

Aerial Map

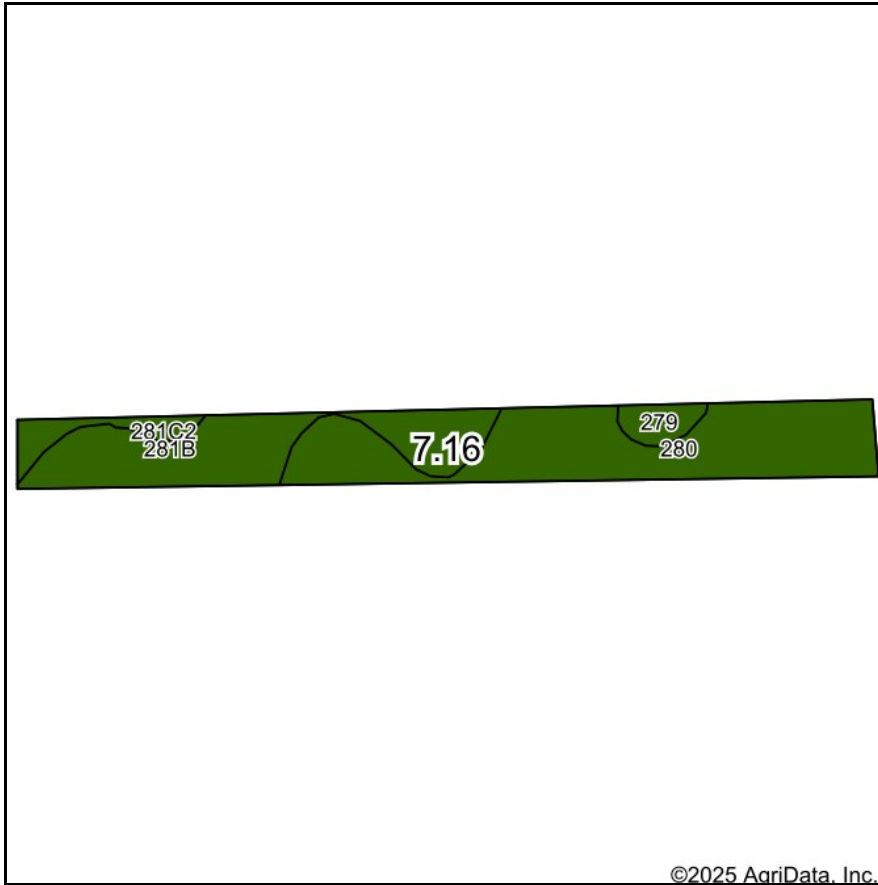


7.59 Acres
13-75N-6W
Washington County, IA

0ft 424ft 848ft



Soils Map



State: **Iowa**
 County: **Washington**
 Location: **13-75N-6W**
 Township: **Oregon**
 Acres: **7.16**
 Date: **5/2/2025**



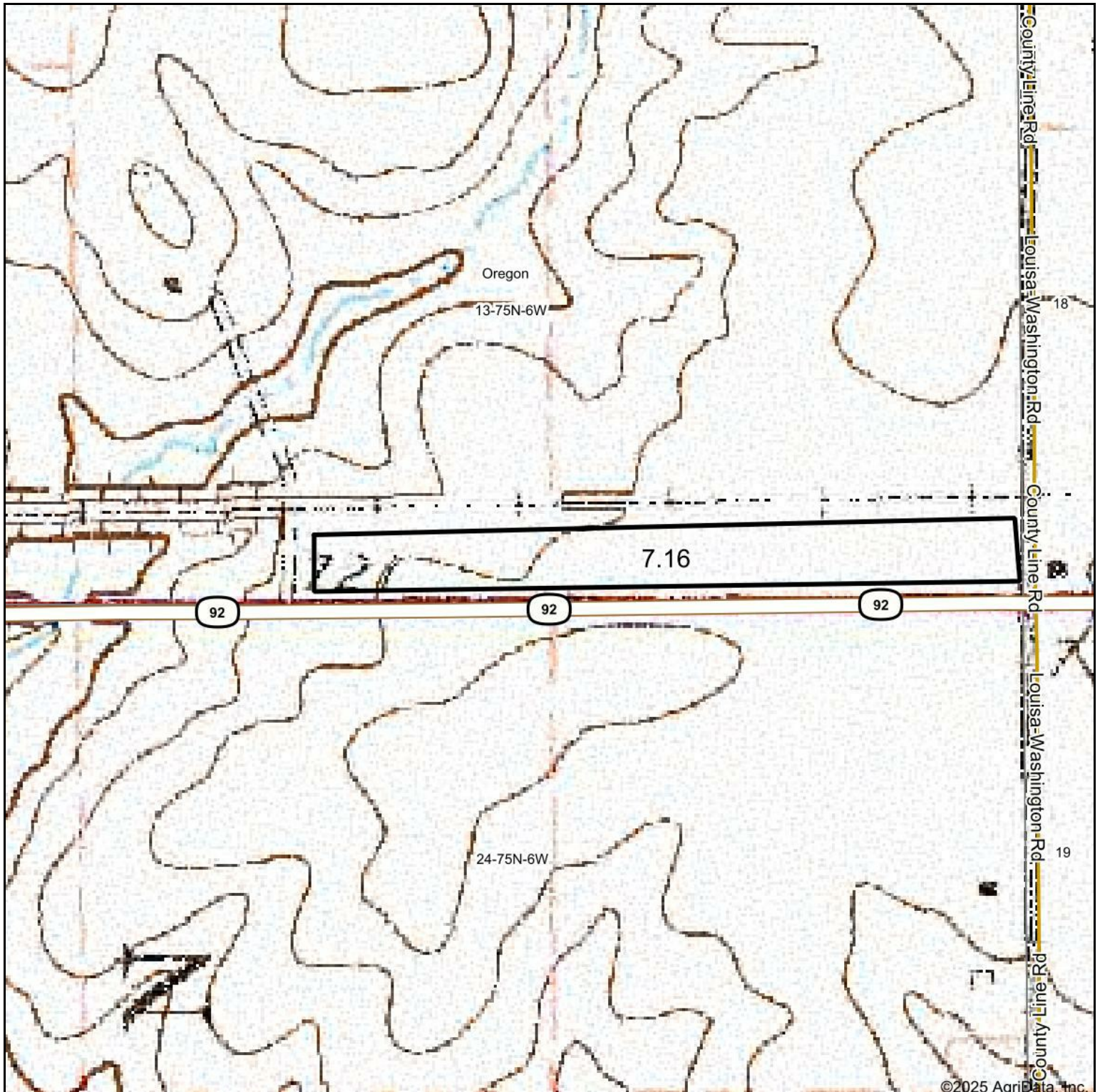
Area Symbol: IA183, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	3.87	54.1%		5	Iw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	2.52	35.2%			Ile	91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.44	6.1%		5	IIle	82
279	Taintor silty clay loam, 0 to 2 percent slopes	0.33	4.6%		95	IIw	83
Weighted Average						1.52	91.7

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

Topography Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Map Center: 41° 17' 37.36, -91° 29' 22.99

0ft 424ft 848ft

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

13-75N-6W
Washington County
Iowa

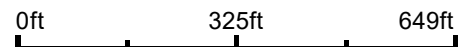


5/2/2025

Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 2
Min: 722.9
Max: 740.2
Range: 17.3
Average: 734.9
Standard Deviation: 4.59 ft



13-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 37.11, -91° 29' 18.82

4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

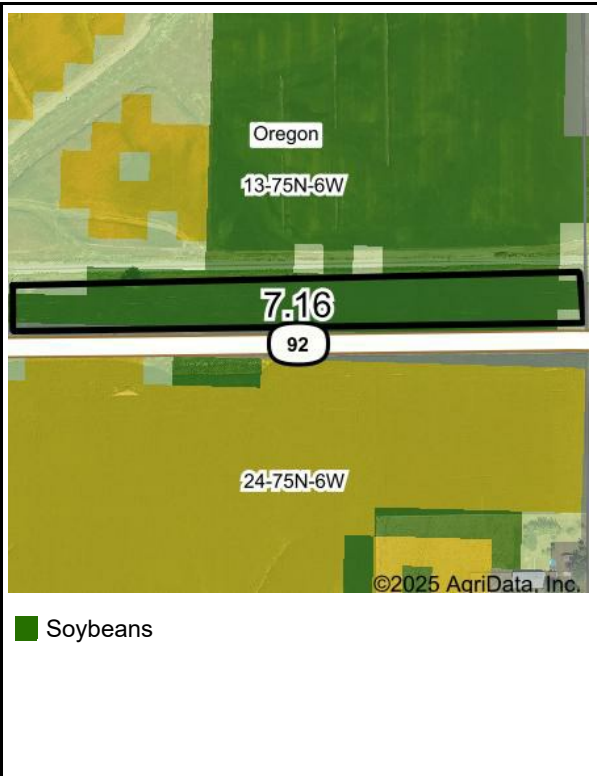
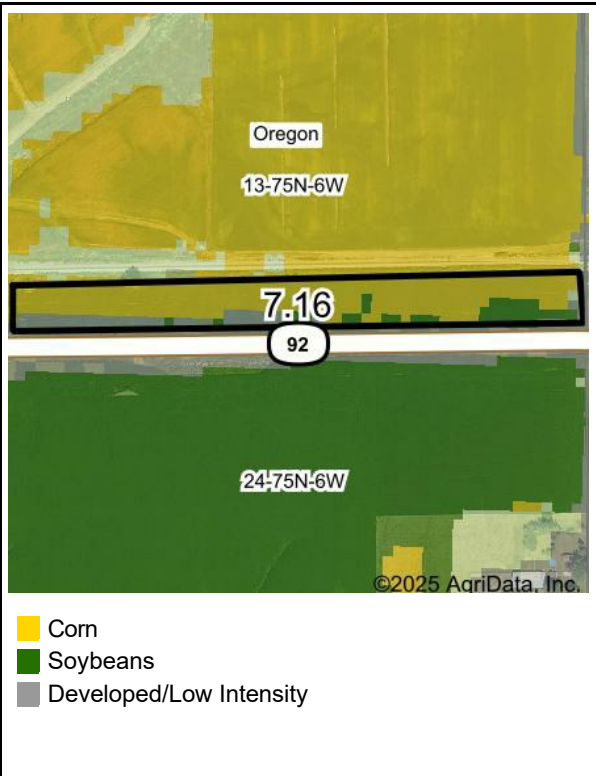
Farm Name:

Field ID:

Acct. #:

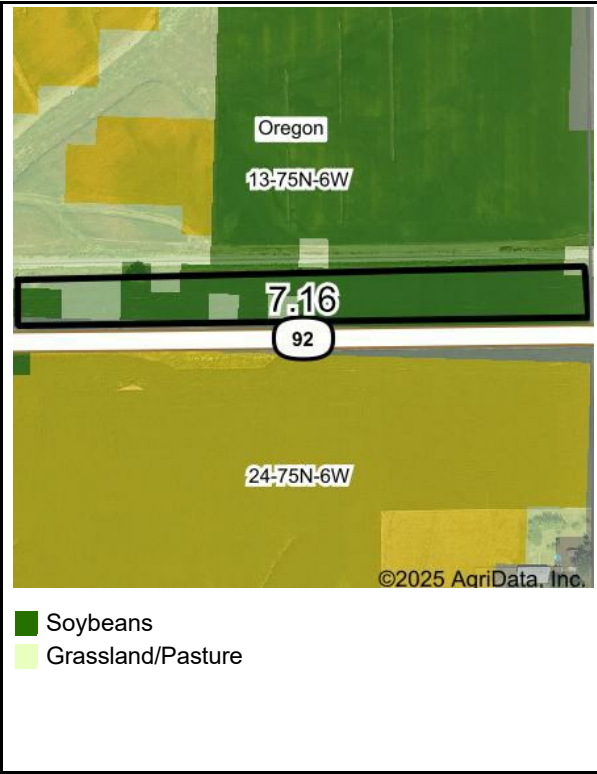
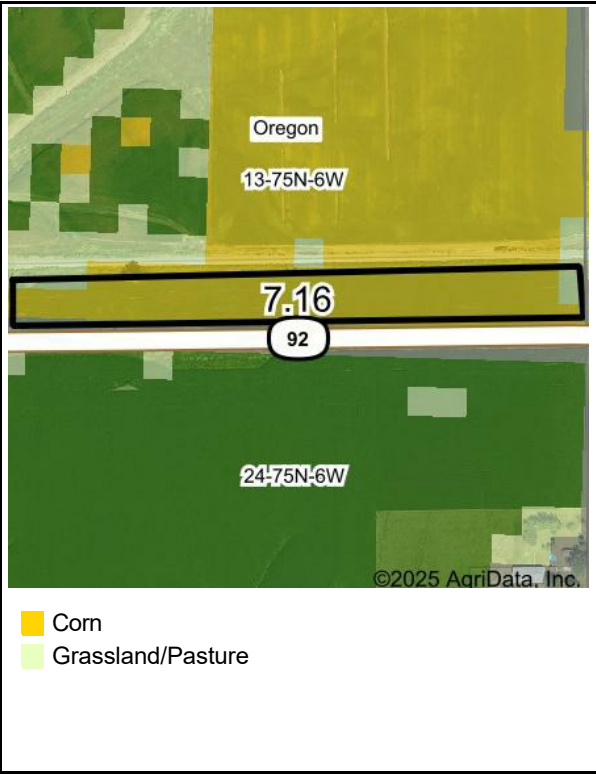
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 37.11, -91° 29' 18.82

State: IA County: Washington

Legal: 13-75N-6W Twnshp: Oregon

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



Plant Growth(NDVI) with Hillshade 2024



Crop: Corn - 76%
Soybeans - 13%

*USDA CropScape

0ft 294ft 589ft



Elevation Min: 722.9
Max: 740.2
Range: 17.3
Average: 734.9
Standard Deviation: 4.59 ft



13-75N-6W
Washington County
Iowa

5/2/2025

Boundary Center:
41° 17' 37.11, -91° 29' 18.82

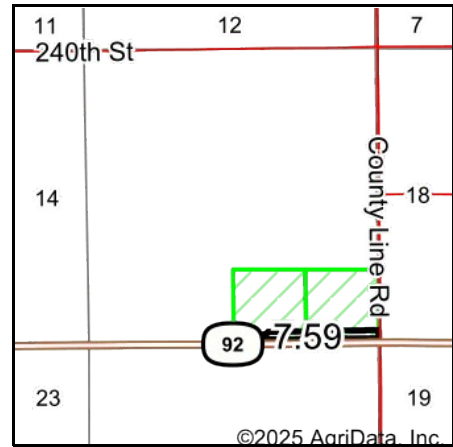
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

PLSS Legal Description



Map Center: 41° 17' 37.36, -91° 29' 22.99

0ft 781ft 1561ft



Acres: 7.59
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

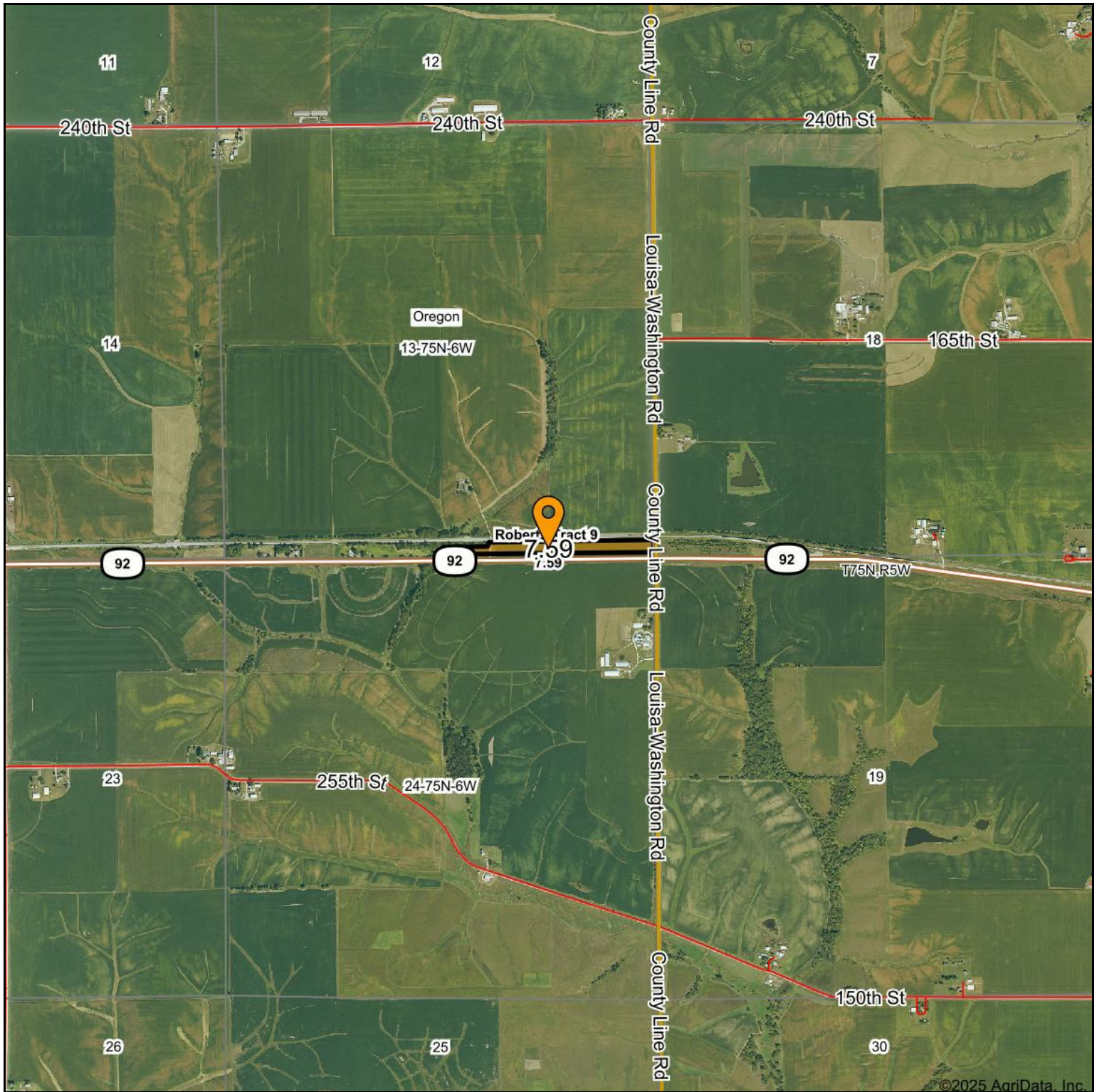
Short Legal:

PT SWSE; PT SESE 13-75N-6W

Long Legal:

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

Location Map



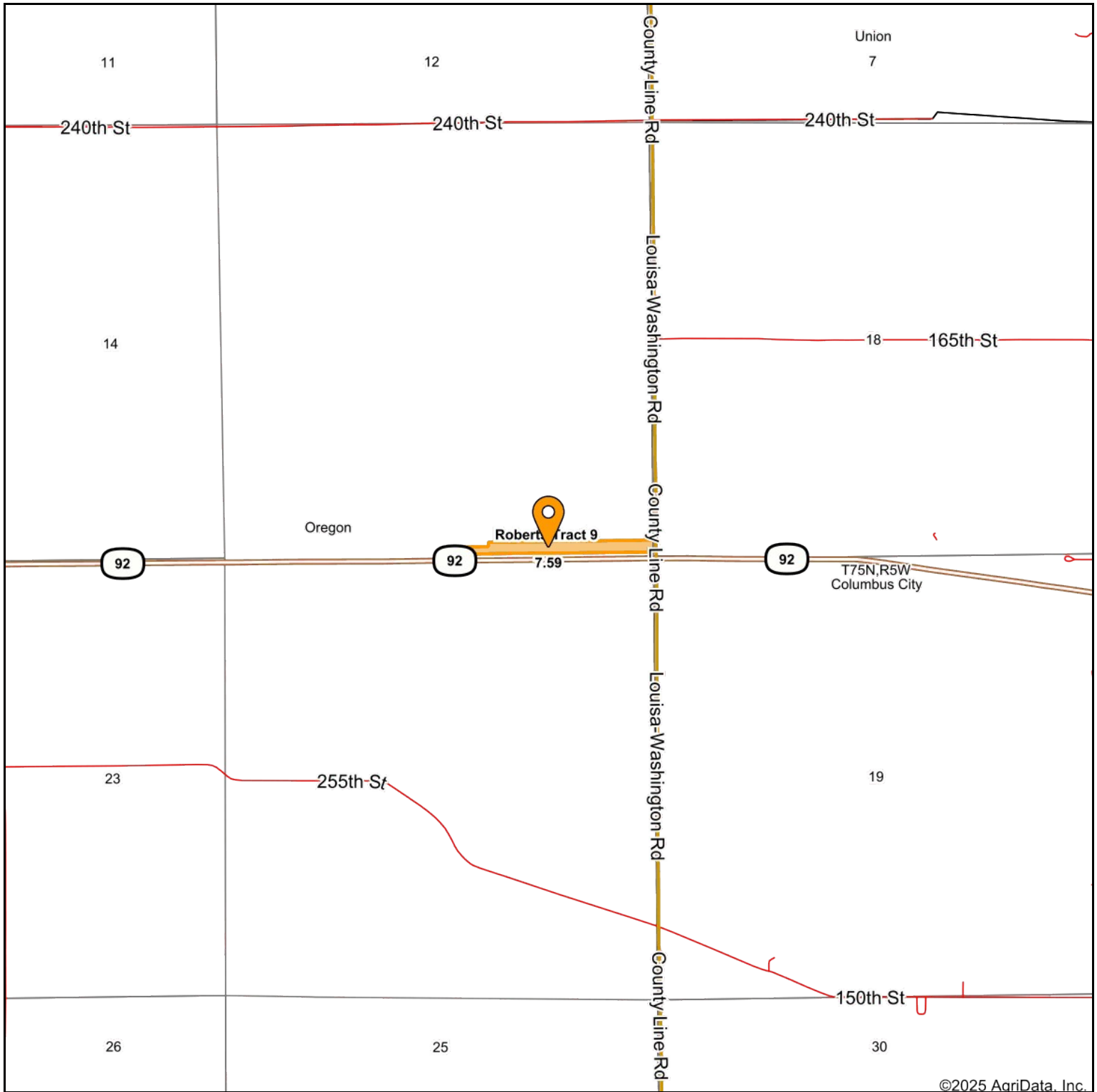
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

13-75N-6W
Washington County, IA

0ft 1882ft 3764ft



Location Map



13-75N-6W
Washington County, IA

0ft 1882ft 3764ft



5/2/2025



Seller Land Disclosure

Tract 11 - Sec. 13, Twp. 75N, Rng. 6W Parcel IDs (1213400003, 1213400006)

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

7.59

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: REL

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.

To house across tracks

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?

Terminated 2/28/2024

14. Is the land enrolled in any Government Programs?

☒ Yes

☐ No

If Yes, identify the programs below.

☐ CRP

☐ DCP

☐ Wetlands

☒ Other Trees?

☐ 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