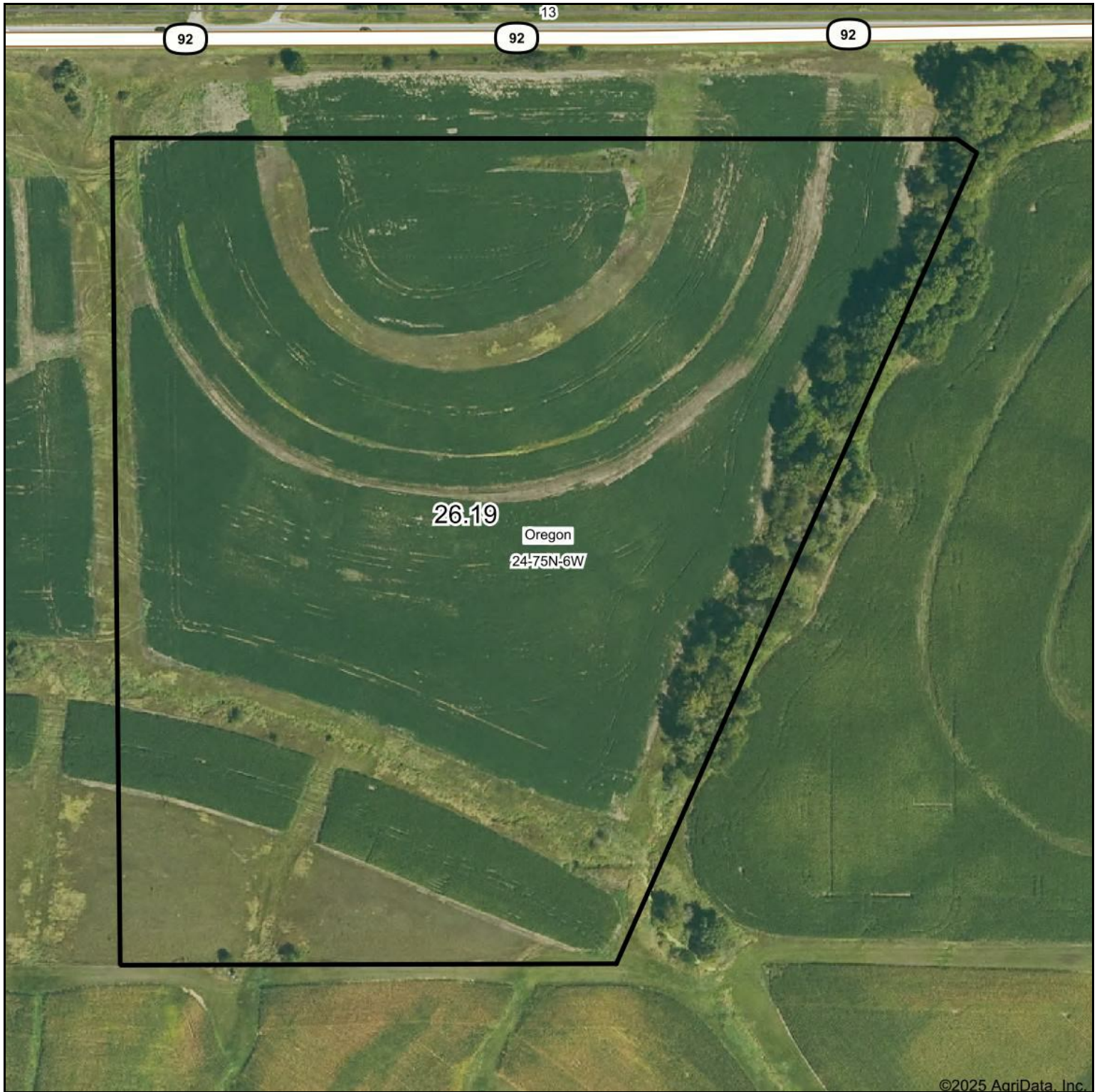


Aerial Map



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Maps Provided By:



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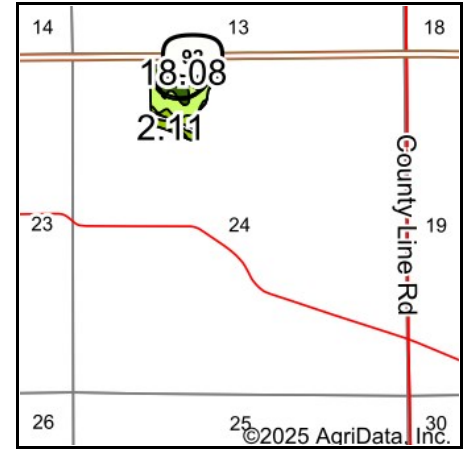
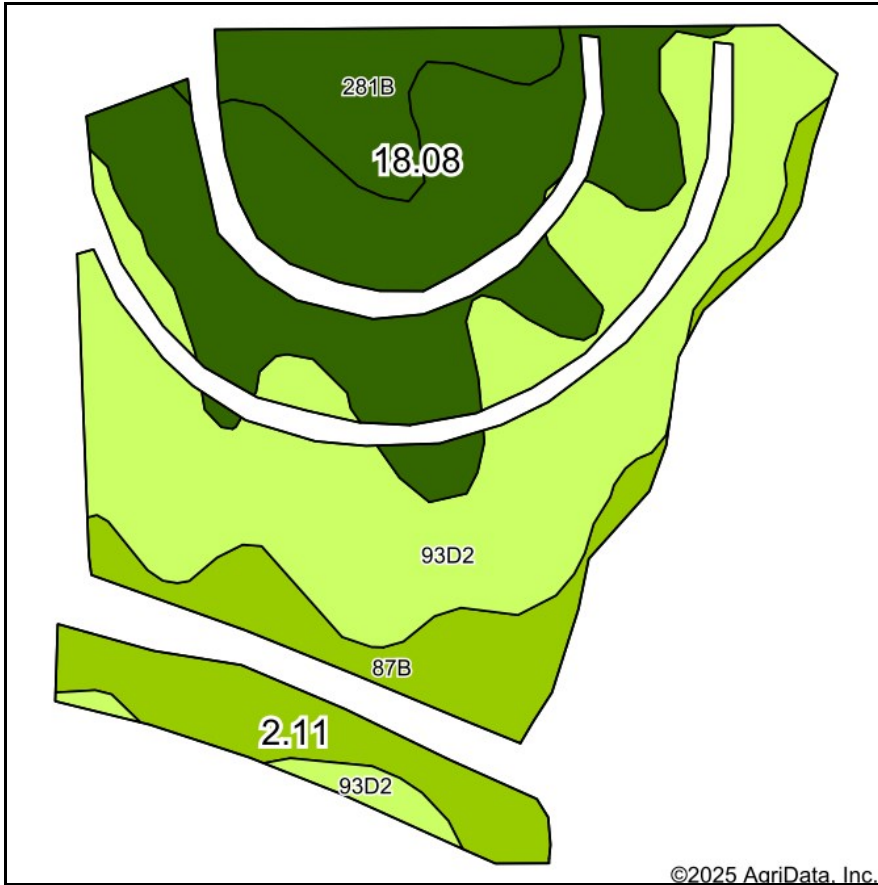
26.19 Acres
24-75N-6W
Washington County, IA

0ft 221ft 443ft



5/2/2025

Soils Map



State: **Iowa**
 County: **Washington**
 Location: **24-75N-6W**
 Township: **Oregon**
 Acres: **20.19**
 Date: **5/2/2025**



Maps Provided By:

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Area Symbol: IA183, Soil Area Version: 31

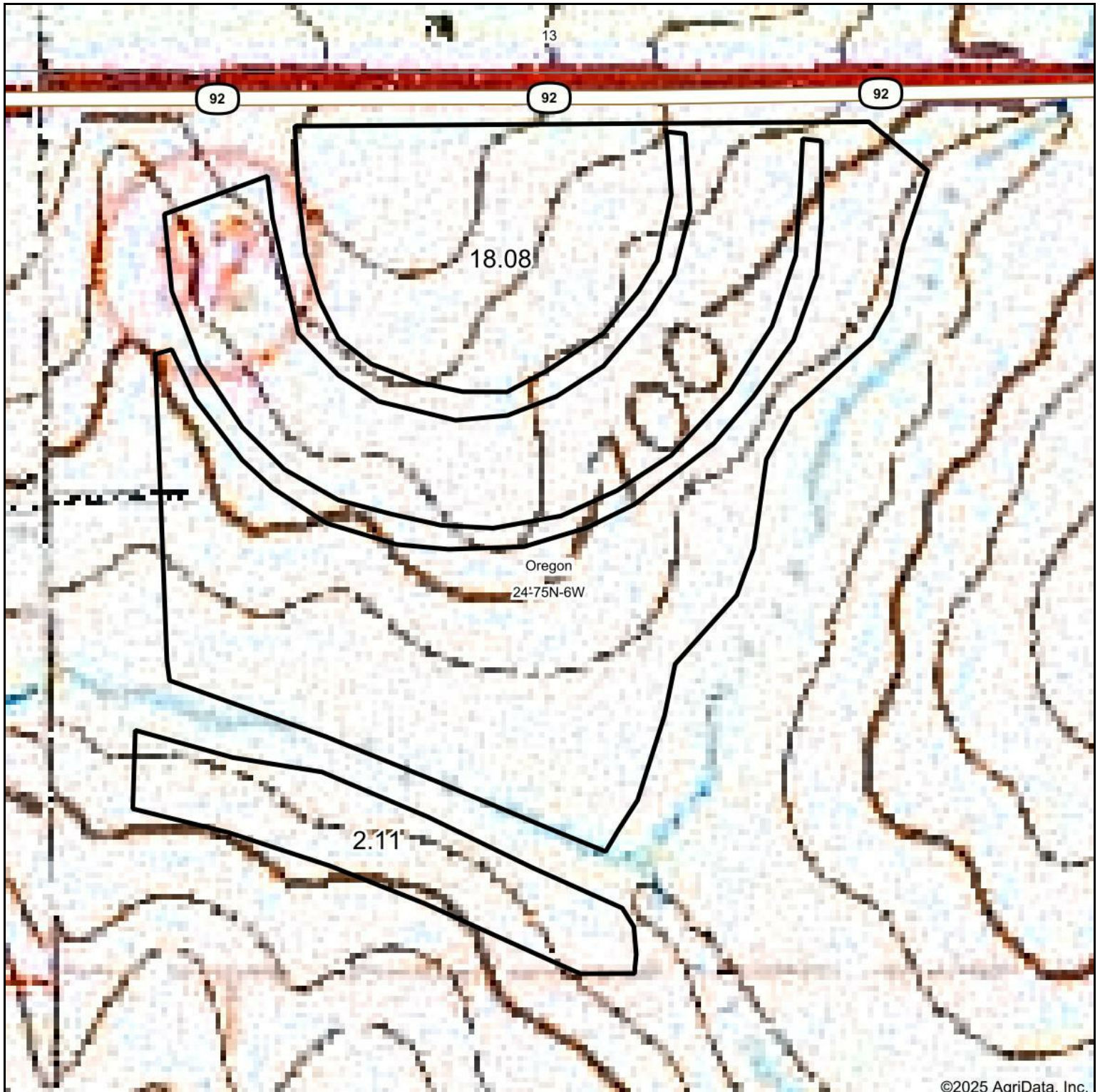
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	8.43	41.7%			IIIe	38
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	6.23	30.9%		5	IIIe	82
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	3.90	19.3%		85	IIw	68
281B	Otley silty clay loam, 2 to 5 percent slopes	1.63	8.1%			Ile	91
Weighted Average						2.73	61.7

Soils data provided by USDA and NRCS.

*A 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' 29.25, -91° 29' 50.69

0ft 232ft 464ft

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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24-75N-6W
Washington County
Iowa



5/2/2025

This topographic map displays a field with contour lines indicating elevation. The map is overlaid on an aerial photograph. Key features include:

- Contour Lines:** Labeled with elevation values such as 730, 726, 724, 720, 718, 716, 714, 712, 710, 708, 706, 704, 702, 700, 698, 696, 694, 692, 690, 688, and 686.
- Elevation Labels:** Numerical values are placed along the contour lines to indicate specific elevations.
- Area Labels:** Two specific areas are labeled with values: "18.08" in the upper central region and "2.11" in the lower left region.
- Geographic Context:** The map is situated near a road labeled "92" and a property line labeled "13". A label "Oregon" is visible near the bottom center, and "24-75N-6W" is located below it.
- Color Coding:** The map uses a color gradient to represent elevation, with red/pink for higher elevations and blue for lower elevations.



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



surety[®]
CUSTOMIZED ONLINE MAPPING

Boundary Center: 41° 17' 29.25, -91° 29' 51.03

4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

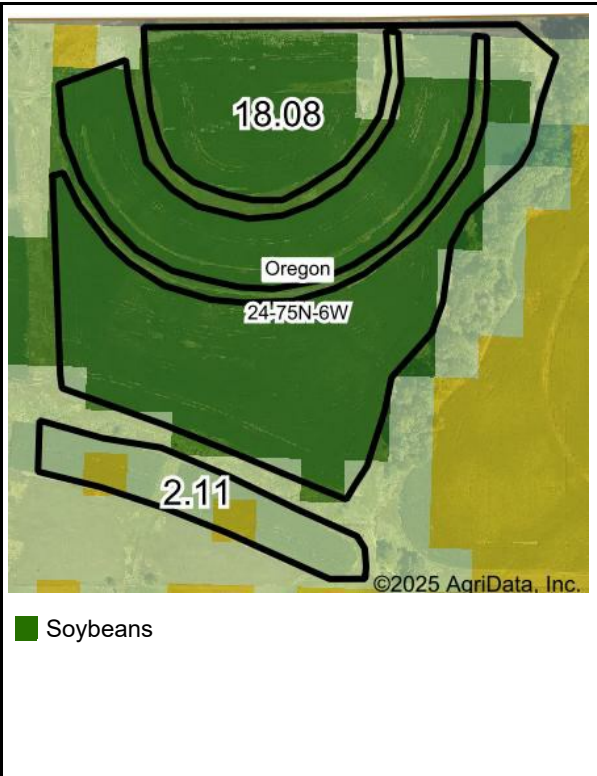
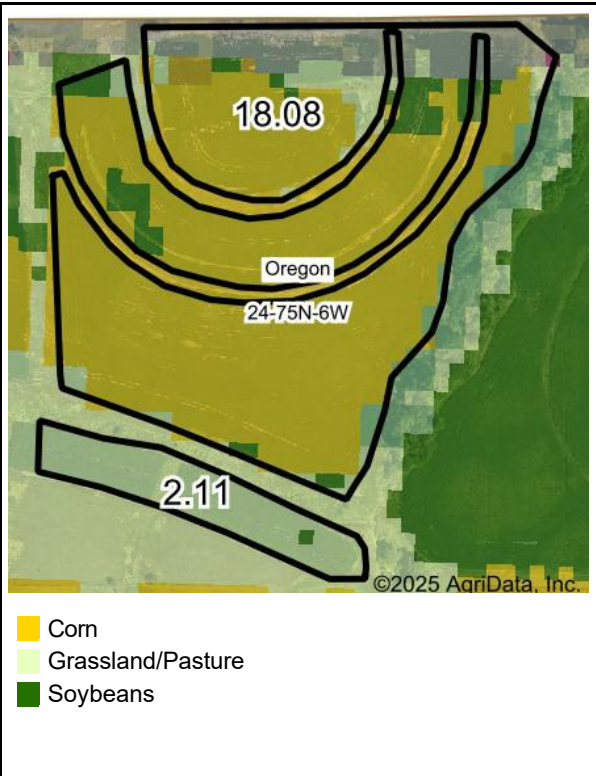
Farm Name:

Field ID:

Acct. #:

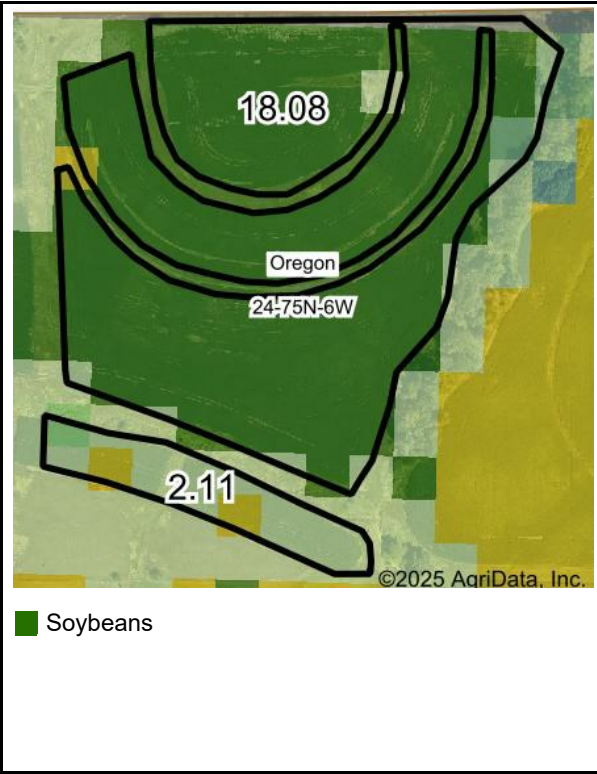
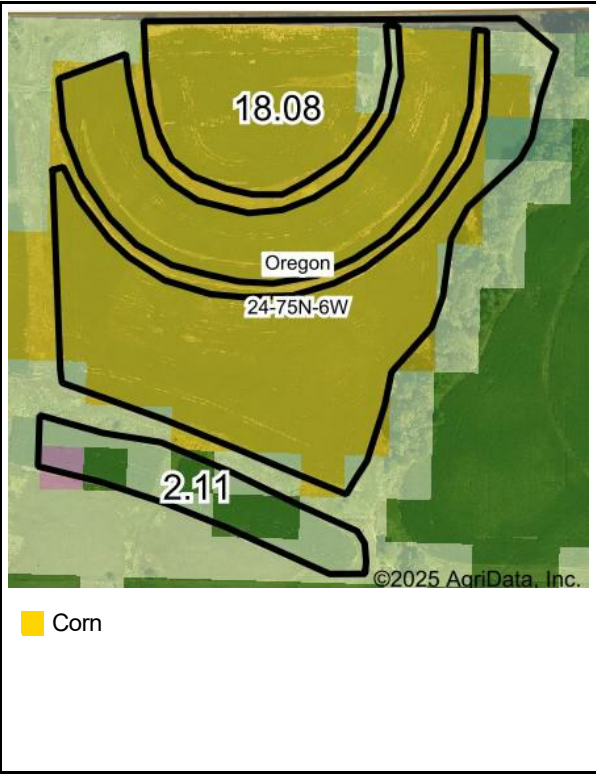
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 29.25, -91° 29' 51.03

State: IA County: Washington

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

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



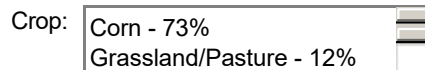
Maps Provided By:

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Plant Growth(NDVI) with Hillshade 2024



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*USDA CropScape

Elevation Min: 681.5

Max: 733.6

Range: 52.1

Average: 703.2

Standard Deviation: 13.42 ft



5/2/2025

24-75N-6W
Washington County
Iowa

Boundary Center:
41° 17' 29.25, -91° 29' 51.03



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By:



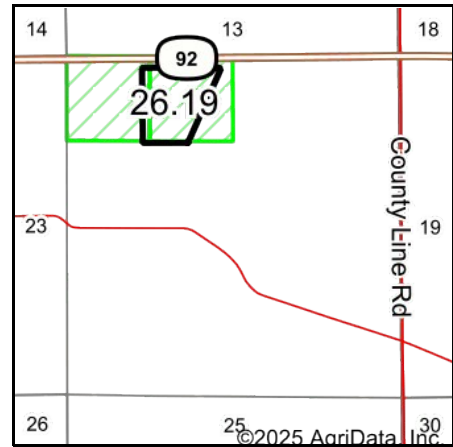
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PLSS Legal Description



Map Center: 41° 17' 28.71, -91° 29' 50.63

0ft 531ft 1063ft



Acres: **26.19**
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**

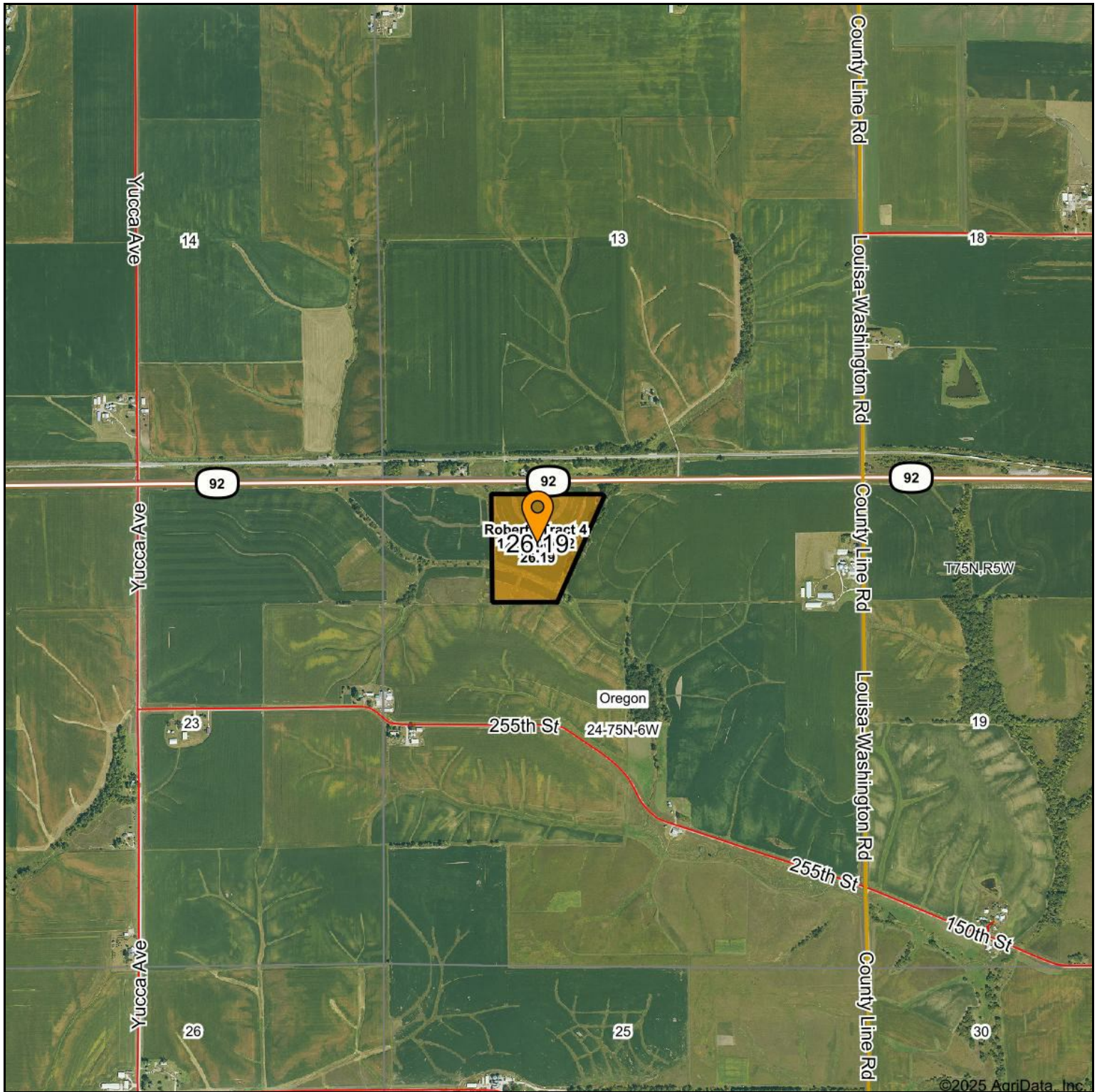
Short Legal:

PT NWNW; PT NENW 24-75N-6W

Long Legal:

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

Location Map



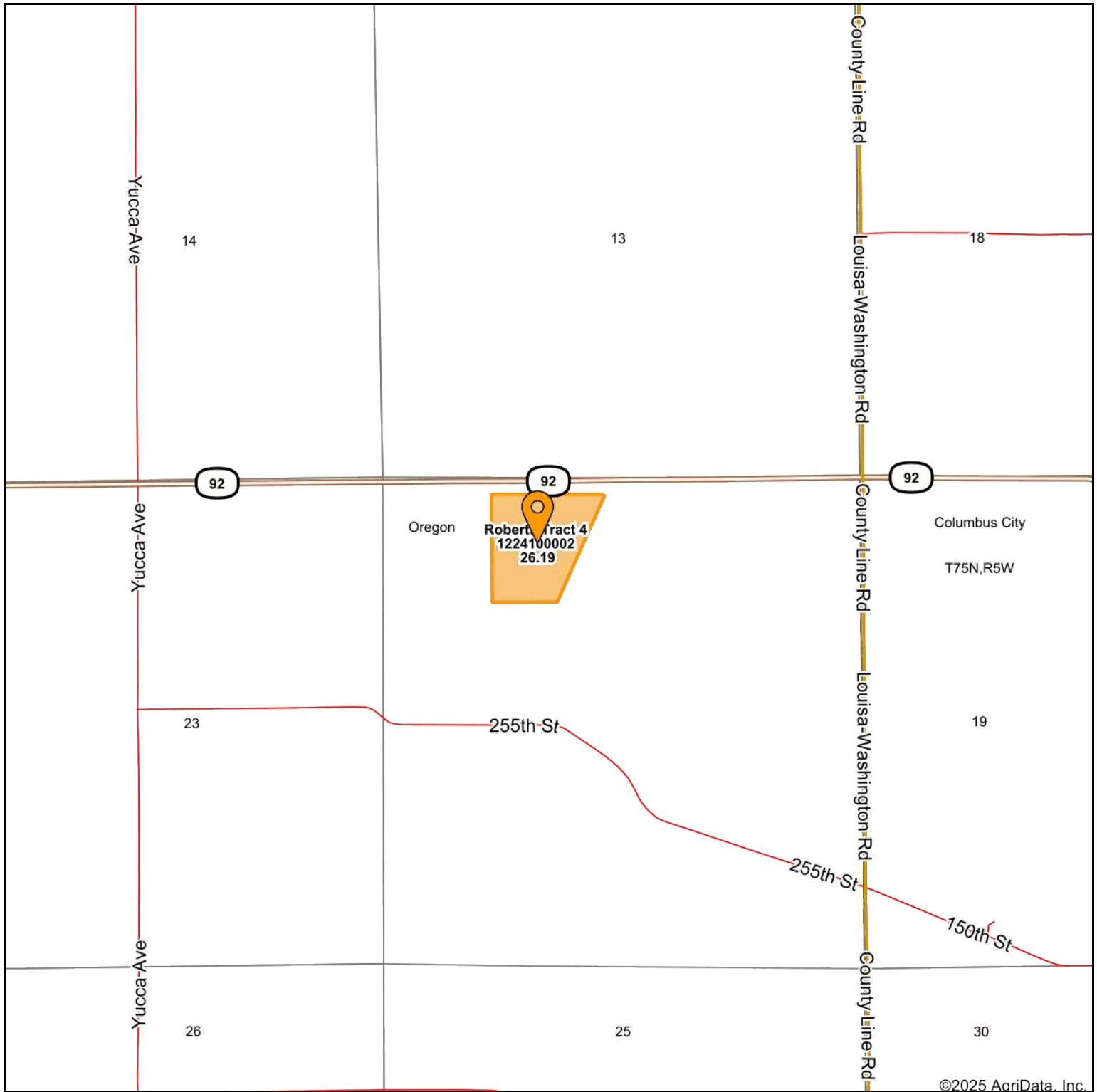
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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24-75N-6W
Washington County, IA

0ft 1692ft 3383ft



Location Map



24-75N-6W
Washington County, IA





Seller Land Disclosure

Tract 4 - Sec. 24, Twp. 75N, Rng. 6W Parcel IDs (1224100001, 1224100002)

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

26.19

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: REE

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

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 2/28/2016

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