

Buyer's Premium

A 1% buyer premium will be added to the accepted purchase price and is paid by the buyer at closing.

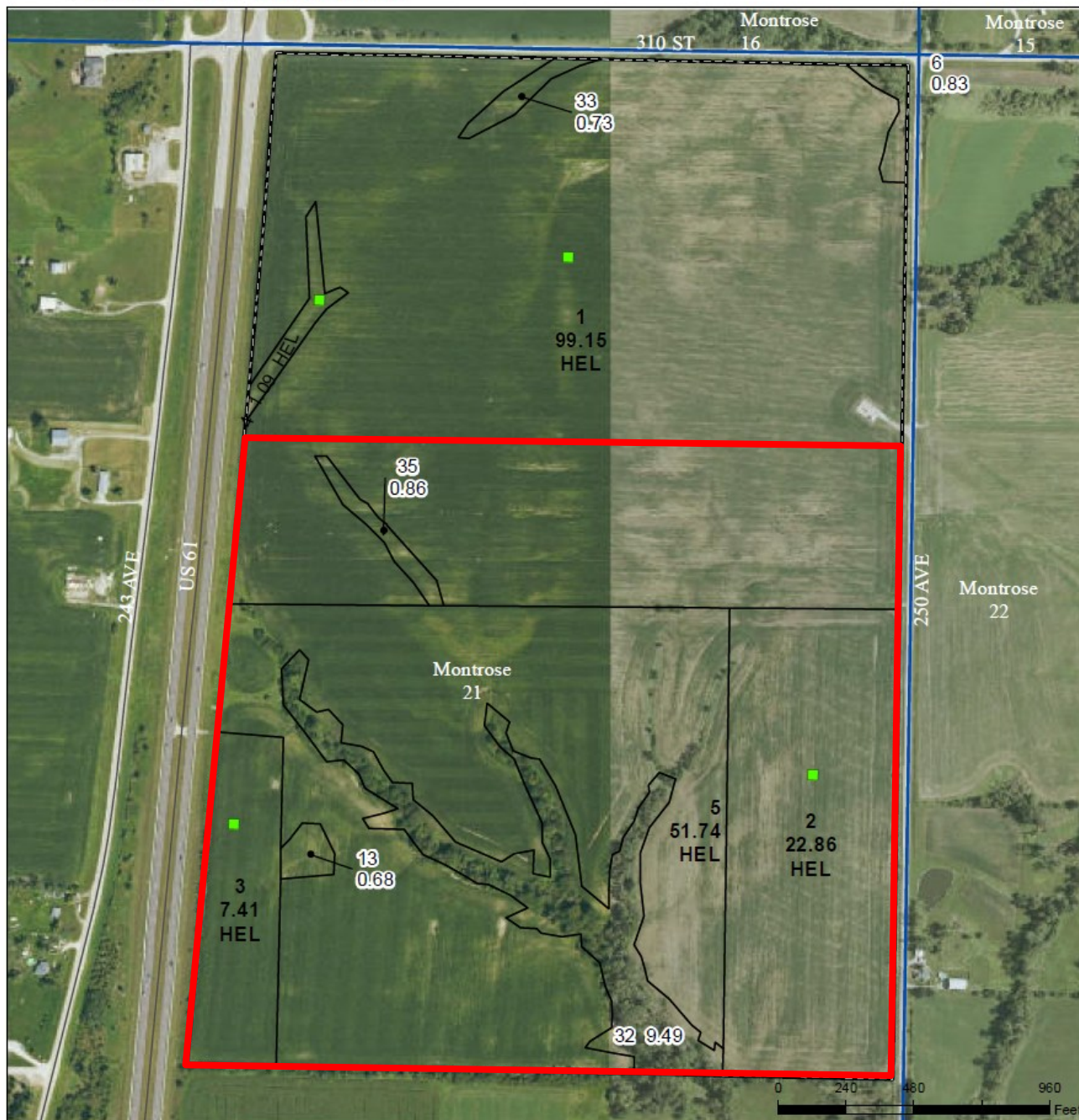


FSA Aerial Map



United States
Department of
Agriculture

Lee County, Iowa



Legend



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 182.25 acres

2026 Program Year

Map Created March 05, 2026

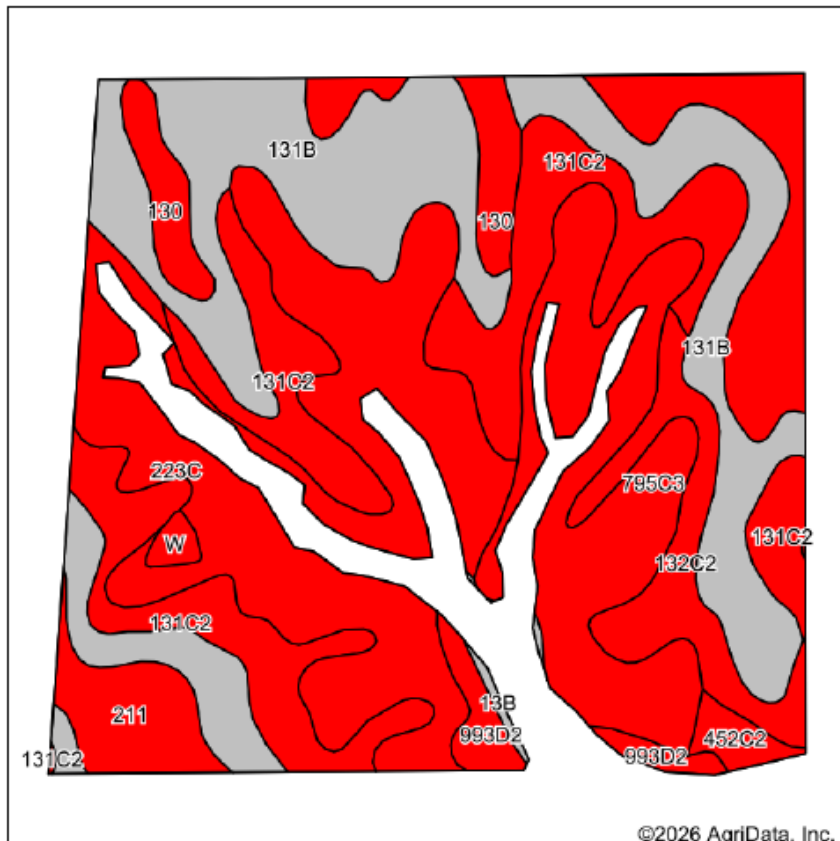
Farm 5993

Tract 434

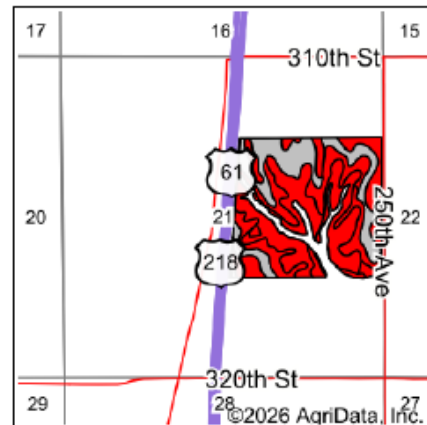
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

USDA is an equal opportunity provider, employer, and lender.

Soil Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Lee
Location: 21-66N-5W
Township: Montrose
Acres: 114.9



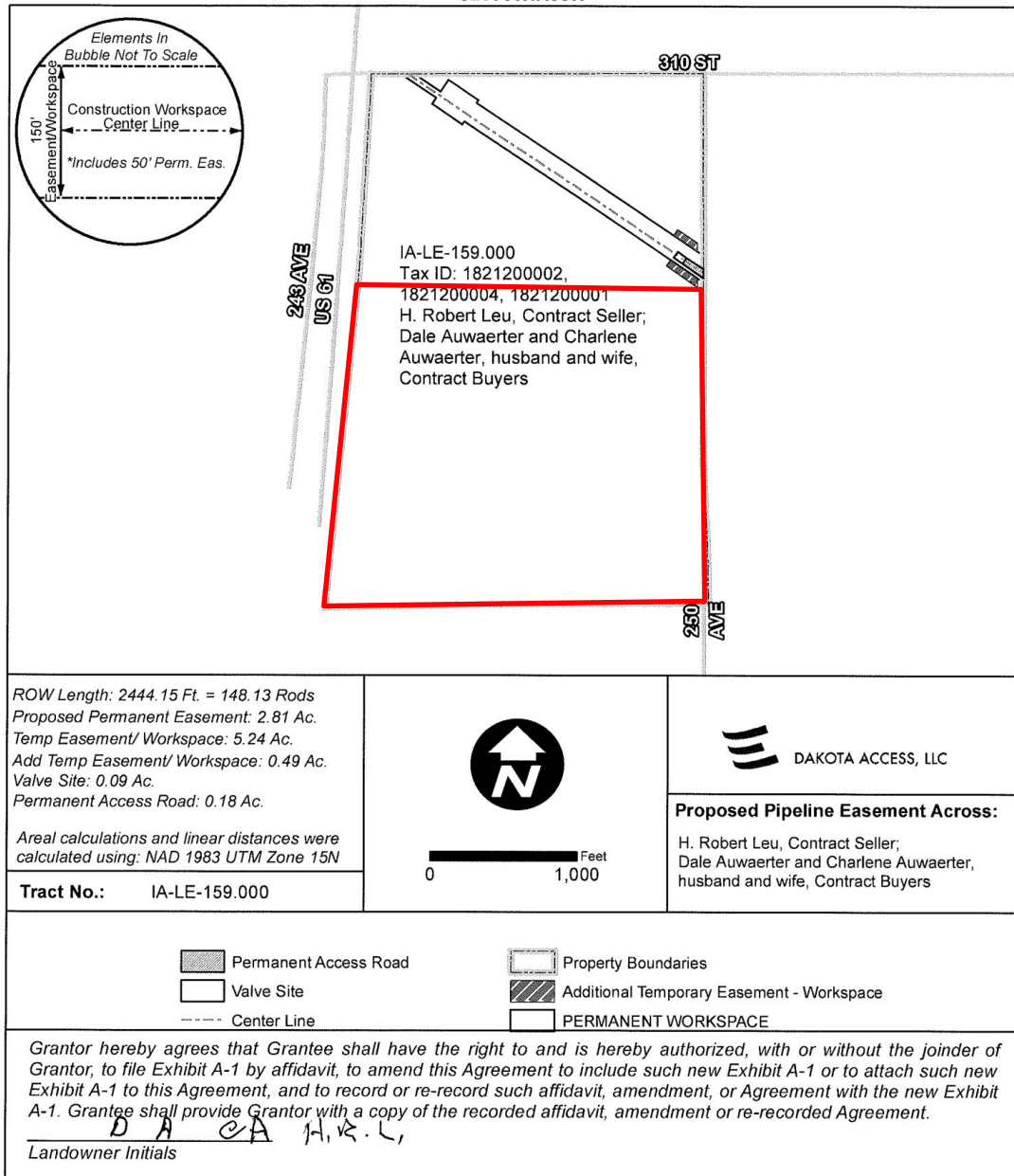
Area Symbol: IA111, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
131B	Pershing silt loam, 2 to 5 percent slopes	29.41	25.6%		70
223C	Rinda silt loam, 5 to 9 percent slopes	25.09	21.8%		37
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	20.98	18.3%		62
795C3	Ashgrove soils, 5 to 9 percent slopes, severely eroded	14.74	12.8%		5
130	Belinda silt loam, 0 to 2 percent slopes	11.10	9.7%		47
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	5.83	5.1%		59
211	Edina silt loam, 0 to 1 percent slopes	3.81	3.3%		59
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded	2.03	1.8%		22
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	1.07	0.9%		46
W	Water	0.50	0.4%		0
13B	Colo-Vesser complex, 2 to 5 percent slopes	0.34	0.3%		71
Weighted Average					48.5



Pipeline Map

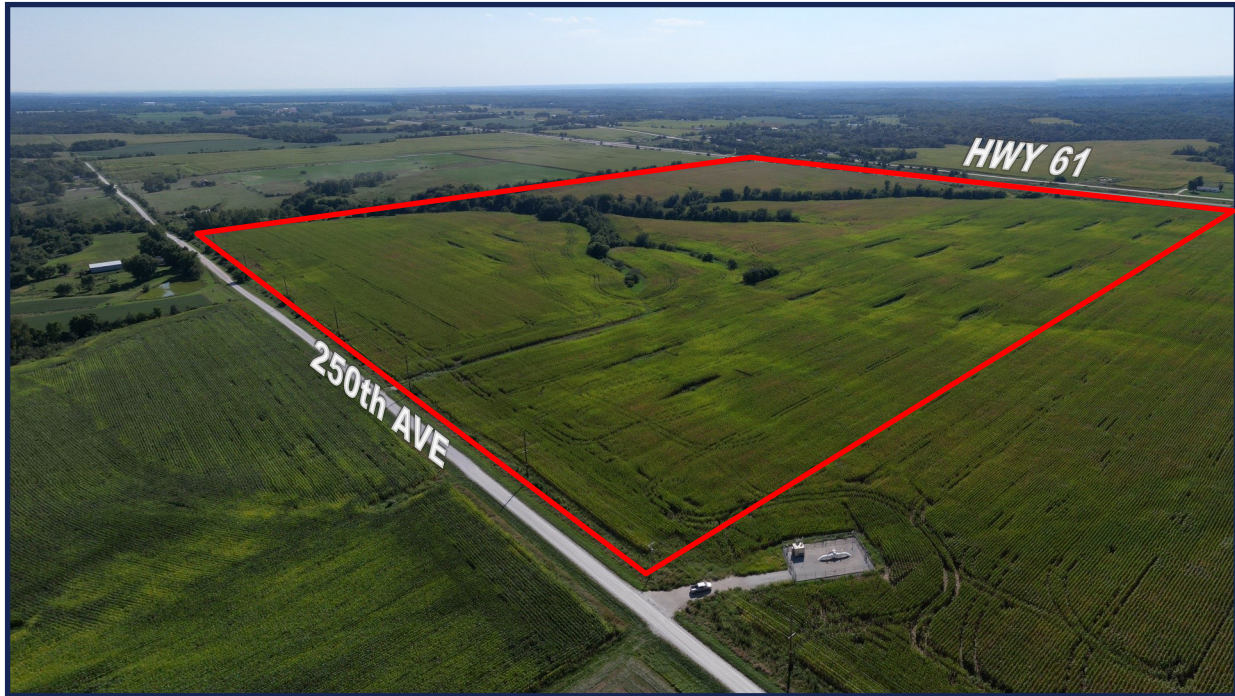
LEE COUNTY, IA
S21T66NR05W



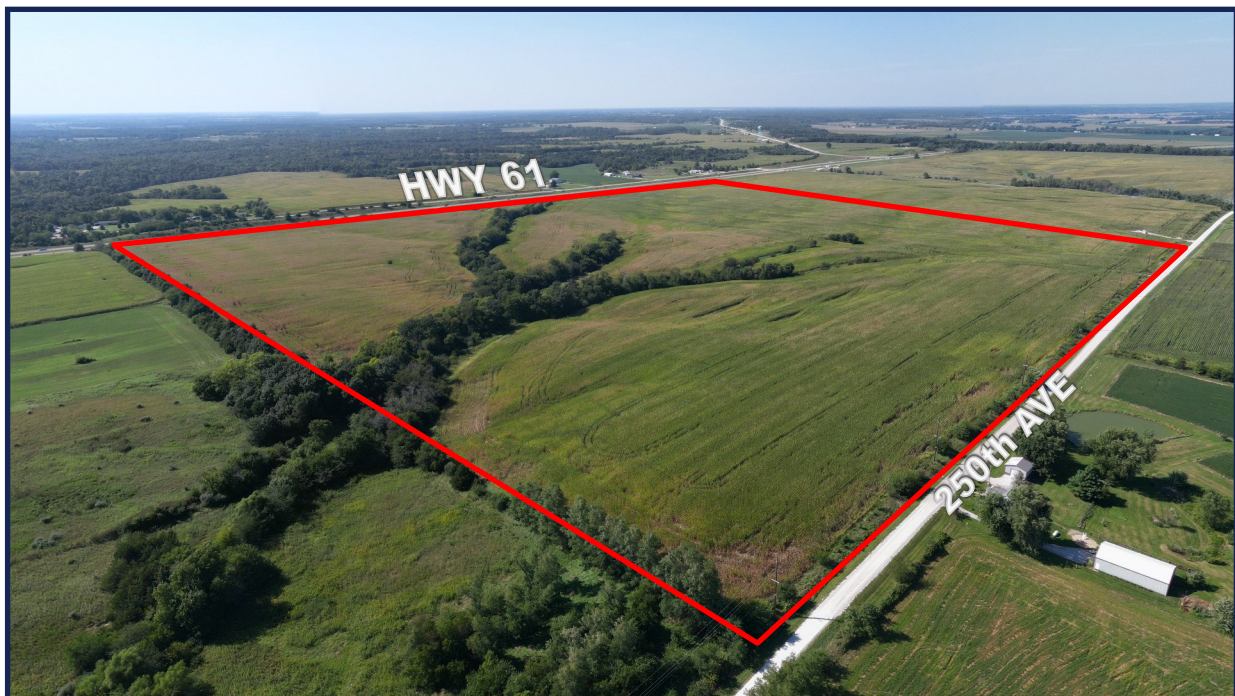
Date Exported: Monday, March 2, 2015 8:46:18 AM

DAKOTA ACCESS PIPELINE EASEMENT

The Dakota Access 30 inch pipeline clips the northeast corner of this farm, where it leaves at 250th Avenue; nearly all of the line lies on the farm to the north, as shown on the map above.



View from the northeast corner looking southwest



View from the southeast corner looking northeast



View from the northwest looking southeast



View from southwest corner looking northeast