



## FARMLAND FOR SALE

**Lee County, IA**

**69 Acres M/L**

68 FSA Cropland A M/L; 62.8 Tillable CSR2

**Dale & Ella Auwaerter Farm**

**\$876,300 (\$12,700/A)**

*Plus a 1% buyer premium*



**MAC CHILTON**

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

*Associate Appraiser*  
**Licensed In IA**

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*Real Estate Agent, Swine Consulting*  
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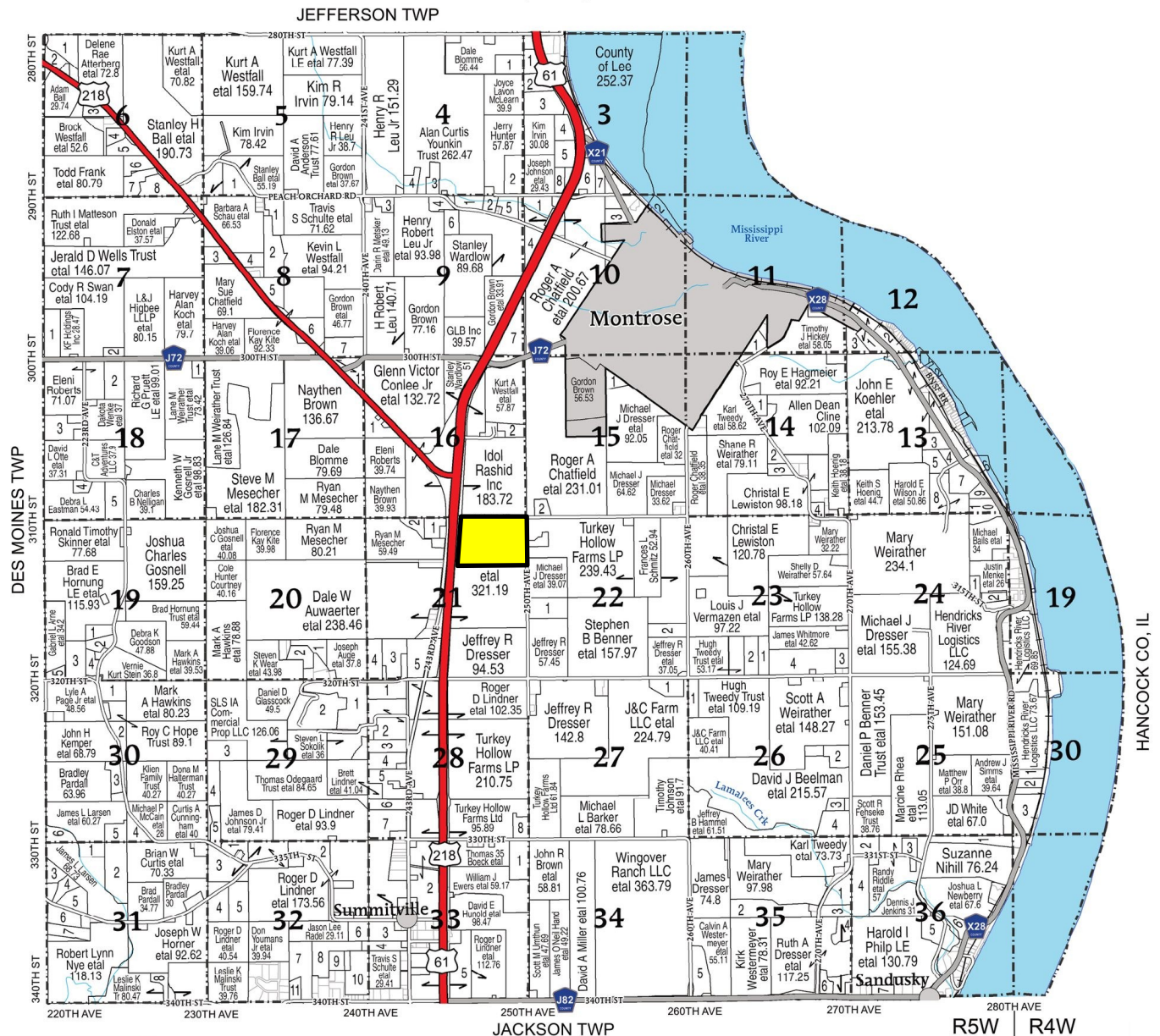
# Plat Map

T-66-N

MONTROSE PLAT

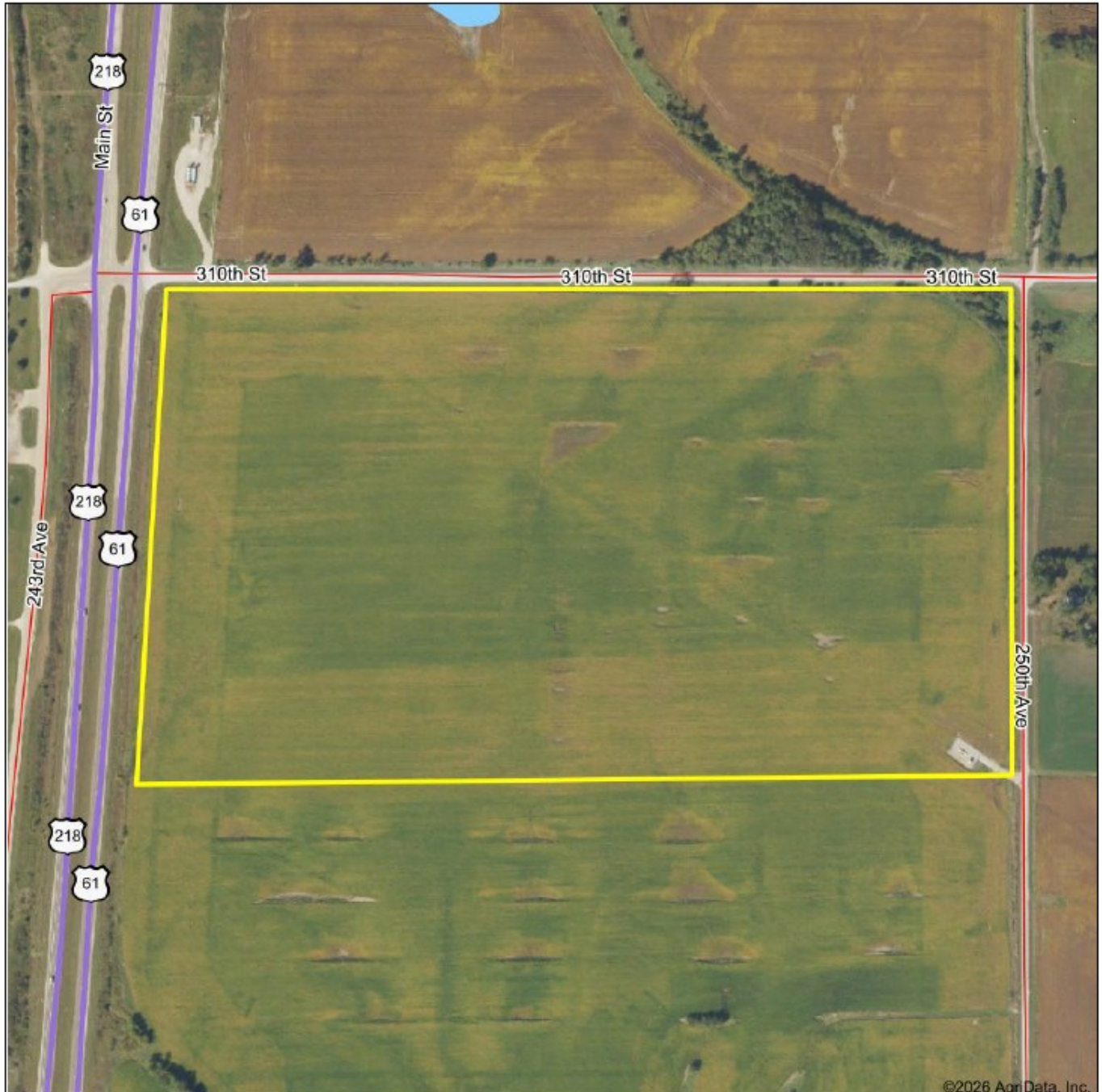
R-4-5-W

(Landowners)



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# Aerial Map



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**GROWTHLAND**

Boundary Center: 40.506883, -91.437882

0ft 413ft 826ft

21-66N-5W  
Lee County  
Iowa



Maps Provided By:





# 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, south of 310th Street and west of 250th Avenue. From Montrose, travel southwest on US Highway 61 approximately 3 miles to 310th Street, then east. The tract lies on the south side of 310th Street.

## Acreage Breakdown:

**FSA Cropland Acres:** 68.00\*

**Taxable Acres:** 69.45

## Soil Productivity:

**Tillable CSR2:** 62.8

## Property Taxes:

\$2,402

## Parcel Numbers:

012318212000010    012318212000020

## 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 69-acre m/l Lee County farm is located approximately three miles southwest of Montrose, Iowa, just east of U.S. Highway 61 along 310th Street. The property includes approximately 68 acres of cropland with a strong tillable CSR2 rating of 62.8. With nearly the entire tract in productive cropland, good access, and quality soils, this farm 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 runs diagonally, northwest to southeast, through 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.

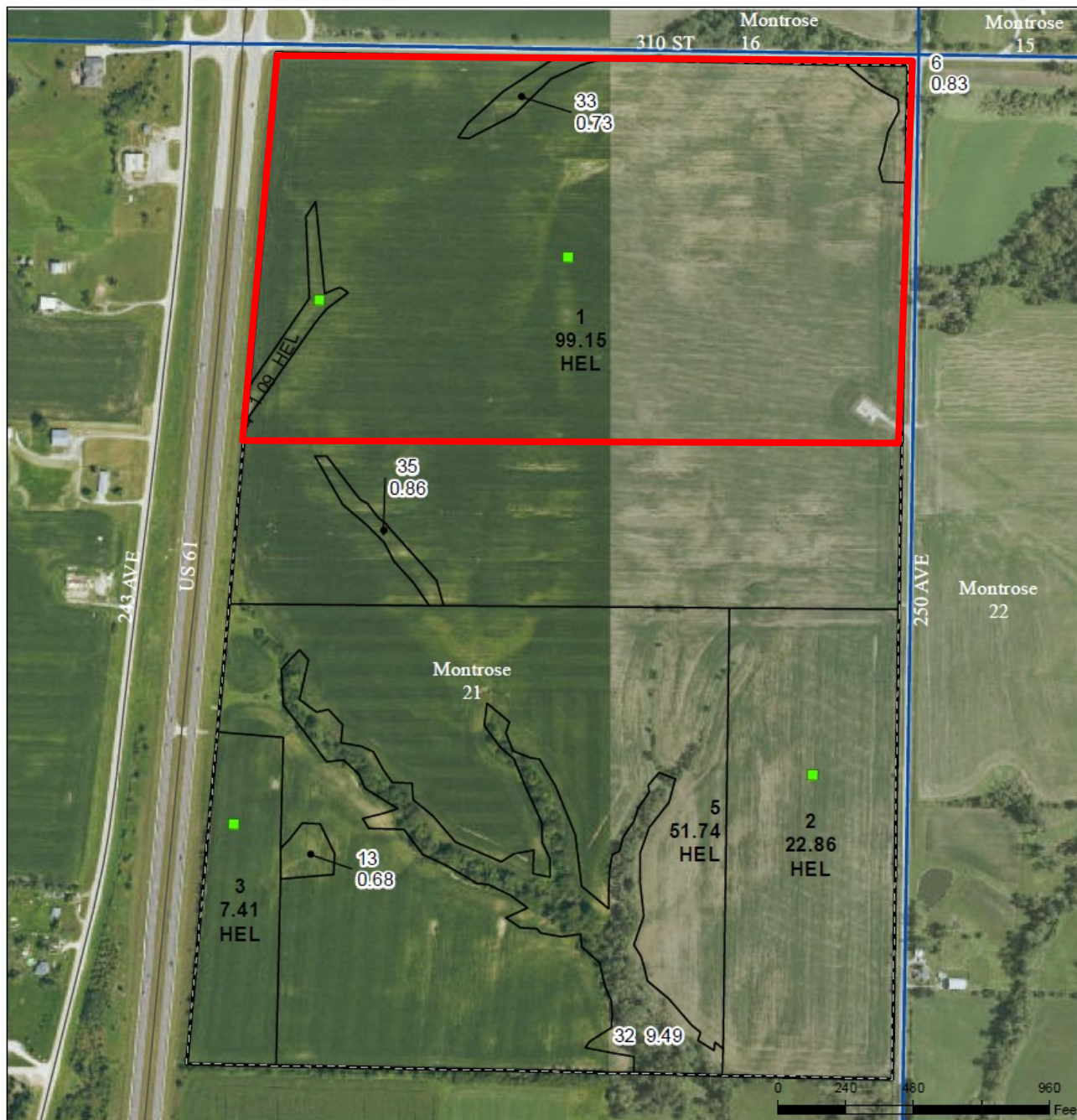


# FSA Aerial Map



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

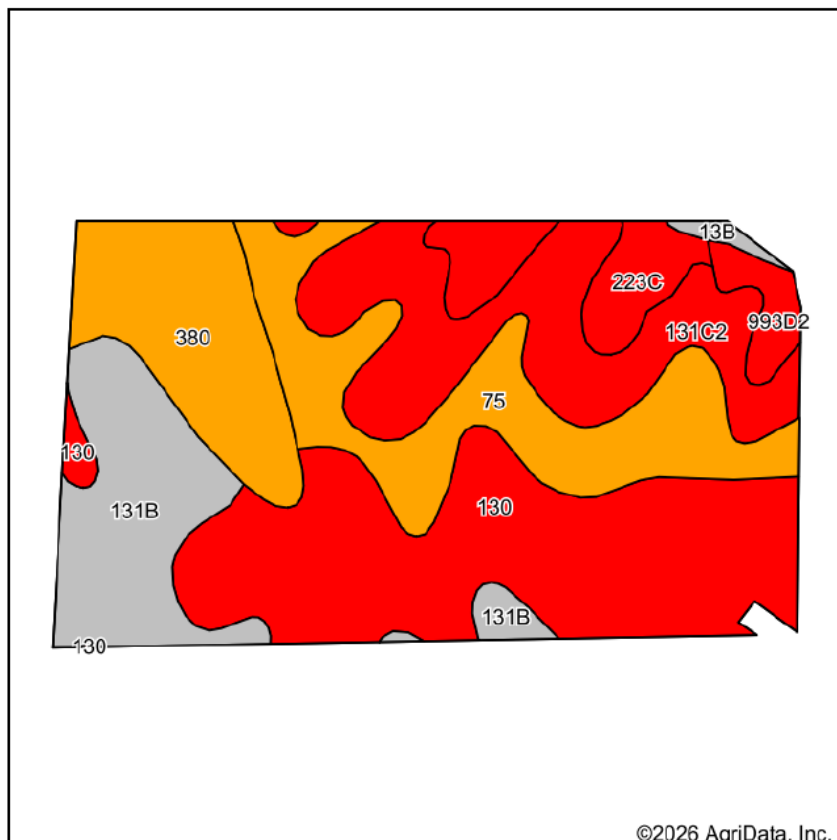
Farm 5993

Tract 434

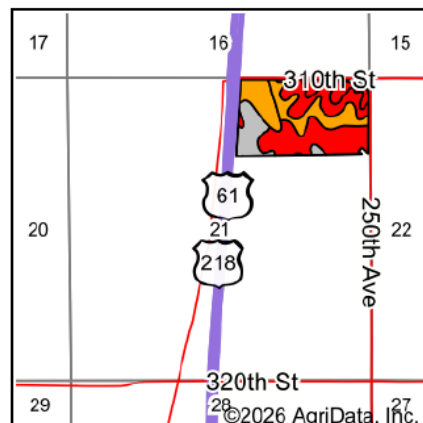
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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: 68

**GROWTHLAND**

Maps Provided By:



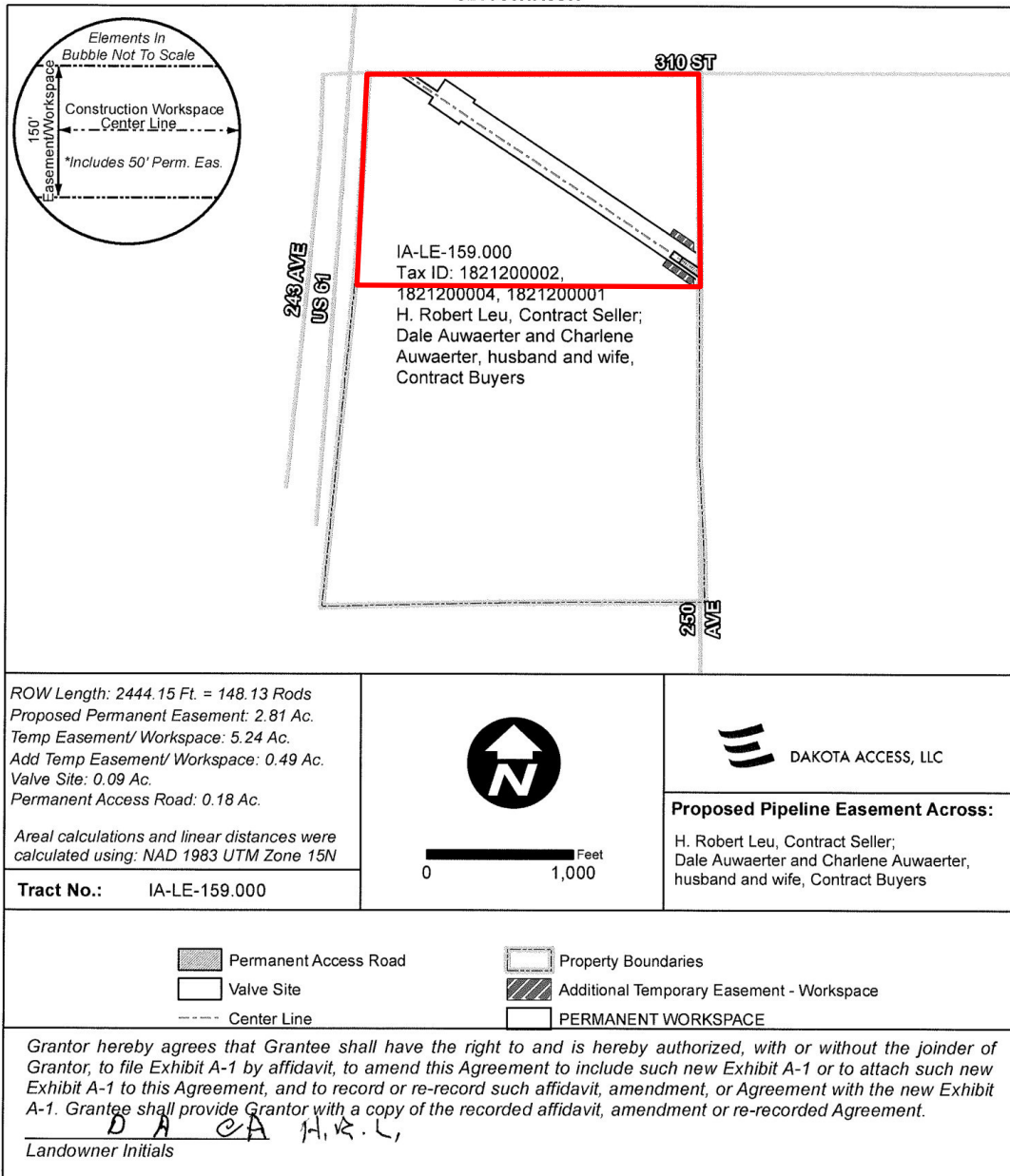
Area Symbol: IA111, Soil Area Version: 34

| Code             | Soil Description                                                | Acres | Percent of field | CSR2 Legend | CSR2** |
|------------------|-----------------------------------------------------------------|-------|------------------|-------------|--------|
| 130              | Belinda silt loam, 0 to 2 percent slopes                        | 20.63 | 30.3%            |             | 47     |
| 131C2            | Pershing silt loam, 5 to 9 percent slopes, moderately eroded    | 12.32 | 18.1%            |             | 62     |
| 75               | Givin silt loam, 1 to 3 percent slopes                          | 11.76 | 17.3%            |             | 81     |
| 131B             | Pershing silt loam, 2 to 5 percent slopes                       | 9.32  | 13.7%            |             | 70     |
| 380              | Mahaska silt loam, 1 to 3 percent slopes                        | 8.35  | 12.3%            |             | 88     |
| 223C             | Rinda silt loam, 5 to 9 percent slopes                          | 3.79  | 5.6%             |             | 37     |
| 993D2            | Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded | 1.45  | 2.1%             |             | 22     |
| 13B              | Colo-Vesser complex, 2 to 5 percent slopes                      | 0.38  | 0.6%             |             | 71     |
| Weighted Average |                                                                 |       |                  |             | 62.8   |



# Pipeline Map

LEE COUNTY, IA  
S21T66NR05W



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

## DAKOTA ACCESS PIPELINE EASEMENT

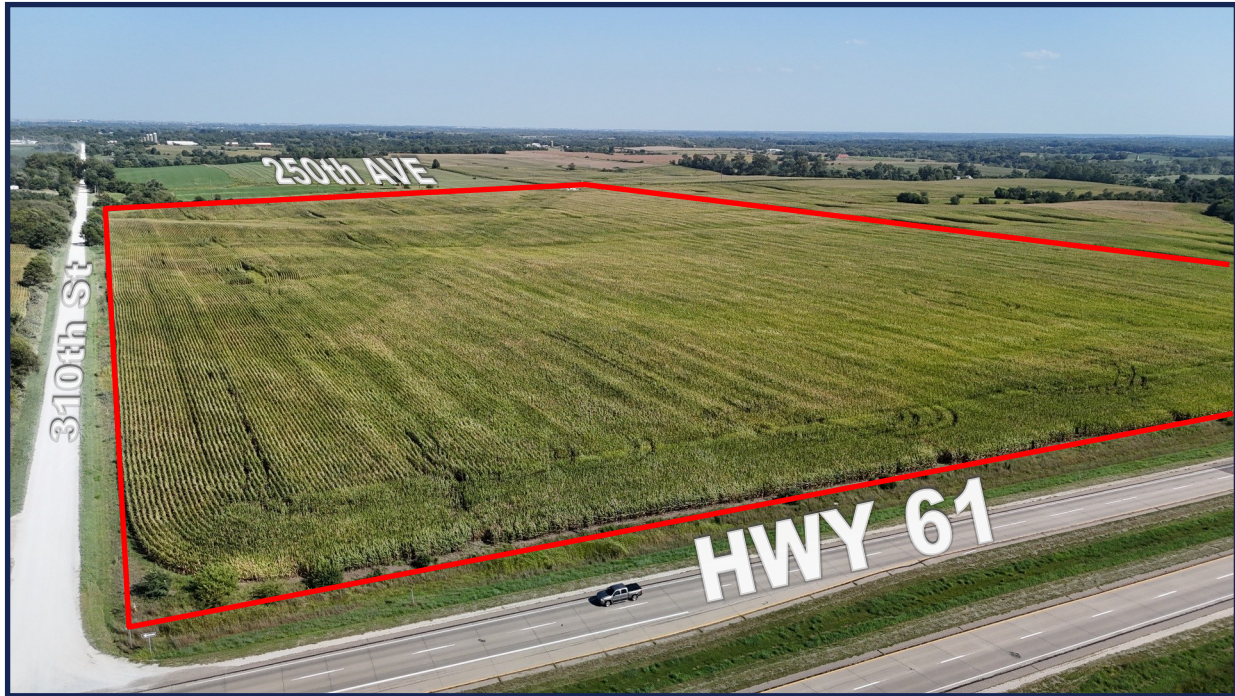
A Dakota Access 30 inch pipeline crosses this farm diagonally, entering at 310th Street on the north and running southeast to the far corner of the farm near 250th Avenue, in a permanent easement 50 feet wide shown on the map above.



**View from the southwest corner looking northeast**



**View from the northeast corner looking southwest**



**View from the northwest looking southeast**



**View from southeast corner looking northwest**