

Aerial Map



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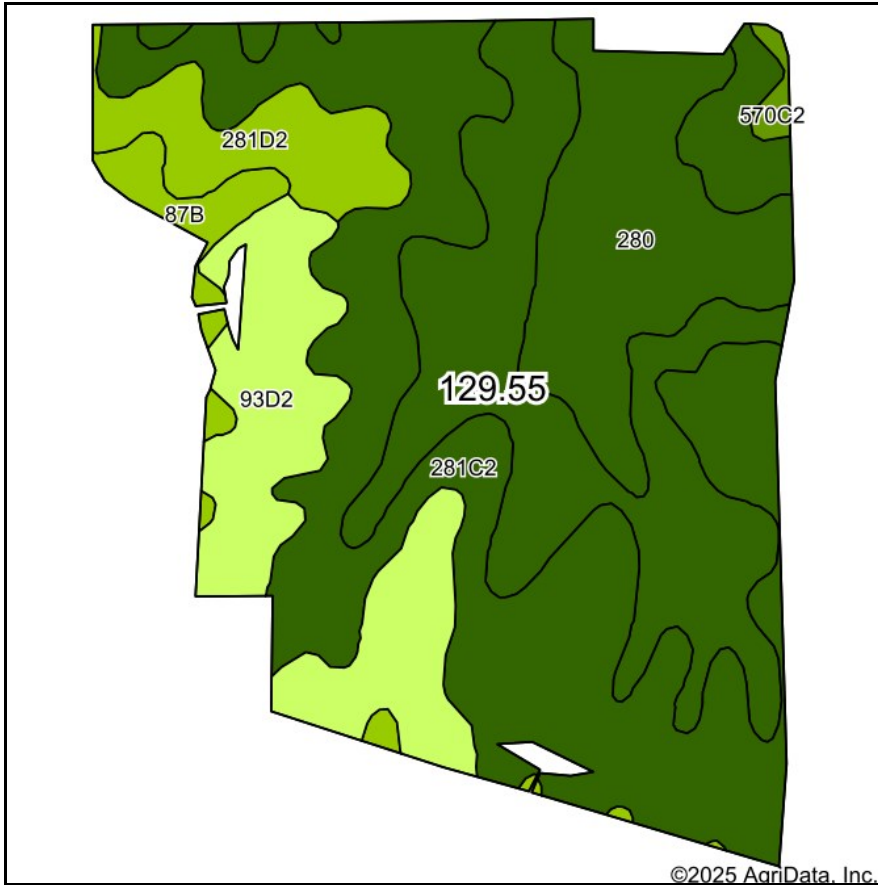
Maps Provided By:
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143.34 Acres
24-75N-6W
Washington County, IA

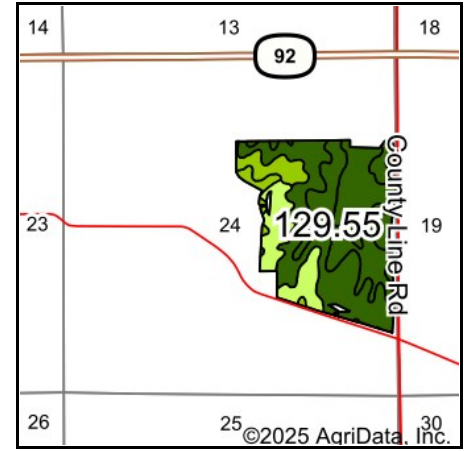
0ft 505ft 1010ft



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Washington**
 Location: **24-75N-6W**
 Township: **Oregon**
 Acres: **129.55**
 Date: **5/2/2025**

WHITAKER MARKETING GROUP
 AUCTIONS | REAL ESTATE

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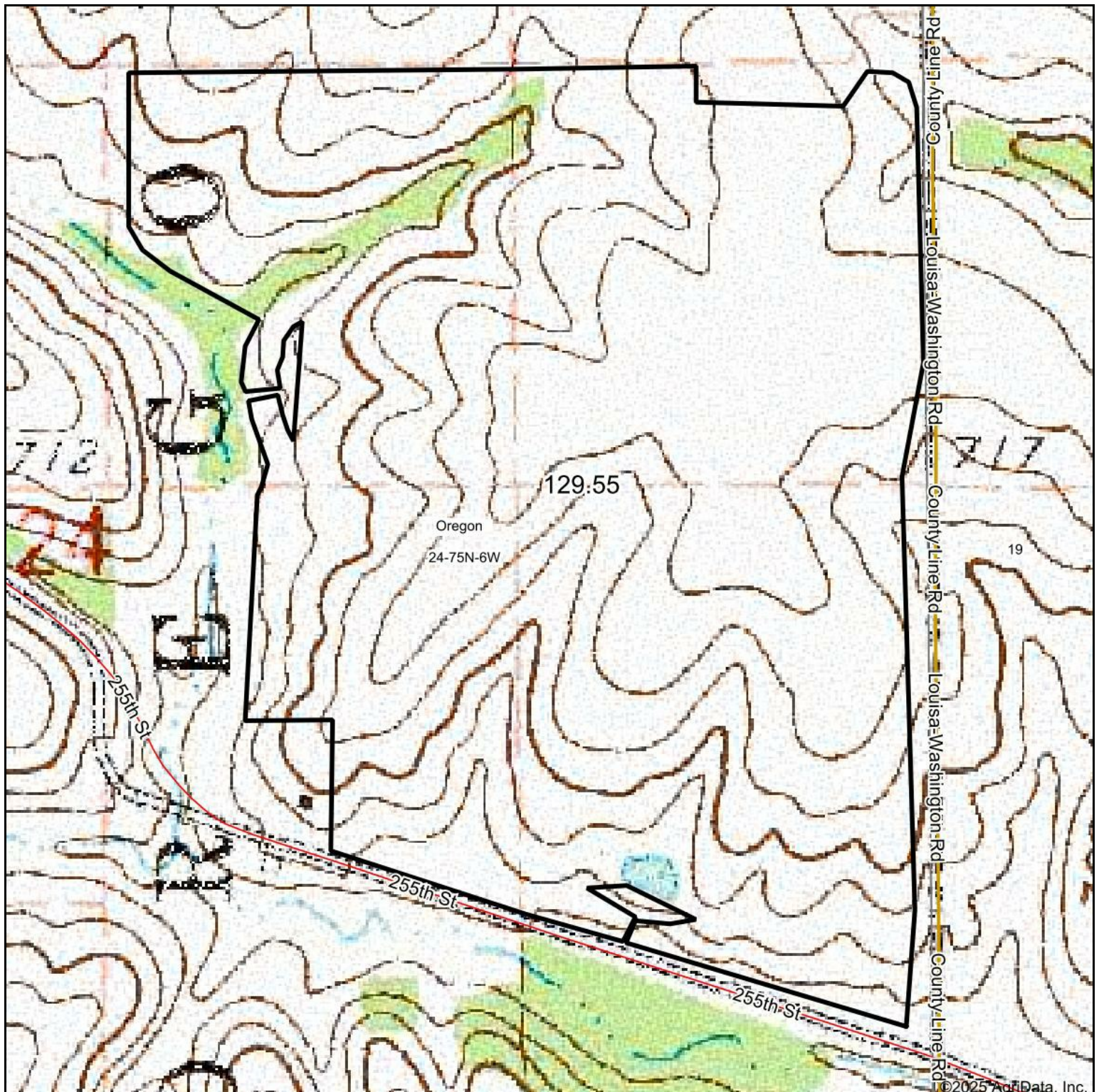
Area Symbol: IA183, Soil Area Version: 31

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	48.01	37.1%		5	IIIe	82
281B	Otley silty clay loam, 2 to 5 percent slopes	28.66	22.1%			Ile	91
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	18.53	14.3%			IIIe	38
280	Mahaska silty clay loam, 0 to 2 percent slopes	18.52	14.3%		5	Iw	94
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	7.57	5.8%			IIIe	54
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	3.96	3.1%		85	IIw	68
570B	Nira silty clay loam, 2 to 5 percent slopes	3.56	2.7%			Ile	81
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.74	0.6%		5	IIIe	71
Weighted Average						2.43	77.3

Soils data provided by USDA and NRCS.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Map Center: 41° 17' 7.69, -91° 29' 21.99

0ft 488ft 976ft

24-75N-6W
Washington County
Iowa

Maps Provided By:



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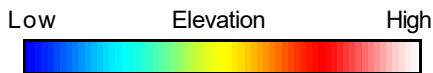
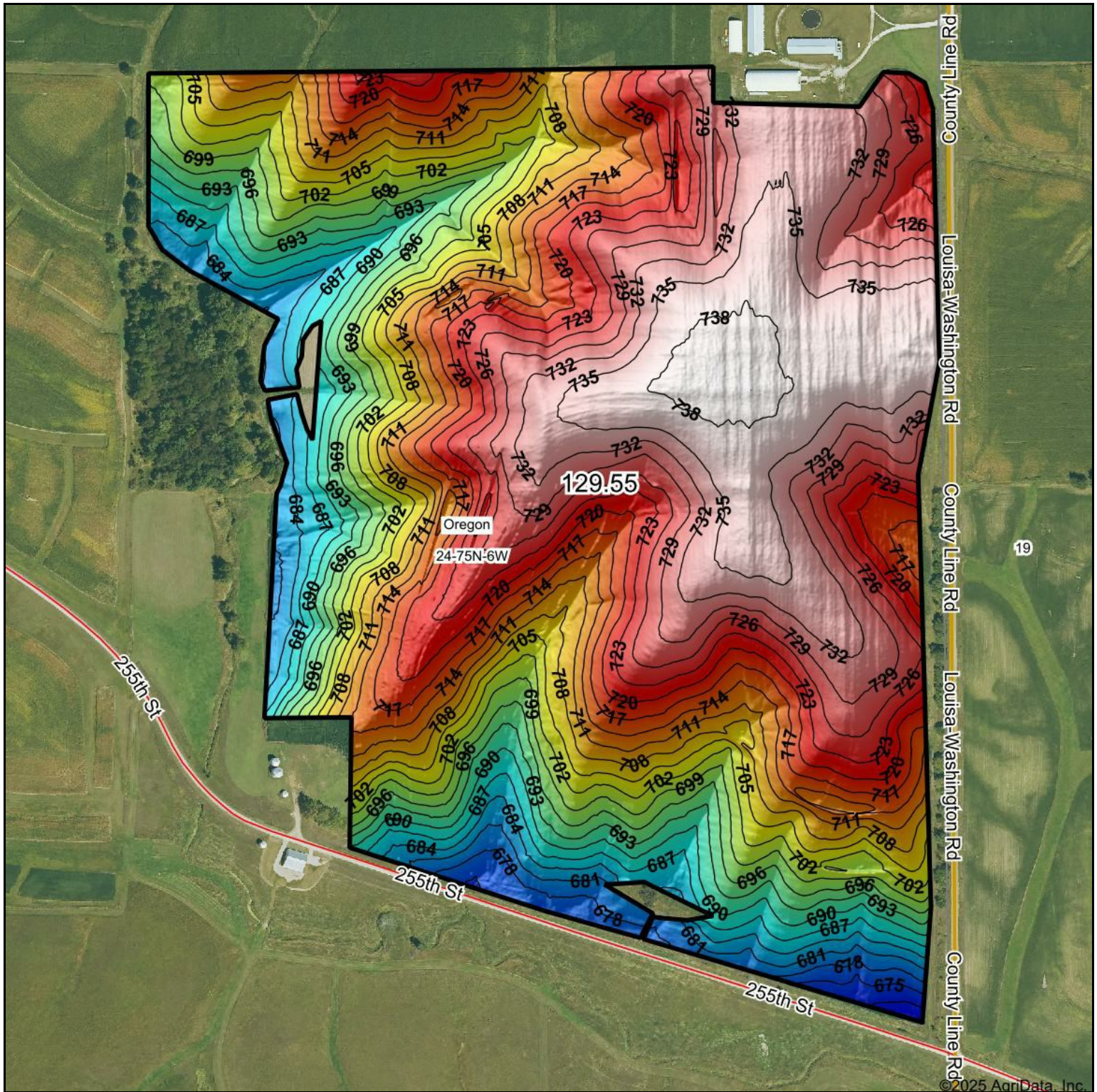
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5/2/2025

Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 3
Min: 670.4
Max: 738.9
Range: 68.5
Average: 713.5
Standard Deviation: 17.36 ft



24-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 7.69, -91° 29' 22.75

4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

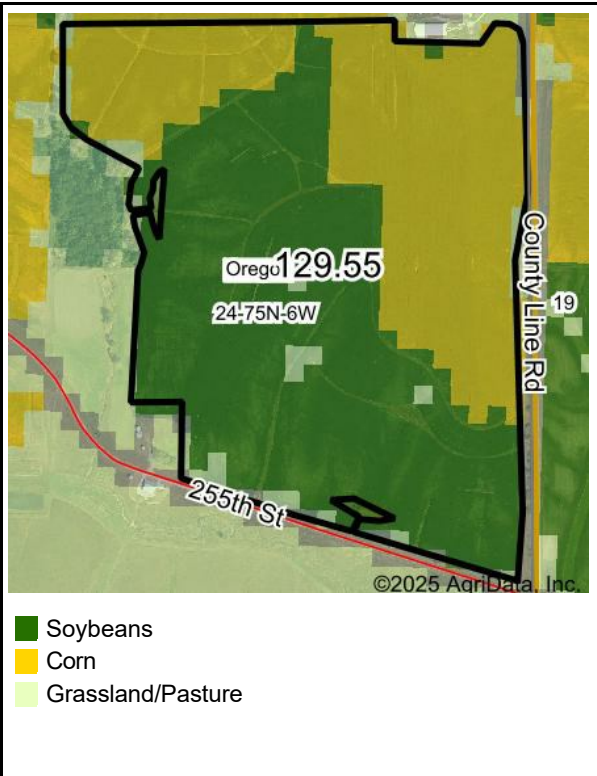
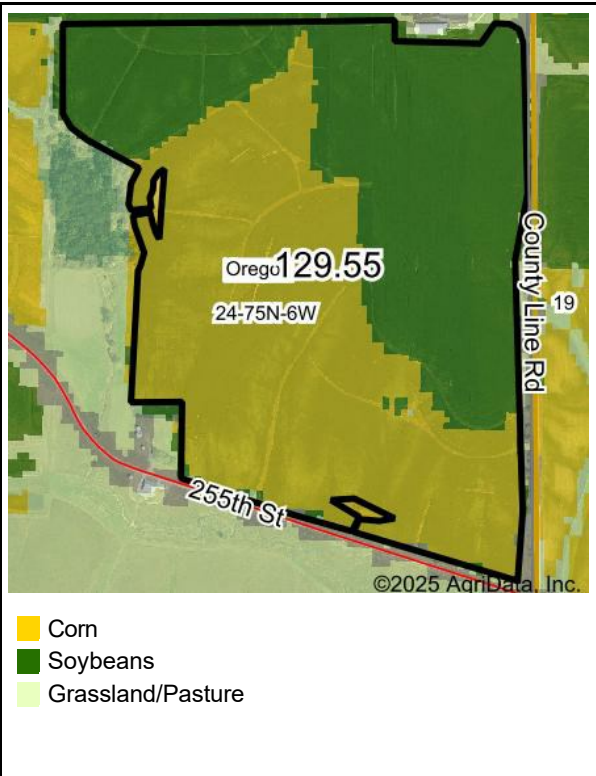
Field ID:

Phone:

Acct. #:

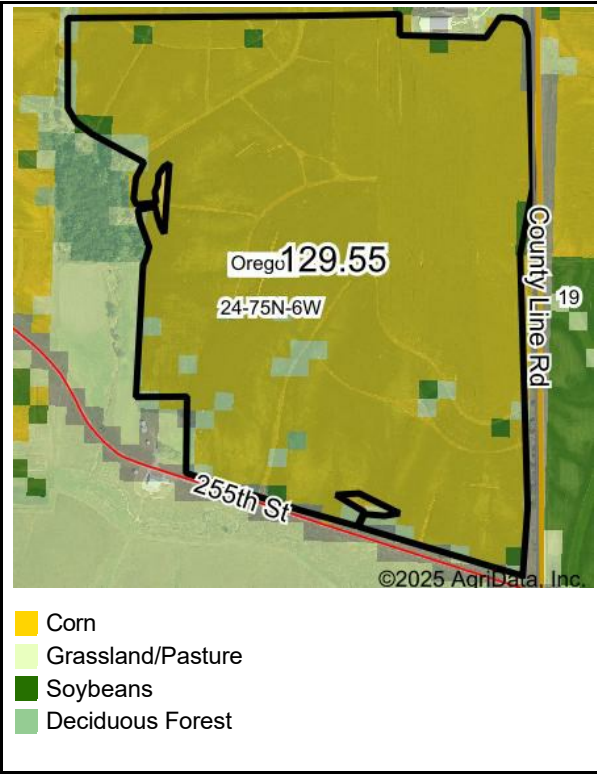
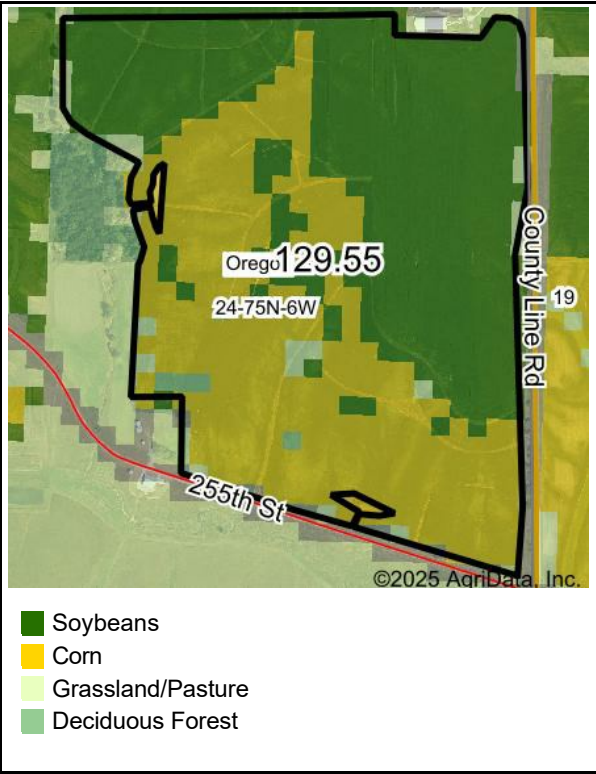
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 7.69, -91° 29' 22.75

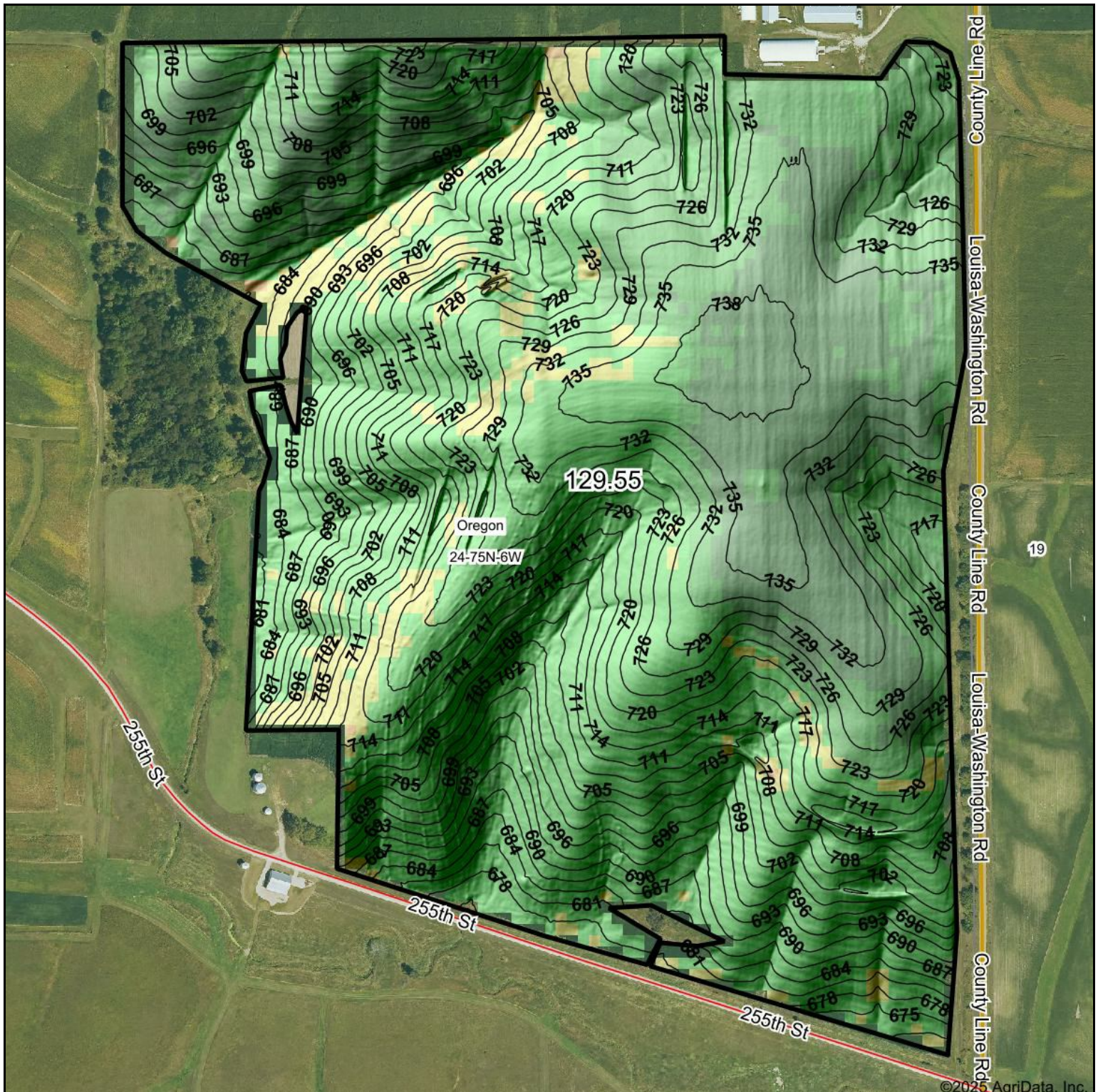
State: IA County: Washington

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

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



Plant Growth(NDVI) with Hillshade 2024



Crop: Corn - 55%
Soybeans - 45%

*USDA CropScape

Elevation Min: 670.4

Max: 738.9

Range: 68.5

Average: 713.5

Standard Deviation: 17.36 ft

0ft 460ft 921ft



5/2/2025

24-75N-6W
Washington County
Iowa

Boundary Center:
41° 17' 7.69, -91° 29' 22.75



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

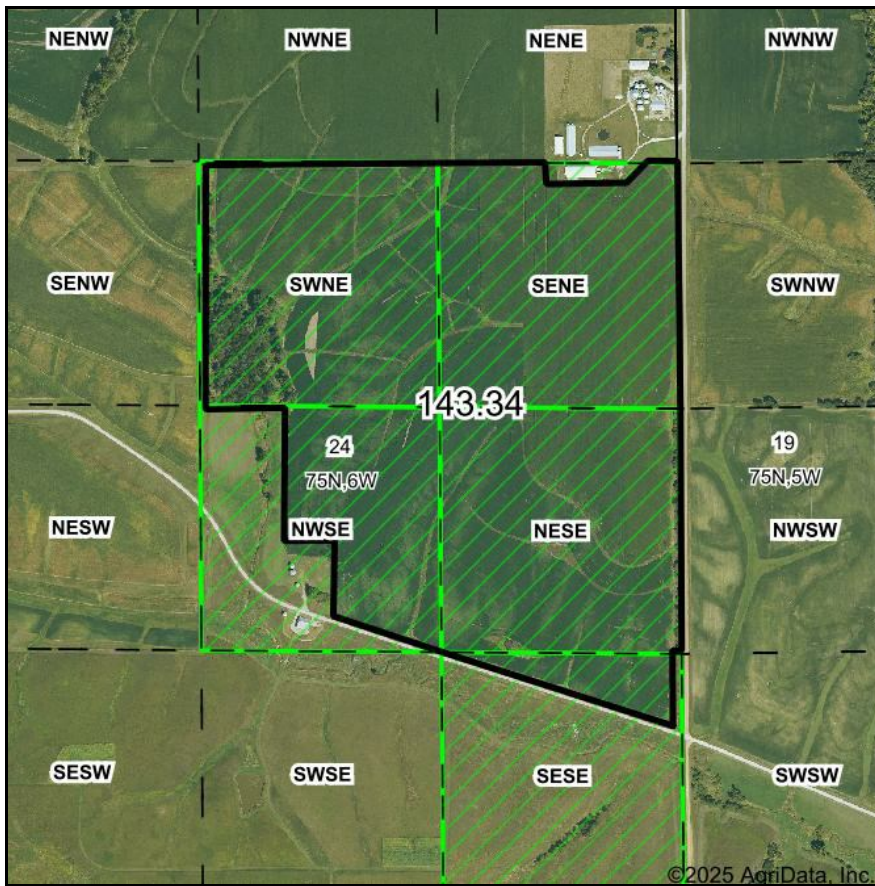
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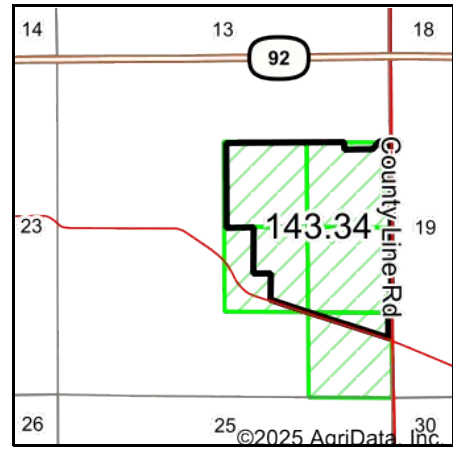
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PLSS Legal Description



Map Center: 41° 17' 7.75, -91° 29' 22.59

0ft 890ft 1781ft



Acres: **143.34**
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**

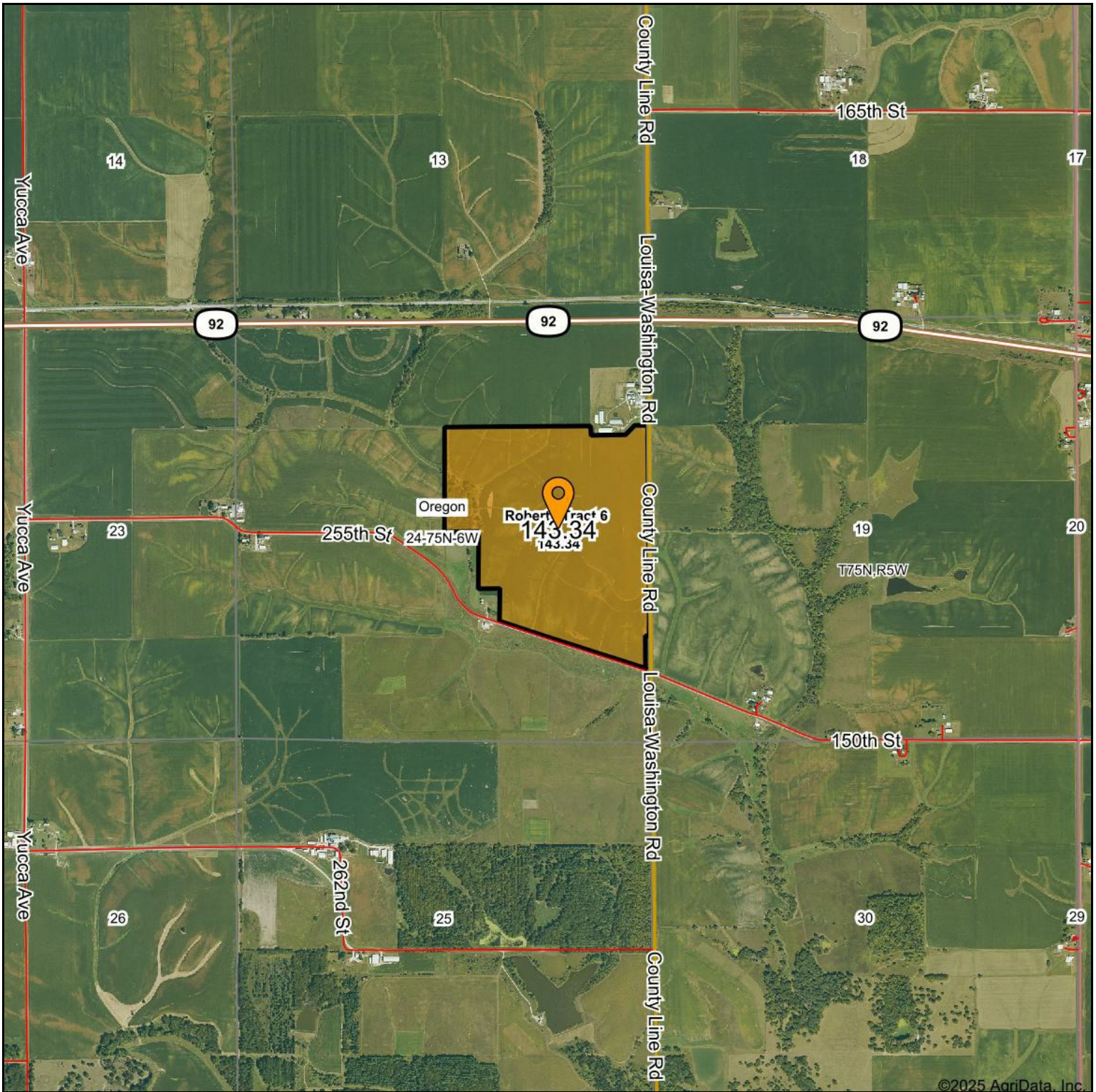
Short Legal:

S2NE; PT NWSE; NESE; PT SESE 24-75N-6W

Long Legal:

S1/2 NE1/4; PART OF THE NW1/4 SE1/4; NE1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 24, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

Location Map



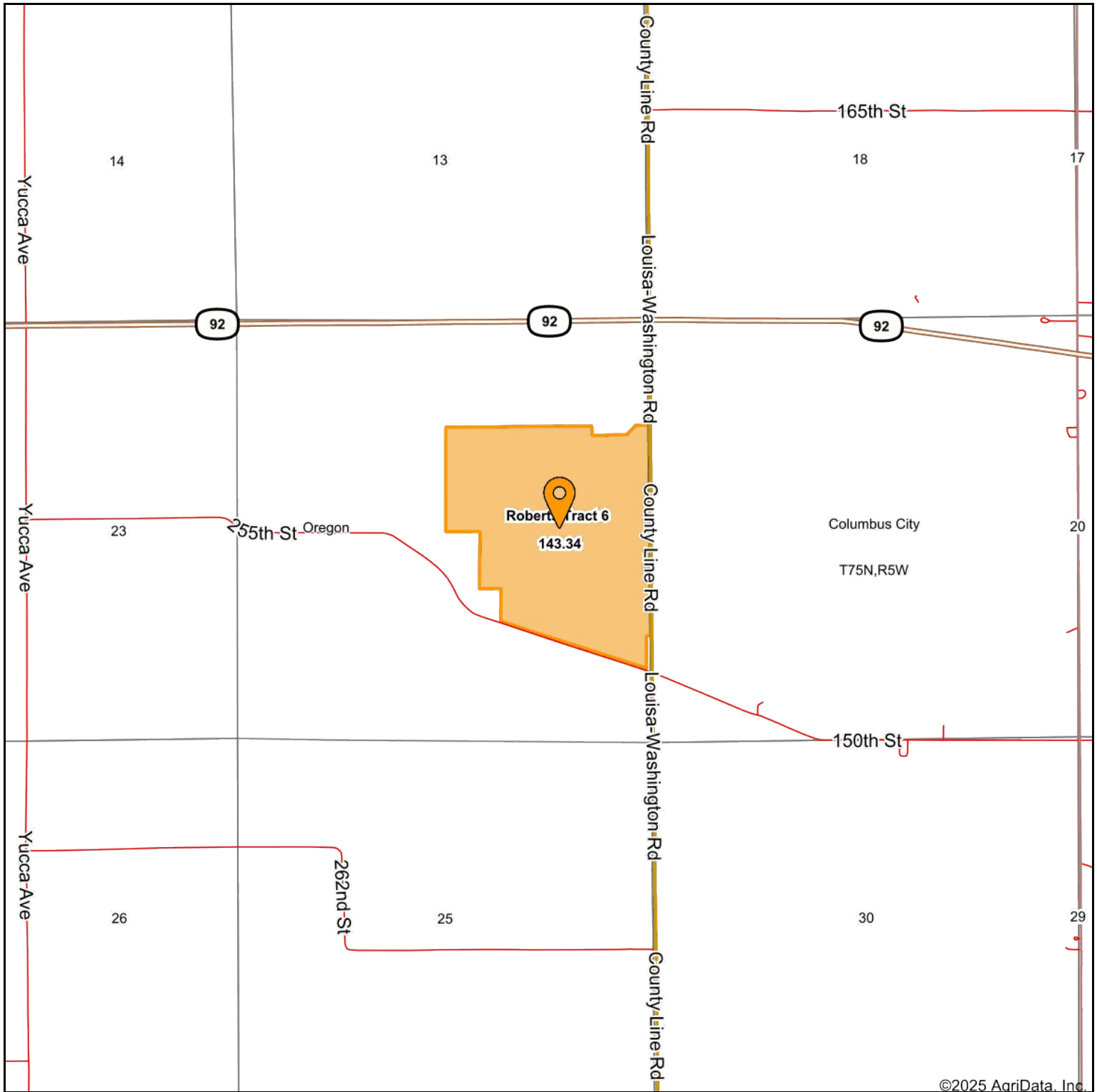
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24-75N-6W
Washington County, IA

0ft 1966ft 3932ft



Location Map



24-75N-6W
Washington County, IA

0ft 1966ft 3932ft





Seller Land Disclosure

Tract 6 - Sec. 24, Twp. 75N, Rng. 6W Parcel IDs (1224200003, 1224200007, 1224400011, 1224400005)

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 143.34

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: REC

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 3 driveways

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

East + South
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?

Terminated 2/28/2026

14. Is the land enrolled in any Government Programs?

☒ Yes ☐ No

If Yes, identify the programs below.

☒ CRP - Buffer

☐ 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>20. Roberts</u>	<u>Ann L. Roberts</u>
Seller	Seller
	Date
Buyer	Buyer
	Date