

AUCTION

TIMED ONLINE

Lee County, Iowa Land & Acreage

OPENING: THURSDAY, MARCH 19

CLOSING: THURSDAY, MARCH 26 | 1PM CDT 2026

T1

T3

149± ACRES - 3 TRACTS

Buyer to Receive 100% of the Cash Rent

This 149± acre farm will be offered in 3 tracts, including a country acreage with buildings. The row crop acres of this farm will be selling with tenant already in place for the 2026 farming season. Tract 1 will be 100± acres of row crop land. Tract 2 is a 48± acre combination farm with row crop land, CRP income & timber draws. Tract 3 offers a 2-story country acreage with buildings on 1± acre.

T2



SteffesGroup.com | (319) 385-2000 |             

Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641

Announcements made or published the day of sale take precedence over advertising. This online auction will have a 5% buyer's premium. Ten percent (10%) down payment on March 26, 2026. Balance due at final settlement/closing with a projected date of May 11, 2026.

TRACT 1: 100± ACRES PENDING SURVEY

- Approx. 98 tillable acres.
- CSR2 is 64.2 on the tillable acres.
- Farm has terrace & tile work completed.
- Section 2, Van Buren Township, Lee County, Iowa.

TRACT 2: 48± ACRES PENDING SURVEY

- Approx. 41 acres tillable, of which 11.65 acres are in CRP.
- CSR2 is 54.8 on the tillable acres.
- Balance of land is timber draw.
- Section 2, Van Buren Township, Lee County, Iowa.

TRACT 3: 2-STORY HOME ON 1± ACRE PENDING SURVEY

- 4 bedrooms, 1-3/4 baths
- 1,825 total sq. ft. living space
- Built in 1918.
- Basement has a high efficient gas furnace w/ central air.
- Home has Rathbun rural water and a well (condition unknown).
- Outbuildings include: 50'x72' Morton open faced machine shed, 24'x32' shed, 20'x22' detached garage, small shed, 3,400 & 2,262 bu. grain bins.
- **Not included:** Tenant's Farm Equipment

Open House: March 12. from 1-2pm

W.H. LYON FARM PARTNERSHIP

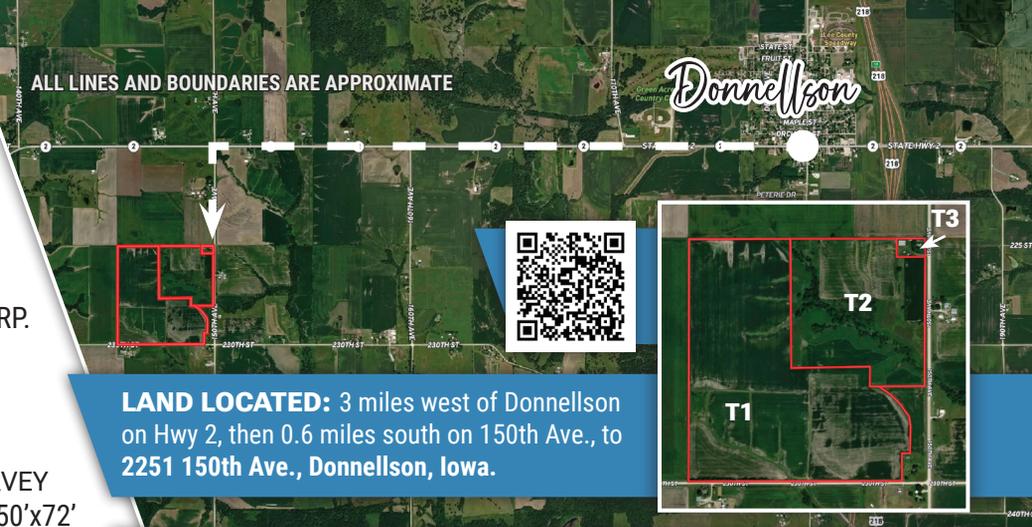
*Closing Attorney: Mio Santiago
of Anderson, Roberts, Porth, Wallace,
Stewart & Werner LLP*

STEFFES REPRESENTATIVE MASON HOLVOET, (319) 470-7372

Iowa Real Estate Salesperson S69890000



ALL LINES AND BOUNDARIES ARE APPROXIMATE



LAND LOCATED: 3 miles west of Donnellson on Hwy 2, then 0.6 miles south on 150th Ave., to 2251 150th Ave., Donnellson, Iowa.



Steffes Group, Inc.
2245 E Bluegrass Rd,
Mt. Pleasant, IA 52641

Address Service Requested

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PERMIT #315