



FARMLAND FOR SALE

Lee County, IA

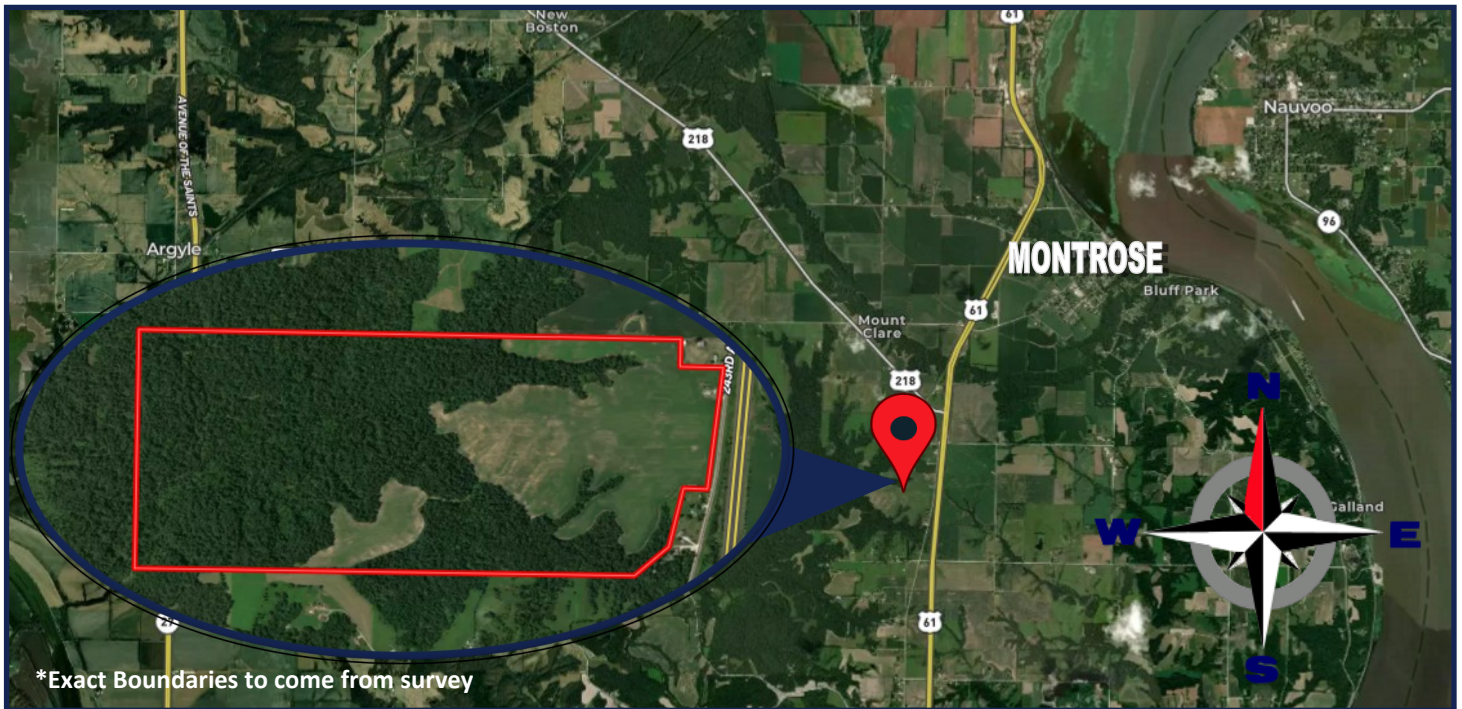
376 Acres M/L

120 Cropland A M/L; 37.2 Tillable CSR2

\$2,293,600 (\$6,100/A)

Plus a 1% buyer premium

Dale & Ella Auwaerter Farm



MAC CHILTON

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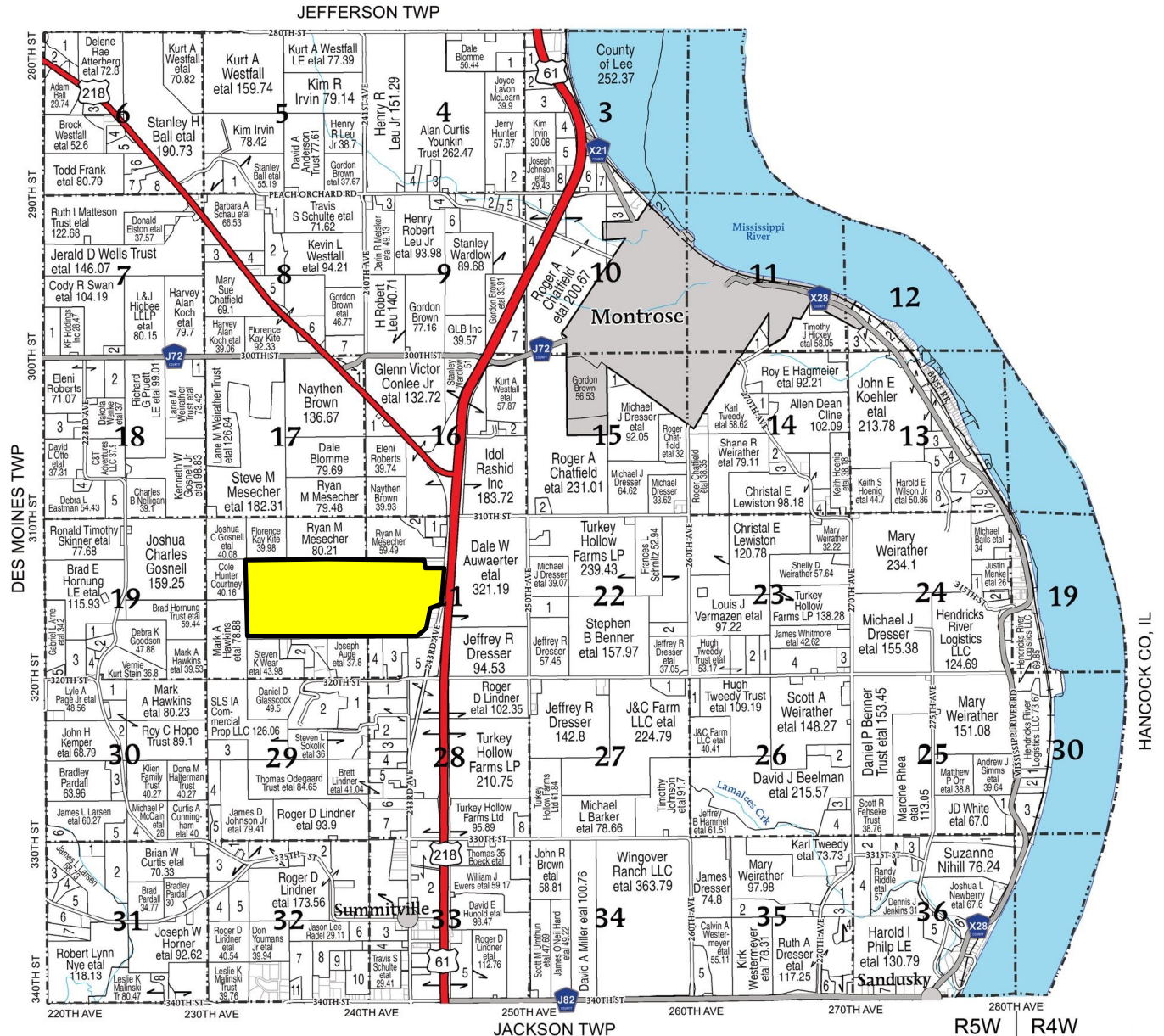
Plat Map

T-66-N

MONTROSE PLAT

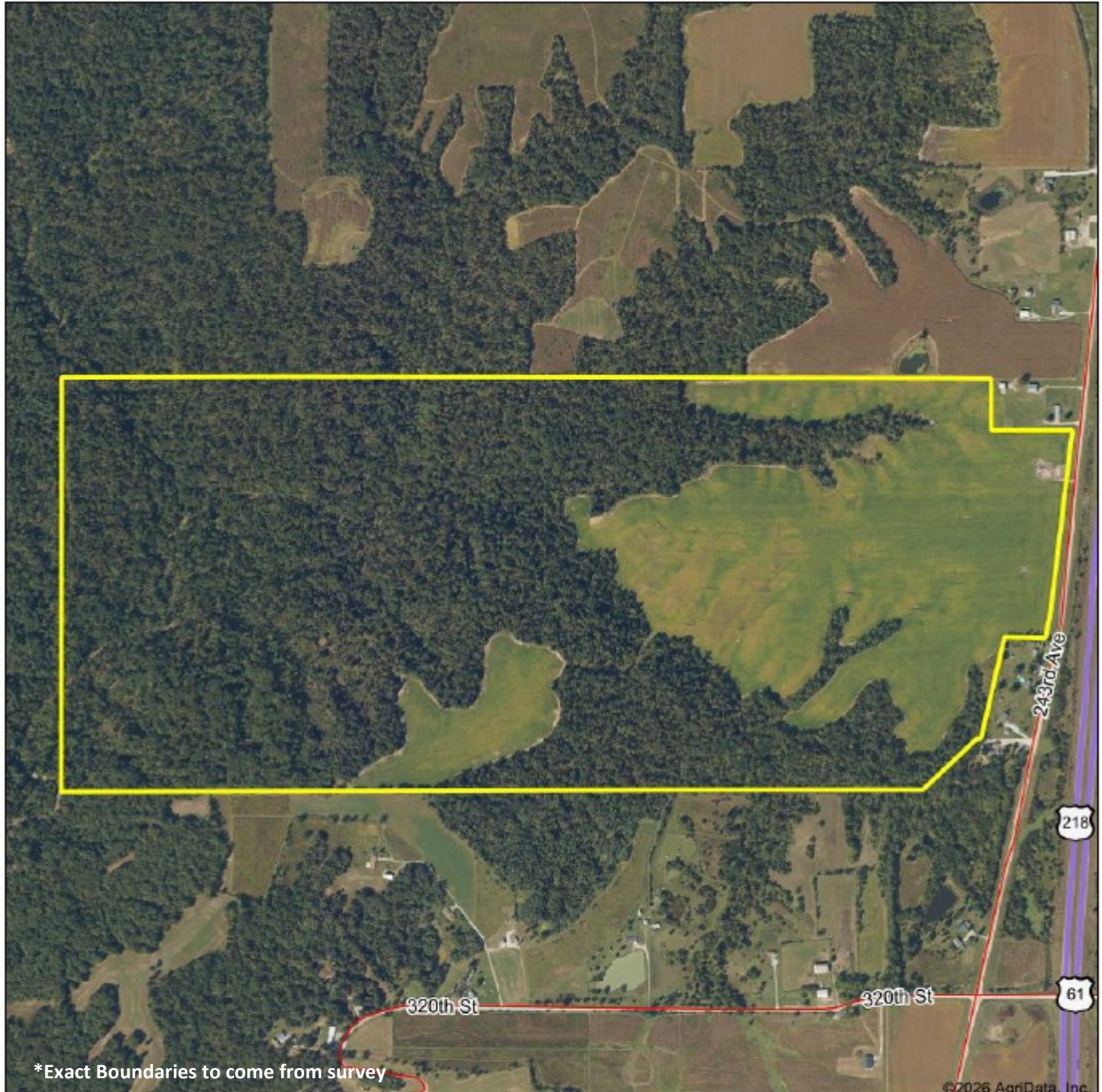
R-4-5-W

(Landowners)



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Aerial Map





Property Details

Legal Description:

Part of Sections 20 and 21, 66N-5W, Lee County, Iowa. Exact legal descriptions to come from Abstract.

Township: Montrose

Location:

West of US Highway 61, north of 320th Street. From Montrose, travel northwest on US Highway 61 approximately 3 miles, then west on 243rd Avenue. The tract lies west of the highway.

Acreage Breakdown:

FSA Acres: 366.90

Tillable Acres: 120.00

FSA Cropland Acres: 106.78

Taxable Acres: 375.68*

*Pending FSA reconstitution & Survey

Soil Productivity: **Tillable CSR2:** 37.2

Property Taxes: \$6,052* Estimated

Parcel Numbers:	012318201000040	012318204000010	012318211000110	012318213000010
	012318202000030	012318204000020	012318211000120	012318213000030
	012318202000040	012318211000040	012318211000130	
	012318203000020	012318211000100	012318211000140	

School District: Central Lee

FSA Farm Base Acres: **Corn Base Acres:** 41.81

Corn PLC Yield: 120

Wheat Base Acres: 5.41

Wheat PLC Yield: 41

Soybean Base Acres: 1.43

Soybean PLC Yield: 36

*Pending FSA reconstitution

Comments:

This 376-acre m/l Lee County property is located approximately three miles southwest of Montrose, Iowa, west of U.S. Highways 61, along 243rd Avenue. The property includes approximately 120 acres of tillable land with a tillable CSR2 rating of 37.2, with the balance consisting primarily of timber and recreational land. Offering a combination of income-producing cropland and a large block of timber, this tract presents an attractive opportunity for agricultural, recreational, and investment buyers. Available for the 2026 hunting season. 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.

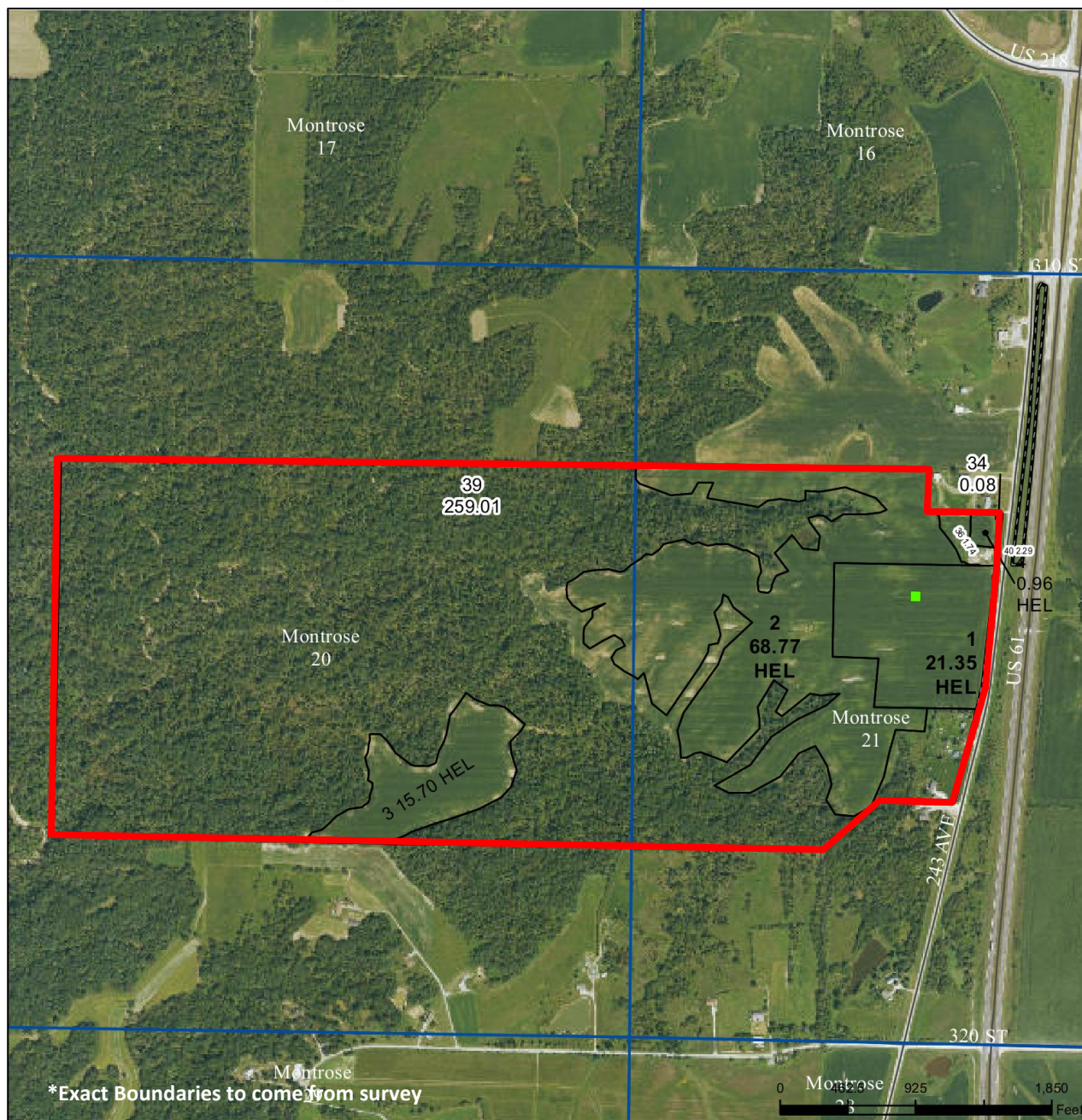


FSA Aerial Map



United States
Department of
Agriculture

Lee County, Iowa



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: 106.78 acres

2026 Program Year

Map Created March 05, 2026

Farm 5993

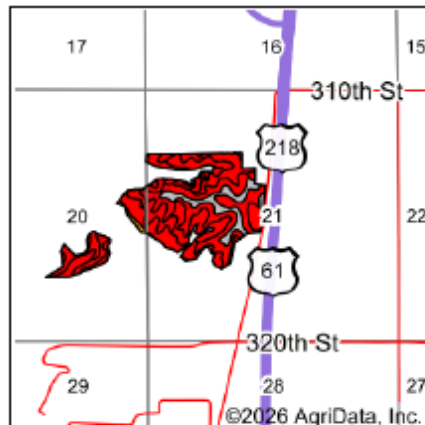
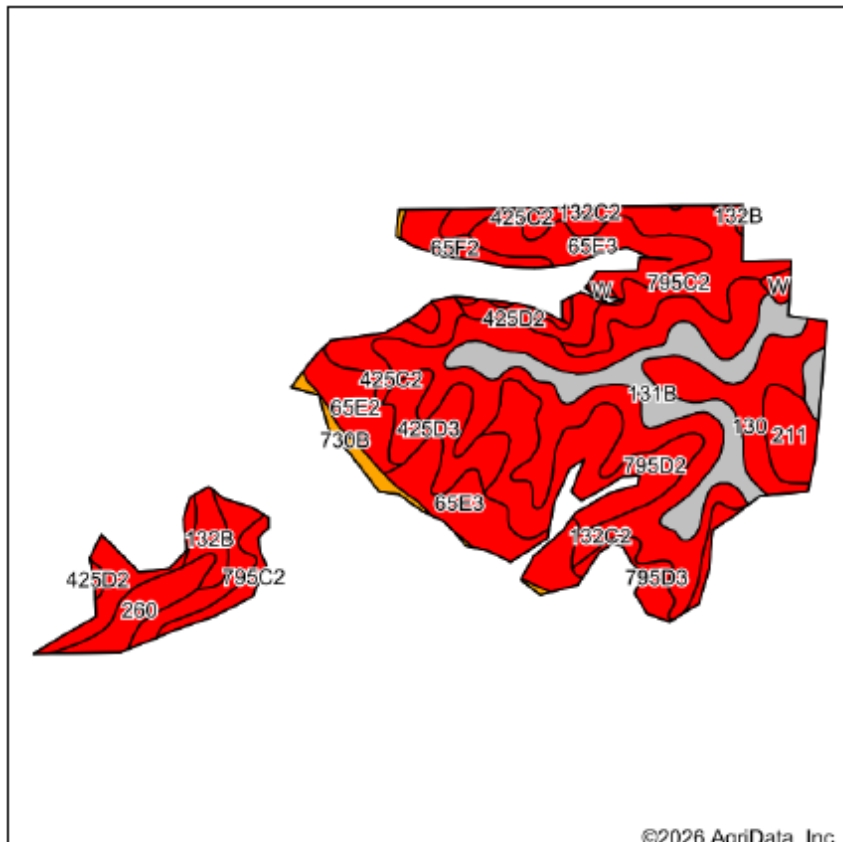
Tract 435

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



Soil Map



State: **Iowa**
 County: **Lee**
 Location: **21-66N-5W**
 Township: **Montrose**
 Acres: **120.15**



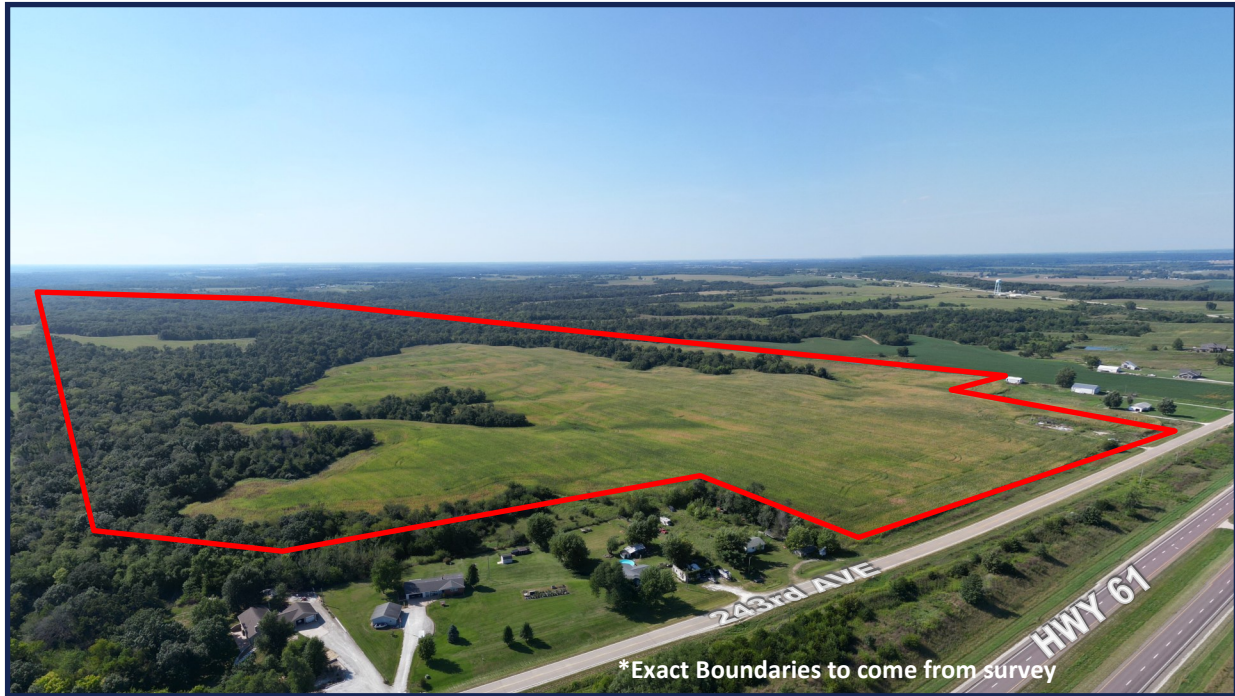
Maps Provided By:

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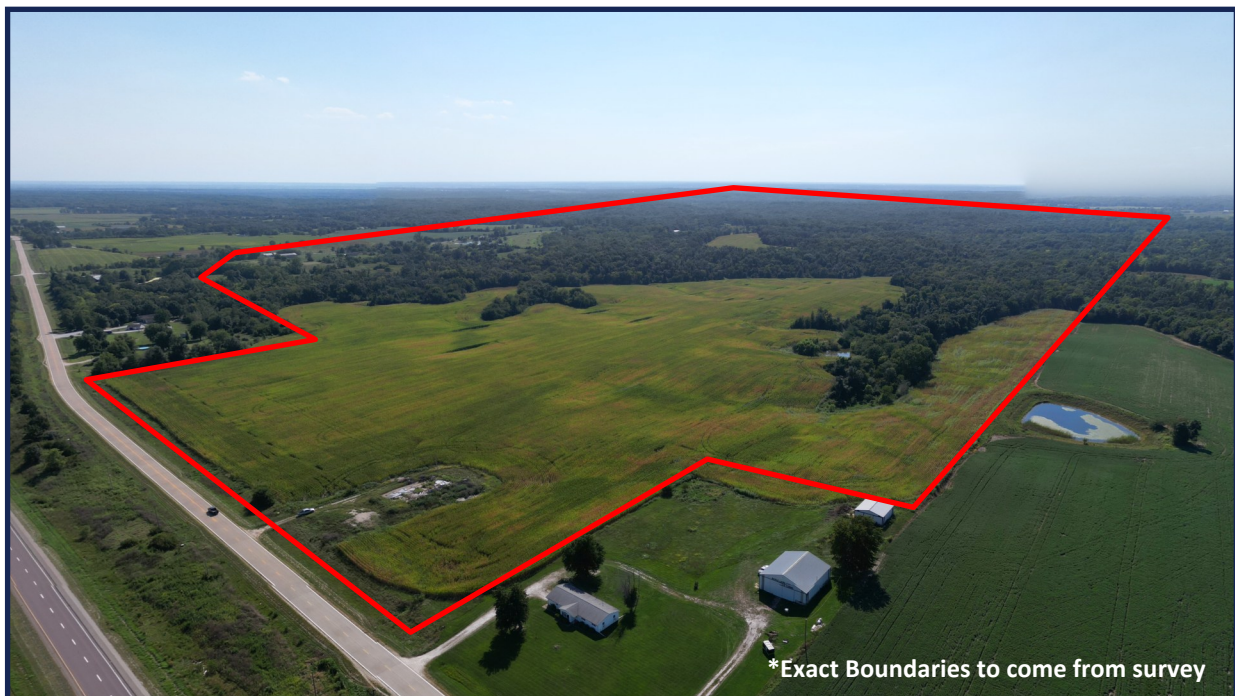


Soils data provided by USDA and NRCS.

Area Symbol: IA111, Soil Area Version: 34					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	30.37	25.3%		59
65E3	Lindley clay loam, 14 to 18 percent slopes, severely eroded	14.03	11.7%		22
131B	Pershing silt loam, 2 to 5 percent slopes	12.56	10.5%		70
795D2	Ashgrove silt loam, 9 to 14 percent slopes, moderately eroded	11.07	9.2%		7
795C2	Ashgrove silt loam, 5 to 9 percent slopes, moderately eroded	10.12	8.4%		6
130	Belinda silt loam, 0 to 2 percent slopes	7.25	6.0%		47
425D3	Keswick clay loam, 9 to 14 percent slopes, severely eroded	5.64	4.7%		7
425C2	Keswick loam, 5 to 9 percent slopes, moderately eroded	5.33	4.4%		27
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	4.16	3.5%		29
260	Beckwith silt loam, 0 to 2 percent slopes	3.41	2.8%		51
211	Edina silt loam, 0 to 1 percent slopes	3.24	2.7%		59
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	3.09	2.6%		10
795D3	Ashgrove soils, 9 to 14 percent slopes, severely eroded	2.81	2.3%		5
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	2.47	2.1%		9
132B	Weller silt loam, 2 to 5 percent slopes	2.27	1.9%		67
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	1.59	1.3%		80
W	Water	0.74	0.6%		0
Weighted Average					37.2



View from the southeast corner looking northwest



View from the northeast corner looking southwest