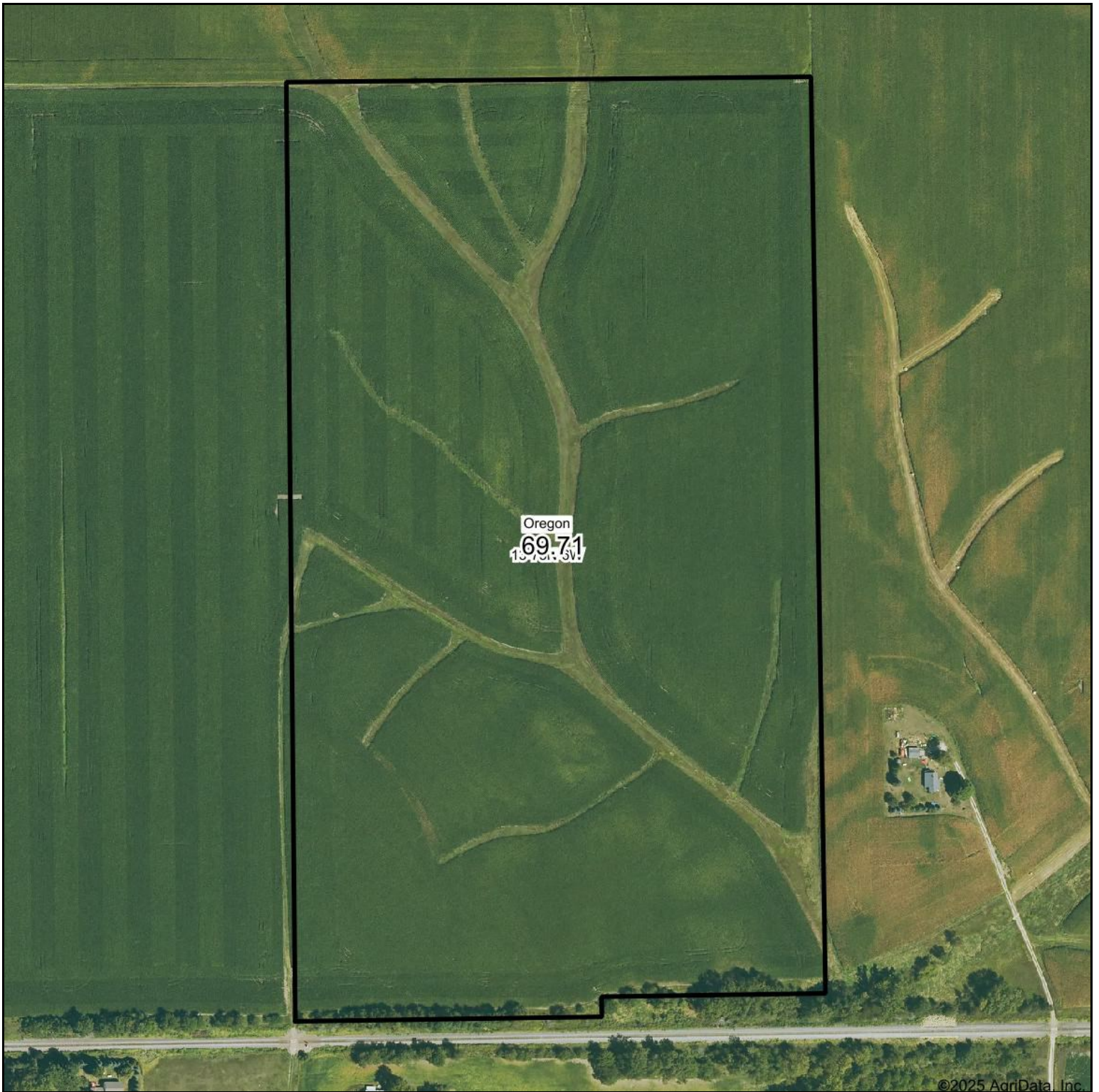


Aerial Map



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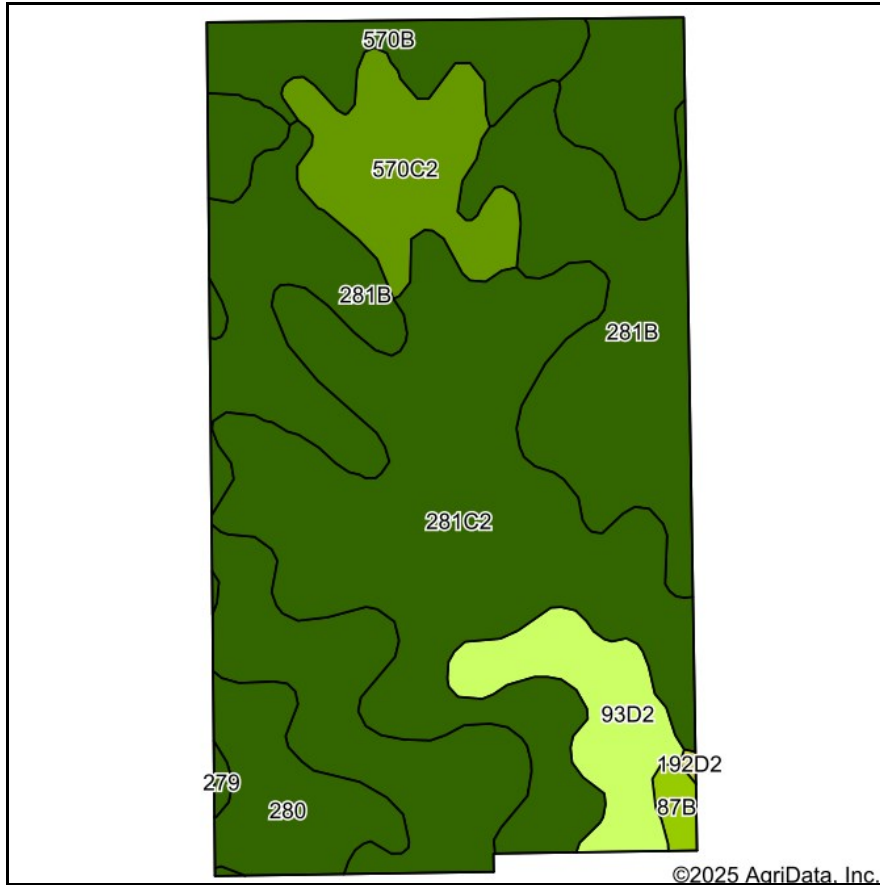
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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69.71 Acres
13-75N-6W
Washington County, IA

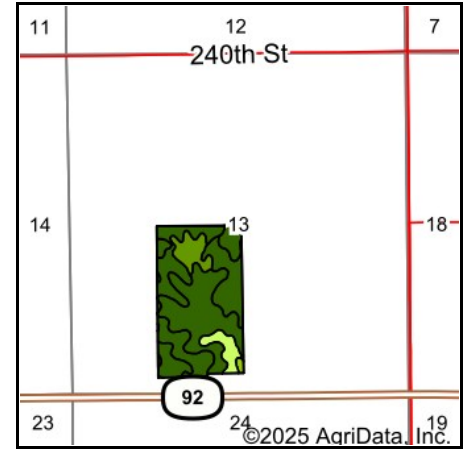
0ft 387ft 775ft



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Washington**
 Location: **13-75N-6W**
 Township: **Oregon**
 Acres: **69.71**
 Date: **6/20/2025**



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**
281B	Otley silty clay loam, 2 to 5 percent slopes	23.61	33.9%			Ile	91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	22.89	32.8%		5	IIle	82
280	Mahaska silty clay loam, 0 to 2 percent slopes	8.34	12.0%		5	IW	94
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	5.61	8.0%		5	IIle	71
570B	Nira silty clay loam, 2 to 5 percent slopes	4.36	6.3%			Ile	81
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	4.16	6.0%			IIle	38
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	0.52	0.7%		85	IIW	68
279	Taintor silty clay loam, 0 to 2 percent slopes	0.16	0.2%		95	IIW	83
192D2	Adair silty clay loam, 9 to 14 percent slopes, moderately eroded	0.06	0.1%		5	IVe	12
Weighted Average						2.35	82.7

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

Aerial Map



©2025 AgriData, Inc.



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Boundary Center: 41° 17' 50.59, -91° 29' 48.05

0ft 383ft 767ft

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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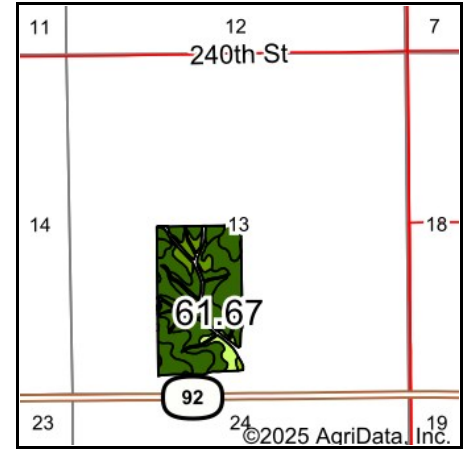
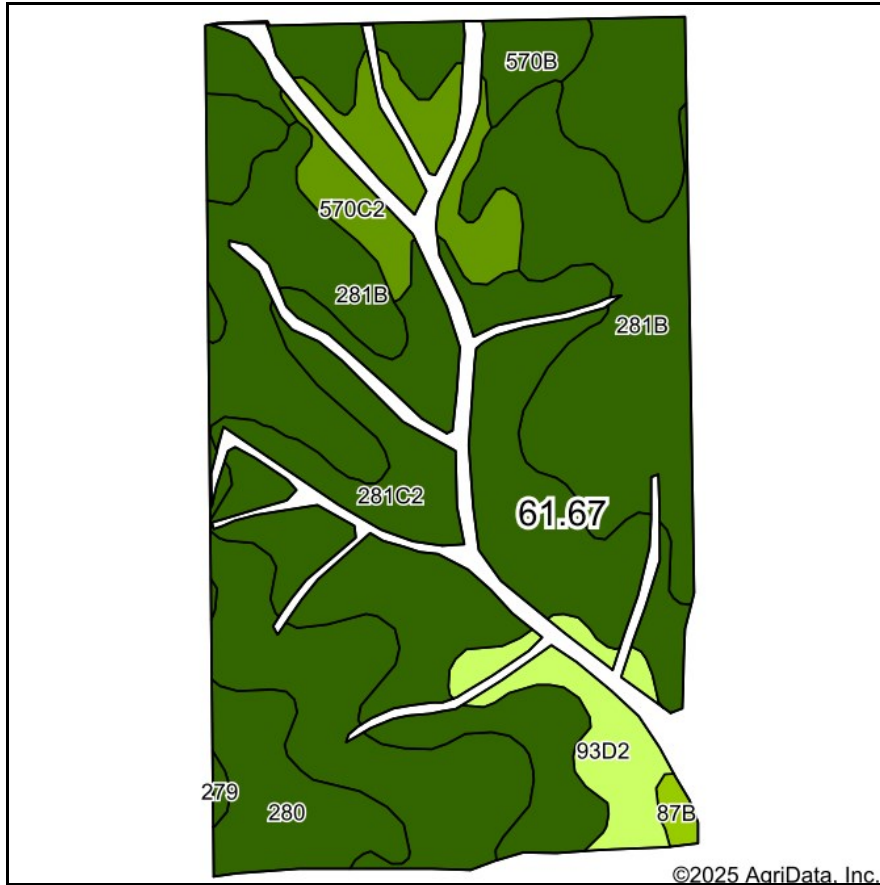
www.AgriDataInc.com

13-75N-6W
Washington County
Iowa



6/20/2025

Soils Map



State: **Iowa**
 County: **Washington**
 Location: **13-75N-6W**
 Township: **Oregon**
 Acres: **61.67**
 Date: **6/20/2025**



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**
281B	Otley silty clay loam, 2 to 5 percent slopes	22.63	36.8%			Ile	91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	19.32	31.3%		5	IIle	82
280	Mahaska silty clay loam, 0 to 2 percent slopes	7.96	12.9%		5	IW	94
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	4.40	7.1%		5	IIle	71
570B	Nira silty clay loam, 2 to 5 percent slopes	3.78	6.1%			Ile	81
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.08	5.0%			IIle	38
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	0.35	0.6%		85	IIW	68
279	Taintor silty clay loam, 0 to 2 percent slopes	0.15	0.2%		95	IIW	83
Weighted Average						2.31	83.7

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' 50.59, -91° 29' 48.09

0ft 383ft 767ft

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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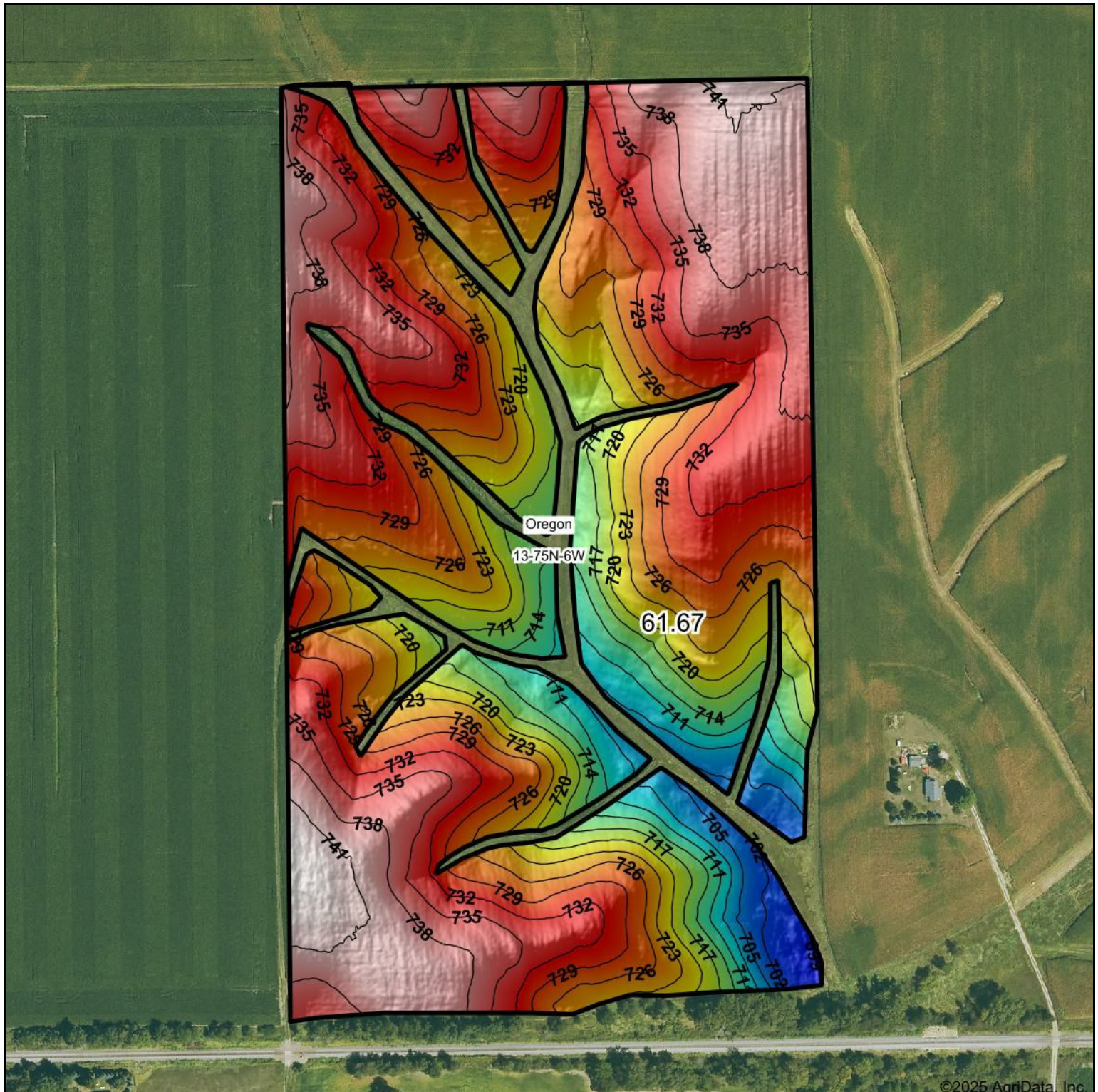
www.AgriDataInc.com

13-75N-6W
Washington County
Iowa



6/20/2025

Topography Hillshade



4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

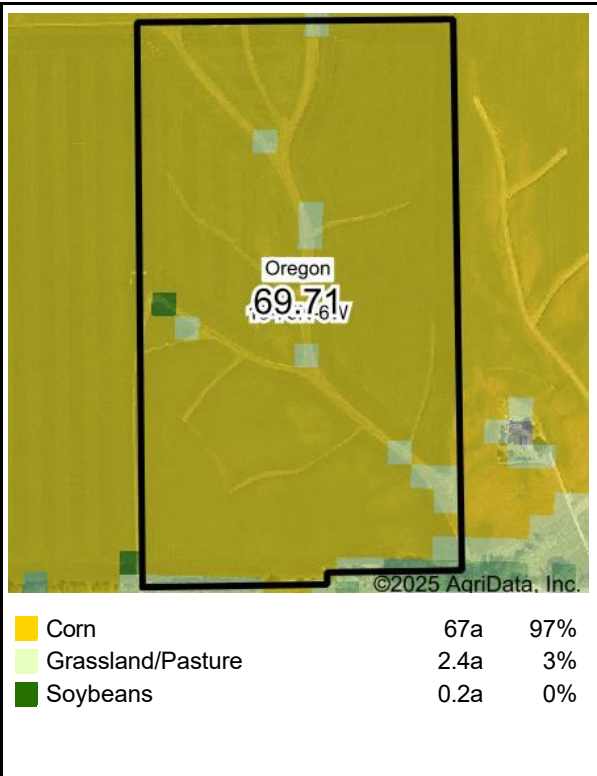
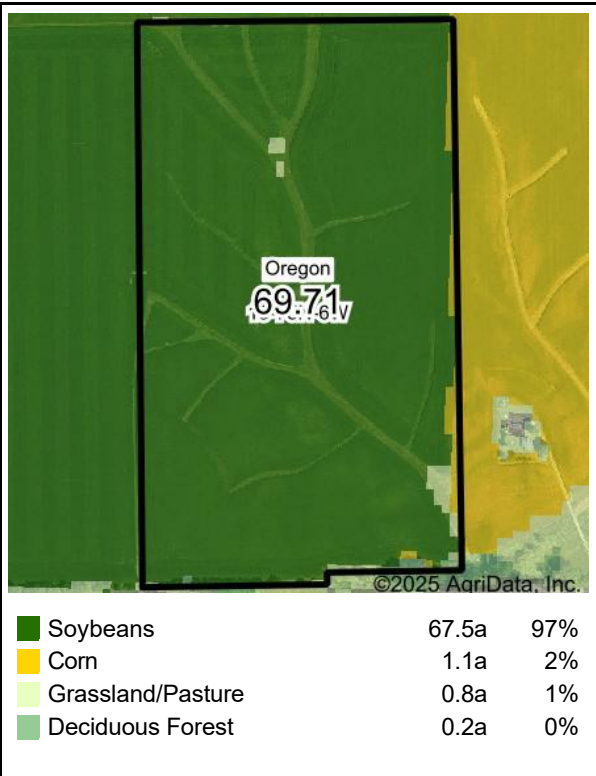
Field ID:

Phone:

Acct. #:

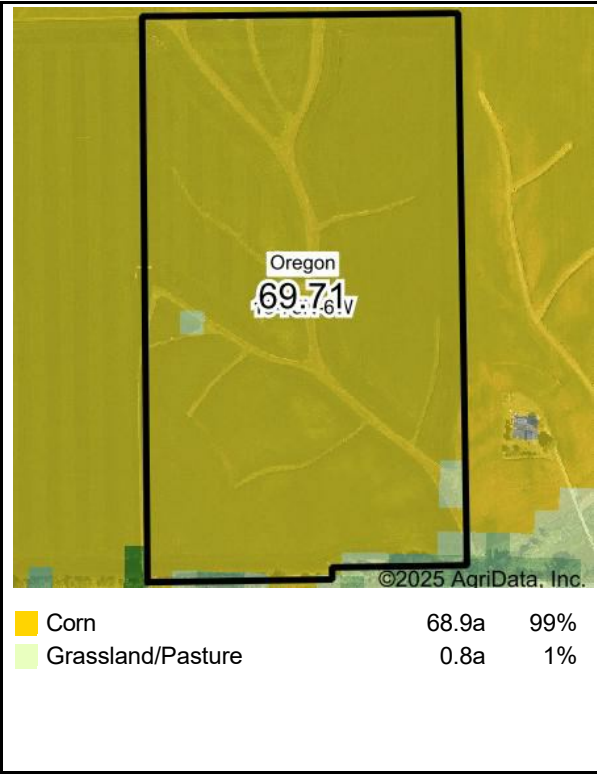
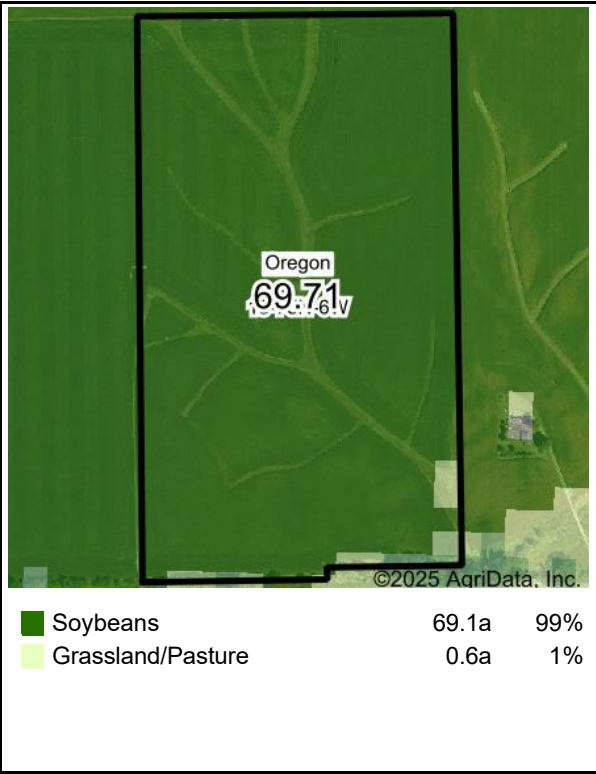
Crop Year:

Crop Year:



Crop Year:

Crop Year:



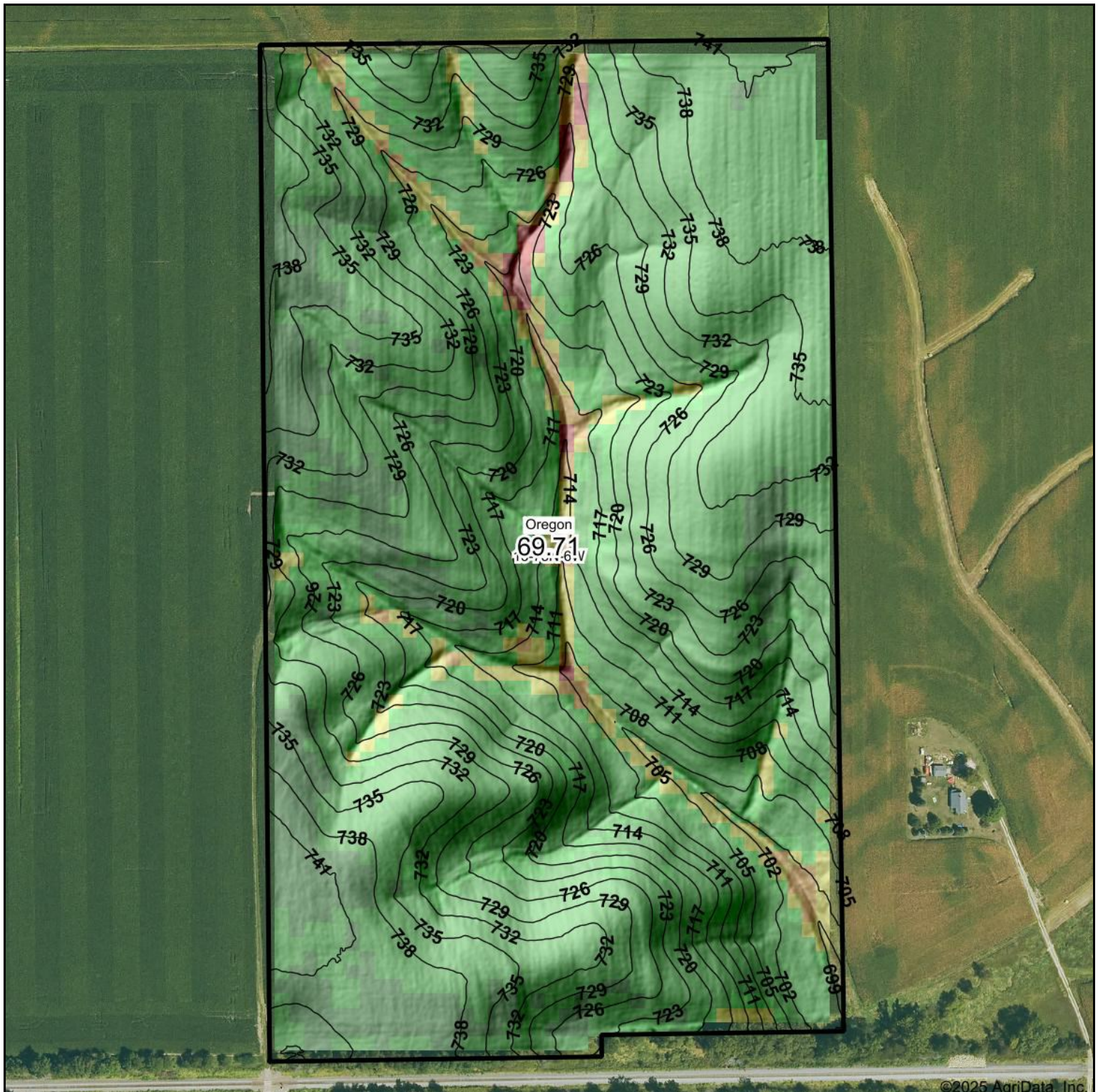
Boundary Center: 41° 17' 50.45, -91° 29' 48.01
State: IA County: Washington
Legal: 13-75N-6W Twnshp: Oregon
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



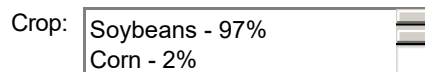
Maps Provided By:

surety
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Plant Growth(NDVI) with Hillshade 2024



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*USDA CropScope



Elevation Min: 698.0
Max: 742.8
Range: 44.8
Average: 726.5
Standard Deviation: 10.01 ft



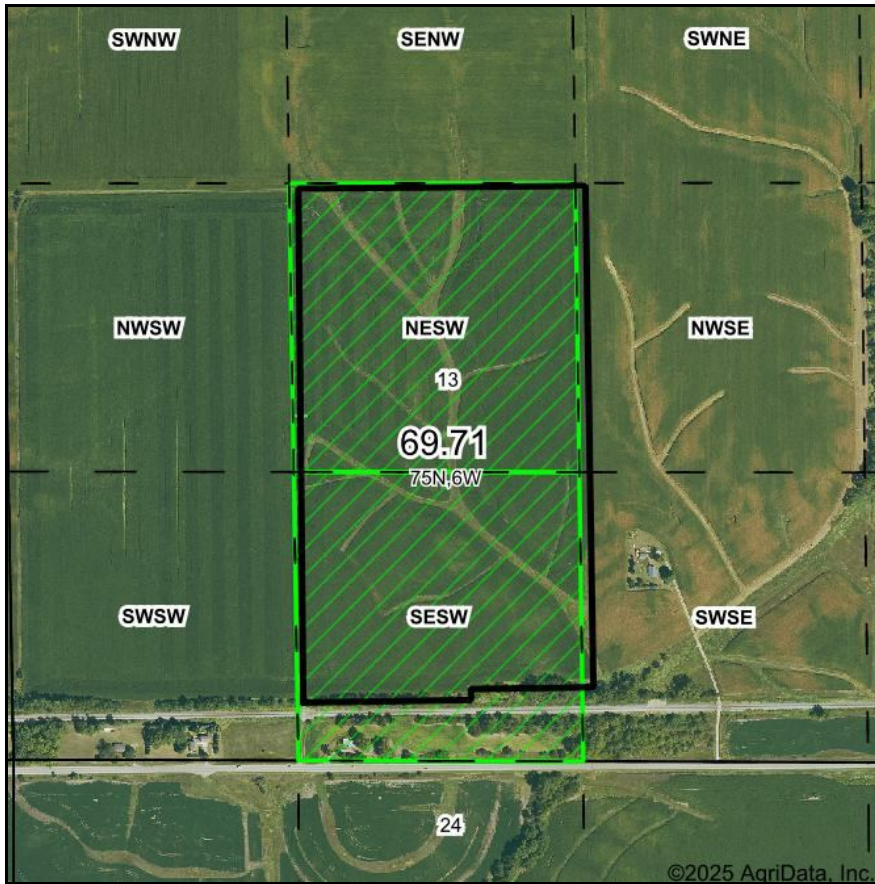
6/27/2025

13-75N-6W
Washington County
Iowa



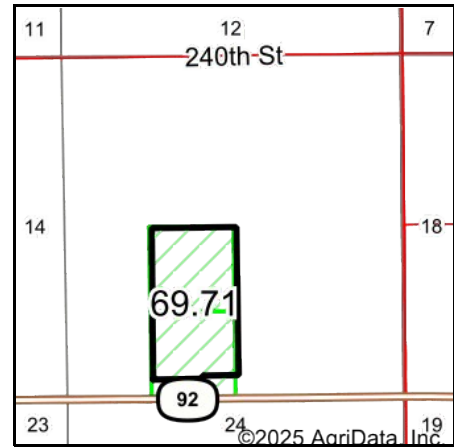
Boundary Center:
41° 17' 50.45, -91° 29' 48.01

PLSS Legal Description



Map Center: 41° 17' 50.45, -91° 29' 48.22

0ft 746ft 1492ft



Acres: **69.71**
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**

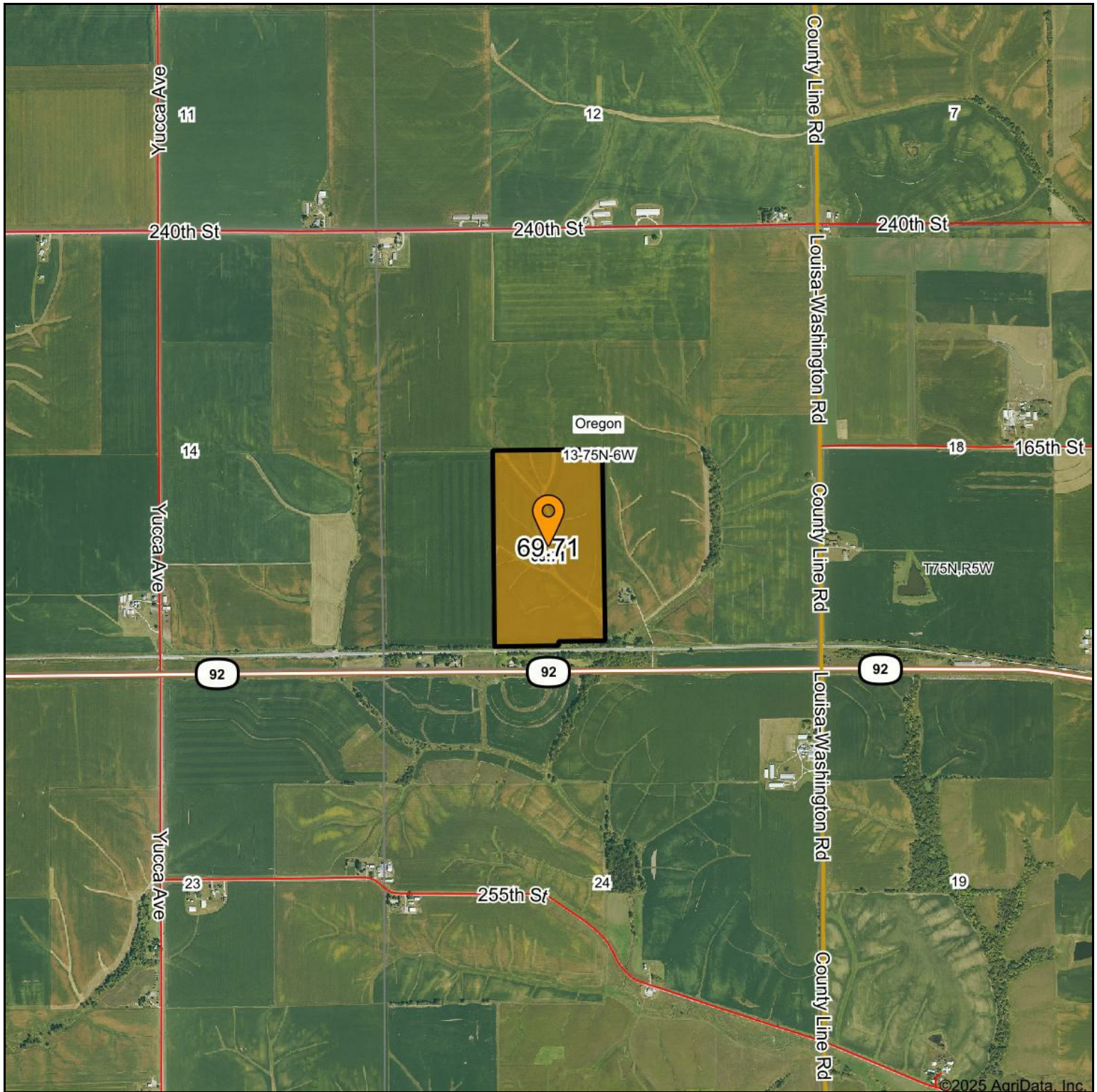
Short Legal:

NESW; PT SESW 13-75N-6W

Long Legal:

NE1/4 SW1/4; PART OF THE SE1/4 SW1/4 OF SECTION 13, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

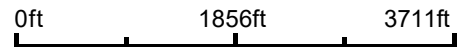
Location Map



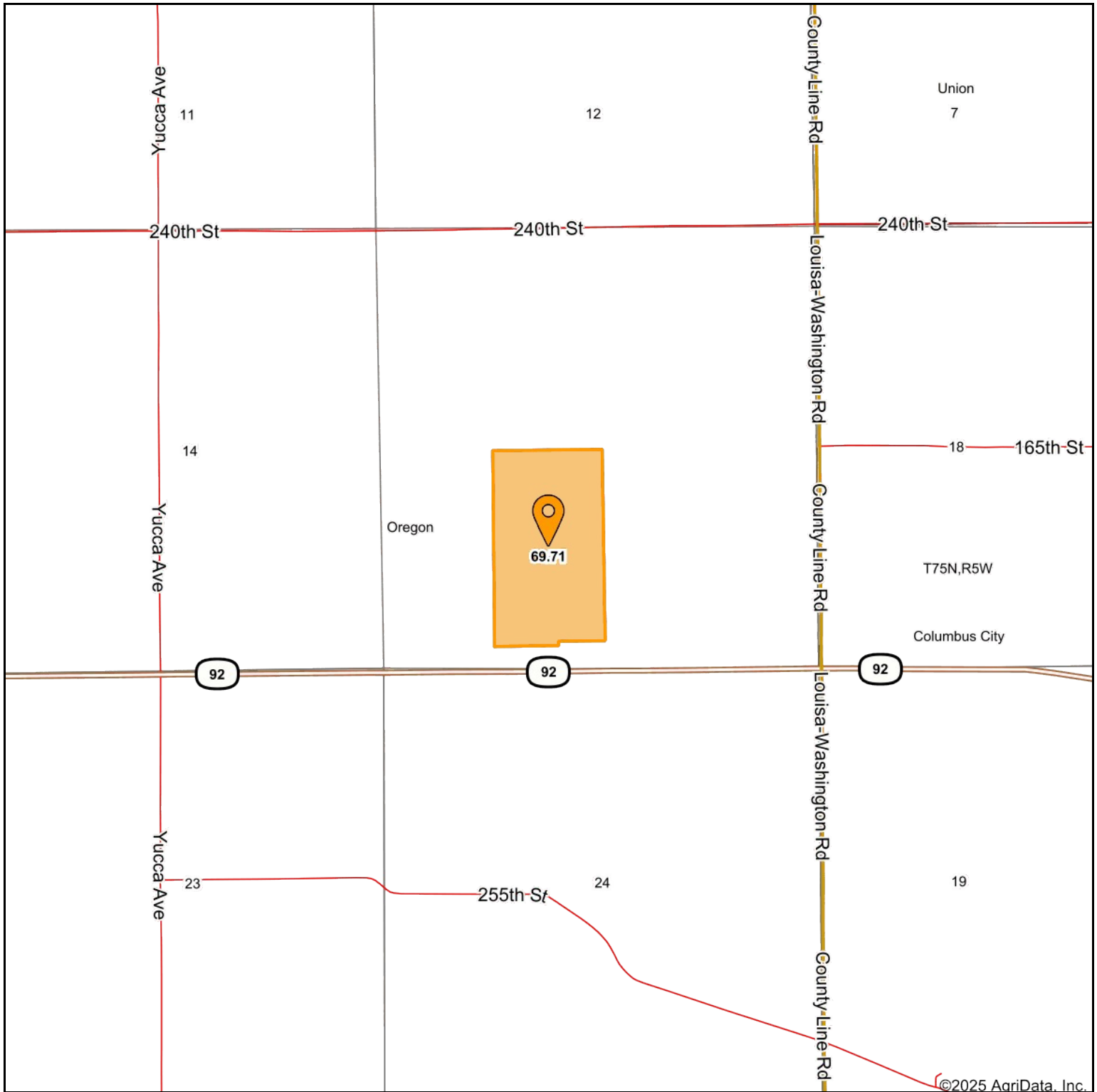
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13-75N-6W
Washington County, IA



Location Map

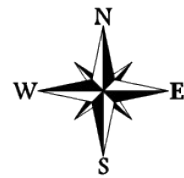


0ft 1856ft 3711ft



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13-75N-6W
Washington County, IA



6/20/2025



Seller Land Disclosure

Tract 10 - Sec. 13, Twp. 75N, Rng. 6W Parcel IDs (1213300004, 1213300005)

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

69.71

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

Use driveway on Tract 9

Additional Remarks: (use page 2 for additional disclosure information)

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 side

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 2/28/2016

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

<u>John A. Nelson</u>	<u>John A. Nelson</u>	
Seller	Seller	Date
Buyer	Buyer	Date