

MIDWEST AG EXCHANGE

— Selling Land & Equipment —

**192.39±
ACRES**
2 TRACTS



**ONE CHANCE
SEALED BID SALE**

**Charleston Township
Matthew Hulsebus**

Donnellson, IA

To Request Bid Packet & Place Bids:

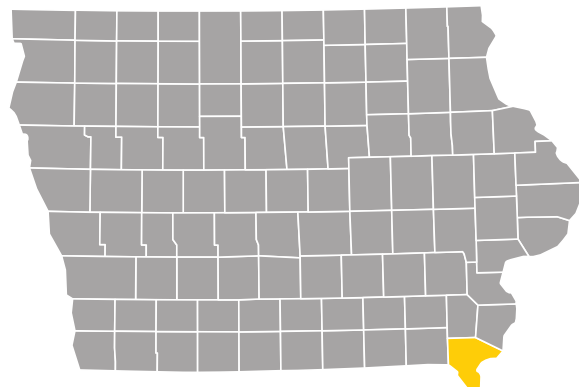
Midwest Ag Exchange
3187 320th Street | Crawfordsville, IA 52621

Tim Meyer – LIC B04868000
319-750-1233 | Tim@MidwestAgExchange.com

Nate Larson – LIC S73602000
319-931-3944 | Nate@FIConsultant.com

MidwestAgExchange.com

**Last Day to Present Bids:
July 23, 2026 | 2PM**



Lee County, Iowa

Terms: 10% down upon signing purchase agreement with balance due at closing in 45 days.

The Terms and Conditions of Sale are set forth in the Buyer's Prospectus and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Midwest Ag Exchange make no warranties or guaranties expressed or implied.

Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Sellers Agents and owners will not be held responsible for advertising discrepancies or inaccuracies.

ALL ANNOUNCEMENTS TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

Midwest Ag Exchange along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure **legal** representation, at their expense, in all real estate transactions.

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

BIDS ARE DUE BY July 23, 2026 at 2:00PM CST.

All bidders must request a bid packet and agree to the terms of the sale prior to placing a bid.

The successful buyer will be required to enter a real estate contract and a deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Down payment is due on the seller's final acceptance of the bid agreed upon.

The contract signing will take place at Midwest Ag Exchange office at, 3187 320th Street, Crawfordsville, Iowa 52621.

If the winning bidder is unable to come to the office for signing of the contract, arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. This sale is not contingent on buyer's financing or any other buyer contingencies. Balance of the purchase price must be paid in full at closing on or before: **September 1, 2026.**

Closing will be facilitated by a professional escrow/title company and will be at the buyer's expense.

Seller will provide up-to-date merchantable abstract and title.

Property will be conveyed by a Warranty Deed.

2026 Taxes: Paid by BUYER.

Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner. Taxes will be prorated to the date of closing. Closing Agent Fee will be paid for by the Buyer.

THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.

THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property.

Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Agent make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Midwest Ag Exchange is representing the Seller. Midwest Ag Exchange is offering a 3% co-brokerage fee if an offer brought by another Iowa licensed real agent is accepted.

POSSESSION

Possession of Tract 1 will be at closing. Possession of Tract 2 will be split, possession of the pasture will be at closing and the tillable acres will be subject to the existing 2026 lease with early possession after the crop is harvested.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Agents do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, any results that an accurate survey may show, as well as all applicable zoning laws.

BUYER DEFAULT

When using our real estate services, you are making a firm commitment to purchase said item(s) and are entering into a legal and binding contract. Bids may not be cancelled or retracted for any reason. Non-paying bidders or fraudulent bidding will subject you to legal recourse. Further, the Seller has the sole discretion to accept or refuse any bid.

Buyers can contact the agents to submit an offer on the property.

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Sealed Bid Process:

- Final bids will be by total dollar amount and not per acre amount.
- There will be no “final round” of bidding unless a tie bid occurs.
- If a tie bid occurs, only the parties with the tying bids will be contacted to raise their previous bid.
- Seller reserves the right to accept, reject any and all bids.
- Down payment will be due upon acceptance and signing of the purchase agreement.

Bids are due by Thursday, July 23, 2026 at 2:00PM CST.

Aerial Map

Charleston Township

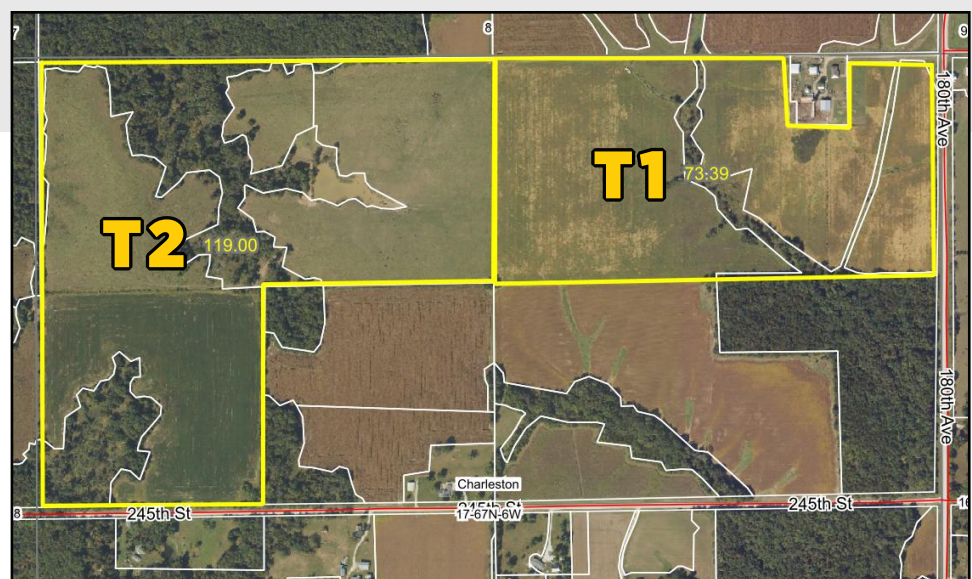
Auctioneer's Note: This sale presents an opportunity to purchase 192.39± acres in Charleston Township, Lee County, Iowa. This sale is a rare opportunity to buy high quality combination Iowa farmland. These tracts boast a CSR2 of 43.3 and are one contiguous piece of farm ground. The south tillable portion on Tract 2 is leased for the 2026 growing season. This is a great opportunity for a farmer or investor!

Land Located: Tracts 1-2 are generally located 1.75 miles south of Donnellson. From Donnellson, head south on US 218, 1.75 miles, then turn south on Iowa 394 and the farm is on the west side of the road.

Description: Section 17, Charleston Township, Lee County, Iowa

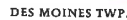
Total Acres: 192.39±

To be sold in 2 tracts!



*Lines are approximate

R-6-W



Tract 1 Details

Lee County, Iowa

5

Total Acres: 73.39± (assessed)

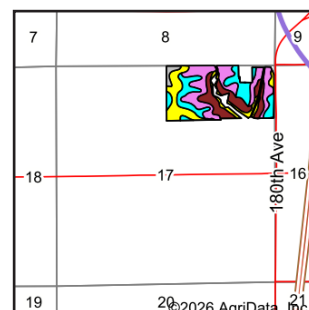
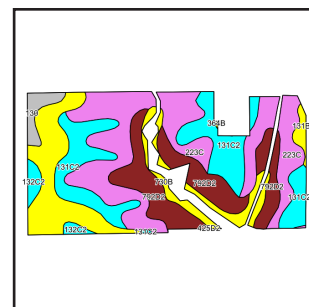
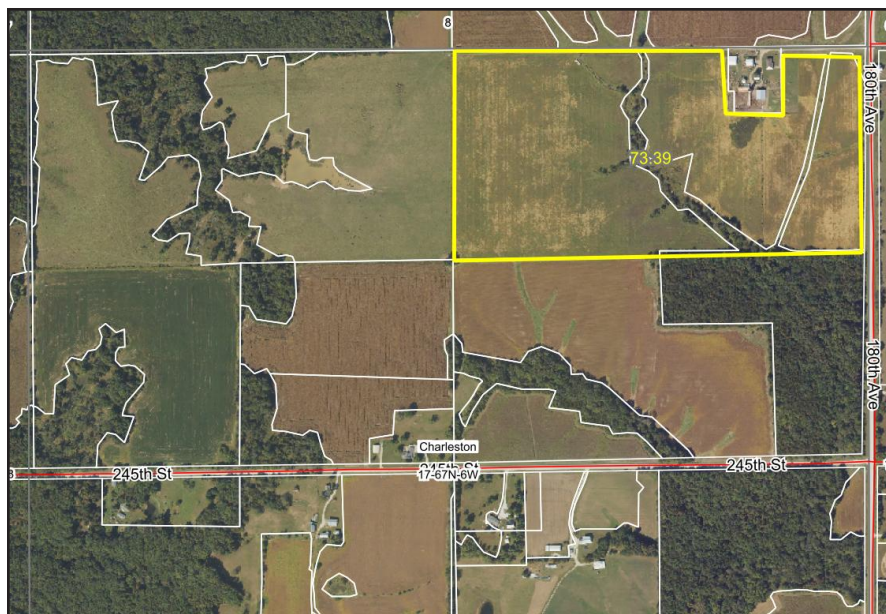
Description: Section 17, Charleston Township, Lee County, IA

Tillable Cropland Acres: 70.6

Tax Parcel: 0103131720000080 & 0103131720000010

CSR2: 45.4 on tillable

Net Taxes: \$1,846



Soils data provided by USDA and NRCS.

Area Symbol: IA111, Soil Area Version: 34								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
223C	Rinda silt loam, 5 to 9 percent slopes	23.67	33.5%		IVw	37	27	65
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	15.00	21.2%		IIIe	62	45	51
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	13.46	19.1%		IVe	9	11	43
131B	Pershing silt loam, 2 to 5 percent slopes	11.06	15.7%		IIIe	70	67	59
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	4.23	6.0%		IIw	80	63	65
130	Belinda silt loam, 0 to 2 percent slopes	1.71	2.4%		IIIw	47	63	63
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	1.47	2.1%		IIIe	59	40	68
Weighted Average					3.47	45.4	37.3	*n 56.9

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*Lines are approximate

Tract 2 Details

Lee County, Iowa

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Total Acres: 119± (assessed)

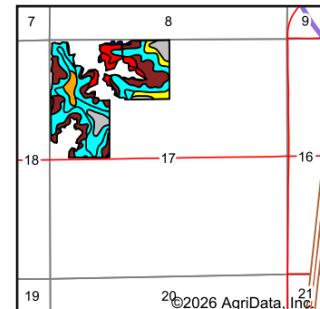
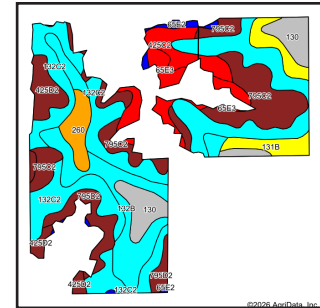
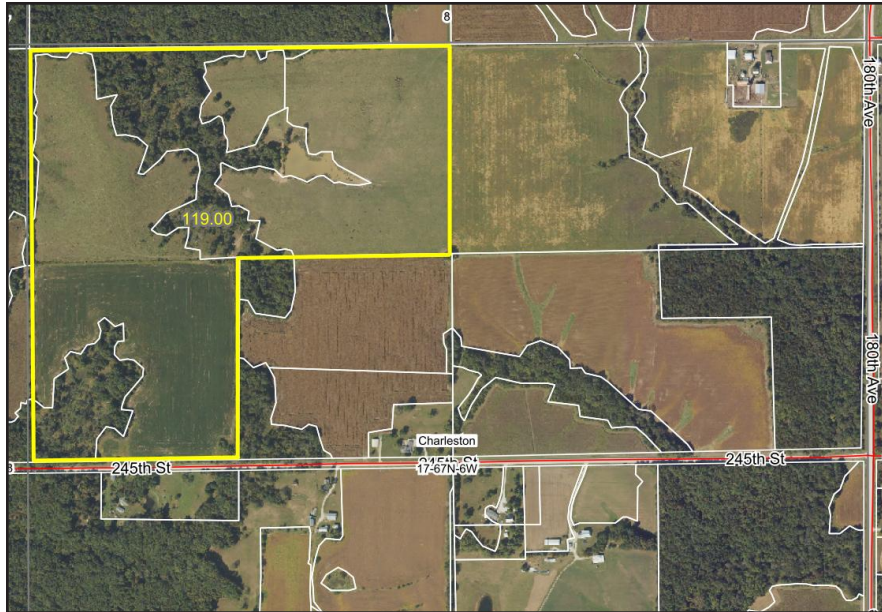
Description: Section 17, Charleston Township, Lee County, IA

Tillable Cropland Acres: 90.2

Tax Parcel: 010313171000030, 010313171000010 & 010313171000020

CSR2: 41.8 on tillable

Net Taxes: \$2,466



Soils data provided by USDA and NRCS.

Area Symbol: IA111, Soil Area Version: 34								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	29.83	33.0%		IIle	59	40	68
795C2	Ashgrove silt loam, 5 to 9 percent slopes, moderately eroded	13.60	15.1%		IVe	6	15	42
132B	Weller silt loam, 2 to 5 percent slopes	11.57	12.8%		IIle	67	60	80
130	Belinda silt loam, 0 to 2 percent slopes	7.01	7.8%		IIlw	47	63	63
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	5.91	6.6%		IVe	9	12	41
131B	Pershing silt loam, 2 to 5 percent slopes	4.96	5.5%		IIle	70	67	59
65E3	Lindley clay loam, 14 to 18 percent slopes, severely eroded	4.75	5.3%		Vlle	22	25	42
795D2	Ashgrove silt loam, 9 to 14 percent slopes, moderately eroded	4.65	5.2%		IVe	7	5	39
425C2	Keswick loam, 5 to 9 percent slopes, moderately eroded	3.81	4.2%		IIle	27	24	44
260	Beckwith silt loam, 0 to 2 percent slopes	3.09	3.4%		IIlw	51	56	66
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.02	1.1%		Vlle	29	28	53
Weighted Average					3.51	41.8	37.4	*n 58.9

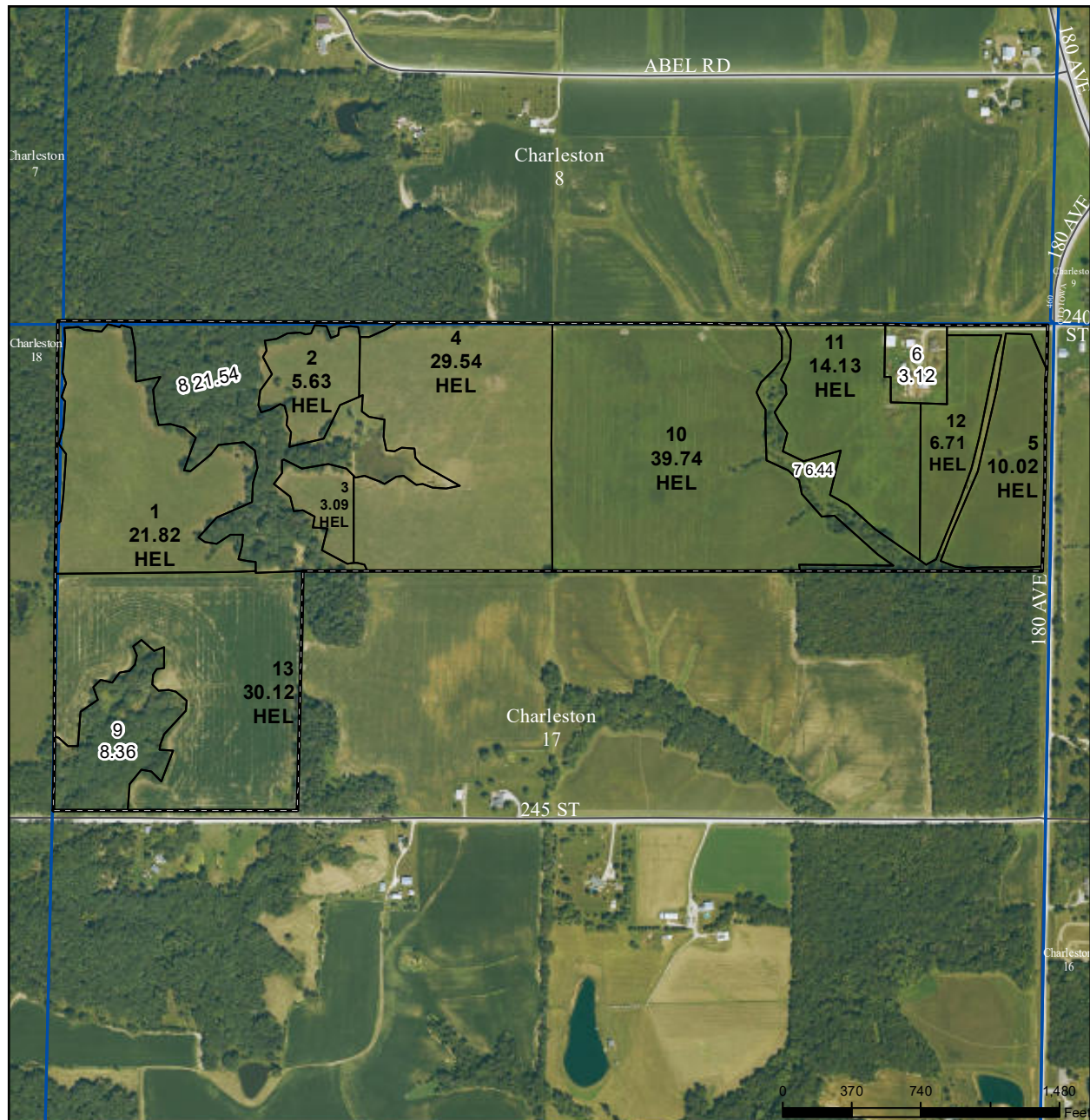
**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*Lines are approximate

Tracks 1 & 2



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: 160.80 acres

2026 Program Year

Map Created March 05, 2026

Farm 1050

Tract 1491

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.

Abbreviated 156 Farm Records

Lee County, Iowa

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Tracks 1 & 2

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
200.26	160.80	160.80	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	160.80	0.00			0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP

Tract Number : 1491

Description : Sec 17 Charleston Twp
FSA Physical Location : IOWA/LEE
ANSI Physical Location : IOWA/LEE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MATTHEW LORENZ HULSEBUS
Other Producers : DARRELL A KREHBIEL, MARSHALL D HULSEBUS
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
200.26	160.80	160.80	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	160.80	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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