

Aerial Map



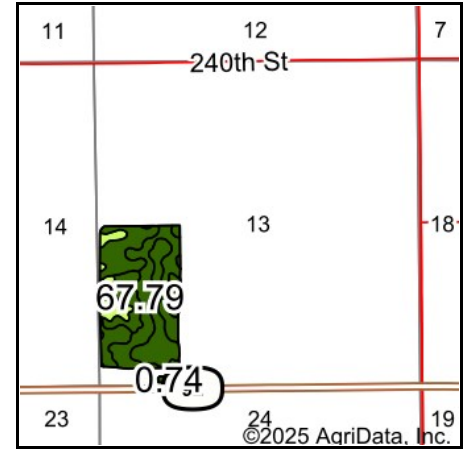
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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72.09 Acres
13-75N-6W
Washington County, IA

0ft 421ft 841ft



Soils Map



State: **Iowa**
 County: **Washington**
 Location: **13-75N-6W**
 Township: **Oregon**
 Acres: **68.53**
 Date: **6/20/2025**



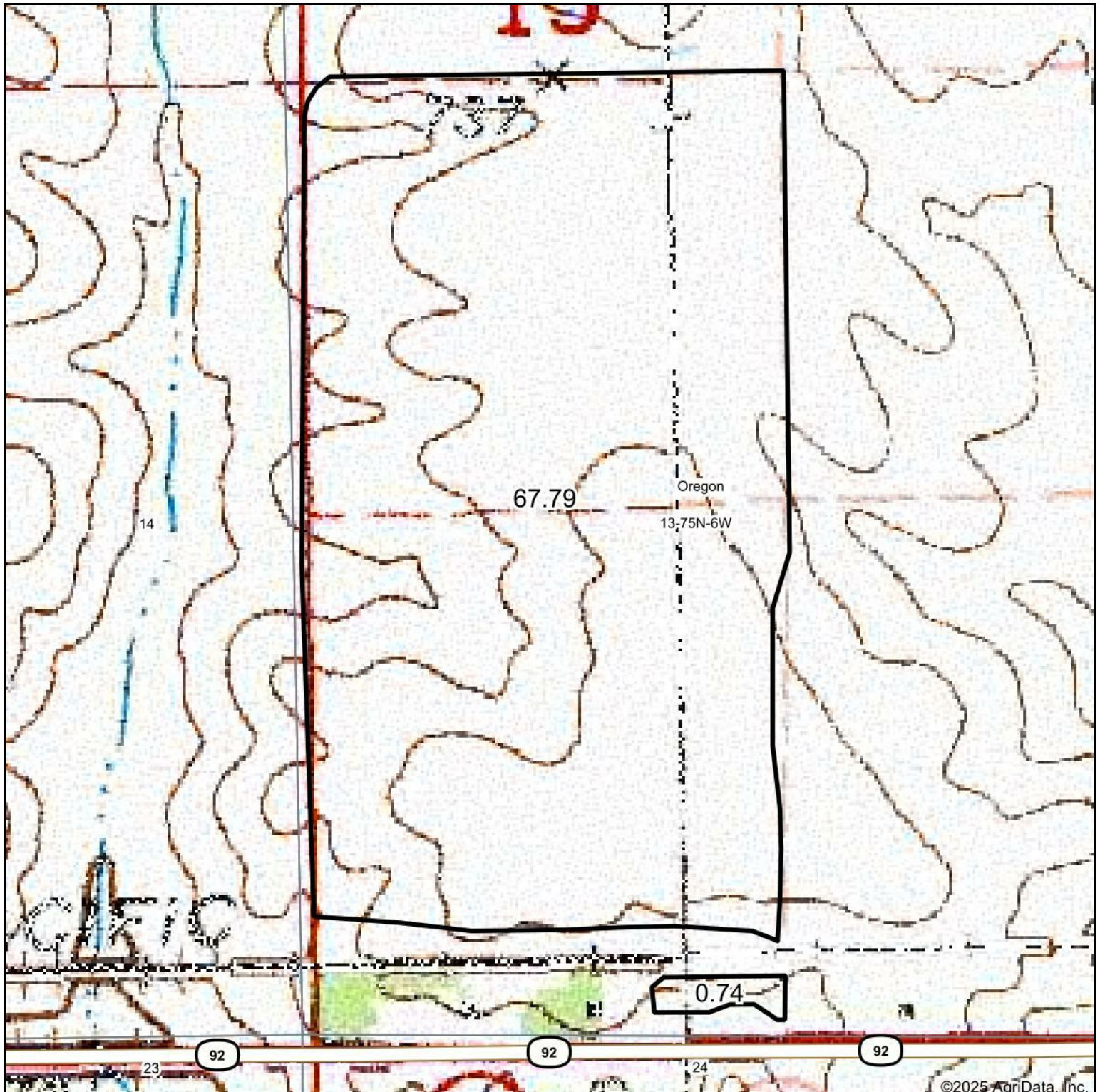
Area Symbol: IA183, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	22.46	32.9%		5	Iw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	18.32	26.7%			Ile	91
279	Taintor silty clay loam, 0 to 2 percent slopes	12.82	18.7%		95	IIw	83
570B	Nira silty clay loam, 2 to 5 percent slopes	8.73	12.7%			Ile	81
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.20	9.0%		95	IVw	40
Weighted Average						1.85	84.6

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' 49.43, -91° 30' 5.03

0ft 420ft 840ft

13-75N-6W

**Washington County
Iowa**

Maps Provided By:



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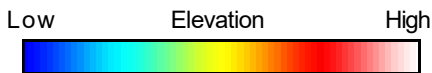
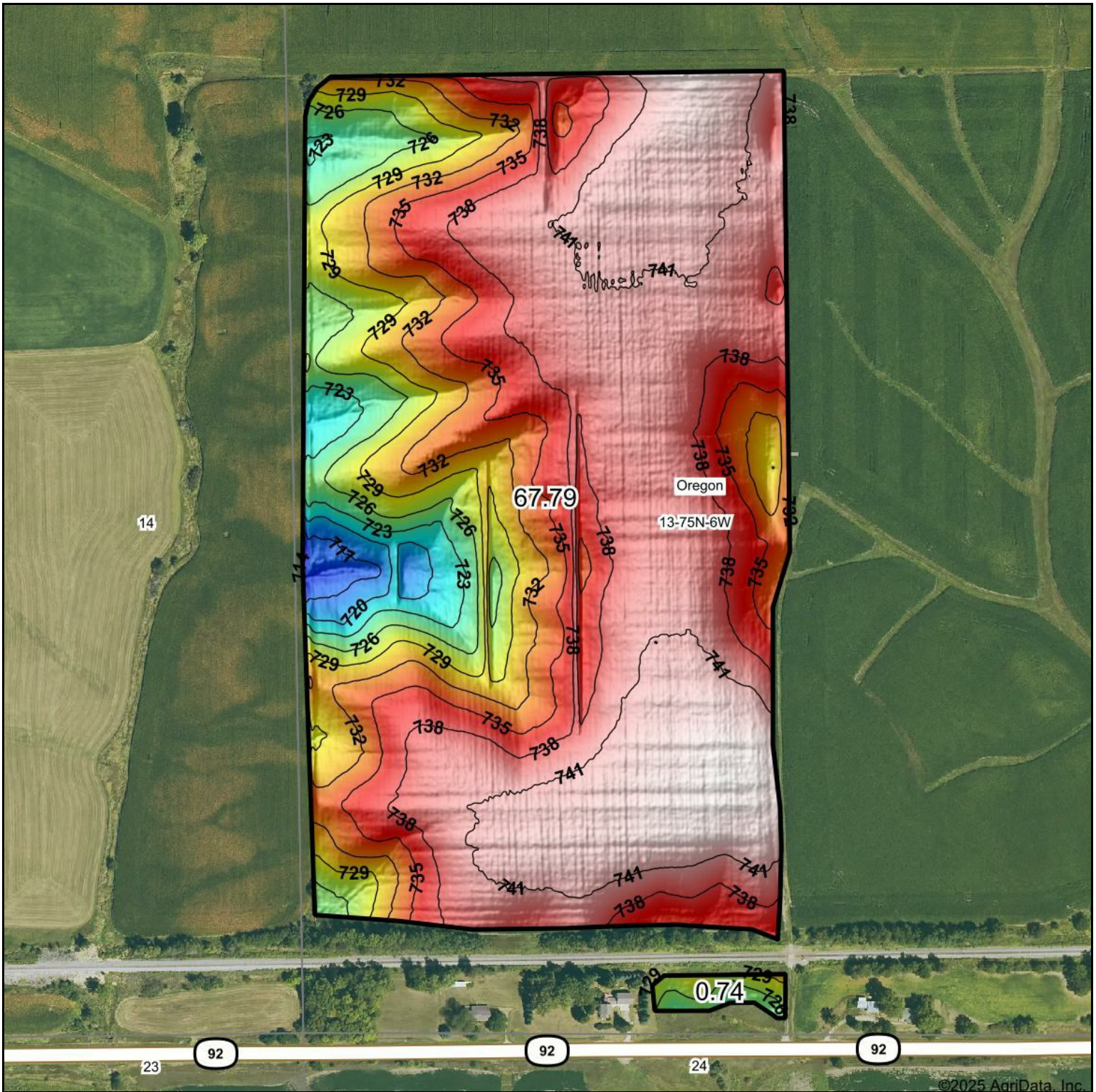
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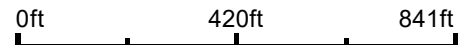


6/20/2025

Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 3
Min: 714.0
Max: 743.4
Range: 29.4
Average: 735.3
Standard Deviation: 6.3 ft



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

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13-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 49.43, -91° 30' 5.12

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4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

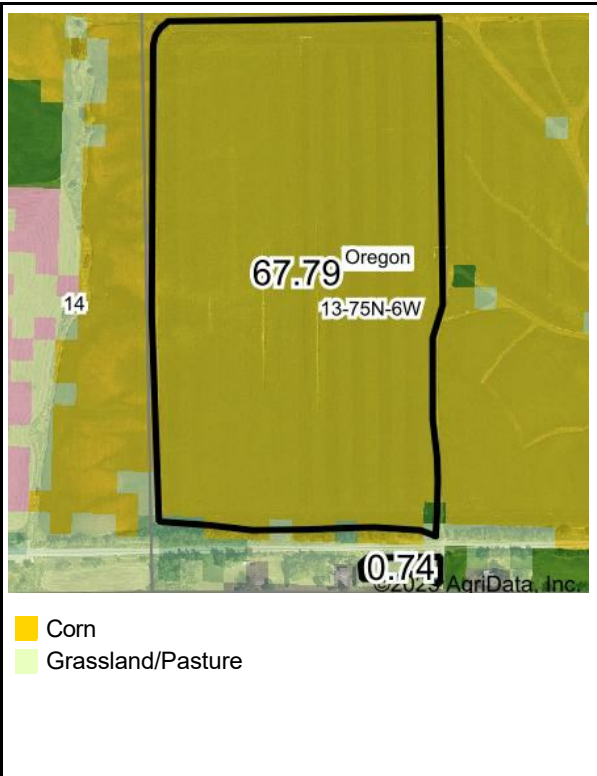
Field ID:

Phone:

Acct. #:

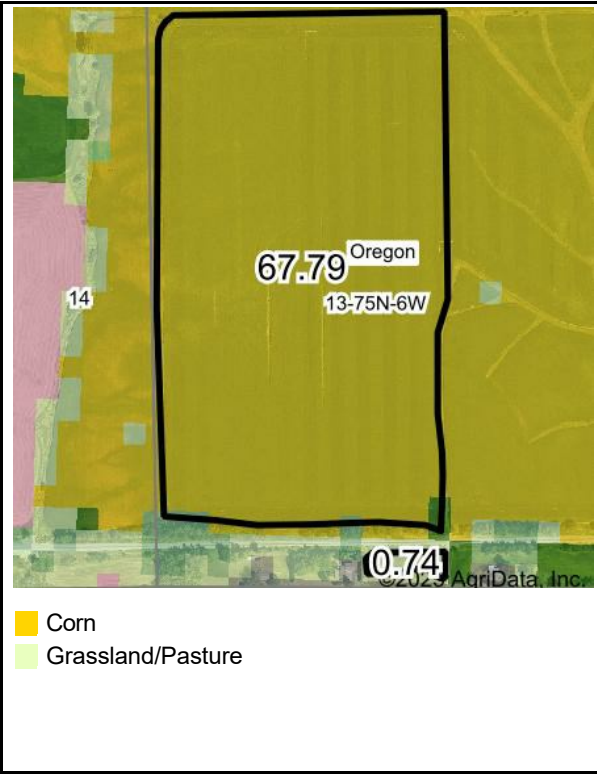
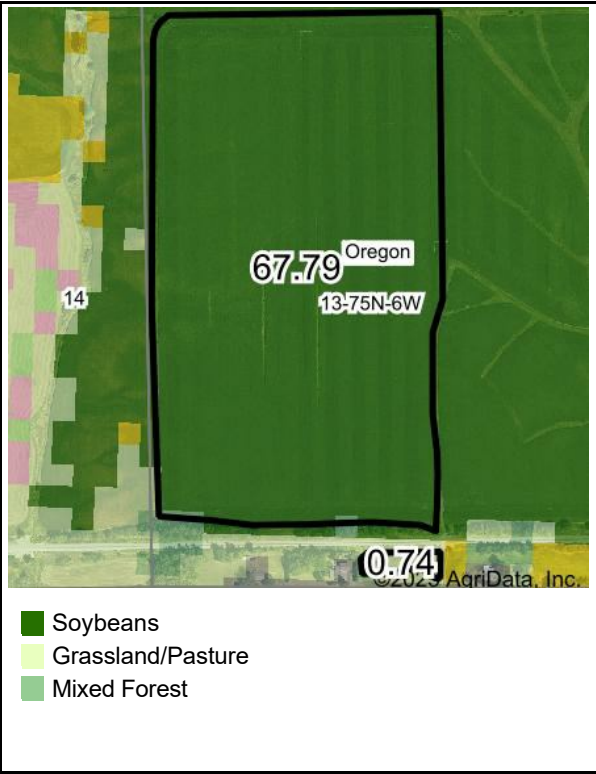
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 49.43, -91° 30' 5.12

State: IA County: Washington

Legal: 13-75N-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



Crop: Soybeans - 100%

*USDA CropScape

Elevation Min: 714.0

Max: 743.4

Range: 29.4

Average: 735.3

Standard Deviation: 6.3 ft



6/20/2025

13-75N-6W
Washington County
Iowa

Boundary Center:
41° 17' 49.43, -91° 30' 5.12



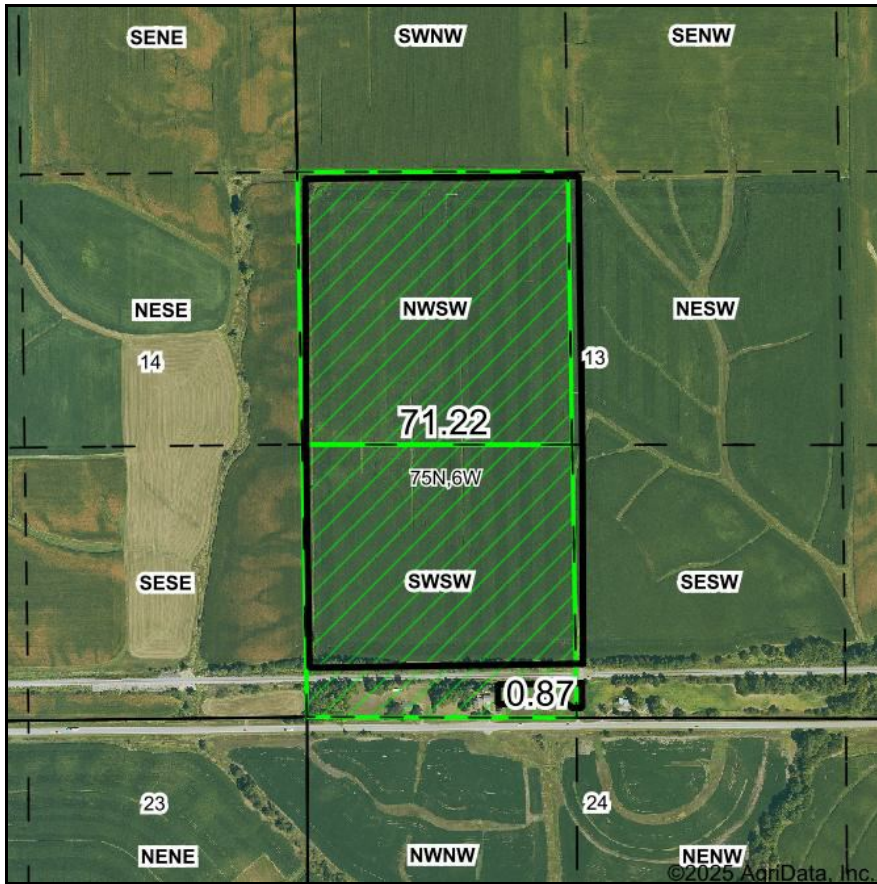
WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By:



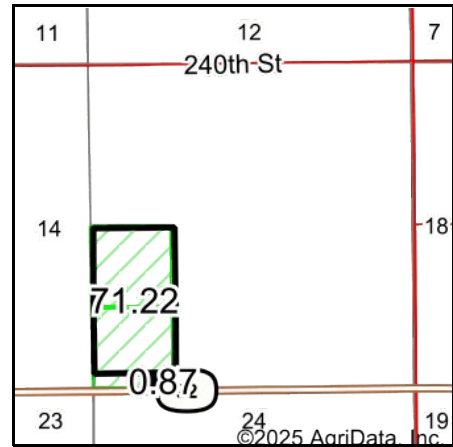
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PLSS Legal Description



Map Center: 41° 17' 49.46, -91° 30' 4.97

0ft 789ft 1577ft



Acres: 72.09
Date: 6/20/2025
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**

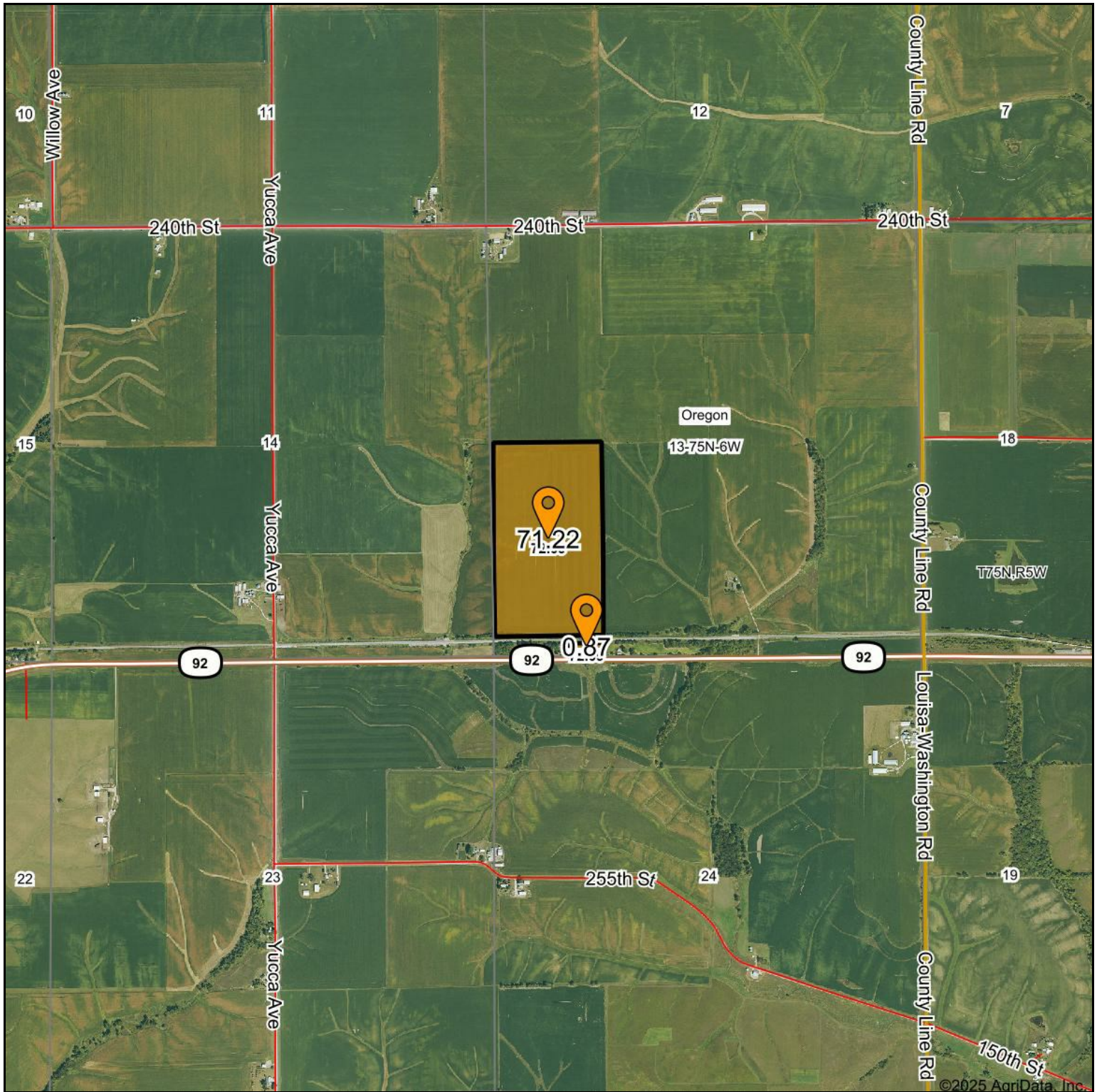
Short Legal:

NWSW; PT SWSW 13-75N-6W

Long Legal:

NW1/4 SW1/4; PART OF THE SW1/4 SW1/4 OF SECTION 13, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

Location Map



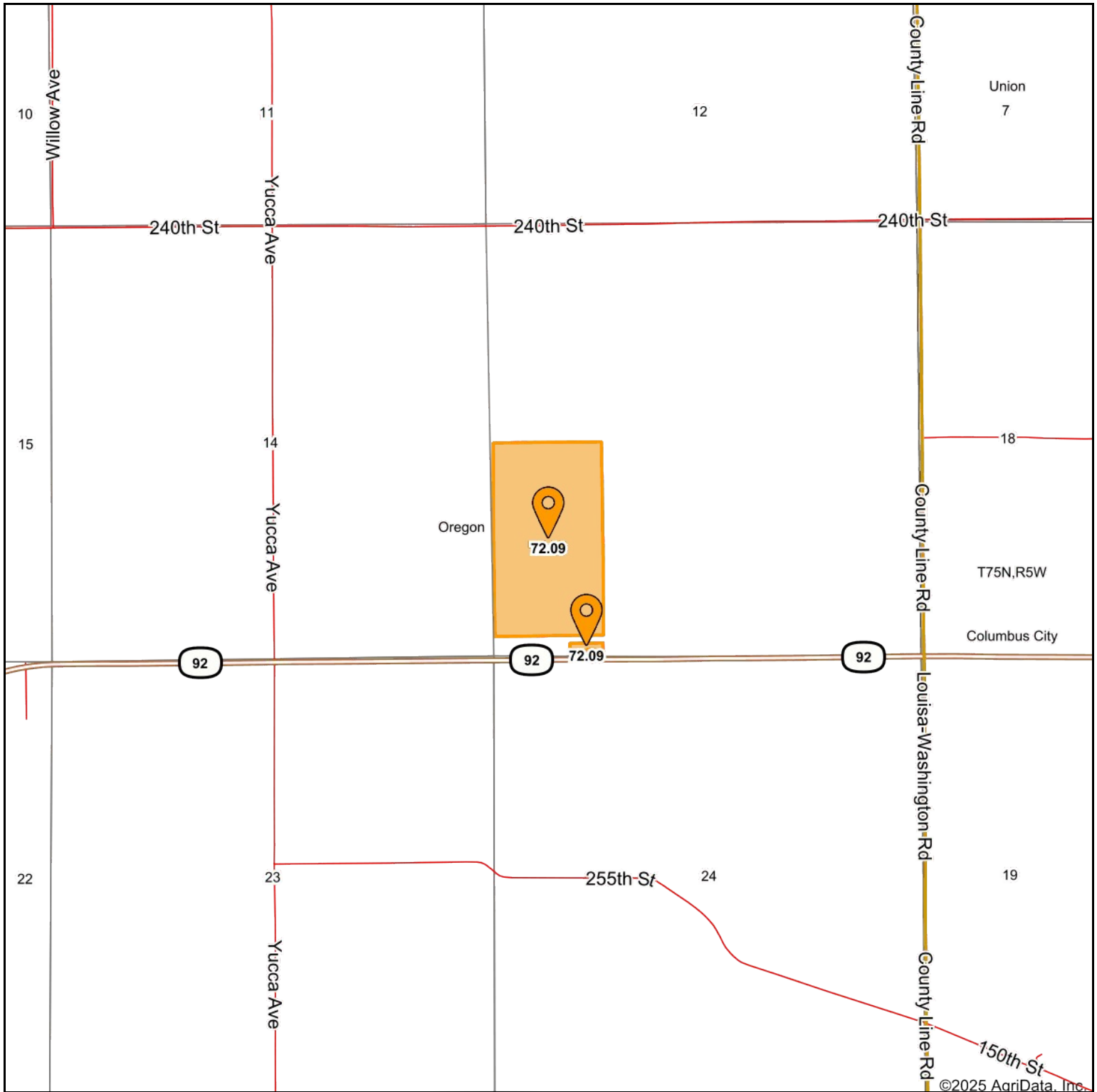
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13-75N-6W
Washington County, IA

0ft 1888ft 3776ft



Location Map



0ft 1888ft 3776ft



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13-75N-6W
Washington County, IA





Seller Land Disclosure

Tract 9 - Sec. 13, Twp. 75N, Rng. 6W Parcel IDs (1213300007)

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

72.09

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

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

North + West Sides

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

☐ 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