



FARMLAND FOR SALE

Lee County, IA

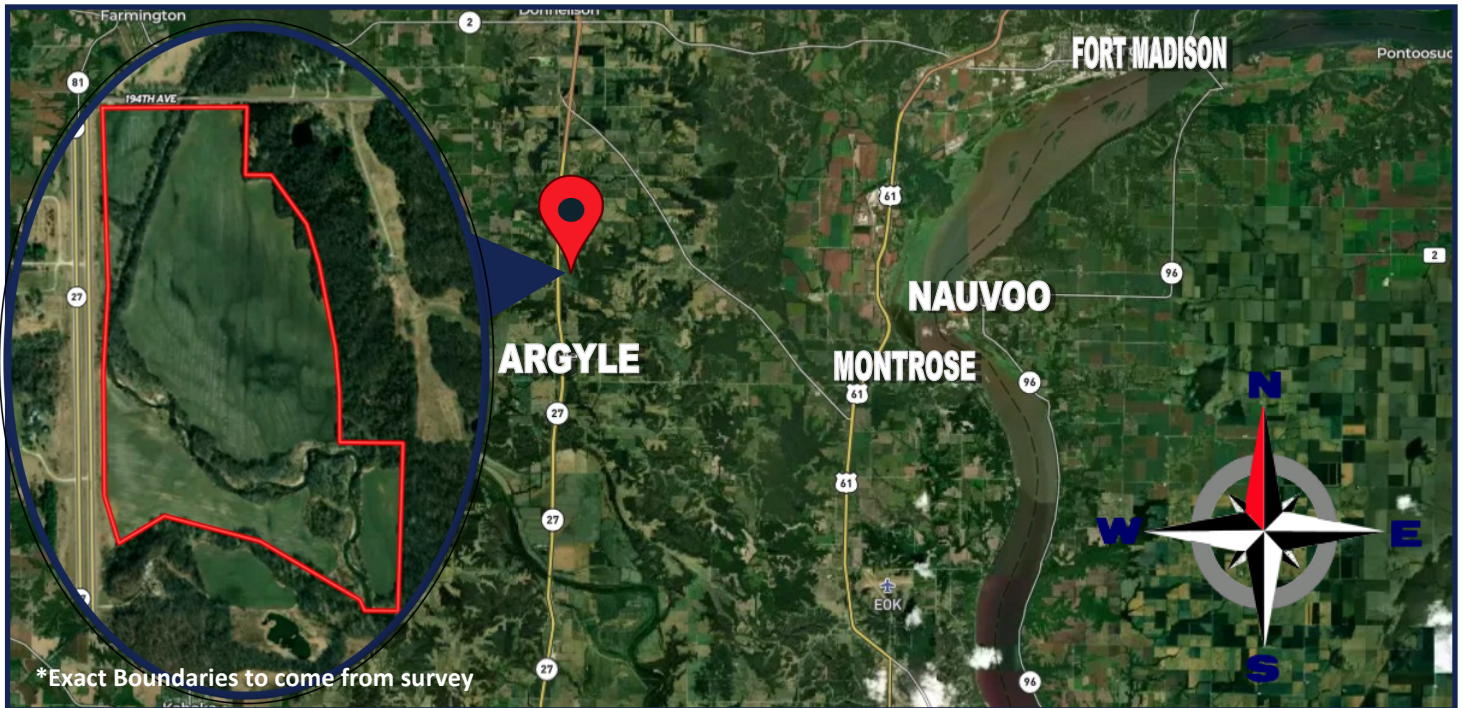
145 Acres M/L

111.88 FSA Cropland A M/L; 67.0 Tillable CSR2

Dale & Ella Auwaerter Farm

\$1,218,000 (\$8,400/A)

Plus a 1% buyer premium



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Plat Map

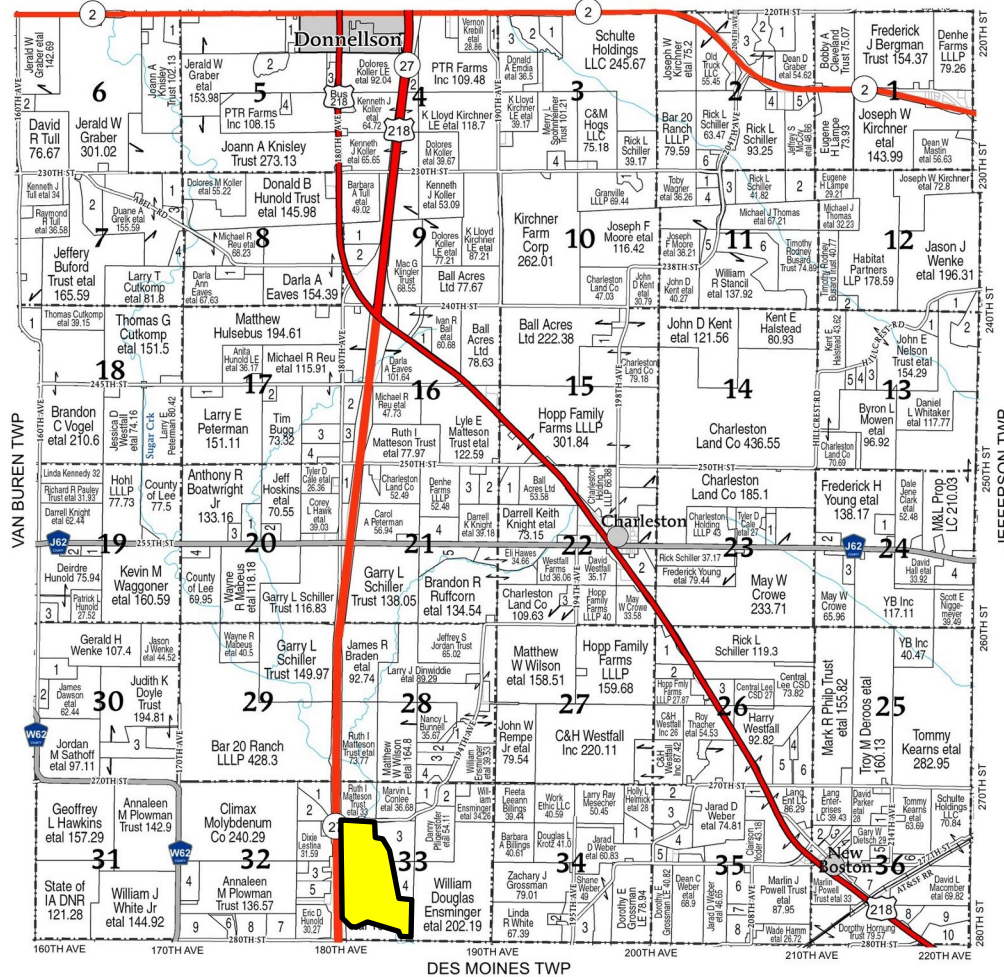
T-67-N

CHARLESTON PLAT

R-6-W

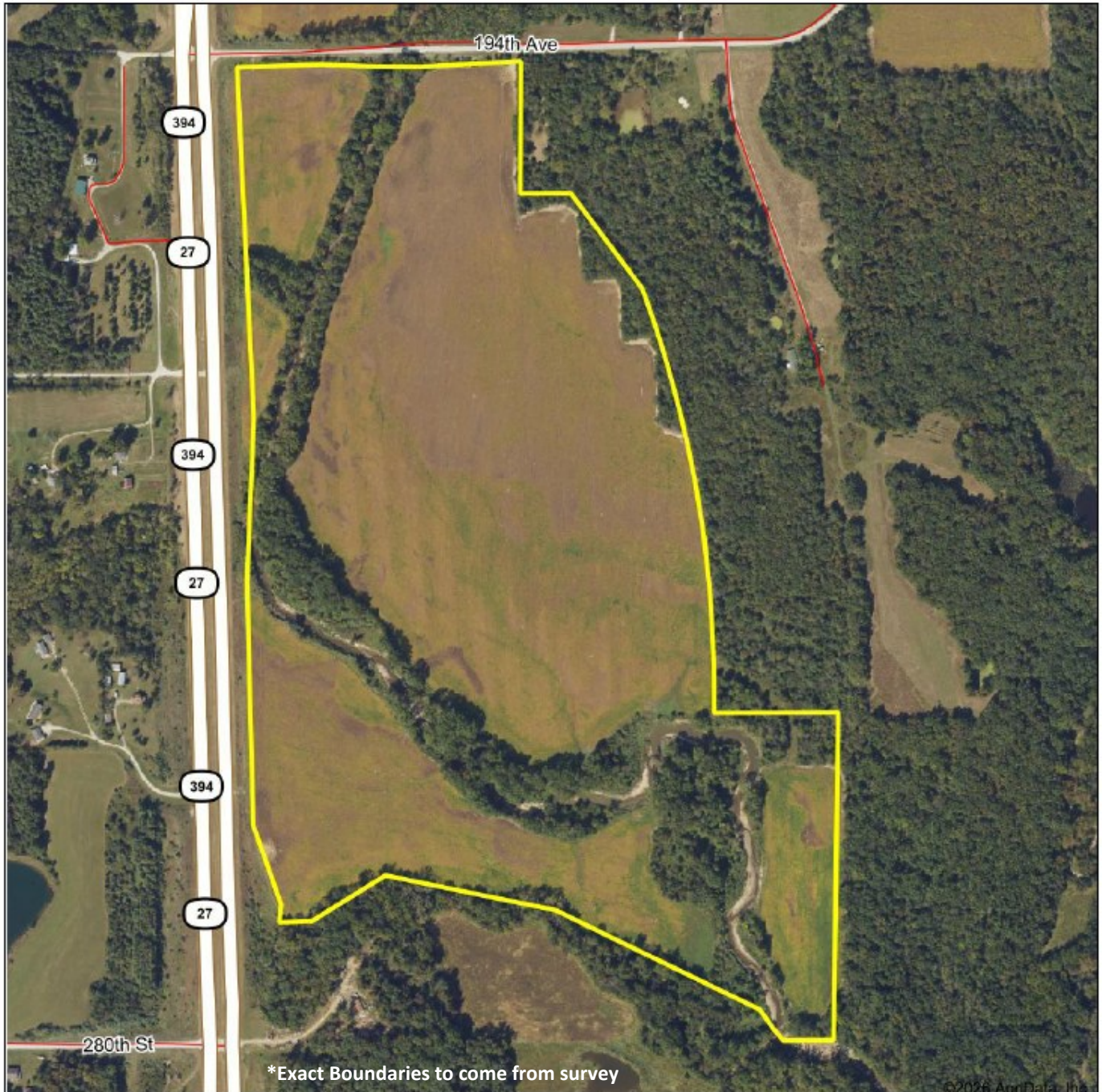
(Landowners)

FRANKLIN TWP



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Aerial Map





Property Details

Legal Description:

Part of 33-67N-6W, Lee County, Iowa. Exact legal descriptions to come from Abstract.

Township: Charleston

Location:

East side of Highway 27, the Avenue of the Saints, between 280th Street and 194th Avenue. From Argyle, travel north on Highway 27 approximately 2.5 miles. The tract lies on the east side of the highway.

Acreage Breakdown:

FSA Acres: 146.03

FSA Cropland Acres: 111.88

Taxable Acres: 144.79

*Pending FSA Reconstitution & Survey

Soil Productivity: **Tillable CSR2:** 67.0

Property Taxes: \$4,684* Estimated

Parcel Numbers:	010313331000030	010313333000010	010313333000040
	010313331000090	010313333000020	010313333000050

School District: Central Lee

FSA Farm Base Acres: **Corn Base Acres:** 92.98

Corn PLC Yield: 140

Soybean Base Acres: 11.80

Soybean PLC Yield: 33

*Pending FSA Reconstitution

Comments:

This 145-acre m/l Lee County farm is located approximately 2.5 miles north of Argyle, Iowa, along the east side of Highway 27 and South of 194th Avenue. The property includes approximately 111.88 acres of cropland with a strong tillable CSR2 rating of 67.0. With productive soils, a high percentage of cropland, and excellent access along a major highway, this tract offers an attractive opportunity for agricultural producers and farmland investors. Available for the 2027 crop year if closed before 3/1/2027.

Buyer's Premium

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

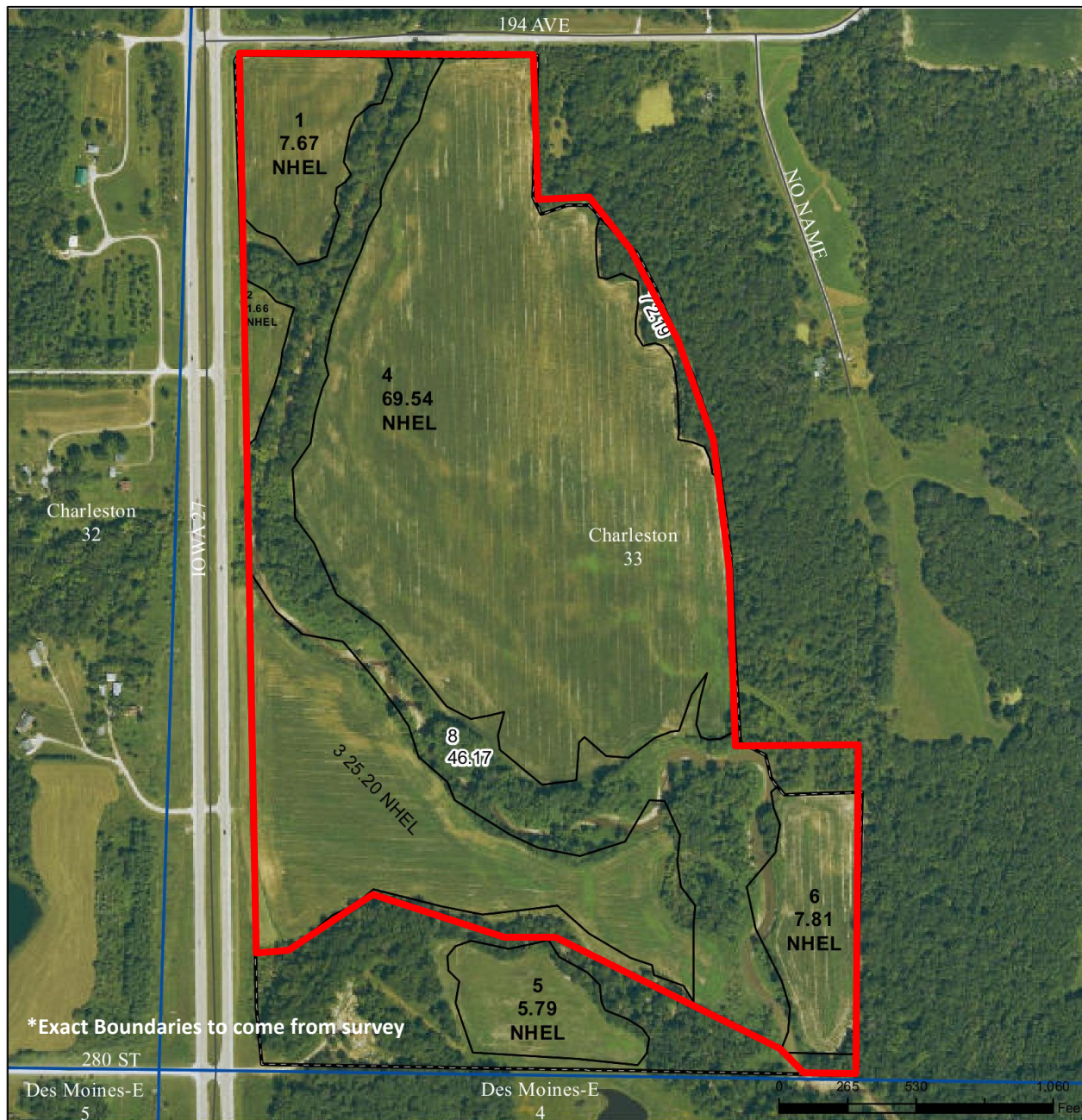


FSA Aerial Map



United States
Department of
Agriculture

Lee County, Iowa



*Exact Boundaries to come from survey

Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 117.67 acres

2026 Program Year

Map Created March 05, 2026

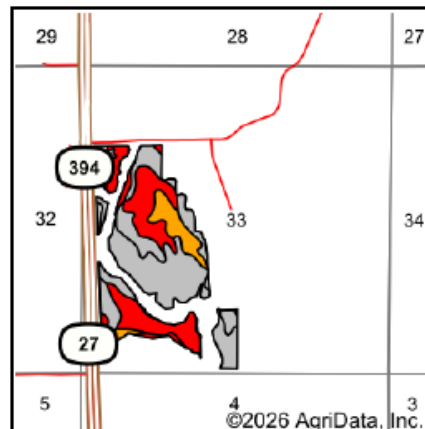
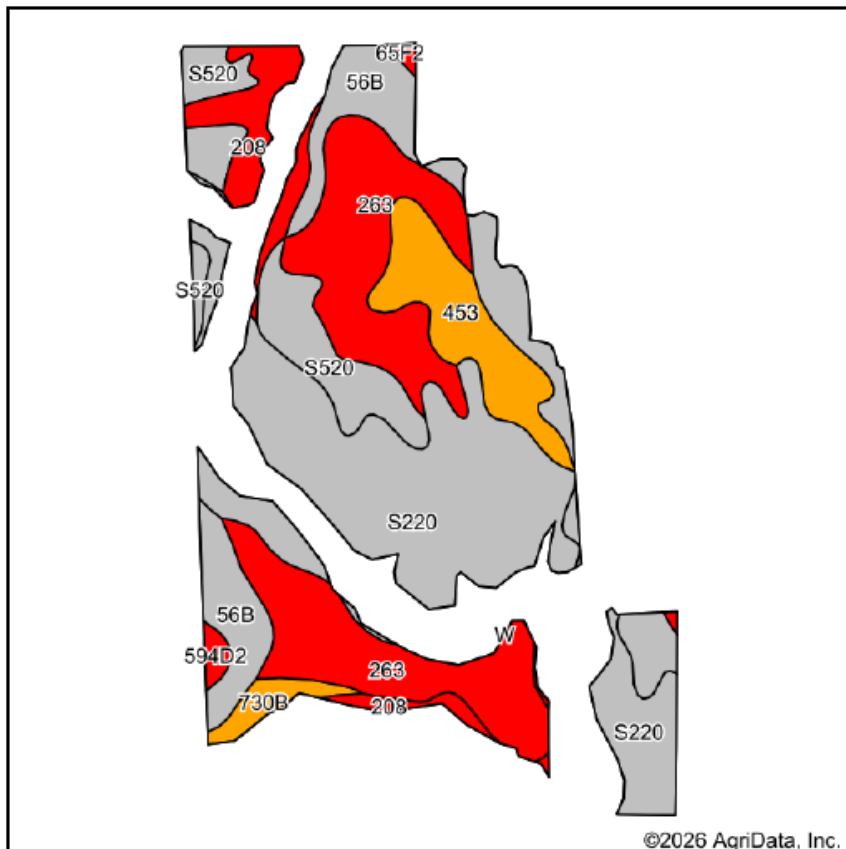
Farm 7267

Tract 5547

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

Soil Map



State: Iowa
County: Lee
Location: 33-67N-6W
Township: Charleston
Acres: 111.88

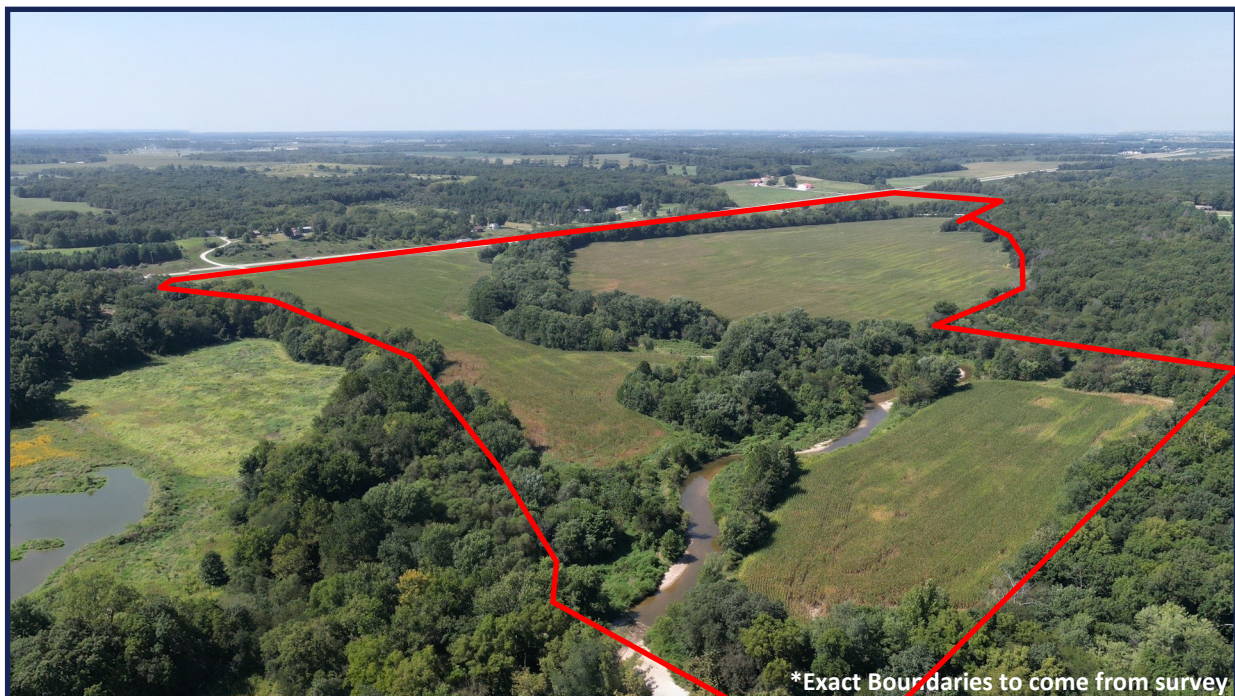


Soils data provided by USDA and NRCS.

Area Symbol: IA111, Soil Area Version: 34					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	36.64	32.8%		77
263	Okaw silt loam, 0 to 3 percent slopes	28.65	25.6%		45
56B	Cantril loam, 2 to 5 percent slopes	16.70	14.9%		79
S520	Coppock silt loam, 0 to 2 percent slopes, occasionally flooded	10.66	9.5%		79
453	Tuskeego silt loam, 0 to 2 percent slopes, rarely flooded	9.36	8.4%		81
208	Landes sandy loam, 0 to 2 percent slopes	6.83	6.1%		43
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	1.94	1.7%		80
594D2	Galland loam, heavy loess, 9 to 14 percent slopes, moderately eroded	0.70	0.6%		19
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	0.40	0.4%		10
Weighted Average					67



View from the northwest corner looking southeast



View from the southeast corner looking northwest