

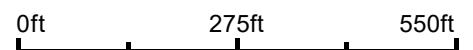
# Aerial Map



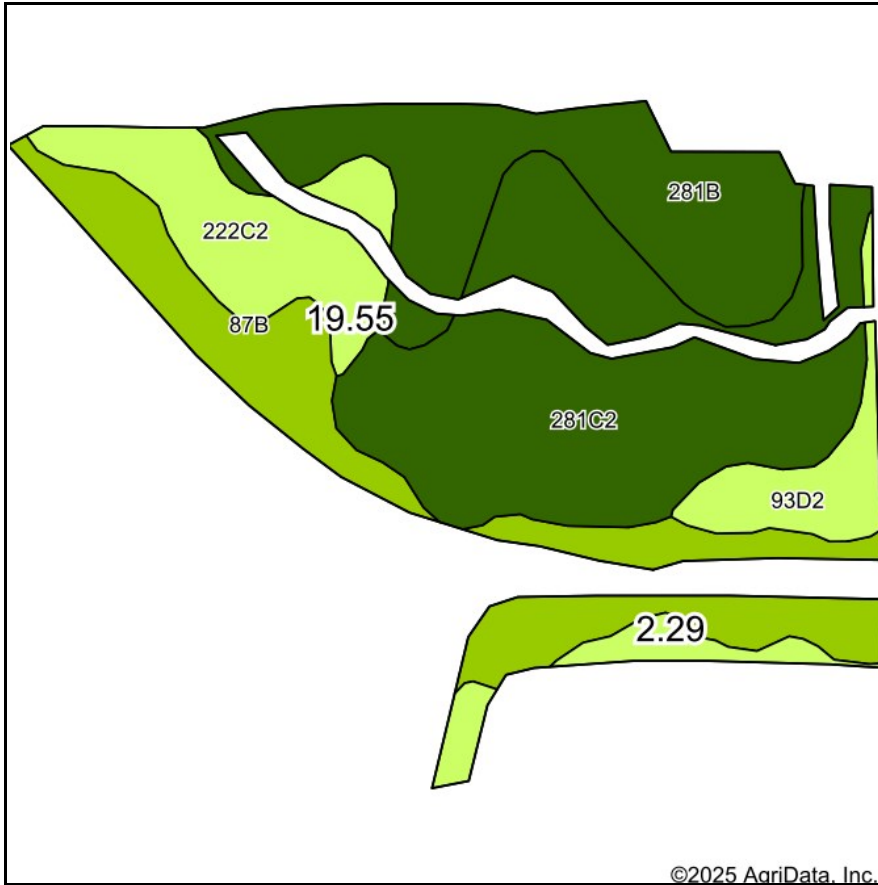
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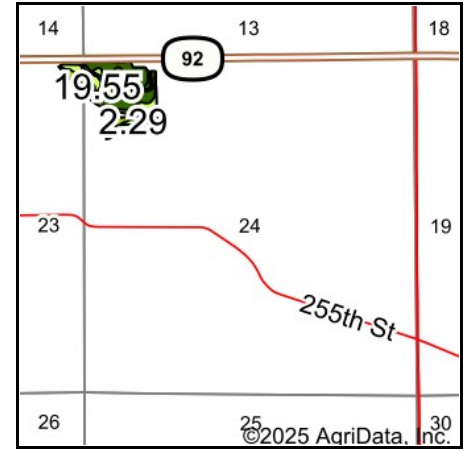
**29.97 Acres**  
**24-75N-6W**  
**Washington County, IA**



# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Washington**  
 Location: **24-75N-6W**  
 Township: **Oregon**  
 Acres: **21.84**  
 Date: **5/2/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA183, Soil Area Version: 31

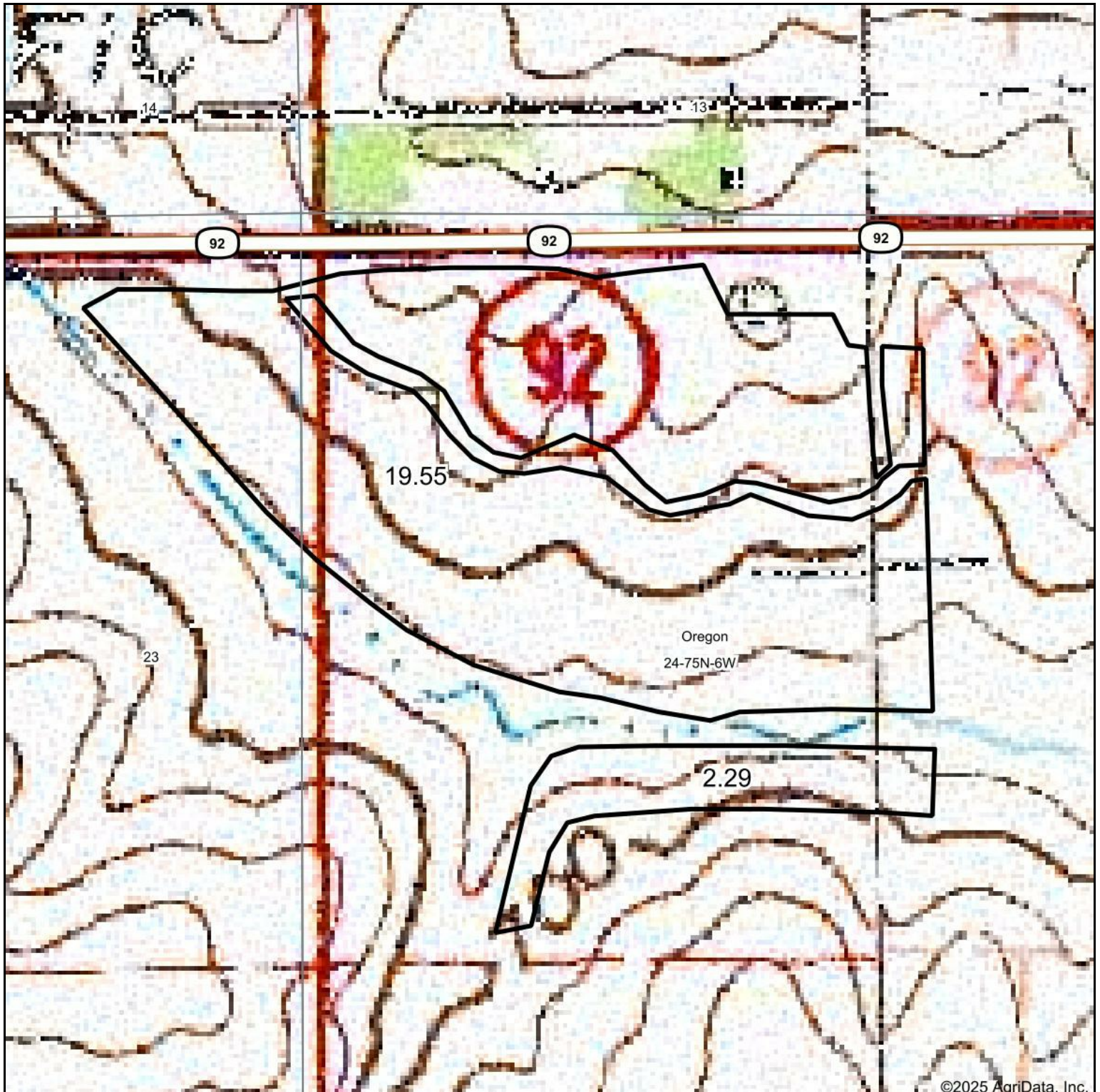
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	7.87	36.0%		5	IIIe	82
281B	Otley silty clay loam, 2 to 5 percent slopes	4.84	22.2%			Ile	91
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	4.56	20.9%		85	IIw	68
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.60	11.9%		95	IVw	40
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	1.97	9.0%			IIIe	38
<b>Weighted Average</b>						<b>2.69</b>	<b>72.1</b>

Soils data provided by USDA and NRCS.  
 AgriData 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' 30.5, -91° 30' 8.25

0ft 284ft 568ft

Maps Provided By:



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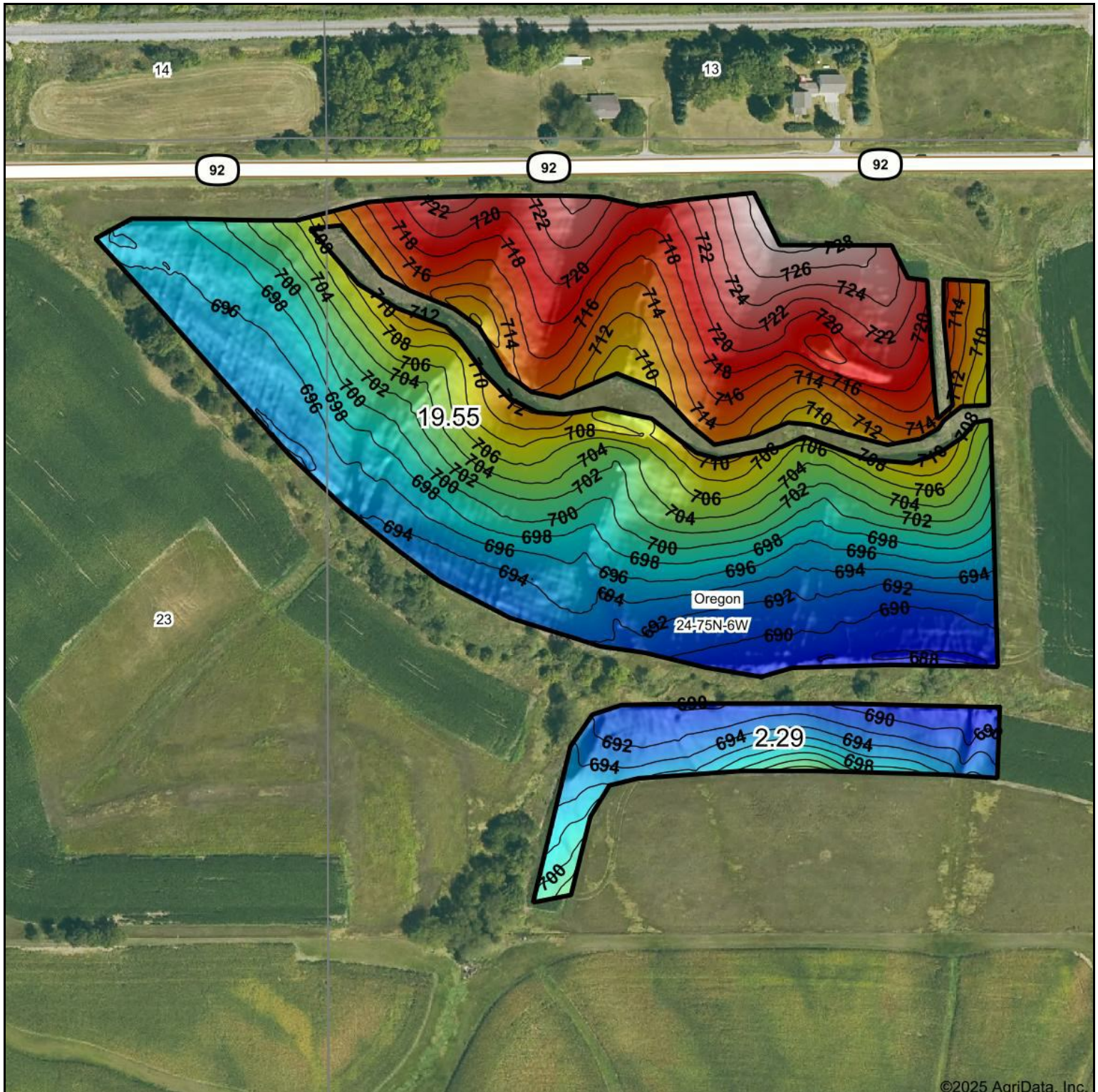
**24-75N-6W**  
**Washington County**  
**Iowa**



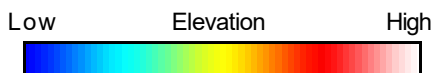
5/2/2025



# Topography Hillshade



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Source: USGS 1 meter dem

0ft 267ft 534ft

Interval(ft): 2

Min: 687.4

Max: 729.2

Range: 41.8

Average: 704.4

Standard Deviation: 10.83 ft



5/2/2025

**24-75N-6W**  
**Washington County**  
**Iowa**

Boundary Center: 41° 17' 29.59, -91° 30' 9.2



Maps Provided By:



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4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

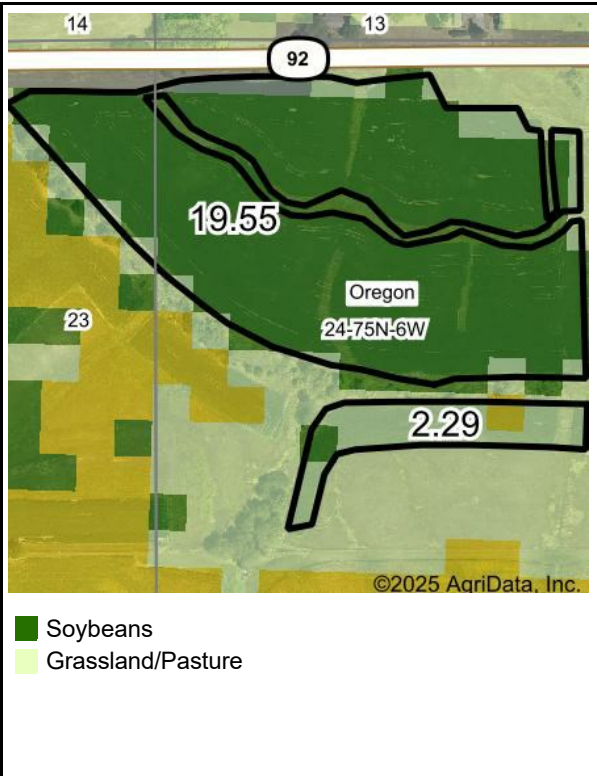
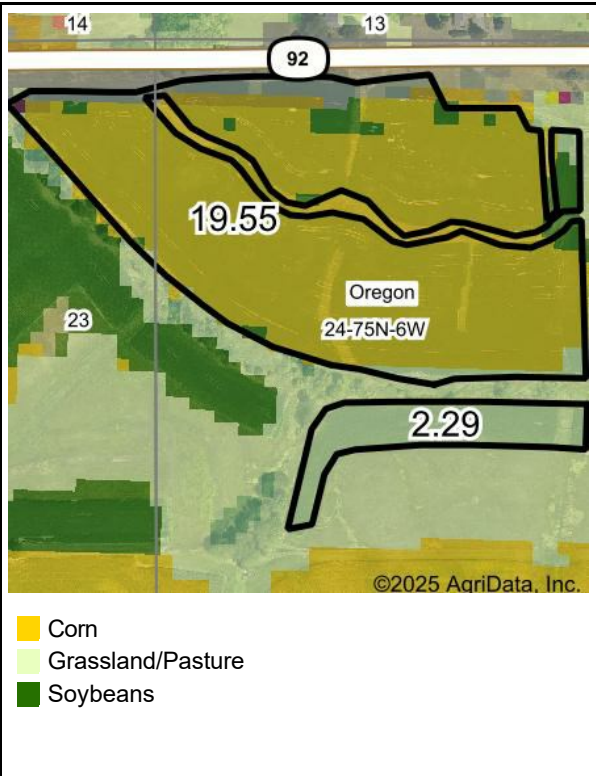
Farm Name:

Field ID:

Acct. #:

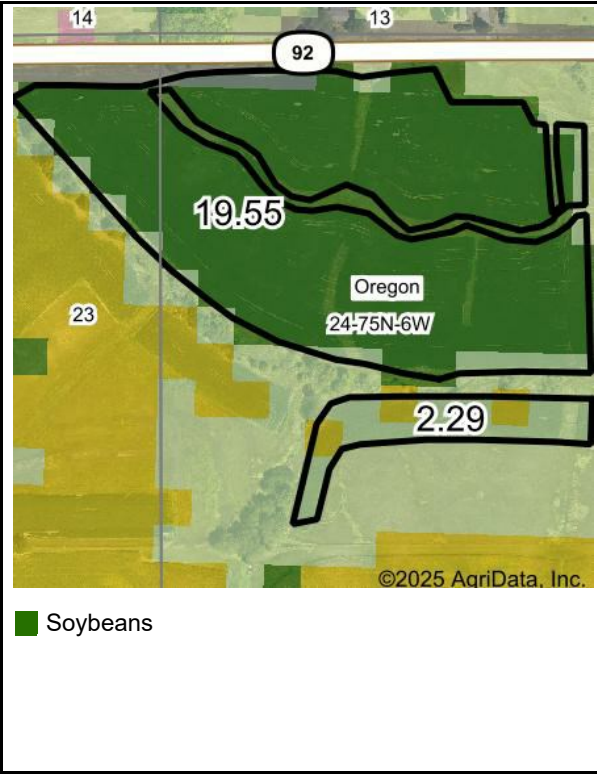
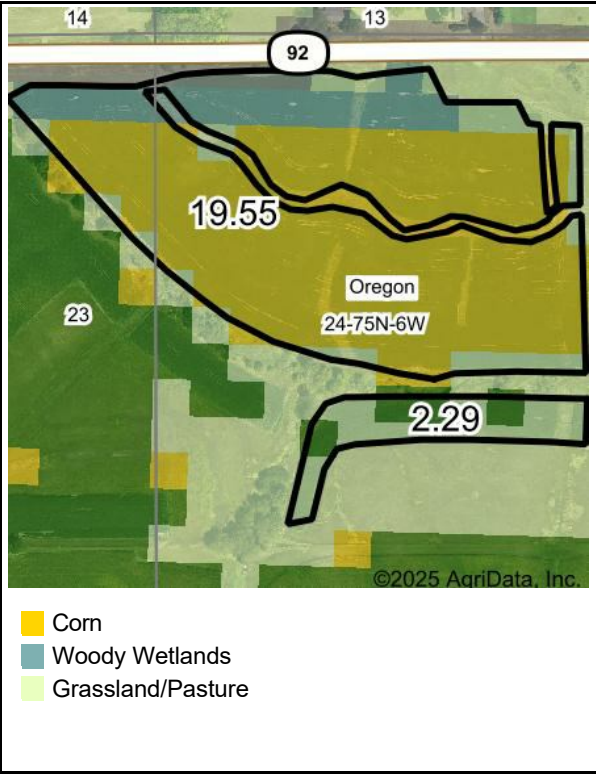
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 29.59, -91° 30' 9.2

State: IA County: Washington

Legal: 24-75N-6W Twnshp: Oregon

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





This topographic map displays a land parcel in Oregon, characterized by elevation contours and a color-coded area. The map includes a scale bar (0 to 100 feet), a north arrow, and a legend. The color-coded area is labeled '19.55' and '2.29'. The map also shows surrounding roads (92, 23) and a house in the background.

**Legend:**

- 19.55
- 2.29

**Map Labels:**

- 92
- 23
- Oregon
- 24:75N:6W

**Elevation Contours:**

- 688
- 690
- 692
- 694
- 696
- 698
- 700
- 702
- 704
- 706
- 708
- 710
- 712
- 714
- 716
- 718
- 720
- 722
- 724
- 726
- 728

Low Relative Biomass High

Crop: Corn - 86%  
Grassland/Pasture - 7%

Standard Deviation: 10.83 ft

A horizontal number line representing distance in feet. It has major tick marks at 0, 100, 200, 300, 400, and 500. Above the line, the labels "0ft", "237ft", and "474ft" are placed. The distance from 0 to 237 is 237 feet, and the distance from 237 to 474 is 237 feet.



**24-75N-6W**  
**Washington County**  
**Iowa**

Boundary Center:  
41° 17' 29.59, -91° 30' 9.2



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE

Maps Provided By:



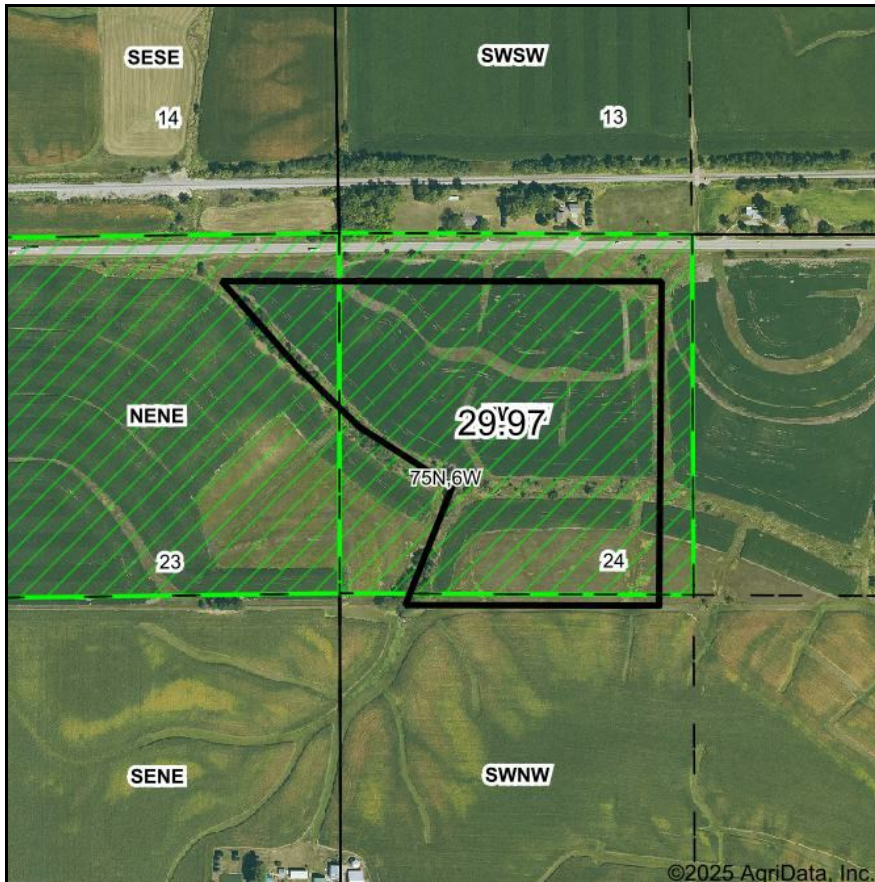
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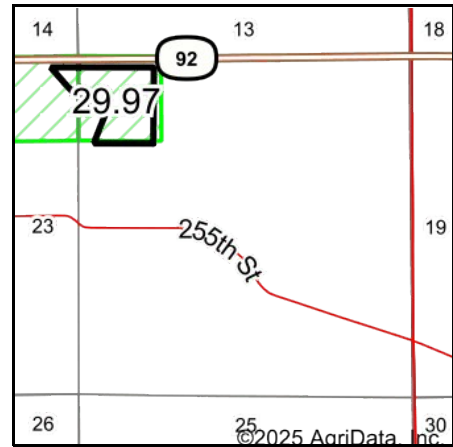


# PLSS Legal Description



Map Center: 41° 17' 29.08, -91° 30' 9.12

0ft 602ft 1204ft



Acres: **29.97**  
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:

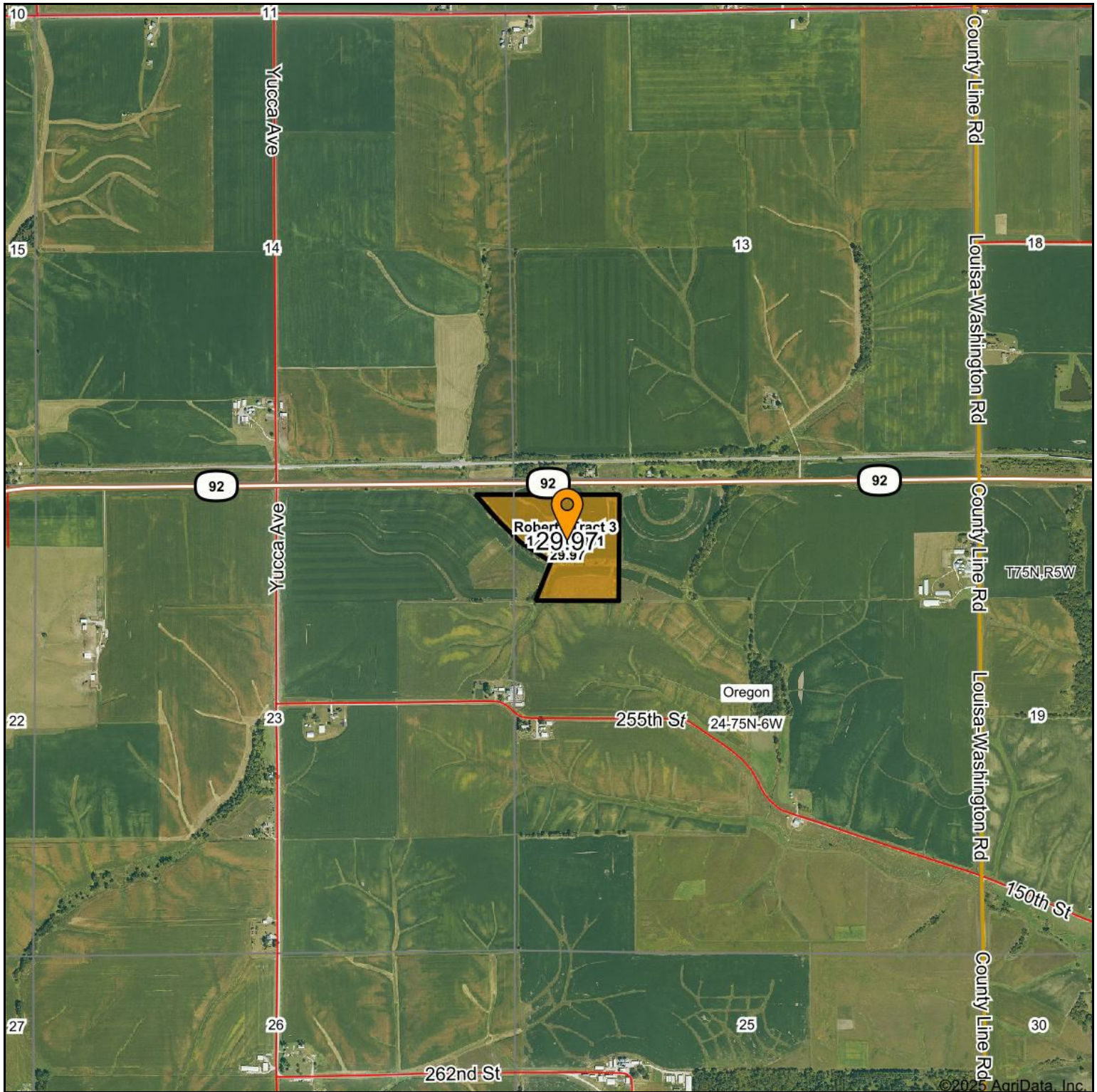
PT NENE 23-75N-6W AND PT NWNW 24-75N-6W

Long Legal:

PART OF THE NE1/4 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



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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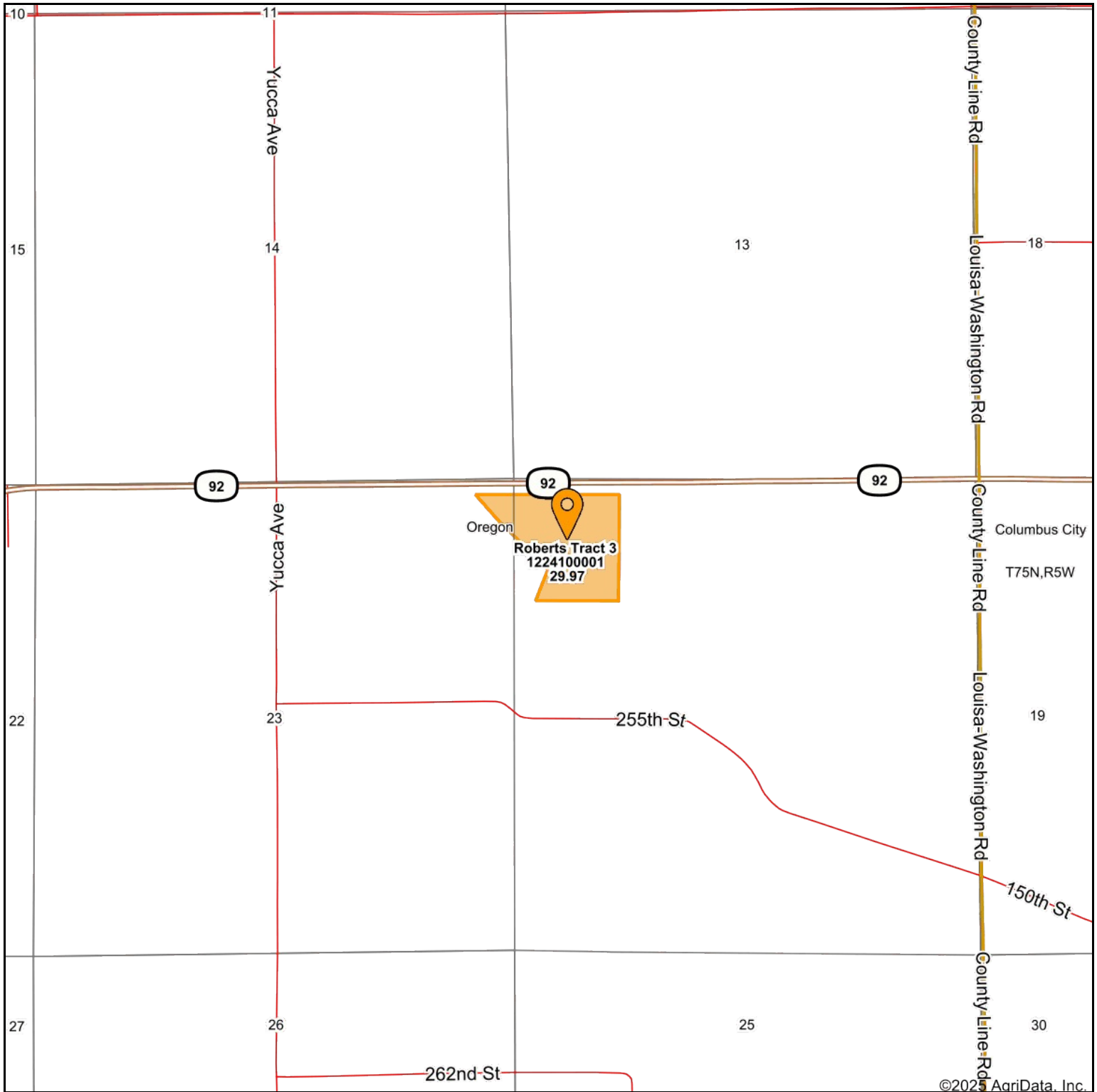
**24-75N-6W**  
**Washington County, IA**

0ft 1746ft 3491ft





# Location Map



**24-75N-6W**  
**Washington County, IA**

0ft 1746ft 3491ft



5/2/2025





## Seller Land Disclosure

Tract 3 - Sec. 23, Twp. 75N, Rng. 6W Parcel ID's (1223200002) + Sec. 24, Twp. 75N, Rng. 6W Parcel IDs (1224100001)

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

29.97

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

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

☐ Yes

☒ No

2. Is there an Association that requires Dues?

☐ 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

3. Water Availability:

☒ None

☐ Rural

☐ Combination

☐ Other

☐ Well

No.

Provide detailed location of each well on back.

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

☒ Terraces

☐ Grain Bins

☒ Tile

☐ Springs

☐ Ponds

☐ Other

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

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?

Terminated 2/28/2024

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

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

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.

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

☐ Feedlots

☐ Landfills

☒ None

☐ Other

☐ Underground Storage Tanks

☐ Illegal Dump Sites

☐ Burial Grounds

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

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