

IOWA FARMLAND AUCTION

FRIDAY FEBRUARY 27TH AT 10:00 AM

355.82 ACRES
M/L



LEE COUNTY

OFFERED IN THREE SEPARATE TRACTS



Auction Date: Lee County Fairgrounds (Learning Center Building)

Friday, February 27th at 10:00 AM 1100 N Main Street - Donnellson, Iowa 52625



MATT HOENIG

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RILEY SIEREN

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SCAN THE QR CODE
TO VIEW THIS
PROPERTY ONLINE!



AUCTION DATE:
FRIDAY
FEBRUARY 27TH
AT 10:00 AM

LEE COUNTY FAIRGROUNDS
(LEARNING CENTER BUILDING)
1100 N MAIN STREET
DONNELLSON, IOWA 52625

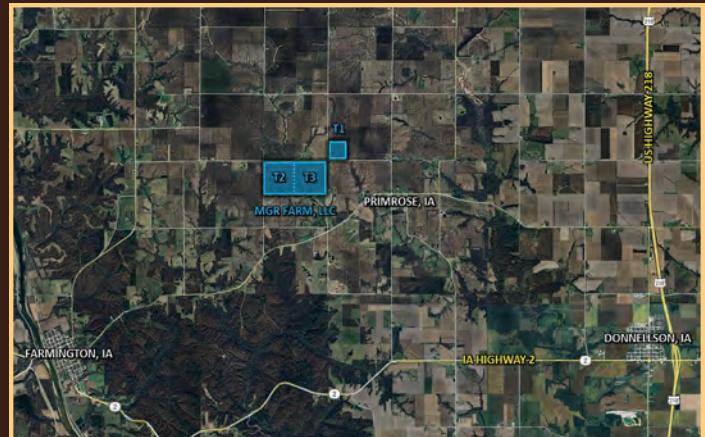
Peoples Company is proud to represent MGR Farms, LLC in the sale of 355.82 acres m/l of high-quality farmland located just west of Donnellson in Lee County, Iowa.

This LIVE Public Auction presents a rare opportunity to bid on three highly desirable Lee County farmland tracts, offered using the choice auction method to give buyers maximum flexibility to secure an individual parcel or assemble a premier multi-tract land portfolio. The auction will be hosted at the Lee County Fairgrounds (Learning Center Building) in Donnellson, Iowa, beginning at 10:00 AM on Friday, February 27th, with both live and online bidding available for your convenience. These farms are located in Sections 15 and 21 of Harrison Township in Lee County, Iowa, an established agricultural area known for its productive soils, strong local farming base, and history of stable long-term ownership.

The MGR Farms, LLC tracts combine quality soils with tracts overall CSR2 ratings ranging between 48.5 - 70.8, excellent access, and close proximity to multiple grain marketing outlets, making them attractive to both operators and investors. Multiple field entrances enhance farming efficiency and trucking logistics, and the layout of the tracts allows buyers to strategically expand their land base or diversify their portfolio. In addition to their strong income-producing characteristics, these farms also offer appealing recreational potential, delivering productivity, versatility, and long-term value in one outstanding land offering.

Farm Lease: Notice of Termination of the lease has been sent to the Tenants. The current lease will terminate on March 1, 2026 and will be open for the 2026 cropping season.

The three tracts will be offered individually on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. The Public Auction will be held on Friday, February 27th, 2026, at 10:00 AM CST at the Lee County Fair Grounds (Learning Center Building) in Donnellson, IA. The sale can also be viewed through a Virtual Online Auction option and online bidding will be available.



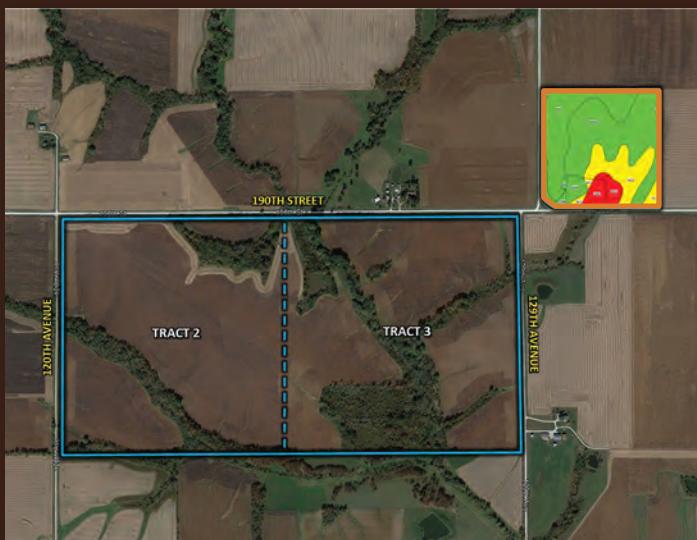
LISTING 18840

PEOPLESCOMPANY.COM

TRACT 1: 40 ACRES M/L

Tract 1 presents an excellent opportunity to acquire a high-quality farmland tract located in Section 15 of Harrison Township in Lee County, Iowa. The farm features a gentle southward slope with existing tile and terrace improvements that support efficient drainage and productive row-crop farming. The tract includes 38.66 FSA cropland acres, making it a nearly 97% tillable unit. Primary soil types consist of Grundy Silt Loam and Haig Silt Loam, both known for their stability and productivity.

With its strong soils, efficient layout, and manageable size, Tract 1 serves as an attractive option for a beginning farmer or as a practical addition to an existing farming operation or land investment portfolio.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2	
364B	Grundy silt loam	18.20	47.09%	73	
362	Haig silt loam	10.31	26.68%	83	
131C2	Pershing silt loam	6.29	16.27%	62	
223C	Rinda silt loam	2.86	7.40%	37	
211	Edina silt loam	0.99	2.56%	59	
Weighted Average					70.9

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TRACT 2: 153.94 SURVEYED ACRES

Positioned in Section 21 of Harrison Township, Tract 2 comprises 153.94 surveyed acres of productive Lee County, Iowa farmland with a strong balance of efficiency and accessibility. This tract is approximately 86% tillable and includes 128.63 estimated FSA cropland acres carrying an average CSR2 rating of 50.2. The primary soil types are Clarinda Silty Clay Loam and Grundy Silt Loam, with nearly 60 acres classified as NHEL. Multiple access points enhance ease of field entry and improve logistics for farming operations and grain transportation. When combined with Tract 3, Tract 2 creates an exceptional large contiguous tillable unit and a valuable addition to an existing farm operation or investment portfolio.

In addition to its agricultural strengths, Tract 2 offers meaningful recreational potential. Its open cropland layout, gently rolling terrain, and proximity to surrounding habitat corridors present opportunities to enhance wildlife use, making this tract suitable for both income production and outdoor enjoyment.



*FSA Base Acres & Cropland Acres will be subject to reconstitution by the Lee County, Iowa FSA & NRCS offices after closing.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2	
222C2	Clarinda silty clay loam	39.01	30.32%	28	
364B	Grundy silt loam	38.78	30.15%	73	
211	Edina silt loam	24.35	18.93%	59	
792C2	Armstrong loam	14.09	10.96%	31	
23C2	Arispre silty clay loam	3.67	2.85%	62	
730B	Nodaway-Cantril complex	2.51	1.95%	80	
993D2	Armstrong-Gara loams	2.48	1.93%	22	
131B	Pershing silt loam	1.78	1.38%	70	
594D2	Galland loam	1.58	1.23%	19	
13B	Colo-Vesser complex	0.31	0.24%	71	
131C2	Pershing silt loam	0.07	0.05%	62	
Weighted Average					50.2



TRACT 3: 161.88 SURVEYED ACRES

Tract 3 presents an exceptionally versatile opportunity, ideal for expanding a row-crop operation or developing a premier recreational retreat. The property features an attractive building site, along with year-round water from Little Sugar Creek and a scenic one-acre pond. This quality tract consists of 161.88 surveyed acres and includes 128.90 estimated FSA-cropland acres carrying a CSR2 rating of 48.2. Approximately 107.16 estimated acres are currently in row crop production with an average CSR2 rating of 48.2. The primary soil types are Pershing Silt Loam and Armstrong Loam. The farm features areas of existing tile and terracing, with Little Sugar Creek serving as an outlet for future drainage improvements. When combined with Tract 2, Tract 3 would create an expansive row-crop unit and a strong addition to an existing farming operation or investment portfolio.

For the avid outdoorsman or land steward, Tract 3 should not be overlooked. The property offers outstanding recreational potential with multiple access points, natural pinch points, thick bedding cover, and strong habitat for the abundant local whitetail population. With thoughtful collaboration through the Lee County, Iowa FSA office, portions of this tract could be further enhanced to create an exceptional wildlife and habitat property for whitetail deer, turkey, pheasant, and other upland species, while still maintaining its strong agricultural value.



*FSA Base Acres & Cropland Acres will be subject to reconstitution by the Lee County, Iowa FSA & NRCS offices after closing.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2	
131C2	Pershing silt loam	35.04	27.18%	62	
792C2	Armstrong loam	28.48	22.10%	31	
594C2	Galland loam	17.88	13.87%	23	
730B	Nodawar-Cantril complex	12.23	9.49%	80	
131B	Pershing silt loam	10.46	8.12%	70	
594D2	Galland loam	6.50	5.04%	19	
364B	Grundy silt loam	4.87	3.78%	73	
993D2	Armstrong-Gara loams	4.60	3.57%	22	
223C	Rinda silt loam	4.07	3.16%	37	
13B	Colo-Vesser complex	2.05	1.59%	71	
23C2	Arispie silty clay loam	1.67	1.30%	62	
211	Edina silt loam	1.04	0.81%	59	
Weighted Average					48.2





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18840

MGR FARM, LLC LEE COUNTY, IA LAND AUCTION

355.82 Acres M/L - Offered in Three Separate Tracts

February 27th at Lee County Fairgrounds - 10:00AM

AUCTION TERMS & CONDITIONS

SELLER:
MGR Farms, LLC

REPRESENTING TRUST OFFICER:
Rosy Avalos Eichelberger - Community Bank & Trust

AUCTION LOCATION:
Lee County Fairgrounds - (Learning Center Building)
1100 N Main Street - Donnellson, Iowa 52625

AUCTION METHOD: The three tracts will be offered individually on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, one or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. The sale can also be viewed through a Virtual Online Auction option and online bidding will be available.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company to receive a bidder number to bid at the auction. The Auction Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Lee County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Auction Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Lee County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a certified check or wire transfer. All funds will be held in the Peoples Company Trust Account.

CLOSING: Closing will occur on or before Friday, April 10th, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

POSSESSION: Possession of the farm will be given at closing.

FARM LEASE: The farm lease has been terminated and the farm will be 'open' for the 2026 crop season.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the winning bidder will enter into a real estate sales contract and deposit with Peoples Company Trust Account the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

FINANCING: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

PROPERTY TAXES: All real estate taxes will be prorated between the Seller and Buyer to the date of closing.

FENCES: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Auction Company, or Seller. All bids will be on a per-acre basis. Auction Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

DISCLAIMER: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Auction Company. Overall tract acres, tillable acres, etc., may vary from the figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions are to be taken from the Abstract.