

Aerial Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

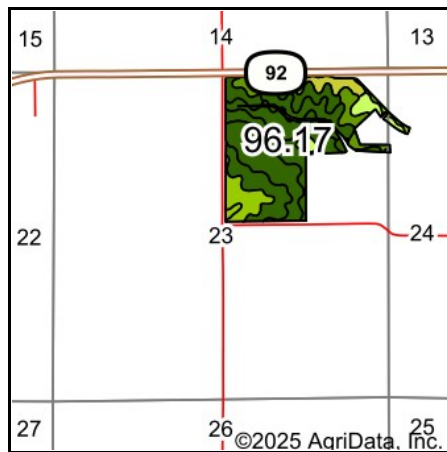
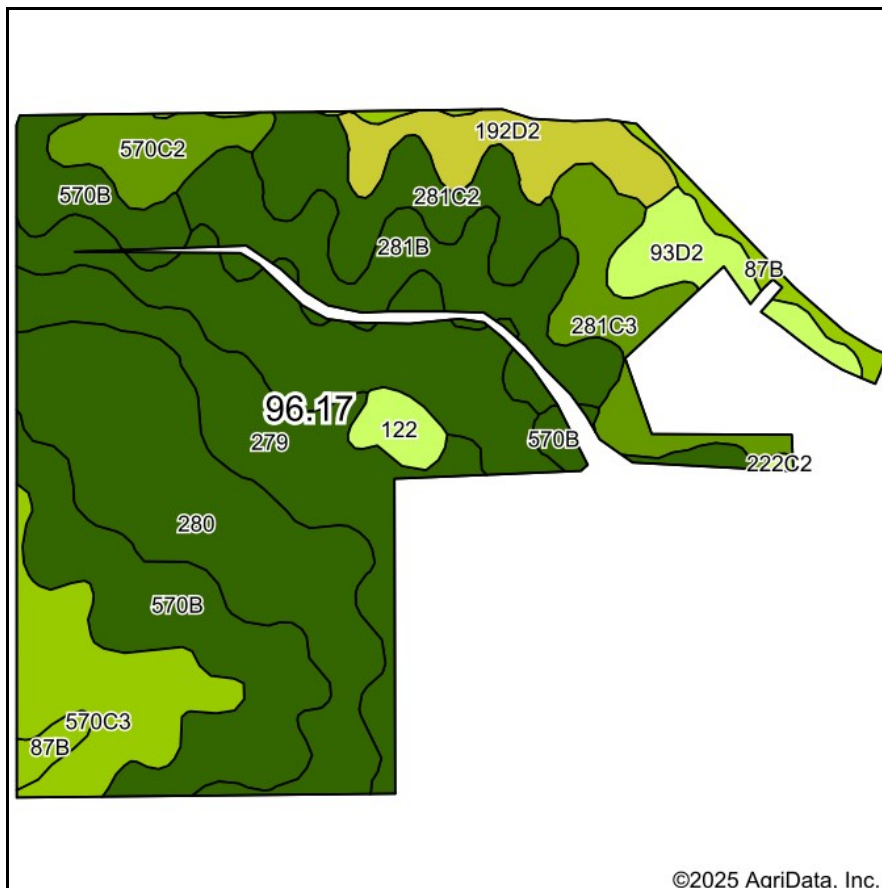
Maps Provided By:
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105.46 Acres
23-75N-6W
Washington County, IA

0ft 476ft 952ft



Soils Map



State: **Iowa**
 County: **Washington**
 Location: **23-75N-6W**
 Township: **Oregon**
 Acres: **96.17**
 Date: **5/2/2025**



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Area Symbol: IA183, Soil Area Version: 31

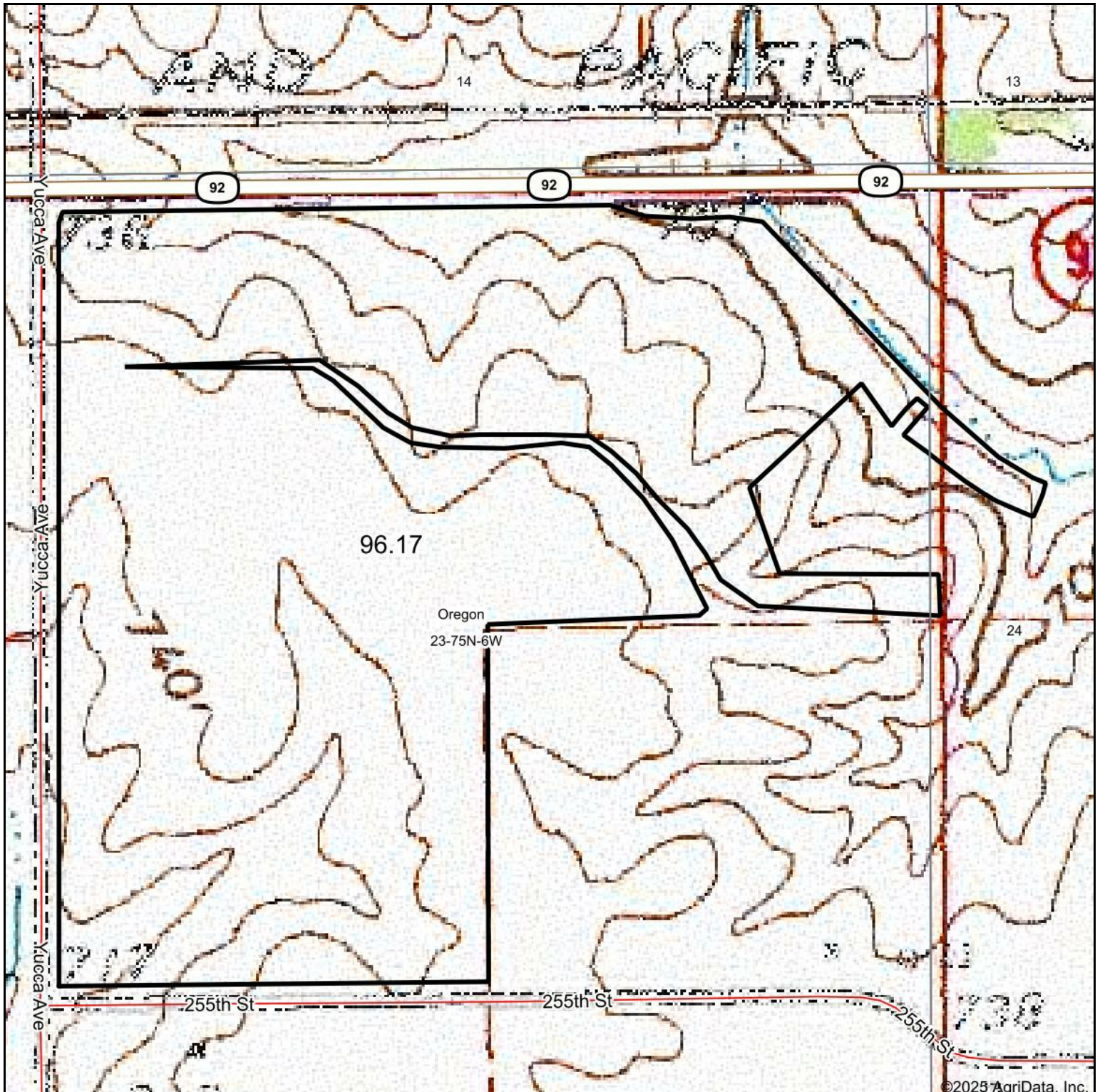
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	27.83	28.9%		5	Iw	94
570B	Nira silty clay loam, 2 to 5 percent slopes	15.02	15.6%			Ile	81
279	Taintor silty clay loam, 0 to 2 percent slopes	10.37	10.8%		95	IIw	83
281B	Otley silty clay loam, 2 to 5 percent slopes	9.06	9.4%			Ile	91
570C3	Nira silty clay loam, 5 to 9 percent slopes, severely eroded	7.29	7.6%		5	IVe	64
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	6.31	6.6%		5	IIIe	82
281C3	Otley silty clay loam, 5 to 9 percent slopes, severely eroded	5.08	5.3%		5	IVe	74
192D2	Adair silty clay loam, 9 to 14 percent slopes, moderately eroded	4.87	5.1%		5	IVe	12
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	3.34	3.5%		5	IIIe	71
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.16	3.3%			IIIe	38
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	2.34	2.4%		85	IIw	68
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.39	1.4%		100	IIIw	36
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.11	0.1%		95	IVw	40
Weighted Average						2.22	78.1

Soils data provided by USDA and NRCS.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Map Center: 41° 17' 25.39, -91° 30' 29.21

0ft 467ft 934ft

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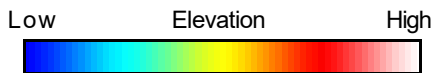
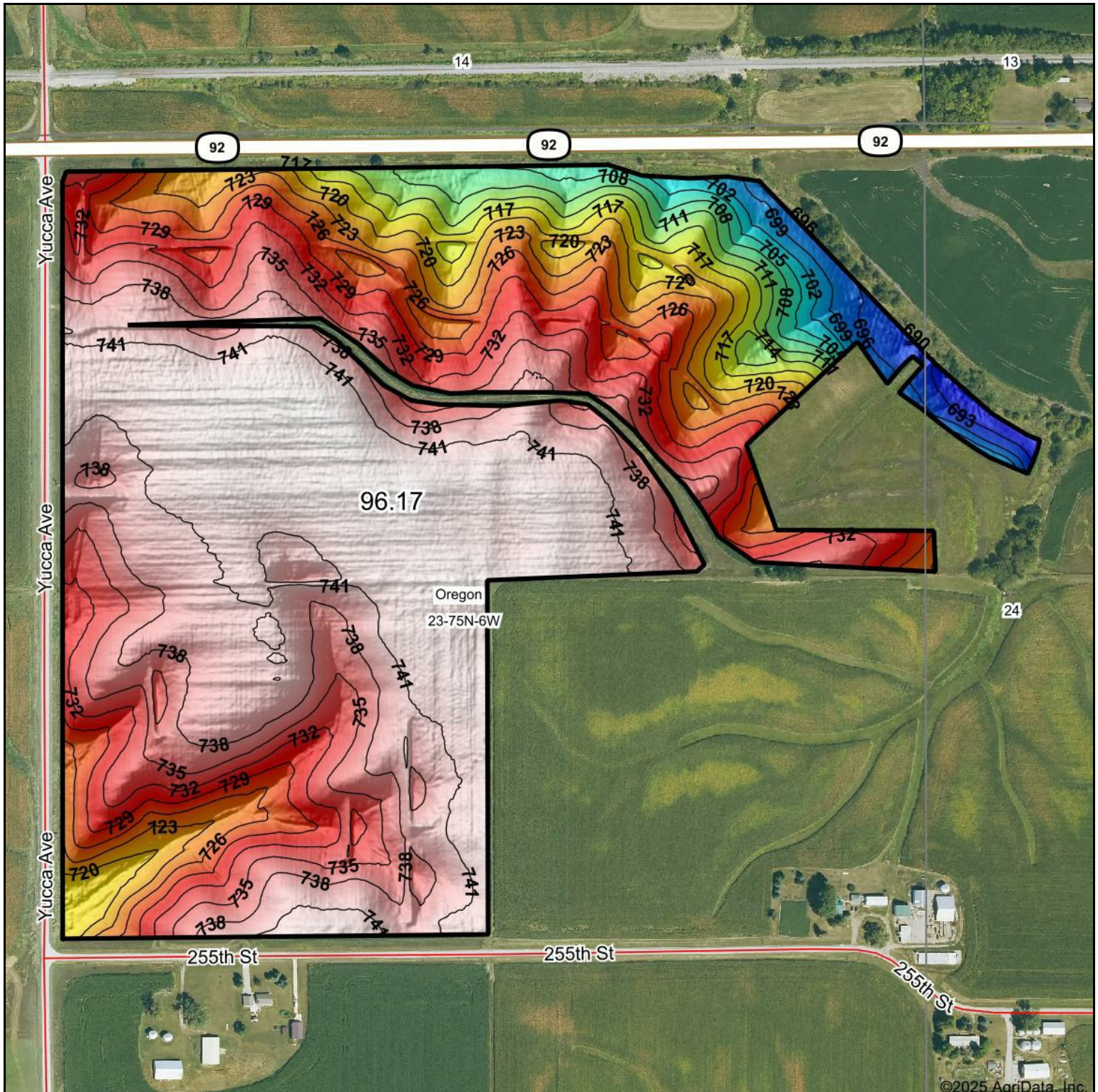
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23-75N-6W
Washington County
Iowa



5/2/2025

Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 3
Min: 691.1
Max: 743.2
Range: 52.1
Average: 731.8
Standard Deviation: 11.35 ft

0ft 471ft 943ft



23-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 24.09, -91° 30' 29.21

4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

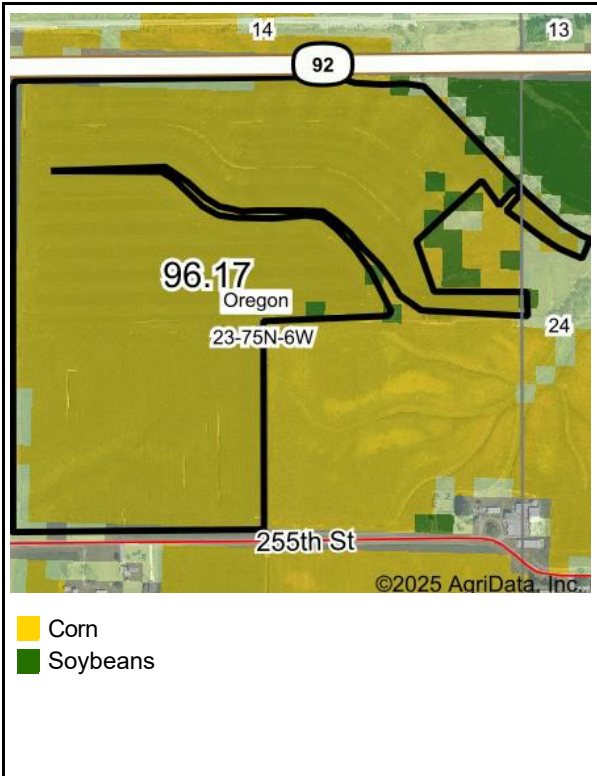
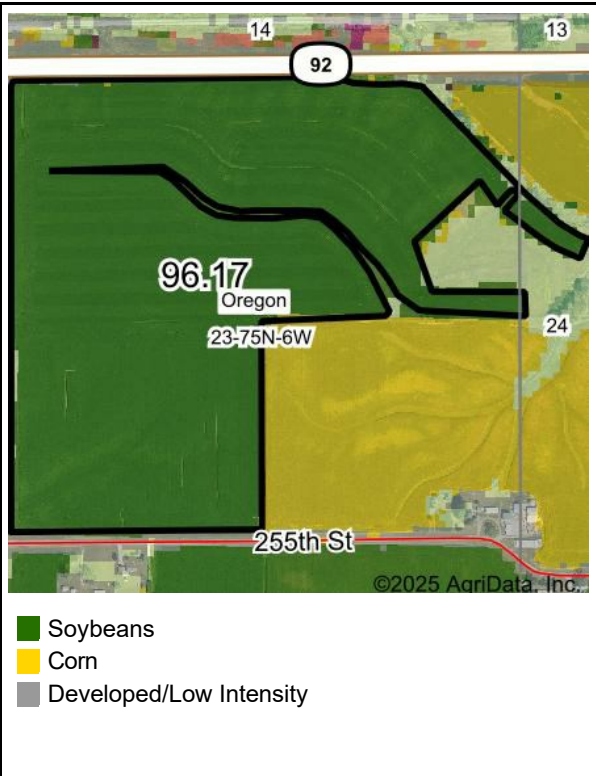
Field ID:

Phone:

Acct. #:

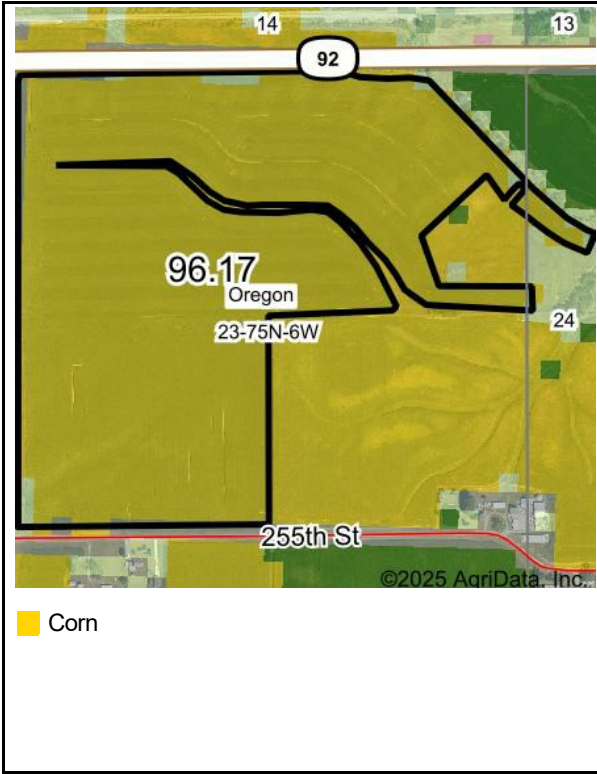
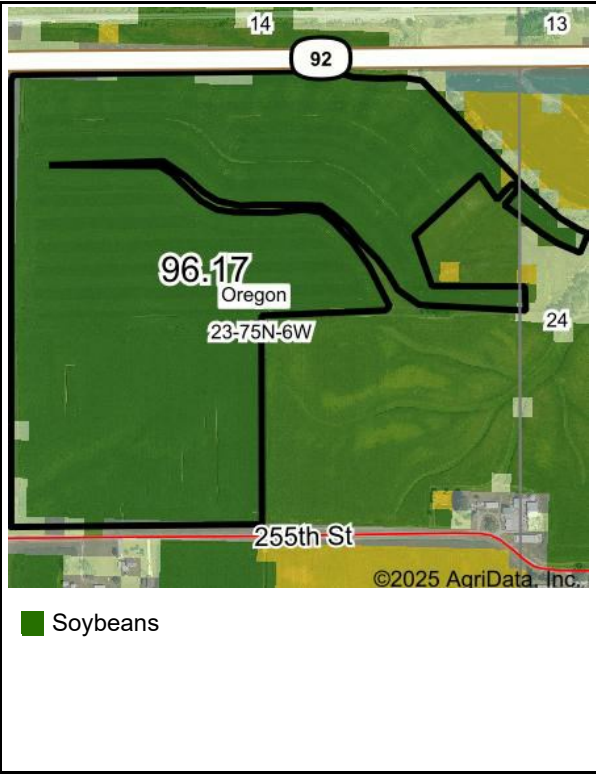
Crop Year:

Crop Year:



Crop Year:

Crop Year:

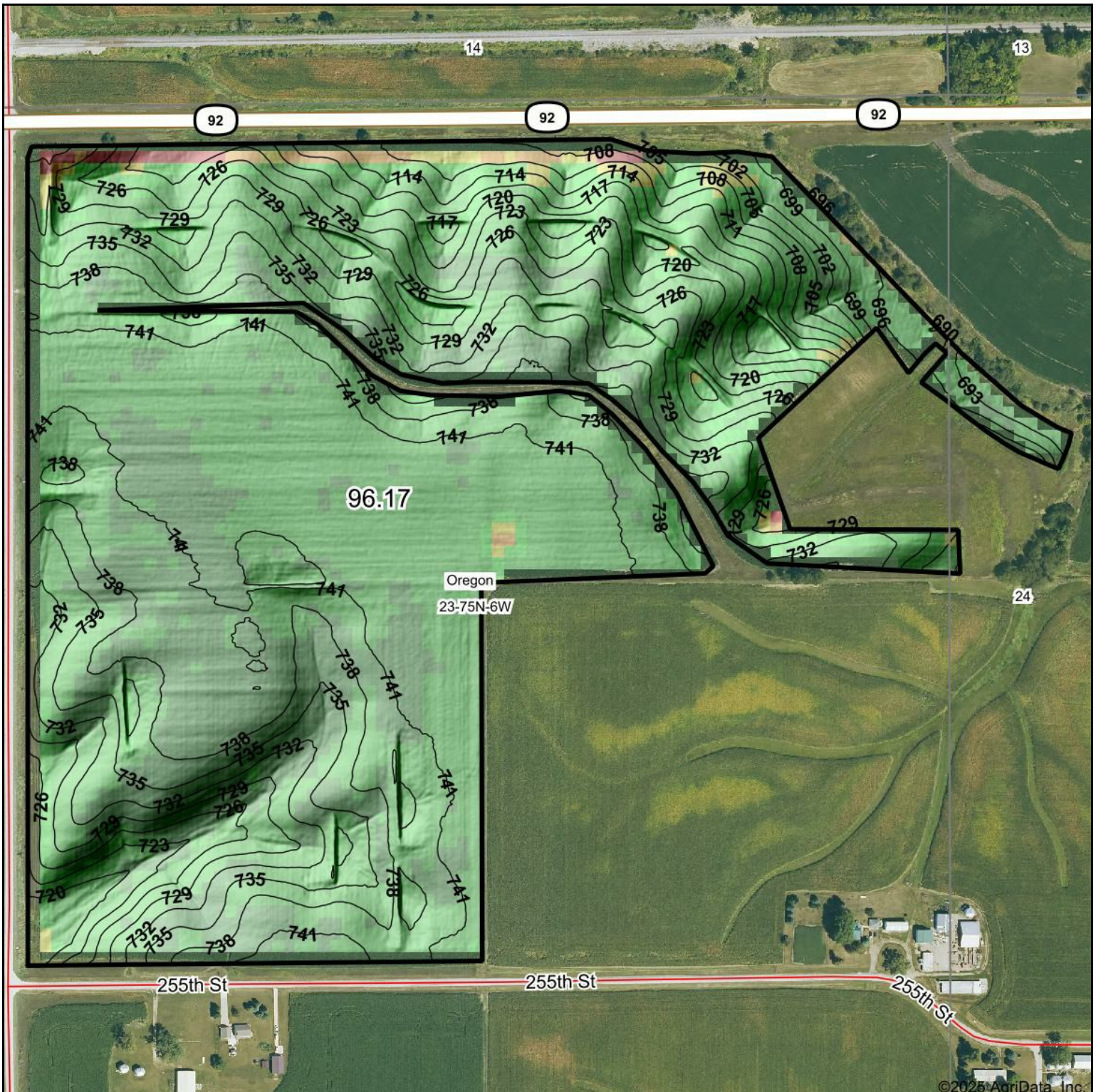


Boundary Center: 41° 17' 24.09, -91° 30' 29.21
State: IA County: Washington
Legal: 23-75N-6W Twnshp: Oregon

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



Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Soybeans - 100%

0ft 441ft 882ft



*USDA CropScope

Elevation Min: 691.1

Max: 743.2

Range: 52.1

Average: 731.8

Standard Deviation: 11.35 ft



5/2/2025

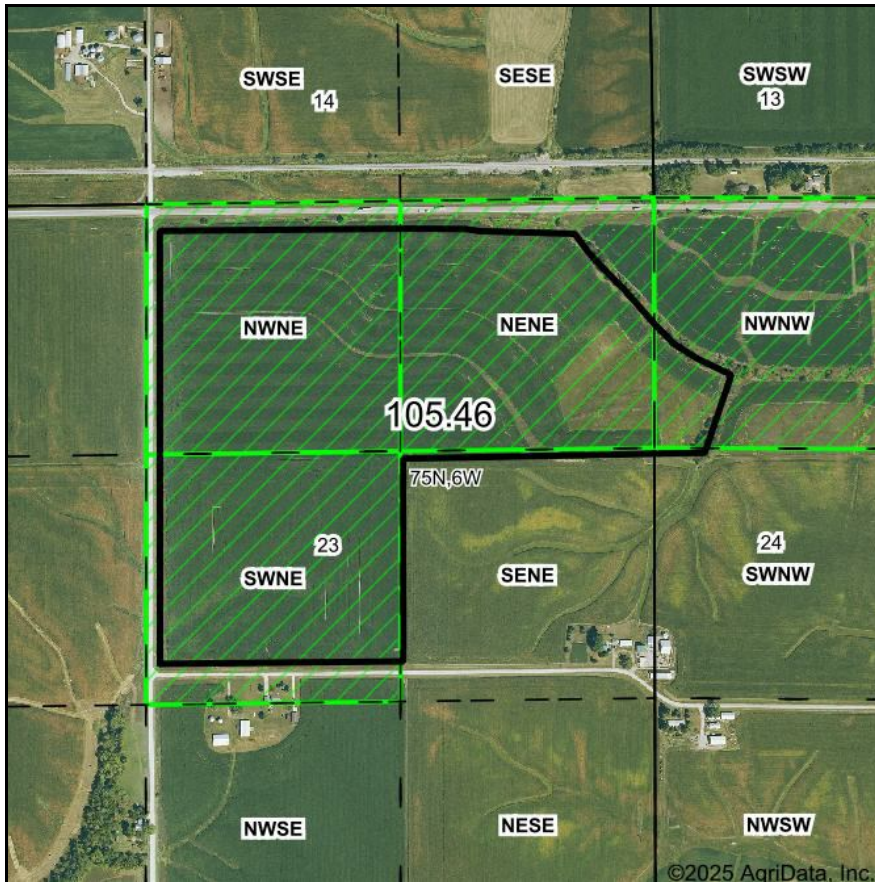
23-75N-6W
Washington County
Iowa

Boundary Center:
41° 17' 24.09, -91° 30' 29.21

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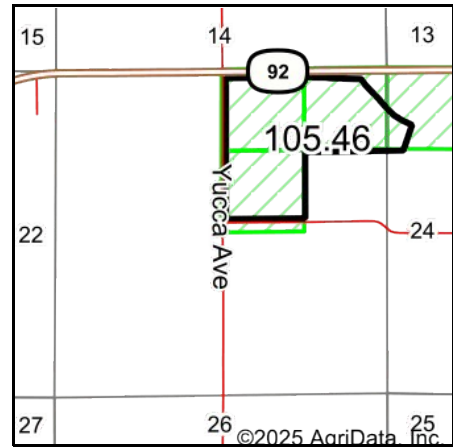
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PLSS Legal Description



Map Center: 41° 17' 24.2, -91° 30' 28.8

0ft 866ft 1733ft



Acres: **105.46**
 Date: **5/2/2025**
 Township: **Oregon**
 County: **Washington**
 State: **Iowa**



Maps Provided By:



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

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

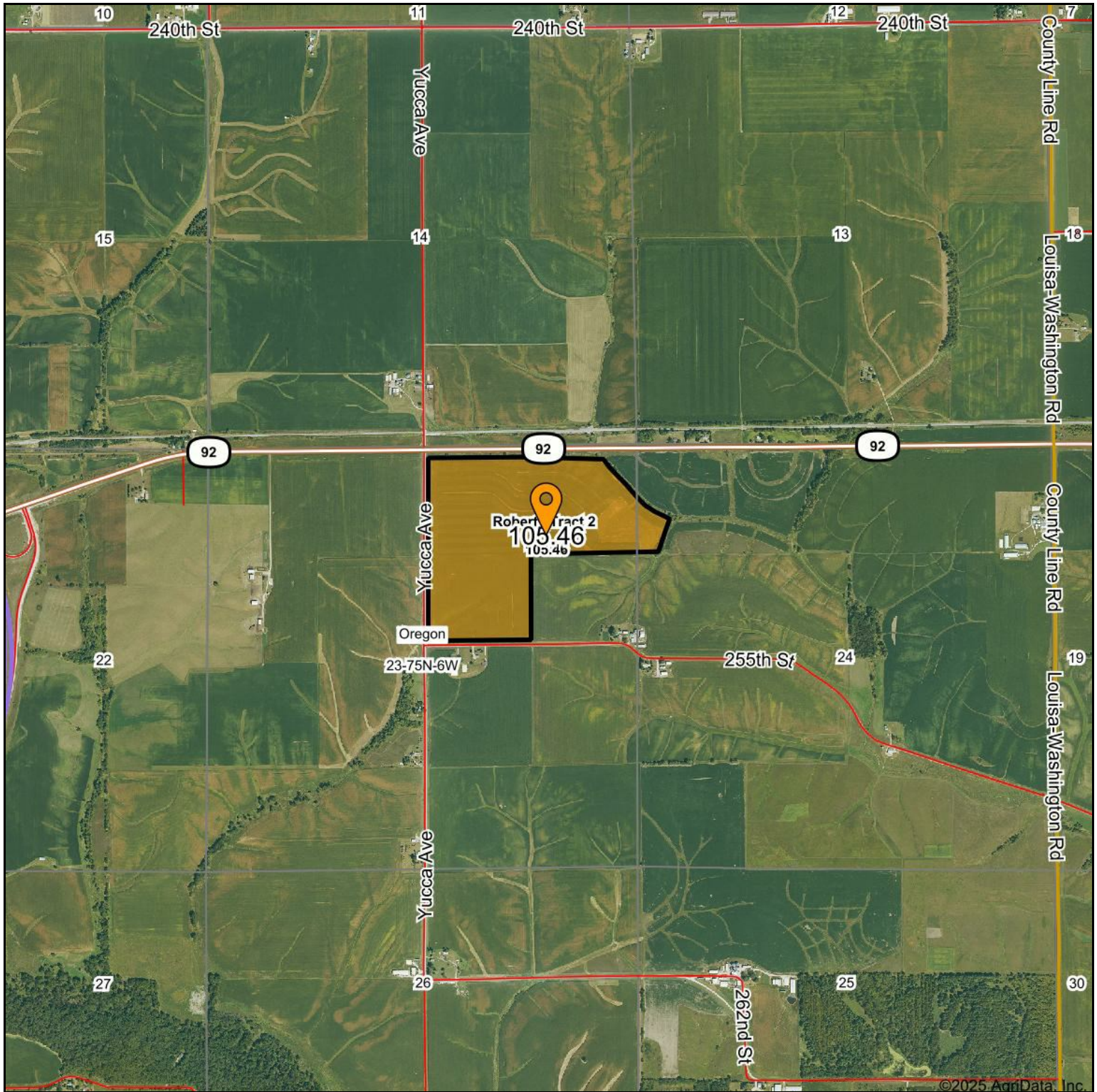
Short Legal:

PT NWNE; PT NENE; PT SWNE 23-75N-6W AND PT NWNW 24-75N-6W

Long Legal:

PART OF THE NW1/4 NE1/4; PART OF THE NE1/4 NE1/4; PART OF THE SW1/4 NE1/4 OF SECTION 23, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA AND PART OF THE NW1/4 NW1/4 OF SECTION 24, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

Location Map



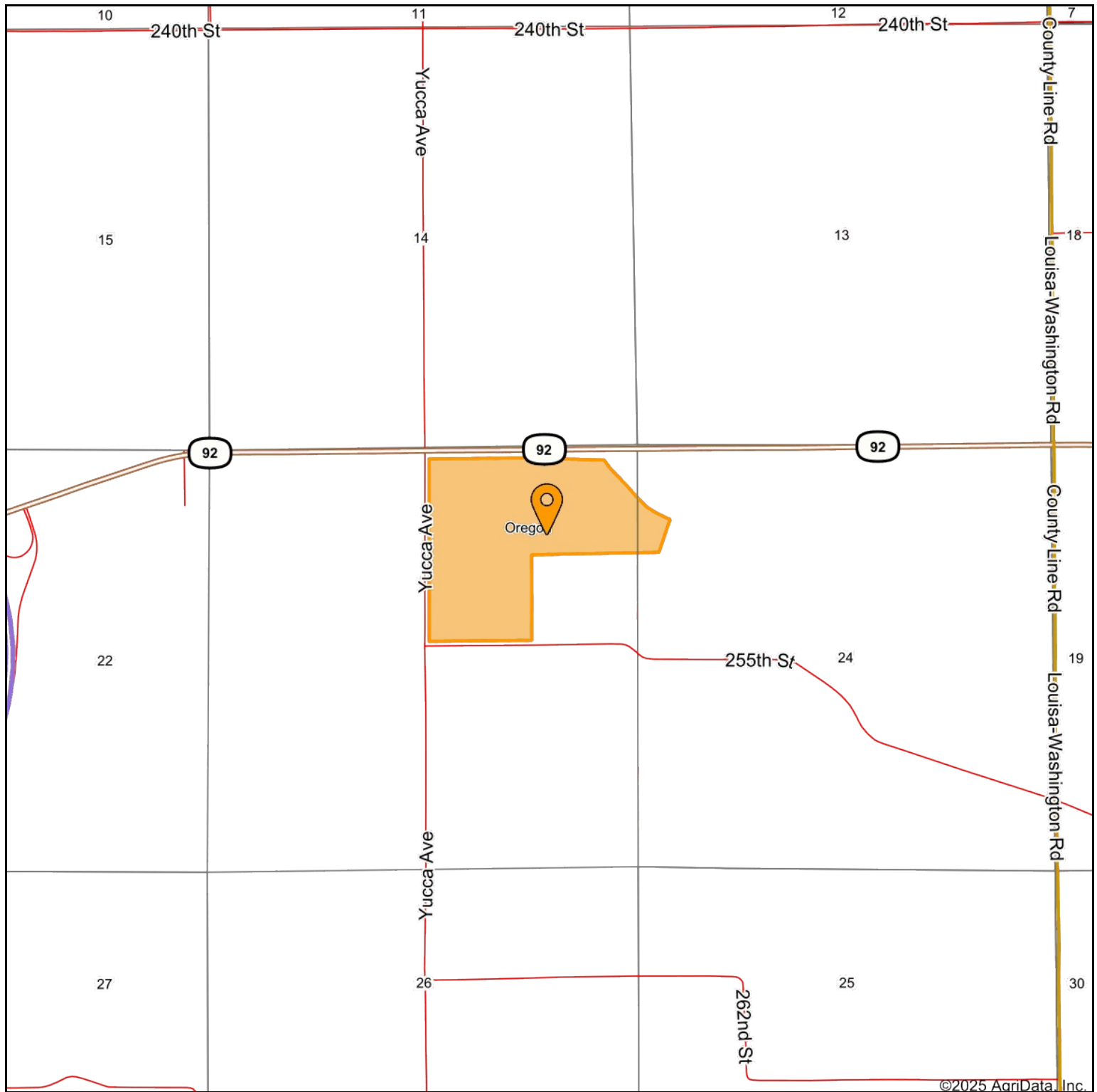
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23-75N-6W
Washington County, IA

0ft 1948ft 3895ft



Location Map



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23-75N-6W
Washington County, IA

0ft 1948ft 3895ft



5/2/2025



Seller Land Disclosure

Tract 2 - Sec. 23, Twp. 75N, Rng. 6W Parcel ID's (1223200006, 1223200001, 1223200002)

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

105.46

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

☐ Rural

☐ Combination

☐ Other

☐ Well

No.

Provide detailed location of each well on back.

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

☐ City

☒ None

☐ Septic

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: NA

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 - some

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

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?

Ends 2/28/26

14. Is the land enrolled in any Government Programs?

☒ Yes

☐ No

If Yes, identify the programs below.

☒ CRP

☐ DCP

☐ Wetlands

☐ Other

☐ Conservation Agreements

☐ Forest Service

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

☐ Feedlots

☐ Landfills

☒ None

☐ Other

☐ Underground Storage Tanks

☐ Illegal Dump Sites

☐ Burial Grounds

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>[Signature]</u>	<u>[Signature]</u>
Seller	Seller
	Date
Buyer	Buyer
	Date