GROWTHLAND

Where Knowledge and Expertise Create Opportunity



Available for Bid

Bids due December 15th, 2026 at 10 AM

Bid Process Outline on Page 2

145 Acres M/L

111.88 FSA Cropland A M/L; 67.0 Tillable CSR2

Lee County, IA

2.5 Miles North of Argyle, Iowa

Dale & Ella Auwaerter Farm

A 1% buyer premium applies





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Bid Process

Property Location

Located approximately 2.5 miles north of Argyle, Iowa, on the east side of Highway 27 in Section 33 of Charleston Township, Lee County.

Offer Process

- Prospects will submit offers via customized bid form by **December 15, 2026, at 10 AM CST**. Ask Agent for bid form.
- A 1% buyer premium will be added to the accepted purchase price and is paid by the buyer at closing.

Seller Options

Round One Bidding Process:

- Prospects will submit a bid by **December 15, 2026, at 10 AM CST**. Ask Agent for bid form.
- Cash offers with minimal contingencies
- Accepting property “as-is”, “where-is”

Seller Options After Round One:

- Accept one bid
- Negotiate with one bid
- Reject all bids and retain ownership
- Ask top 4 bidders to a bid-off on **December 15, 2026, at 2 PM CST. Location TBD** (Round Two).

Terms

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.

Closing

Ideally close before March 1, 2027.

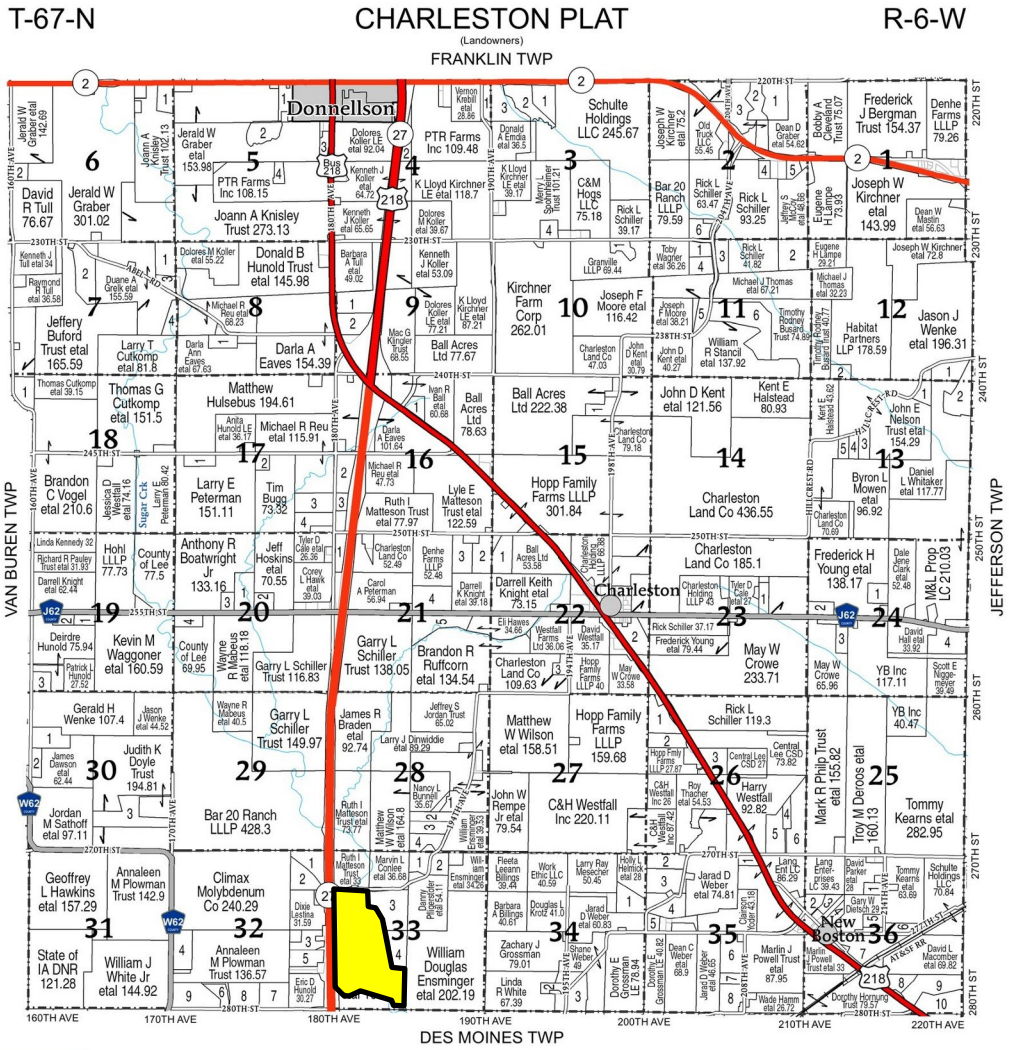
Conditions

This sale is subject to all easements, leases and any other restrictions of record. Buyer(s) understand they are purchasing the property “as-is, where-is”. Any expenses post closing are the responsibility of the Buyer(s). Available for the 2027 crop year if closed before 3/1/2027.

Agency Disclaimer

Growthland and their associates are agents of the Seller.

Plat Map



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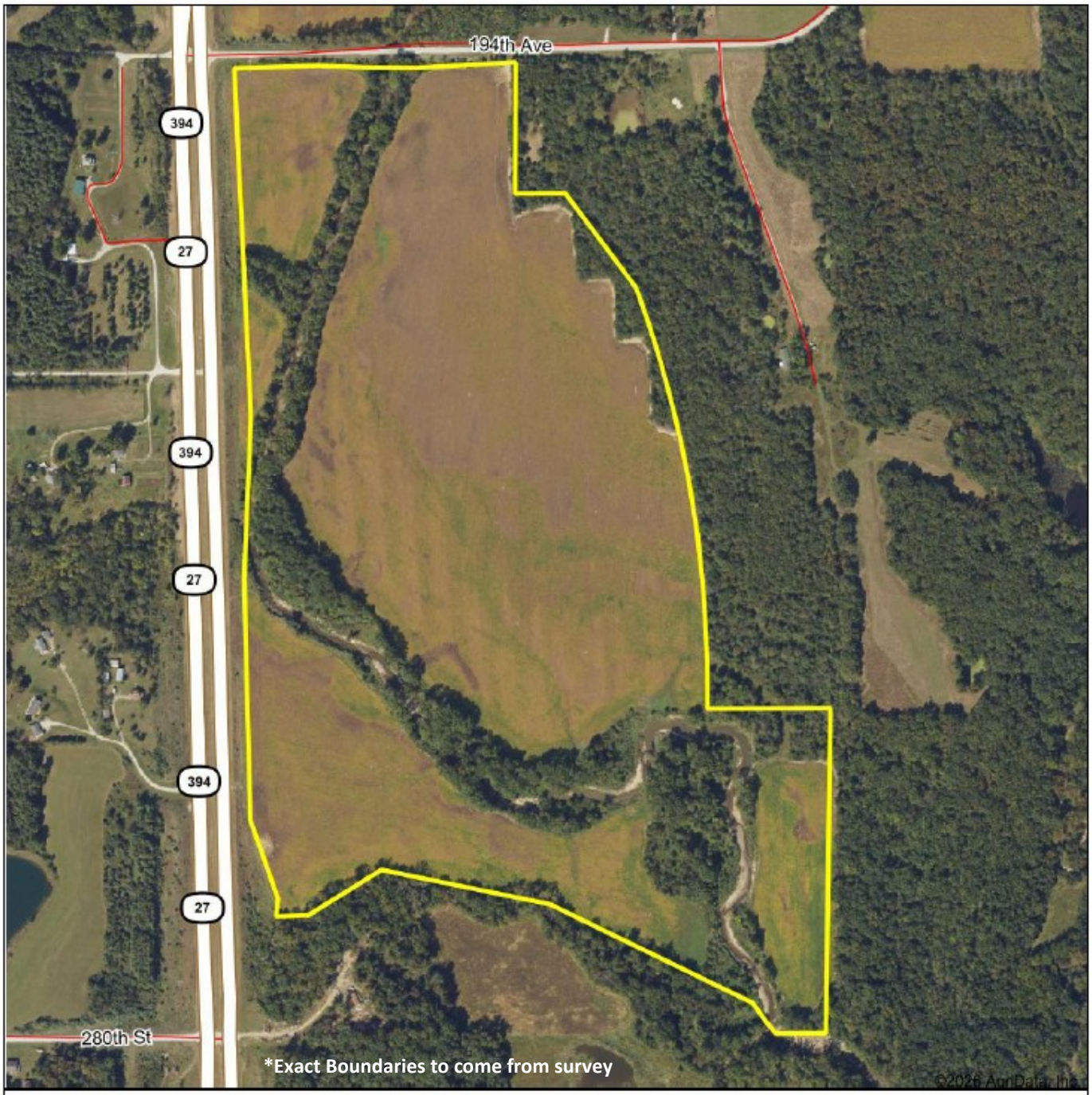
Aerial Map



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Boundary Center: 40.559296, -91.560380

0ft 629ft 1258ft

33-67N-6W
Lee County
Iowa

N W E S

Maps Provided By:
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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.

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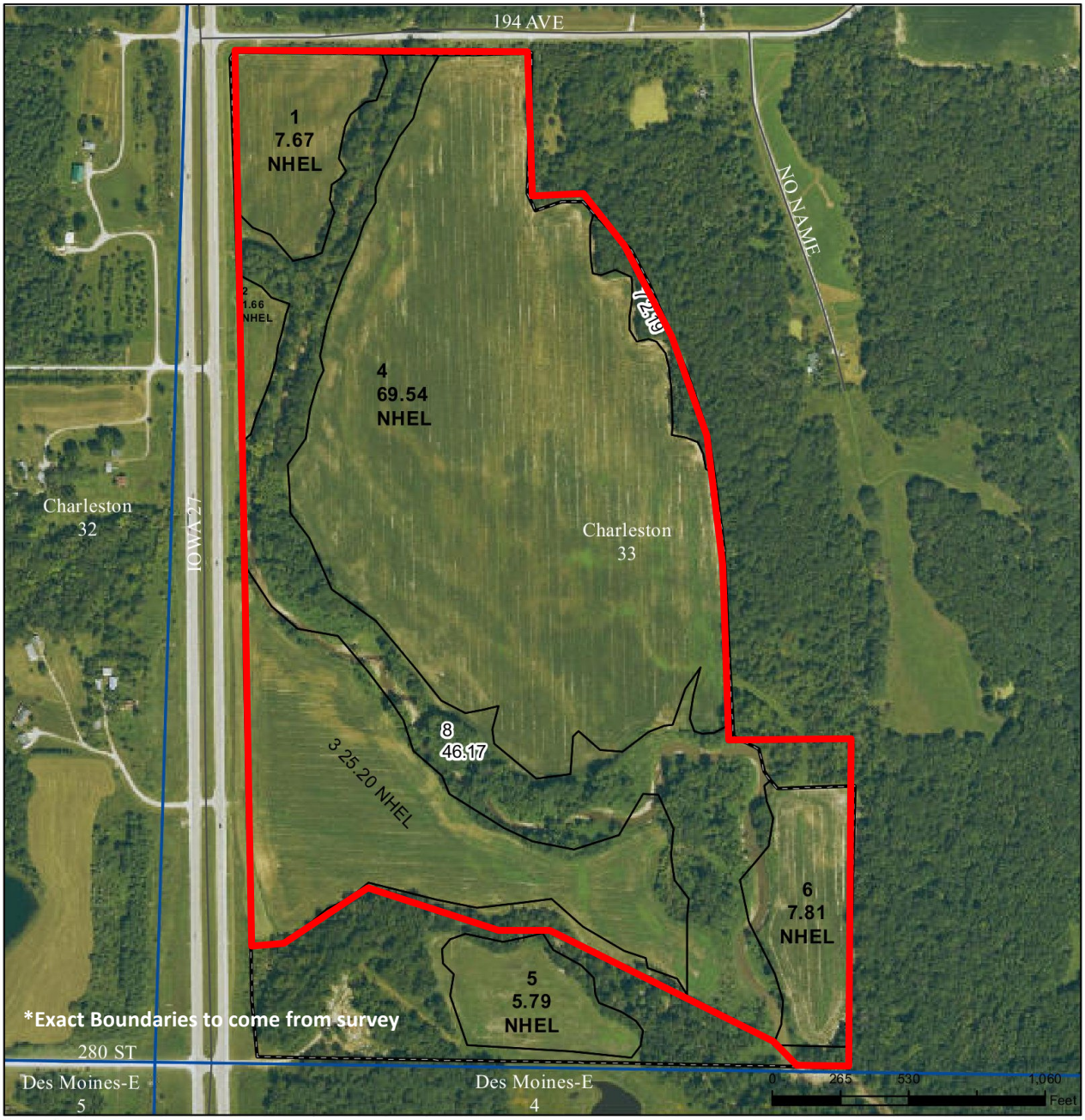
FSA Aerial Map

USDA 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

2026 Program Year

Map Created March 05, 2026

Farm **7267**

Tract **5547**

Tract Cropland Total: 117.67 acres

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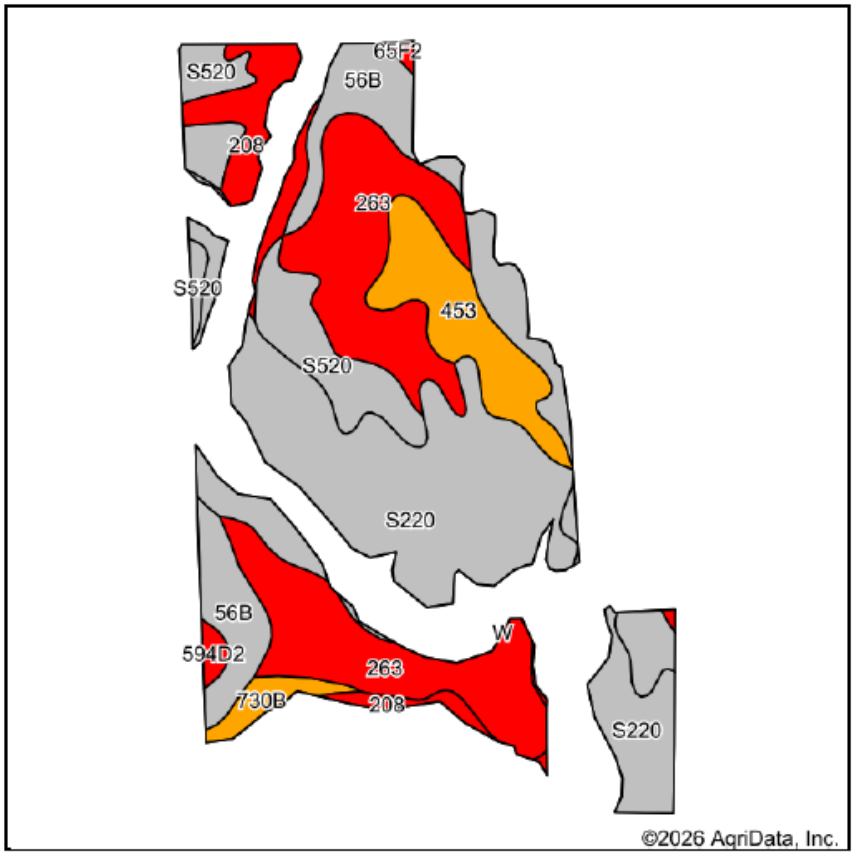
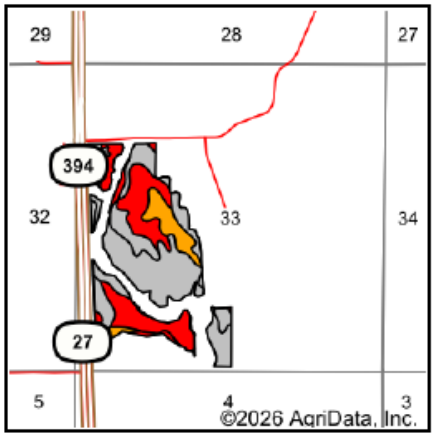
Soil Map



Soils data provided by USDA and NRCS.



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

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Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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N W E S

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**

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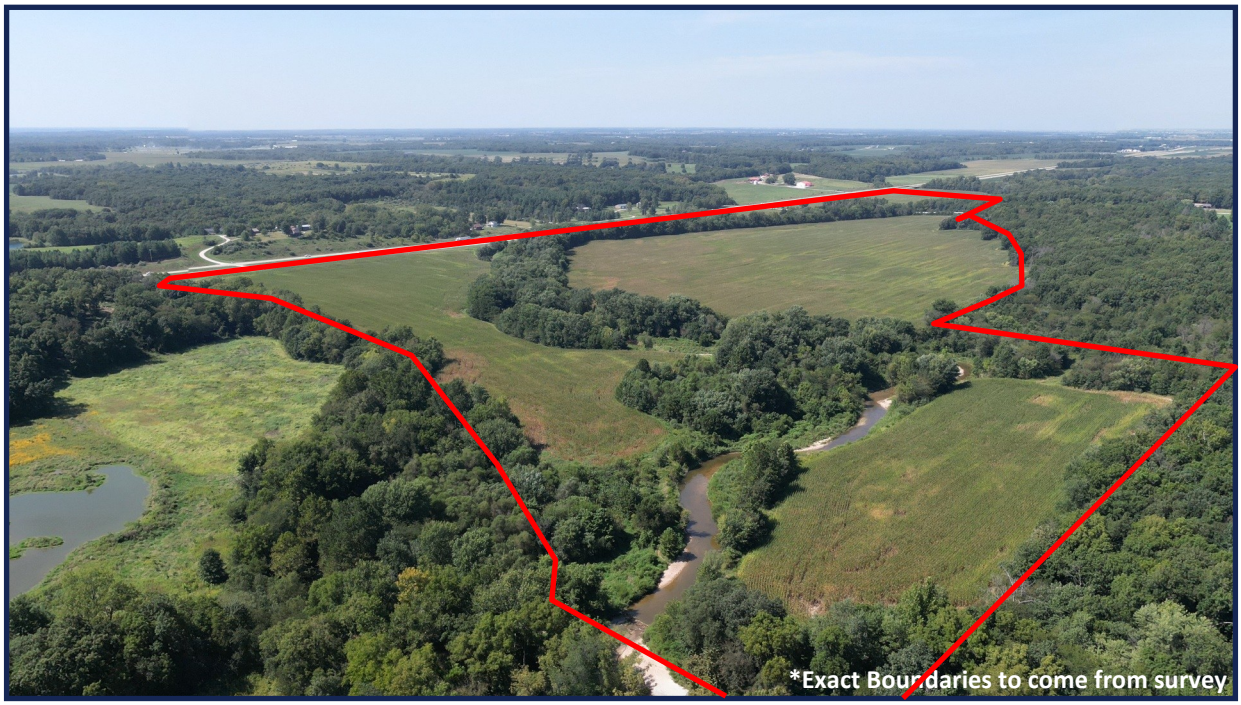
Photos



View from the northwest corner looking southeast



View from the southeast corner looking northwest