

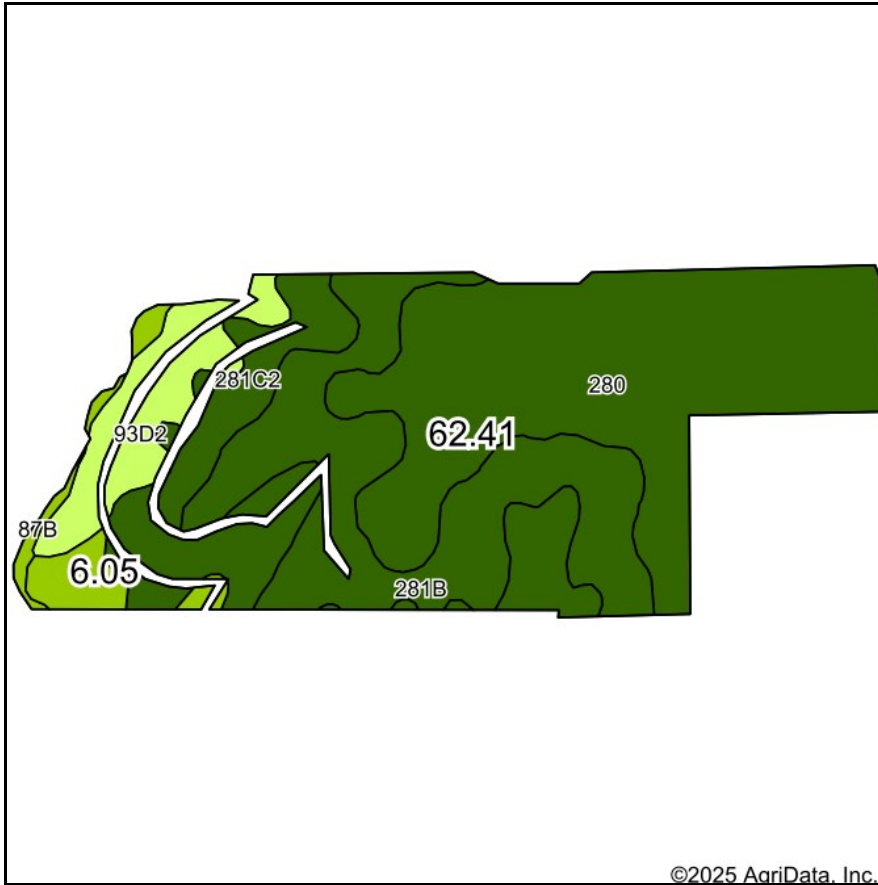
Aerial Map



77.15 Acres
24-75N-6W
Washington County, IA



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Washington**
 Location: **24-75N-6W**
 Township: **Oregon**
 Acres: **68.46**
 Date: **5/2/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA183, Soil Area Version: 31

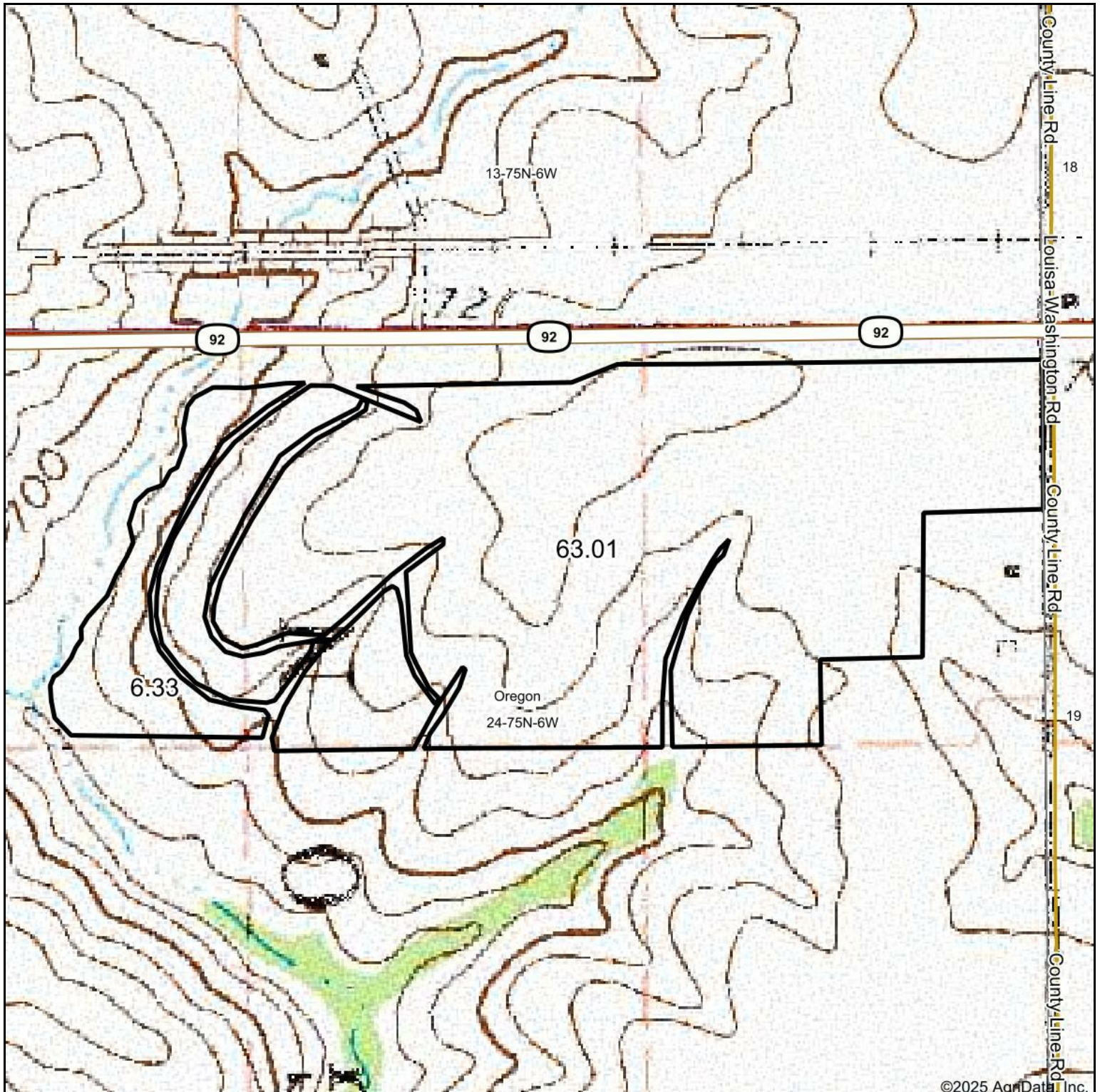
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	29.97	43.7%		5	Iw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	18.33	26.8%			Ile	91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	11.73	17.1%		5	IIle	82
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	5.46	8.0%			IIIe	38
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	1.96	2.9%			IIIe	54
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	1.01	1.5%		85	IIw	68
Weighted Average						1.84	85.1

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' 29.03, -91° 29' 27.01

0ft 500ft 1001ft

Maps Provided By:



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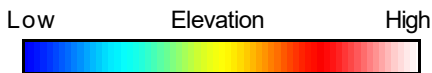
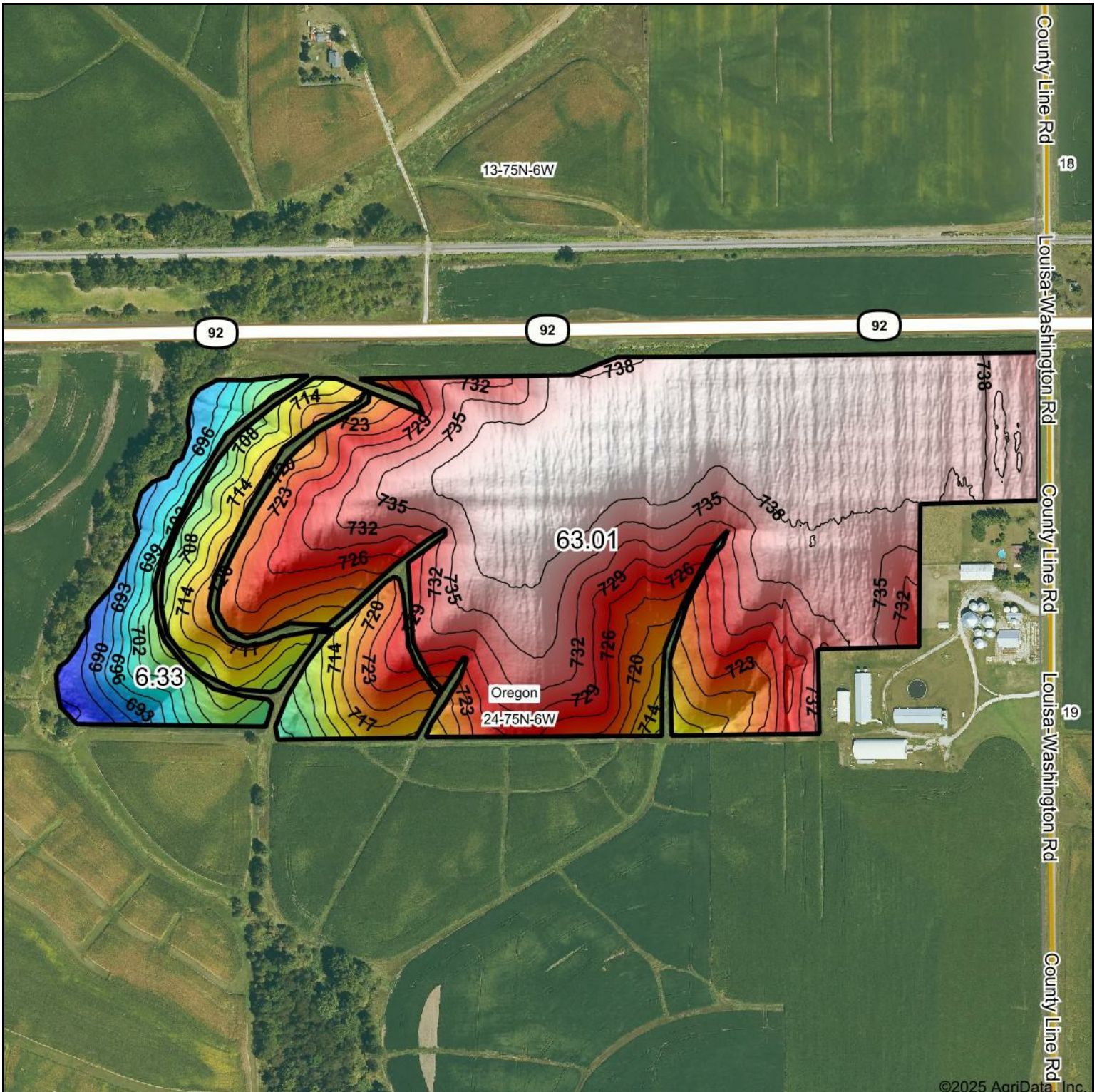
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24-75N-6W
Washington County
Iowa



7/25/2025

Topography Hillshade



Source: USGS 1 meter dem

0ft 506ft 1012ft

Interval(ft): 3

Min: 683.5

Max: 740.9

Range: 57.4

Average: 727.7

Standard Deviation: 13.29 ft



24-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 28.74, -91° 29' 27.11



4 Year Crop History



Owner/Operator: NEW tarct 5 Dale Roberts

Date: 7/25/2025

Address:

Farm Name:

Address: ,

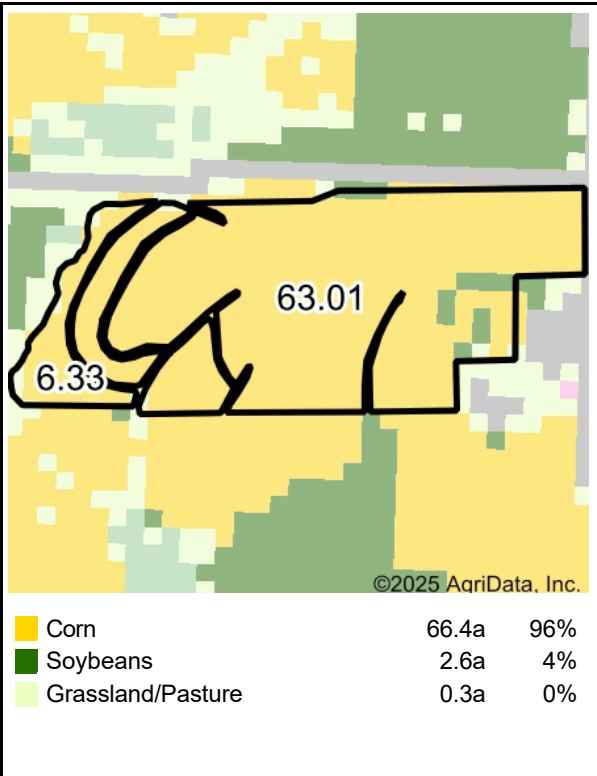
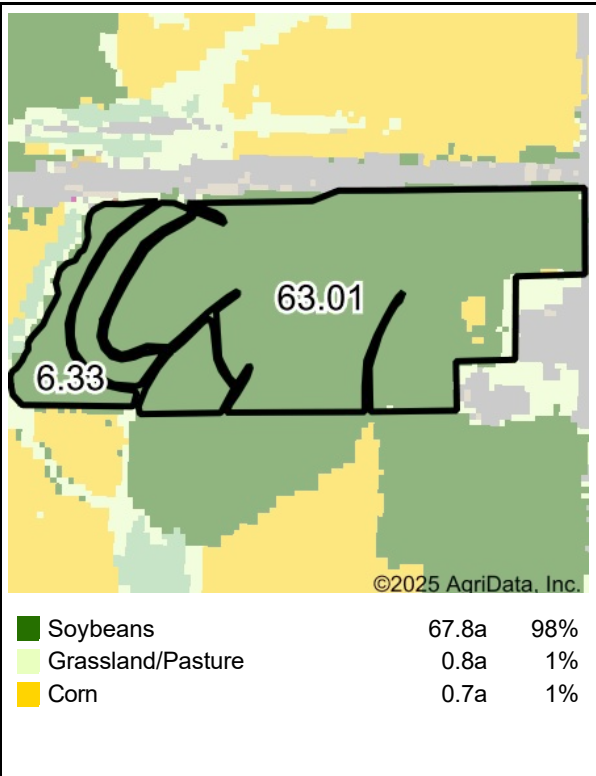
Field ID:

Phone:

Acct. #:

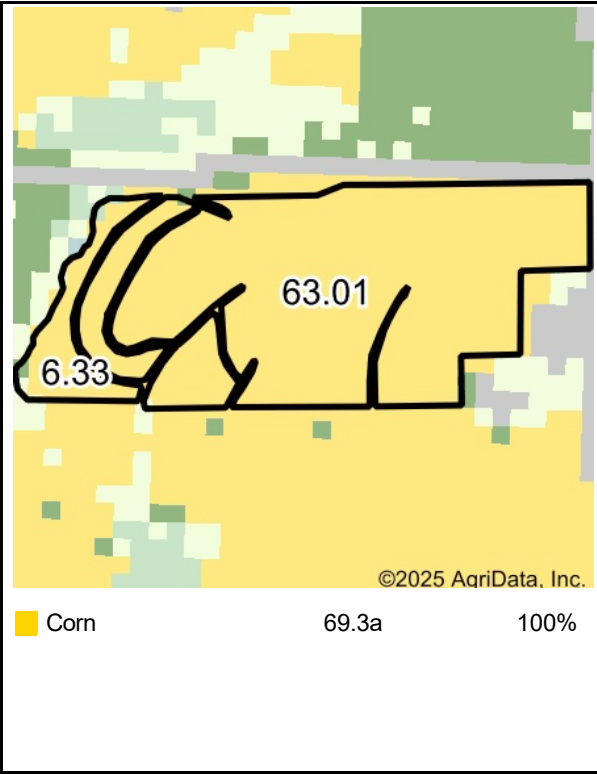
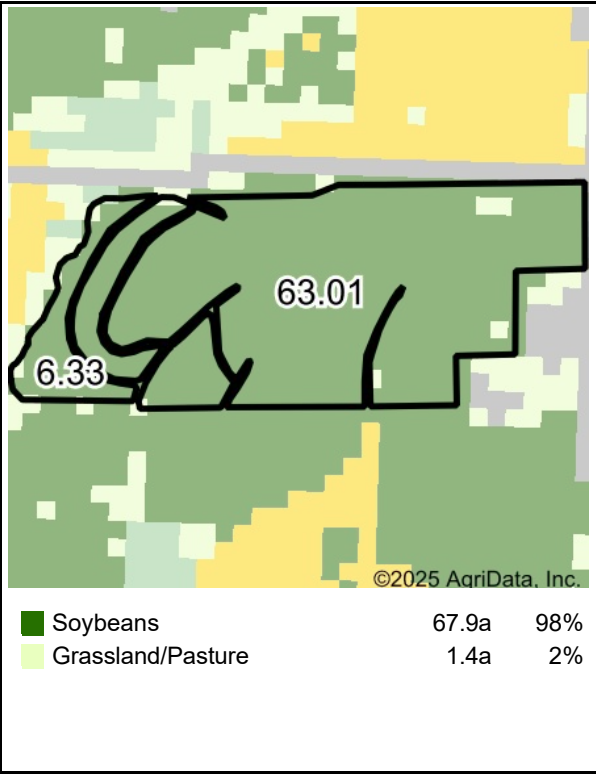
Crop Year: 2024

Crop Year: 2023



Crop Year: 2022

Crop Year: 2021



Boundary Center: 41° 17' 28.74, -91° 29' 27.11
State: IA County: Washington
Legal: 24-75N-6W Twnshp: Oregon
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



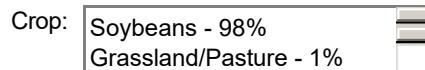
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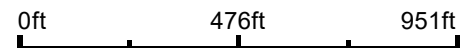
Plant Growth(NDVI) with Hillshade 2024



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*USDA CropScape



Elevation Min: 683.5
Max: 740.9
Range: 57.4
Average: 727.7
Standard Deviation: 13.29 ft



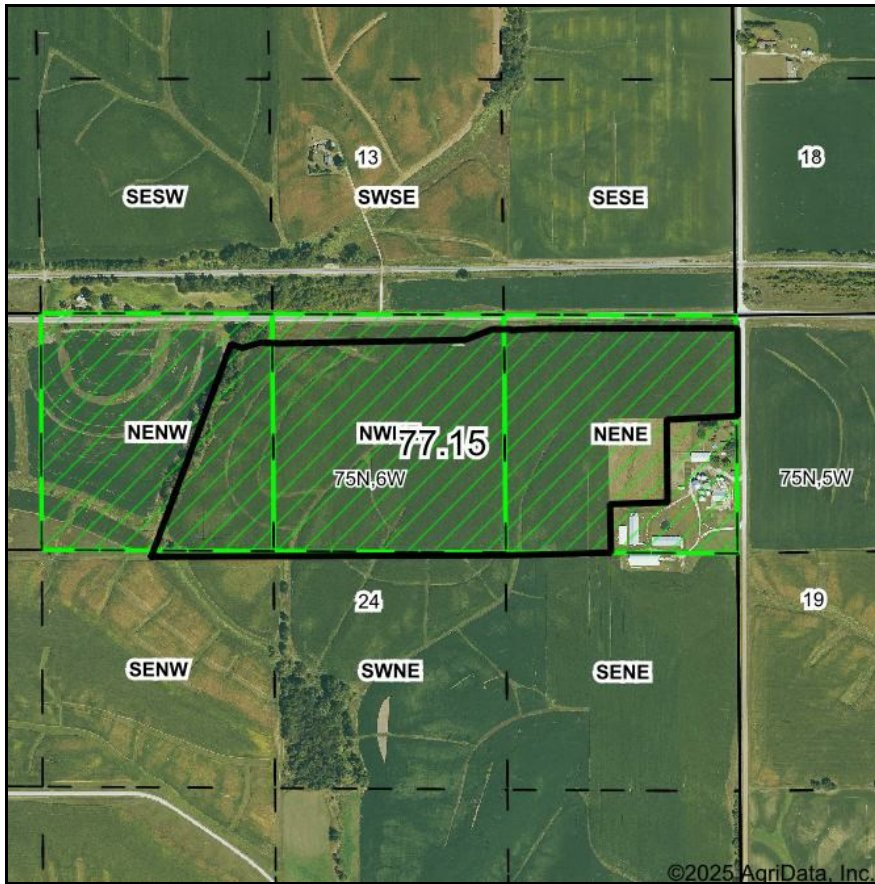
7/25/2025

24-75N-6W
Washington County
Iowa

Boundary Center:
41° 17' 28.74, -91° 29' 27.11

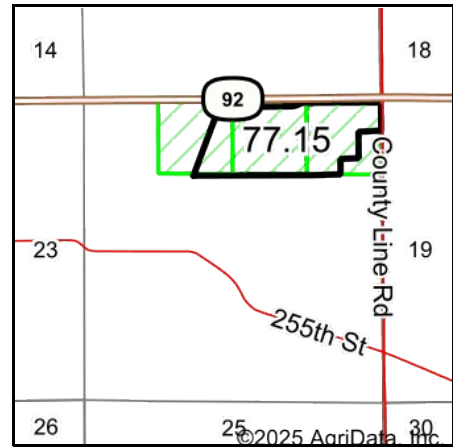


PLSS Legal Description



Map Center: 41° 17' 29.17, -91° 29' 32.2

0ft 918ft 1836ft



Acres: **77.15**
Date: **7/25/2025**
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**

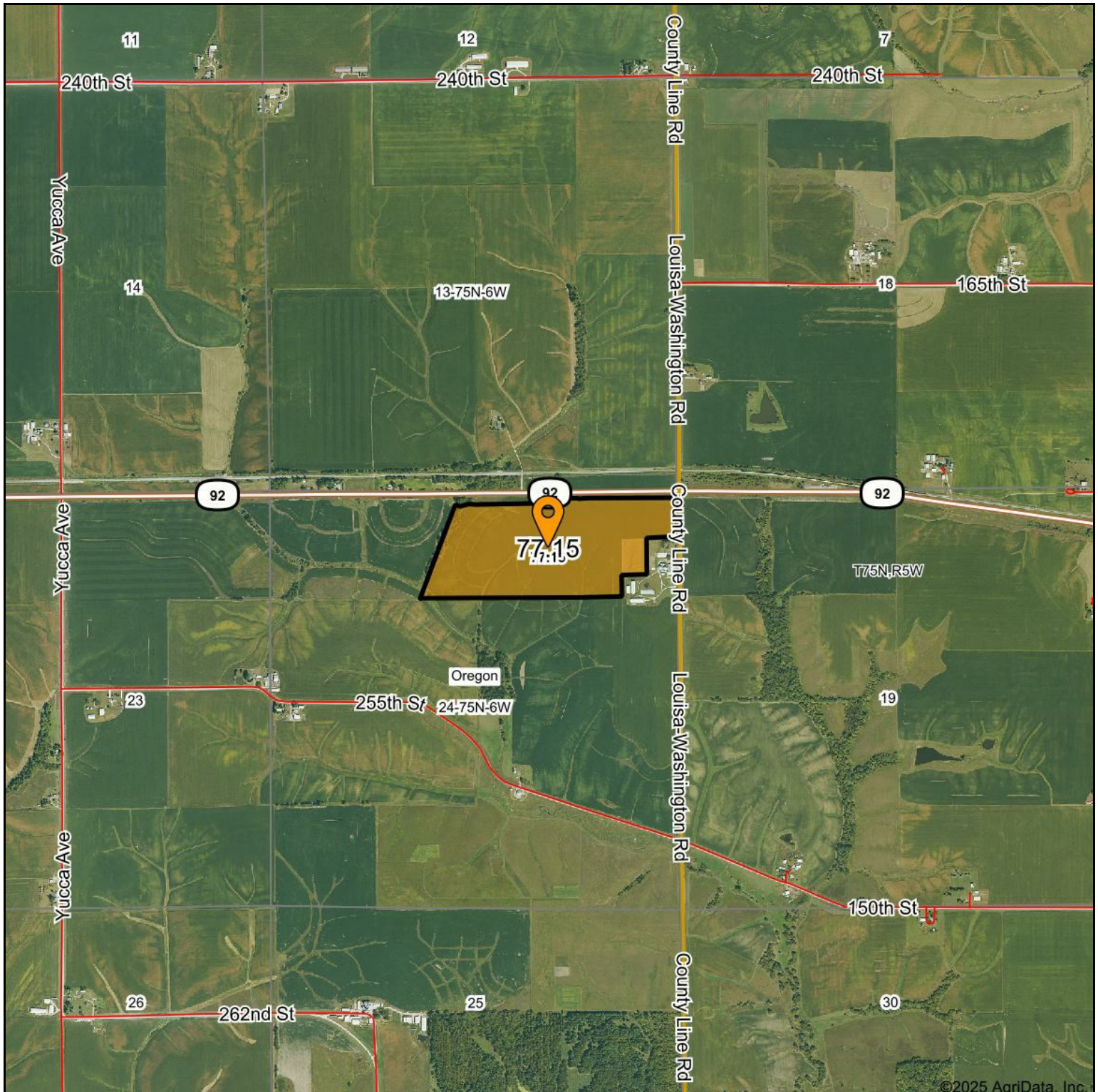
Short Legal:

PT NENW; PT NWNE; PT NENE 24-75N-6W

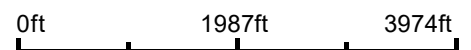
Long Legal:

PART OF THE NE1/4 NW1/4; PART OF THE NW1/4 NE1/4; PART OF THE NE1/4 NE1/4 OF SECTION 24, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

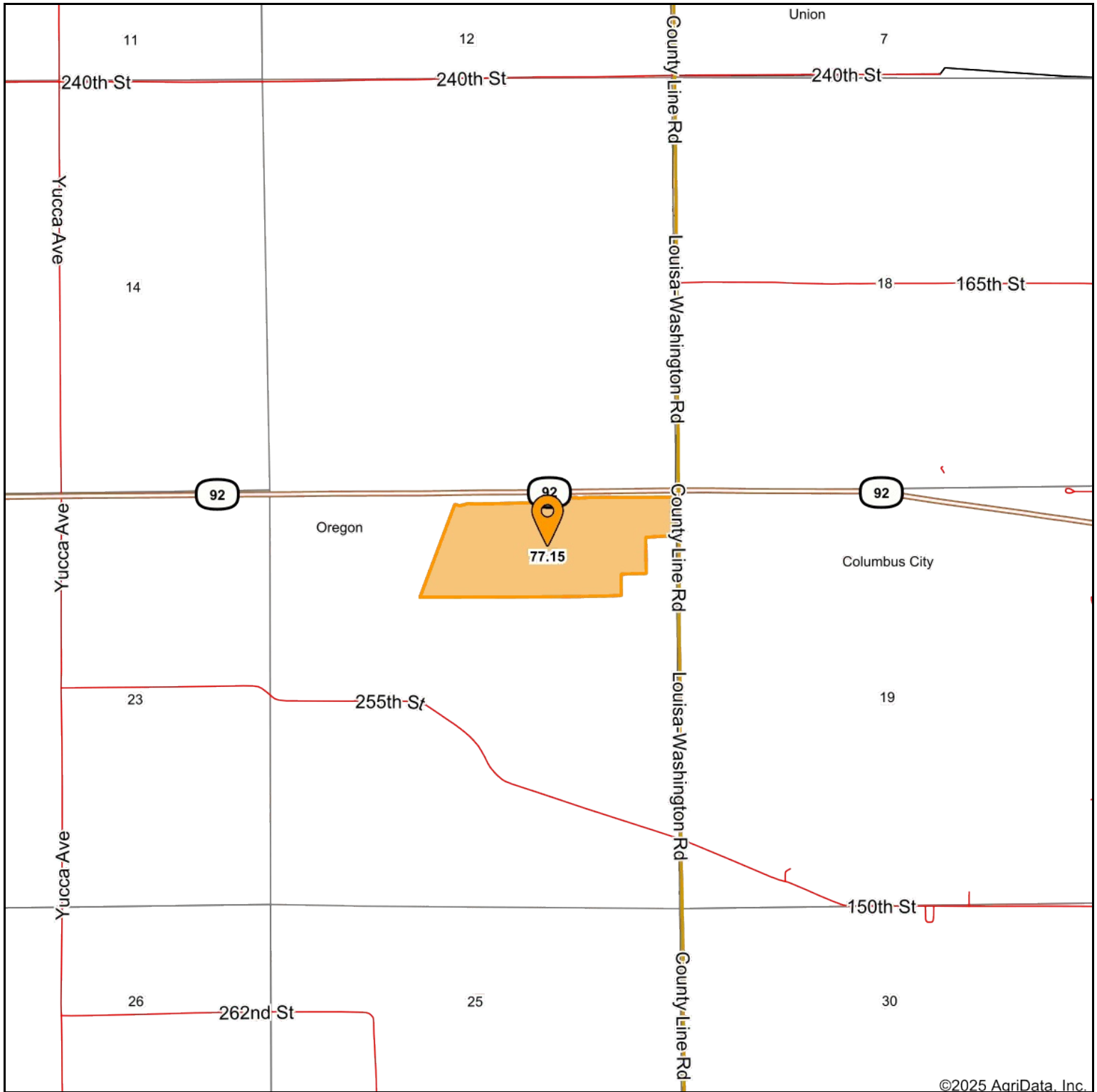
Location Map



24-75N-6W
Washington County, IA



Location Map



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Maps Provided By:
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24-75N-6W
Washington County, IA

0ft 1987ft 3974ft



7/25/2025



Seller Land Disclosure

Tract 5 - Sec. 24, Twp. 75N, Rng. 6W Parcel IDs (1224100002, 1224200001, 1224200005)

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 73.61

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

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