

Aerial Map



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WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Boundary Center: 41° 17' 36.95, -91° 28' 58.06

0ft 363ft 725ft

18-75N-5W
Louisa County
Iowa



Maps Provided By:



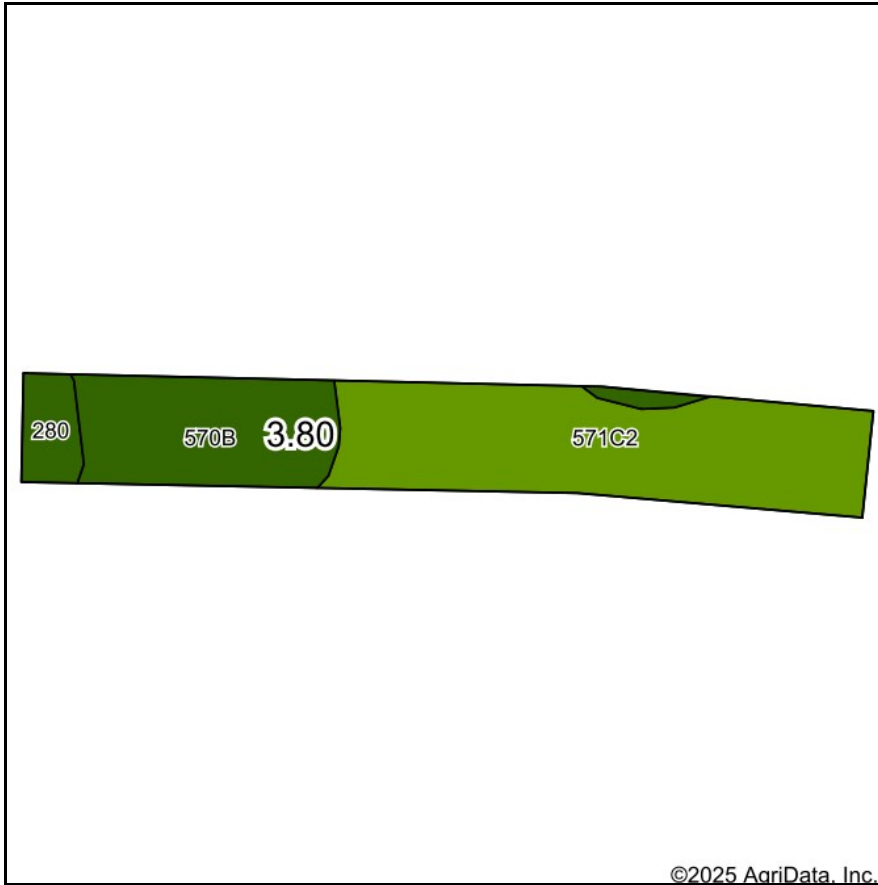
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CUSTOMIZED ONLINE MAPPING

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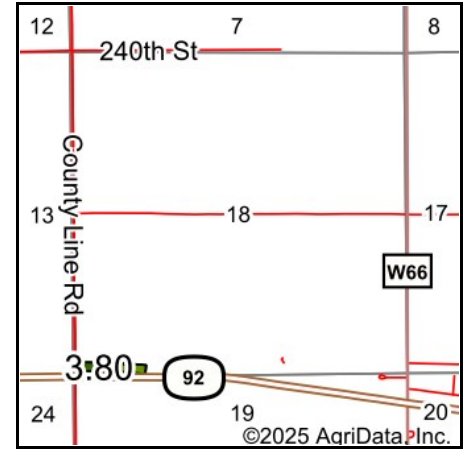
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5/2/2025

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Louisa**
 Location: **18-75N-5W**
 Township: **Columbus City**
 Acres: **3.8**
 Date: **5/2/2025**



Maps Provided By:

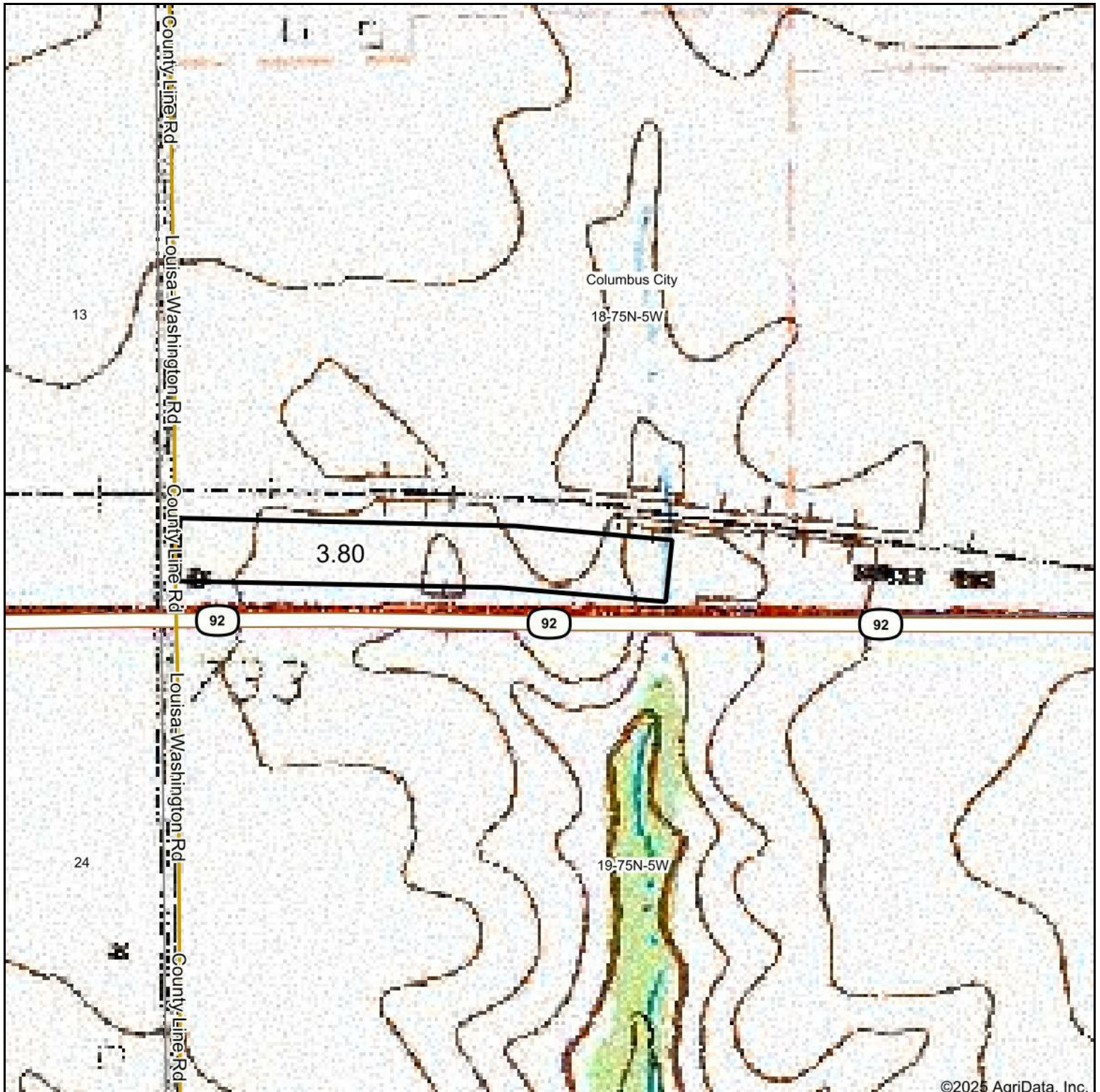


Area Symbol: IA115, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	2.32	61.1%		5	IIIe	75
570B	Nira silty clay loam, 2 to 5 percent slopes	1.22	32.1%			Ile	81
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.26	6.8%		5	Iw	94
Weighted Average						2.54	78.2

Soils data provided by USDA and NRCS. Area 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' 37.17, -91° 28' 54.28

0ft 363ft 725ft

Maps Provided By:



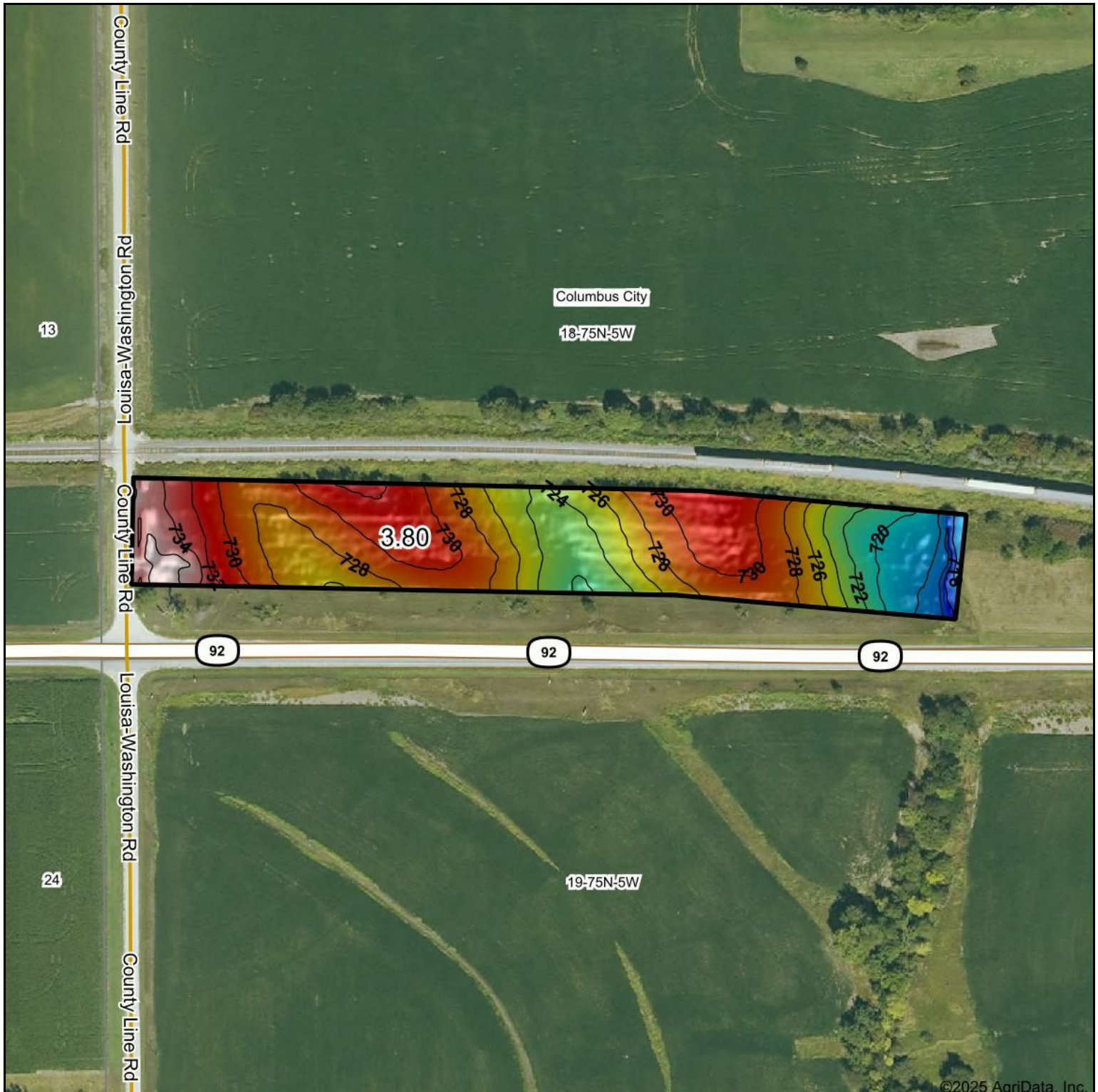
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18-75N-5W
Louisa County
Iowa



5/2/2025

Topography Hillshade



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Source: USGS 1 meter dem

Interval(ft): 2

Min: 714.4

Max: 736.9

Range: 22.5

Average: 727.4

Standard Deviation: 4.36 ft

0ft 214ft 428ft



5/2/2025

18-75N-5W
Louisa County
Iowa

Boundary Center: 41° 17' 36.95, -91° 28' 58.06

4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

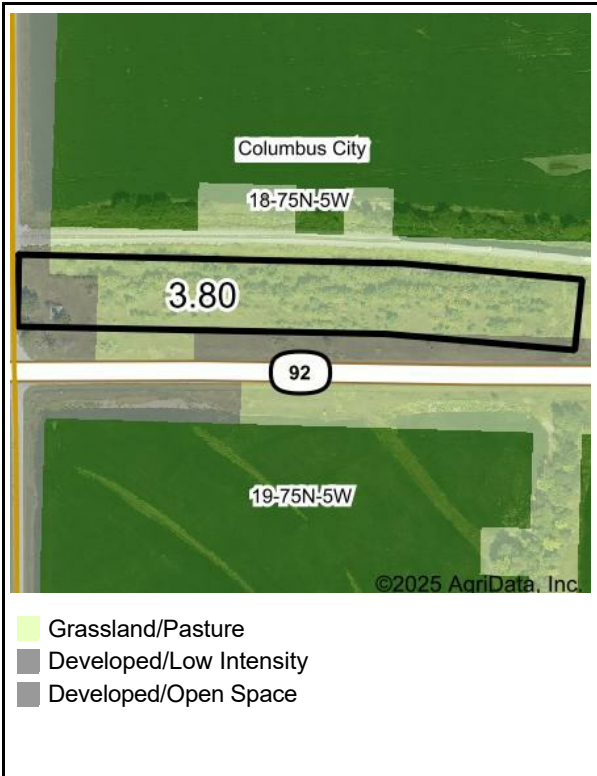
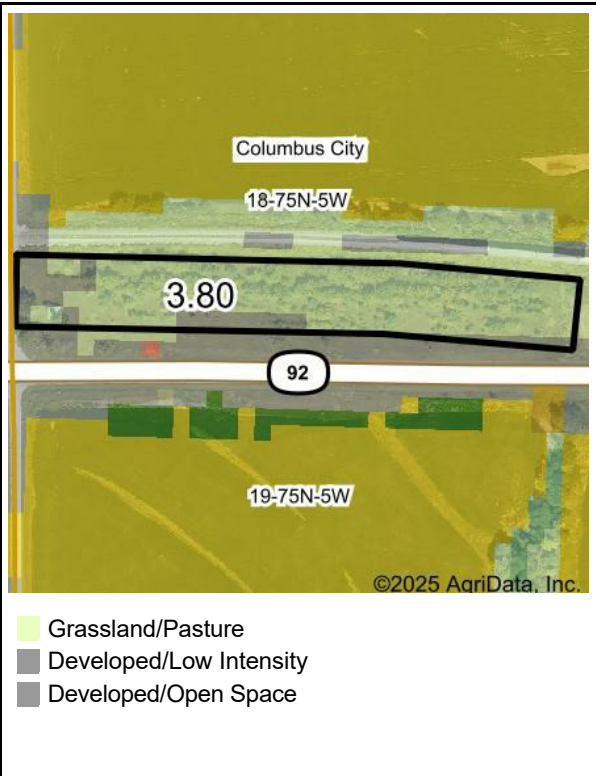
Field ID:

Phone:

Acct. #:

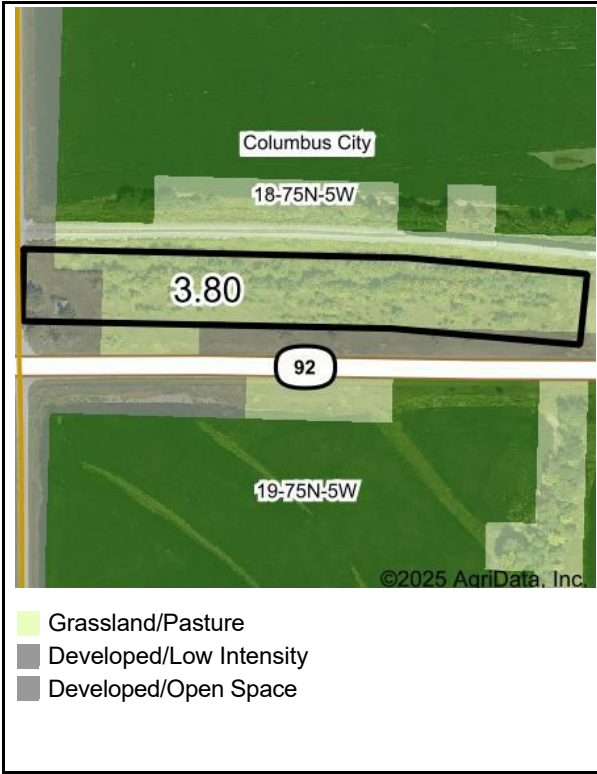
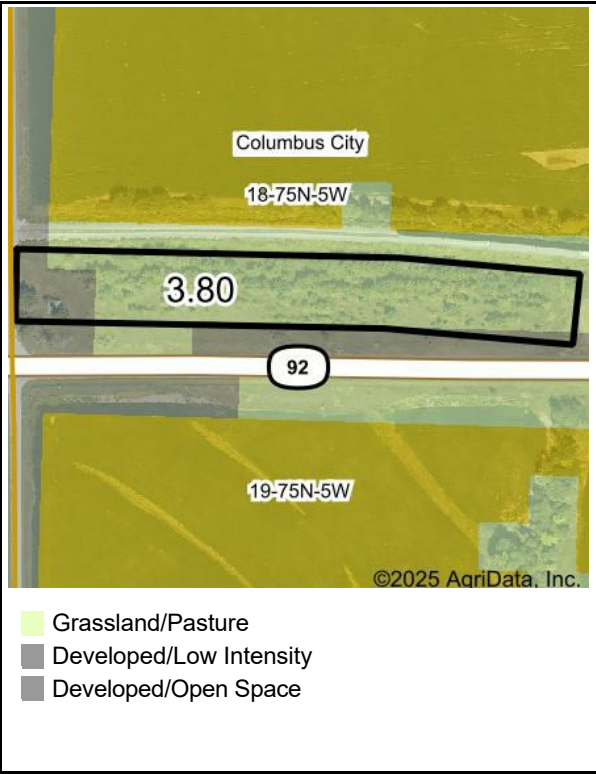
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 36.95, -91° 28' 58.06
State: IA County: Louisa
Legal: 18-75N-5W Twnshp: Columbus City
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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Low Relative Biomass High

Crop: Grassland/Pasture - 82%
Developed/Low Intensity -

*USDA CropScape

0ft 184ft 368ft

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Elevation Min: 714.4

Max: 736.9

Range: 22.5

Average: 727.4

Standard Deviation: 4.36 ft



5/2/2025

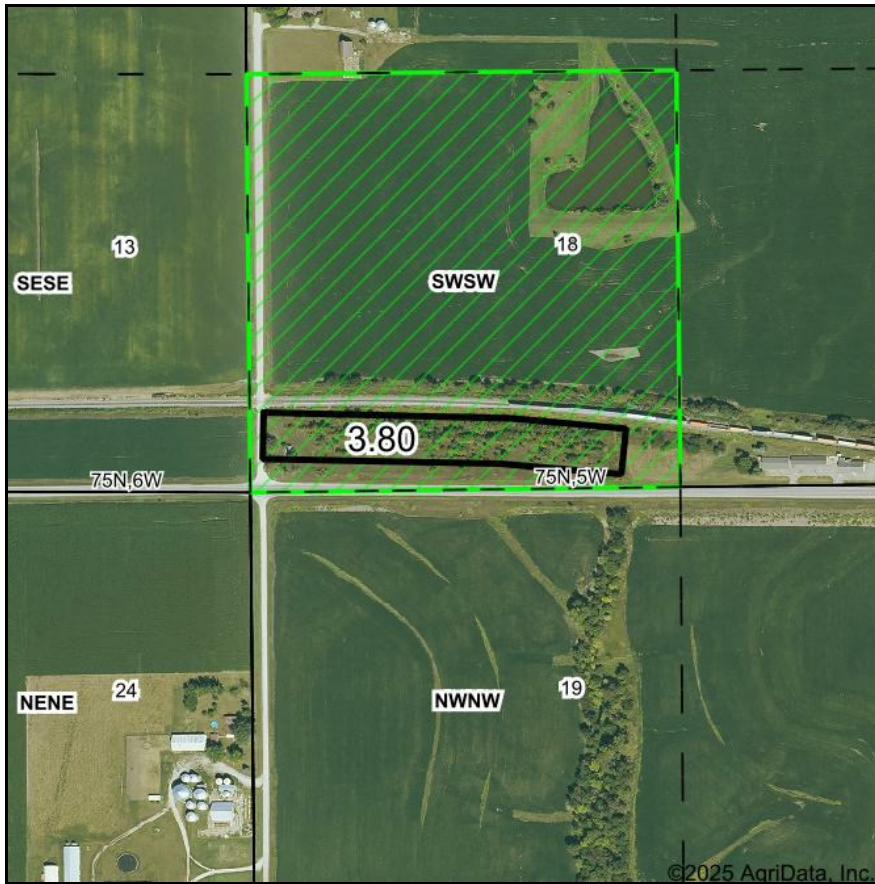
18-75N-5W
Louisa County
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Boundary Center:
41° 17' 36.95, -91° 28' 58.06

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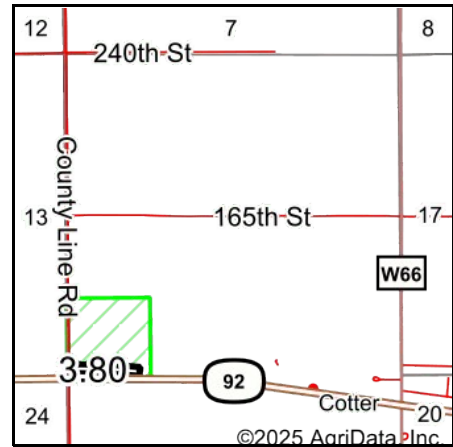
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PLSS Legal Description



Map Center: 41° 17' 37.17, -91° 28' 54.28

0ft 518ft 1035ft



Acres: **3.8**
Date: **5/2/2025**
Township: **Columbus City**
County: **Louisa**
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**

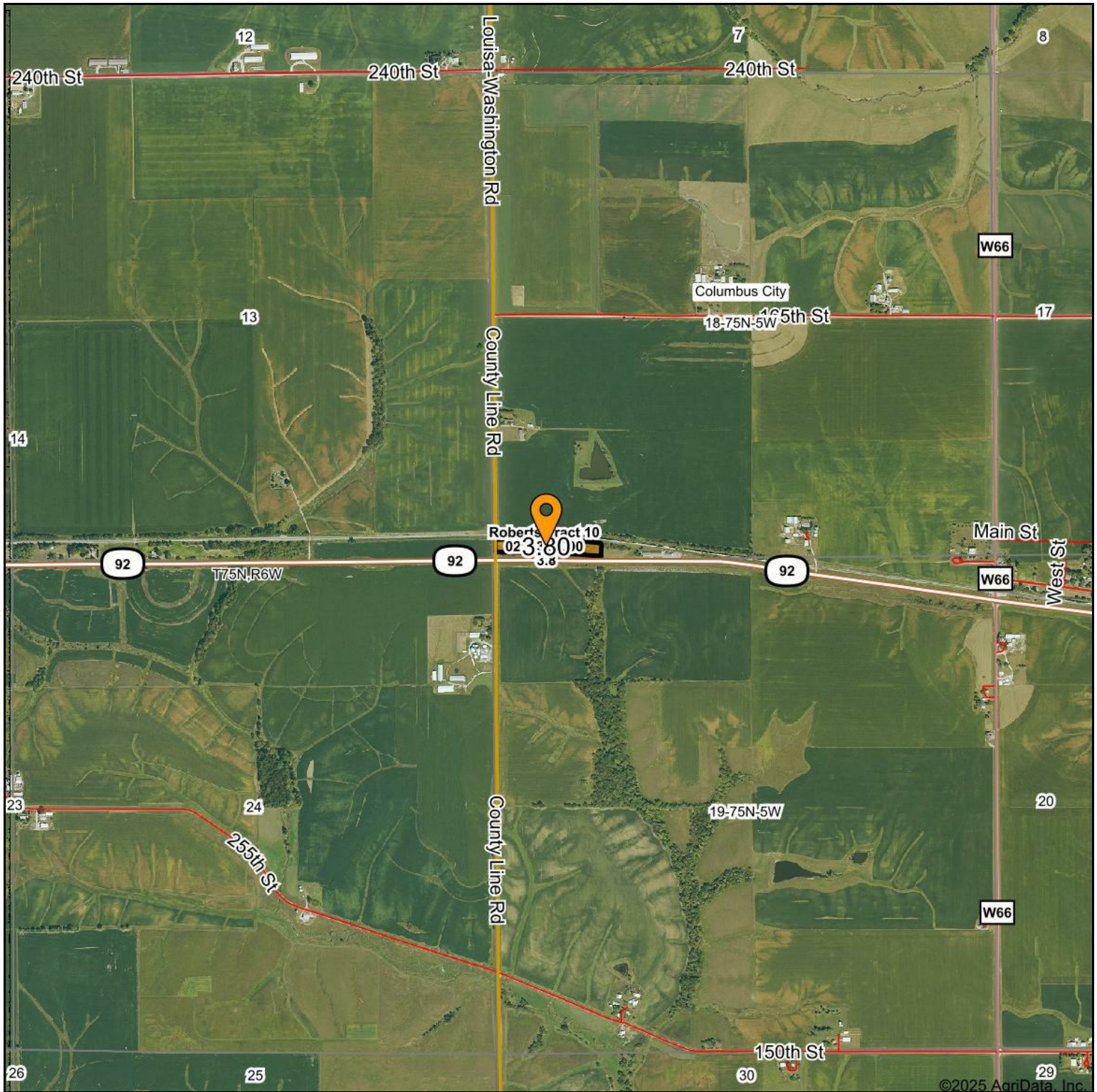
Short Legal:

PT SWSW 18-75N-5W

Long Legal:

PART OF THE SW1/4 SW1/4 OF SECTION 18, TOWNSHIP 75 NORTH, 5 WEST, LOUISA COUNTY, IOWA

Location Map



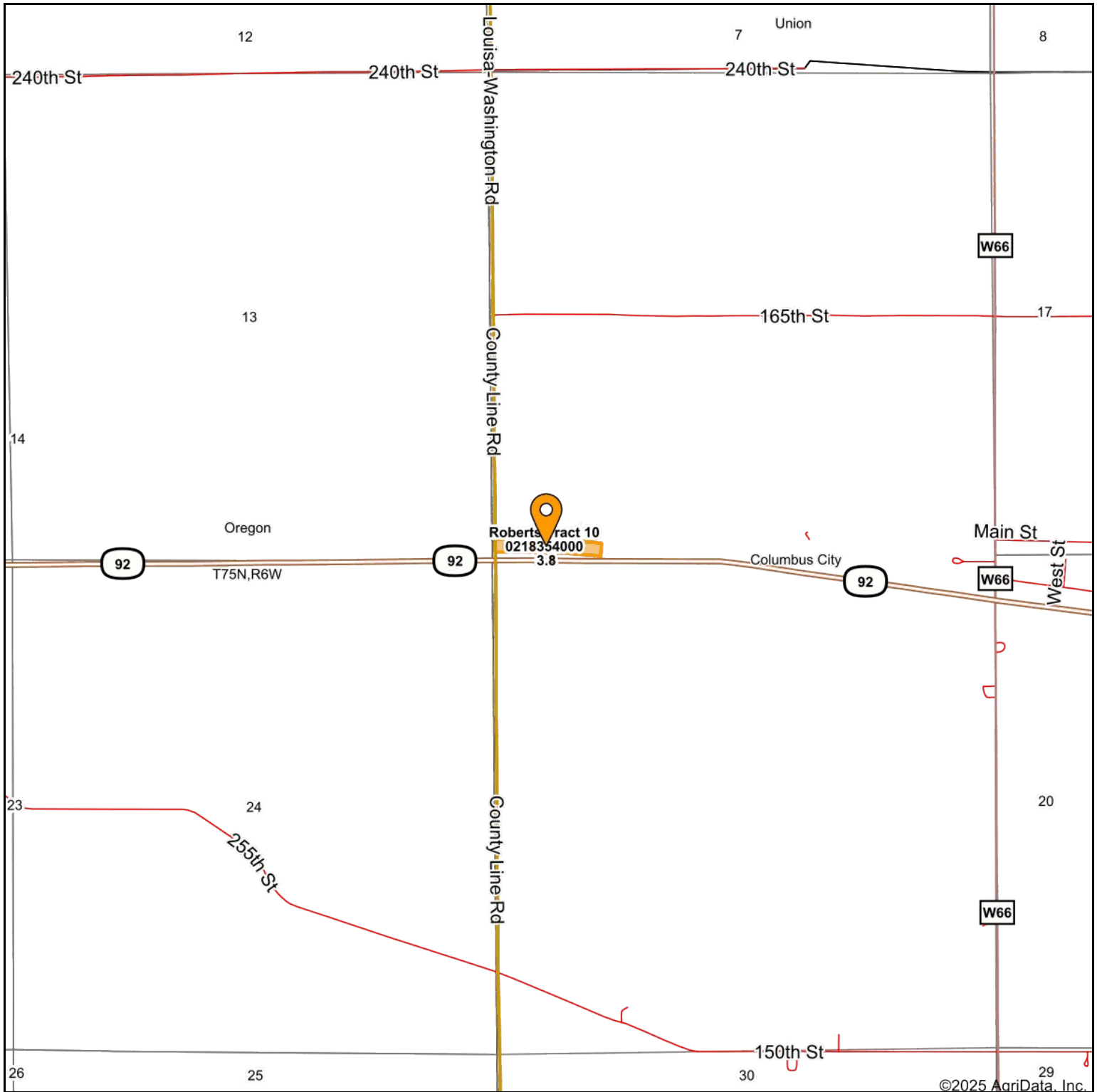
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18-75N-5W
Louisa County, IA

0ft 1682ft 3363ft



Location Map



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18-75N-5W
Louisa County, IA

0ft 1682ft 3363ft



5/2/2025



Seller Land Disclosure

Tract 12 - Sec. 18, Twp. 75N, Rng. 5W Parcel IDs (218354000)

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

3.8

What School District is this property associated with?: COLUMBUS 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

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?

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)

Seller	Seller
	Date
Buyer	Buyer
	Date