

Aerial Map

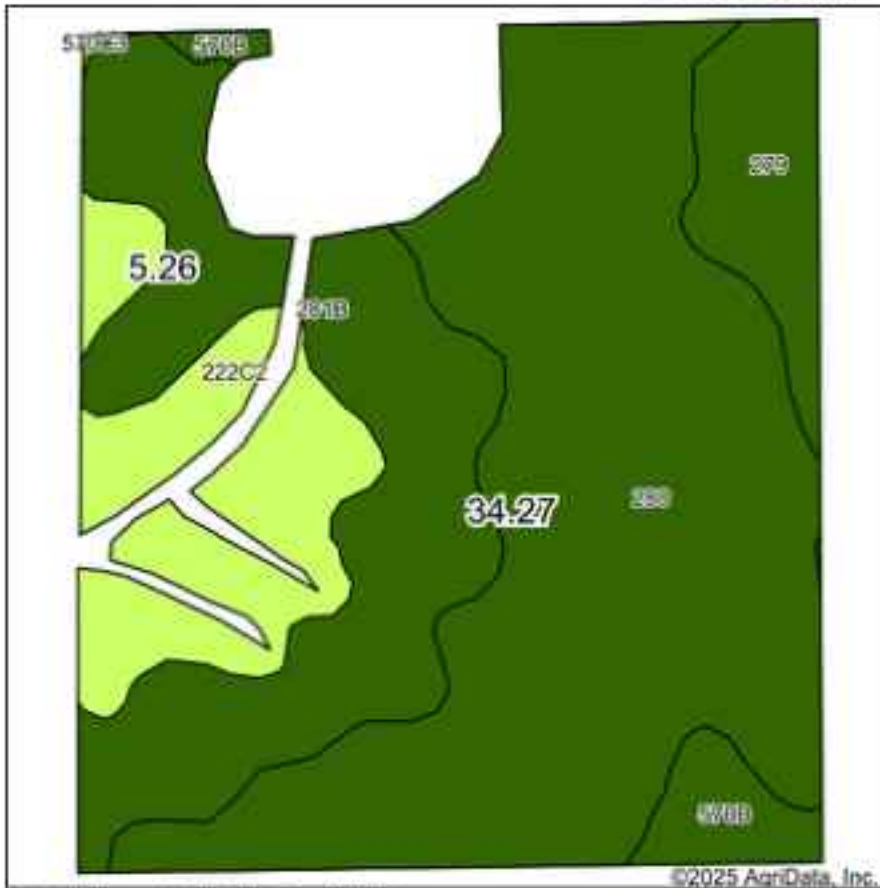


41.92 Acres
23-75N-6W
Washington County, IA

0ft 260ft 521ft



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Washington**
 Location: **23-75N-6W**
 Township: **Oregon**
 Acres: **39.53**
 Date: **5/2/2025**

 **WHITAKER MARKETING GROUP**
 AUCTIONS | REAL ESTATE

Mapa Provided by
 **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgridataInc.com



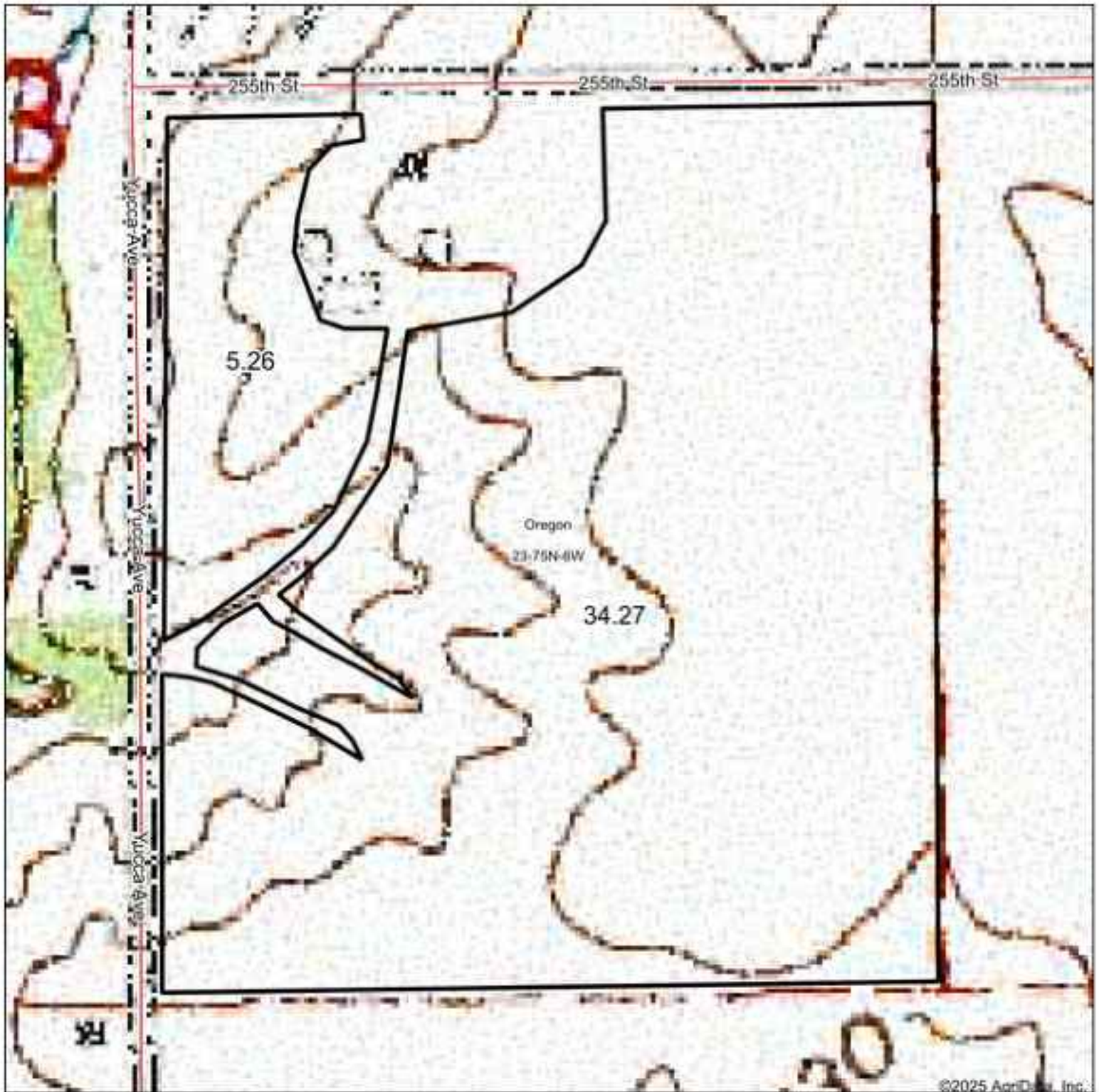
Area Symbol: IA183, Soil Area Version: 31

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	19.79	50.1%		5	Iw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	10.12	25.6%			Ile	91
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.62	14.2%		95	IVw	40
279	Taintor silty clay loam, 0 to 2 percent slopes	2.64	6.7%		95	IIw	83
570B	Nira silty clay loam, 2 to 5 percent slopes	1.36	3.4%			Ile	81
Weighted Average						1.78	84.4

*IA was updated the CSR2 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' 4.28, -91° 30' 40.48

0ft 263ft 526ft

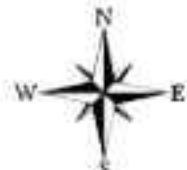
23-75N-6W

Washington County
Iowa

Maps Provided by

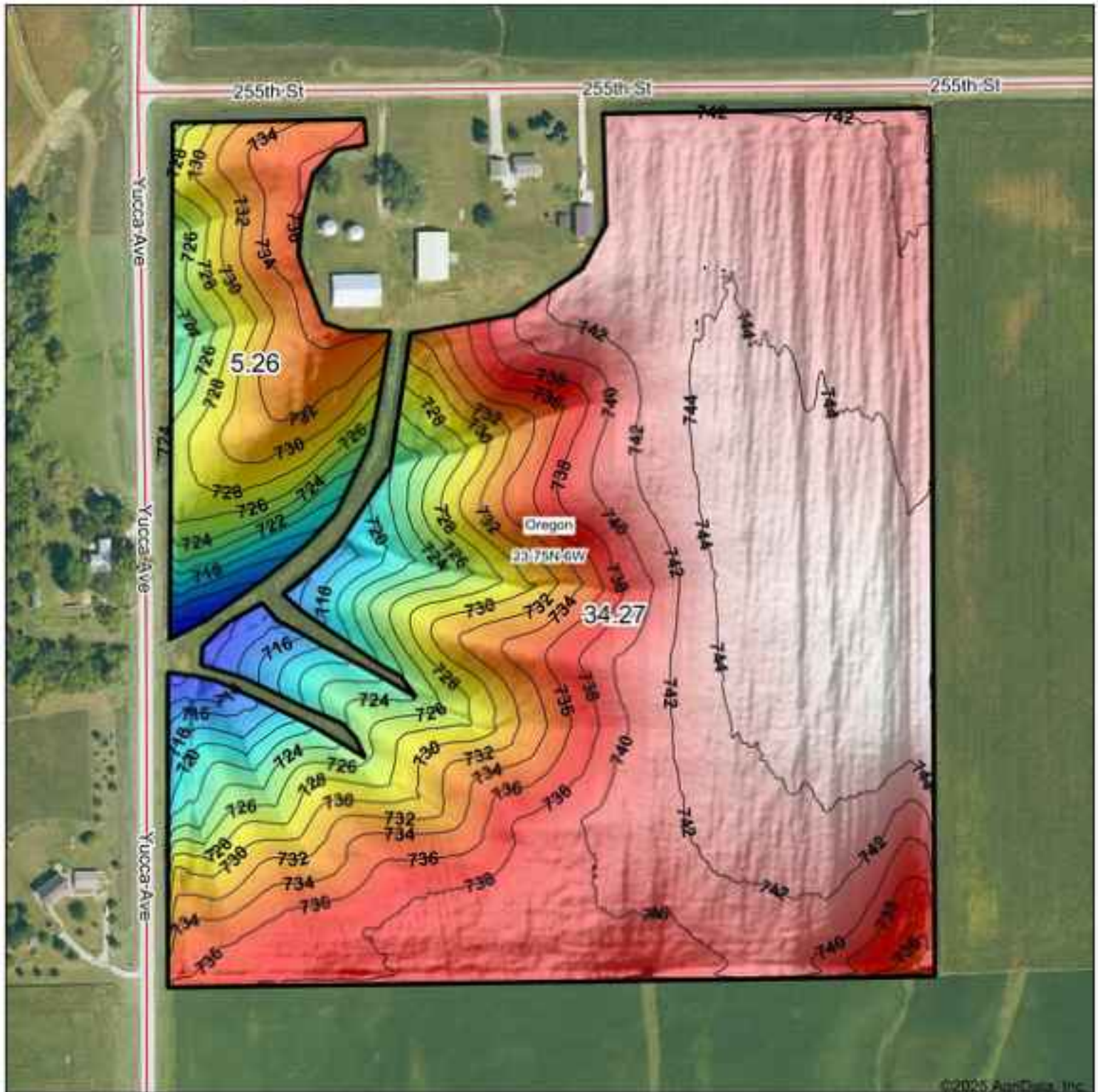


© AgriData, Inc. 2023 www.AgriDataInc.com



5/2/2025

Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By



© AgrData, Inc. 2023 www.AgrDataInc.com

Source: USGS 1 meter dem

Interval(ft): 2

Min: 710.9

Max: 745.9

Range: 35.0

Average: 736.6

Standard Deviation: 7.91 ft

0ft 266ft 532ft



5/2/2025

23-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 4.28, -91° 30' 40.48

4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

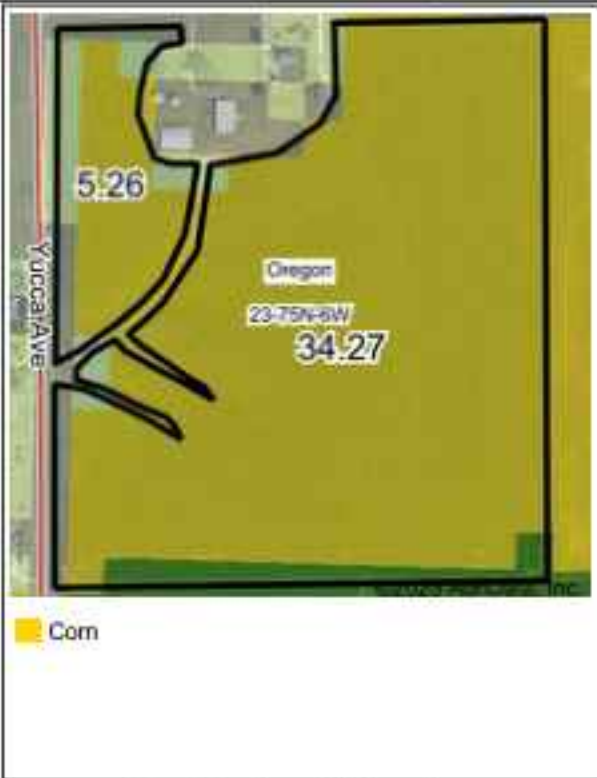
Field ID:

Phone:

Acct. #:

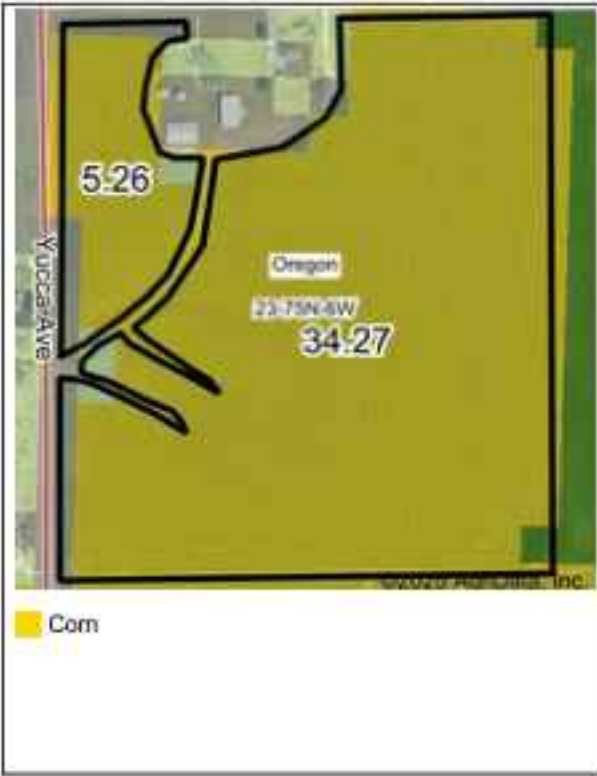
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 4.28, -91° 30' 40.48
State: IA County: Washington
Legal: 23-75N-6W Township: 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 - 100%

0ft 236ft 471ft



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

*USDA CropScape

Elevation Min: 710.9

Max: 745.9

Range: 35.0

Average: 736.6

Standard Deviation: 7.91 ft



5/2/2025

23-75N-6W
Washington County
Iowa

Boundary Center:

41° 17' 4.28, -91° 30' 40.48

Mapa Provided by



© AgriData, Inc. 2023 www.Agridata.com

PLSS Legal Description



Map Center: 41° 17' 4.35, -91° 30' 40.45

0ft 582ft 1164ft



Acres: 41.92
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 SWNE; NWSE 23-75N-6W

Long Legal:

PART OF THE SW1/4 NE1/4; NW1/4 SE1/4 OF SECTION 23, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF THE IOWA DEPARTMENT OF REVENUE
© AgrData, Inc. 2023 www.AgrData.com

23-75N-6W
Washington County, IA

0ft 1731ft 3461ft



Location Map



©2025 AgriData, Inc.

 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF THE IOWA DEPARTMENT OF REVENUE
© AgriData, Inc. 2023 www.Agridata.com

23-75N-6W
Washington County, IA

0ft 1731ft 3461ft





ALC ACCREDITED LAND CONSULTANTS
IOWA CHAPTER #2
HARTFORD LAND INSTITUTE

Seller Land Disclosure



Add Additional Disclosure Information Below

- Well has not been used for 20 years.
w/ windmill frame

Aerial Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

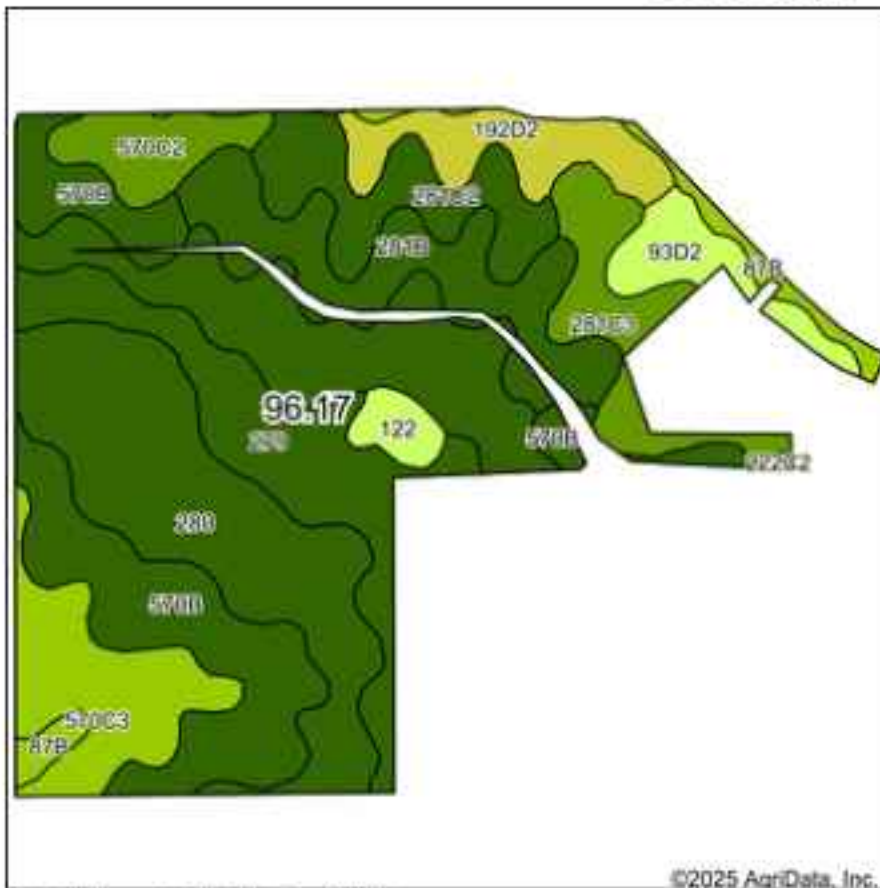
Maps Provided by
 **surety**
COURTESY OF SURETY
© AgrData, Inc. 2023 www.AgrData.com

105.46 Acres
23-75N-6W
Washington County, IA

0ft 476ft 952ft



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Washington**
 Location: **23-75N-6W**
 Township: **Oregon**
 Acres: **96.17**
 Date: **5/2/2025**

WHITAKER MARKETING GROUP
 AUCTIONS | REAL ESTATE

Mapa Provided by
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrDataInc.com



Area Symbol: IA183, Soil Area Version: 31

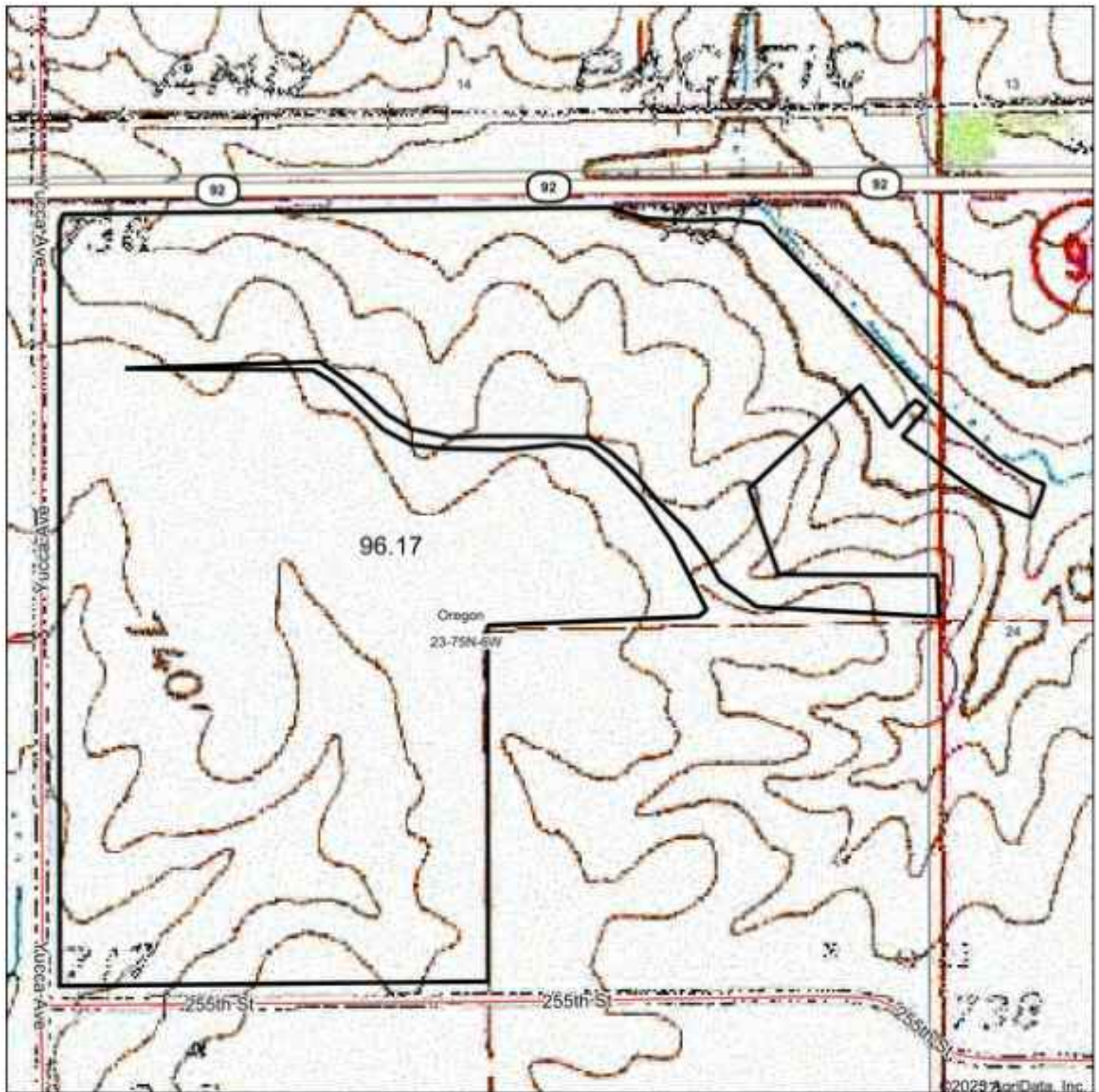
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	27.83	28.9%		5	Iw	94
570B	Nira silty clay loam, 2 to 5 percent slopes	15.02	15.6%			Ile	81
279	Taintor silty clay loam, 0 to 2 percent slopes	10.37	10.8%		95	IIw	83
281B	Otley silty clay loam, 2 to 5 percent slopes	9.06	9.4%			Ile	91
570C3	Nira silty clay loam, 5 to 9 percent slopes, severely eroded	7.29	7.6%		5	IVe	64
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	6.31	6.6%		5	Ile	82
281C3	Otley silty clay loam, 5 to 9 percent slopes, severely eroded	5.08	5.3%		5	IVe	74
192D2	Adair silty clay loam, 9 to 14 percent slopes, moderately eroded	4.87	5.1%		5	IVe	12
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	3.34	3.5%		5	Ile	71
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.16	3.3%			Ile	38
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	2.34	2.4%		85	IIw	68
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.39	1.4%		100	IIIw	36
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.11	0.1%		95	IVw	40
Weighted Average						2.22	78.1

Soils data provided by USDA and NRCS.

**A 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' 25.39, -91° 30' 29.21

0ft 467ft 934ft

23-75N-6W

**Washington County
Iowa**



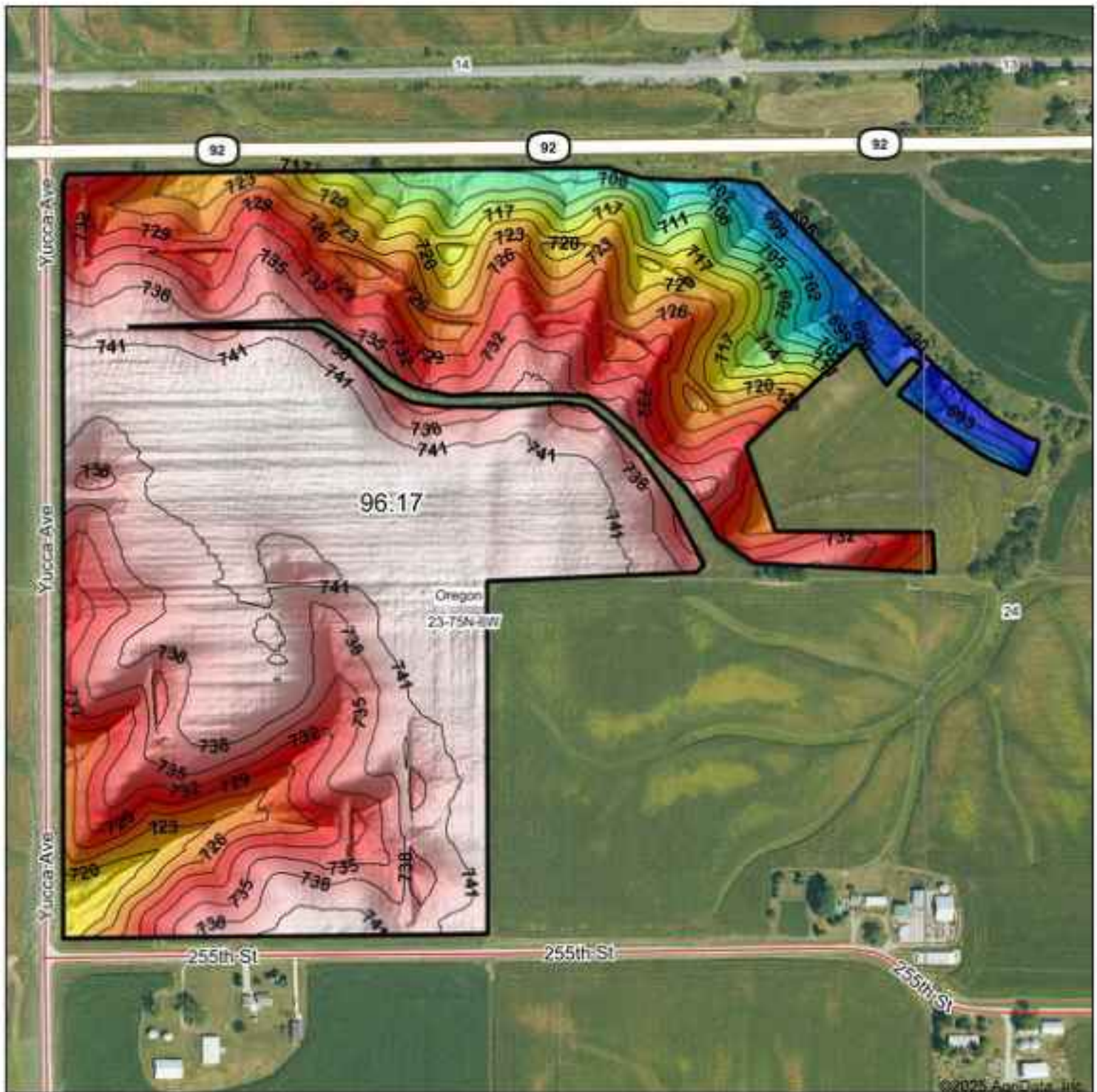
5/2/2025

Maps Provided by



© AgriData, Inc. 2023 www.AgriDataInc.com

Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

© AgrData, Inc. 2023

www.AgrDataInc.com

Source: USGS 1 meter dem

Interval(ft): 3

Min: 691.1

Max: 743.2

Range: 52.1

Average: 731.8

Standard Deviation: 11.35 ft

0ft 471ft 943ft



5/2/2025

23-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 24.09, -91° 30' 29.21

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' 24.09, -91° 30' 29.21

State: IA County: Washington

Legal: 23-75N-6W Township: 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 - 100%

0ft 441ft 882ft



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Elevation Min: 691.1
Max: 743.2
Range: 52.1
Average: 731.8
Standard Deviation: 11.35 ft



23-75N-6W
Washington County
Iowa

5/2/2025

Boundary Center:
41° 17' 24.09, -91° 30' 29.21

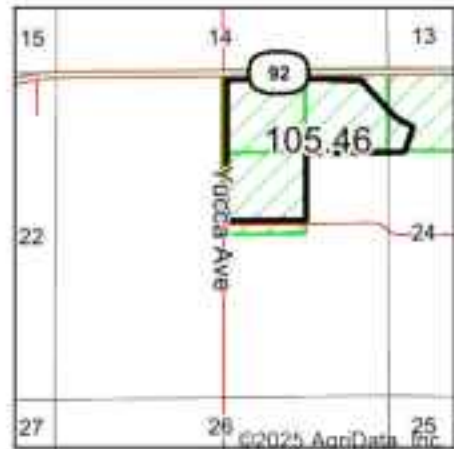
Mapa Provided by
surety
CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrData.com

PLSS Legal Description



Map Center: 41° 17' 24.2, -91° 30' 28.8

0ft 866ft 1733ft



Acres: 105.46
Date: 5/2/2025
Township: Oregon
County: Washington
State: Iowa

 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
CUSTOMERS ONLY SEE MAP FINE
© AgriData, Inc. 2023 www.Agridata.com



PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

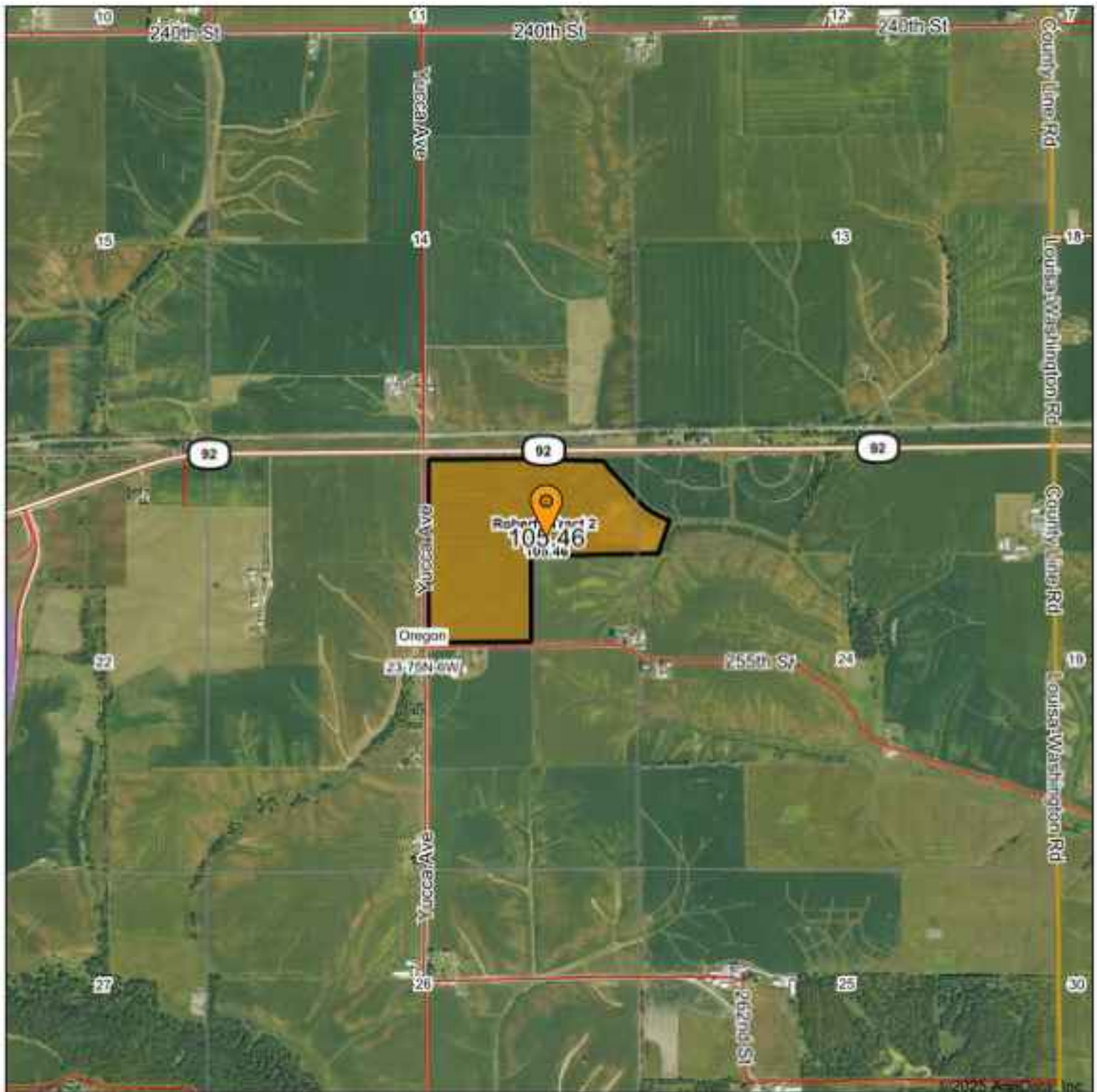
Short Legal:

PT NWNE; PT NENE; PT SWNE 23-75N-6W AND PT NWNW 24-75N-6W

Long Legal:

PART OF THE NW1/4 NE1/4; PART OF THE NE1/4 NE1/4; PART OF THE SW1/4 NE1/4 OF SECTION 23, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA AND PART OF THE NW1/4 NW1/4 OF SECTION 24, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

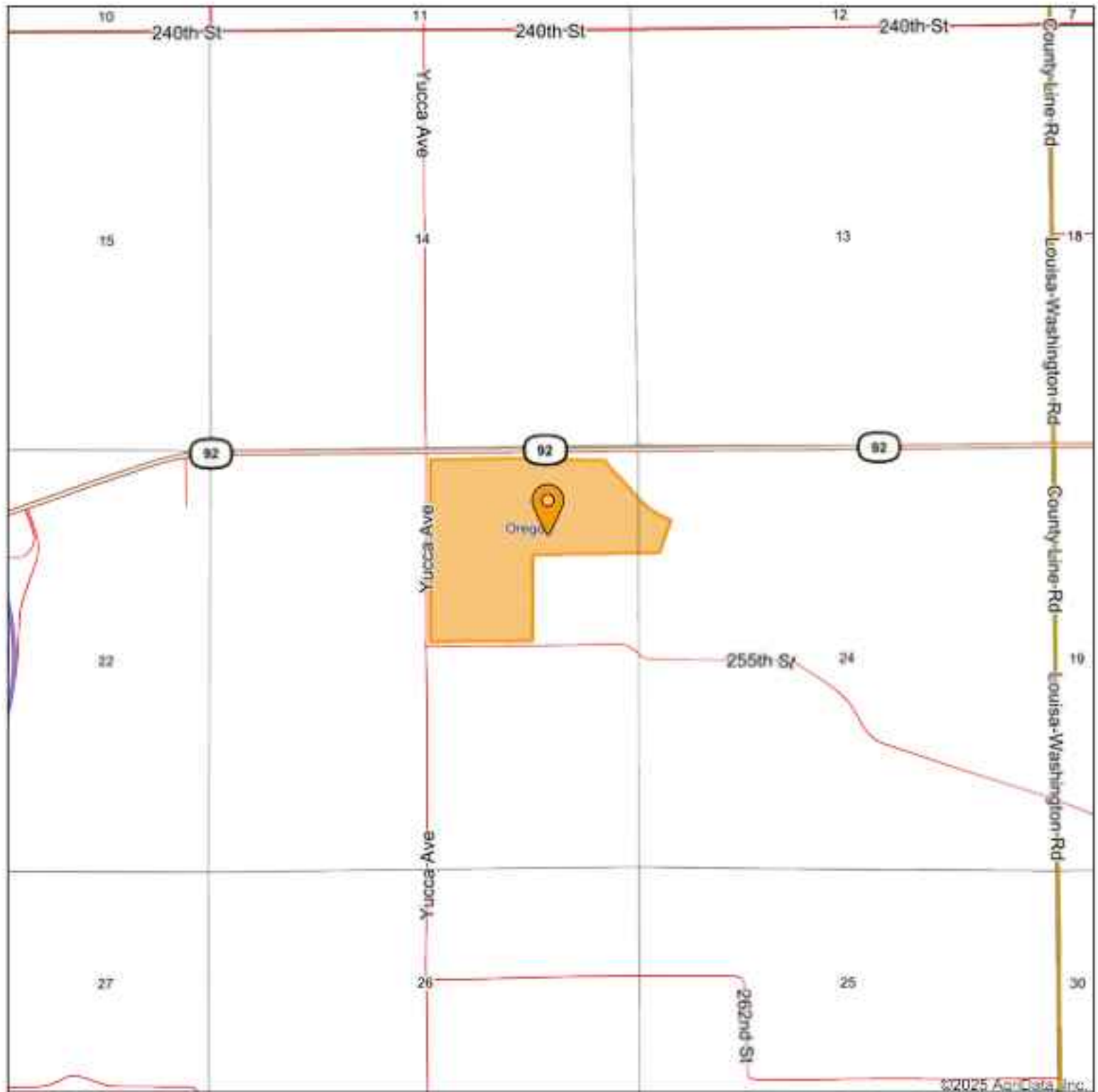
Maps Provided by
 **surety**
COURTESY OF SURETY
© AgrData, Inc. 2023 www.AgrData.com

23-75N-6W
Washington County, IA

0ft 1948ft 3895ft



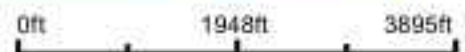
Location Map



©2025 AgriData, Inc.



23-75N-6W
Washington County, IA





Seller Land Disclosure

Tract 2 - Sec. 23, Twp. 75N, Rng. 6W Parcel ID's (1223200006, 1223200001, 1223200002)

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

105.46

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: NA

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 - some

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?

Ends 2/18/26

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> Seller	<u>[Signature]</u> Seller	 Date
 Buyer	 Buyer	 Date

Aerial Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

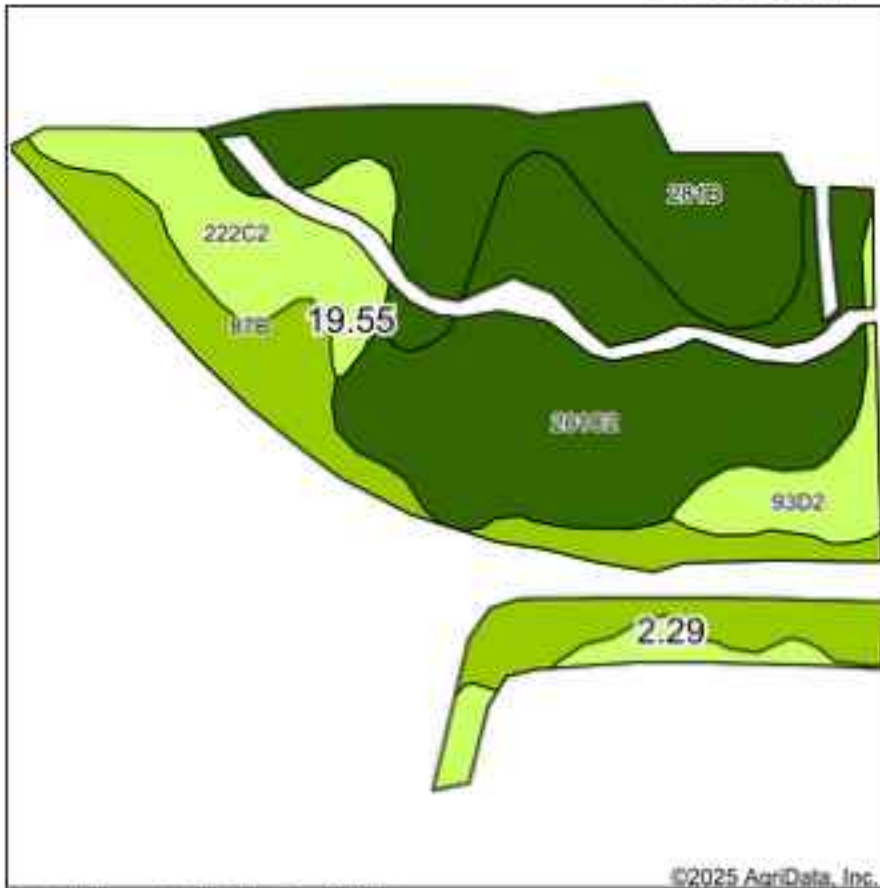
Maps Provided by
 **surety**
COURTESY OF THE IOWA DEPARTMENT OF REVENUE
© AgriData, Inc. 2025 www.AgrData.com

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

0ft 275ft 550ft



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Washington**
 Location: **24-75N-6W**
 Township: **Oregon**
 Acres: **21.84**
 Date: **5/2/2025**

 **WHITAKER MARKETING GROUP**
 AUCTIONS | REAL ESTATE

Mapa Provided by
 **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrDataInc.com

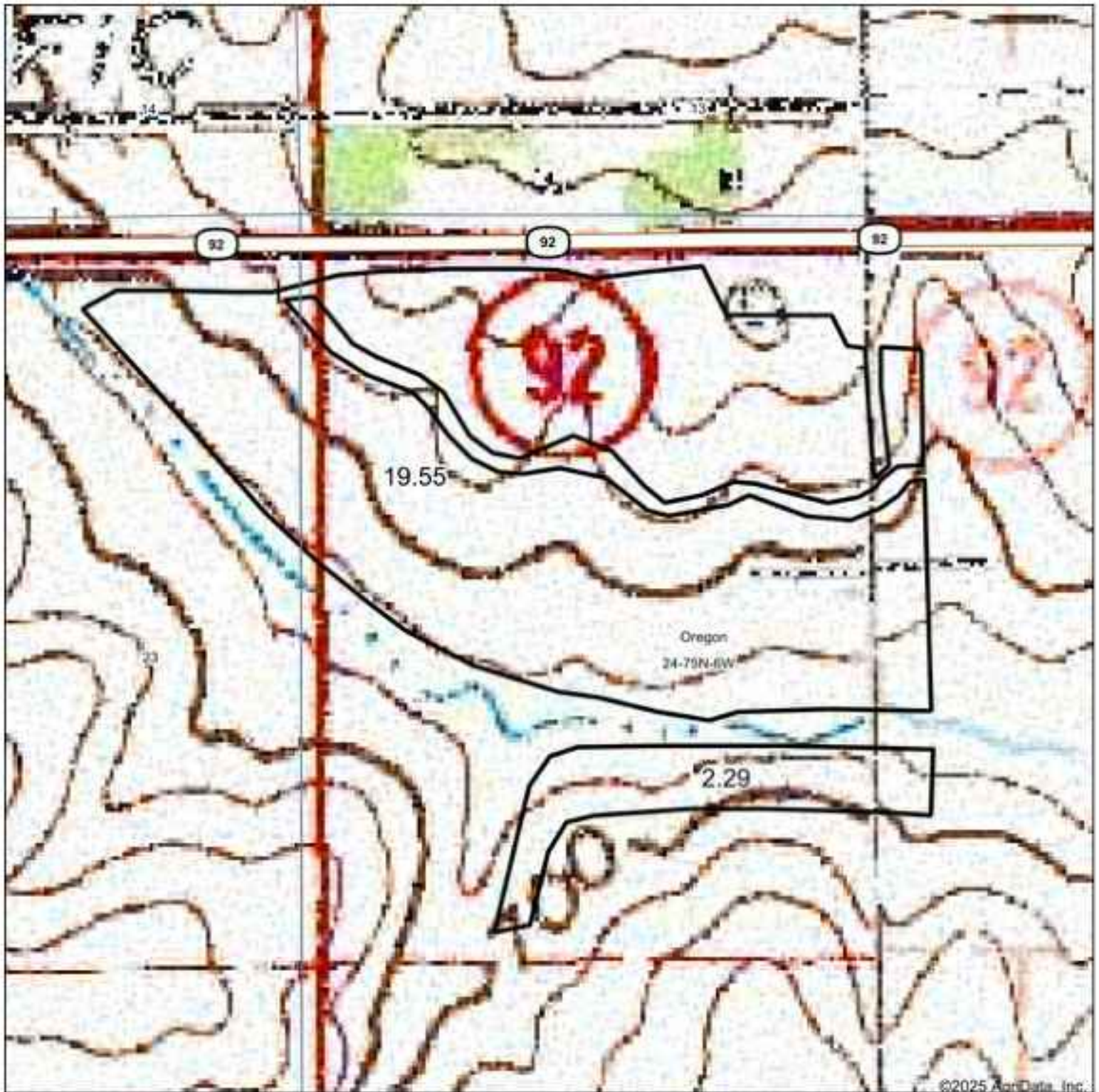


Area Symbol: IA183, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	7.87	36.0%		5	Ile	82
281B	Otley silty clay loam, 2 to 5 percent slopes	4.84	22.2%			Ile	91
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	4.56	20.9%		85	IIw	68
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.60	11.9%		95	IVw	40
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	1.97	9.0%			Ile	38
Weighted Average						2.69	72.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



WHITAKER MARKETING GROUP
AUCTIONS / REAL ESTATE

Map Center: 41° 17' 30.5, -91° 30' 8.25

0ft 284ft 568ft

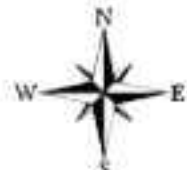
24-75N-6W

Washington County
Iowa

Maps Provided By

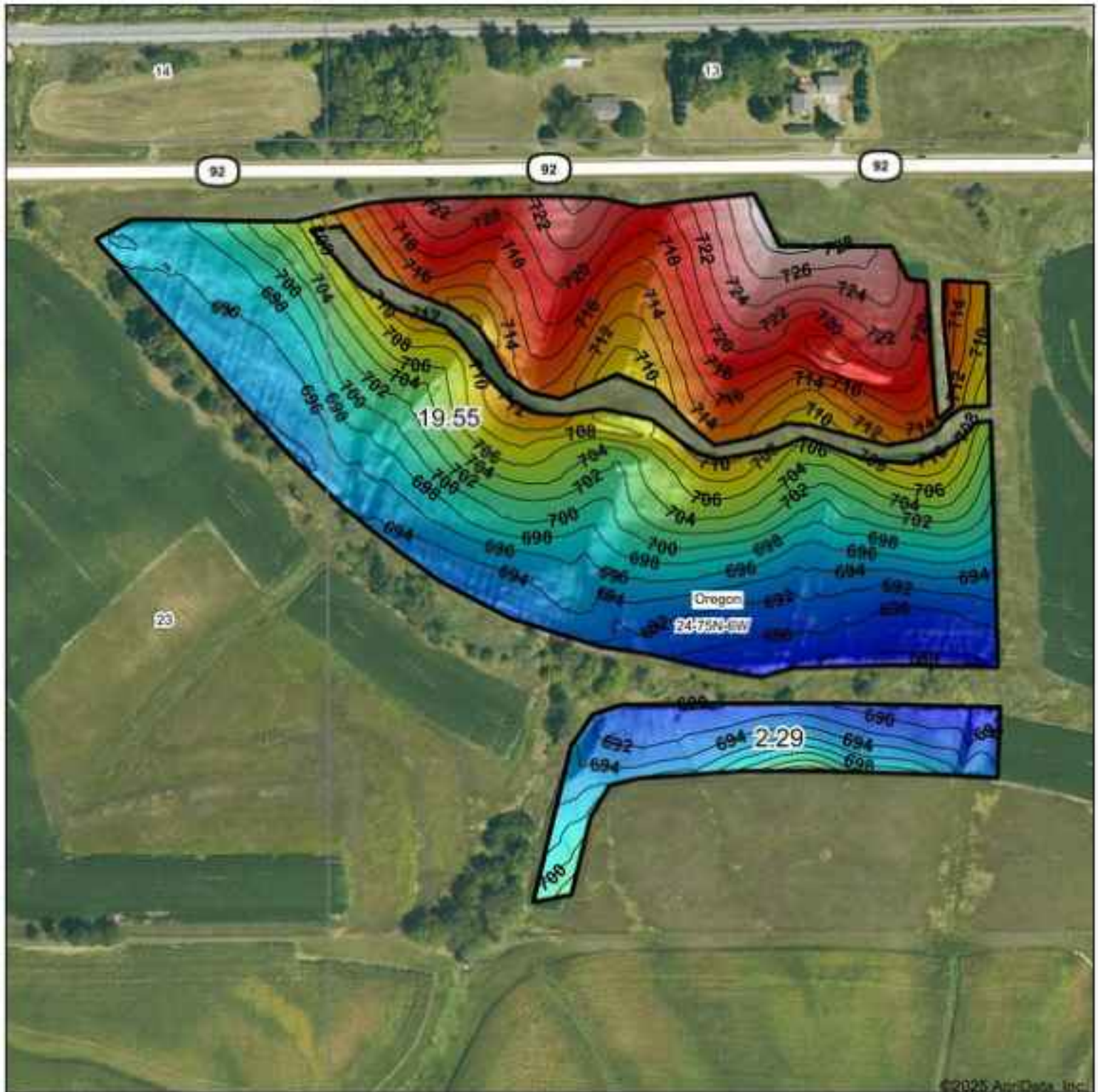


© AgriData, Inc. 2025 www.AgrDataInc.com



5/2/2025

Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgridataInc.com

Source: USGS 1 meter dem

Interval(ft): 2

Min: 687.4

Max: 729.2

Range: 41.8

Average: 704.4

Standard Deviation: 10.83 ft

0ft 267ft 534ft



5/2/2025

24-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 29.59, -91° 30' 9.2

4 Year Crop History



Owner/Operator:
 Address:
 Address:
 Phone:

Date:

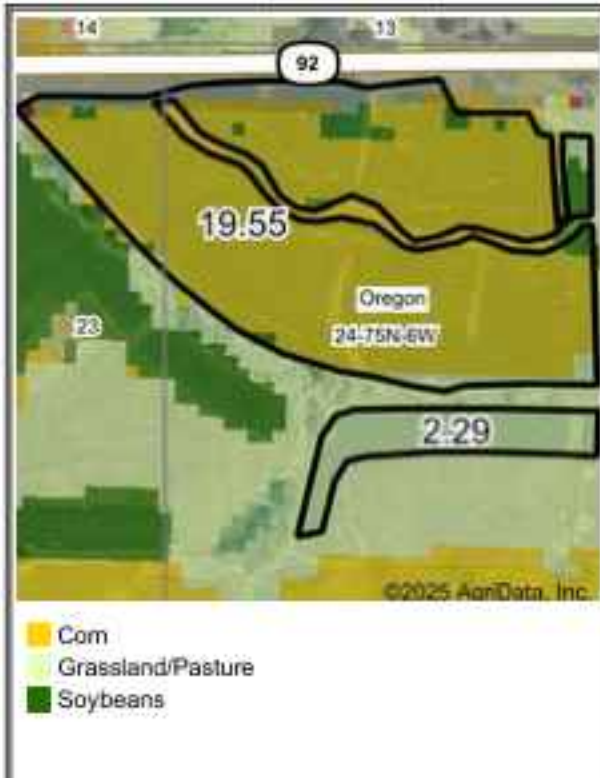
Farm Name:

Field ID:

Acct. #:

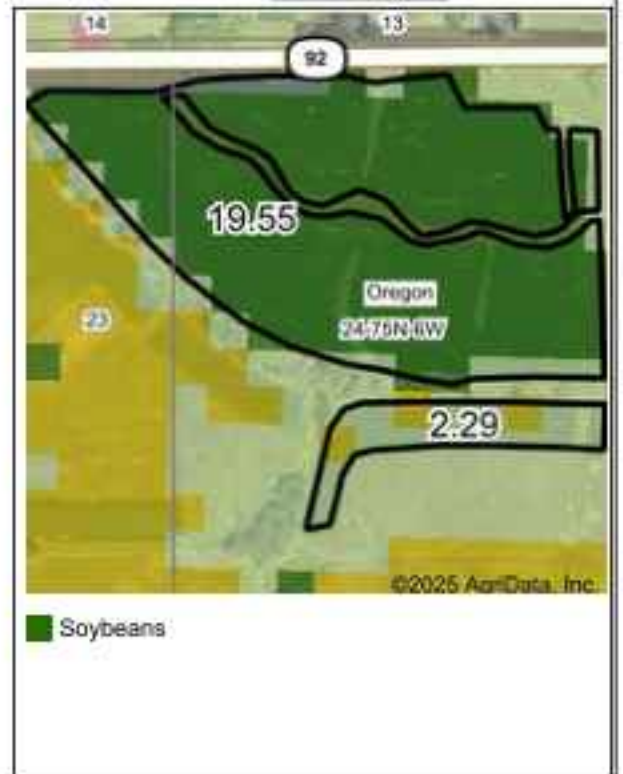
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 29.59, -91° 30' 9.2

State: IA

County: Washington

Legal: 24-75N-6W

Township: Oregon

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



Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Corn - 86%
Grassland/Pasture - 7%
*USDA CropScape

0ft 237ft 474ft

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Elevation Min: 687.4
Max: 729.2
Range: 41.8
Average: 704.4
Standard Deviation: 10.83 ft



24-75N-6W
Washington County
Iowa

5/2/2025

Boundary Center:
41° 17' 29.59, -91° 30' 9.2

Maps Provided by
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrData.com

PLSS Legal Description



Map Center: 41° 17' 29.08, -91° 30' 9.12

0ft 602ft 1204ft



Acres: 29.97
Date: 5/2/2025
Township: Oregon
County: Washington
State: Iowa

 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by

 **surety**
CUSTOMERS ONLY USE MAPTING
© AgrData, Inc. 2023 www.AgrData.com



PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

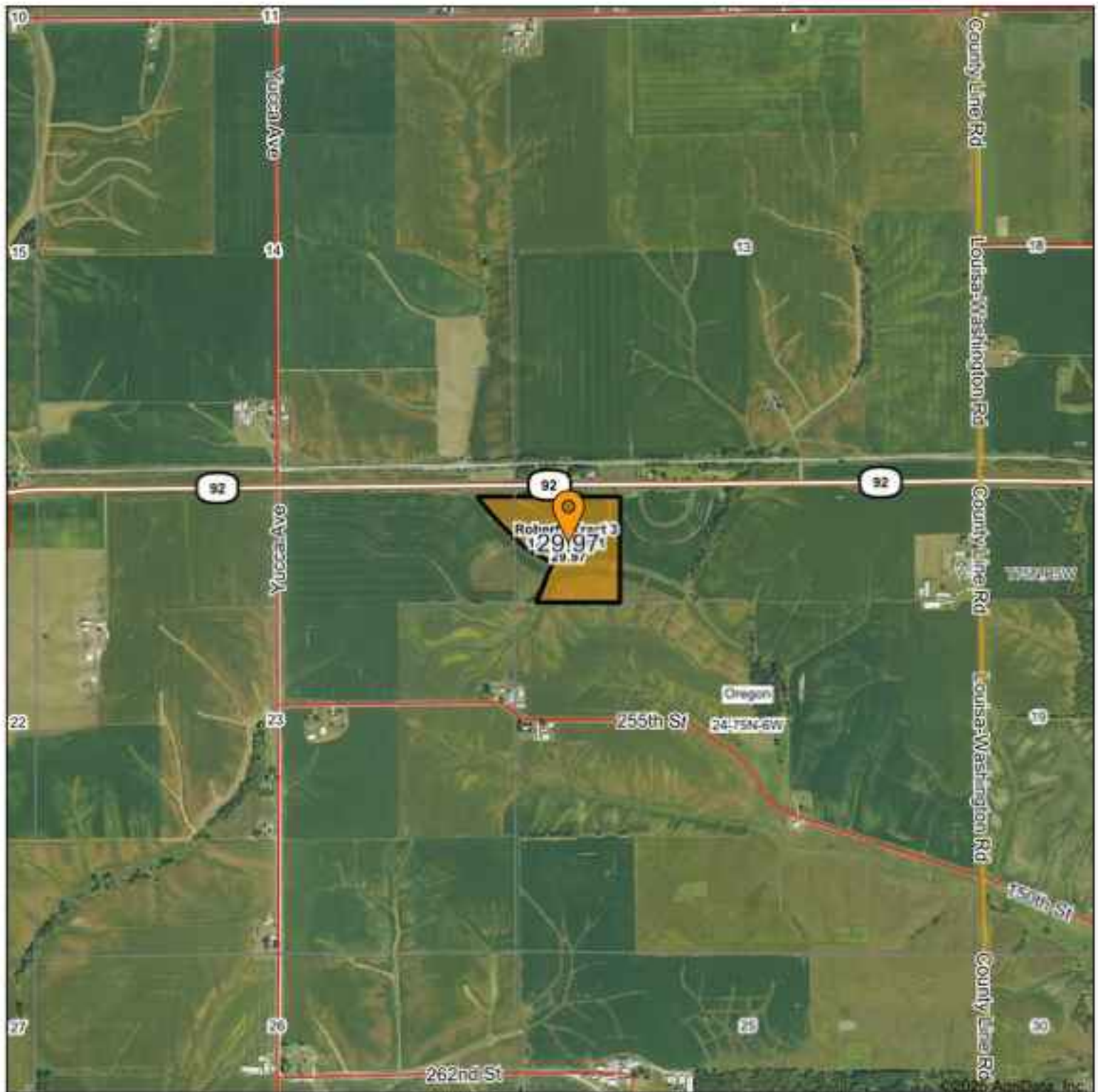
Short Legal:

PT NENE 23-75N-6W AND PT NWNW 24-75N-6W

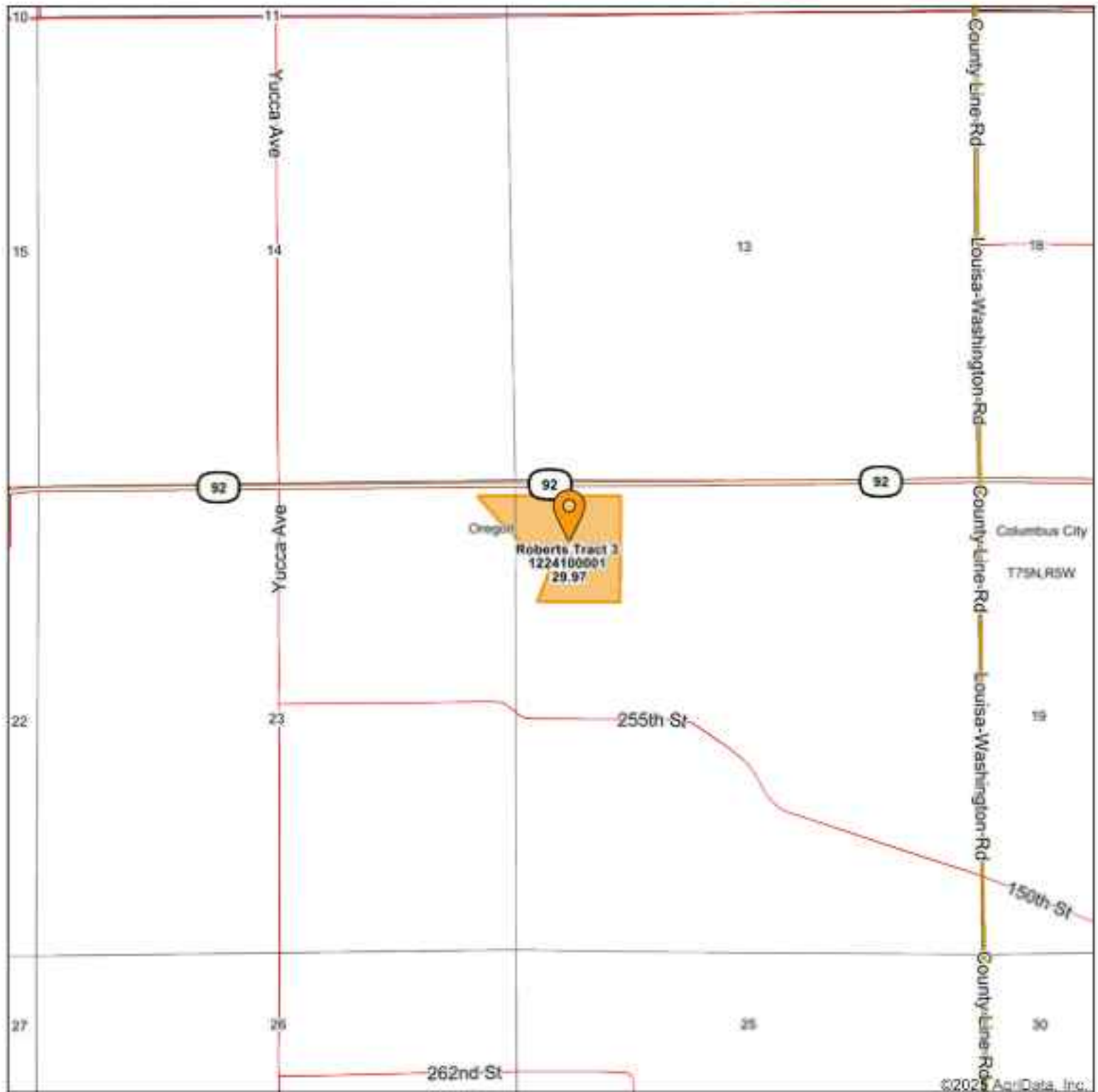
Long Legal:

PART OF THE NE1/4 NE1/4 OF SECTION 23, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA AND PART OF THE NW1/4 NW1/4 OF SECTION 24, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

Location Map



Location Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided by
surety
COURTESY OF THE IOWA DEPARTMENT OF REVENUE
© AgriData, Inc. 2025 www.Agridata.com

24-75N-6W
Washington County, IA

0ft 1746ft 3491ft



5/2/2025



Seller Land Disclosure

Tract 3 - Sec. 23, Twp. 75N, Rng. 6W Parcel ID's (1223200002) + Sec. 24, Twp. 75N, Rng. 6W Parcel ID's (1224100001)

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 29.97

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 2/28/2016

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

Aerial Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COMMITMENT TO EXCELLENCE
© AgriData, Inc. 2025 www.AgrData.com

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

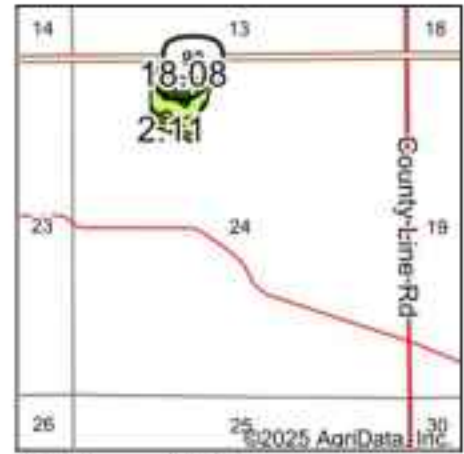
0ft 221ft 443ft



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Washington**
 Location: **24-75N-6W**
 Township: **Oregon**
 Acres: **20.19**
 Date: **5/2/2025**

 **WHITAKER MARKETING GROUP**
 AUCTIONS | REAL ESTATE

Mapa Provided by
 **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrDataInc.com



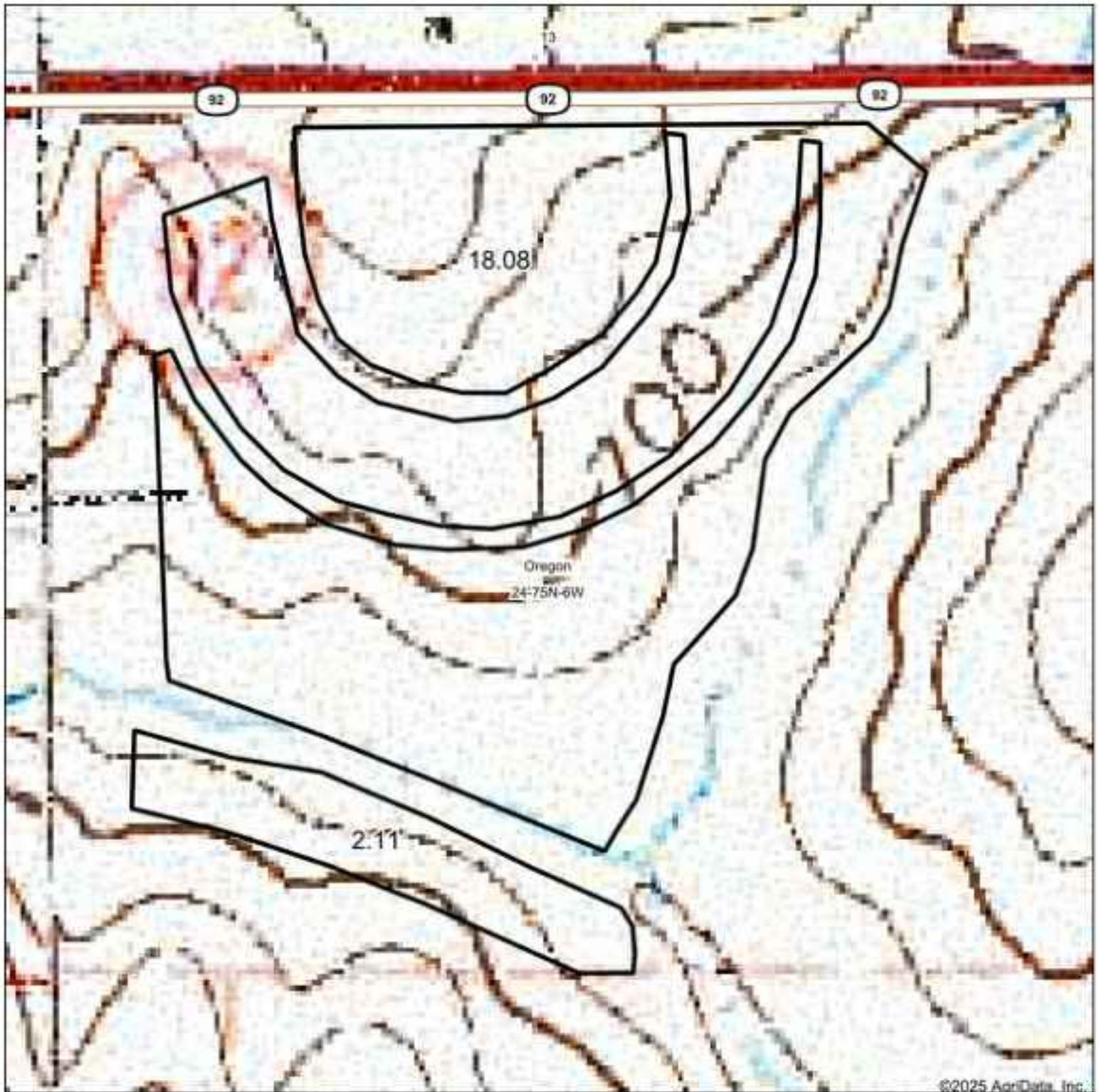
Area Symbol: IA183, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	8.43	41.7%			Ile	38
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	6.23	30.9%		5	Ile	82
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	3.90	19.3%		85	Ilw	68
281B	Otley silty clay loam, 2 to 5 percent slopes	1.63	8.1%			Ile	91
Weighted Average						2.73	61.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

**c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



©2025 AgriData, Inc.



WHITAKER MARKETING GROUP
AUCTIONS / REAL ESTATE

Map Center: 41° 17' 29.25, -91° 29' 50.69

0ft 232ft 464ft

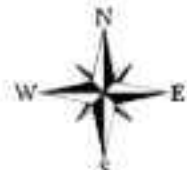
24-75N-6W

**Washington County
Iowa**

Maps Provided By

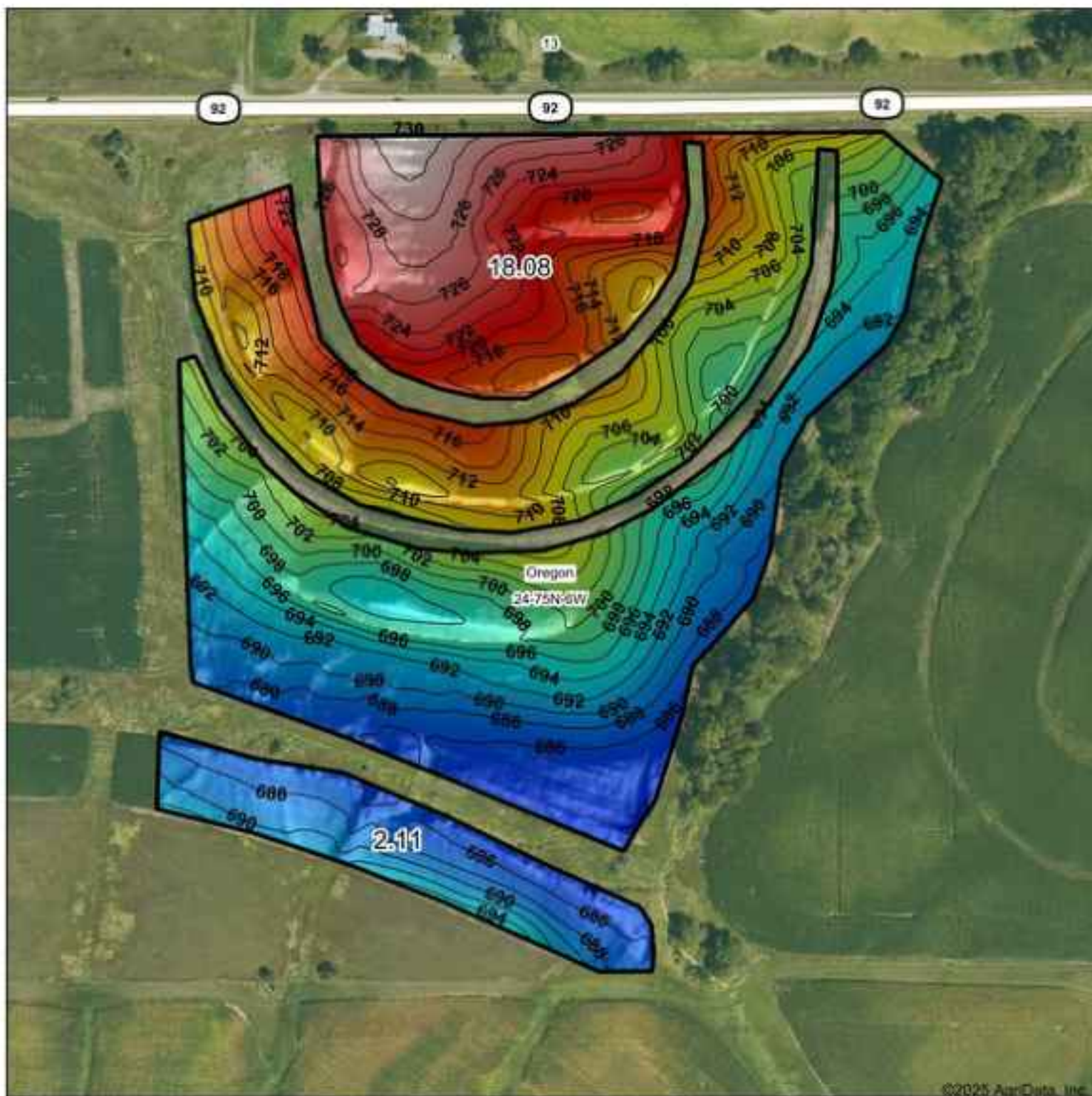


© AgriData, Inc. 2025 www.AgridataInc.com



5/2/2025

Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE


surety
 AUTHORIZED DEALER
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem.

Interval(ft): 2

Mr. 681.5

Max: 733.6

Range: 52.1

Average: 703.2

Standard Deviation: 13.42 ft

0ft 235ft 470ft



5/2/2025

24-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 29.25, -91° 29' 51.03

4 Year Crop History



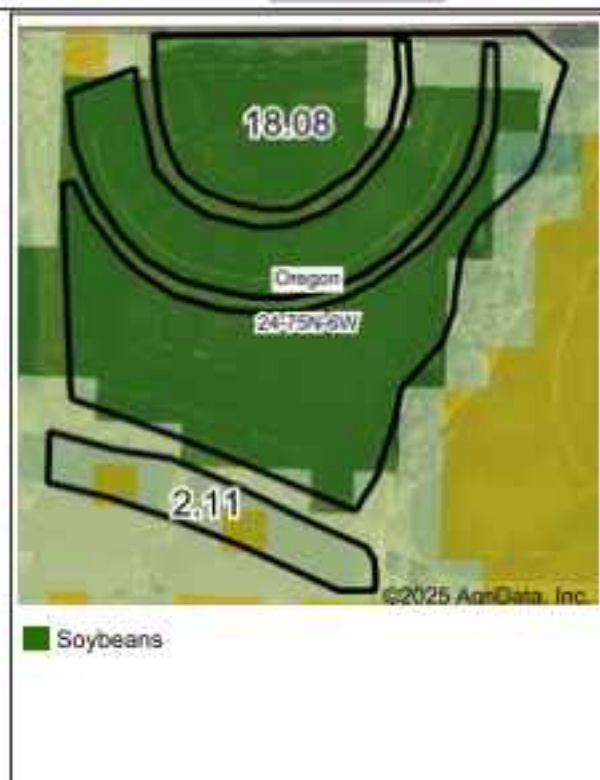
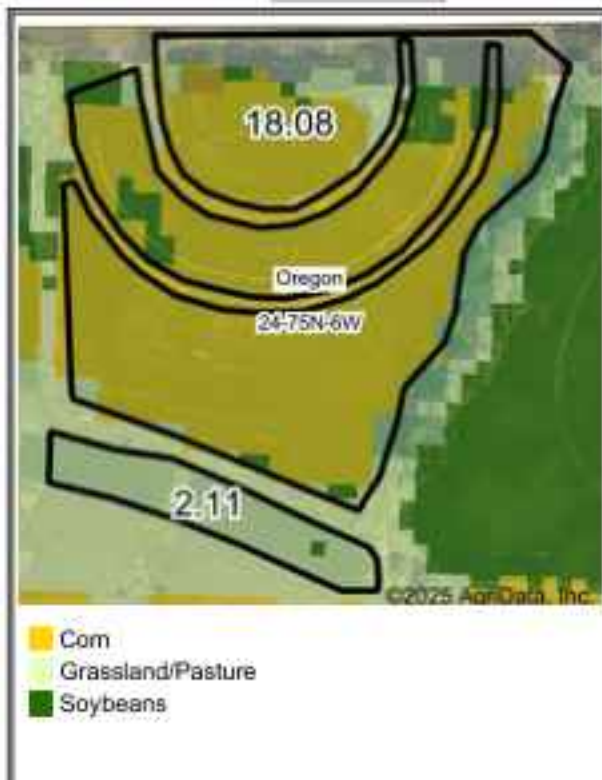
Owner/Operator:
 Address:
 Address:
 Phone:

Date:

Farm Name:
 Field ID:
 Acct. #:

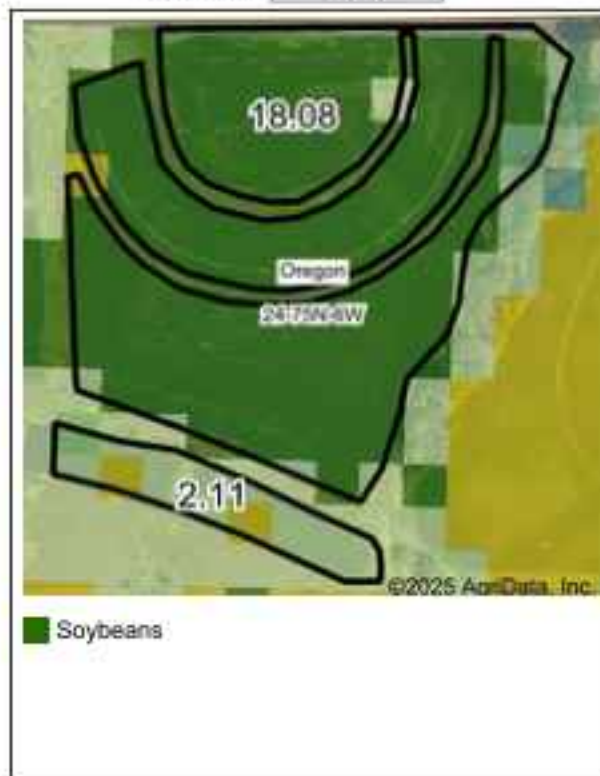
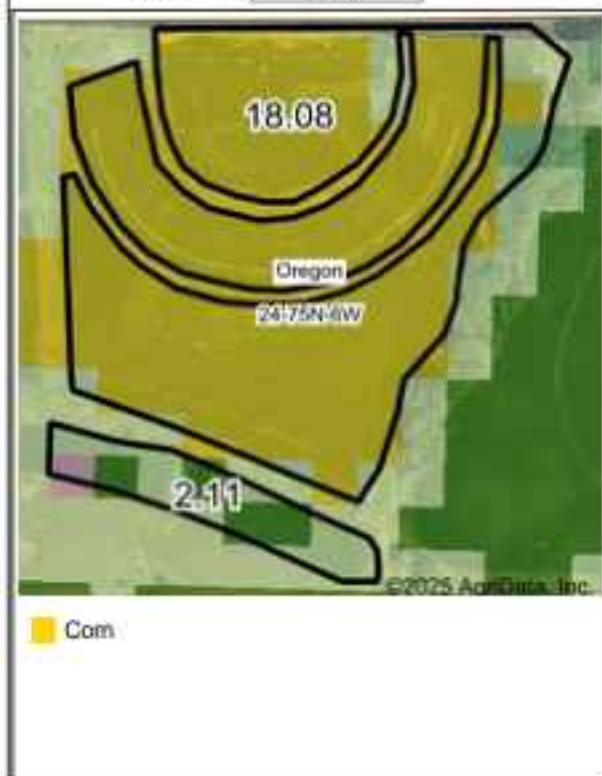
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 29.25, -91° 29' 51.03

State: IA

County: Washington

Legal: 24-75N-6W

Township: Oregon

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



Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Corn - 73%
Grassland/Pasture - 12%
*USDA CropScape

0ft 205ft 409ft

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Elevation Min: 681.5
Max: 733.6
Range: 52.1
Average: 703.2
Standard Deviation: 13.42 ft



24-75N-6W
Washington County
Iowa

5/2/2025

Boundary Center:
41° 17' 29.25, -91° 29' 51.03

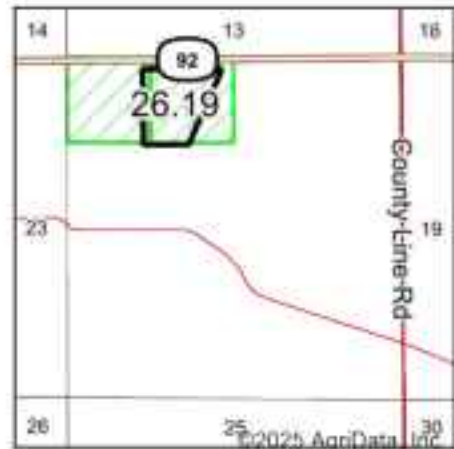
Maps Provided by
surety
CUSTOMIZED ONLINE MAPS
© AgriData, Inc. 2023 www.AgrDataInc.com

PLSS Legal Description



Map Center: 41° 17' 28.71, -91° 29' 50.63

0ft 531ft 1063ft



Acres: 26.19
Date: 5/2/2025
Township: Oregon
County: Washington
State: Iowa



Maps Provided by



© AgriData, Inc. 2023

www.Agridata.com



PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

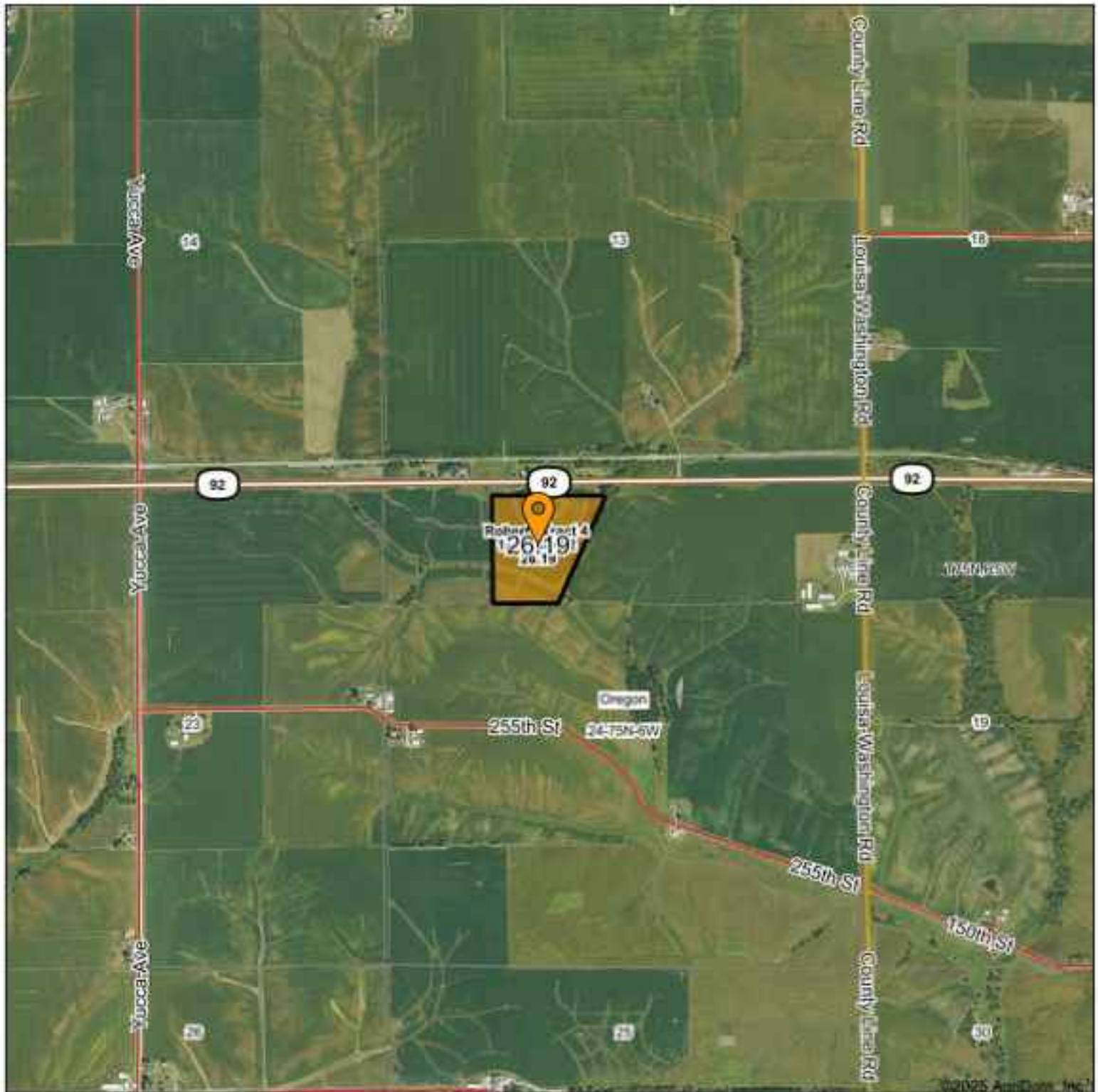
Short Legal:

PT NWNW; PT NENW 24-75N-6W

Long Legal:

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

Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF SURETY
© AgrData, Inc. 2023 www.AgrData.com

24-75N-6W
Washington County, IA

0ft 1692ft 3383ft



Location Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided by
surety
COURTESY OF THE SURETY GROUP
© AgrData, Inc. 2025 www.AgrData.com

24-75N-6W
Washington County, IA

0ft 1692ft 3383ft





Seller Land Disclosure

Tract 4 - Sec. 24, Twp. 75N, Rng. 6W Parcel IDs (1224100001, 1224100002)

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 26.19

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: REE

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?

Termination 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> Seller	<u>[Signature]</u> Seller	Date
 Buyer	 Buyer	Date

Aerial Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

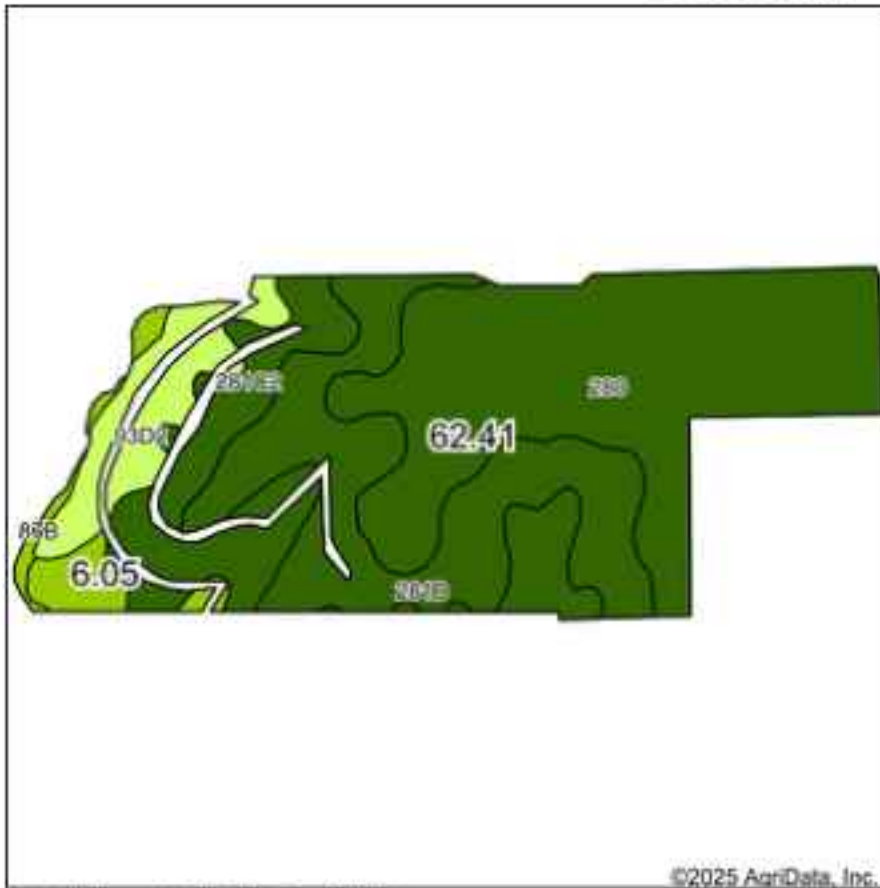
Maps Provided by
 **surety**
COURTESY OF THE SURETY GROUP
© AgriData, Inc. 2025 www.AgrData.com

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

0ft 611ft 1221ft



Soils Map



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

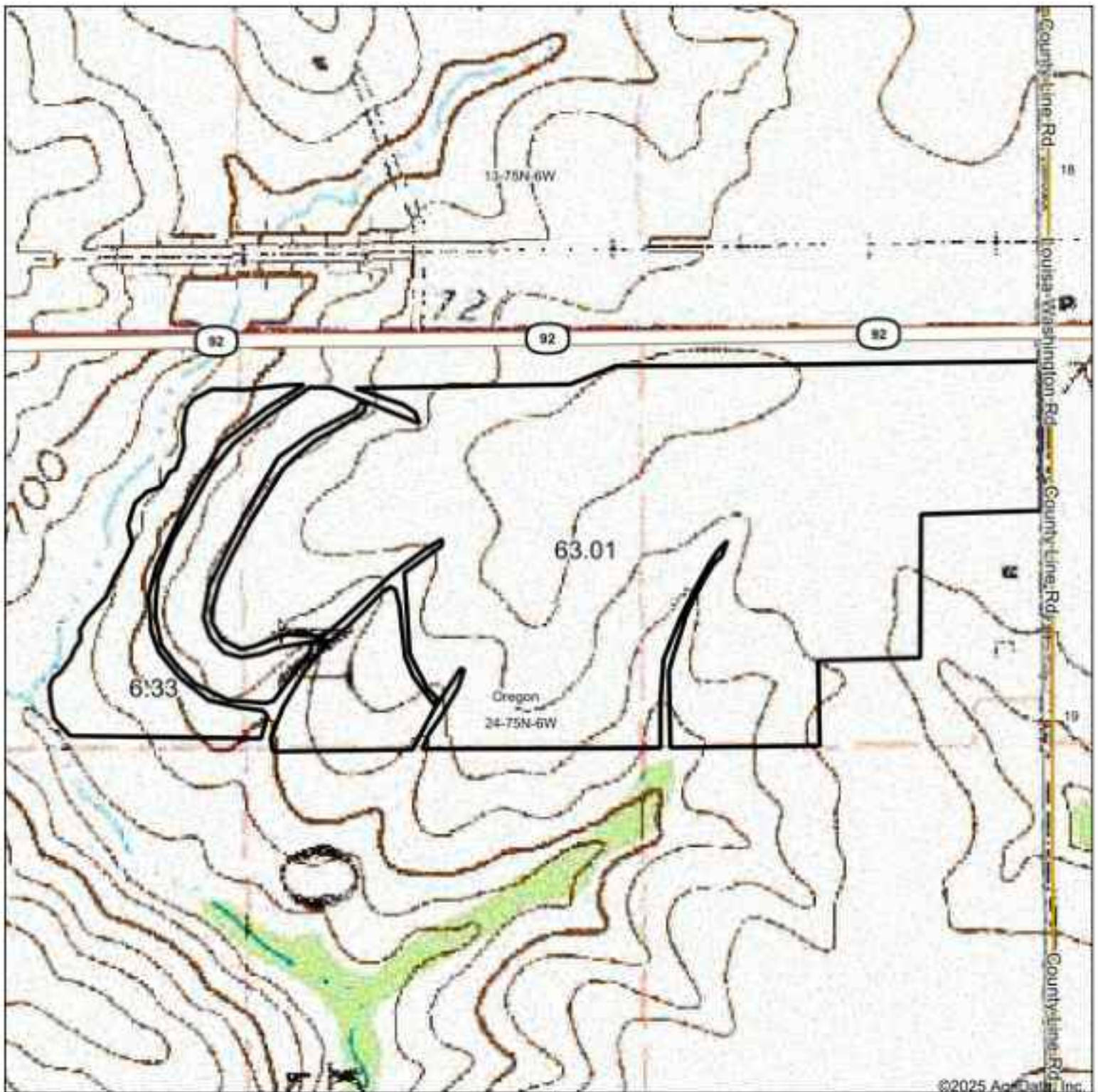


Area Symbol: IA183, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	29.97	43.7%			5	Iw 94
281B	Otley silty clay loam, 2 to 5 percent slopes	18.33	26.8%				Ile 91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	11.73	17.1%			5	Ile 82
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	5.46	8.0%				Ile 38
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	1.96	2.9%				Ile 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

**A was applied 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

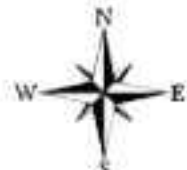
24-75N-6W

Washington County
Iowa

Maps Provided by

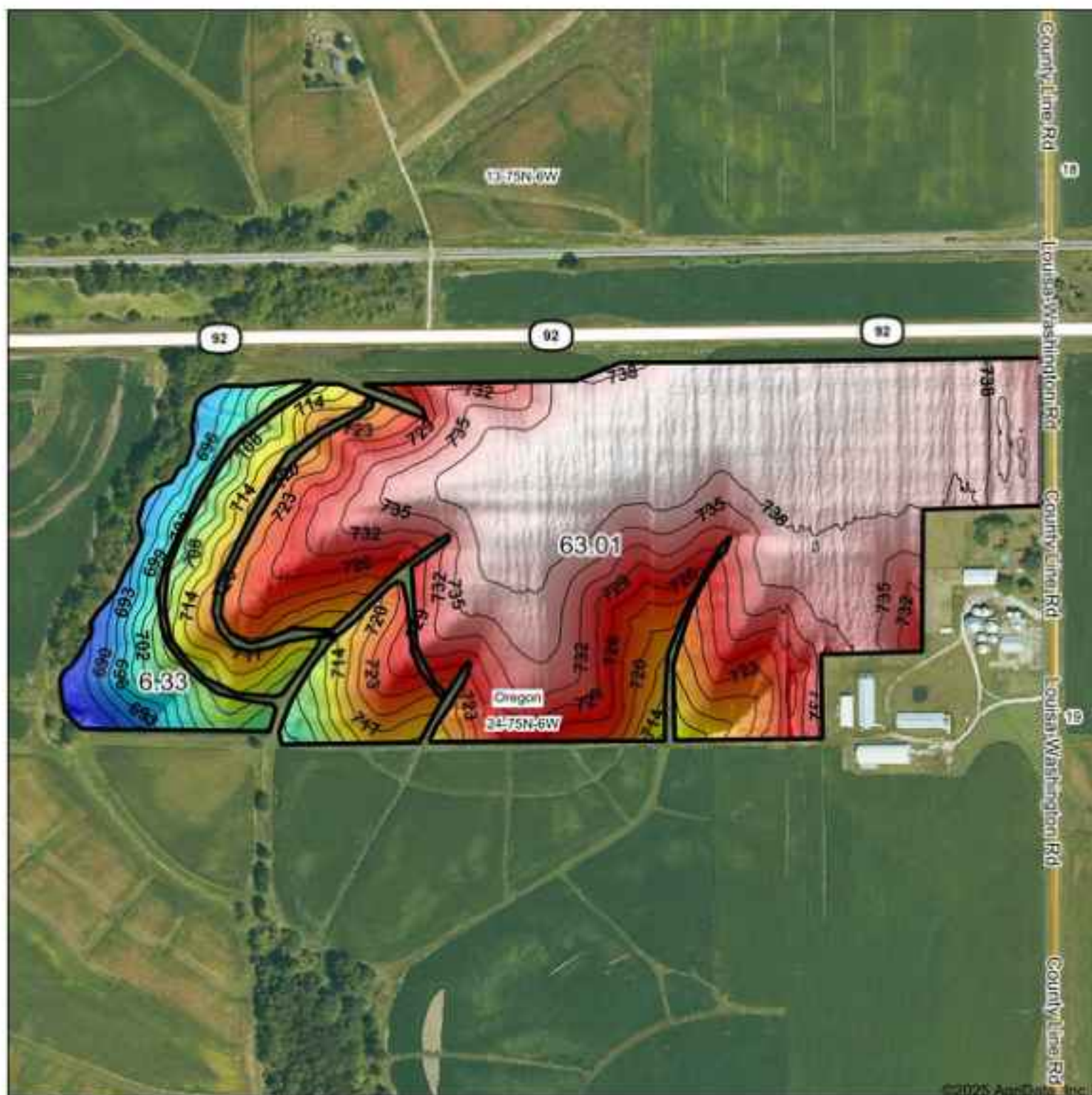


© AgrData, Inc. 2023 www.AgrDataInc.com



7/25/2025

Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By



surety
CUSTOMIZED ONLINE AUCTIONS

© AgriData, Inc. 2023

www.AgridataInc.com

Source: USGS 1 meter dem

Interval(ft): 3

Min: 683.5

Max: 740.9

Range: 57.4

Average: 727.7

Standard Deviation: 13.29 ft

0ft 506ft 1012ft



7/25/2025

24-75N-6W
Washington County
Iowa

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

4 Year Crop History



WHITAKER MARKETING GROUP
SOLUTIONS • REAL RESULTS

Owner/Operator: NEW tarct 5 Dale Roberts

Date: 7/25/2025

Address:

Farm Name:

Address:

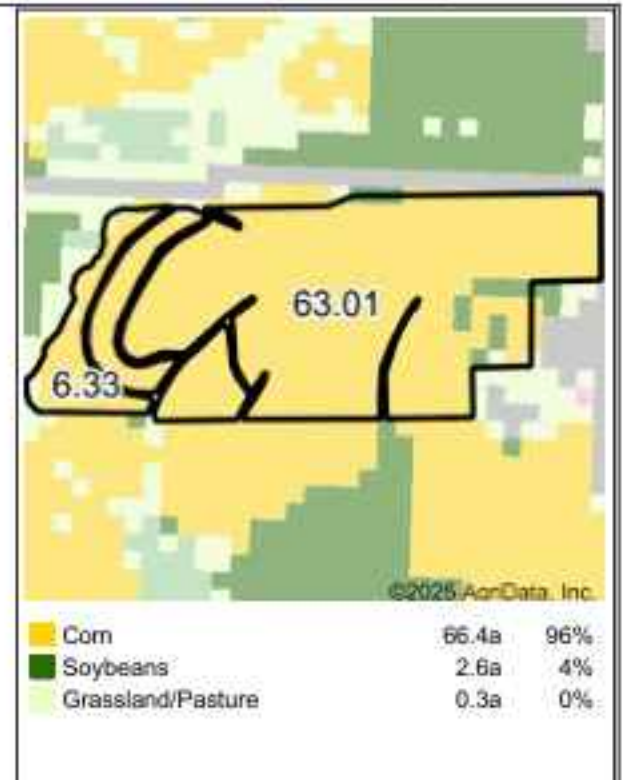
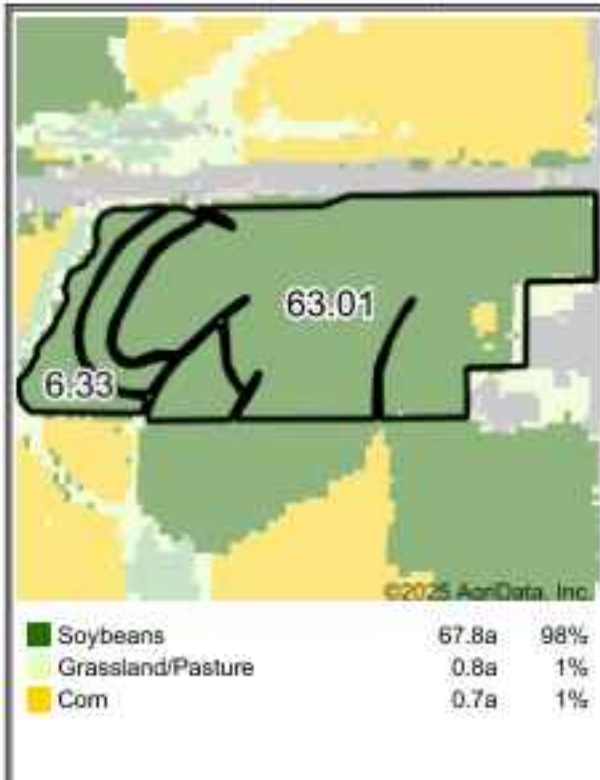
Field ID:

Phone:

Acct. #:

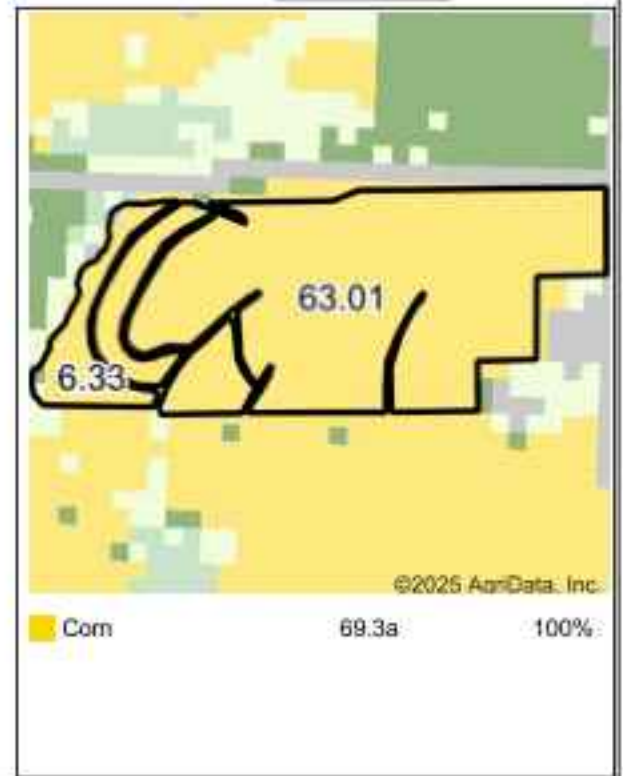
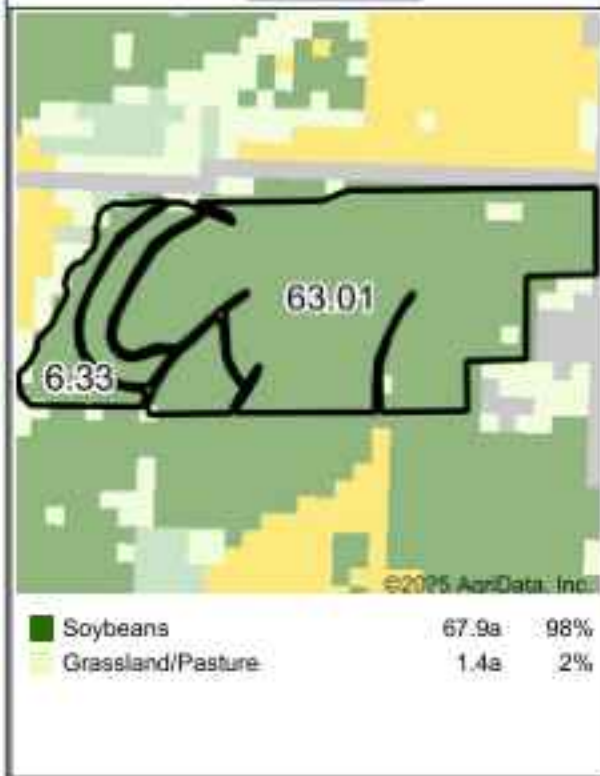
Crop Year: 2024

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

Township: Oregon

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



Maps Provided By



surety
CUSTOMIZED ONLINE MAPS

© AgriData, Inc. 2023

www.AgridataInc.com

Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Soybeans - 98%
Grassland/Pasture - 1%
*USDA CropScape

0ft 476ft 951ft

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

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

Mapa Provided by
surety
CUSTOMIZED ONLINE MAPS
© AgriData, Inc. 2023 www.AgrData.com

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



PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

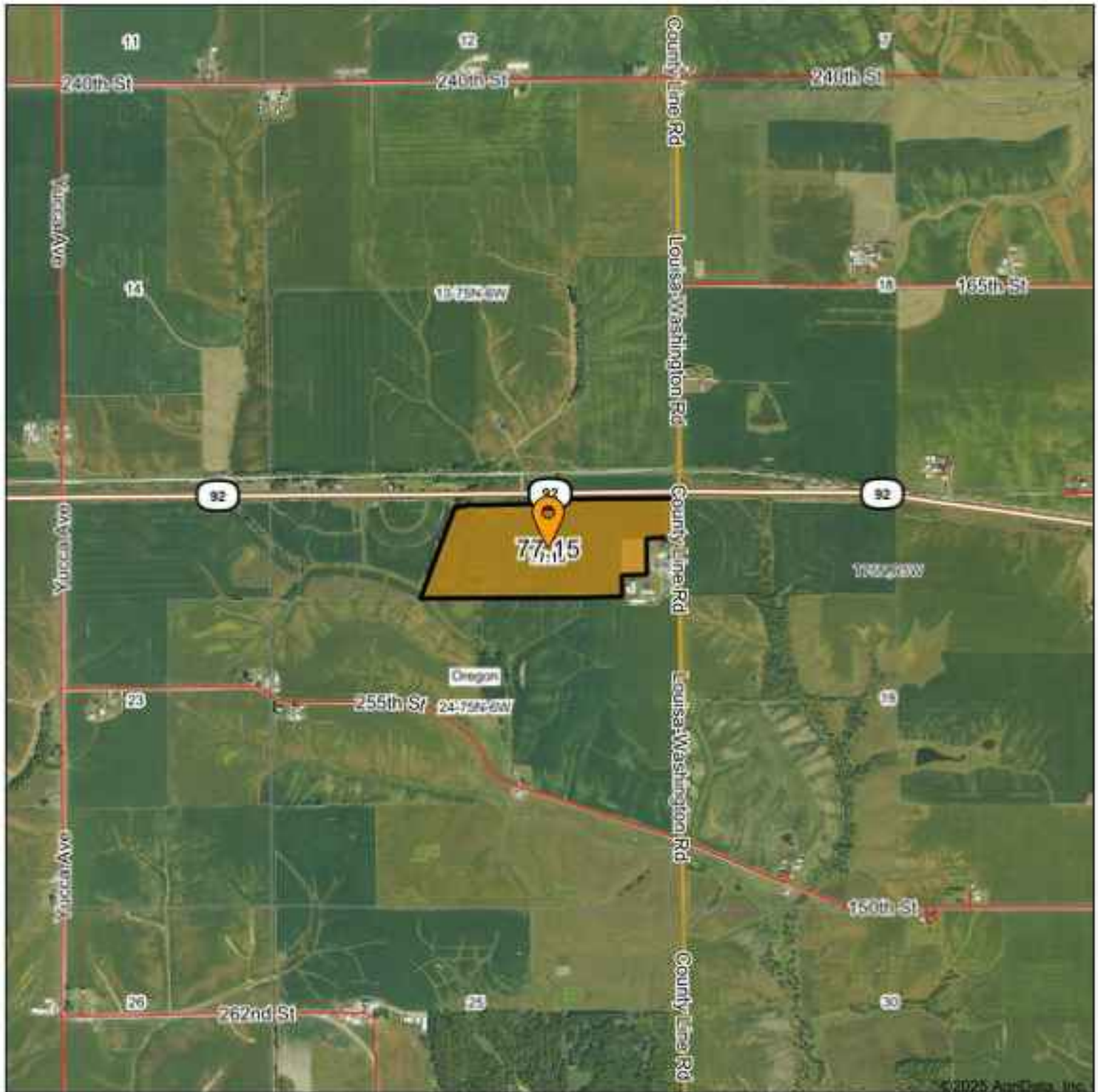
Short Legal:

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

0ft 1987ft 3974ft



Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF THE SURETY
© AgrData, Inc. 2023 www.AgrData.com

24-75N-6W
Washington County, IA

0ft 1987ft 3974ft





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

Aerial Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF THE IOWA AGRICULTURAL
© AgriData, Inc. 2025 www.AgrData.com

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

0ft 505ft 1010ft



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Washington**
 Location: **24-75N-6W**
 Township: **Oregon**
 Acres: **129.55**
 Date: **5/2/2025**

 **WHITAKER MARKETING GROUP**
 AUCTIONS | REAL ESTATE

Mapa Provided by
 **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrDataInc.com



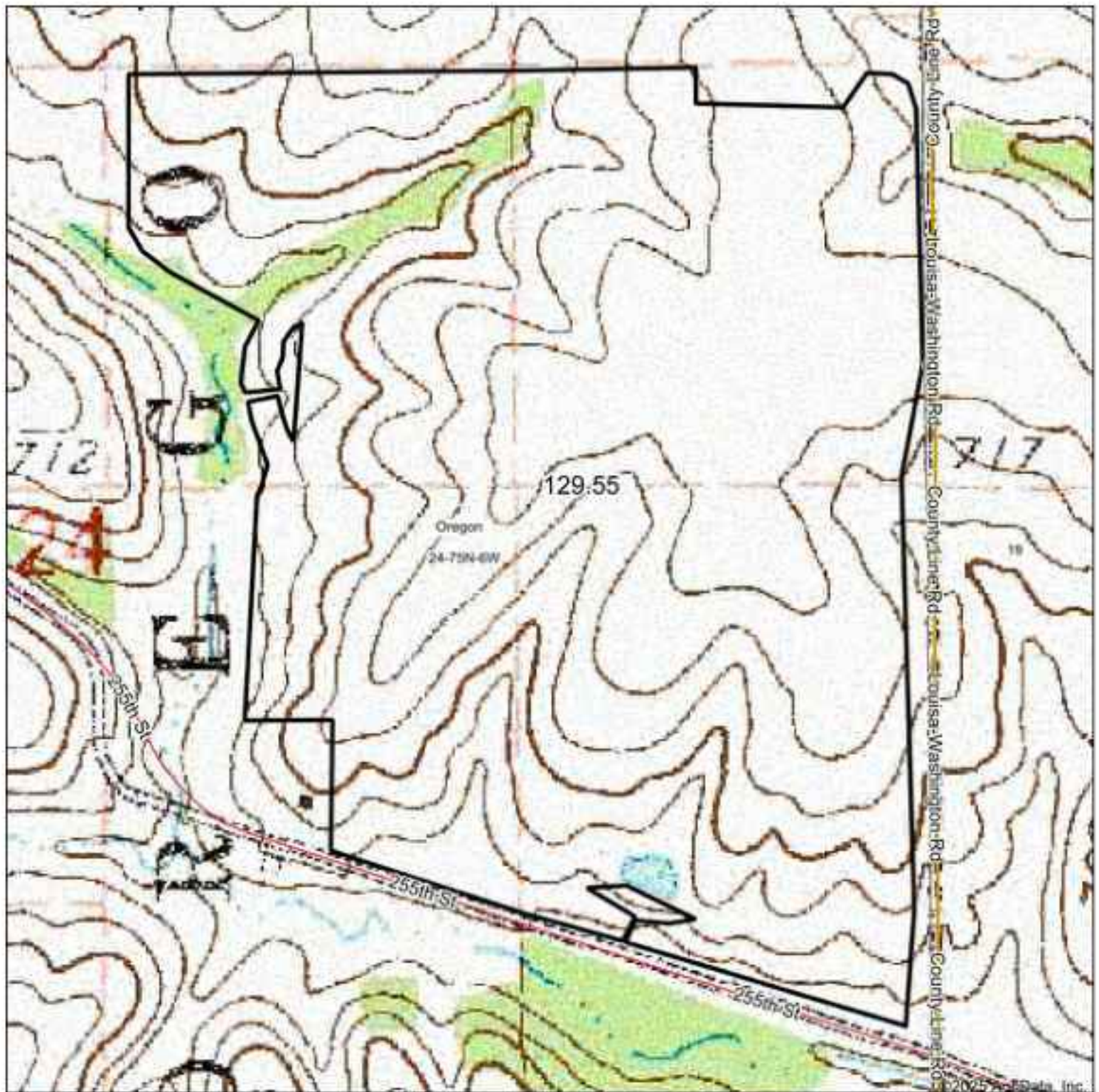
Area Symbol: IA183, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	48.01	37.1%		5	Ile	82
281B	Otley silty clay loam, 2 to 5 percent slopes	28.66	22.1%			Ile	91
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	18.53	14.3%			Ile	38
280	Mahaska silty clay loam, 0 to 2 percent slopes	18.52	14.3%		5	Iw	94
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	7.57	5.8%			Ile	54
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	3.96	3.1%		85	Iiw	68
570B	Nira silty clay loam, 2 to 5 percent slopes	3.56	2.7%			Ile	81
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.74	0.6%		5	Ile	71
Weighted Average						2.43	77.3

*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° 17' 7.69, -91° 29' 21.99

0ft 488ft 976ft

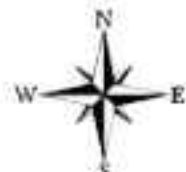
24-75N-6W

Washington County
Iowa

Maps Provided by

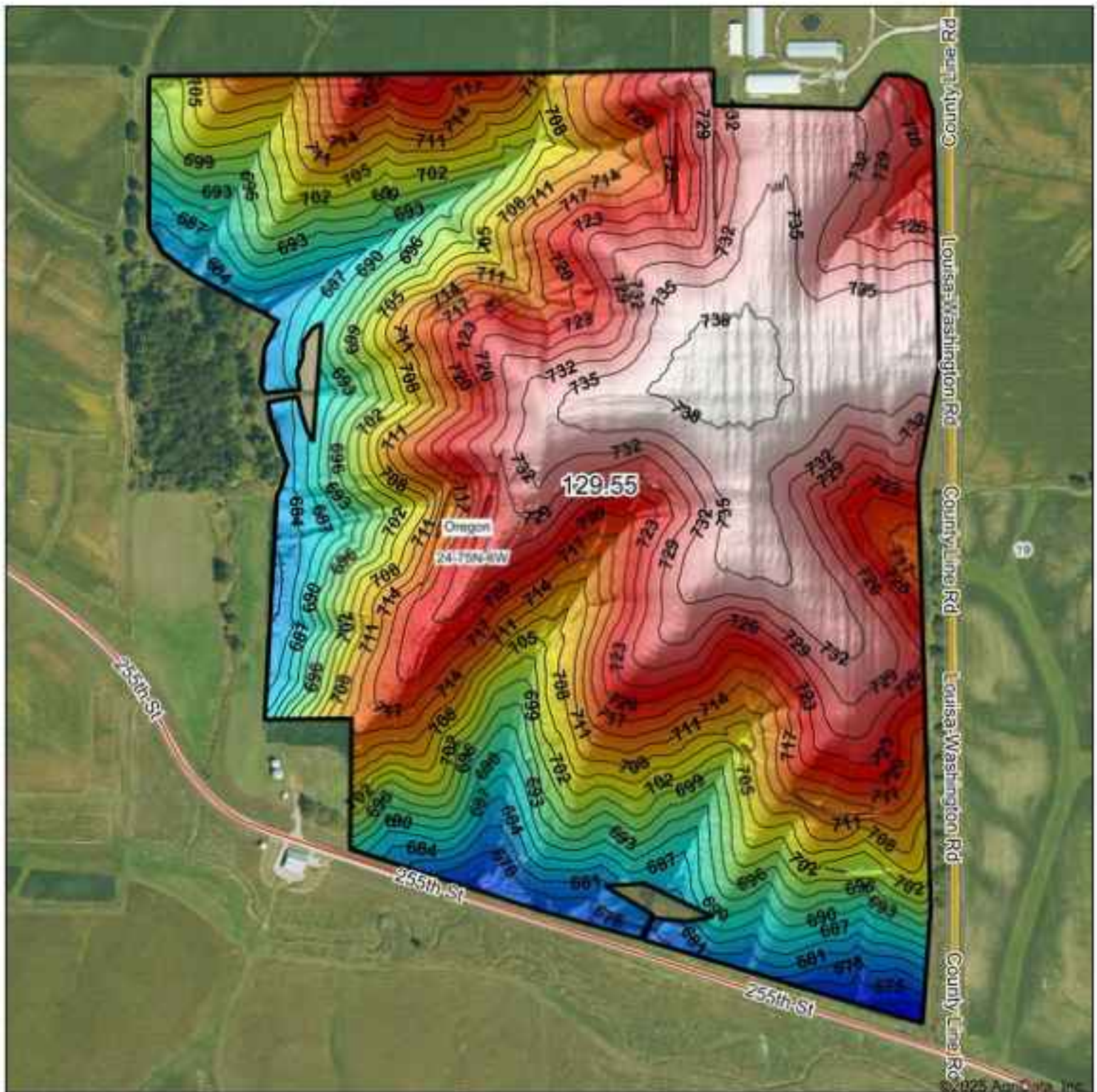


© AgriData, Inc. 2023 www.AgriDataInc.com



5/2/2025

Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgrDataInc.com

Source: USGS 1 meter dem

Interval(ft): 3

Min: 670.4

Max: 738.9

Range: 68.5

Average: 713.5

Standard Deviation: 17.36 ft

0ft 491ft 981ft



5/2/2025

24-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 7.69, -91° 29' 22.75

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' 7.69, -91° 29' 22.75

State: IA County: Washington

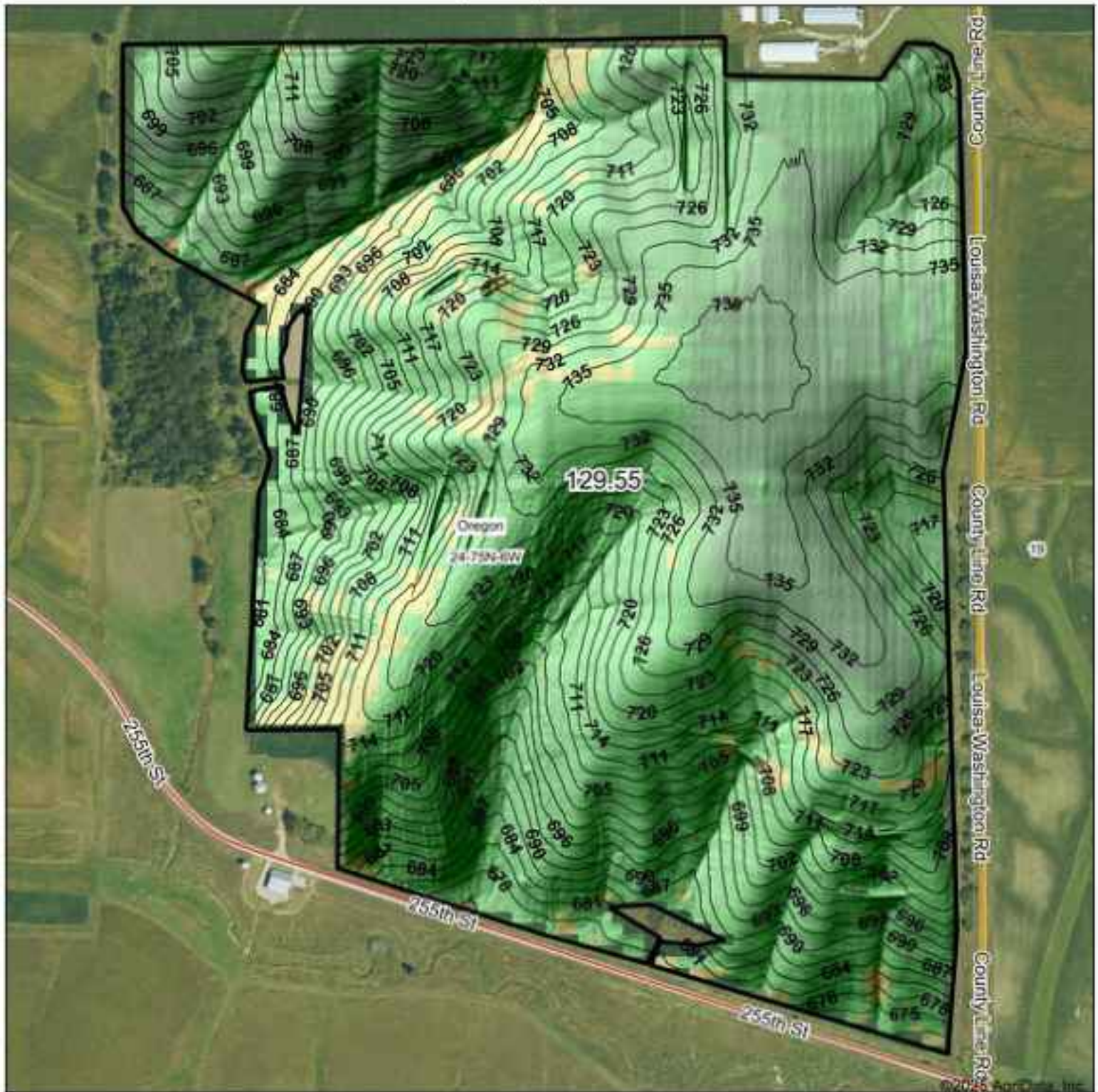
Legal: 24-75N-6W Township: Oregon

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



© AgriData, Inc. 2023 www.AgridataInc.com

Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Corn - 55%
Soybeans - 45%
*USDA CropScape

0ft 460ft 921ft

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Elevation Min: 670.4
Max: 738.9
Range: 68.5
Average: 713.5
Standard Deviation: 17.36 ft



5/2/2025

24-75N-6W
Washington County
Iowa

Boundary Center:
41° 17' 7.69, -91° 29' 22.75

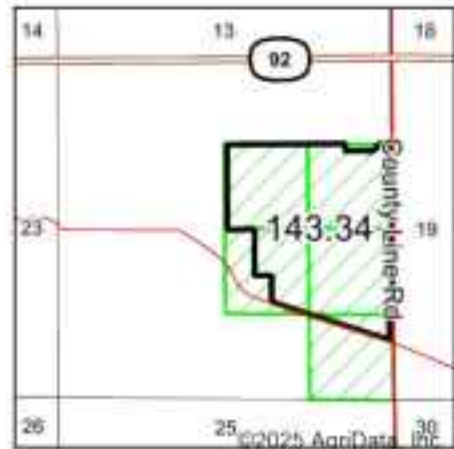
Maps Provided by
surety
CUSTOMIZED ONLINE MAPS
© AgriData, Inc. 2023 www.AgrData.com

PLSS Legal Description



Map Center: 41° 17' 7.75", -91° 29' 22.59"

0ft 890ft 1781ft



Acres: 143.34
Date: 5/2/2025
Township: Oregon
County: Washington
State: Iowa

 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
CUSTOMERS INCLUDE MAP FINDER
© AgrData, Inc. 2023 www.AgrData.com



PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

Short Legal:

S2NE; PT NWSE; NESE; PT SESE 24-75N-6W

Long Legal:

S1/2 NE1/4; PART OF THE NW1/4 SE1/4; NE1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 24, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

Location Map



24-75N-6W
Washington County, IA

0ft 1966ft 3932ft



Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF THE SURETY GROUP
© AgriData, Inc. 2025 www.Agridata.com

24-75N-6W
Washington County, IA

0ft 1966ft 3932ft



Seller Land Disclosure

Tract 6 - Sec. 24, Twp. 75N, Rng. 6W Parcel IDs (1224200003, 1224200007, 1224400011, 1224400005)

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

143.34

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

3 driveways

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

East + South

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 - Buffer

☐ 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>Barry D. Adams</u>	<u>Barry D. Adams</u>	
Seller	Seller	Date
Buyer	Buyer	Date

Aerial Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COMMITTED TO THE FUTURE
© AgrData, Inc. 2023 www.AgrData.com

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

0ft 421ft 841ft



Soils Map



State: **Iowa**
 County: **Washington**
 Location: **13-75N-6W**
 Township: **Oregon**
 Acres: **68.53**
 Date: **6/20/2025**

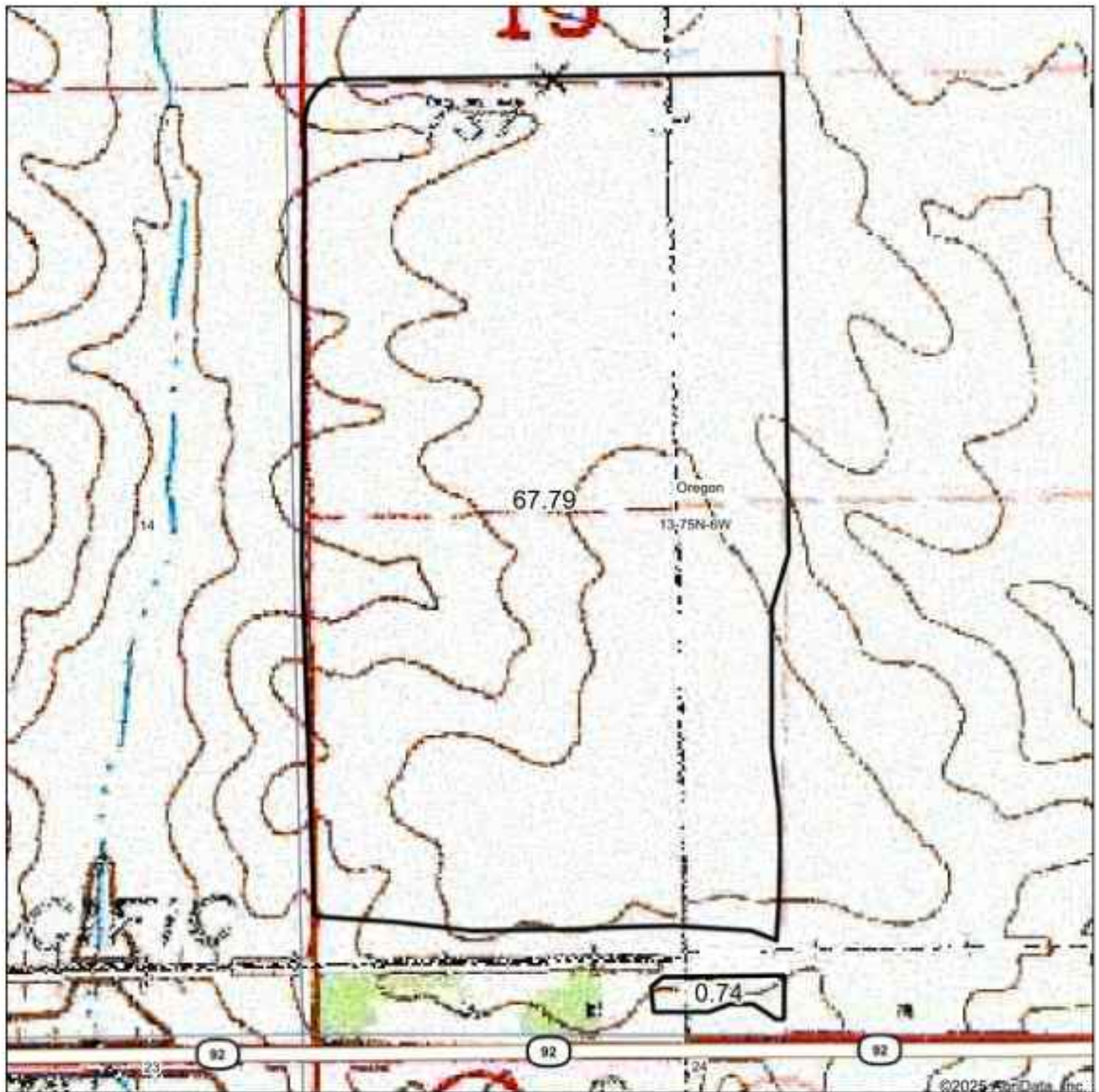


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	22.46	32.9%		5	Iw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	18.32	26.7%			Ile	91
279	Taintor silty clay loam, 0 to 2 percent slopes	12.82	18.7%		95	Iiw	83
570B	Nira silty clay loam, 2 to 5 percent slopes	8.73	12.7%			Ile	81
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.20	9.0%		95	IVw	40
Weighted Average						1.85	84.6

*IA was 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' 49.43, -91° 30' 5.03

0ft 420ft 840ft

13-75N-6W

Washington County
Iowa



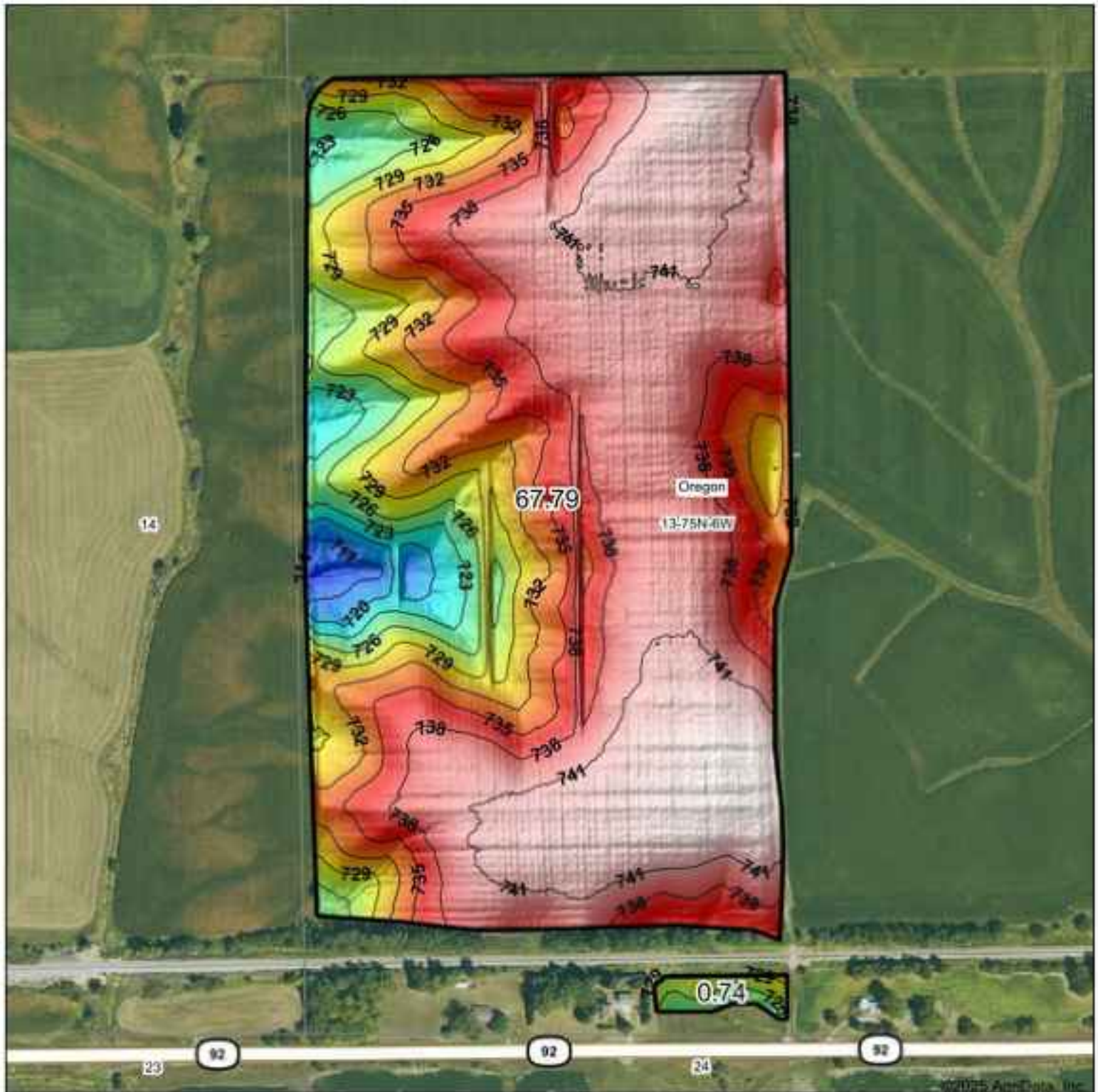
6/20/2025

Maps Provided by



© AgrData, Inc. 2023 www.AgrDataInc.com

Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025

www.AgridataInc.com

Source: USGS 1 meter dem

Interval(ft): 3

Min: 714.0

Max: 743.4

Range: 29.4

Average: 735.3

Standard Deviation: 6.3 ft

0ft 420ft 841ft



6/20/2025

13-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 49.43, -91° 30' 5.12

4 Year Crop History



Owner/Operator: Roberts NEW Tract 9

Date: 6/20/2025

Address:

Farm Name:

Address:

Field ID:

Phone:

Acct. #:

Crop Year: 2024

Crop Year: 2023



- Soybeans
- Grassland/Pasture
- Fallow/Idle Cropland



- Corn
- Grassland/Pasture

Crop Year: 2022

Crop Year: 2021



- Soybeans
- Grassland/Pasture
- Mixed Forest



- Corn
- Grassland/Pasture

Boundary Center: 41° 17' 49.43, -91° 30' 5.12

State: IA

County: Washington

Legal: 13-75N-6W

Township: Oregon

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



Maps Provided By



© AgriData, Inc. 2023

www.AgridataInc.com

Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Soybeans - 100%

0ft 390ft 780ft

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

*USDA CropScape

Elevation Min: 714.0

Max: 743.4

Range: 29.4

Average: 735.3

Standard Deviation: 6.3 ft



13-75N-6W
Washington County
Iowa

6/20/2025

Boundary Center:
41° 17' 49.43, -91° 30' 5.12

Mapa Provided by
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrData.com

PLSS Legal Description



Map Center: 41° 17' 49.46, -91° 30' 4.97

0ft 789ft 1577ft



Acres: 72.09
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

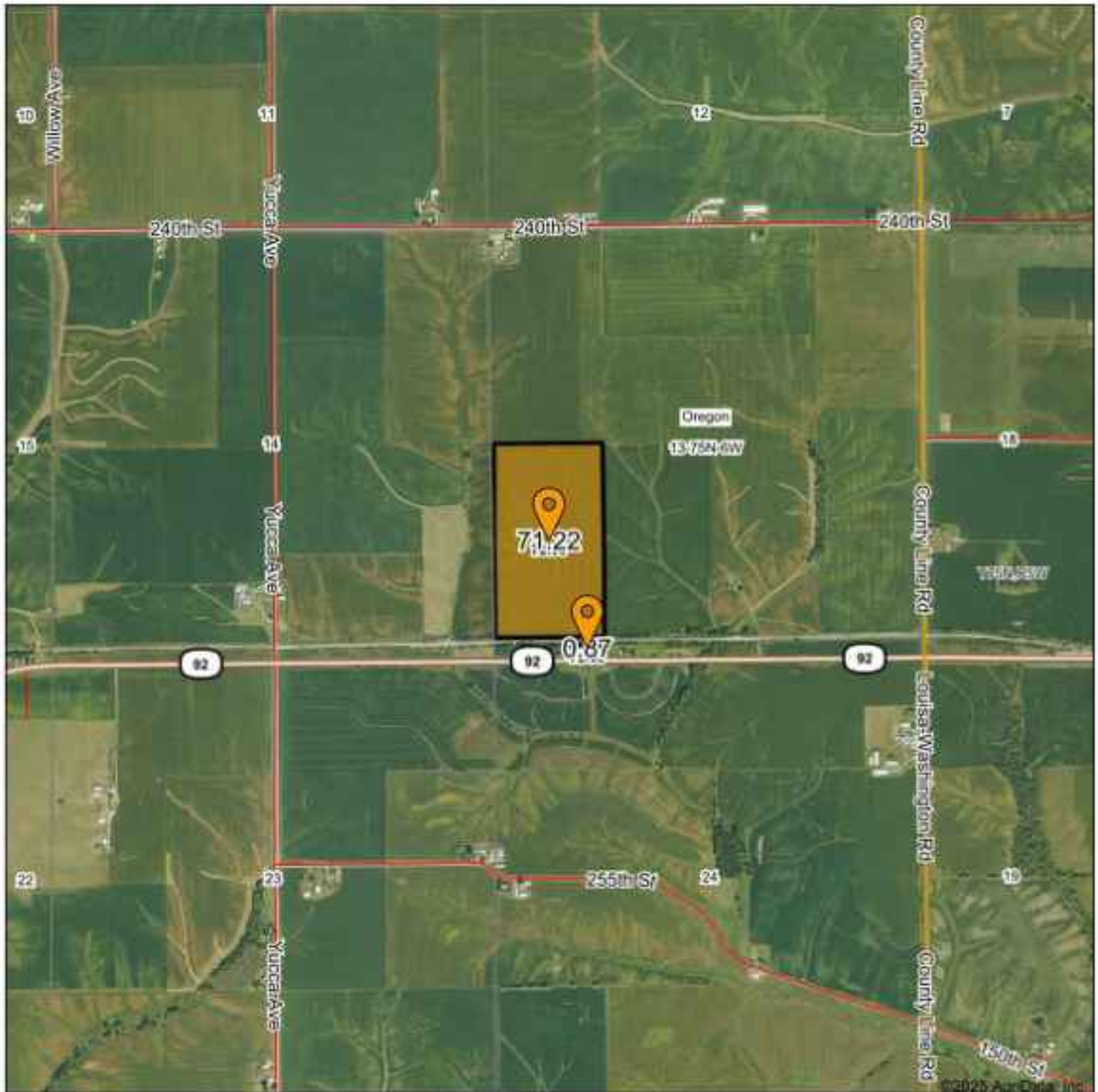
Short Legal:

NWSW; PT SWSW 13-75N-6W

Long Legal:

NW1/4 SW1/4; PART OF THE SW1/4 SW1/4 OF SECTION 13, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
A GrubHub Company
© AgrData, Inc. 2023 www.AgrData.com

13-75N-6W
Washington County, IA

0ft 1888ft 3776ft



Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided By
 **surety**
COURTESY OF THE SURETY
© AgrData, Inc. 2023 www.AgrData.com

13-75N-6W
Washington County, IA

0ft 1888ft 3776ft





Seller Land Disclosure

Tract 9 - Sec. 13, Twp. 75N, Rng. 6W Parcel IDs (1213300007)

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 72.09

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

North & West Sides

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

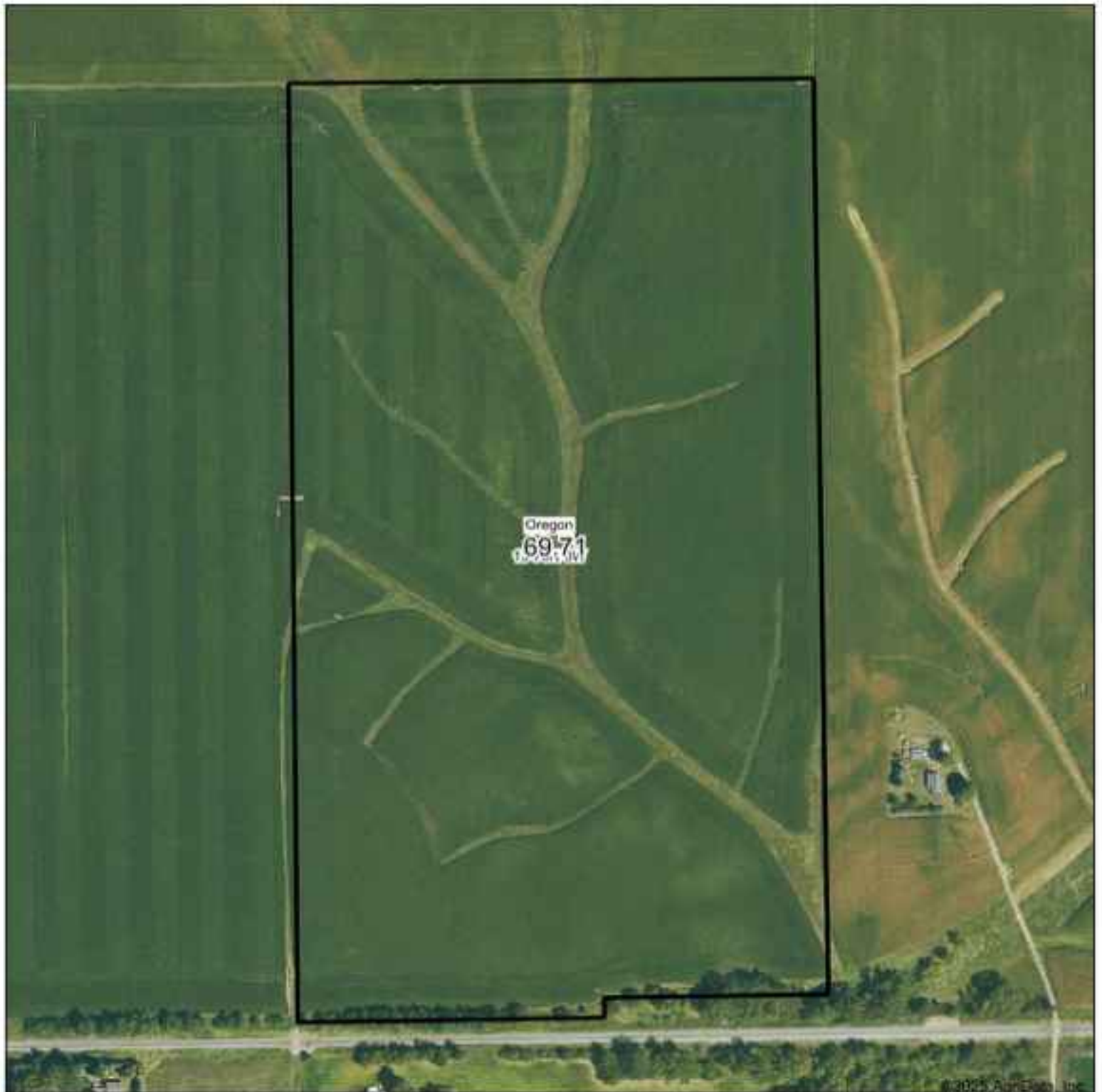
16. Does the farm contain HEL tillable acres? ☐ Yes ☒ No

If Yes, Is the farm in compliance? ☐ Yes ☐ No

Additional Remarks: (use page 2 for additional disclosure information)

<u>[Signature]</u> Seller	<u>[Signature]</u> Seller	Date
 Buyer	 Buyer	Date

Aerial Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

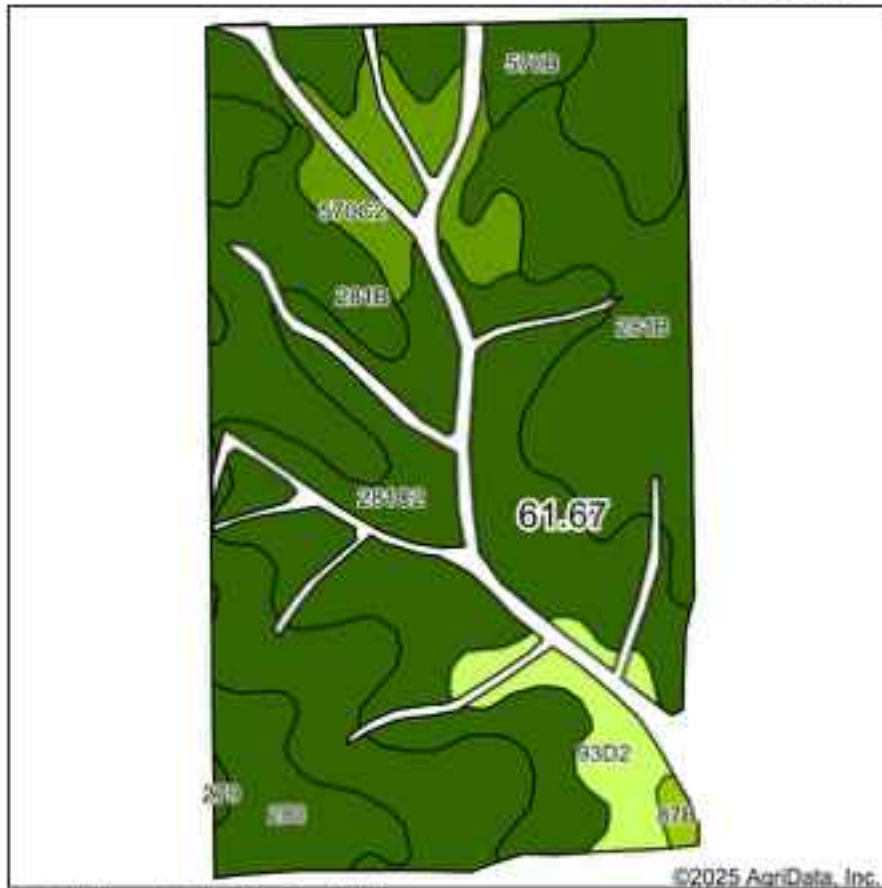
Maps Provided by
 **surety**
COURTESY OF SURETY
© AgrData, Inc. 2023 www.AgrData.com

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

0ft 387ft 775ft



Soils Map



State: **Iowa**
 County: **Washington**
 Location: **13-75N-6W**
 Township: **Oregon**
 Acres: **61.67**
 Date: **6/20/2025**

WHITAKER MARKETING GROUP
 AUCTIONS | REAL ESTATE

Mapa Provided by
surety
 AUTHORIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrDataInc.com



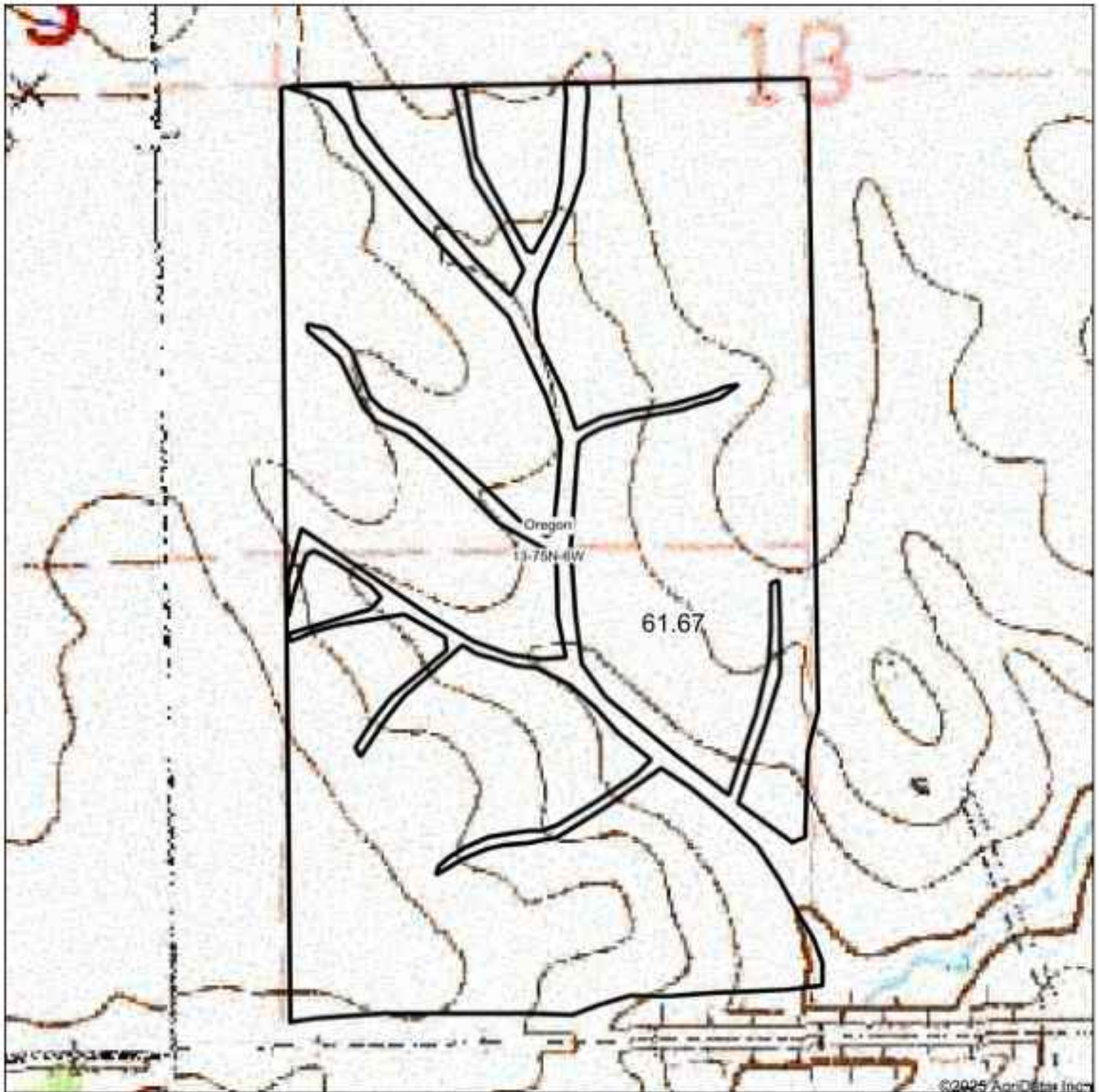
Area Symbol: IA183, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
281B	Otley silty clay loam, 2 to 5 percent slopes	22.63	36.8%			lle	91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	19.32	31.3%		5	lle	82
280	Mahaska silty clay loam, 0 to 2 percent slopes	7.96	12.9%		5	lw	94
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	4.40	7.1%		5	lle	71
570B	Nira silty clay loam, 2 to 5 percent slopes	3.78	6.1%			lle	81
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.08	5.0%			lle	38
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	0.35	0.6%		85	llw	68
279	Taintor silty clay loam, 0 to 2 percent slopes	0.15	0.2%		95	llw	83
Weighted Average						2.31	83.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

**c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



©2025 AgriData, Inc.



WHITAKER MARKETING GROUP
AUCTIONS / REAL ESTATE

Map Center: 41° 17' 50.59, -91° 29' 48.09

0ft 383ft 767ft

13-75N-6W

**Washington County
Iowa**

Maps Provided by

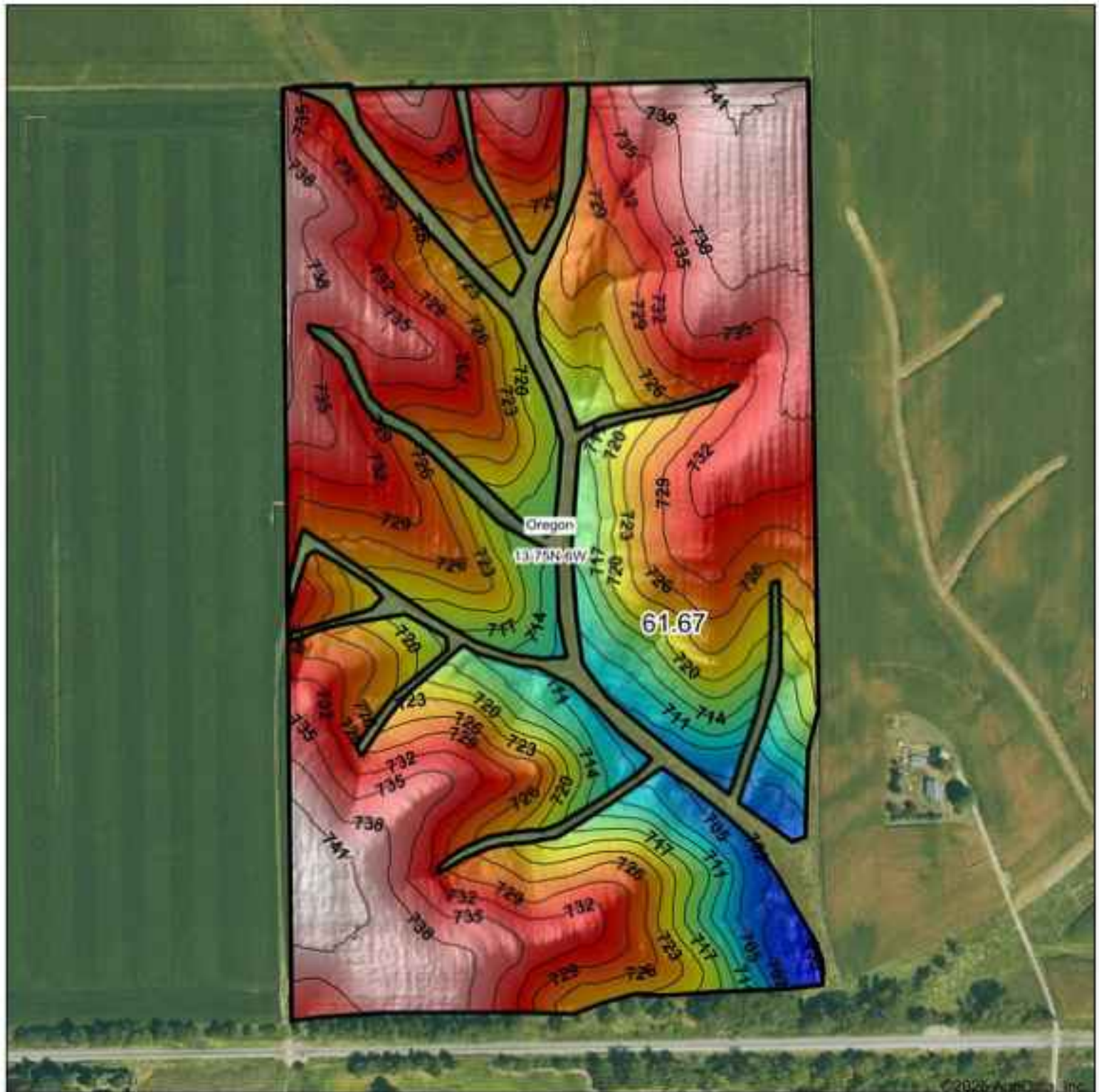


© AgriData, Inc. 2025 www.AgriDataInc.com



6/20/2025

Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 3

Min: 698.7

Max: 742.8

Range: 44.1

Average: 727.6

Standard Deviation: 9.42 ft

0ft 384ft 768ft



6/20/2025

13-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 50.59, -91° 29' 48.05

4 Year Crop History



Owner/Operator: Date:

Address:

Address:

Phone:

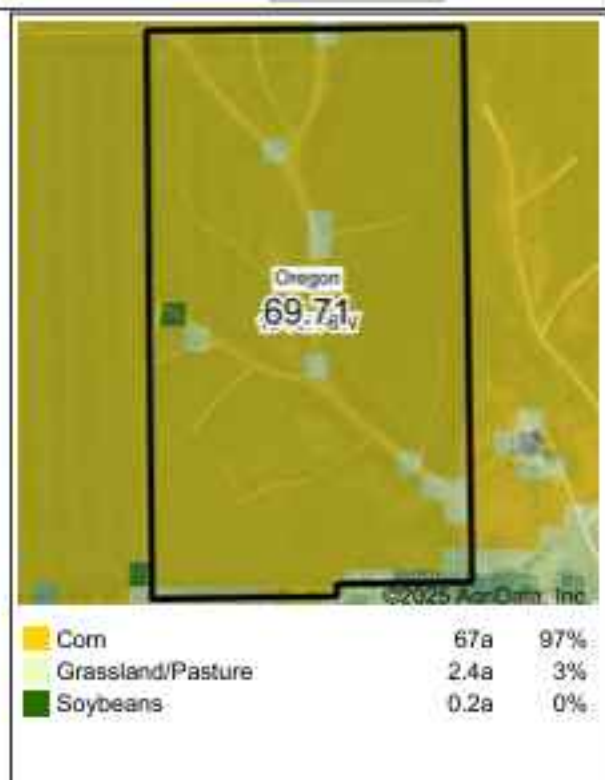
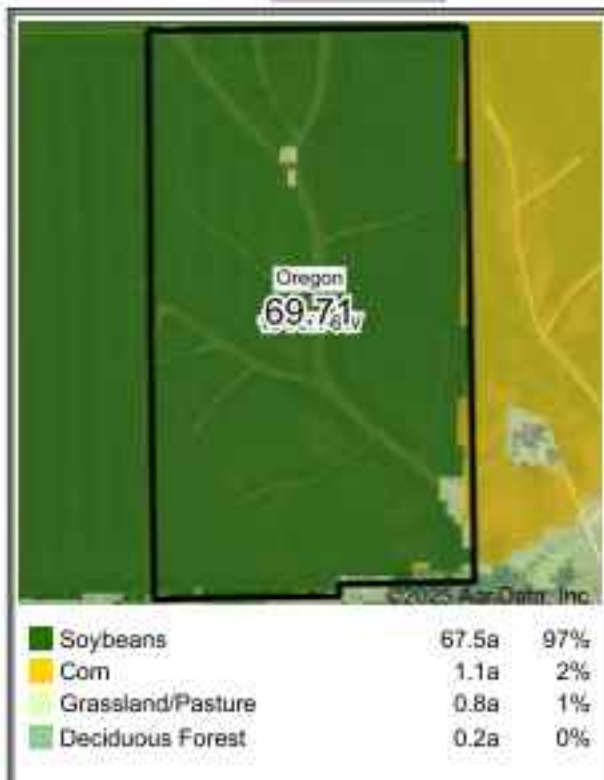
Farm Name:

Field ID:

Acct. #:

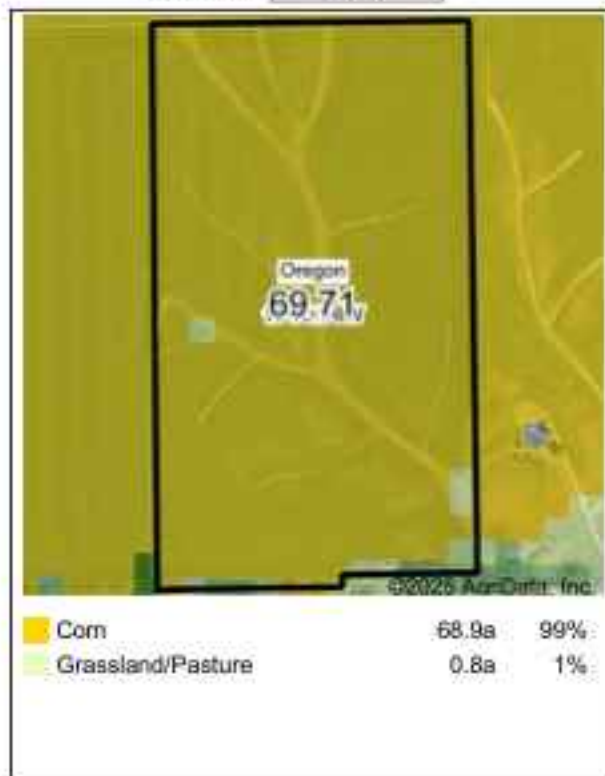
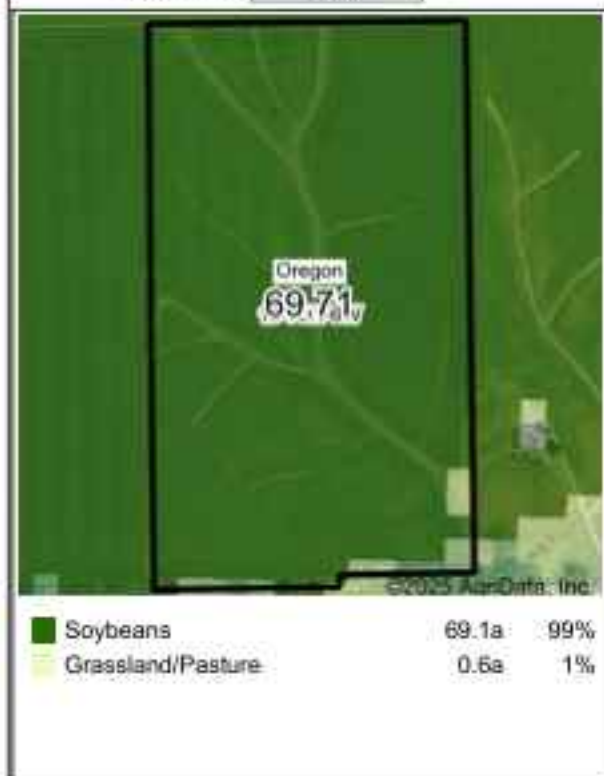
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 50.45, -91° 29' 48.01

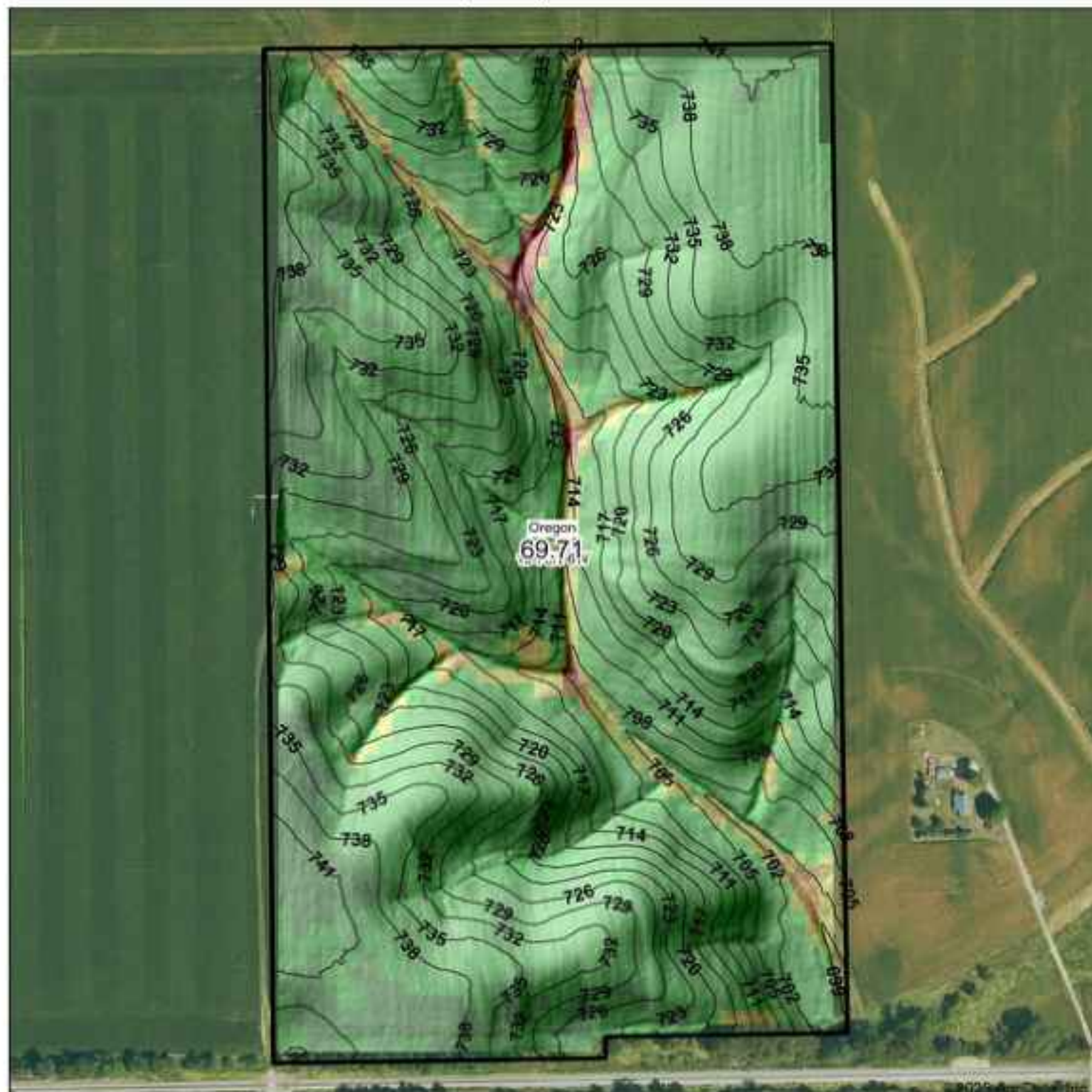
State: IA County: Washington

Legal: 13-75N-6W Township: 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 - 97%
Corn - 2%

0ft 358ft 716ft

 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Elevation Min: 698.0
Max: 742.8
Range: 44.8
Average: 726.5
Standard Deviation: 10.01 ft



6/27/2025

13-75N-6W
Washington County
Iowa

Boundary Center:
41° 17' 50.45, -91° 29' 48.01

Maps Provided by
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrData.com

PLSS Legal Description



Map Center: 41° 17' 50.45, -91° 29' 48.22

0ft 746ft 1492ft



Acres: 69.71
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

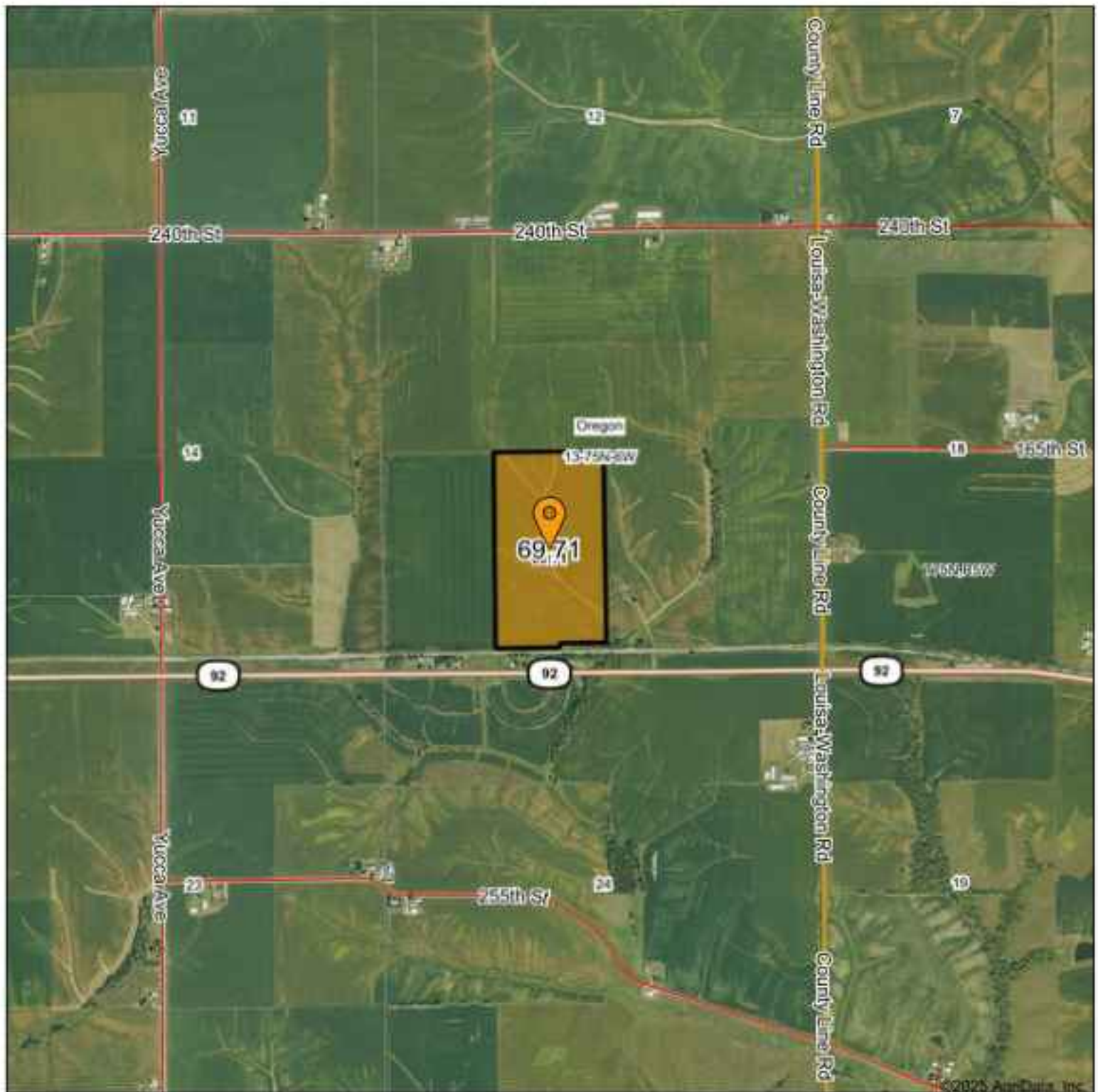
Short Legal:

NESW; PT SESW 13-75N-6W

Long Legal:

NE1/4 SW1/4; PART OF THE SE1/4 SW1/4 OF SECTION 13, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF SURETY
© AgrData, Inc. 2023 www.AgrData.com

13-75N-6W
Washington County, IA

0ft 1856ft 3711ft



Location Map



 WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF SURETY
© AgriData, Inc. 2025 www.AgrData.com

13-75N-6W
Washington County, IA

0ft 1856ft 3711ft





Seller Land Disclosure

Tract 10 - Sec. 13, Twp. 75N, Rng. 6W Parcel IDs (1213300004, 1213300005)

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

69.71

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

Use driveway on Tract 9

Additional Remarks: (use page 2 for additional disclosure information)

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

North side

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 2/28/2016

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

<u>24 Poland</u>	<u>Quinn A. Poland</u>	
Seller	Seller	Date
Buyer	Buyer	Date

Aerial Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF THE IOWA DEPARTMENT OF REVENUE
© AgrData, Inc. 2023 www.AgrData.com

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

0ft 424ft 848ft



Soils Map



Soils data provided by USDA and NRCS.



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

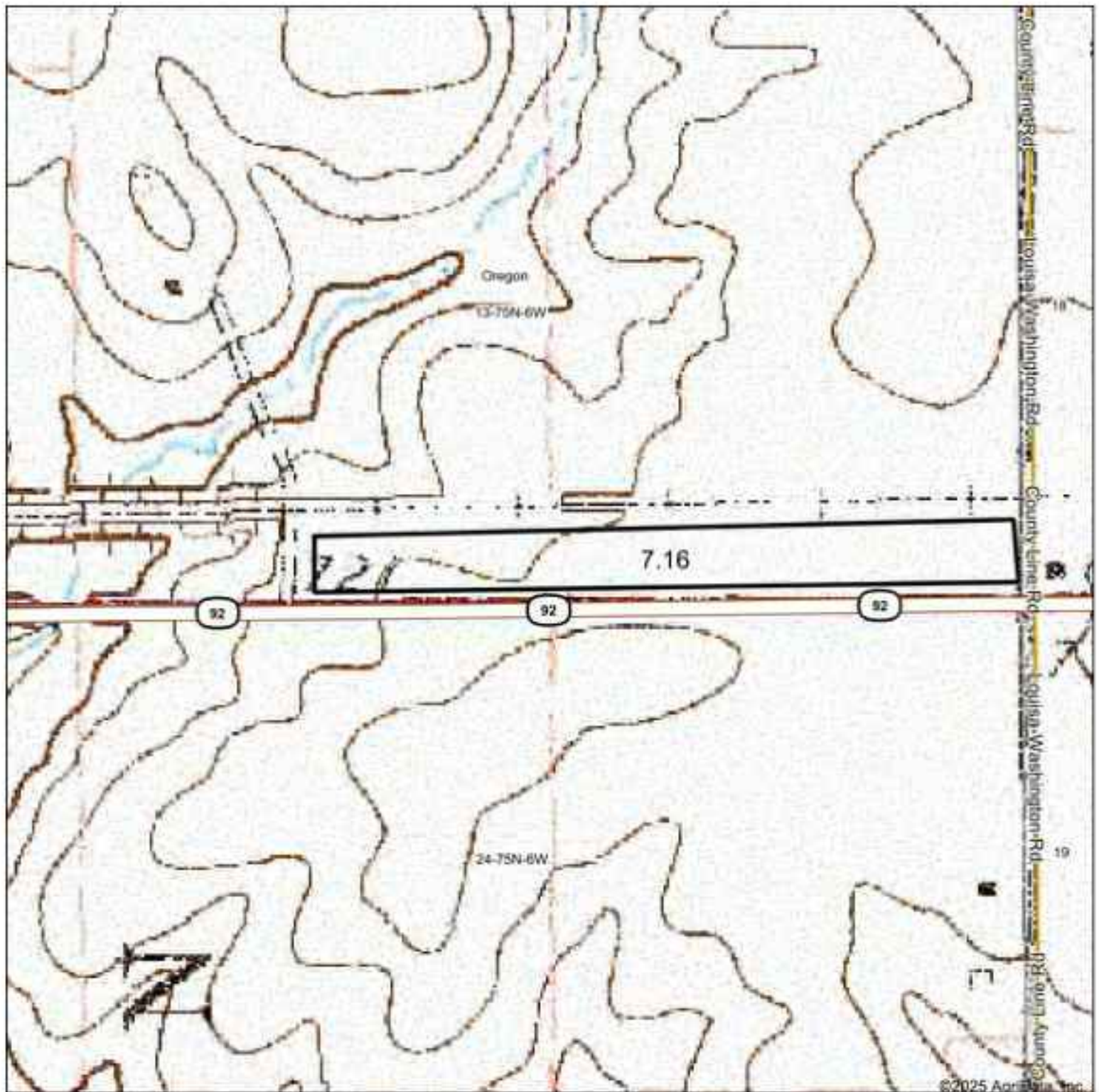


Area Symbol: IA183, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	3.87	54.1%		5	Iw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	2.52	35.2%			Ile	91
281C2	Otley silty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

*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° 17' 37.36, -91° 29' 22.99

0ft 424ft 848ft

13-75N-6W

Washington County
Iowa

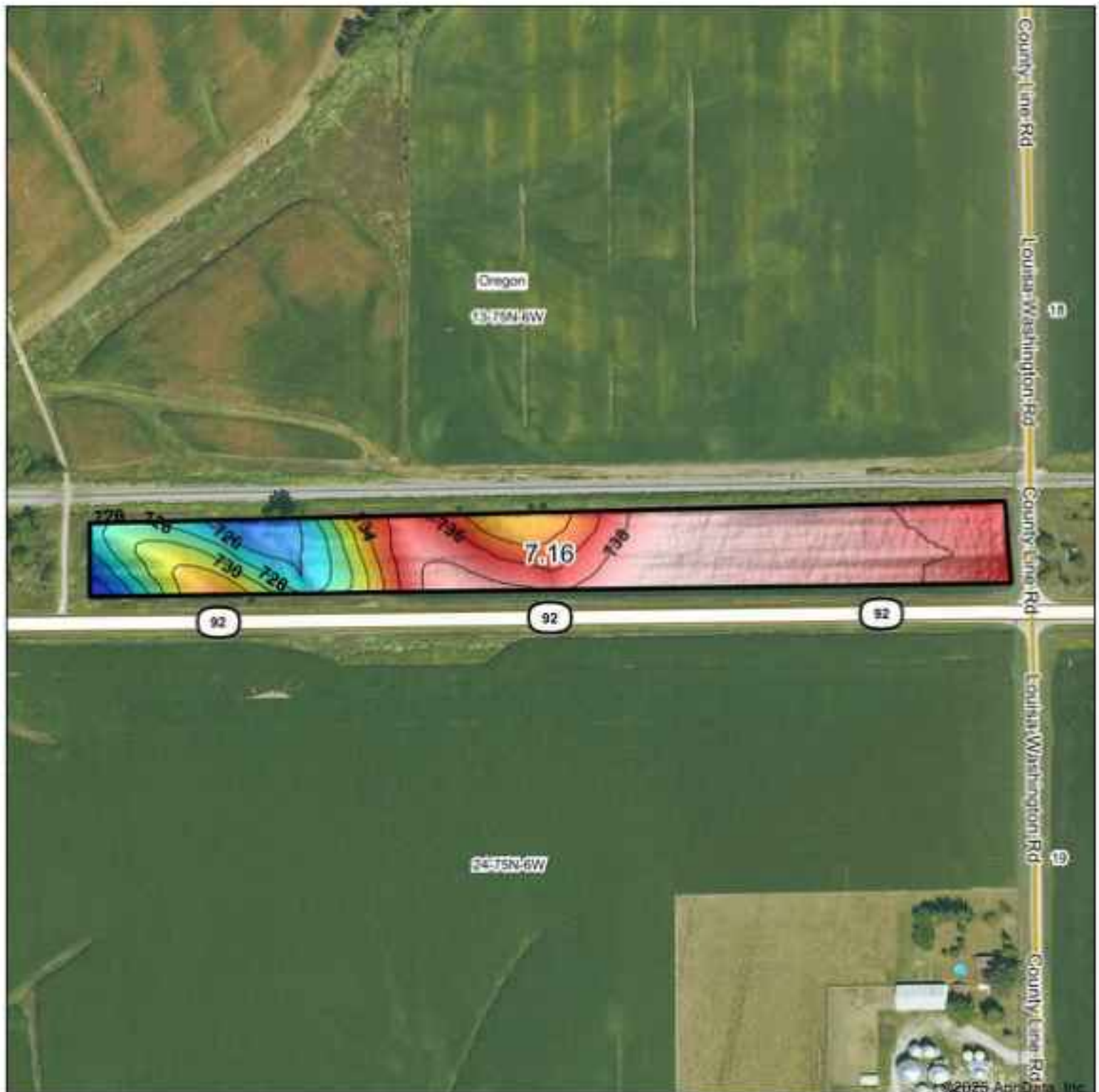


Maps Provided By



© AgrData, Inc. 2023 www.AgrDataInc.com

Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By



surety
CUSTOMIZED ONLINE AUCTIONS

© AgriData, Inc. 2023

www.AgrDataInc.com

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

0ft 325ft 649ft



5/2/2025

13-75N-6W
Washington County
Iowa

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

4 Year Crop History



WHITAKER MARKETING GROUP
SOLUTIONS • PEOPLE • DATA

Owner/Operator:
Address:
Address:
Phone:

Date:

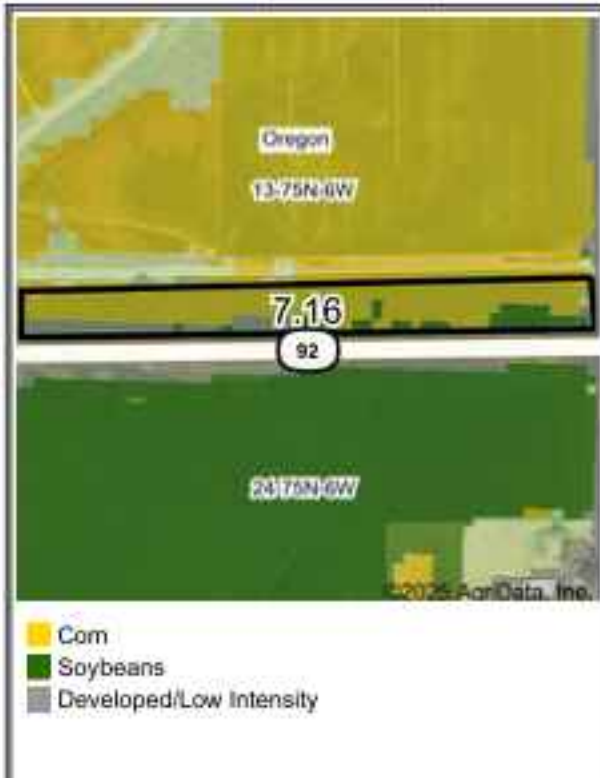
Farm Name:

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

Township: Oregon

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



Maps Provided By
surety
CUSTOMIZED ONLINE MAPS
© AgrData, Inc. 2023 www.AgrDataInc.com

Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Corn - 76%
Soybeans - 13%
*USDA CropScape

0ft 294ft 589ft

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Elevation Min: 722.9

Max: 740.2

Range: 17.3

Average: 734.9

Standard Deviation: 4.59 ft



5/2/2025

13-75N-6W
Washington County
Iowa

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

Maps Provided by
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrData.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



PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

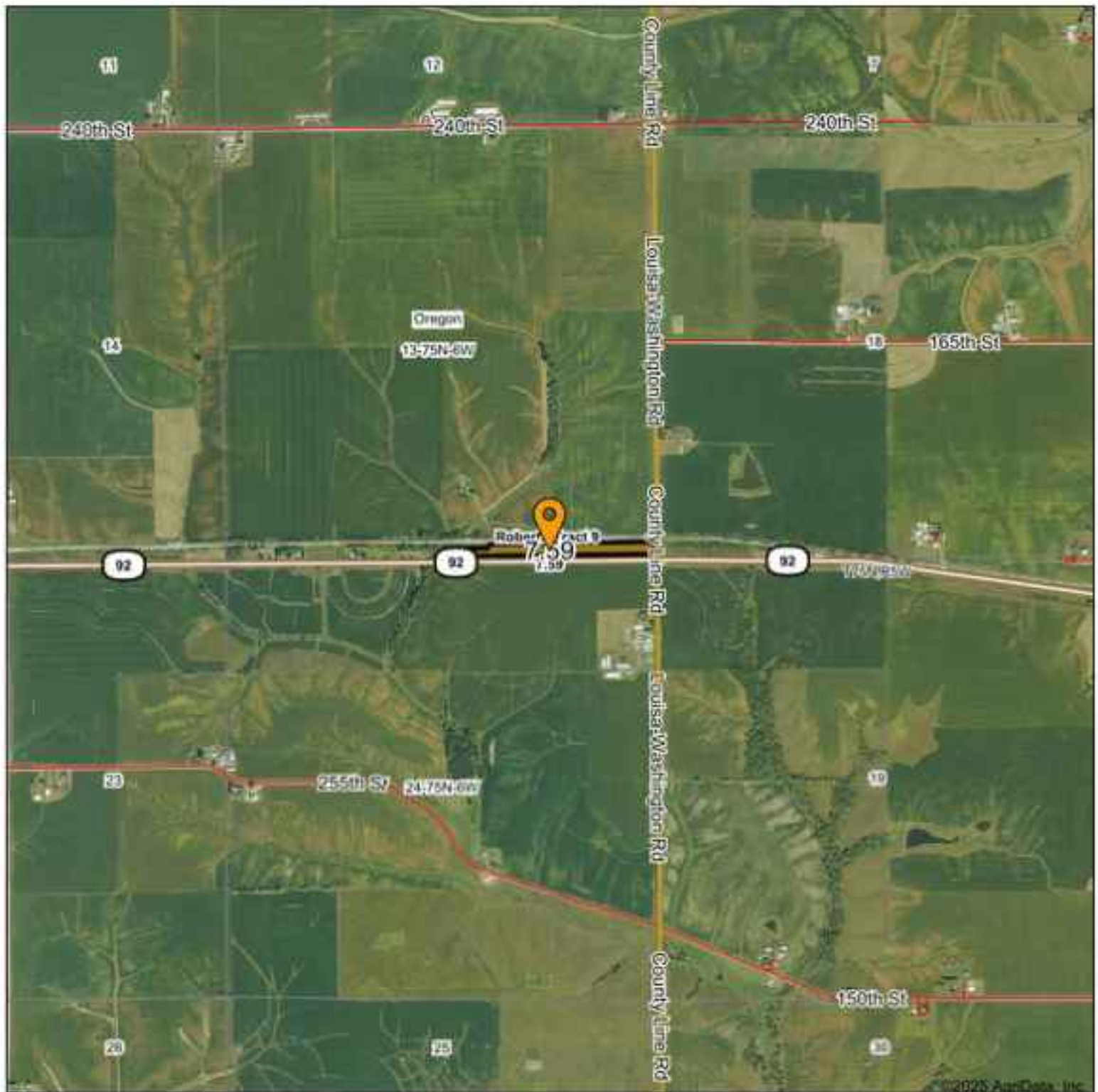
Short Legal:

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



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

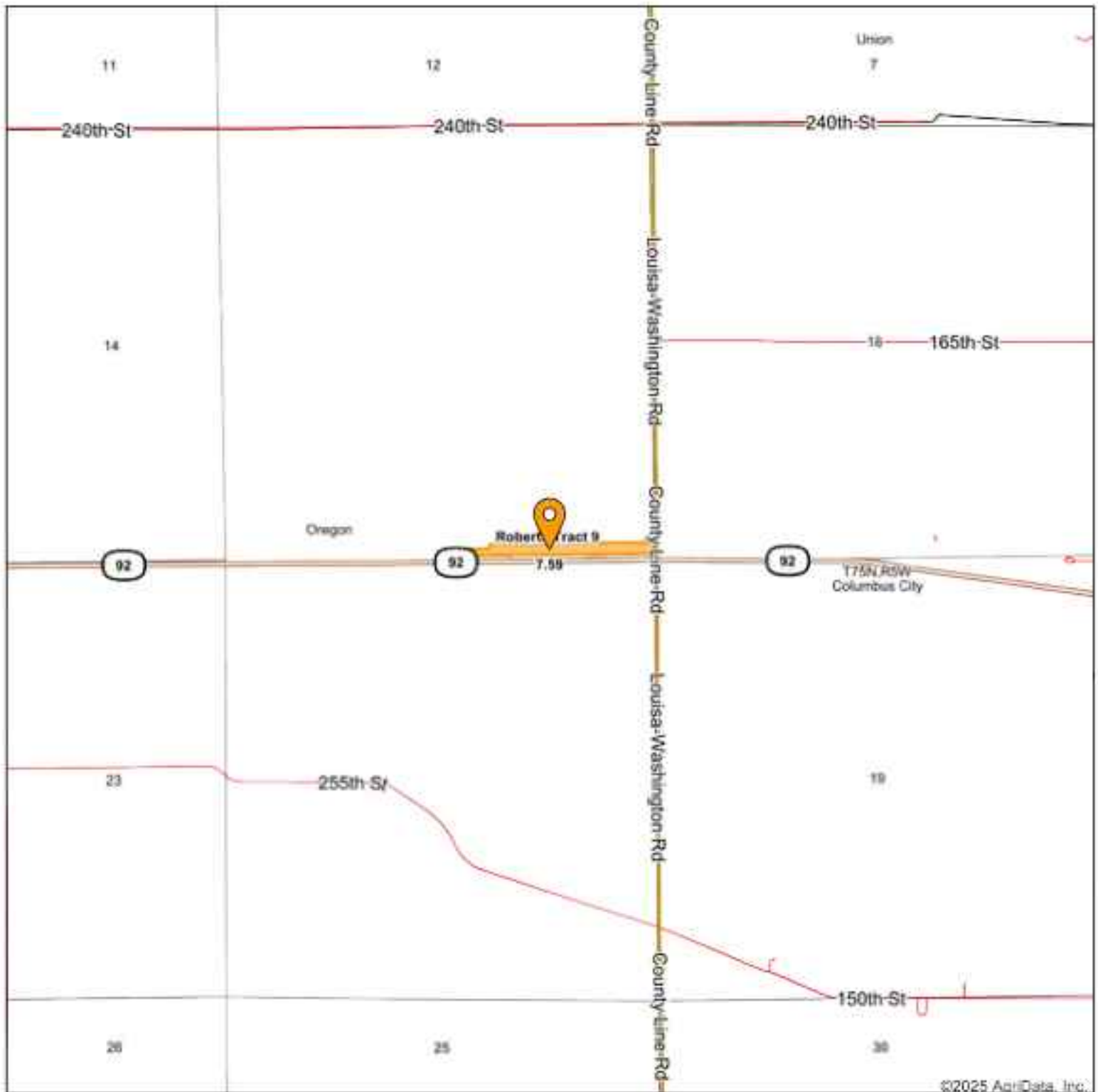
Maps Provided by
 **surety**
COURTESY OF SURETY
© AgrData, Inc. 2023 www.AgrData.com

13-75N-6W
Washington County, IA

0ft 1882ft 3764ft



Location Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided by
surety
COURTESY OF SURETY
© AgrData, Inc. 2023 www.AgrData.com

13-75N-6W
Washington County, IA

0ft 1882ft 3764ft





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: RFC

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 access 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> Seller	<u>[Signature]</u> Seller	Date
 Buyer	 Buyer	Date

Aerial Map



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



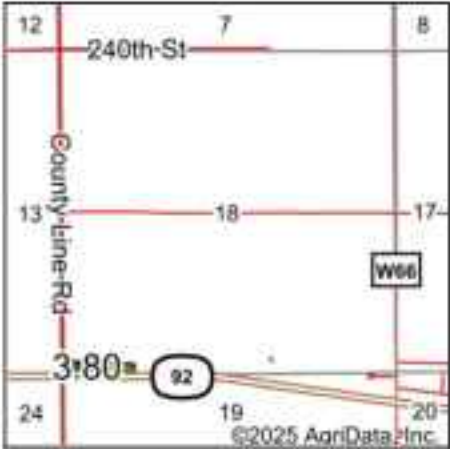
surety
COMMERCIAL REAL ESTATE

© AgrData, Inc. 2025

www.AgrData.com

5/2/2025

Soils Map



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



Soils data provided by USDA and NRCS.

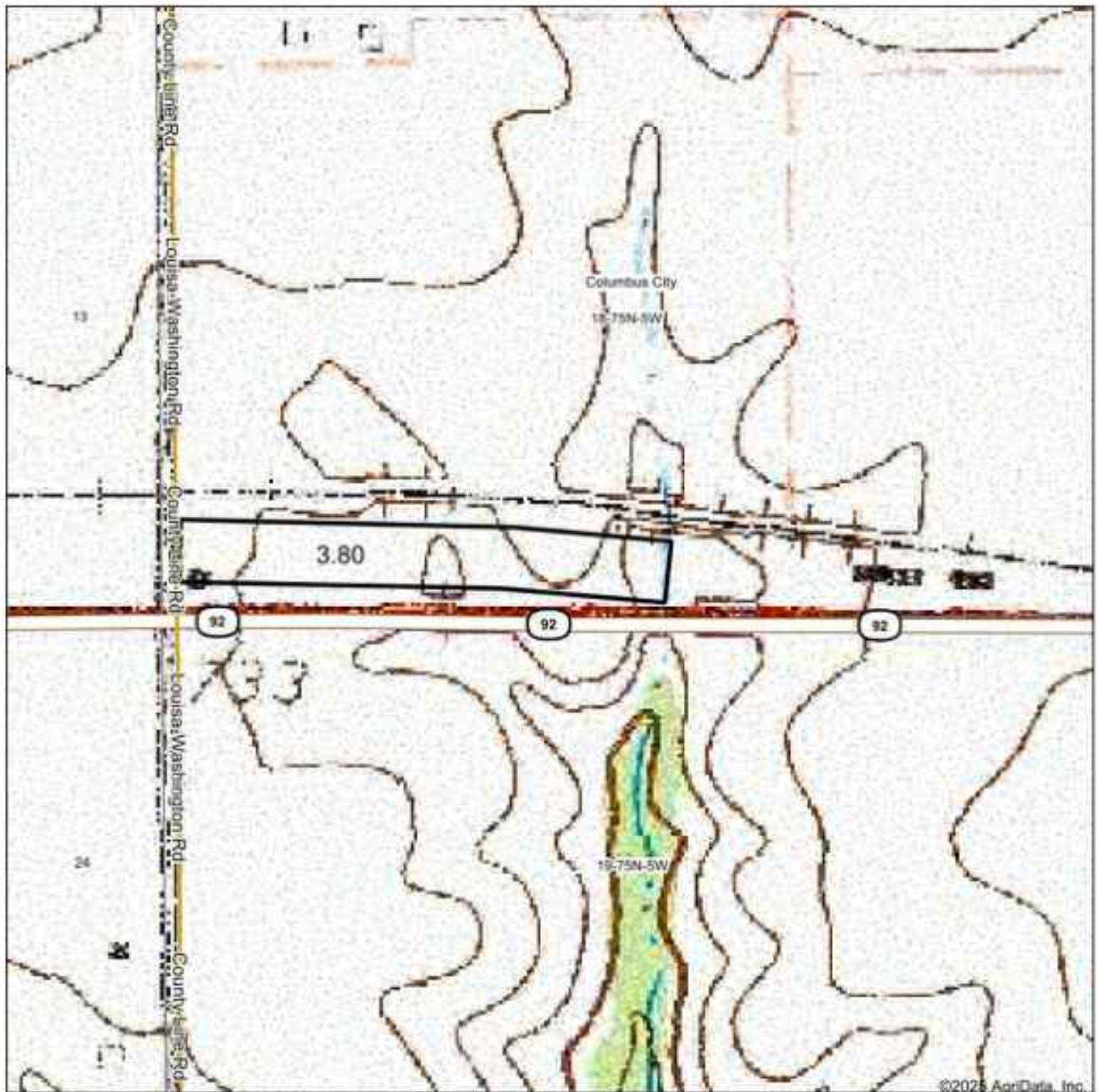
©2025 AgriData, Inc.

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	Ile	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

*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° 17' 37.17, -91° 28' 54.28

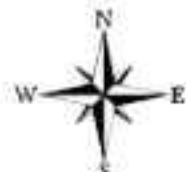
0ft 363ft 725ft

Mapa Provided by



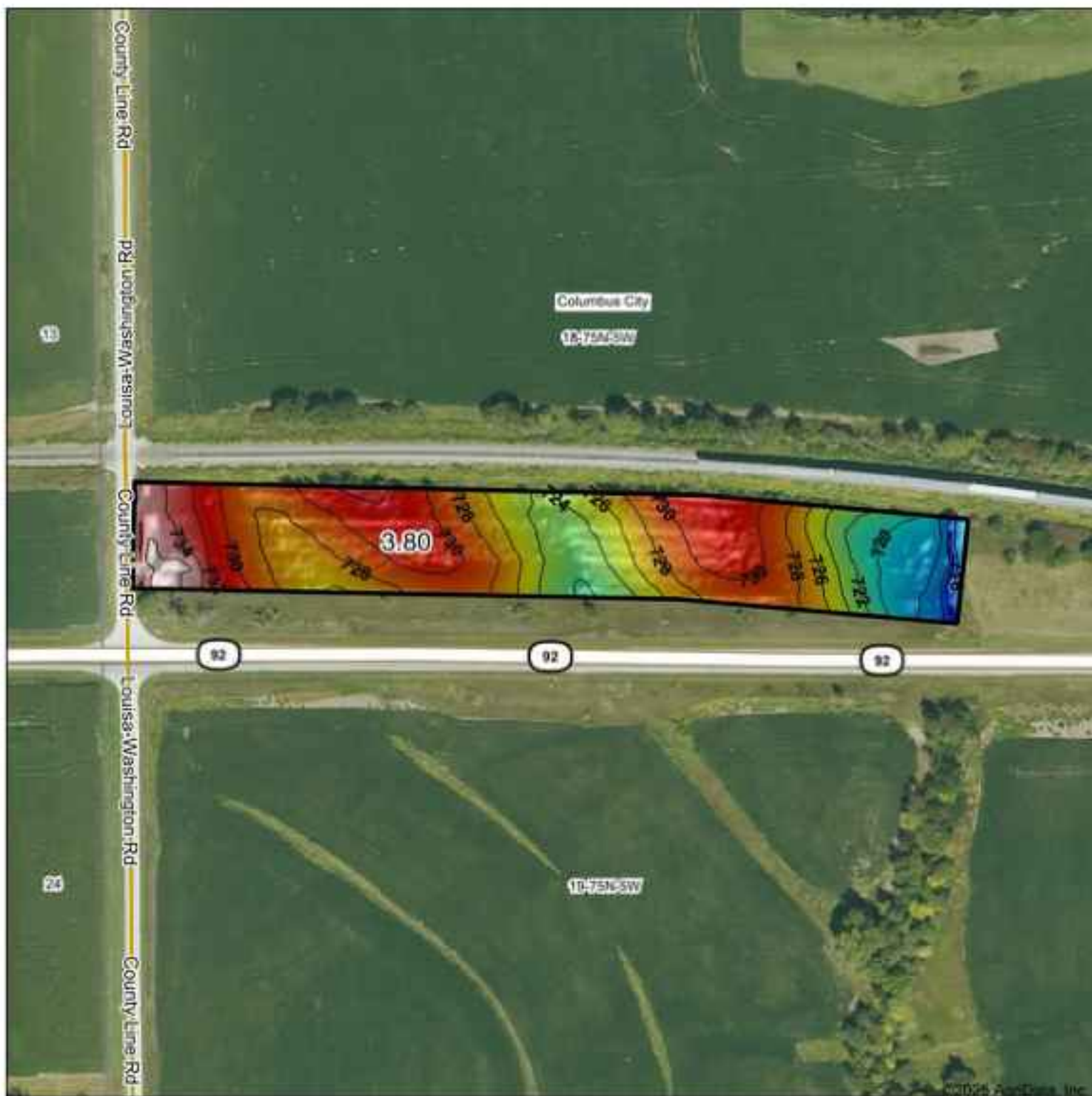
© AgriData, Inc. 2023 www.AgrDataInc.com

18-75N-5W
Louisa County
Iowa

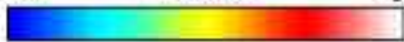


5/2/2025

Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS • REAL ESTATE

Always Document It



surety[®]
FLUORINATED POLYMER REPAIRS

© AgriData, Inc. 2013

www.Agnitio.be/en

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



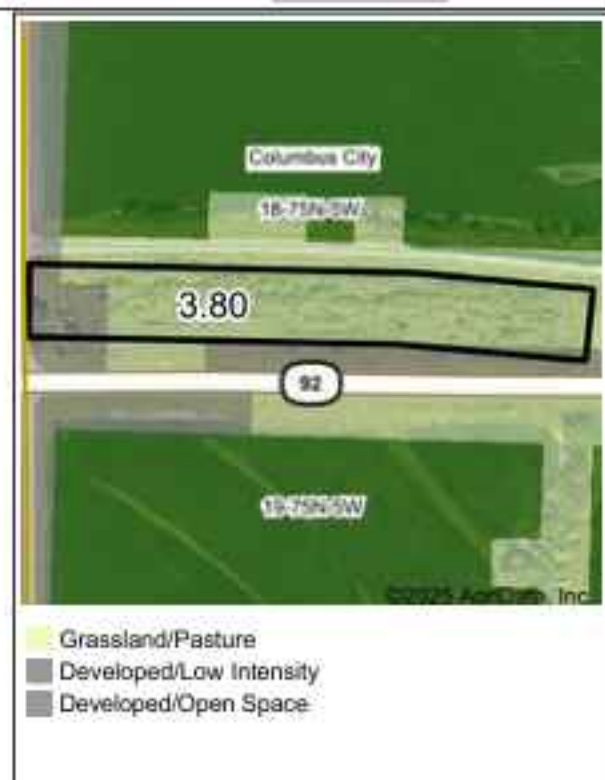
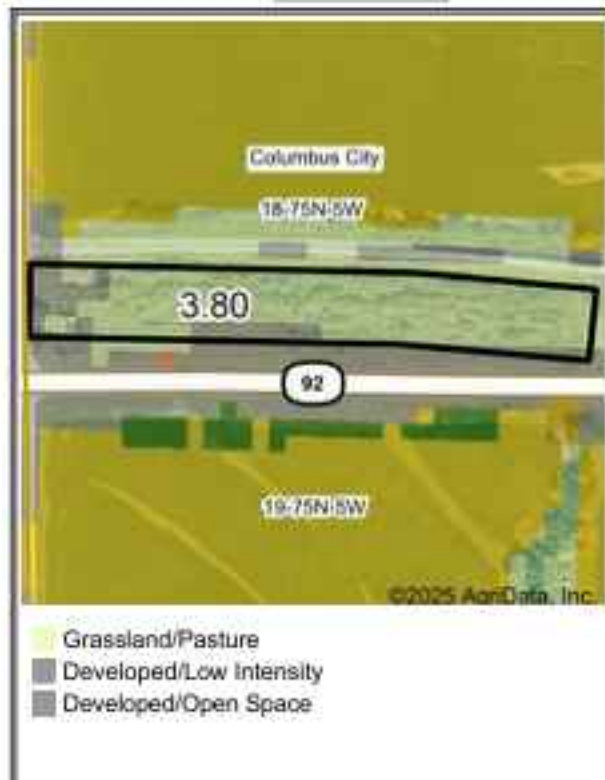
Owner/Operator:
 Address:
 Address:
 Phone:

Date:

Farm Name:
 Field ID:
 Acct. #:

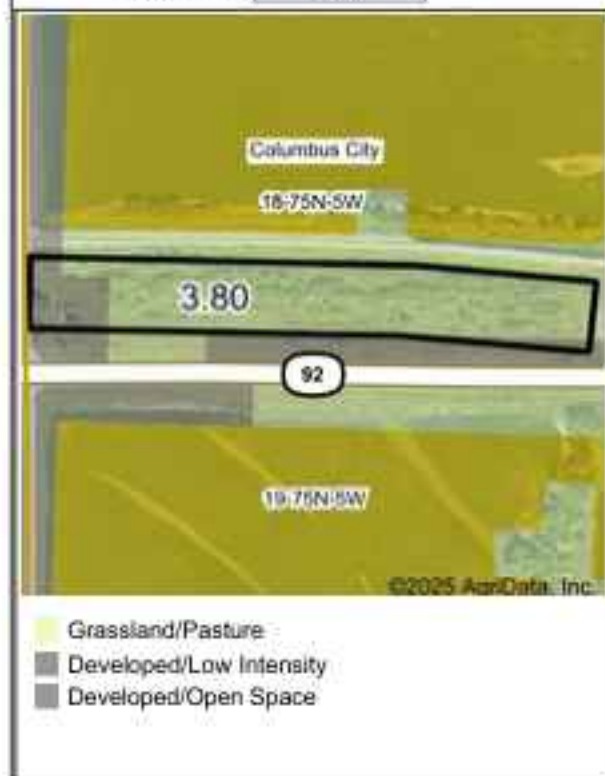
Crop Year:

Crop Year:



Crop Year:

Crop Year:



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

State: IA

County: Louisa

Legal: 18-75N-5W

Township: Columbus City

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



Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Grassland/Pasture - 82%
Developed/Low Intensity -
*USDA CropScape

0ft 184ft 368ft



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

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
Iowa

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

Mapa Provided by



© AgriData, Inc. 2023 www.AgrData.com

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



PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

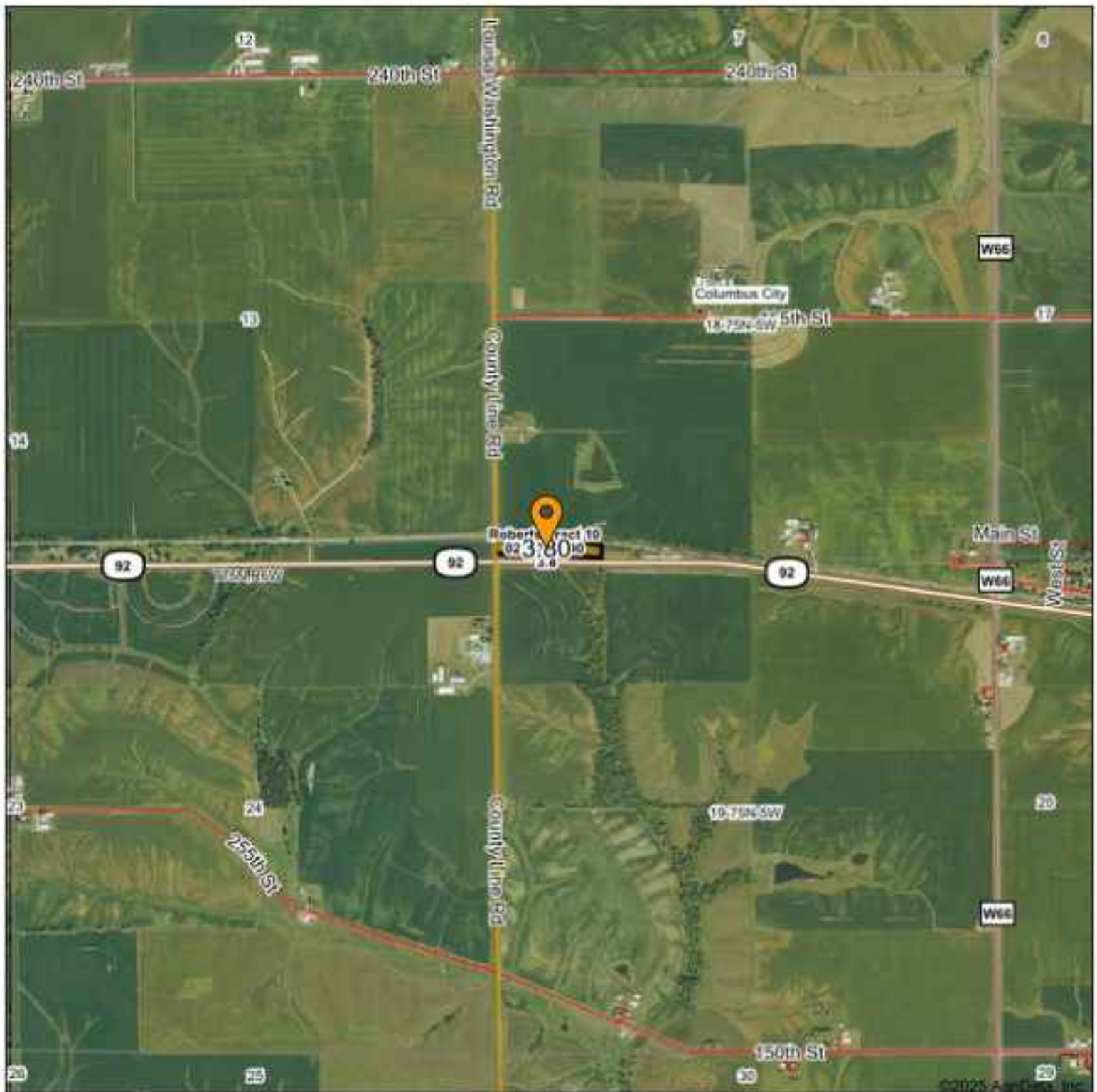
Short Legal:

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



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

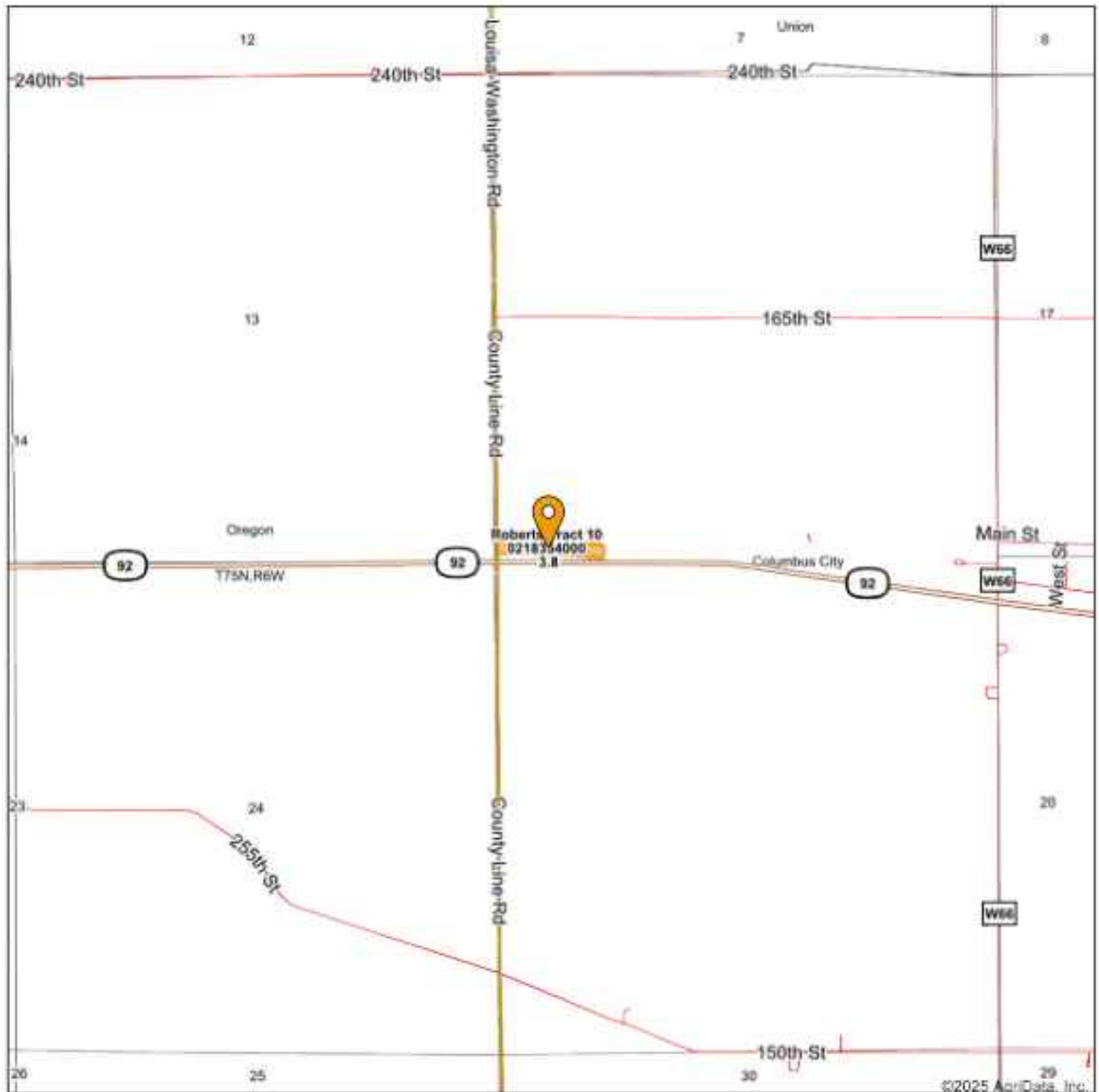
Maps Provided by
 **surety**
Aerial Imagery Provided by
© AgriData, Inc. 2025 www.Agridata.com

18-75N-5W
Louisa County, IA

0ft 1682ft 3363ft



Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF THE SURETY GROUP
© AgriData, Inc. 2025 www.Agridata.com

18-75N-5W
Louisa County, IA

0ft 1682ft 3363ft





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)

<u>D. P. Roberts</u>	<u>Gina & Rob</u>	
Seller	Seller	Date
Buyer	Buyer	Date

Aerial Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

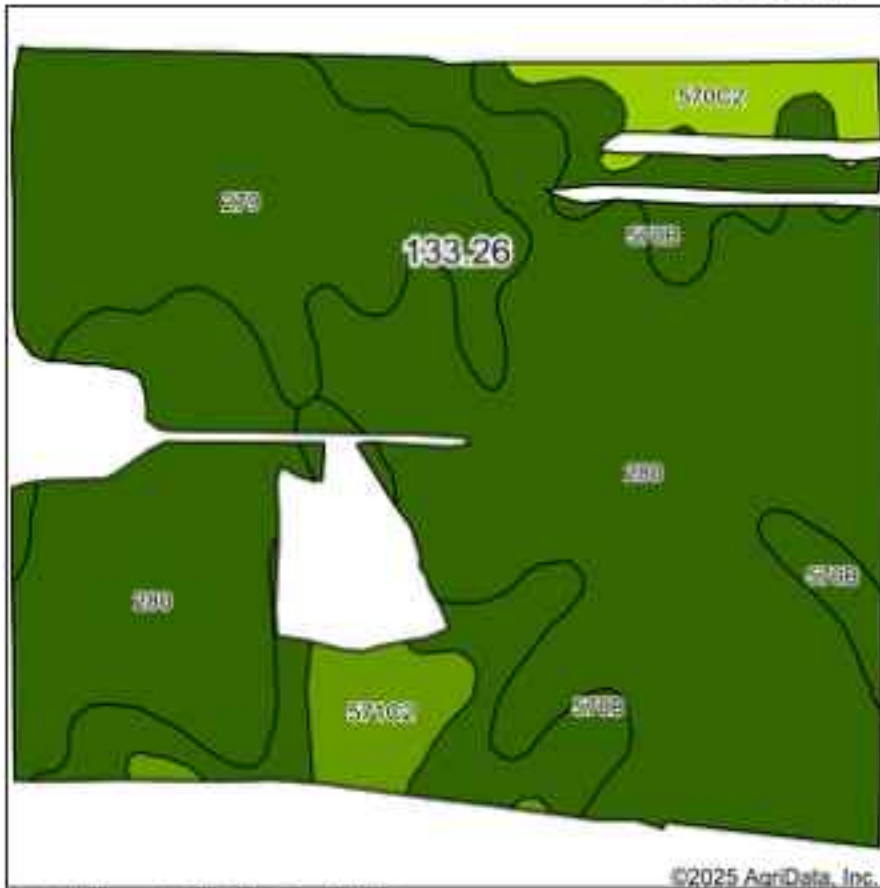
Maps Provided by
 **surety**
COURTESY OF THE IOWA DEPARTMENT OF REVENUE
© AgrData, Inc. 2023 www.AgrData.com

146.33 Acres
18-75N-5W
Louisa County, IA

0ft 436ft 873ft



Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Louisa
Location: 18-75N-5W
Township: Columbus City
Acres: 133.26
Date: 8/5/2025

 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Mapa Provided by
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrIData.com

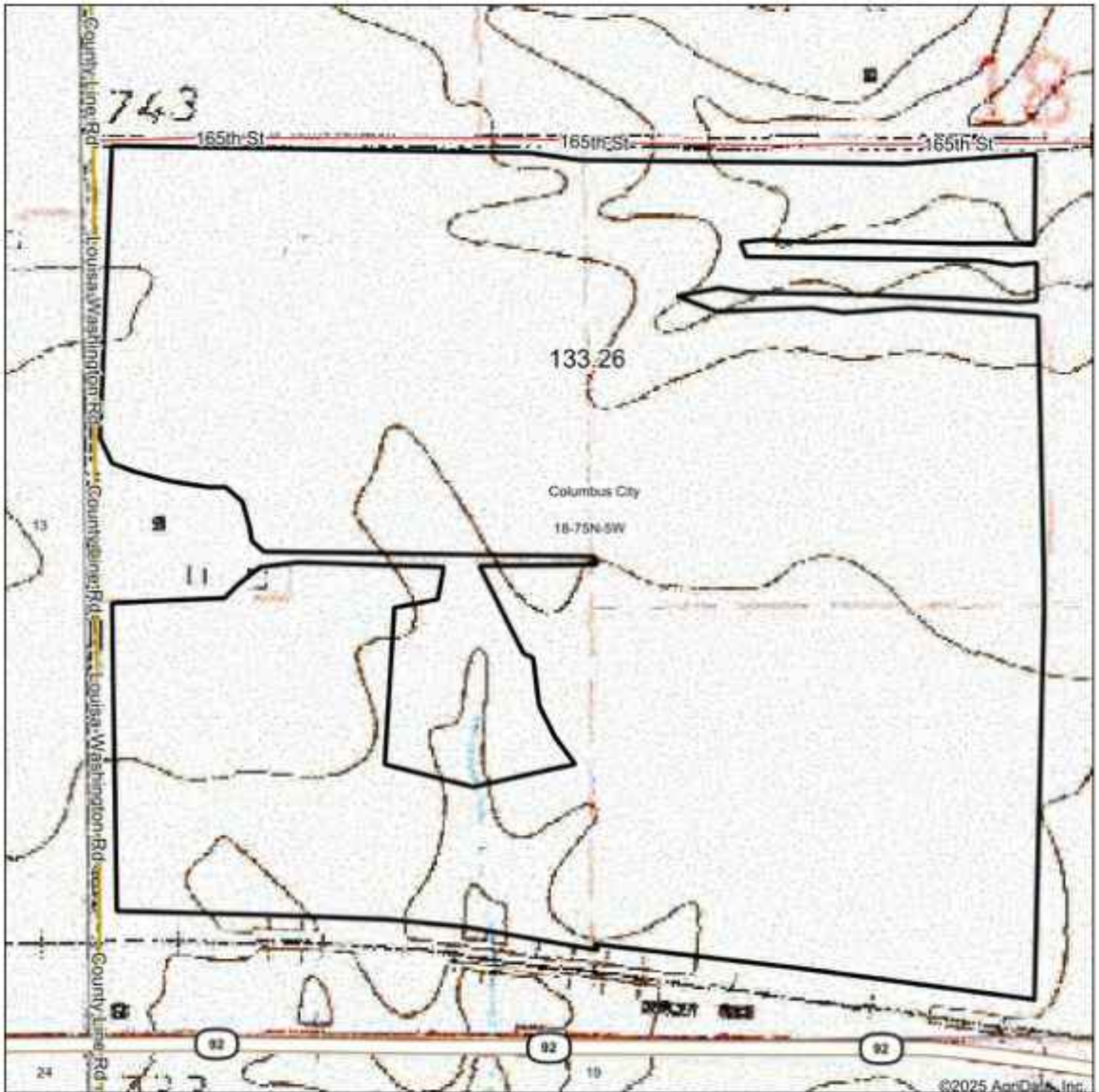


Area Symbol: IA115, Soil Area Version: 28

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	78.79	59.2%		5	Iw	94
279	Taintor silty clay loam, 0 to 2 percent slopes	27.24	20.4%		95	IIw	83
570B	Nira silty clay loam, 2 to 5 percent slopes	17.90	13.4%			Ile	81
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	4.80	3.6%		5	Ile	75
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	4.53	3.4%		5	Ile	70
Weighted Average						1.48	88.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



WHITAKER MARKETING GROUP
AUCTIONS / REAL ESTATE

Map Center: 41° 17' 49.79, -91° 28' 48.21

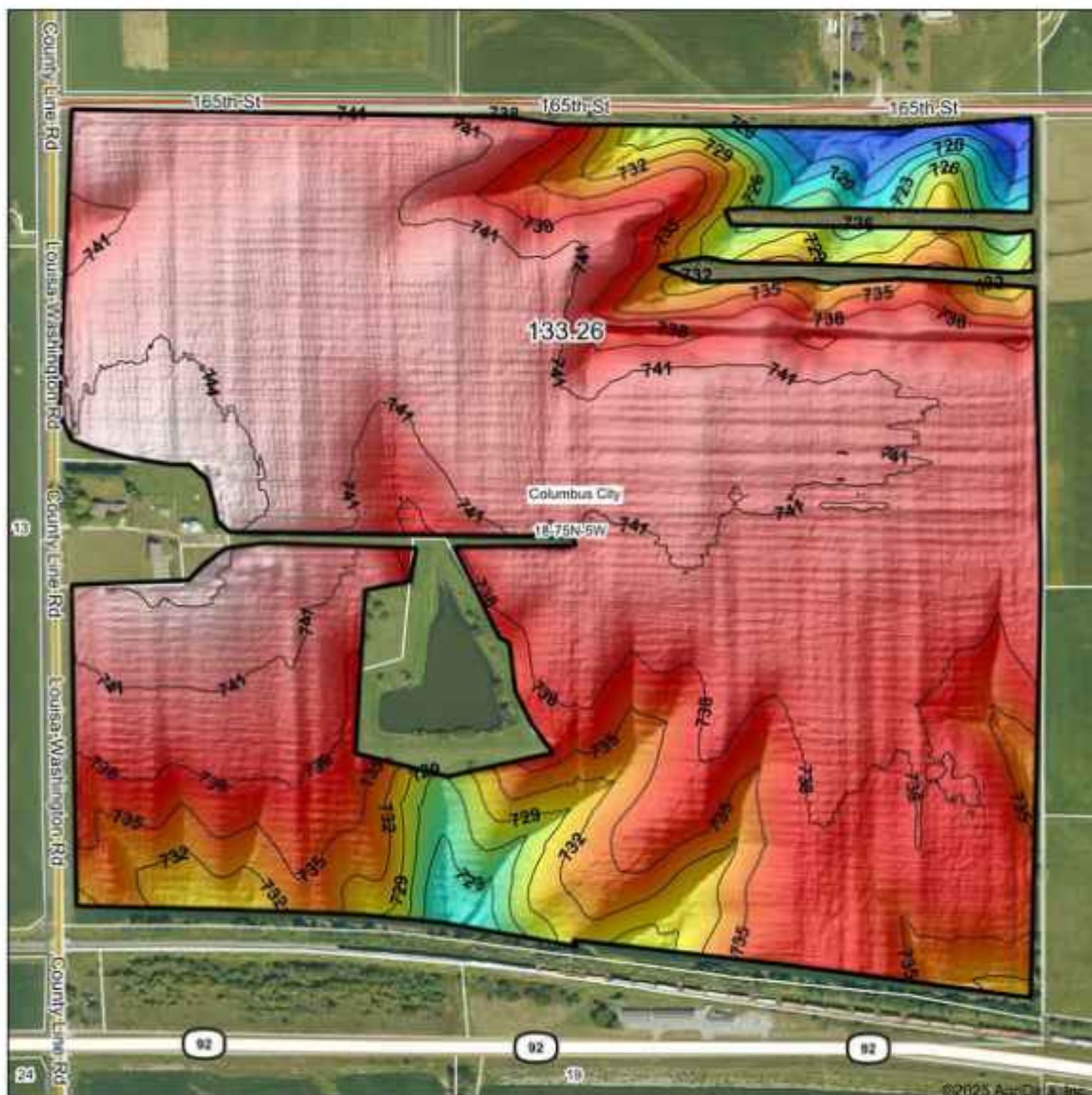
0ft 456ft 912ft

Mapa Provided by
surety
COURTESY OF SURETY
© AgriData, Inc. 2023 www.AgrDataInc.com

18-75N-5W
Louisa County
Iowa



Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided by



© AgrData, Inc. 2023 www.AgrData.com
Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 1 meter dem

Interval(ft): 3

Min: 712.5

Max: 745.7

Range: 33.2

Average: 738.0

Standard Deviation: 5.51 ft

0ft 438ft 876ft



7/25/2025

18-75N-5W
Louisa County
Iowa

Boundary Center: 41° 17' 49.09, -91° 28' 47.26

4 Year Crop History



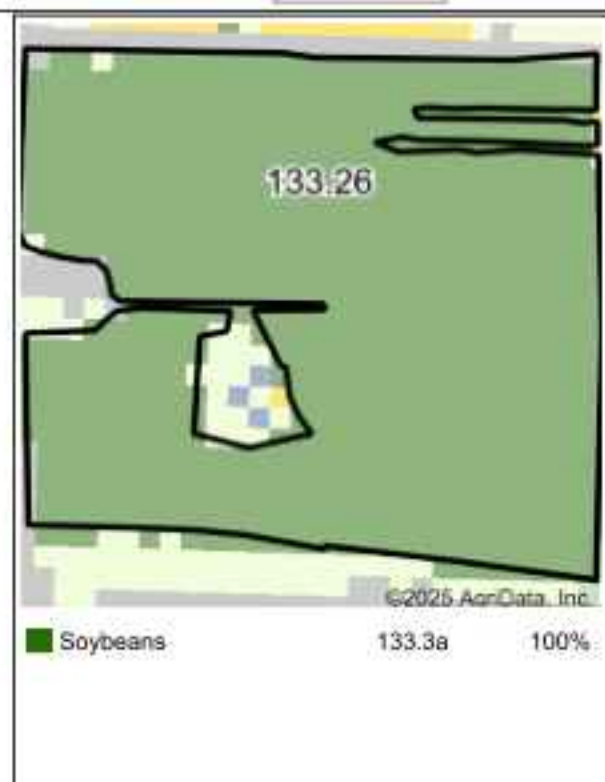
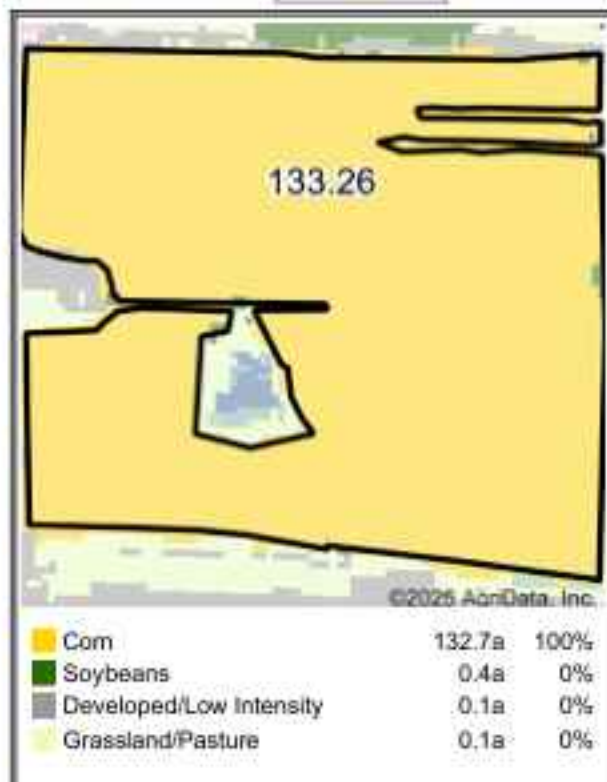
Owner/Operator: NEW Tract 11 Dale Roberts
 Address:
 Address:
 Phone:

Date: 7/25/2025

Farm Name:
 Field ID:
 Acct. #:

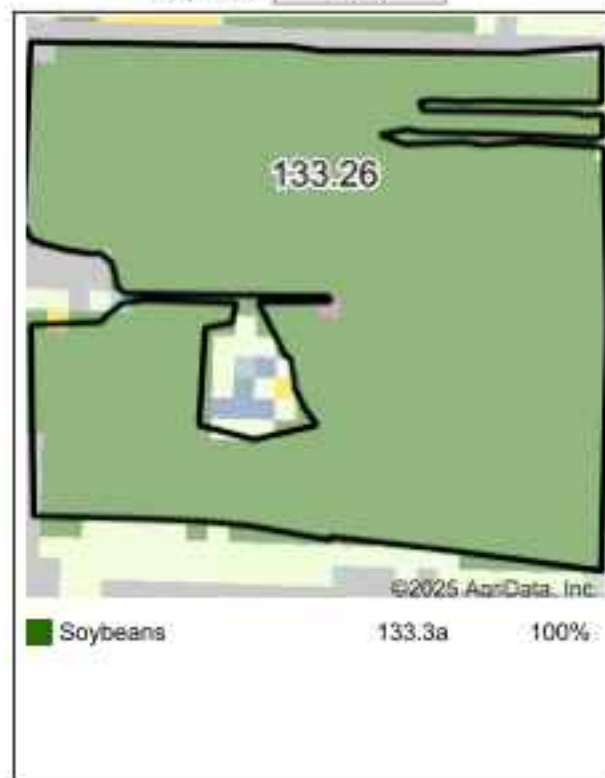
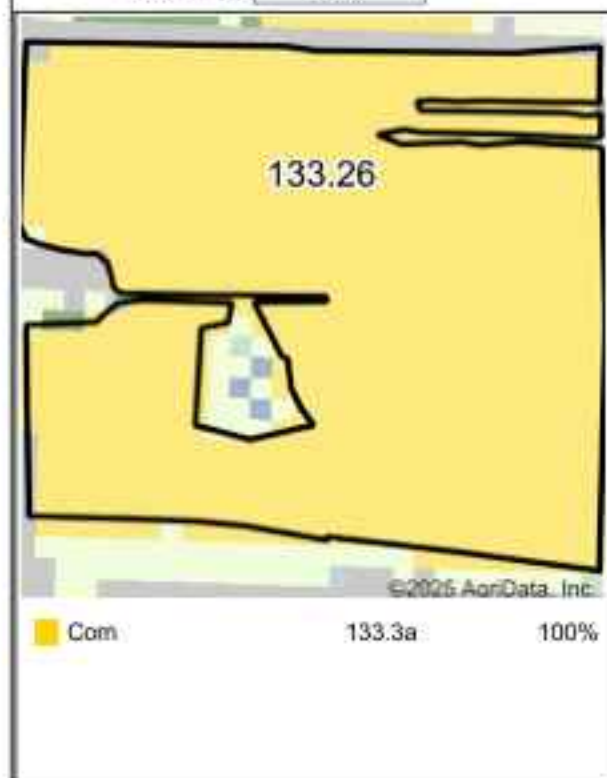
Crop Year: 2024

Crop Year: 2023



Crop Year: 2022

Crop Year: 2021



Boundary Center: 41° 17' 49.09, -91° 28' 47.26

State: IA

County: Louisa

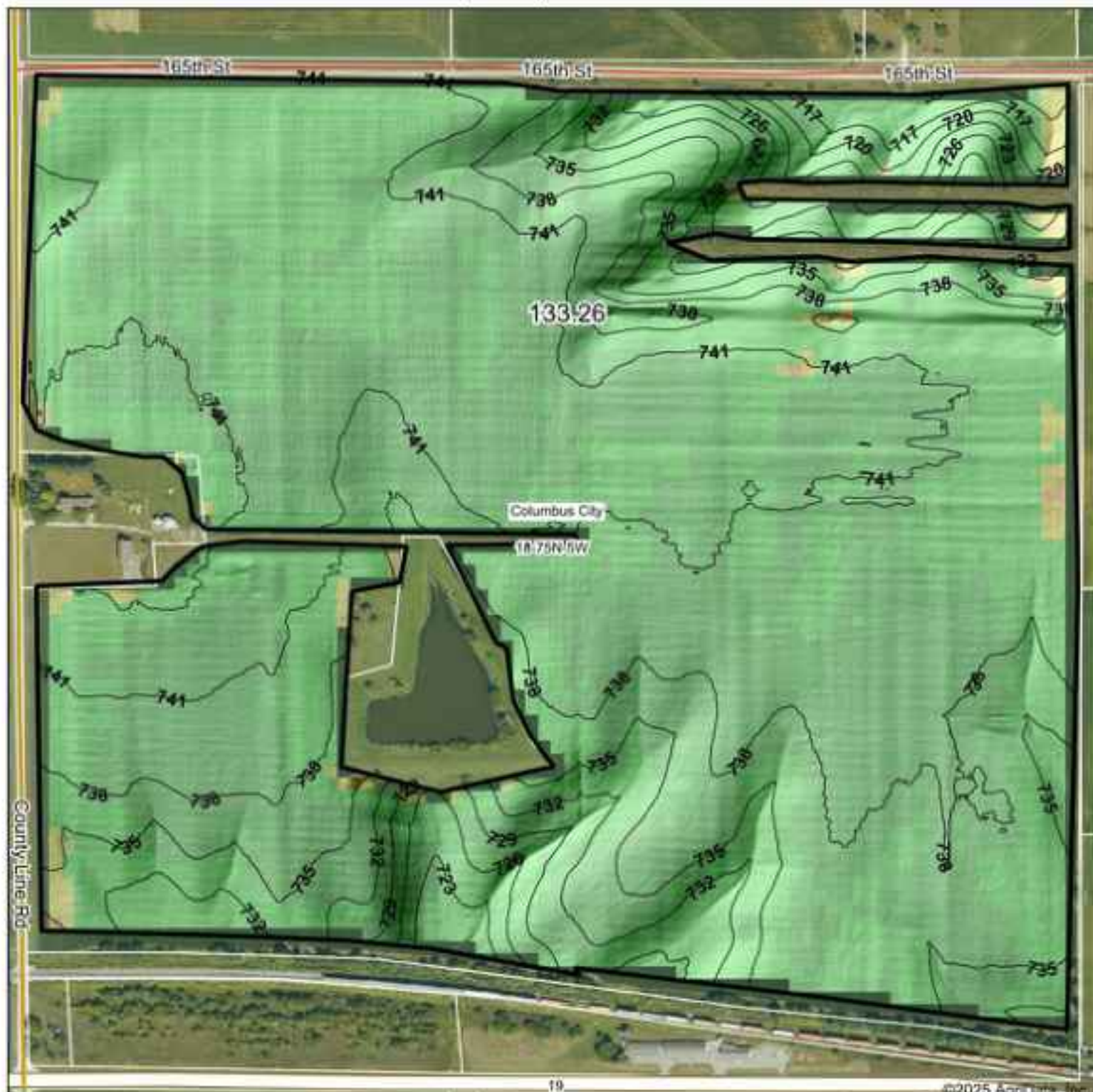
Legal: 18-75N-5W

Township: Columbus City

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



Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Corn - 100%

*USDA CropScape

Elevation Min: 712.5
Max: 745.7
Range: 33.2
Average: 738.0
Standard Deviation: 5.51 ft

0ft 408ft 816ft

18-75N-5W
Louisa County
Iowa

7/25/2025

Boundary Center:
41° 17' 49.09, -91° 28' 47.26

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Mapa Provided by
 surety
CUSTOMIZED ONLINE APPRAISAL
© AgriData, Inc. 2023 www.AgrData.com

Field borders provided by Farm Service Agency as of 5/21/2008

PLSS Legal Description



Map Center: 41° 17' 48.82, -91° 28' 47.32

0ft 813ft 1626ft



Acres: 146.33
Date: 7/25/2025
Township: Columbus City
County: Louisa
State: Iowa

 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Map Provided by
 **surety**
CUSTOMERS INCLUDE MAP FINDER
© AgriData, Inc. 2023 www.AgrData.com



PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

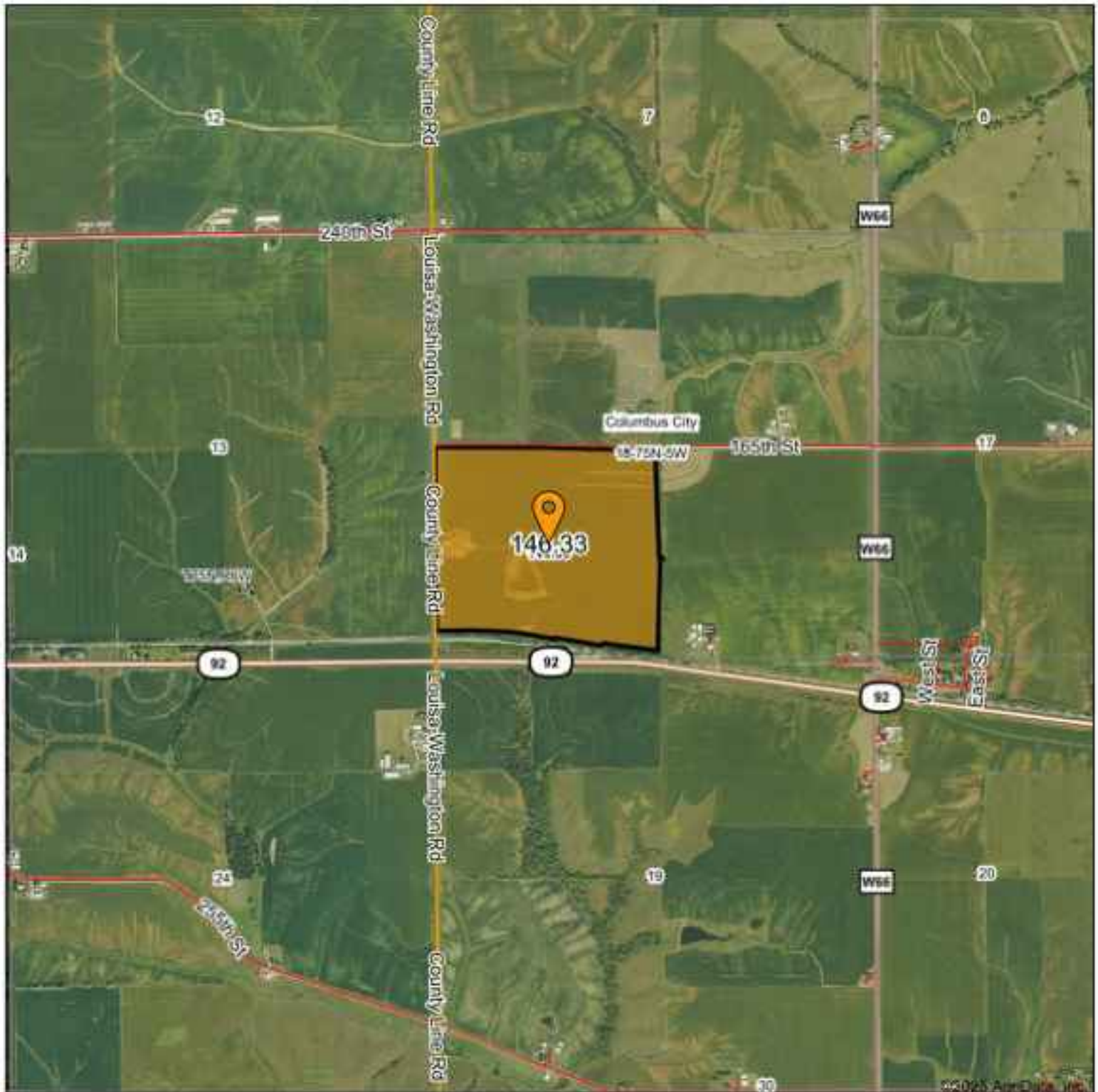
Short Legal:

N2SW; PT NWSE; PT SWSW; PT SESW; PT SWSE 18-75N-5W

Long Legal:

N1/2 SW1/4; PART OF THE NW1/4 SE1/4; PART OF THE SW1/4 SW1/4; PART OF THE SE1/4 SW1/4; PART OF THE SW1/4 SE1/4 OF SECTION 18, TOWNSHIP 75 NORTH, 5 WEST, LOUISA COUNTY, IOWA

Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

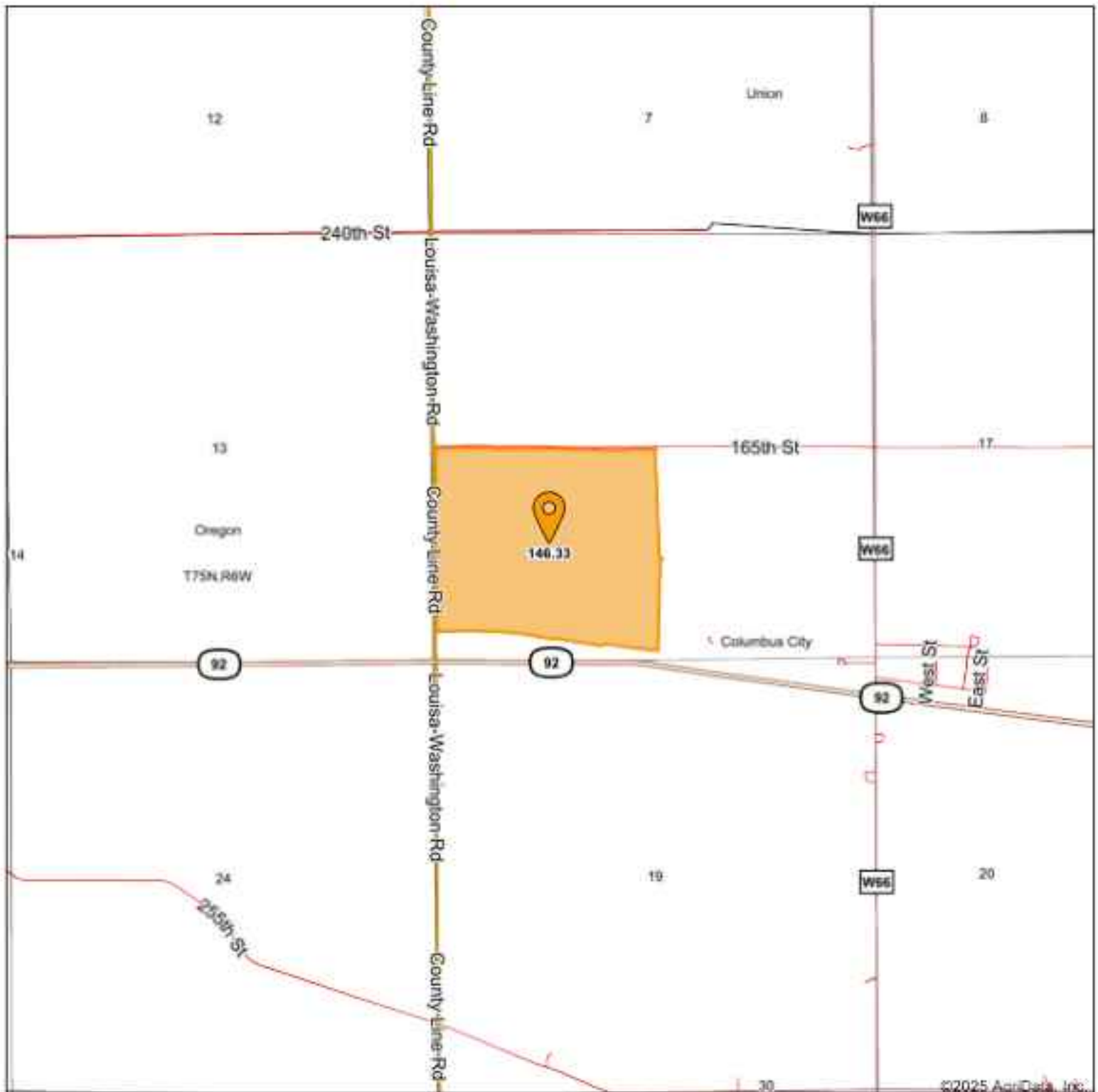
Maps Provided By
 **surety**
COURTESY OF THE IOWA AGRICULTURAL
© AgrData, Inc. 2020 www.AgrDataInc.com

18-75N-5W
Louisa County, IA

0ft 1912ft 3824ft



Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF THE SURETY GROUP
© AgrData, Inc. 2023 www.AgrData.com

18-75N-5W
Louisa County, IA



SELLERS DISCLOSURE OF PROPERTY CONDITION

CENTRAL IOWA BOARD OF REALTORS®, INC.

Property Owner(s) & Address:

Tract 13: Louisa County, IA
Owner: Dale E. Roberts Farms Inc.
Address: 16284 COUNTY LINE RD
AINSWORTH IA 52201; Sec. 18, Twp. 75N, Rng. 5W Parcel IDs (0218301000)

Purpose of the Disclosure: Completion of this form is required under Iowa law which mandates that Sellers disclose the condition and information about the property.

Exempt Properties: Properties exempted from the Seller's disclosure requirement include [IA Code 558A]: Bare ground, property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of a decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division, quit claim deeds, intra family transfers, between divorcing spouses; commercial or agricultural property which has no dwellings.

Seller[s] certifies that the property is exempt from the requirement[s] of 558A because one of the above exemptions apply. If so, you may stop here. However, if the property was built prior to 1978, you must complete the Lead Based Paint Disclosure.

Dale Roberts 6-20-25
Seller Date

Gizelle Roberts 6-20-25
Seller Date

Buyer Date

Buyer Date

Instructions to the Seller: [1] Provide information in good faith and make a reasonable effort to ascertain the required information.

[2] Complete this form yourself and fill in all blanks. [3] Report known conditions materially affecting the property. [4] Additional pages or reports may be attached. [5] If some items do not apply to your property, check or write "NA" [not applicable]. [6] All approximations must be identified with "AP". If you do not know the facts, check or write "Unkn". [7] Keep a copy of this statement for your records.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of the Agent. **The Agent has no independent knowledge of condition of the property except that to which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

1. PROPERTY CONDITION & IMPROVEMENTS: [Section 1 is Mandatory]

1. **Basement and/or Foundation:** Has there been known water or other problems? ☐ NA ☒ Yes ☐ No ☐ Unkn

If yes, explain: - sump pump - basement leaks

2. **Roof:** Any known problems? ☐ Yes ☒ No ☐ Unkn

Age: 20 Type of material: shingles

Date of repairs: 2005

If yes, explain:

3. **Physical Problems:** Any known settling, flooding, drainage or grading problems? ☒ Yes ☐ No ☐ Unkn

If yes, explain: The commencing date of the Listing Agreement is: 6/10/2025

water infiltration to basement - slight structure settling

4. **Lead-Based Paint:** Any known to be present in the structure? ☐ NA ☐ Yes ☐ No ☒ Unkn

[See **DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD**, if applicable.]

5. **Septic Tank/Drain Fields:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn Age: unknown

Location: North of House

Date of inspection

Has the system been inspected within 2 years or pumped/cleaned within 3 years? NO Date

6. **Is the property located in a flood plain?** ☐ NA ☐ Yes ☒ No ☐ Unkn

If yes, what is the flood plain designation?

Seller's Initials

DR GR

Buyer's Initials

[1 of 3] 2016

Serial# 003311-000155-0062887

Prepared by Taylor Bjornberg | CENTRAL IOWA BOARD OF REALTOR | mb@centraliowarealetors.com

formsimplicity

7. **Structural Damage:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: _____
8. **Well & Pump:** Any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn If yes, explain: _____
Age: NO Location: Wort of hox Type: deep well Depth: _____ Diameter: _____
Has well water been tested? ☐ Yes ☒ No ☐ Unkn If yes, report results: _____
9. **Sewer:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: [include date of repairs] _____
10. **Heating System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
Age: 10 If yes, explain: [include date of repairs] boiler w/ radiators - works good
11. **Central Cooling System[s]:** Are there any known problems? ☒ NA ☐ Yes ☐ No ☐ Unkn
Age: _____ If yes, explain: [include date of repairs] _____
12. **Plumbing System[s]:** Are there any known problems? ☐ NA ☐ Yes ☐ No ☒ Unkn
If yes, explain: [include date of repairs] need updated
13. **Electrical System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: [include date of repairs] _____
14. **Pest Infestation:** [wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.]
Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn Date of treatment _____
Any previous infestation damage? ☐ NA ☒ Yes ☐ No ☐ Unkn Date of treatment 2 years ago
15. **What is the zoning for this property?** Ag Any non-conforming uses? _____
16. **Asbestos:** Is there any known presence of asbestos in the property? ☒ Yes ☐ No ☒ Unkn If yes, explain:
Asbestos files under carpet in 1/2 of 1st floor
17. **Radon:** Are there any known tests for the presence of radon gas? ☐ Yes ☒ No ☐ Unkn
If yes, explain: (include date of test and results) _____
18. **Covenants:** Any known restrictive covenants on the property? ☐ Yes ☒ No ☐ Unkn. If yes, and the buyer desires to view the covenants prior to offer, where may they be found? _____
19. **Homeowners Association** Are there any encroachments, easements, "common areas" (pools, tennis courts, walkways, or other areas co-owned), zoning violations, nonconforming uses, or Homeowners Association, which has authority over the property? ☐ NA ☐ Yes ☒ No ☐ Unkn
Are there dues? If so, \$ _____ / ☐ year ☐ month.
20. Are there features of the property shared in common with adjoining landowners, such as walk, fences, roads, and driveways whose use or responsibility for maintenance may have an effect on the property? ☐ Yes ☒ No ☐ Unkn

Seller's Initials TPR RJR
[2 of 3] 2016

Buyer's Initials _____

NOTE: Section B & C are for the convenience of Buyer/Seller and are not mandatory.

B. APPLIANCES, SYSTEMS, & SERVICES: [check all that apply]

Note: Items marked "Included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	NA	Incl	Working							NA	Incl	Working					
Dishwasher.	☒	☐	☐	Yes	☐	No	☐	Unkn	Intercom System	☒	☐	☐	Yes	☐	No	☐	Unkn
Dryer	☒	☐	☐	Yes	☐	No	☐	Unkn	Keys for all Locks	☒	☐	☐	Yes	☐	No	☐	Unkn
Microwave	☒	☐	☐	Yes	☐	No	☐	Unkn	Lawn Sprinkler/Irrigation	☒	☐	☐	Yes	☐	No	☐	Unkn
Oven/Range/Cooktop	☒	☐	☐	Yes	☐	No	☐	Unkn	Pet Fence [Underground]	☒	☐	☐	Yes	☐	No	☐	Unkn
Refrigerator	☒	☐	☐	Yes	☐	No	☐	Unkn	Pool Heater, Wall Liner&Equip.	☒	☐	☐	Yes	☐	No	☐	Unkn
Washer	☒	☐	☐	Yes	☐	No	☐	Unkn	Propane Tank	☐	☒	O/R	Yes	☐	No	☐	Unkn
Alarm System	☒	☐	☐	Yes	☐	No	☐	Unkn	Satellite Dish	☒	☐	☐	Yes	☐	No	☐	Unkn
Attic Fan	☒	☐	☐	Yes	☐	No	☐	Unkn	Satellite Receiver	☒	☐	☐	Yes	☐	No	☐	Unkn
Basketball Hoop	☒	☐	☐	Yes	☐	No	☐	Unkn	Sauna and/or Hot Tub	☒	☐	☐	Yes	☐	No	☐	Unkn
Ceiling Fan	☐	☒	☒	Yes	☐	No	☐	Unkn	Smoke Alarms	☒	☐	☐	Yes	☐	No	☐	Unkn
Central Vacuum	☒	☐	☐	Yes	☐	No	☐	Unkn	Softener/Conditioner/Filter	☒	☐	O/R	Yes	☐	No	☐	Unkn
Doorbell	☒	☐	☐	Yes	☐	No	☐	Unkn	Sump Pump	☐	☒	☒	Yes	☐	No	☐	Unkn
Exhaust Hood Fan	☒	☐	☐	Yes	☐	No	☐	Unkn	Thermostat	☐	☒	☒	Yes	☐	No	☐	Unkn
Fireplace/Chimney	☒	☐	☐	Yes	☐	No	☐	Unkn	Water Heater	☐	☒	☒	Yes	☐	No	☐	Unkn
Furnace Humidifier	☒	☐	☐	Yes	☐	No	☐	Unkn	Window Air Conditioner	☒	☐	☐	Yes	☐	No	☐	Unkn
Garage Door Remote	☒	☐	☐	Yes	☐	No	☐	Unkn	Windows	☐	☒	☒	Yes	☐	No	☐	Unkn
Garbage Disposal	☒	☐	☐	Yes	☐	No	☐	Unkn	Wood Burning System	☐	☒	☐	Yes	☒	No	☐	Unkn

Explain any "No" responses:

List fixtures, window treatments, appliances, etc. excluded from the sale:

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.

Warranties are available for purchase from independent warranty companies.

C. ADDITIONAL ITEMS: [check appropriate response]

- Any significant structural modification or alteration to property? ☐ Yes ☒ No ☐ Unkn Please explain:
- Has the property been tested for the presence of mold? [if yes, list date of test and results below] ☐ Yes ☒ No ☐ Unkn
- Has the property been tested for energy efficiency? [if yes, list date of test and results below] ☐ Yes ☒ No ☐ Unkn
- Are there any underground tanks located on the property? [if yes, list location(s) below] ☒ Yes ☐ No ☐ Unkn
- Has there been a property/casualty loss, an insurance claim, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? ☐ Yes ☒ No ☐ Unkn If yes, has the damage been repairs or replaced? ☐ Yes ☐ No
- Are there any known private burial sites on the property? [if yes, list location(s) below] ☐ Yes ☒ No ☐ Unkn
- Are you related to the listing agent? [describe relationship below] ☐ Yes ☒ No
- Are you a licensed Real Estate Agent? ☐ Yes ☒ No
- Are there any known class action law suits regarding this property? [if yes, list below] ☐ Yes ☒ No ☐ Unkn
- Are you aware of any environmental concerns? [if yes, list below] ☐ Yes ☒ No ☐ Unkn
- Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? ☐ Yes ☒ No ☐ Unkn

If the answer to any of the items in Section C above is yes, explain: [attach additional sheets if necessary] Cistern N. House

Seller has owned property since _____ The residence was built in _____ as per city assessor. Seller has indicated above the history and condition of all items based solely on information known to Seller. If any changes occur in structural, mechanical, appliances, systems, etc. of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer in writing. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees [brokers or salespersons]. Seller hereby acknowledges Seller has retained a copy of this statement.

Seller acknowledges requirement that Buyer will be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

SELLER [Signature] SELLER [Signature]

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health. Buyer hereby acknowledges receipt of a copy of this statement.

BUYER _____ BUYER _____

ONLY TO BE COMPLETED IF THE HOME WAS BUILT PRIOR TO 1978

SELLER DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARD

Property Address: Tract 131 Louisa County, IA
Address: 16204 COUNTY LINE RD
AINSWORTH IA 52201; Sec. 18, Twp. 75N, Rng. 5W Parcel ID# (0218301000)

Age of dwelling: 105

Property Owner: [print per title] Dale E. Roberts Farms Inc.

Lead-Based Paint Warning: Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978, is notified that such property may represent exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possibly lead-based paint hazards is recommended prior to purchase.

A. SELLER'S DISCLOSURE: [initial below, check appropriate response]

DR

1. Presence of lead-based paint and/or lead-based paint hazards are present in the dwelling. [check one below]

☐ Known lead-based paint and/or lead-based paint hazards are present in the dwelling. [explain below]

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the dwelling.

DR

2. Records and reports available to the Seller. [check one below]

☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the dwelling. [list records and reports below]

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the dwelling.

B. BUYER'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

GLK

1. ☐ Buyer has received copies of all information listed above.

☐ No records or reports were available.

GLK

2. ☐ Buyer has received the pamphlet Protect Your Family from Lead in Your Home, Lead Poisoning, How to Protect Iowa Families, or a similarly approved booklet.

GLK

3. ☐ Buyer has received a 10-day opportunity [or mutually agreed upon period of time] to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.

☐ Buyer WAIVES the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.

AGENT'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

GLK

1. ☒ Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY:

The following parties have reviewed and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller hereby acknowledges Seller has retained a copy of this statement.

Buyer hereby acknowledge receipt of a copy of this statement.

SELLER Dale E. Roberts

BUYER

SELLER Gina S. Roberts

BUYER

AGENT GLK

AGENT



Seller Land Disclosure

Tract 14 - Sec. 18, Twp. 75N, Rng. 5W Parcel IDs (218301000, 218326000)

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 67.83

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: Alliant

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>J. Roberts</u>	<u>Chris & Heidi</u>
Seller	Seller
	Date
Buyer	Buyer
	Date



Seller Land Disclosure

Tract 15 - Sec. 18, Twp. 75N, Rng. 5W Parcel IDs (218301000, 218326000, 218353000, 218376000)

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

74.35

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: Alliant

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

☐ Property 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?

Terminates 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>2 Robb</u>	<u>Eric J. Robb</u>	
Seller	Seller	Date
Buyer	Buyer	Date

Aerial Map

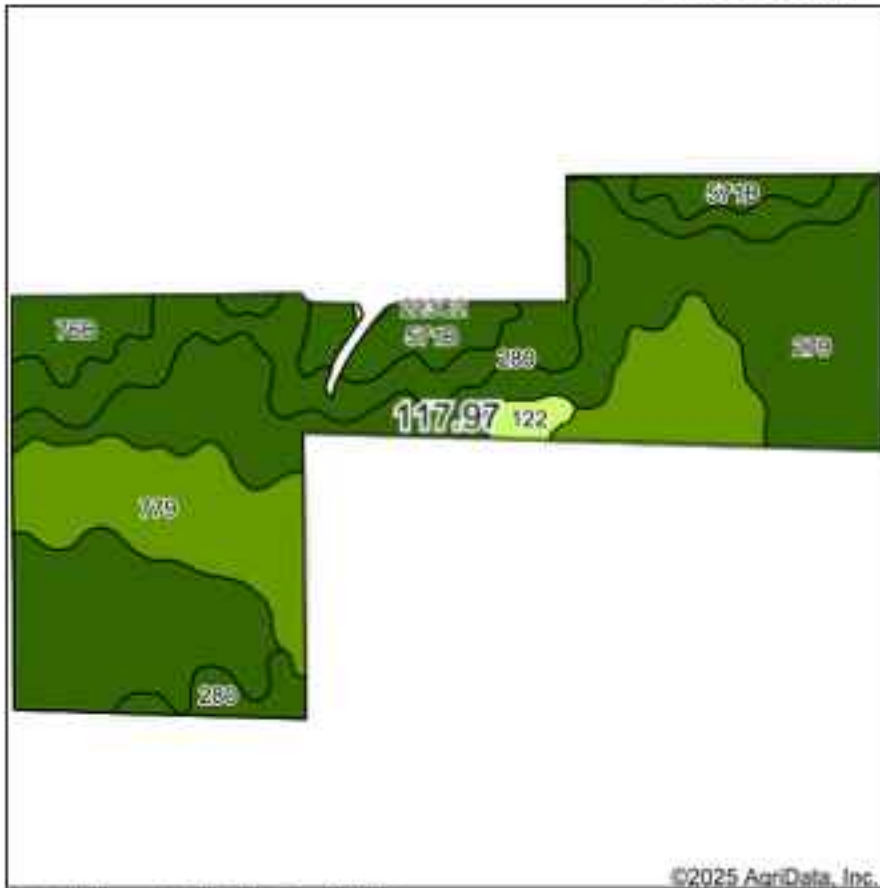


120.32 Acres
1-74N-6W
Washington County, IA

0ft 627ft 1253ft



Soils Map



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

 **WHITAKER MARKETING GROUP**
 AUCTIONS | REAL ESTATE

Mapa Provided by
 **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrIDataInc.com



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

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%			Ie	85
76B	Ladoga silt loam, 2 to 5 percent slopes	4.93	4.2%			Ie	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

*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

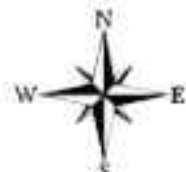


surety
COURTESY OF SURETY

© AgriData, Inc. 2025

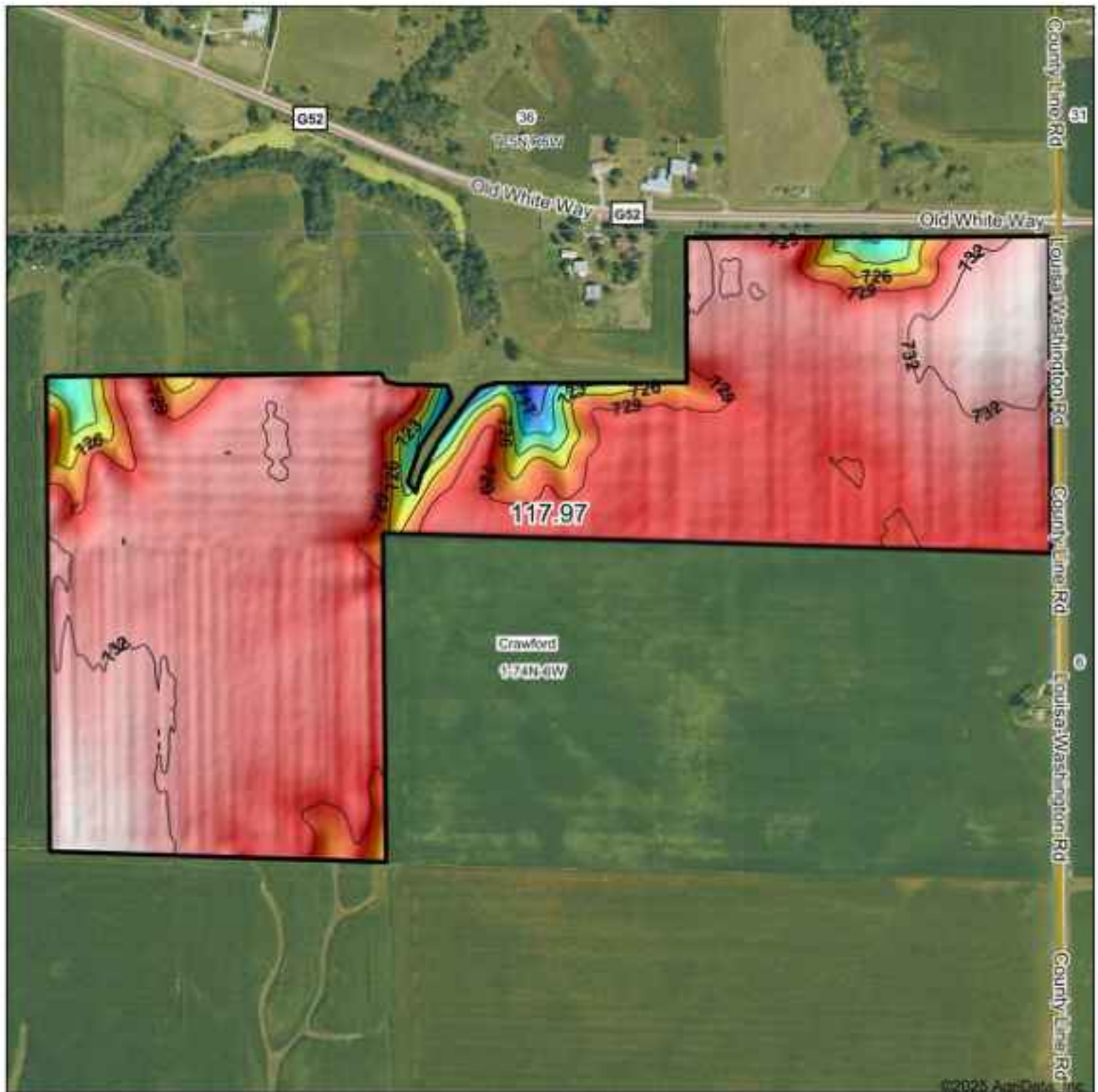
www.AgriDataInc.com

1-74N-6W
Washington County
Iowa



5/2/2025

Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE


surety
 ELECTRONICALLY-POWERED SURETY

31 April 2013, Inc. 2013 www.April2013.com

Source: USGS 3 meter dem

Interval(ft): 3

Mr. 714.9

Max: 733.9

Range: 19.0

Average: 729.9

Standard Deviation: 2.53 ft

A horizontal number line with three tick marks. The first tick mark is labeled '0ft', the second is labeled '623ft', and the third is labeled '1246ft'.



5/2/2025

1-74N-6W
Washington County
Iowa

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

4 Year Crop History



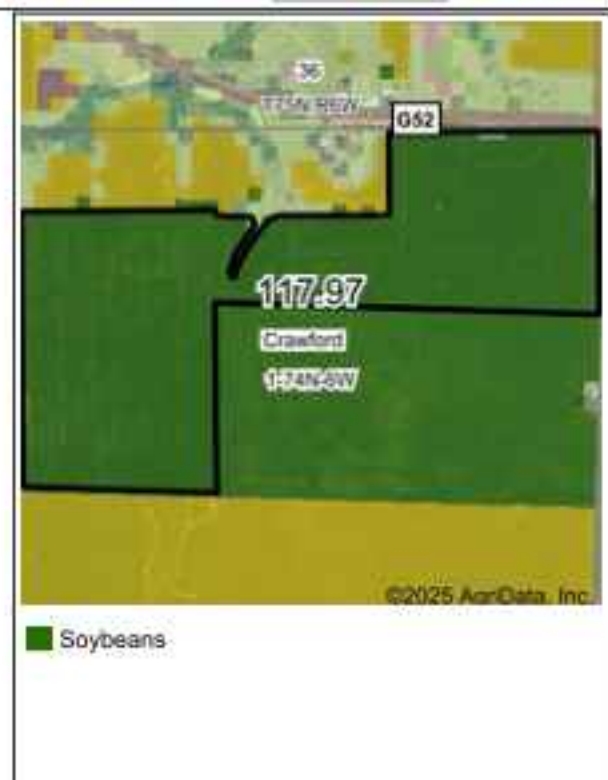
Owner/Operator:
 Address:
 Address:
 Phone:

Date:

Farm Name:
 Field ID:
 Acct. #:

Crop Year:

Crop Year:



Crop Year:

Crop Year:



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

State: IA

County: Washington

Legal: 1-74N-6W

Township: Crawford

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



© AgriData, Inc. 2023 www.AgridataInc.com

Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Corn - 100%

0ft 593ft 1186ft

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Elevation Min: 714.9
Max: 733.9
Range: 19.0
Average: 729.9
Standard Deviation: 2.53 ft



1-74N-6W
Washington County
Iowa

5/2/2025

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

Maps Provided by
surety
CUSTOMIZED ONLINE APPRAISAL
© AgriData, Inc. 2023 www.AgrData.com

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



PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

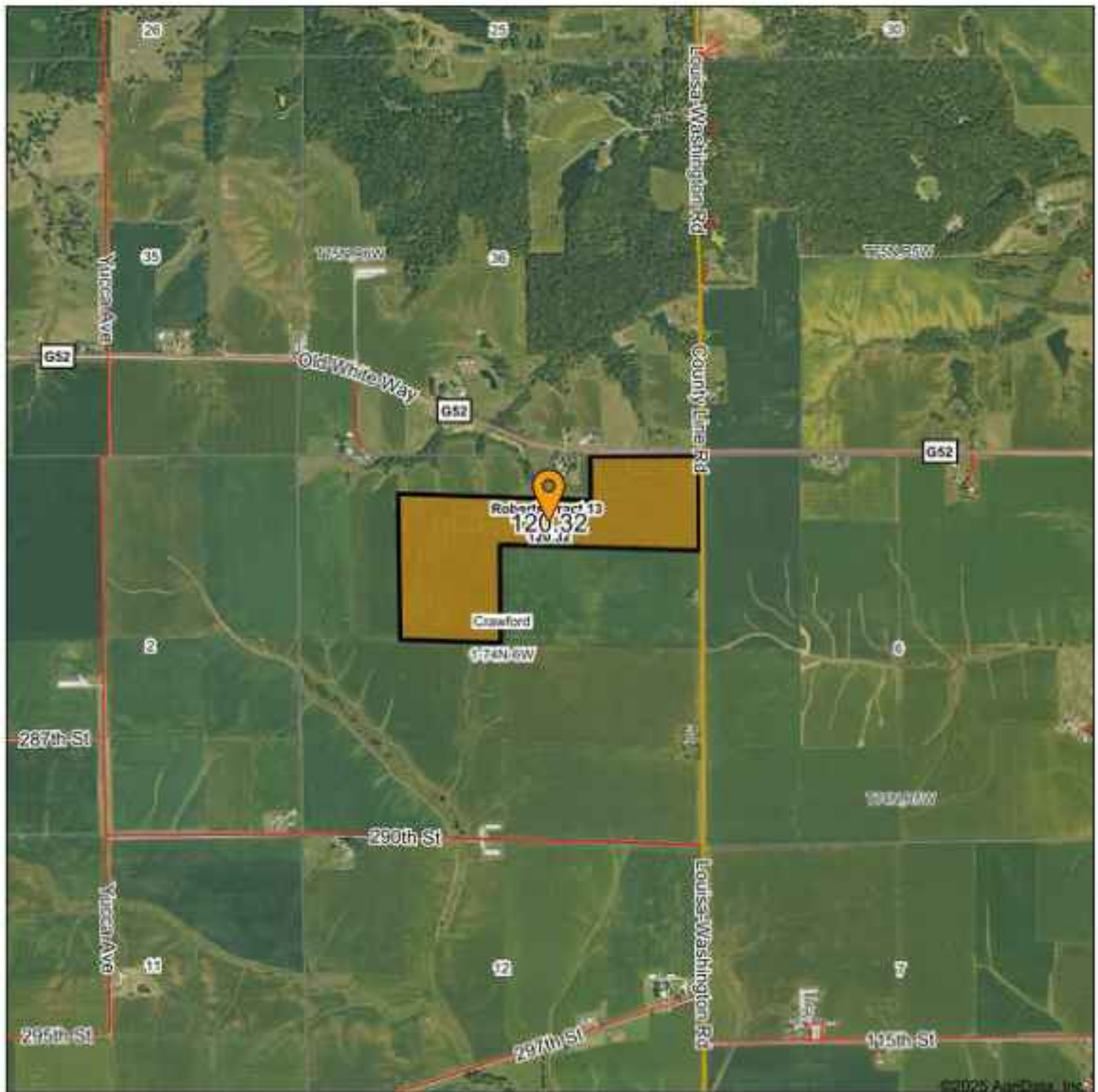
Short Legal:

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

0ft 2090ft 4181ft



Location Map



©2025 AgriData, Inc.



1-74N-6W
Washington County, IA

0ft 2090ft 4181ft



Aerial Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF SURETY
© AgrData, Inc. 2023 www.AgrData.com

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

0ft 154ft 307ft



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Washington**
 Location: **24-75N-6W**
 Township: **Oregon**
 Acres: **7.97**
 Date: **9/2/2025**

 **WHITAKER MARKETING GROUP**
 AUCTIONS | REAL ESTATE

Mapa Provided by
 **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrIDataInc.com



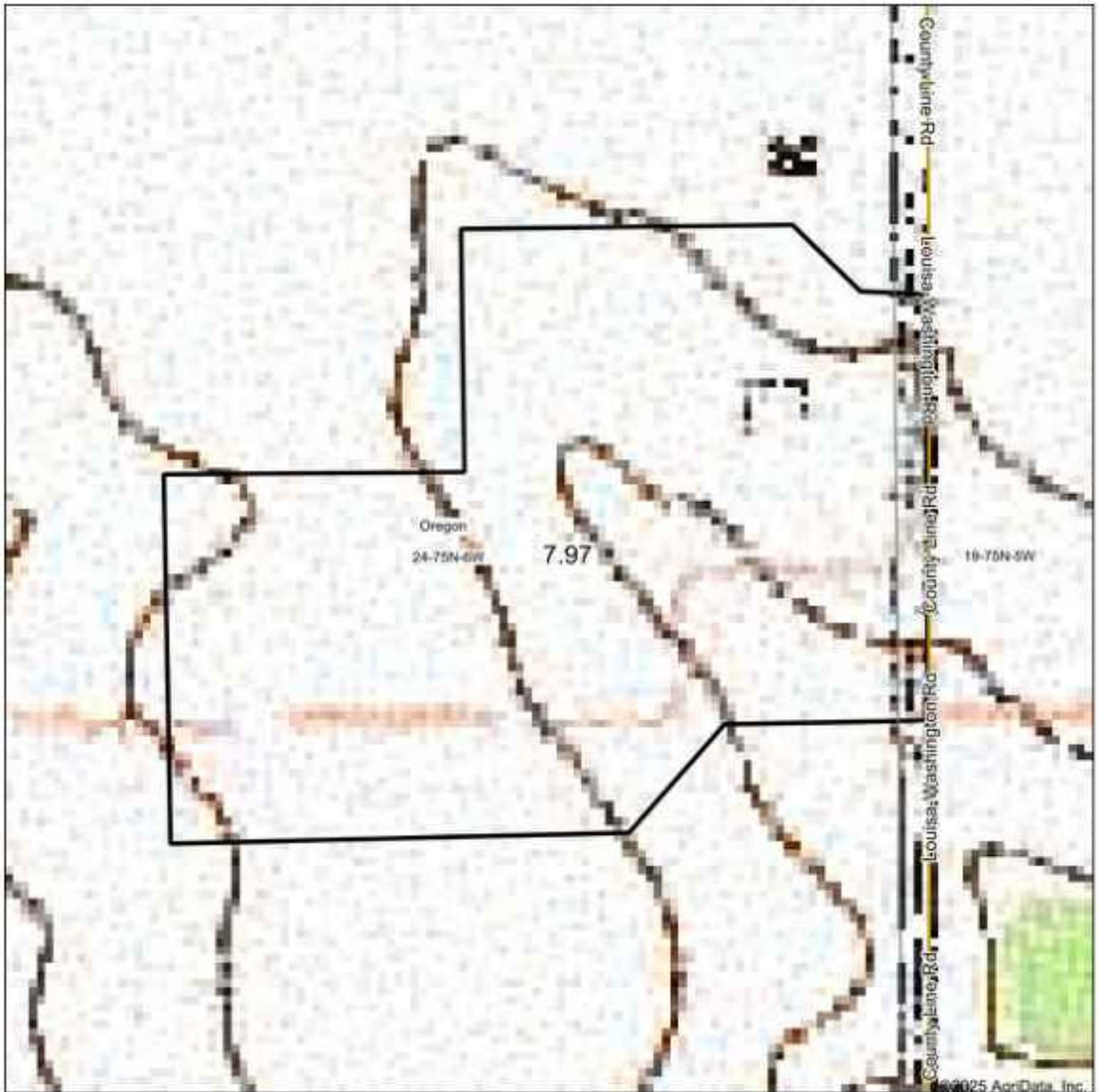
Area Symbol: IA115, Soil Area Version: 28
 Area Symbol: IA183, Soil Area Version: 31

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	3.30	41.4%		5	Iw	94
570B	Nira silty clay loam, 2 to 5 percent slopes	3.24	40.7%			Ile	81
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	1.43	17.9%		5	Ile	71
Weighted Average						1.77	84.6

*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° 17' 24.28, -91° 29' 10.76

0ft 154ft 307ft

24-75N-6W

Washington County
Iowa

Maps Provided by



© AgriData, Inc. 2023 www.AgrDataInc.com



9/2/2025

Topography Hillshade



Low Elevation High

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided by
surety
CUSTOMIZED ONLINE AUCTIONS
© AgriData, Inc. 2025 www.AgridataInc.com

Source: USGS 1 meter dem

Interval(ft): 2

Min: 720.2

Max: 737.3

Range: 17.1

Average: 731.3

Standard Deviation: 3.64 ft

0ft 157ft 314ft



24-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 24.44, -91° 29' 10.76

4 Year Crop History



WHITAKER MARKETING GROUP
SOLUTIONS • REAL RESULTS

Owner/Operator: Roberts NEW Tract 13

Date: 9/2/2025

Address:

Farm Name:

Address:

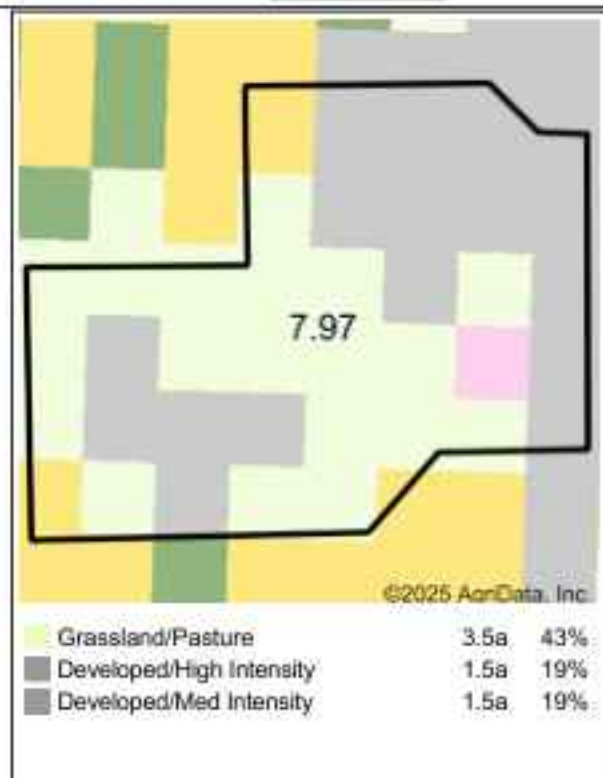
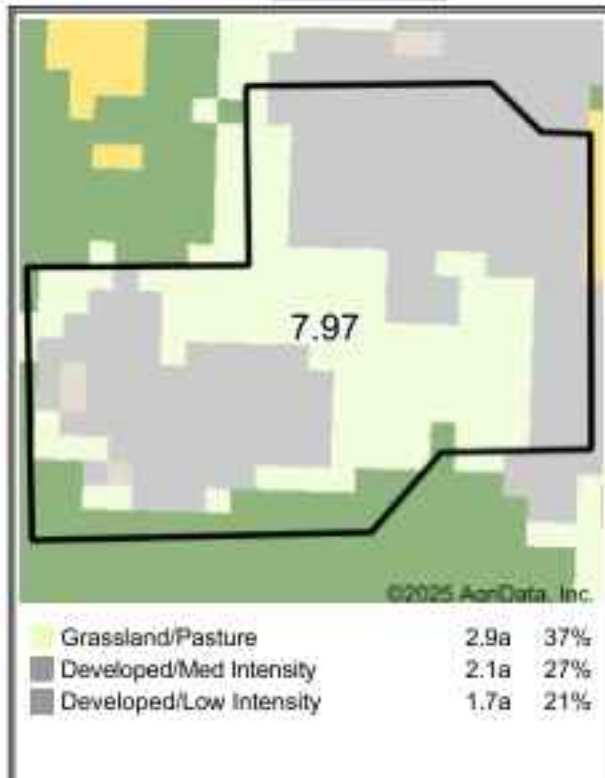
Field ID:

Phone:

Acct. #:

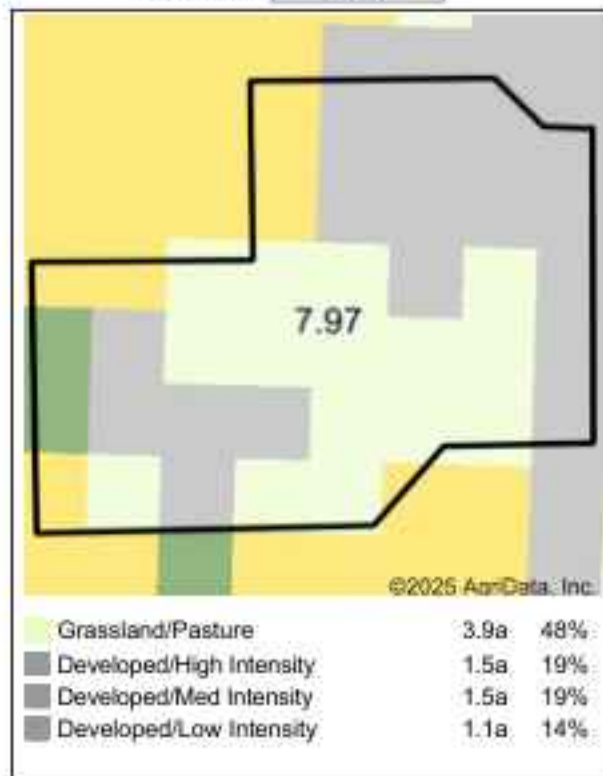
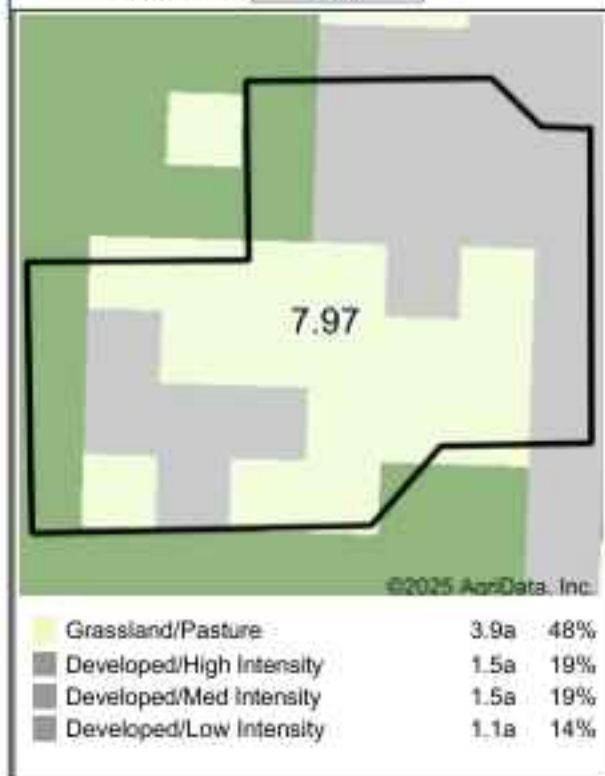
Crop Year: 2024

Crop Year: 2023



Crop Year: 2022

Crop Year: 2021



Boundary Center: 41° 17' 24.44, -91° 29' 10.76

State: IA

County: Washington

Legal: 24-75N-6W

Township: Oregon

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



Maps Provided By



surety
CUSTOMIZED ONLINE MAPS

© AgriData, Inc. 2023

www.AgriDataInc.com

Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Grassland/Pasture - 37%
Developed/Med Intensity -
*USDA CropScape

0ft 127ft 253ft

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Elevation Min: 720.2

Max: 737.3

Range: 17.1

Average: 731.3

Standard Deviation: 3.64 ft



9/2/2025

24-75N-6W
Washington County
Iowa

Boundary Center:

41° 17' 24.44, -91° 29' 10.76

Mapa Provided by
surety
CUSTOMIZED ONLINE MAPS
© AgriData, Inc. 2023 www.AgrDataInc.com

PLSS Legal Description



Acres: 7.97
Date: 9/2/2025
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

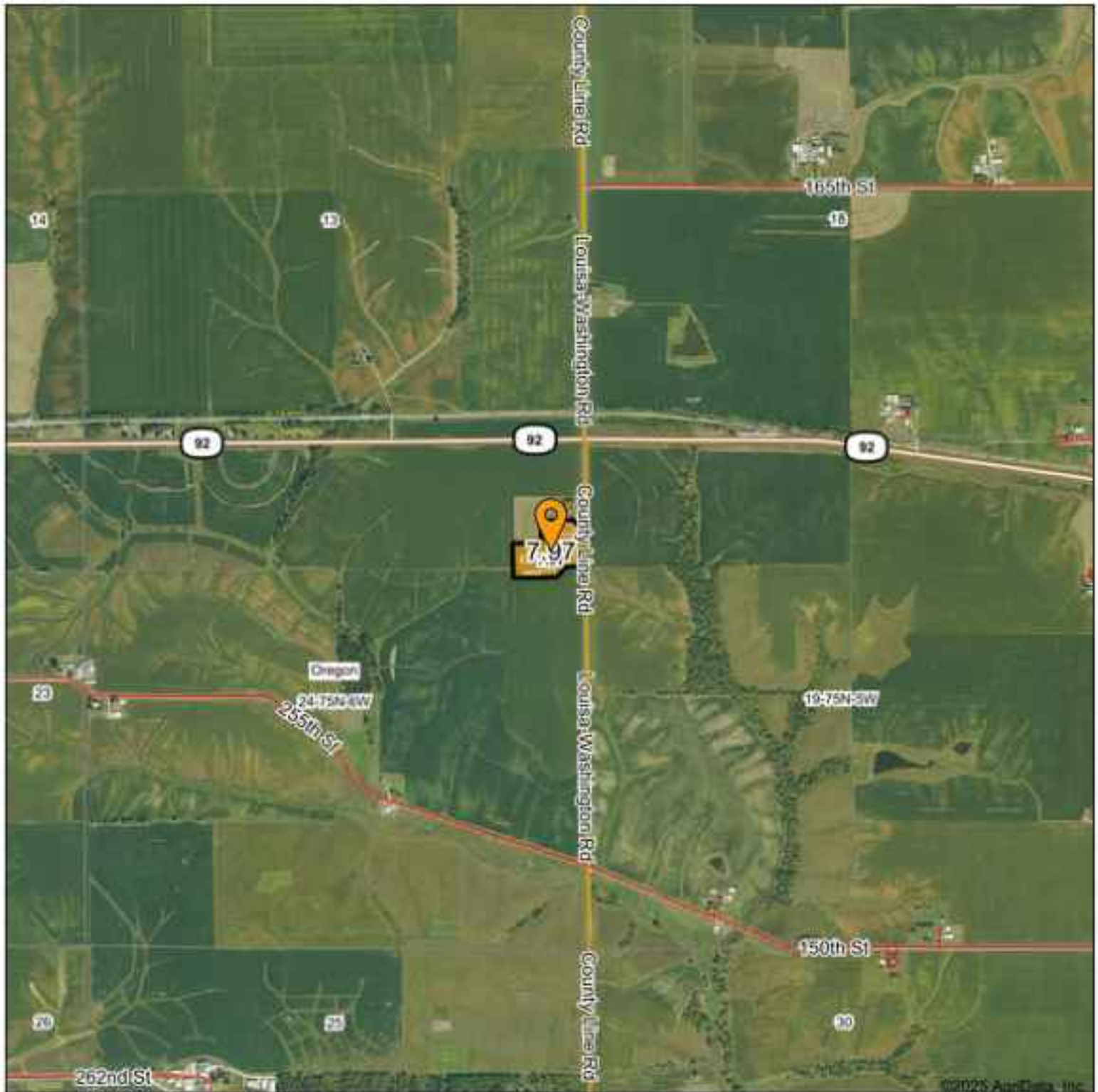
Short Legal:

PT NENE; PT SENE 24-75N-6W

Long Legal:

PART OF THE NE1/4 NE1/4; PART OF THE SE1/4 NE1/4 OF SECTION 24, TOWNSHIP 75 NORTH, 6 WEST, WASHINGTON COUNTY, IOWA

Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

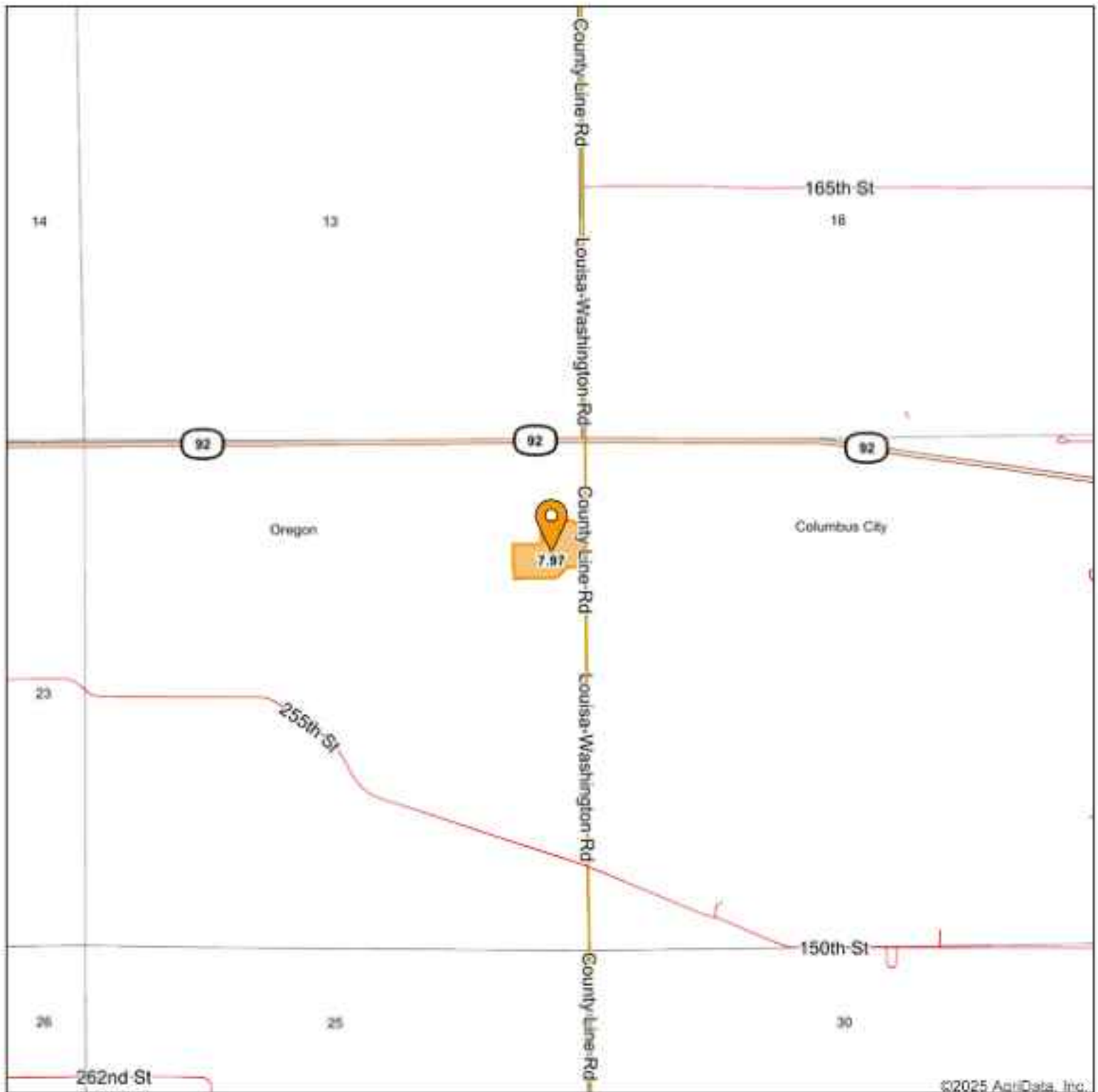
Maps Provided by
 **surety**
COURTESY OF SURETY
© AgrData, Inc. 2025 www.AgrData.com

24-75N-6W
Washington County, IA

0ft 1624ft 3248ft



Location Map



 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
COURTESY OF SURETY
© AgriData, Inc. 2025 www.Agridata.com

24-75N-6W
Washington County, IA

0ft 1624ft 3248ft



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>[Signature]</u> Seller	<u>[Signature]</u> Seller	<u> </u> Date
<u> </u> Buyer	<u> </u> Buyer	<u> </u> Date

Aerial Map



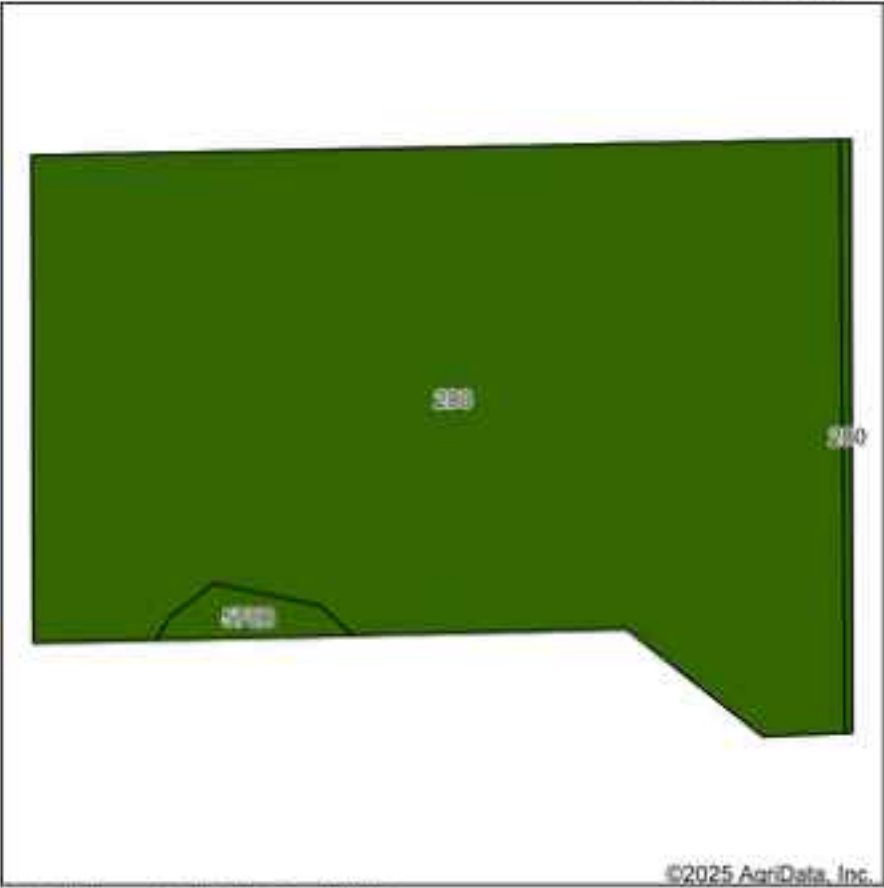
3.03 Acres
24-75N-6W
Washington County, IA

0ft 118ft 236ft



9/2/2025

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Washington
Location: 24-75N-6W
Township: Oregon
Acres: 3.03
Date: 9/2/2025



Area Symbol: IA115, Soil Area Version: 28
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	3.03	100.0%		5	Iw	94
Weighted Average						1.00	94

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



©2025 AgriData, Inc.



WHITAKER MARKETING GROUP
AUCTIONS / REAL ESTATE

Map Center: 41° 17' 27.58, -91° 29' 8.83

0ft 118ft 236ft

24-75N-6W

Washington County
Iowa



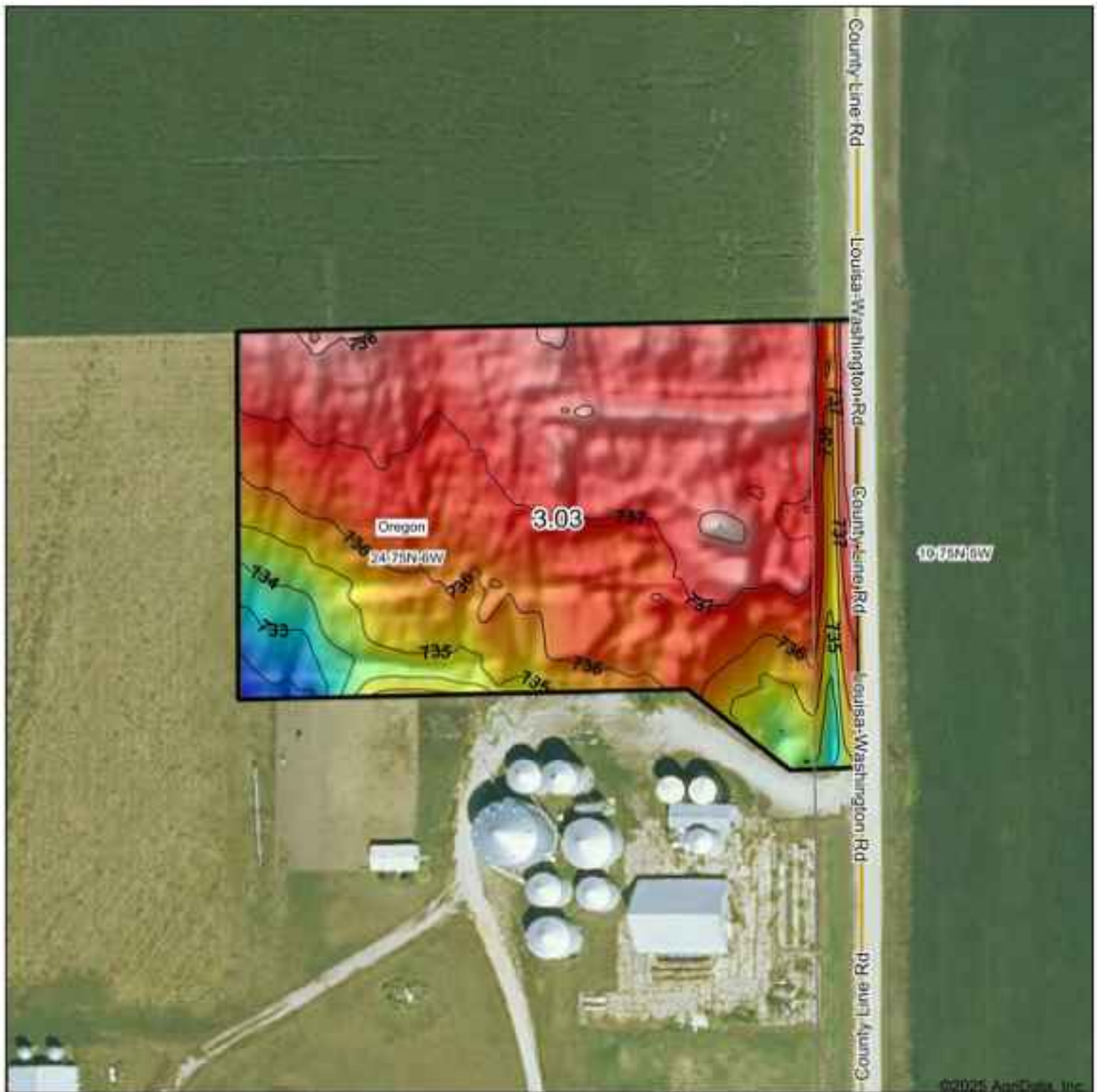
9/2/2025

Maps Provided by



© AgriData, Inc. 2025 www.AgrDataInc.com

Topography Hillshade



Low Elevation High



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By



© AgriData, Inc. 2023 www.AgrDataInc.com

Source: USGS 1 meter dem

Interval(ft): 1

Min: 731.3

Max: 738.8

Range: 7.5

Average: 736.5

Standard Deviation: 1.25 ft

0ft 116ft 232ft



9/2/2025

24-75N-6W
Washington County
Iowa

Boundary Center: 41° 17' 28.33, -91° 29' 8.8

4 Year Crop History



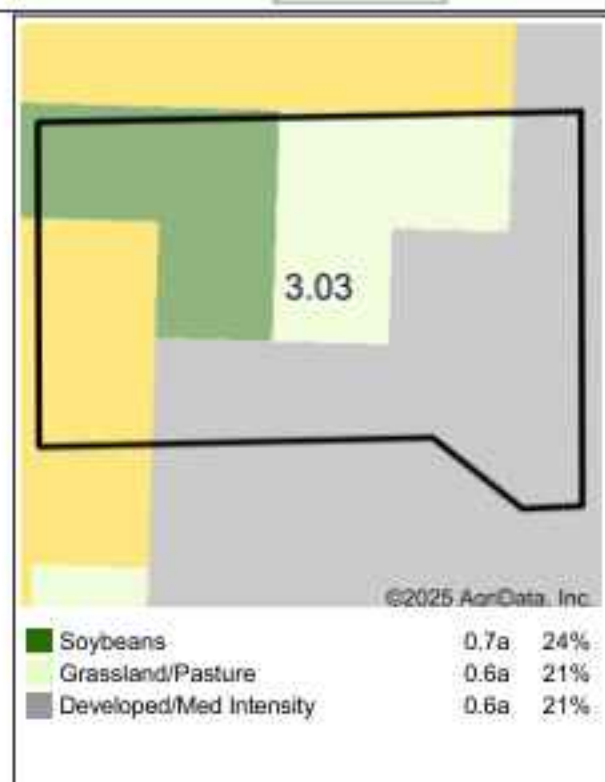
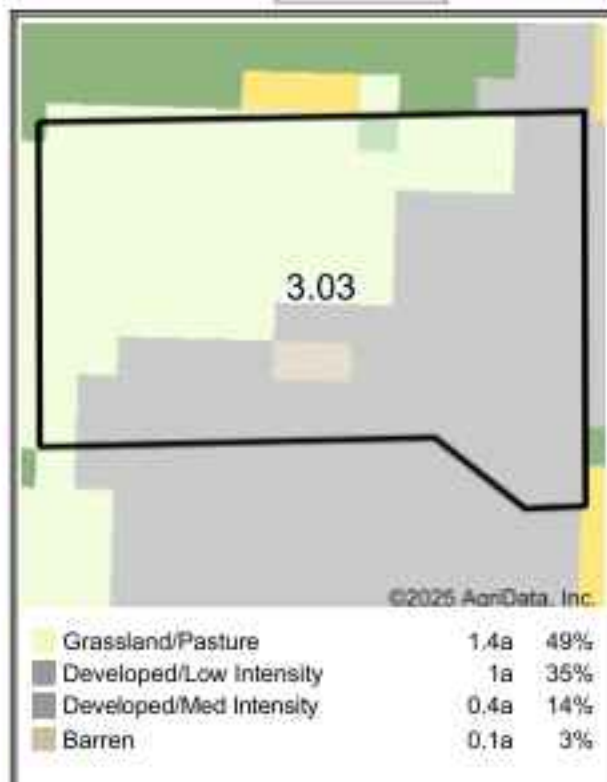
Owner/Operator:
 Address:
 Address:
 Phone:

Date:

Farm Name:
 Field ID:
 Acct. #:

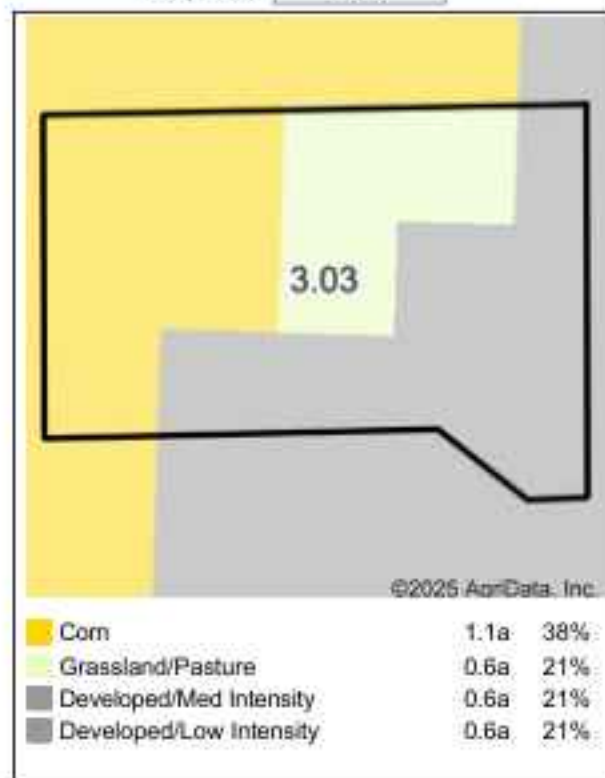
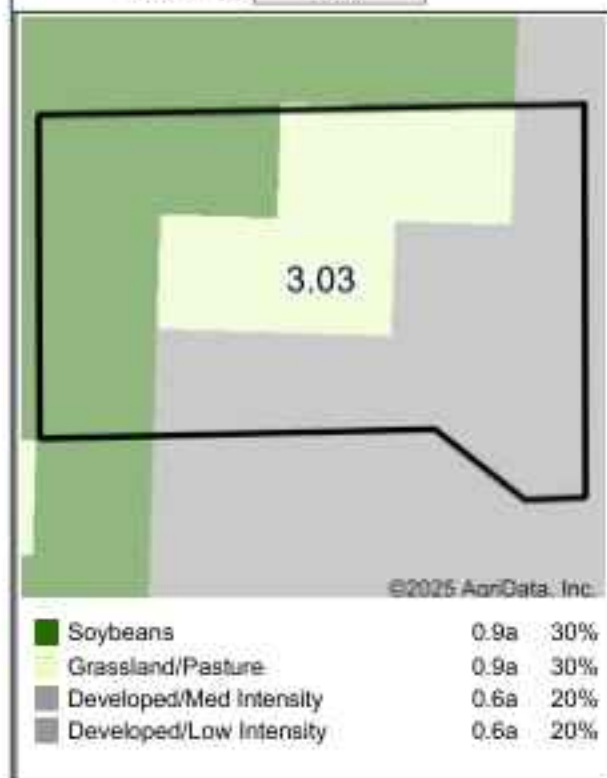
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 17' 28.33, -91° 29' 8.8

State: IA

County: Washington

Legal: 24-75N-6W

Township: Oregon

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



Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Grassland/Pasture - 49%
Developed/Low Intensity -
*USDA CropScape

0ft 86ft 172ft

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Elevation Min: 731.3

Max: 738.8

Range: 7.5

Average: 736.5

Standard Deviation: 1.25 ft



9/2/2025

24-75N-6W
Washington County
Iowa

Boundary Center:
41° 17' 28.33, -91° 29' 8.8

Maps Provided by
surety
CUSTOMER ONLINE APPRAISAL
© AgriData, Inc. 2023 www.AgrData.com

PLSS Legal Description



Map Center: 41° 17' 27.58, -91° 29' 8.83

0ft 389ft 779ft



Acres: 3.03
Date: 9/2/2025
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

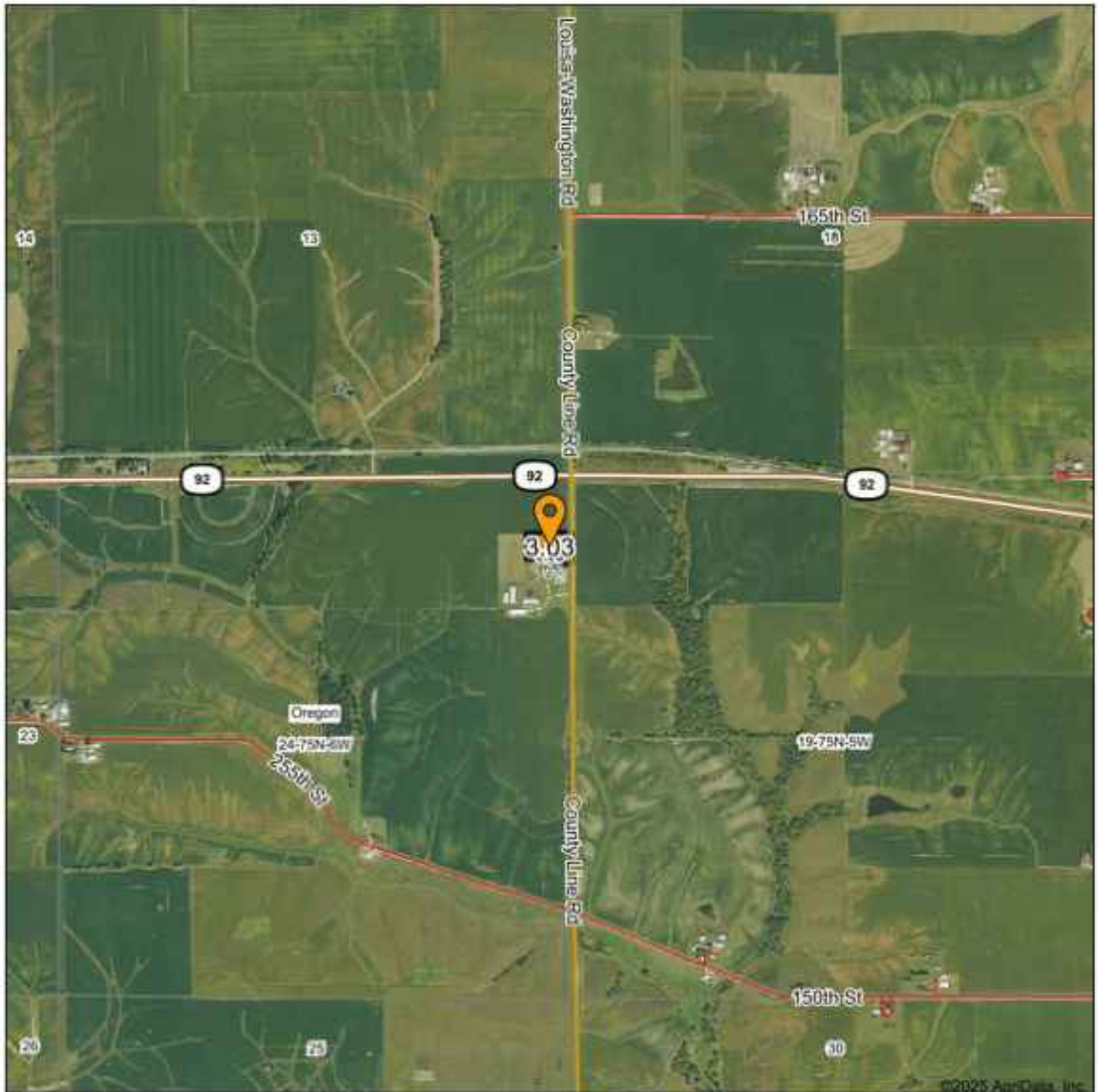
Short Legal:

PT 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

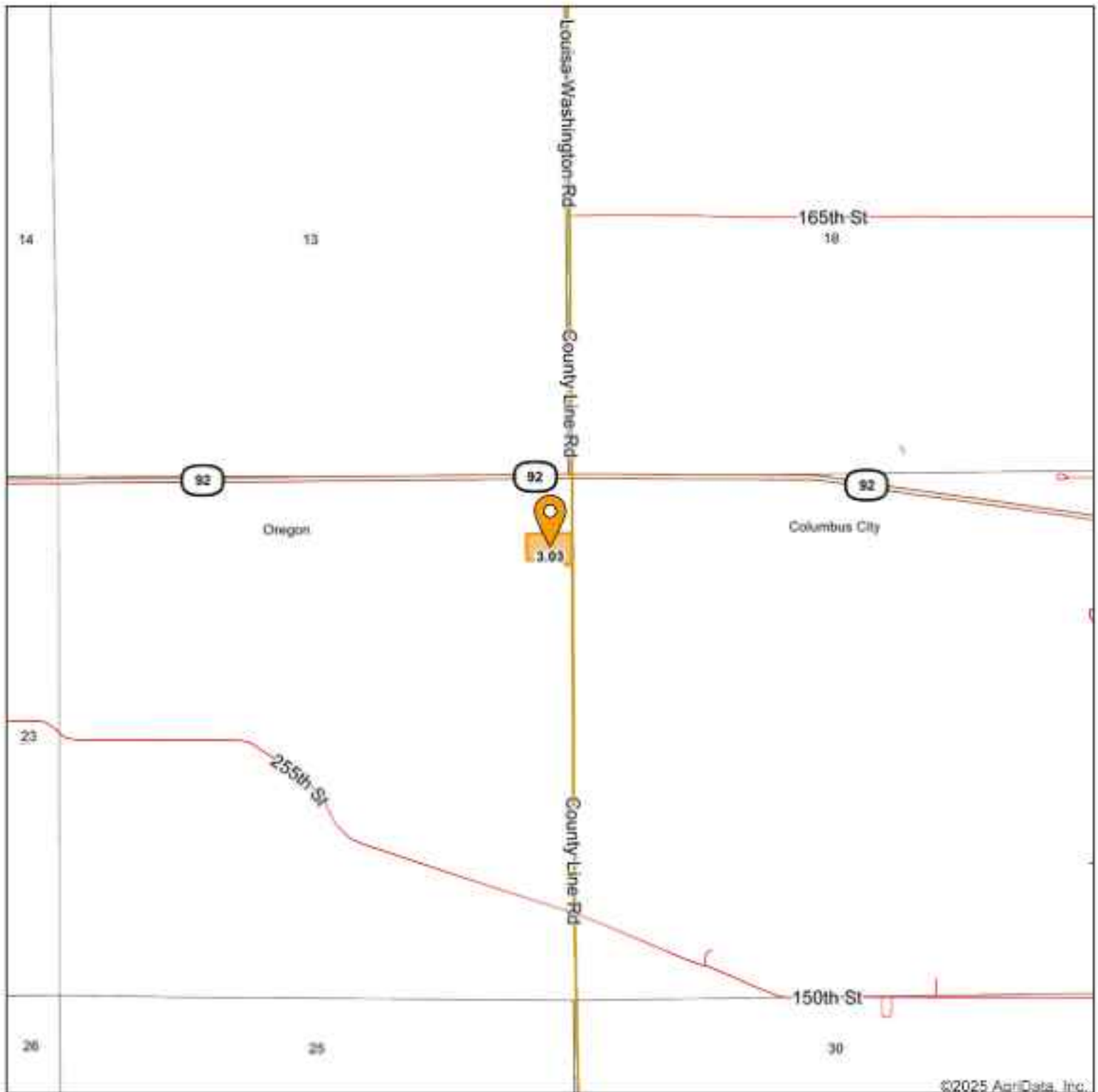
Maps Provided by
 **surety**
COURTESY OF SURETY
© AgrData, Inc. 2025 www.AgrData.com

24-75N-6W
Washington County, IA

0ft 1583ft 3166ft



Location Map



©2025 AgriData, Inc.

 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided by
 **surety**
ESTABLISHED ONLINE AUCTIONS
© AgriData, Inc. 2025 www.Agridata.com

24-75N-6W
Washington County, IA

0ft 1583ft 3166ft



CENTRAL IOWA BOARD OF REALTORS® INC.

Tract 7: Washington County, IA
Owner: Hilltop Acres, Inc.
Address: 2515 LOUISA WASHINGTON RD
AINSWORTH IA 52201
Sec. 24, Twn. 75N, Rng. 6W Parcel IDs (1234200005, 1234200006)

Exempt Properties: Properties exempted from the Seller's disclosure requirement include [IA Code 558A]: Bare ground, property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of a decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division, quit claim deeds, intra family transfers, between divorcing spouses; commercial or agricultural property which has no dwellings.

Seller Eine & Holst Date 6-20-25

Seller

Seller _____ Date _____

Seller	
--------	--

State

[illegible]

Buyer

Date _____

Flavour

[illegible]

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of the Agent. **The Agent has no independent knowledge of condition of the property except that to which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

1. **Basement and/or Foundation:** Has there been known water or other problems? ☐ NA ☐ Yes ☒ No ☐ Unkn

If yes, explain:

2. **Roof:** Any known problems? ☐ Yes ☒ No ☐ Unkn

Age: 25 Type of material: asphalt shingles Date of repairs: 2000

If yes, explain: - gutters need work

3. **Physical Problems:** Any known settling, flooding, drainage or grading problems? ☒ Yes ☐ No ☐ Unkn

If yes, explain: The commencing date of the Listing Agreement is:

4. **Lead-Based Paint:** Any known to be present in the structure? ☐ NA ☐ Yes ☐ No ☒ Unkn

[See **DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD**, if applicable.]

5. **Septic Tank/Drain Fields:** Are there any known problems? ☐NA ☐Yes ☐No ☒Unkn Age:

Location: South of house Date of inspection unknown

Has the system been inspected within 2 years or pumped/cleaned within 3 years? NO Date 02/28/2014

6. Is the property located in a flood plain? ☐ NA ☐ Yes ☒ No ☐ Unkn

If yes, what is the flood plain designation?

Seller's Initials

11 of 31 2016

Buyer's Initials

7. **Structural Damage:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: _____
8. **Well & Pump:** Any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn If yes, explain: _____
Age: _____ Location: West of garage Type: deep well Depth: unknown Diameter: unknown
Has well water been tested? ☐ Yes ☒ No ☐ Unkn If yes, report results: _____
9. **Sewer:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: [include date of repairs] _____
10. **Heating System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
Age: 15 If yes, explain: [include date of repairs] _____
11. **Central Cooling System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
Age: 15 If yes, explain: [include date of repairs] _____
12. **Plumbing System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: [include date of repairs] _____
13. **Electrical System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: [include date of repairs] _____
14. **Pest Infestation:** [wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.]
Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn Date of treatment _____
Any previous infestation damage? ☐ NA ☐ Yes ☒ No ☐ Unkn Date of treatment _____
15. **What is the zoning for this property?** Ag Any non-conforming uses? _____
16. **Asbestos:** Is there any known presence of asbestos in the property? ☐ Yes ☒ No ☐ Unkn If yes, explain: _____
17. **Radon:** Are there any known tests for the presence of radon gas? ☒ Yes ☐ No ☐ Unkn
If yes, explain: (include date of test and results) 15 years ago Remediation equipment installed
18. **Covenants:** Any known restrictive covenants on the property? ☐ Yes ☒ No ☐ Unkn. If yes, and the buyer desires to view the covenants prior to offer, where may they be found? _____
19. **Homeowners Association** Are there any encroachments, easements, "common areas" (pools, tennis courts, walkways, or other areas co-owned), zoning violations, nonconforming uses, or Homeowners Association, which has authority over the property? ☐ NA ☐ Yes ☒ No ☐ Unkn
Are there dues? If so, \$ _____ / ☐ year ☐ month.
20. Are there features of the property shared in common with adjoining landowners, such as walk, fences, roads, and driveways whose use or responsibility for maintenance may have an effect on the property? ☐ Yes ☒ No ☐ Unkn

Seller's Initials

EAR

Buyer's Initials

NOTE: Section B & C are for the convenience of Buyer/Seller and are not mandatory.

B. APPLIANCES, SYSTEMS, & SERVICES: [check all that apply]

Note: Items marked "Included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	NA	Incl	Working					NA	Incl	Working							
Dishwasher	☐	☒	☐	Yes	☒	No	☐	Unkn	Intercom System	☒	☐	☐	Yes	☐	No	☐	Unkn
Dryer	☐	☒	☐	Yes	☒	No	☐	Unkn	Keys for all Locks	☒	☐	☐	Yes	☐	No	☐	Unkn
Microwave	☐	☒	☐	Yes	☒	No	☐	Unkn	Lawn Sprinkler/Irrigation	☒	☐	☐	Yes	☐	No	☐	Unkn
Oven/Range/Cooktop	☐	☒	☐	Yes	☒	No	☐	Unkn	Pet Fence [Underground]	☒	☐	☐	Yes	☐	No	☐	Unkn
Refrigerator	☐	☒	☐	Yes	☒	No	☐	Unkn	Pool Heater, Wall Liner&Equip.	☒	☐	☐	Yes	☐	No	☐	Unkn
Washer	☐	☒	☐	Yes	☒	No	☐	Unkn	Propane Tank	☒	O/R	☐	Yes	☐	No	☐	Unkn
Alarm System	☒	☐	☐	Yes	☐	No	☐	Unkn	Satellite Dish	☒	☐	☐	Yes	☐	No	☐	Unkn
Attic Fan	☒	☐	☐	Yes	☐	No	☐	Unkn	Satellite Receiver	☒	☐	☐	Yes	☐	No	☐	Unkn
Basketball Hoop	☒	☐	☐	Yes	☐	No	☐	Unkn	Sauna and/or Hot Tub	☒	☐	☐	Yes	☐	No	☐	Unkn
Ceiling Fan	☐	☒	☐	Yes	☒	No	☐	Unkn	Smoke Alarms	☐	☒	☐	Yes	☒	No	☐	Unkn
Central Vacuum	☒	☐	☐	Yes	☐	No	☐	Unkn	Softener/Conditioner/Filter	☐	O/R	☒	Yes	☐	No	☐	Unkn
Doorbell	☒	☐	☐	Yes	☐	No	☐	Unkn	Sump Pump	☒	☐	☐	Yes	☐	No	☐	Unkn
Exhaust Hood Fan	☒	☐	☐	Yes	☐	No	☐	Unkn	Thermostat	☐	☒	☒	Yes	☐	No	☐	Unkn
Fireplace/Chimney	☒	☐	☐	Yes	☐	No	☐	Unkn	Water Heater	☐	☒	☒	Yes	☐	No	☐	Unkn
Furnace Humidifier	☐	☒	☐	Yes	☒	No	☐	Unkn	Window Air Conditioner	☒	☐	☐	Yes	☐	No	☐	Unkn
Garage Door Remote	☒	☐	☐	Yes	☐	No	☐	Unkn	Windows	☐	☒	☐	Yes	☒	No	☐	Unkn
Garbage Disposal	☒	☐	☐	Yes	☐	No	☐	Unkn	Wood Burning System	☒	☐	☐	Yes	☐	No	☐	Unkn

Explain any "No" responses:

List fixtures, window treatments, appliances, etc. excluded from the sale:

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.

Warranties are available for purchase from independent warranty companies.

C. ADDITIONAL ITEMS: [check appropriate response]

- Any significant structural modification or alteration to property? ☐ Yes ☒ No ☐ Unkn Please explain: _____
- Has the property been tested for the presence of mold? [if yes, list date of test and results below] ☐ Yes ☒ No ☐ Unkn
- Has the property been tested for energy efficiency? [if yes, list date of test and results below] ☐ Yes ☒ No ☐ Unkn
- Are there any underground tanks located on the property? [if yes, list location[s] below] ☐ Yes ☒ No ☐ Unkn
- Has there been a property/casualty loss, an insurance claim, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? ☐ Yes ☒ No ☐ Unkn If yes, has the damage been repairs or replaced? ☐ Yes ☐ No
- Are there any known private burial sites on the property? [if yes, list location[s] below] ☐ Yes ☒ No ☐ Unkn
- Are you related to the listing agent? [describe relationship below] ☐ Yes ☒ No
- Are you a licensed Real Estate Agent? ☐ Yes ☒ No
- Are there any known class action law suits regarding this property? [if yes, list below] ☐ Yes ☒ No ☐ Unkn
- Are you aware of any environmental concerns? [if yes, list below] ☐ Yes ☒ No ☐ Unkn
- Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? ☐ Yes ☒ No ☐ Unkn

If the answer to any of the items in Section C above is yes, explain: [attach additional sheets if necessary]

Seller has owned property since _____ The residence was built in _____ as per city assessor. Seller has indicated above the history and condition of all items based solely on information known to Seller. If any changes occur in structural, mechanical, appliances, systems, etc. of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer in writing. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees [brokers or salespersons]. **Seller hereby acknowledges Seller has retained a copy of this statement.**

Seller acknowledges requirement that Buyer will be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

SELLER Quinn L. Holt SELLER _____

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health. Buyer hereby acknowledges receipt of a copy of this statement.

BUYER _____ BUYER _____

ONLY TO BE COMPLETED IF THE HOME WAS BUILT PRIOR TO 1978

SELLER DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARD

Property Address: 1515 15th St NW, Washington DC 20004 Age of dwelling: 63

Property Owner: [print per title] Hilltop Acres, Inc.

Lead-Based Paint Warning: Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978, is notified that such property may represent exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possibly lead-based paint hazards is recommended prior to purchase.

A. SELLER'S DISCLOSURE: [initial below, check appropriate response]

- ESK 1. Presence of lead-based paint and/or lead-based paint hazards are present in the dwelling. [check one below]
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the dwelling. [explain below]
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the dwelling.
- ESK 2. Records and reports available to the Seller. [check one below]:
- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the dwelling. [list records and reports below]
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the dwelling.

B. BUYER'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

- ☐ 1. ☐ Buyer has received copies of all information listed above.
- ☐ No records or reports were available.
- ☐ 2. ☐ Buyer has received the pamphlet Protect Your Family from Lead in Your Home, Lead Poisoning, How to Protect Iowa Families, or a similarly approved booklet.
- ☐ 3. ☐ Buyer has received a 10-day opportunity [or mutually agreed upon period of time] to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.
- ☐ Buyer WAIVES the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.

AGENT'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

- GLK 1. ☒ Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY:

The following parties have reviewed and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller hereby acknowledges Seller has retained a copy of this statement.

SELLER [Signature]

SELLER [Signature]

AGENT [Signature]

Buyer hereby acknowledge receipt of a copy of this statement.

BUYER [Signature]

BUYER [Signature]

AGENT [Signature]