

# Aerial Map



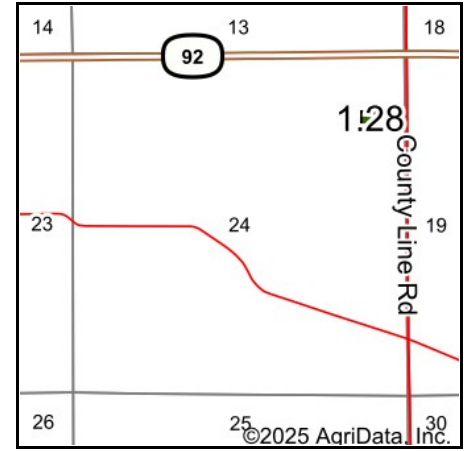
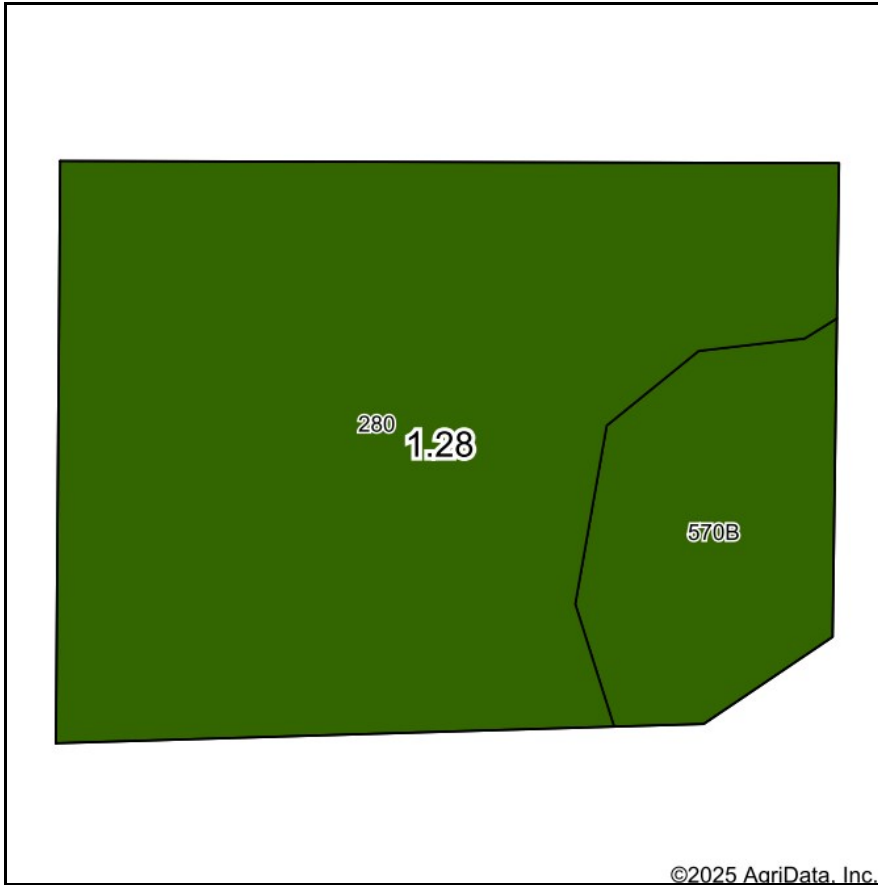
**7.44 Acres**  
**24-75N-6W**  
**Washington County, IA**

0ft 146ft 293ft



6/20/2025

# Soils Map



State: **Iowa**  
 County: **Washington**  
 Location: **24-75N-6W**  
 Township: **Oregon**  
 Acres: **1.28**  
 Date: **6/20/2025**



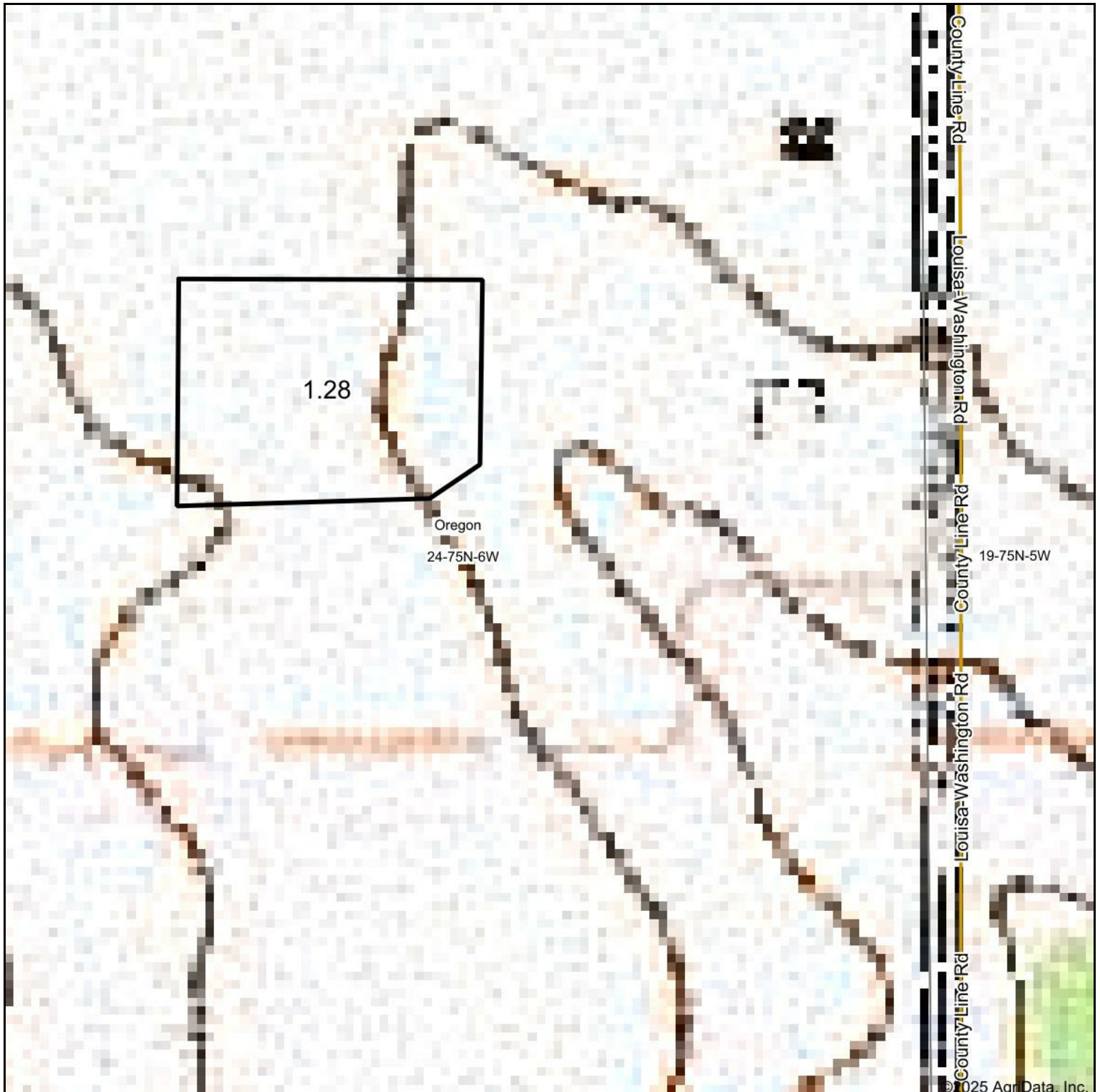
Area Symbol: IA183, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	1.04	81.2%		5	Iw	94
570B	Nira silty clay loam, 2 to 5 percent slopes	0.24	18.8%			Ile	81
<b>Weighted Average</b>						<b>1.19</b>	<b>91.6</b>

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



Map Center: 41° 17' 24.42, -91° 29' 10.78

0ft 143ft 286ft

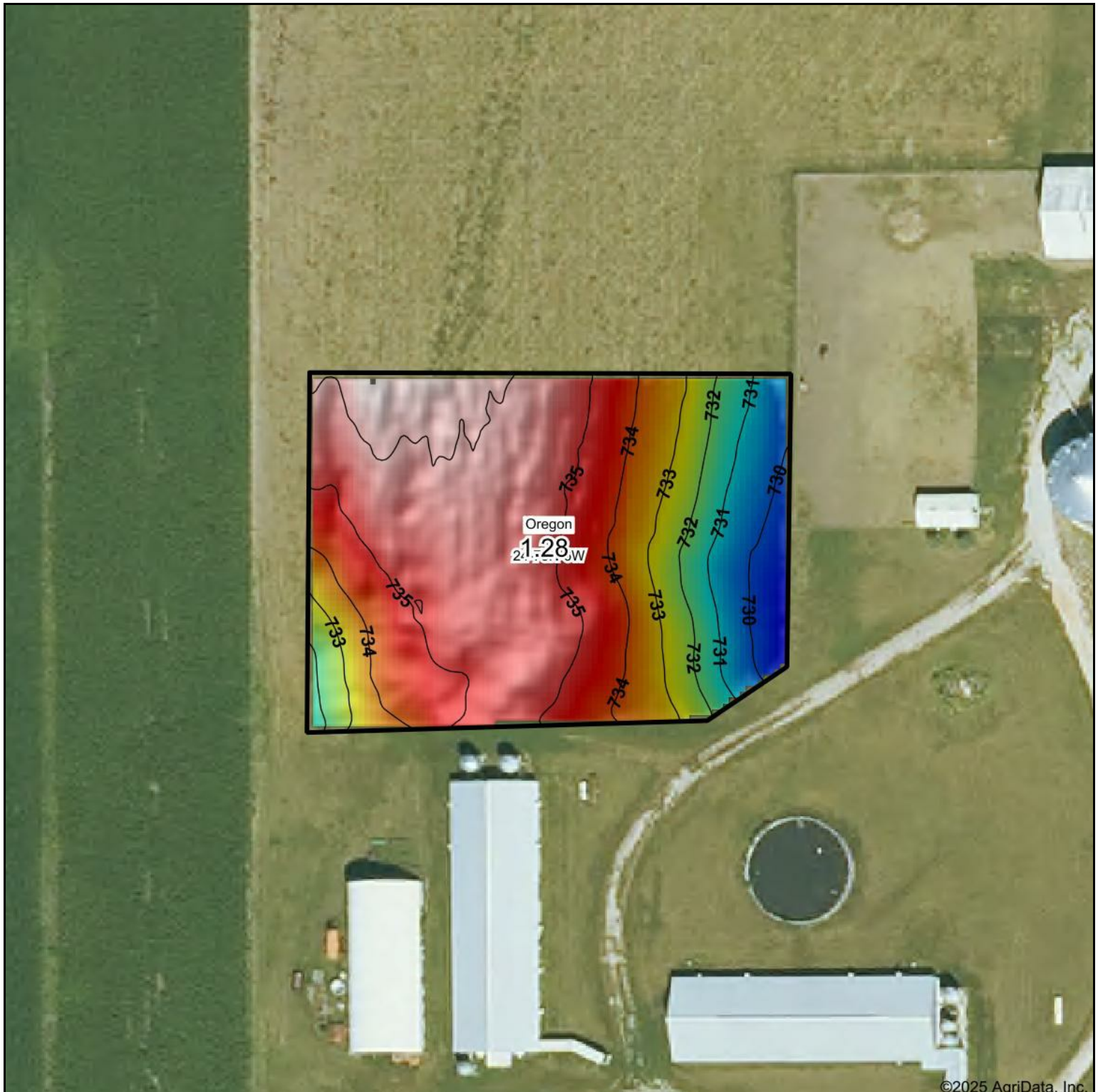
**24-75N-6W**  
**Washington County**  
**Iowa**

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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6/20/2025

# Topography Hillshade



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Source: USGS 1 meter dem

Interval(ft): 1

Min: 729.4

Max: 736.5

Range: 7.1

Average: 734.1

Standard Deviation: 1.84 ft

0ft 90ft 180ft



**24-75N-6W**  
**Washington County**  
**Iowa**

Boundary Center: 41° 17' 25.89, -91° 29' 13.38



4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

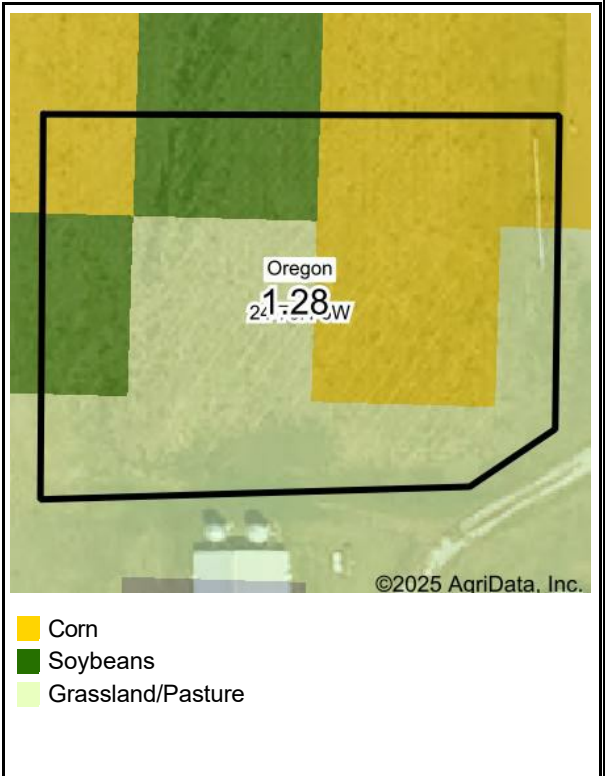
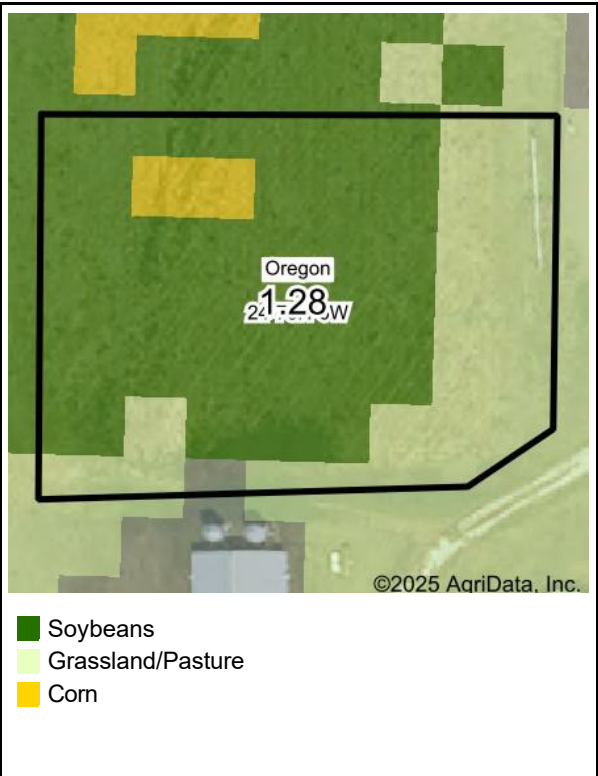
Farm Name:

Field ID:

Acct. #:

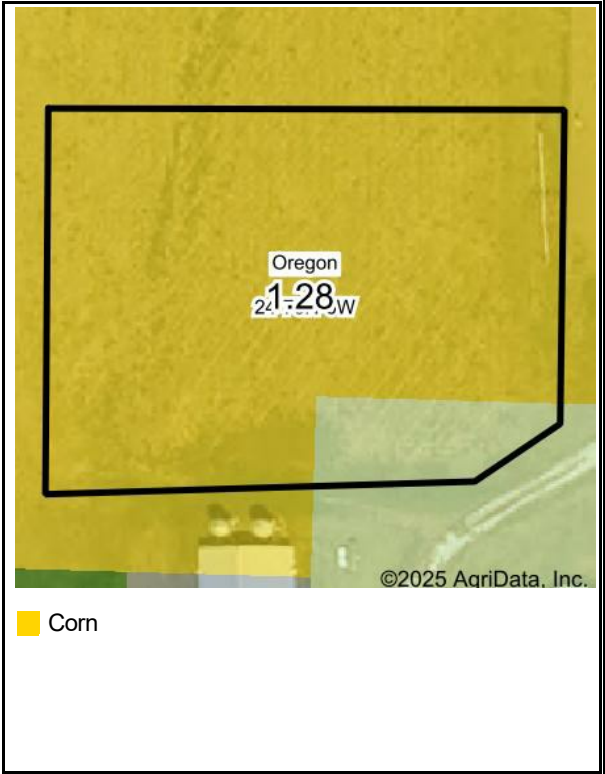
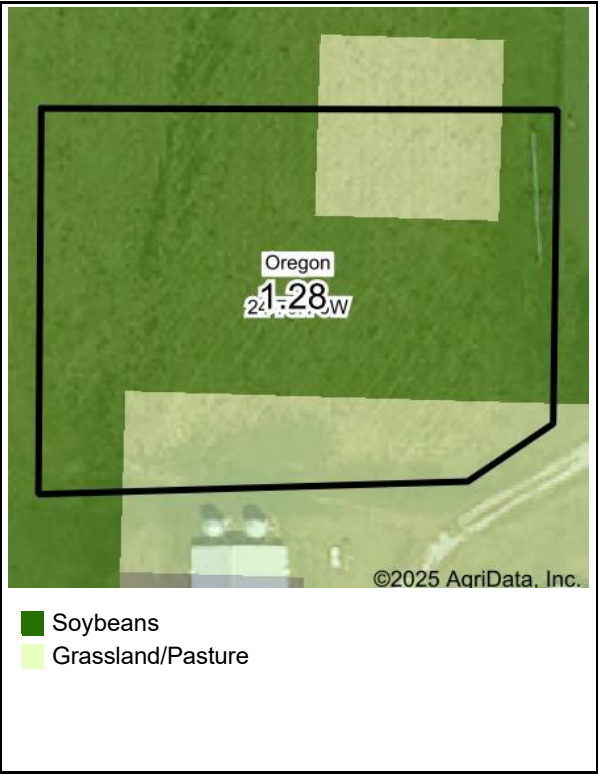
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 25.89, -91° 29' 13.38

State: IA County: Washington

Legal: 24-75N-6W Twnshp: Oregon

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



# Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Soybeans - 77%  
Grassland/Pasture - 23%

\*USDA CropScape

Elevation Min: 729.4

Max: 736.5

Range: 7.1

Average: 734.1

Standard Deviation: 1.84 ft

0ft 60ft 120ft



**24-75N-6W**  
**Washington County**  
**Iowa**

6/20/2025

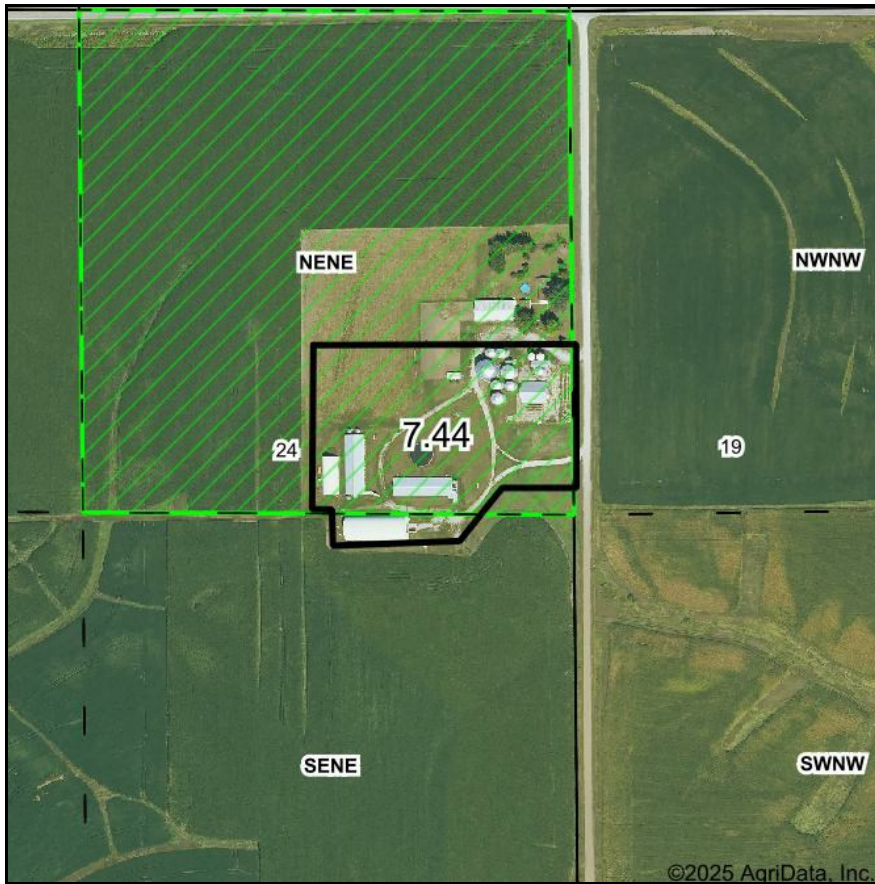
Boundary Center:  
41° 17' 25.89, -91° 29' 13.38

**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE

Maps Provided By:

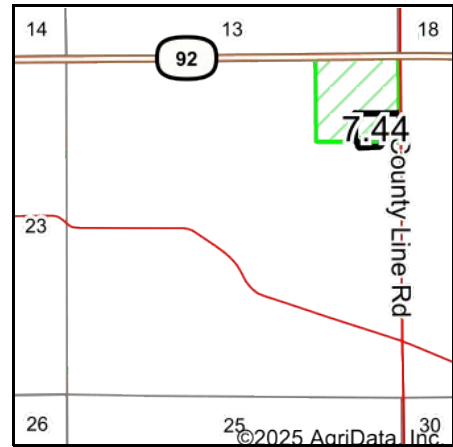
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# PLSS Legal Description



Map Center: 41° 17' 24.42, -91° 29' 10.7

0ft 434ft 867ft



Acres: **7.44**  
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:

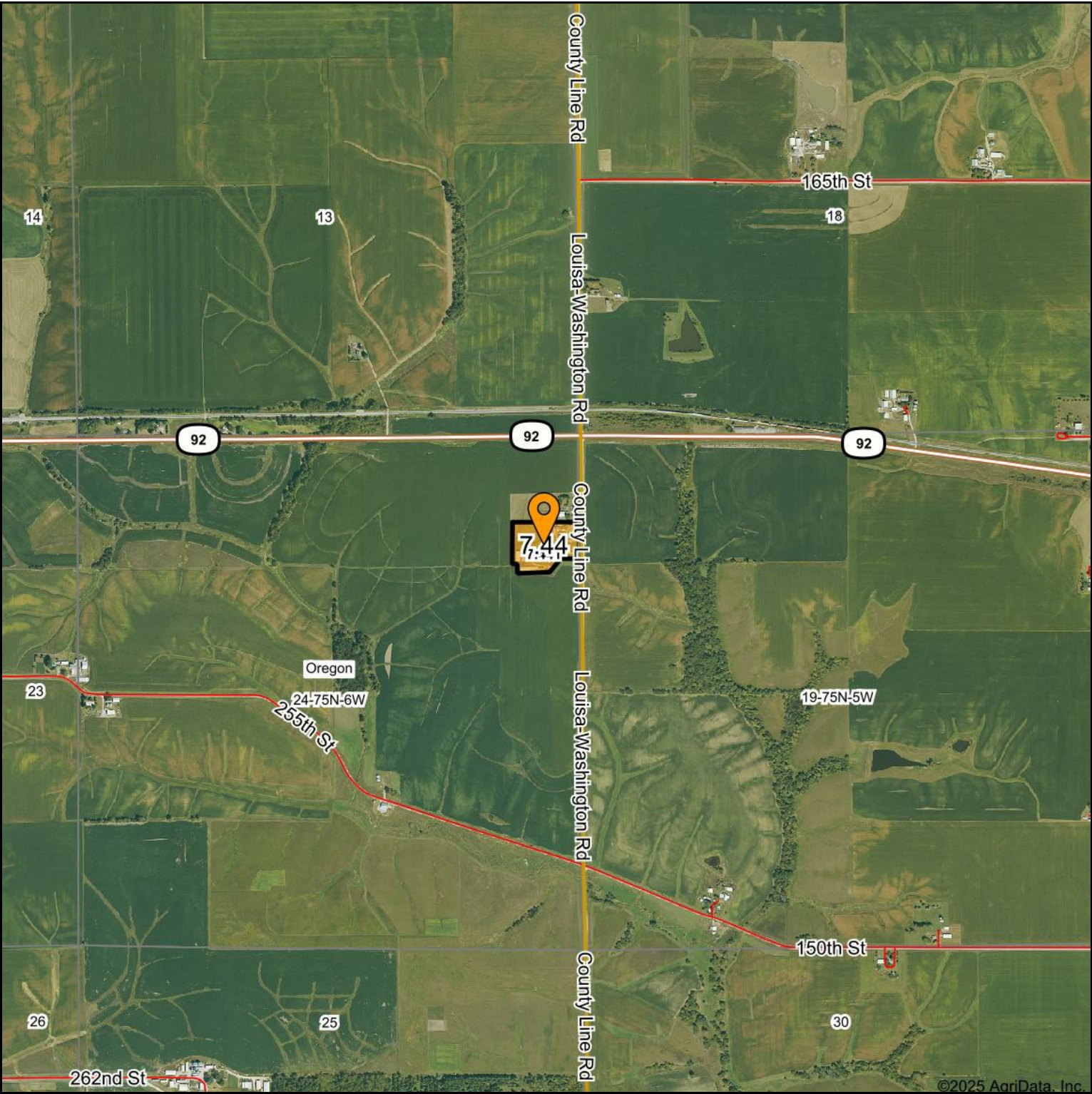
PT NENE 24-75N-6W

Long Legal:

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



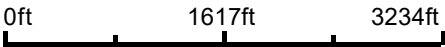
Location Map



 **WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE

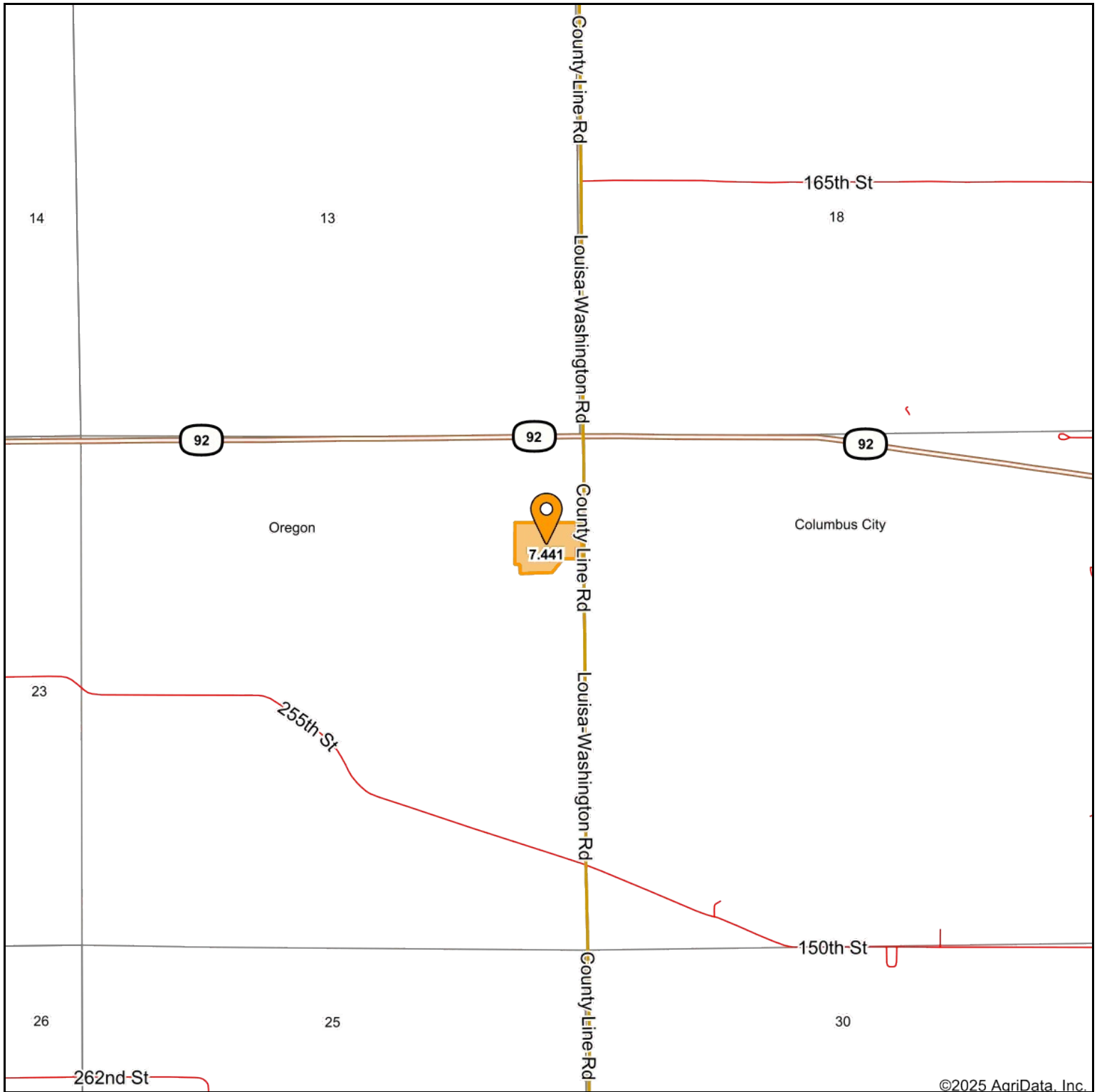
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**24-75N-6W**  
**Washington County, IA**





# Location Map



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**24-75N-6W**  
**Washington County, IA**

0ft      1617ft      3234ft



6/20/2025



## Seller Land Disclosure

Tract 8 - Sec. 24, Twp. 75N, Rng. 6W Parcel IDs (1224200006, 1224200005, 1224200007)

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

7.441

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. 1

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

- hog barns + grain dryer

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 - Lagoon, hog buildings, hoops

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

☐ 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

- Lagoon - manure

- hog buildings

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>A. Schubert</u>	<u>Quin L. Noll</u>	
Seller	Seller	Date
Buyer	Buyer	Date