

Aerial Map



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Maps Provided By:
 **surety**
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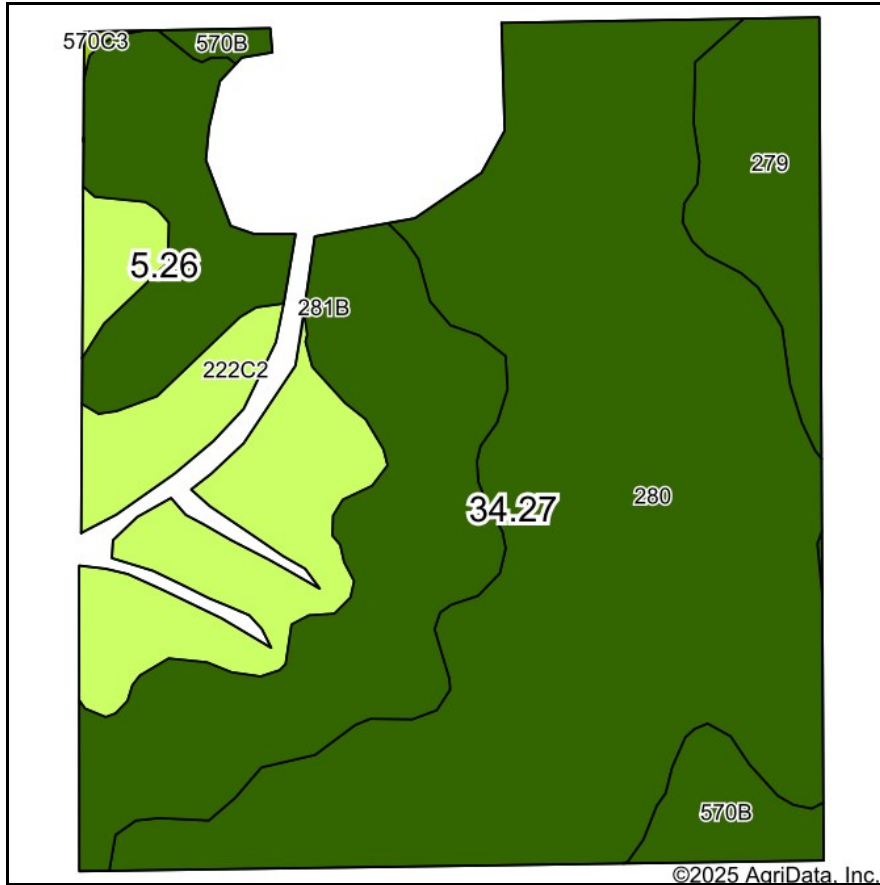
41.92 Acres
23-75N-6W
Washington County, IA

0ft 260ft 521ft



5/2/2025

Soils Map



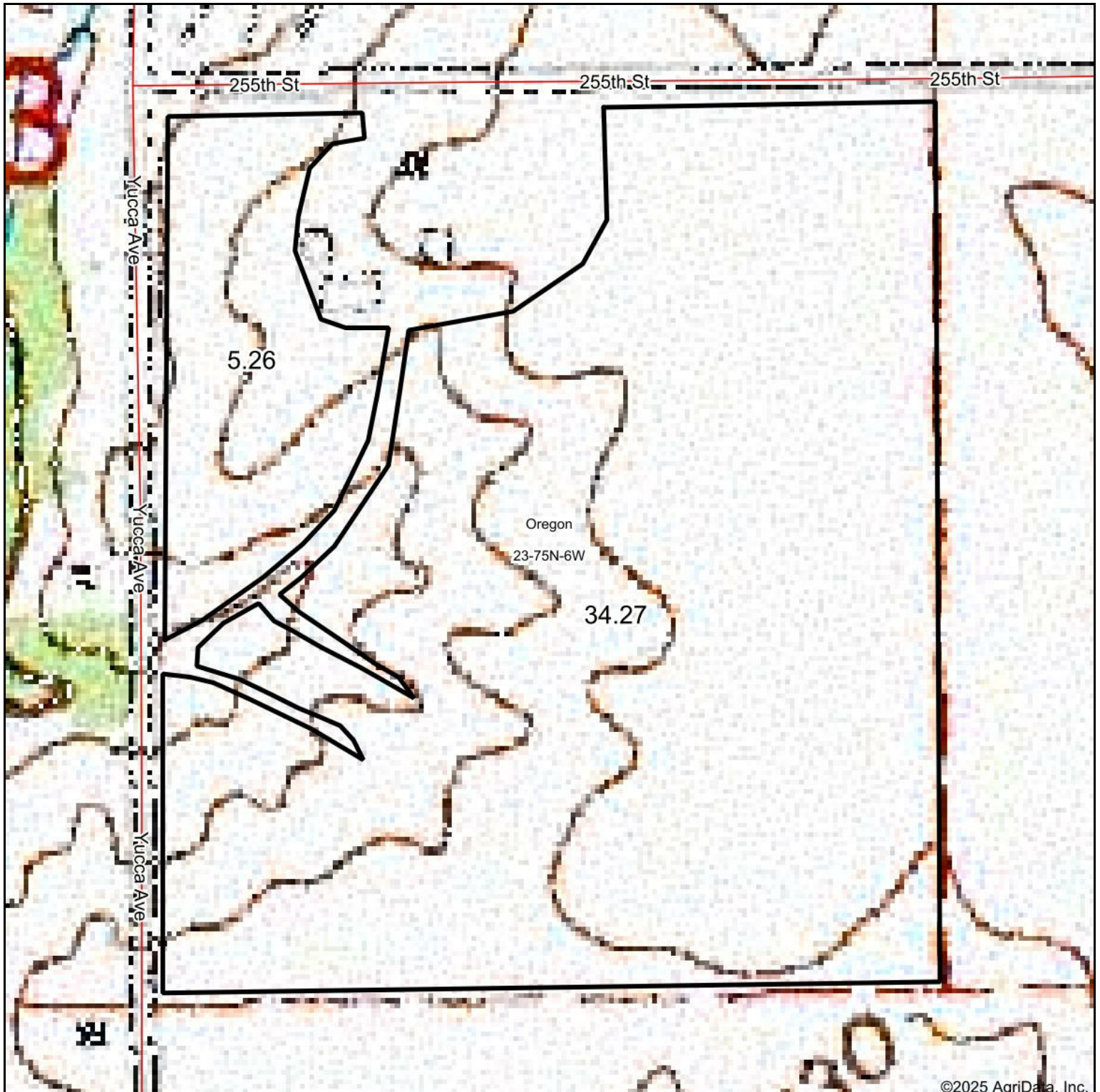
State: **Iowa**
 County: **Washington**
 Location: **23-75N-6W**
 Township: **Oregon**
 Acres: **39.53**
 Date: **5/2/2025**



Area Symbol: IA183, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	19.79	50.1%		5	Iw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	10.12	25.6%			Ile	91
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.62	14.2%		95	IVw	40
279	Taintor silty clay loam, 0 to 2 percent slopes	2.64	6.7%		95	IIw	83
570B	Nira silty clay loam, 2 to 5 percent slopes	1.36	3.4%			Ile	81
Weighted Average						1.78	84.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Map Center: 41° 17' 4.28, -91° 30' 40.48

0ft 263ft 526ft

Maps Provided By:



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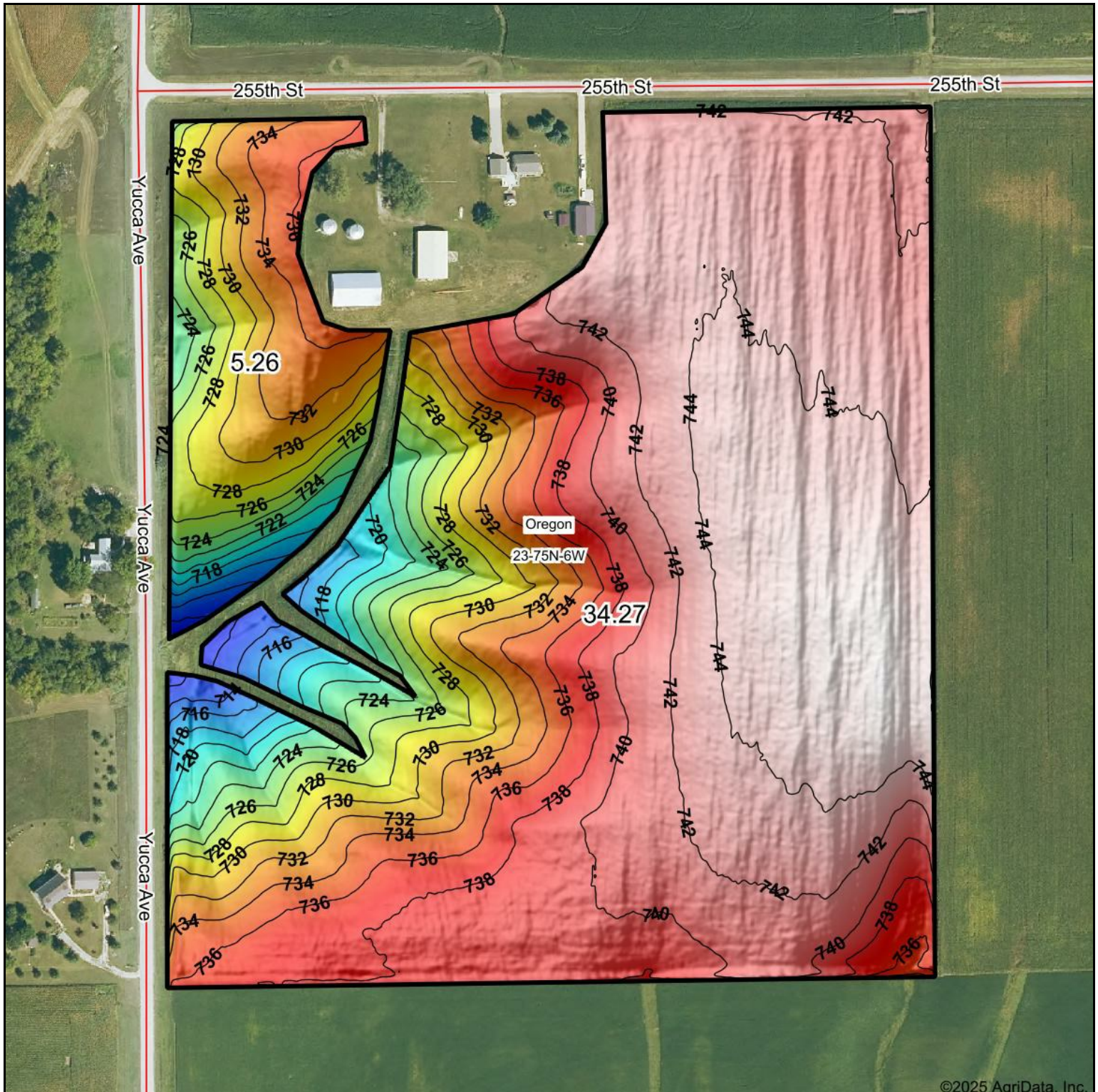
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23-75N-6W
Washington County
Iowa

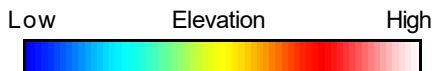


5/2/2025

Topography Hillshade



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Source: USGS 1 meter dem

0ft 266ft 532ft

Interval(ft): 2

Min: 710.9

Max: 745.9

Range: 35.0

Average: 736.6

Standard Deviation: 7.91 ft



5/2/2025

23-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 4.28, -91° 30' 40.48



Maps Provided By:



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4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

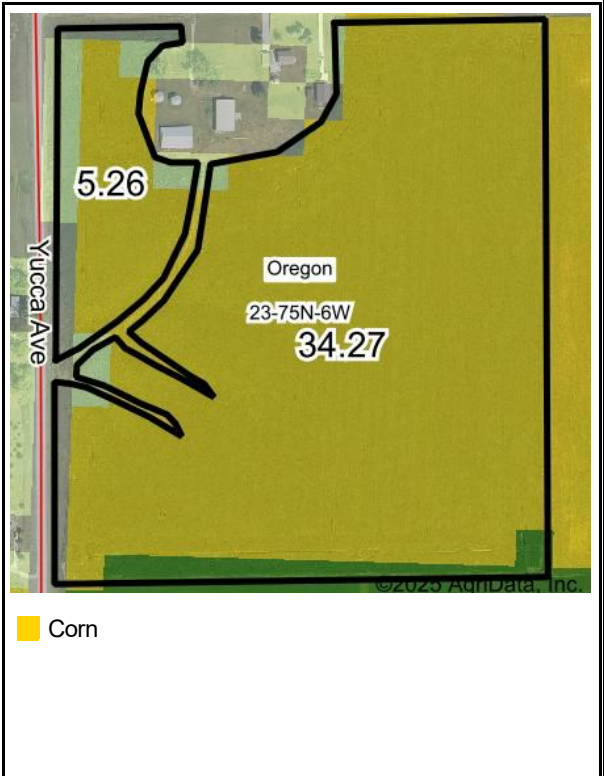
Farm Name:

Field ID:

Acct. #:

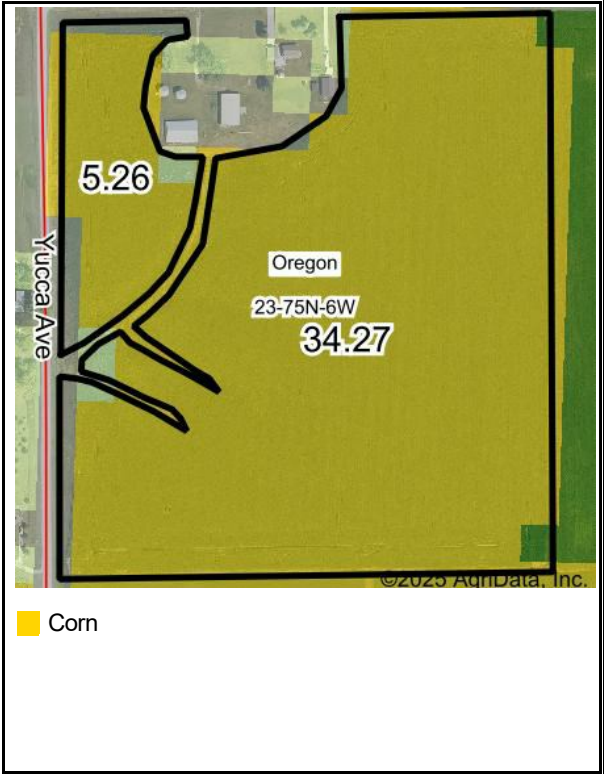
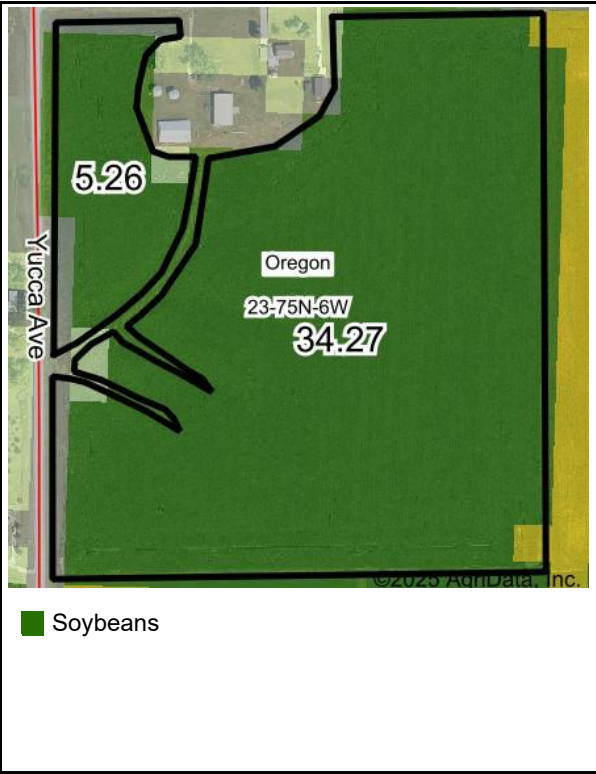
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 4.28, -91° 30' 40.48

State: IA County: Washington

Legal: 23-75N-6W Twnshp: Oregon

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



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Plant Growth(NDVI) with Hillshade 2024



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Crop: Soybeans - 100%

*USDA CropScape

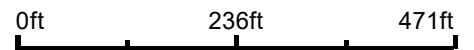
Elevation Min: 710.9

Max: 745.9

Range: 35.0

Average: 736.6

Standard Deviation: 7.91 ft



5/2/2025

23-75N-6W
Washington County
Iowa

Boundary Center:
41° 17' 4.28, -91° 30' 40.48



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By:



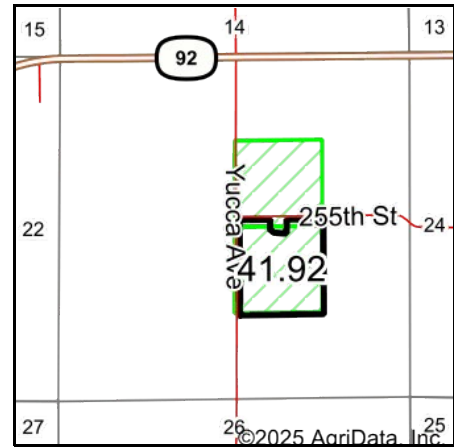
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PLSS Legal Description



Map Center: 41° 17' 4.35, -91° 30' 40.45

0ft 582ft 1164ft



Acres: **41.92**
Date: **5/2/2025**
Township: **Oregon**
County: **Washington**
State: **Iowa**



Maps Provided By:



PLSS Source: **Bureau of Land Management (BLM)**

PLSS Note: **BLM contains Government Lots and Quarters. Availability and accuracy will vary by location**

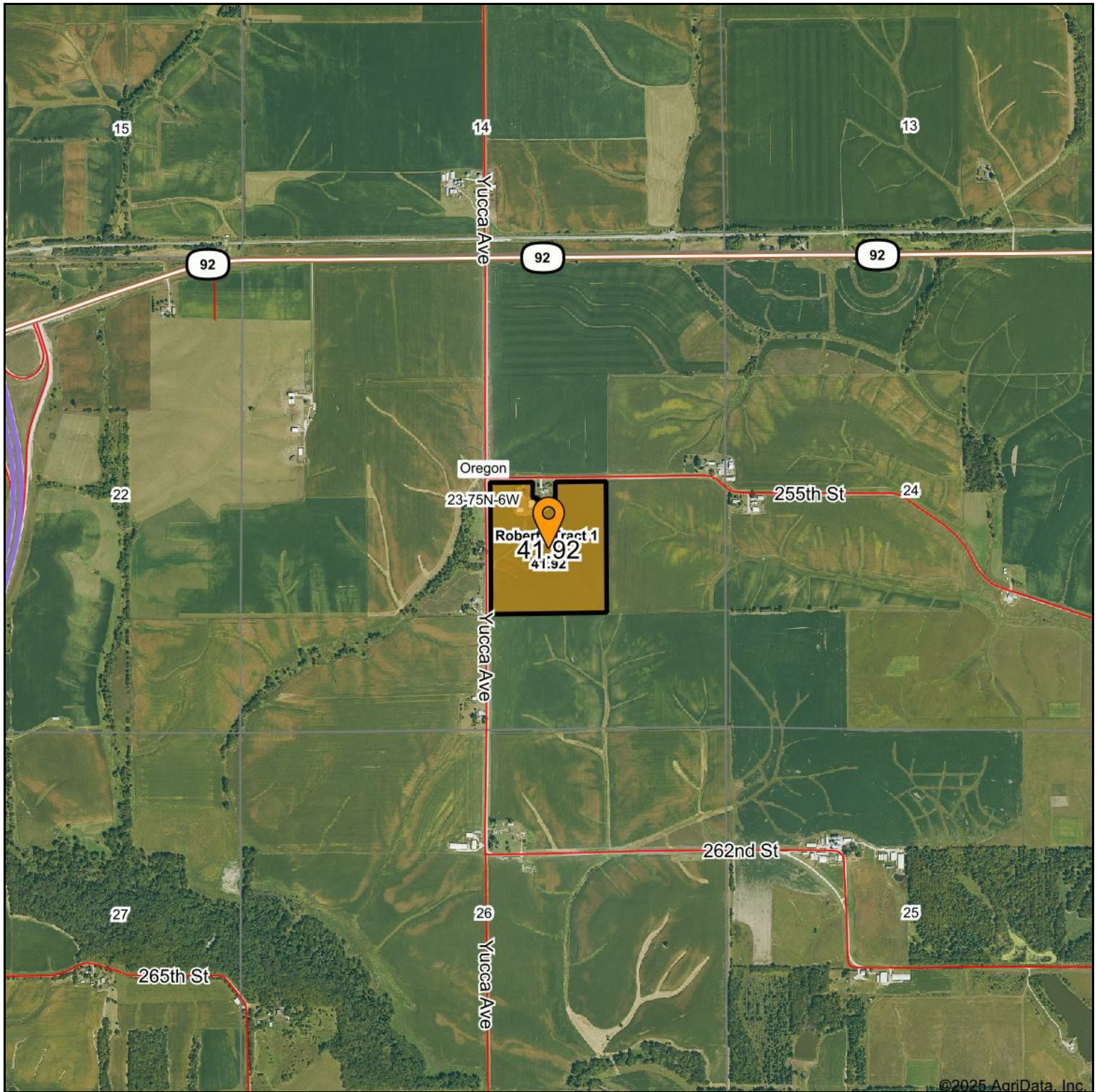
Short Legal:

PT SWNE; NWSE 23-75N-6W

Long Legal:

PART OF THE SW1/4 NE1/4; NW1/4 SE1/4 OF SECTION 23, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

Location Map



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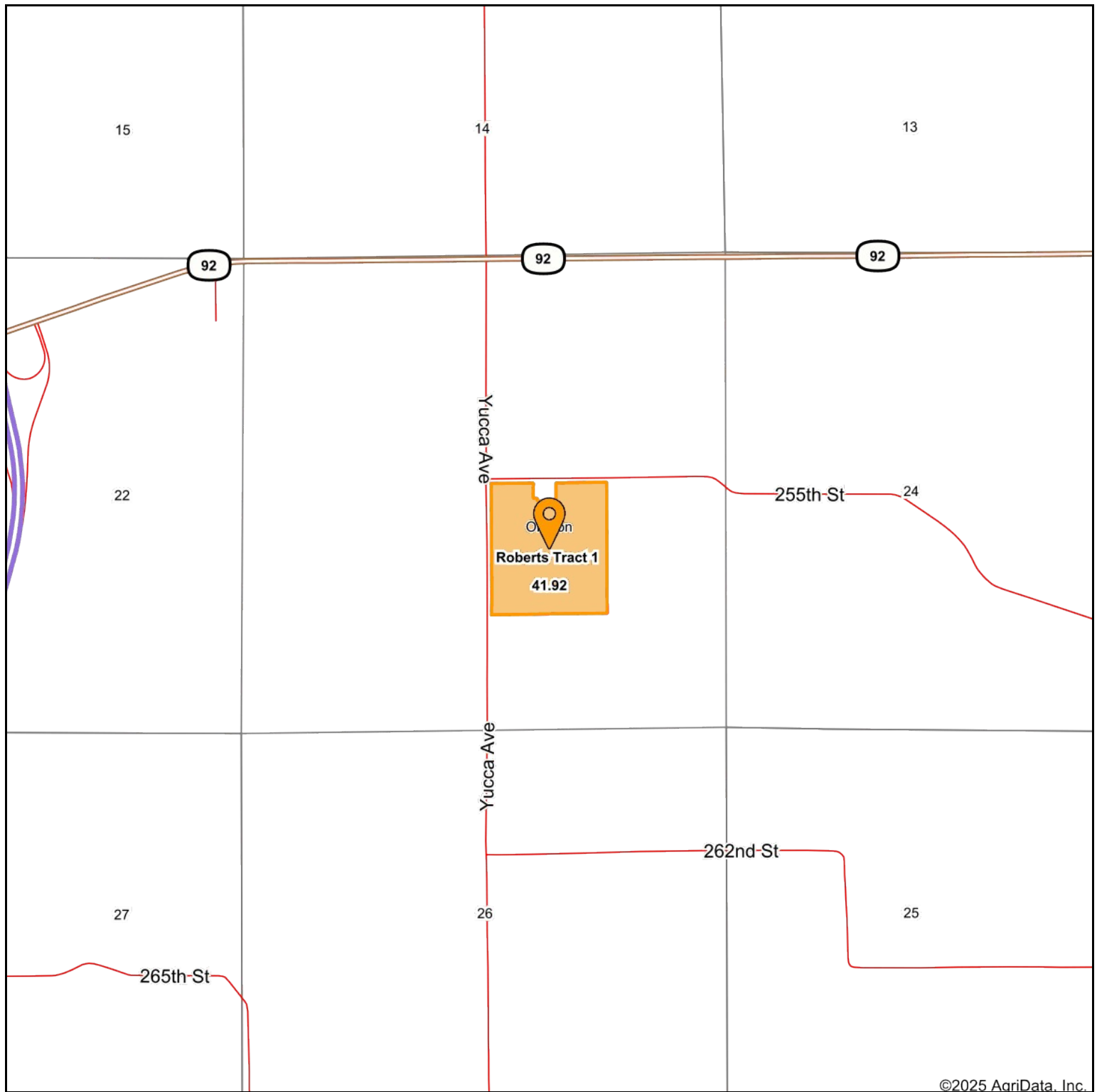
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23-75N-6W
Washington County, IA

0ft 1731ft 3461ft



Location Map



23-75N-6W
Washington County, IA

0ft 1731ft 3461ft





Seller Land Disclosure

Tract 1 - Sec. 23, Twp. 75N, Rng. 6W Parcel ID's (1223400013, 1223400014, 1223200006)

Address or Location:

Zoning: Ag Does zoning currently allow for the intended use? ☒ Yes ☐ No
What will be the basis of this sale?: ☒ Gross Acres ☐ Net Acres No. Acres 41.92
What School District is this property associated with?: HIGHLAND COMMUNITY SCHOOL
Have covenants been established for this location? ☐ Yes ☒ No If Yes, attach a copy.

1. Are buildings present on the property?

☒ Yes ☐ No

2. Is there an Association that requires Dues?

☐ Yes ☒ No

3. Water Availability:

☐ None ☒ Well
☐ Rural No. 1
☐ Combination Provide detailed location
☐ Other of each well on back.

4. What types of Sewage Disposal Systems are present at this location?

☐ City ☐ Septic
☒ None Date Last Pumped

If septic is selected, is the system in compliance with county regulations?

☐ Yes ☐ No If No, Explain

5. Name of the Electric Company that provides service to this location: RFC

6. What type of fuel is available at this location?

☐ LP Gas
☐ Natural Gas
☐ Other
☒ None

7. Are there any Easements or other encumbrances on file for the location? ☐ Yes ☒ No

If Yes, provide a brief description of such.

8. Will a property survey be required? ☐ Yes ☒ No

If Yes, who is responsible for the cost?

☐ Seller ☐ Buyer

9. Will it be necessary to build a driveway to access the property? ☐ Yes ☒ No

10. Is there a Private Road located on this property?

☐ Yes ☒ No

11. Are fences present around the property? ☒ Yes ☐ No

If Yes, what is the condition of the property line fences?

☐ New
☐ Properly Maintained
☒ Poor

Are the fences accurate in comparison to property lines?

☒ Yes ☐ No

12. What type(s) of improvements are present to this property?

☐ Terraces
☒ Grain Bins
☒ Tile
☐ Springs
☐ Ponds
☒ Other machine sheds x2

13. Is there currently a Tenant on this property? ☒ Yes ☐ No

If Yes, has the tenant been provided with a termination notice? ☒ Yes ☐ No

What are the terms of the current agreement?

Terminates Feb 28, 2026

14. Is the land enrolled in any Government Programs?

☐ Yes ☒ No

If Yes, identify the programs below.

☐ CRP ☐ Conservation Agreements
☐ DCP ☐ Forest Service
☐ Wetlands
☐ Other

15. What type(s) of Environmental Concerns are present on this property?

☐ Feedlots ☐ Underground Storage Tanks
☐ Landfills ☐ Illegal Dump Sites
☒ None ☐ Burial Grounds
☐ Other

16. Does the farm contain HEL tillable acres? ☐ Yes ☒ No

If Yes, Is the farm in compliance? ☐ Yes ☐ No

Additional Remarks: (use page 2 for additional disclosure information)

<u>2 N. Roberts, Pres</u>	<u>Chris J. Nork</u>
Seller	Seller
	Date
Buyer	Buyer
	Date

Seller Land Disclosure



Add Additional Disclosure Information Below

- Well has not been used for 20 years.
w/ windmill frame