

Aerial Map



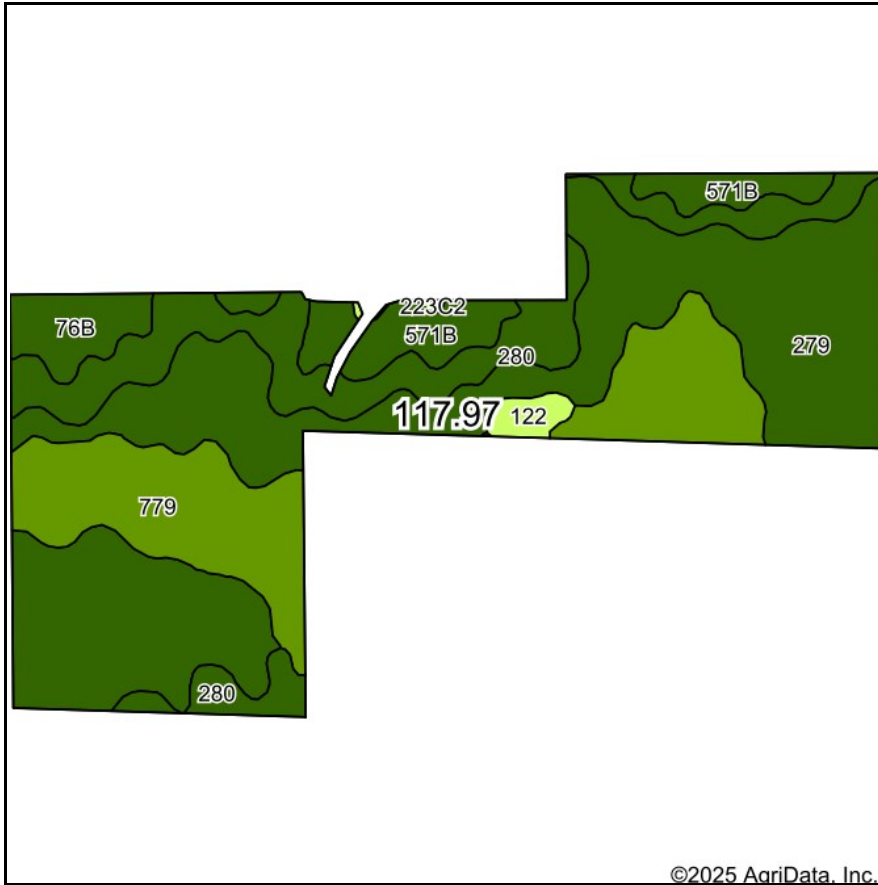
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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120.32 Acres
1-74N-6W
Washington County, IA

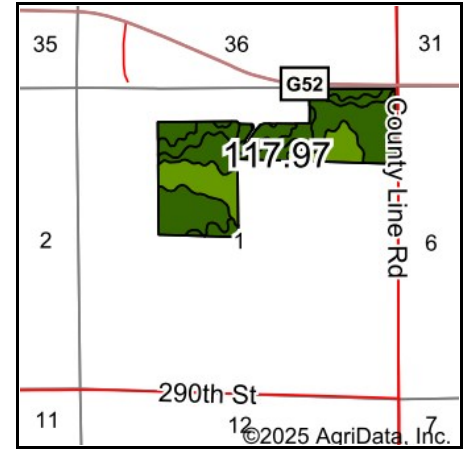
0ft 627ft 1253ft



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Washington**
 Location: **1-74N-6W**
 Township: **Crawford**
 Acres: **117.97**
 Date: **5/2/2025**



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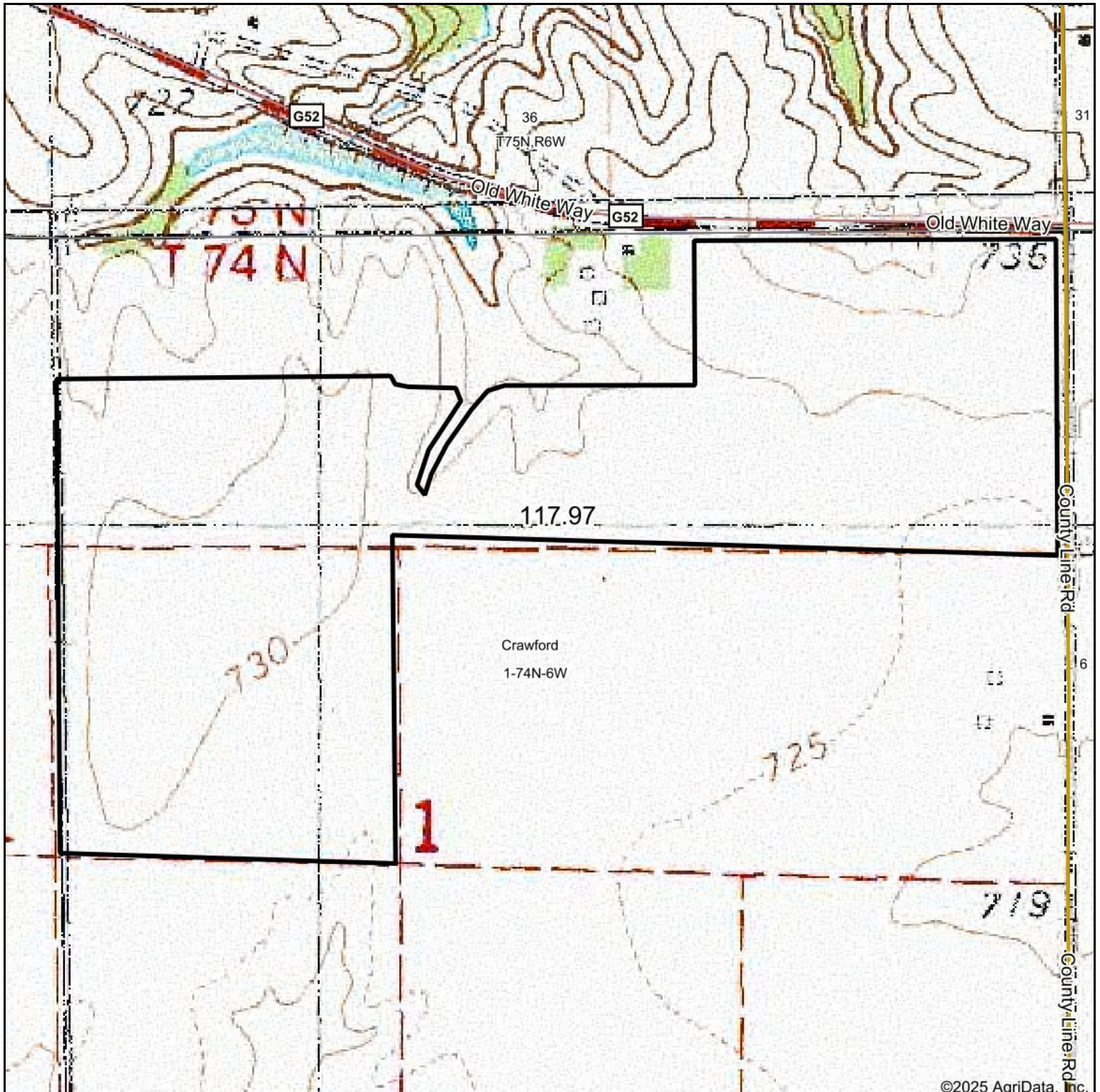
Area Symbol: IA183, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
279	Taintor silty clay loam, 0 to 2 percent slopes	57.22	48.3%		95	IIw	83
779	Kalona silty clay loam, 0 to 2 percent slopes	25.43	21.6%		100	IIw	71
280	Mahaska silty clay loam, 0 to 2 percent slopes	20.49	17.4%		5	Iw	94
571B	Hedrick silt loam, 2 to 5 percent slopes	8.22	7.0%			Ile	85
76B	Ladoga silt loam, 2 to 5 percent slopes	4.93	4.2%			Ile	86
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.50	1.3%		100	IIIw	36
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.18	0.2%		95	IVw	36
Weighted Average						1.84	81.9

Soils data provided by USDA and NRCS.
 *c: Using Capabilities Class Dominant Condition Aggregation Method

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Map Center: 41° 14' 46.17, -91° 29' 34.75

0ft 627ft 1253ft

Maps Provided By:



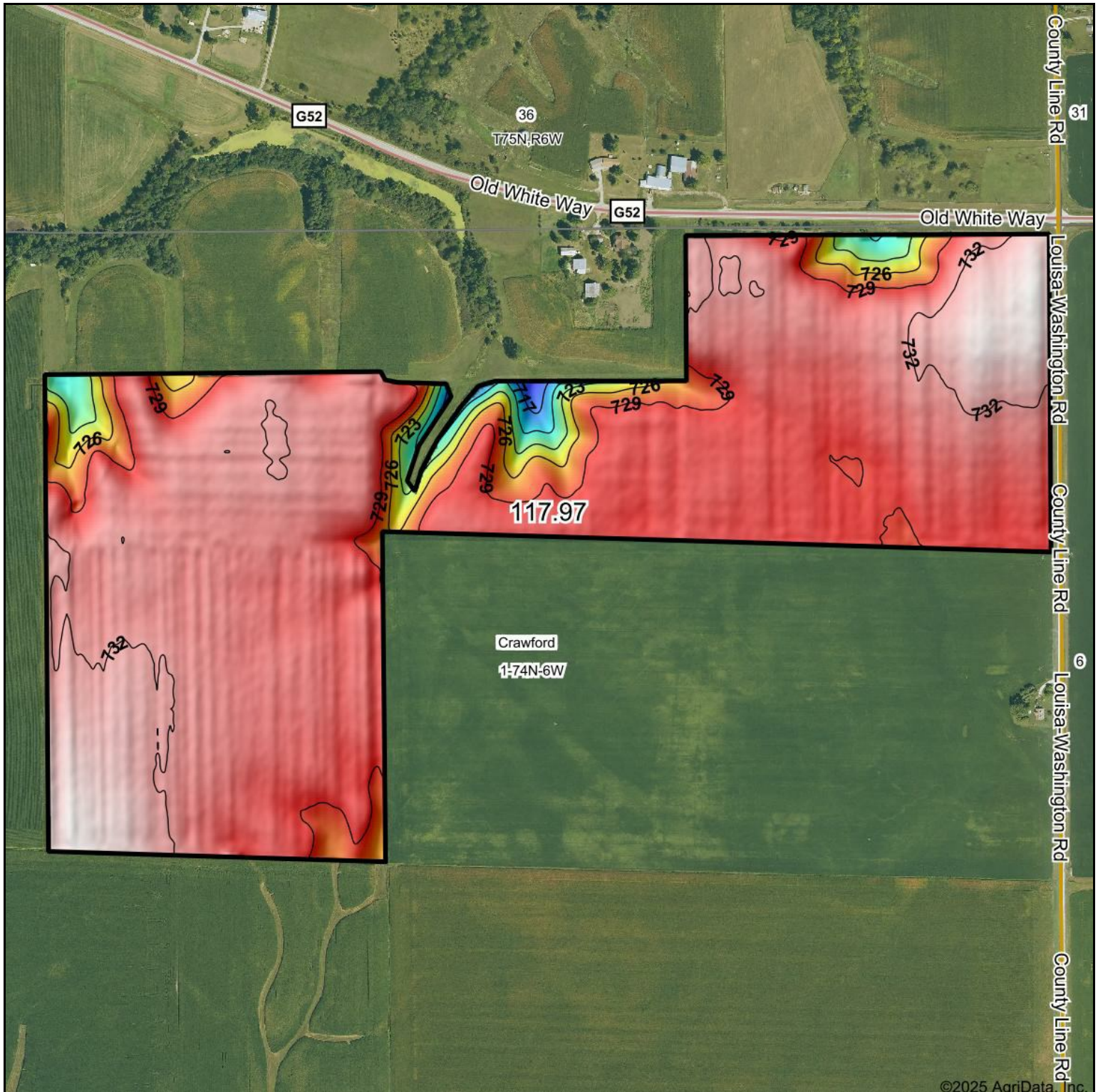
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1-74N-6W
Washington County
Iowa



5/2/2025

Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 3

Min: 714.9

Max: 733.9

Range: 19.0

Average: 729.9

Standard Deviation: 2.53 ft

0ft 623ft 1246ft



1-74N-6W
Washington County
Iowa

Boundary Center: 41° 14' 46.03, -91° 29' 34.28

4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

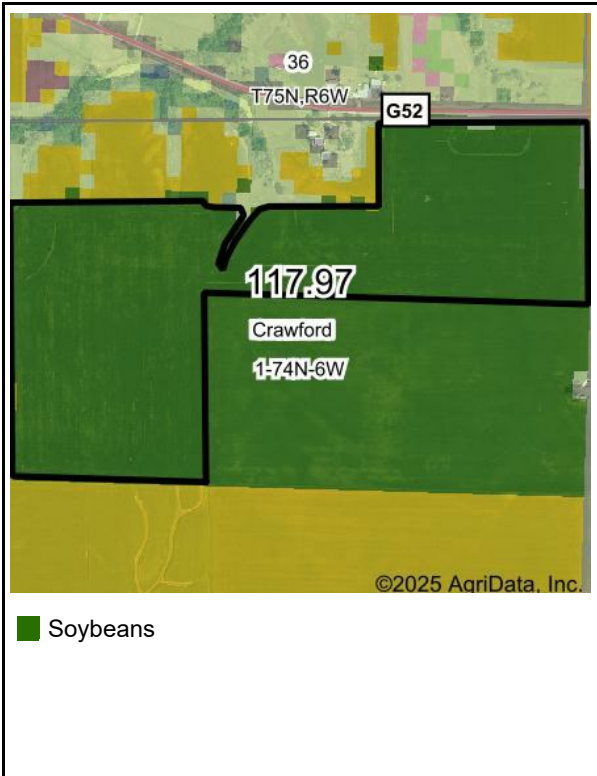
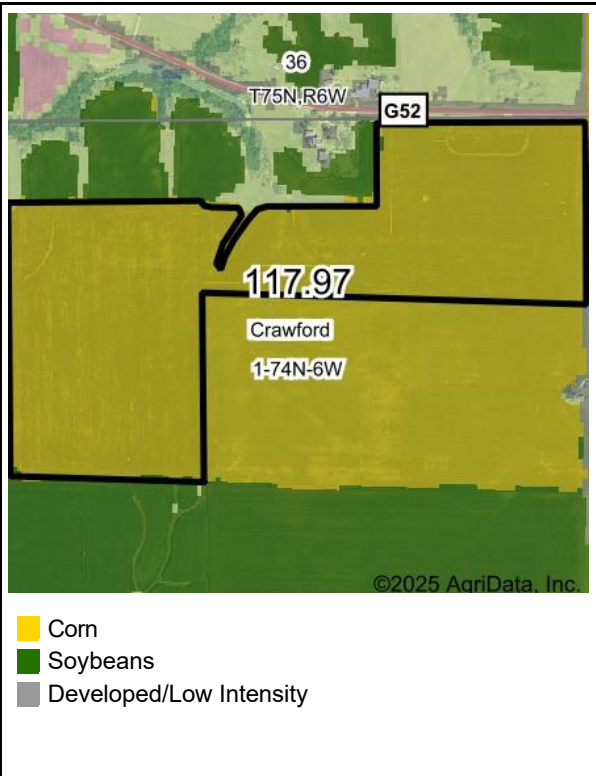
Field ID:

Phone:

Acct. #:

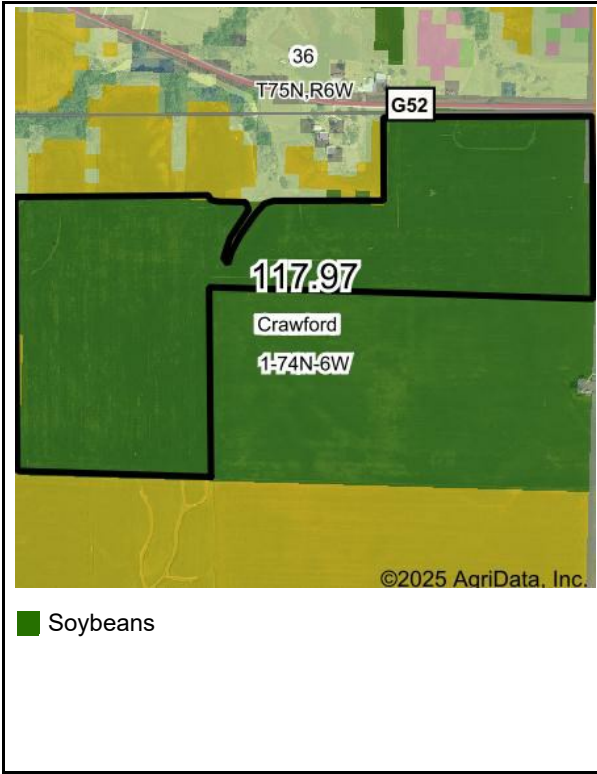
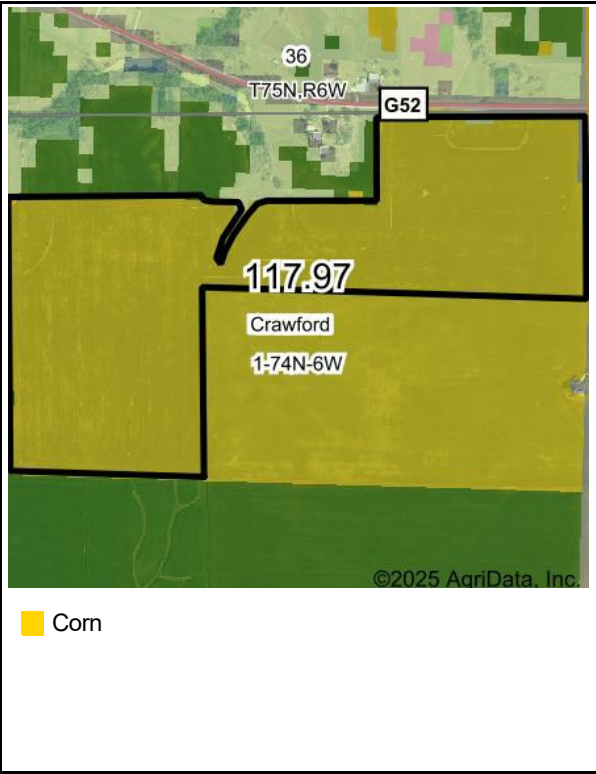
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 14' 46.03, -91° 29' 34.28
State: IA County: Washington
Legal: 1-74N-6W Twnshp: Crawford
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



©2025 AgriData, Inc.



Crop: Corn - 100%

*USDA CropScape

Elevation Min: 714.9

Max: 733.9

Range: 19.0

Average: 729.9

Standard Deviation: 2.53 ft

0ft 593ft 1186ft



5/2/2025

1-74N-6W
Washington County
Iowa

Boundary Center:
41° 14' 46.03, -91° 29' 34.28



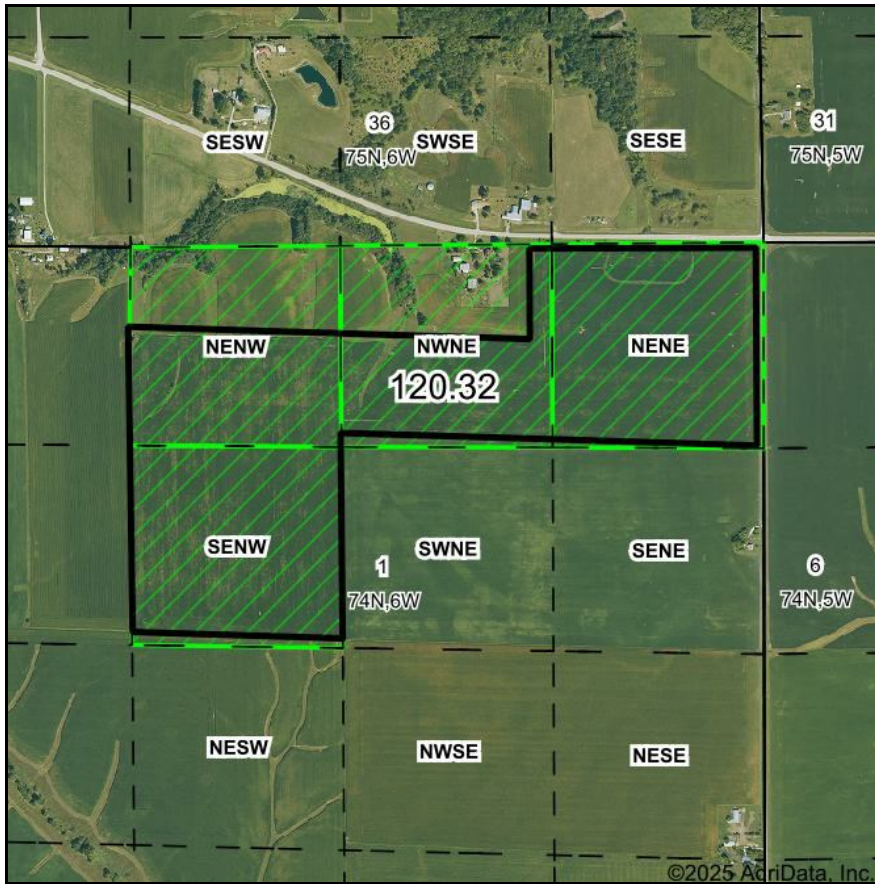
WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By:



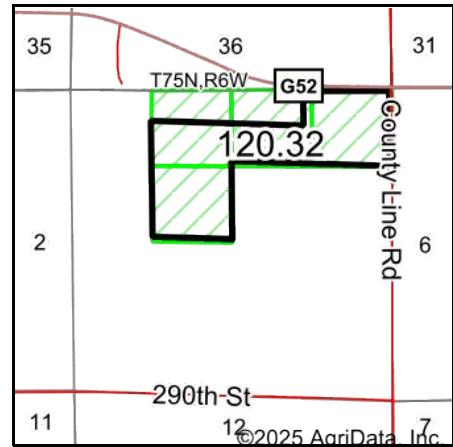
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PLSS Legal Description



Map Center: 41° 14' 46.17, -91° 29' 34.75

0ft 1053ft 2106ft



Acres: **120.32**
Date: **5/2/2025**
Township: **Crawford**
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**

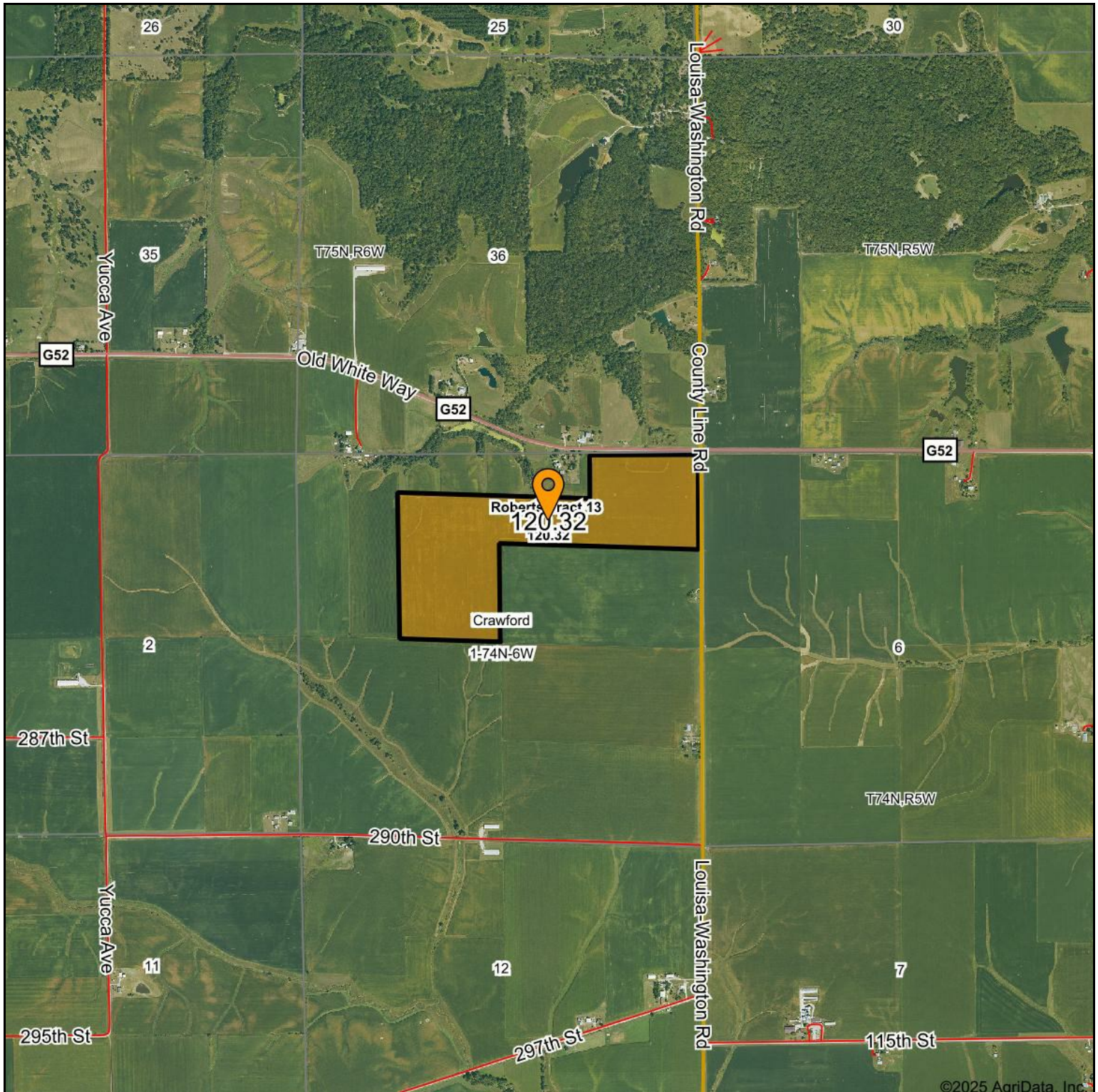
Short Legal:

PT NENW; PT NWNE; NENE; SENW 1-74N-6W

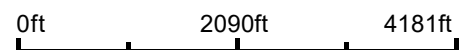
Long Legal:

PART OF THE NE1/4 NW1/4; PART OF THE NW1/4 NE1/4; NE1/4 NE1/4; SE1/4 NW1/4 OF SECTION 1, TOWNSHIP 74 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

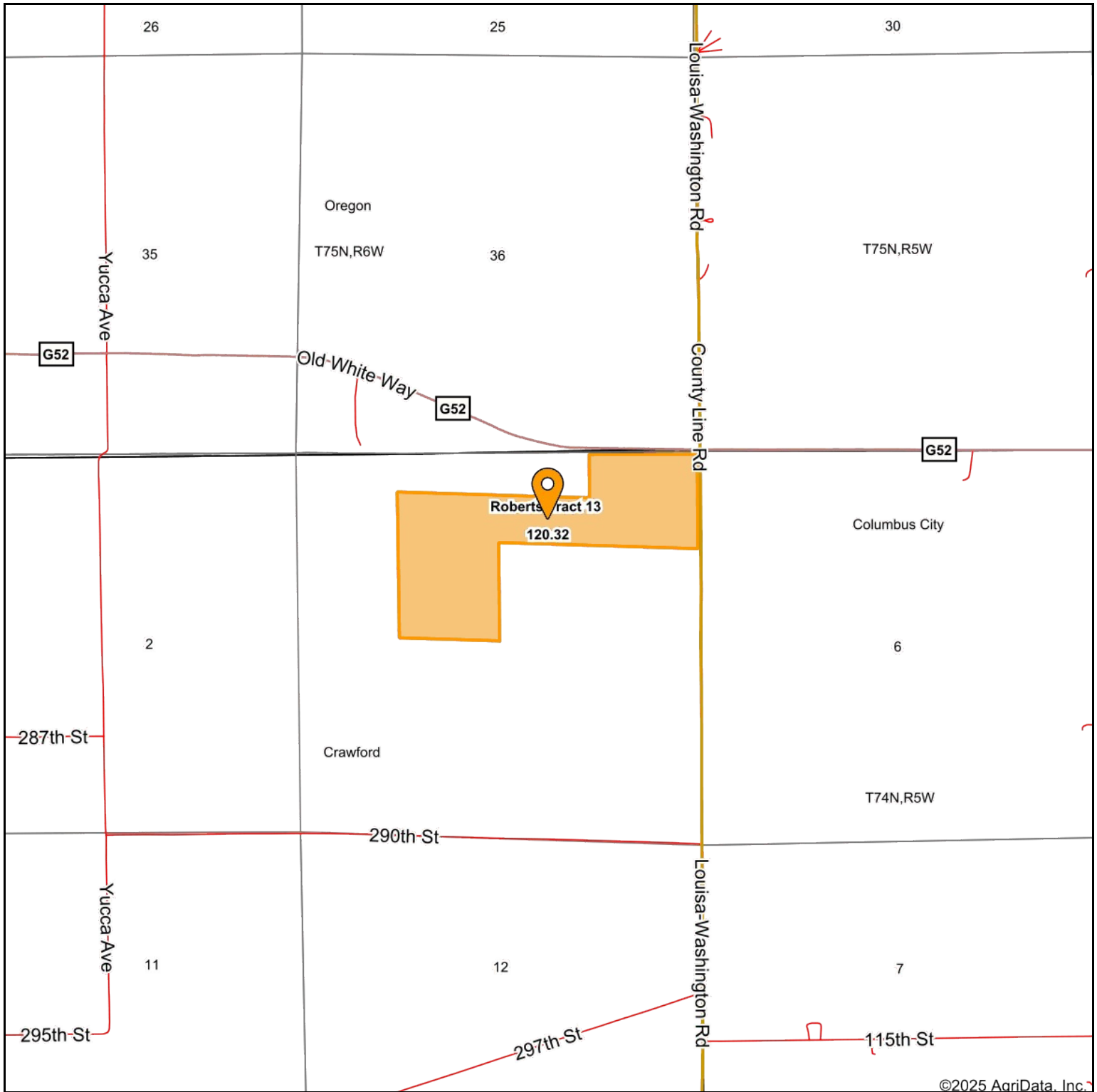
Location Map



1-74N-6W
Washington County, IA



Location Map



1-74N-6W
Washington County, IA

0ft 2090ft 4181ft





Seller Land Disclosure

Tract 16 - Sec. 1, Twp. 74N, Rng. 6W Parcel IDs (1601100006, 1601200007)

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 120.32

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 - west side

☐ 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

☐ 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