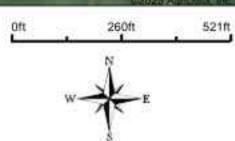
Aerial Map





surety'

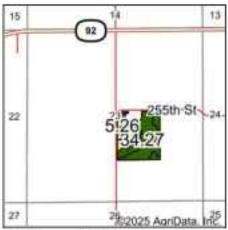
41.92 Acres 23-75N-6W Washington County, IA



5/2/2025

Soils Map





State: lowa

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







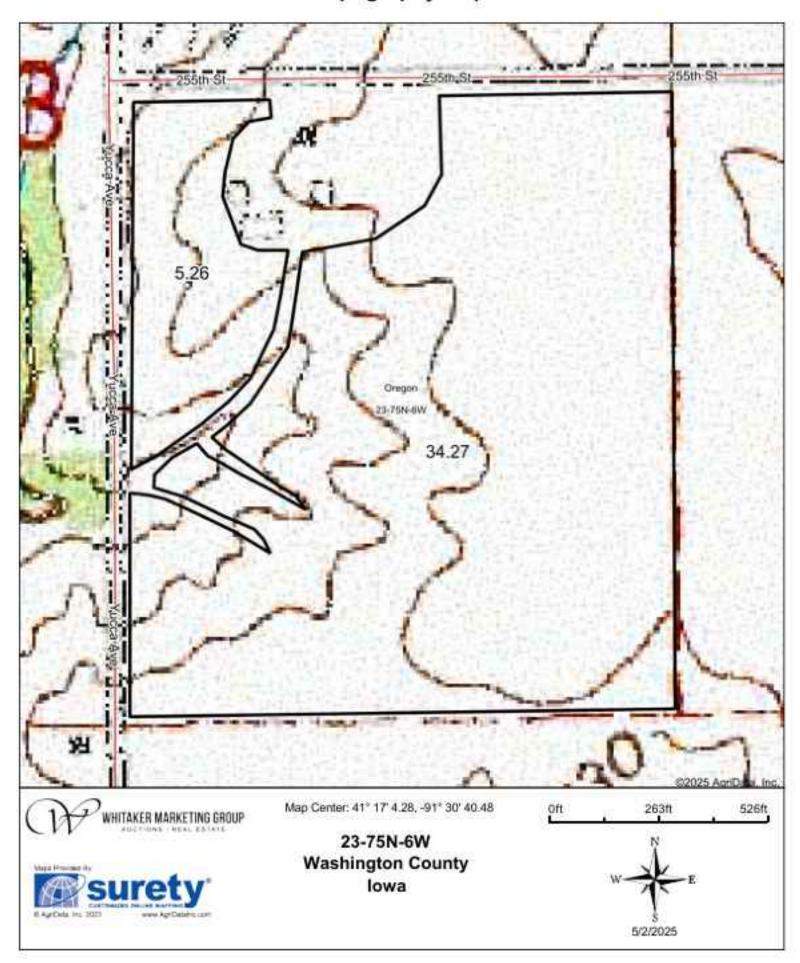
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class	CSR2**
280	Mahaska sity clay loam, 0 to 2 percent slopes	19.79	50.1%		.5	lw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	10.12	25.6%			lle	91
222C2	Clarinda sitty clay loam, 5 to 9 percent slopes, moderately eroded	5.62	14.2%		95	IVw	40
279	Taintor sitty day loam, 0 to 2 percent slopes	2.64	6.7%		95	llw	83
570B	Nira sitty clay loam, 2 to 5 percent slopes	1,36	3.4%			lle	81
	Valletinan Alan Indonesia Wellawor Albertan Doolloo Mila Doolloo Sana			Wei	hted Average	1.78	84.4

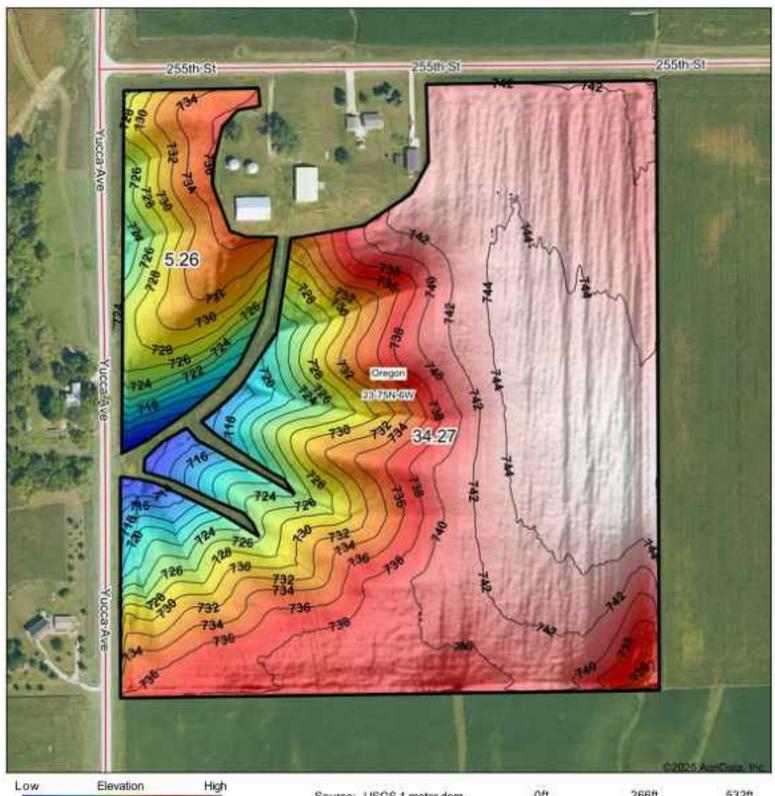
A Take and the CSR values for each county to CSR2.

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







Source: USGS 1 meter dem

Interval(ft): 2

Mrr: 710.9 Max: 745.9

Range: 35.0

Average: 736.6 Standard Deviation: 7.91 ft 266ft 532ft



23-75N-6W Washington County lowa

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

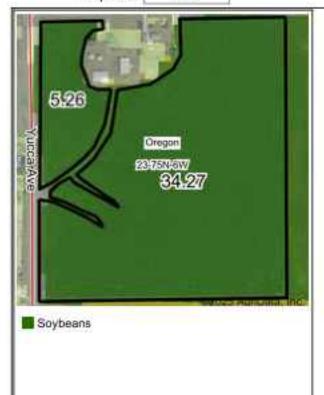
4 Year Crop History



Owner/Operator;	Roberts Tract 1	Date:	5/2/2025
Address:	<u> </u>	Farm Name:	
Address:		Field ID:	
Phone:		Acct.#	
	Crop Yea	2023	

Crop Year:

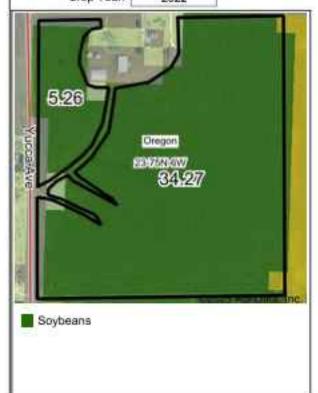
2024





Crop Year:

2022





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

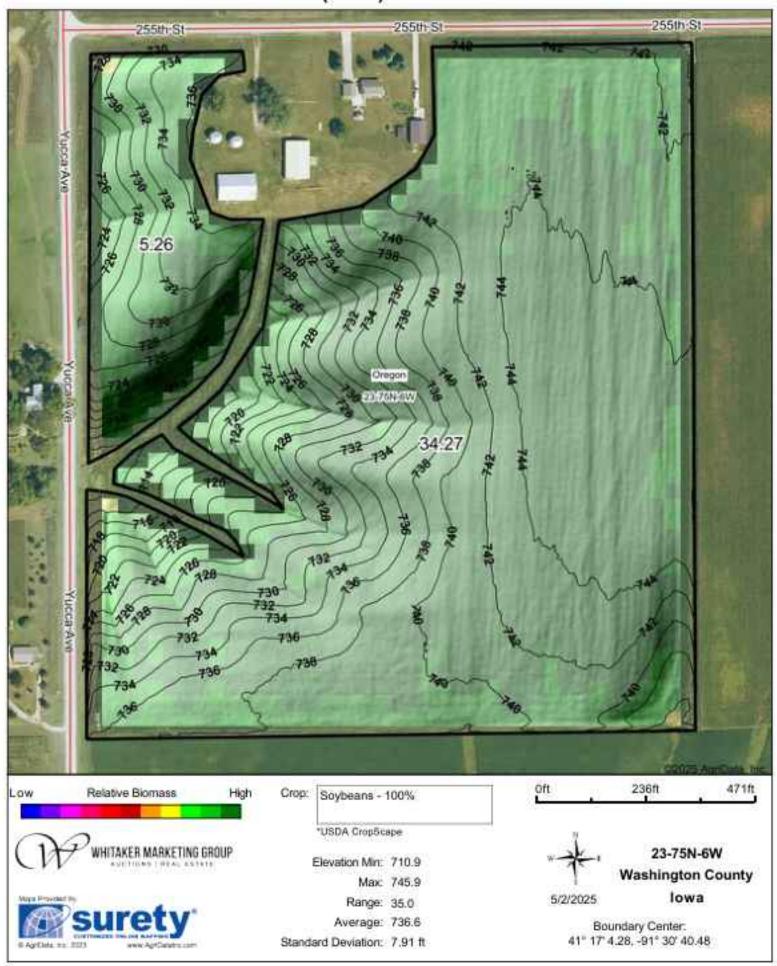
State: IA County: Washington

Legal: 23-75N-6W Twinship: Oregon





Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description



27 25:2025 AgriData
Acres: 41.92
Date: 5/2/2025
Township: Oregon
County; Washington
State: Iowa

92

15

22



255th-St-24



PLSS Source: Bureau of Land Management (BLM)
PLSS Note: BLM contains Government Lots and
Quarters. Availability and accuracy
will vary by location

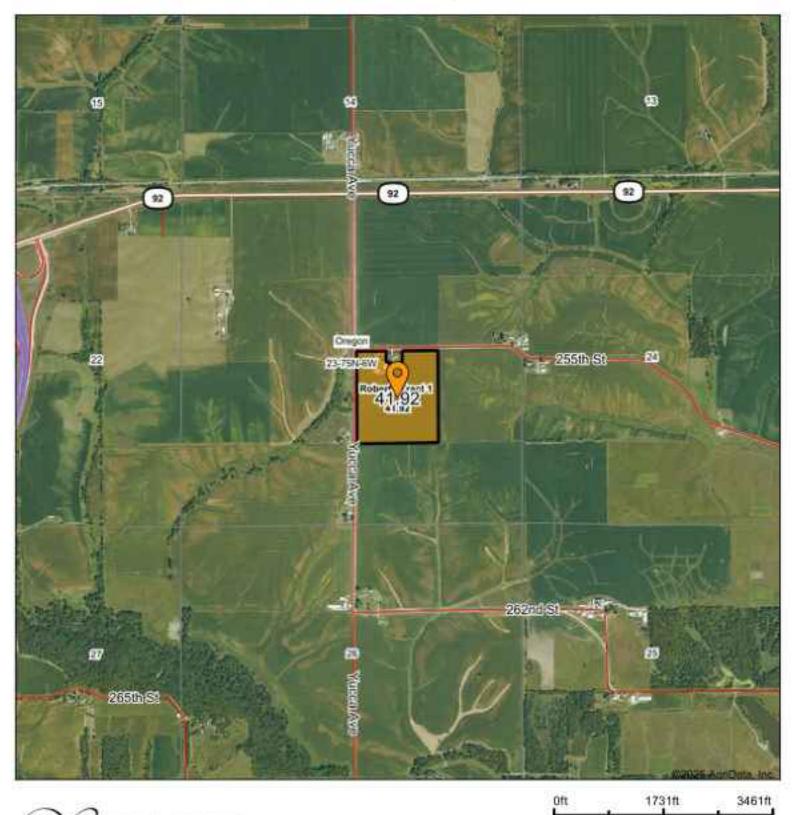
Short Legal:

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







23-75N-6W Washington County, IA



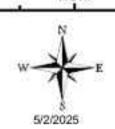
Location Map







23-75N-6W Washington County, IA





виует

Seller Land Disclosure

	ct 1 - Sec. 23, Twp. 75N, Rng. 6W P	arcel ID's (1223400013, 1223400014, 1223200006)
Address or Location:		Unique de la companya
Zoning: Ag	Does zoning currently allow for	
What will be the basis of th		et Acres No. Acres 41.42
	property associated with?: HIGHLAND CO	MMUNITY SCHOOL
Have covenants been establ	lished for this location?	If Yes, attach a copy.
1. Are buildings presen	at on the property?	10. Is there a Private Road located on this property?
₽Yes	□No	□Yes ■No
	on that requires Dues?	11. Are fences present around the property? ■Yes ■No If Yes, what is the condition of the property line fences? New
3. Water Availability:		Properly Maintained
None Availability.	573 ··· ·	Poor
- CONTRACTOR (CONTRACTOR CONTRACTOR CONTRACT	₩ell	
Rural	No	Are the fences accurate in comparison to property lines?
Combination	Provide detailed location	SaYes □No
☐ Other	of each well on back.	
		 What type(s) of improvements are present to this property
	ge Disposal Systems are present at	Terraces
this location?		Grain Bins
City	☐ Septic	⊠ Tile
None	Date Last Pumped	☐ Springs
N		Ponds machine sheds x2
If septic is select with county reg	rted, is the system in compliance pulations?	Other mechanic steds xx
□ Yes	□No If No, Explain	 Is there currently a Tenant on this property? Ses No
		If Yes, has the tenant been provided with a termination notice? \(\sum_{No} \) \(\sum_{No} \)
5. Name of the Electric	Company that provides service to	What are the terms of the current agreement?
this location: RF		
		Terminates Feb 28, 2026
6. What type of fuel is	available at this location?	14. Is the land enrolled in any Government Programs?
LP Gas		□ Yes ■No
☐ Natural Gas		If Yes, identify the programs below.
Other	20	CRP Conservation Agreements
None	***	DCP Forest Service
		Wetlands
7. Are there any Ease for the location?	ments or other encumbrances on file	Other
	a brief description of such.	15. What type(s) of Environmental Concerns are present on
		this property? ☐ Feedlots ☐ Underground Storage Tanks
8 Will a property sure	vey be required? Tes No	Landfills Illegal Dump Sites
	responsible for the cost?	None Burial Grounds Other
9. Will it be necessary	to build a driveway to access the	16. Does the farm contain HEL tillable acres? □Yes ☑No
property?	□No	If Yes, Is the farm in compliance? □Yes □No
Additional Remarks: (us	e page 2 for additional disclosure informa	tion)
	(50.5)	A.
0 0 01	2 1 1 1 1	0 4 10

Buyer

Seller Land Disclosure



Add Additional Disclosure Information Below

_ (Nell W [has not winds	been -: 11 d	i sund	fo-	20	years.
	,		7000 374	*			
				- 1			
		94					
				8.			
		Ø	3				

Aerial Map



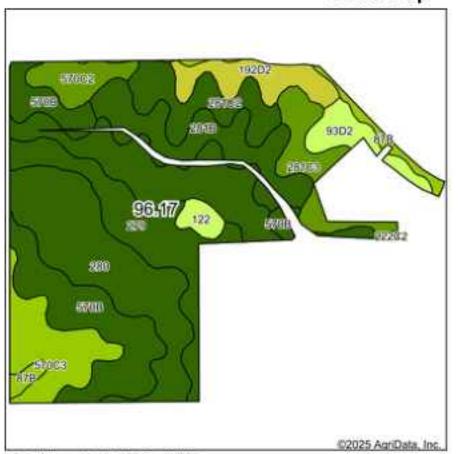


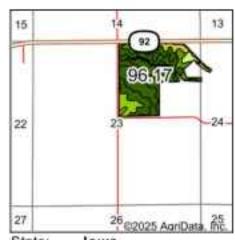


105.46 Acres 23-75N-6W Washington County, IA



Soils Map





State: Iowa County: Washington Location: 23-75N-6W

Township: **Oregon**Acres: **96.17**Date: **5/2/2025**



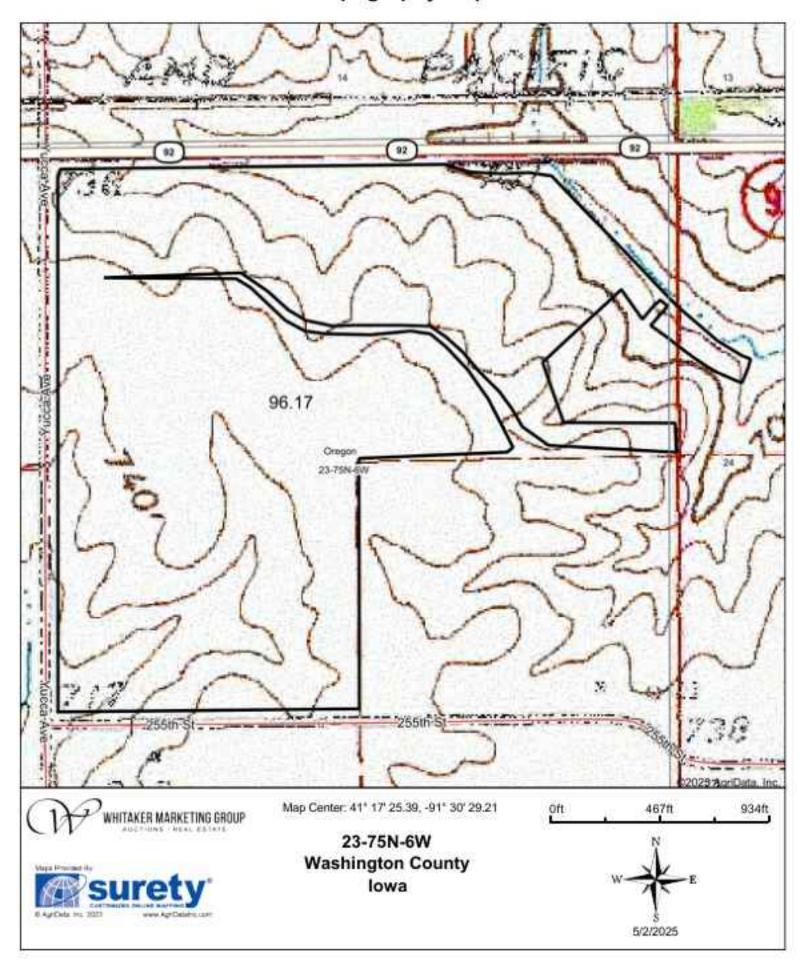


Soils data provided by USDA and NRCS	Soils data	provided!	by USDA	and I	NRCS
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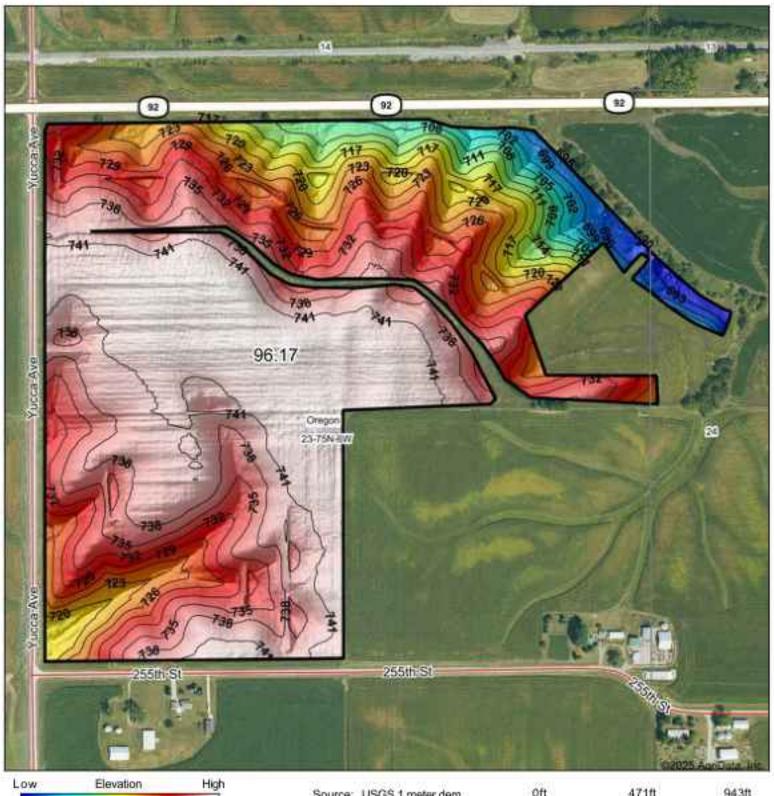
Area	Symbol: IA183, Soil Area Version: 31	_					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska sity clay loam, 0 to 2 percent slopes	27.83	28.9%		. 5	lw	94
570B	Nira silty clay loam, 2 to 5 percent slopes	15.02	15.6%			lle	81
279	Taintor silty clay loam, 0 to 2 percent slopes	10.37	10.8%		95		83
281B	Otley silty clay loam, 2 to 5 percent slopes	9.06	9.4%			le	91
570C3	Nira silty clay loam, 5 to 9 percent slopes, severely eroded	7.29	7.6%		5	(Ve	64
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	6.31	6.6%		5	lle	82
281C3	Otley silty clay loam, 5 to 9 percent slopes, severely eroded	5.08	5.3%		5	IVe	74
192D2	Adair sitty clay loam, 9 to 14 percent slopes, moderately eroded	4.87	5.1%		5	IVe	12
570C2	Nira sitty day loam, 5 to 9 percent slopes, moderately eroded	3.34	3.5%		5	lle	71
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.16	3.3%			tle	38
87B	Colo-Zook sity day loams, 0 to 3 percent slopes	2.34	2.4%		85	llw	68
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.39	1.4%		100	lillw	36
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.11	0.1%		95	IVw	40
Carra Cons	as opother Mercial falues for each county to CSR2.			Wei	ghted Average	2.22	78.1

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







Source: USGS 1 meter dem

Interval(ft): 3

Mrr: 691.1 Max: 743.2 Range: 52.1

Average: 731.8

Standard Deviation: 11,35 ft

Oft 471ft 943ft 23-75N-6W Washington County lowa

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

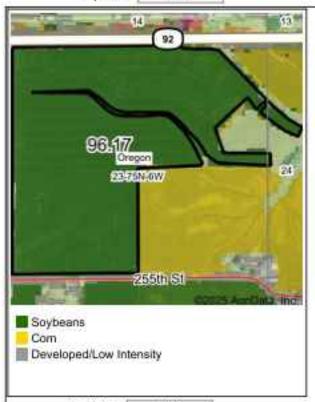
4 Year Crop History

-	2
(1)	WHITAKER MARKETING GROUP
	HATCHING SHEETE STATE

wner/Operator;	Roberts Tract 2	Date:	5/2/2025
Address:		Farm Name:	
Address:	e.	Field ID:	
Phone:		Acct. #:	n

Crop Year:

2024







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

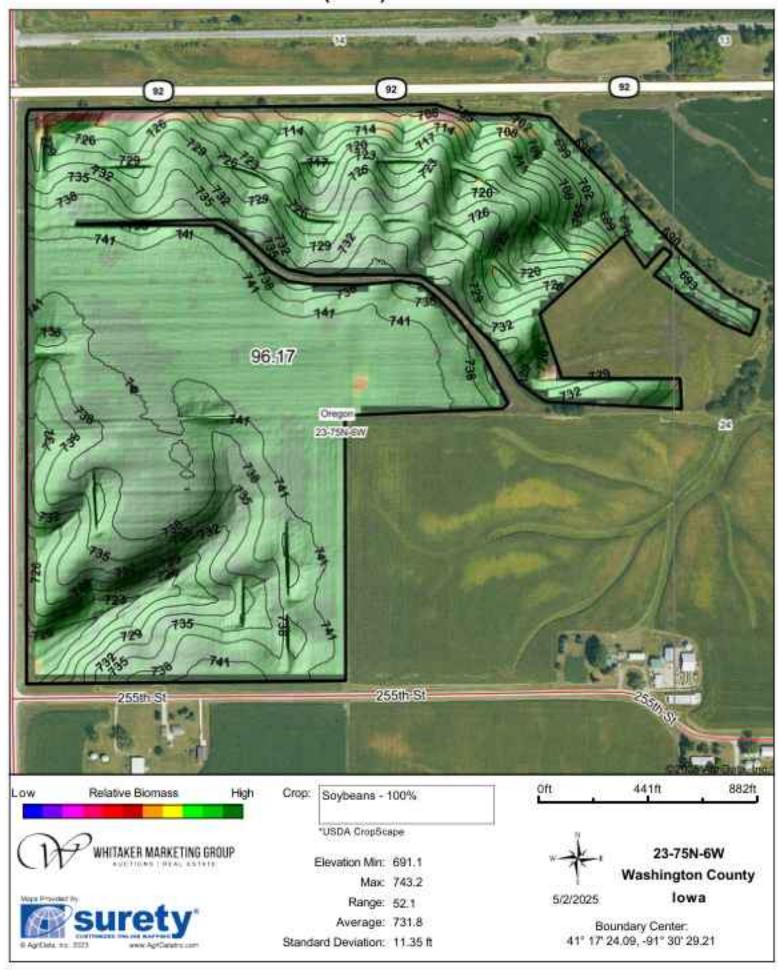
State: IA County: Washington

Legal: 23-75N-6W Twnship: Oregon



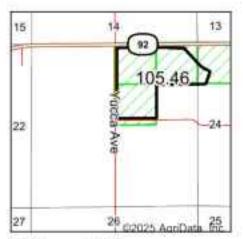


Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description





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

State: lowa





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







23-75N-6W Washington County, IA



Location Map







23-75N-6W Washington County, IA





Seller Land Disclosure

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*************	Tract 2 - Sec. 23, Twp. 75N, Rng. 6W P.	arcel ID's (1223200006, 1223200001, 1223200002)
Address or Location:		
Zoning: Ag	Does zoning currently allow for	the intended use? Pres No
What will be the basis		t Acres No. Acres 105, 46
	is this property associated with?: HIGHLAND CON	
Have covenants been	established for this location? Yes No	If Yes, attach a copy.
		ts the state of th
t Are buildings o	resent on the property?	10. Is there a Private Road located on this property?
DYax	SINo	□Yes □SNo
— // 0.3	440	1 2767
2. Is there an Asse	ociation that requires Dues?	11. Are fences present around the property?
□ Yes	₩ No	If Yes, what is the condition of the property line fences?
	to a second	□ New
3. Water Availabi	dity:	Properly Maintained
None	□ Well	Poor ~ some
Rural	No.	Are the fences accurate in comparison to property lines?
☐ Combination	Provide detailed location	∑Yes □No
Other	of each well on back.	
	of each well on once.	12. What type(s) of improvements are present to this property?
4. What types of S	Sewage Disposal Systems are present at	Terraces
this location?	DE ANTE SELECTION OF SELECTION	Grain Bins
☐ City	Septic	Tile Tile
None None	Date Last Pumped	Springs
	- Alexandranics - March	Ponds
If septic is	selected, is the system in compliance	Other
	ty regulations?	
	'es □No If No, Explain	 Is there currently a Tenant on this property?
		If Yes, has the tenant been provided with a termination
0.000		notice? No
	ectric Company that provides service to	What are the terms of the current agreement?
this location:	NA	Ends 2/18/26
an awaren zur einen aus	Charles of the Bart Affective of Carles Charles Constitution	
	uel is available at this location?	14. Is the land enrolled in any Government Programs?
LP Gas		ĭ Yes □No
Natural Gas		If Yes, identify the programs below.
Other		CRP Conservation Agreements
None		DCP Forest Service
T Amerikany amerika	F	Wetlands
	Easements or other encumbrances on file	Other
for the location?		15. What type(s) of Environmental Concerns are present on
ii x es, pro	ovide a brief description of such.	this property?
		☐ Feedlots ☐ Underground Storage Tanks
9 Will a property	survey be required? No	Landfills Illegal Dump Sites
	v survey be required? \(\overline{\o	None Burial Grounds
	Geller Buyer	Other
LA	ener Dayer	
0 Will it he neces	sary to build a driveway to access the	16. Does the farm contain HEL tillable acres? ₩Yes □No
property?		If Yes, Is the farm in compliance? A Yes No
harden		if ies, is the farm in computance: (A) ies [180
Additional Remarks	s: (use page 2 for additional disclosure informat	ion)
	V. CIPIE	
100	10 1	11.116
11/1	Whate 913	000000

Aerial Map



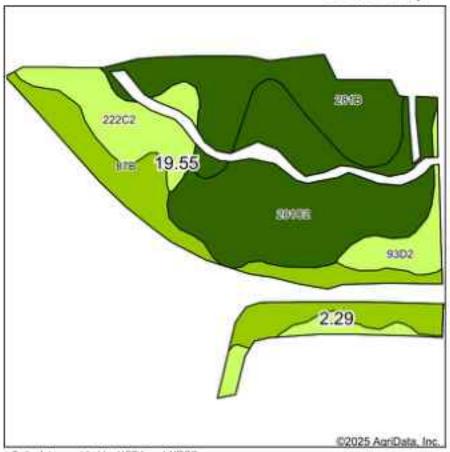




29.97 Acres 24-75N-6W Washington County, IA



Soils Map





State: lowa

County: Washington Location: 24-75N-6W Township: Oregon Acres: 21.84

Date: 5/2/2025







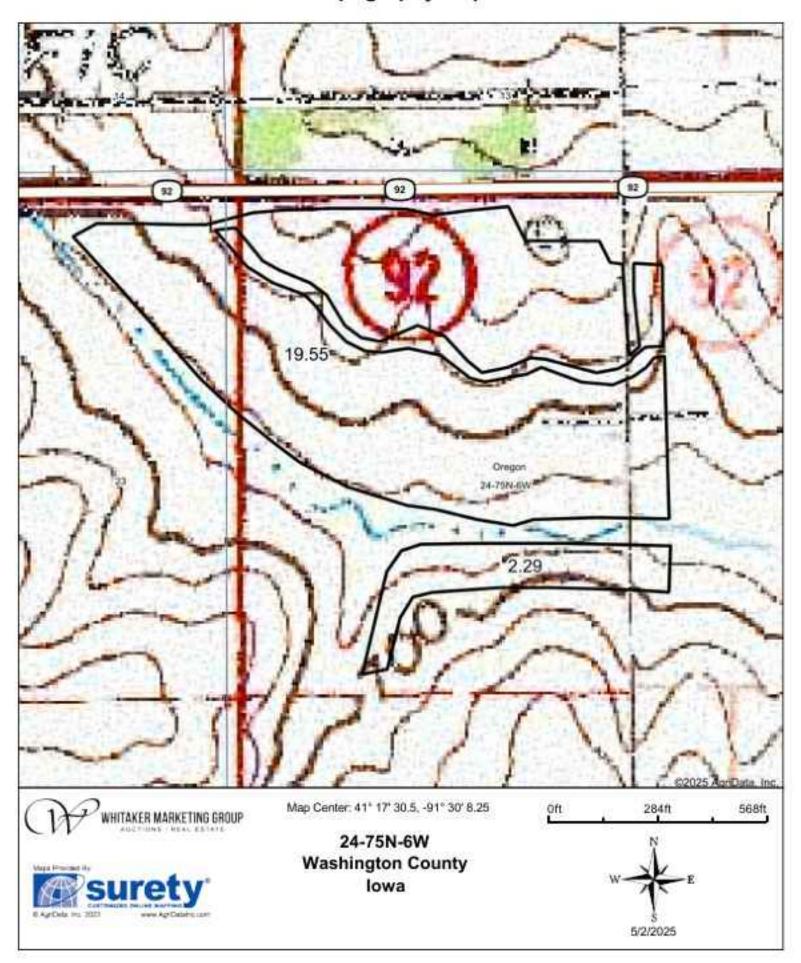
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class	CSR2**
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	7.87	36.0%		- 5	lle	82
281B	Otley silty clay loam, 2 to 5 percent slopes	4.84	22.2%			lle:	91
87B	Colo-Zook sity clay loams, 0 to 3 percent slopes	4.56	20.9%		85	Itw	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
				Wei	ghted Average	2.69	72.1

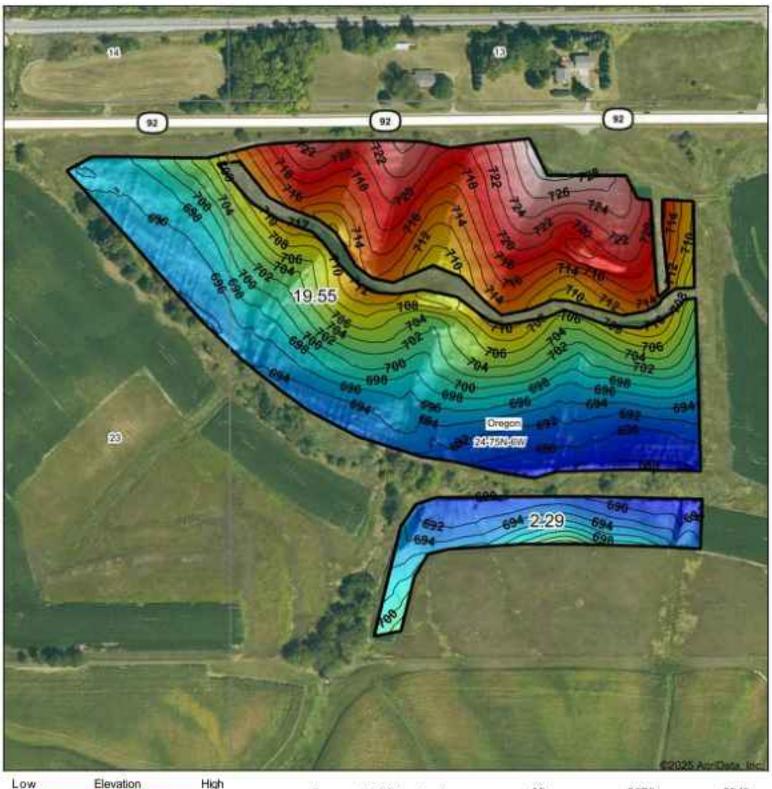
Sola was epidlick the CSR values for each county to CSR2.

[&]quot;c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







Source: USGS 1 meter dem

Interval(ft): 2

Mrs: 687.4 Max: 729.2

Range: 41.8

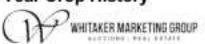
Average: 704.4 Standard Deviation: 10.83 ft oft 267ft 534ft



24-75N-6W Washington County Iowa

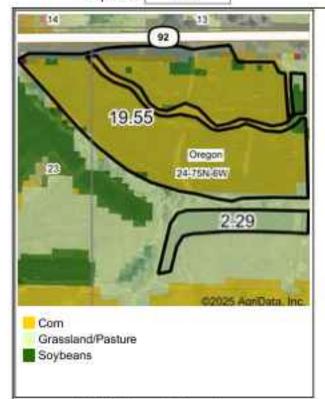
Boundary Center: 41" 17" 29.59, -91" 30' 9.2

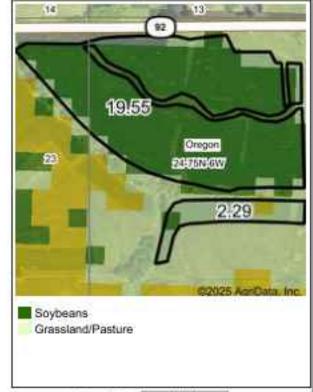
4 Year Crop History

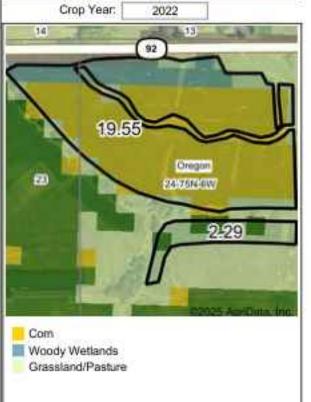


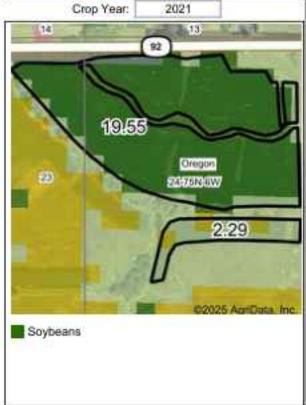
wner/Operator;	Roberts Tract 3	Date:	5/2/2025
Address:		Farm Name:	
Address:		Field ID:	
Phone:		Acct. #:	1
	Crop Yea	ar: 2023	

Crop Year: 2024









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

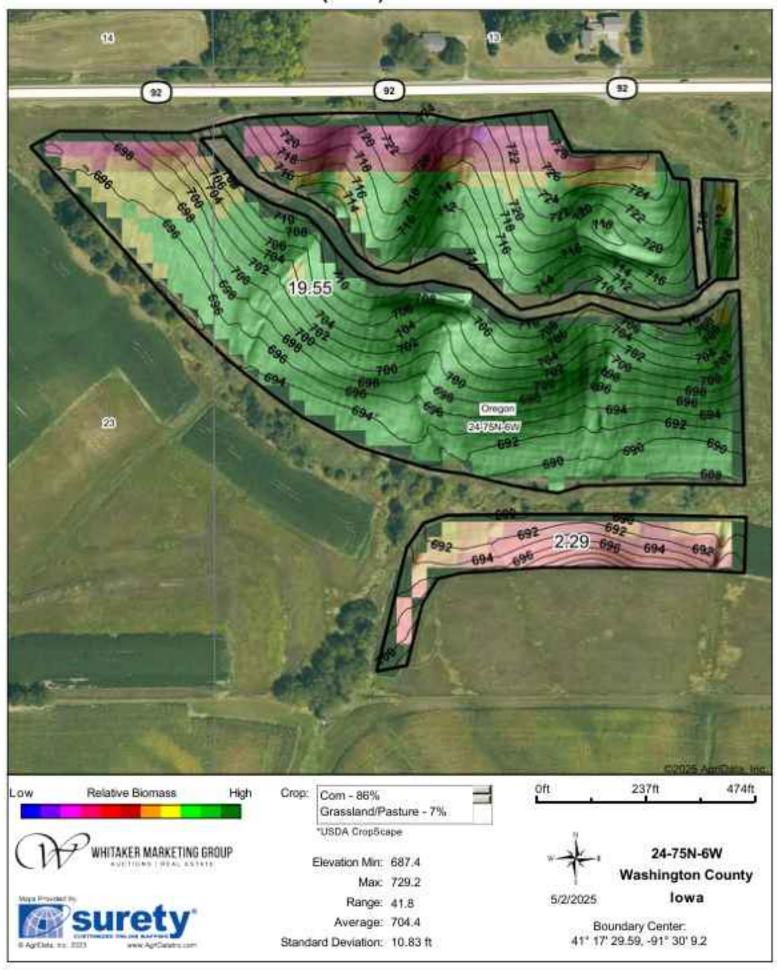
State: IA County: Washington

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



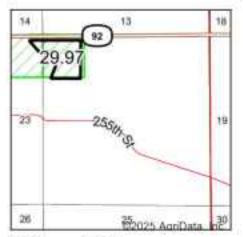


Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description





Acres: 29.97
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

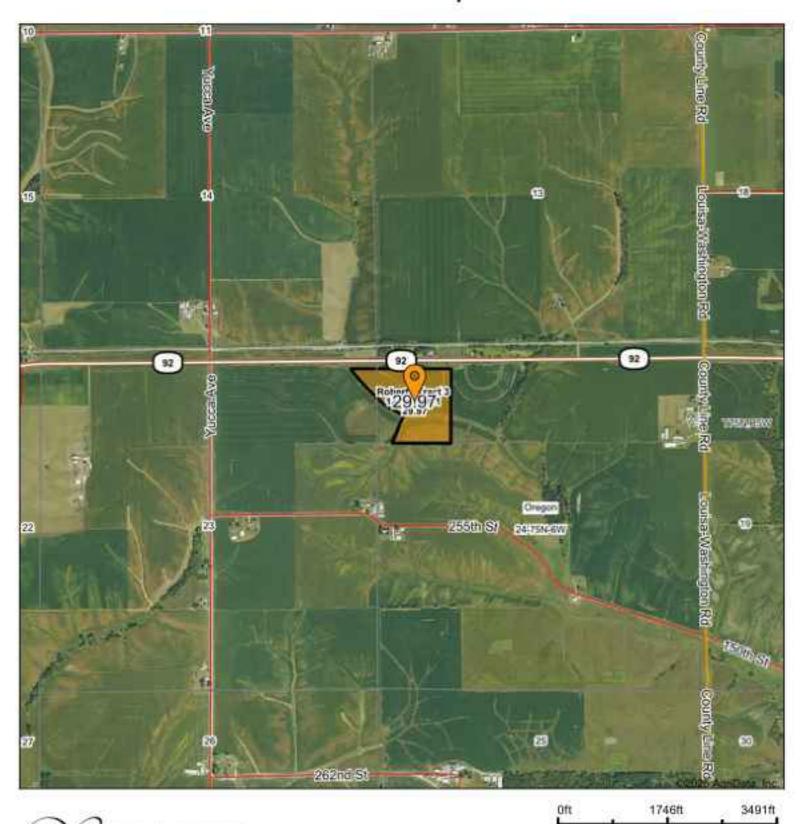
Short Legal:

PT 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



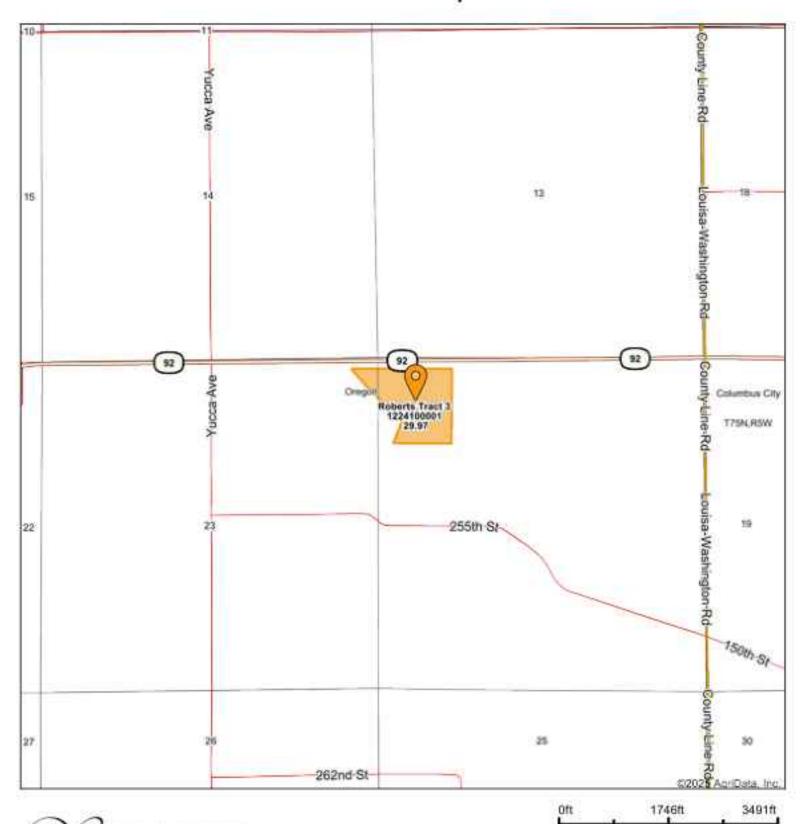




24-75N-6W Washington County, IA



Location Map







24-75N-6W Washington County, IA





Seller Land Disclosure

Address or Location: Pa	act 3 - Sec. 23, Twp. 75N, Rng. 6W (arcel IDs (1224100001)	Parcel ID's (1223200002) + Sec. 24 , Twp. 75N, Rng. 6W
Zoning: Ag	Does zoning currently allow fo	r the intended use? 🔯 Yes 🔲 No
What will be the basis of		Net Acres No. Acres
	his property associated with?: HIGHLAND CO	
	ablished for this location? DYes SNo	
	Diss Bir	II 1 to, anatu a copy,
	sent on the property?	10. Is there a Private Road located on this property?
□Yes	ZaNo	□ Yes ⊠No
2. Is there an Associa	ation that requires Dues?	11. Are fences present around the property?
☐ Yes	⊠ No	If Yes, what is the condition of the property line fences? New
3. Water Availability	V:	Properly Maintained
None None	☐ Well	Poor
Rural	No.	Are the fences accurate in comparison to property lines?
Combination	Provide detailed location	
Other	of each well on back.	Santa Sa
	or each wen on back.	12. What type(s) of improvements are present to this property
4. What types of Sew	rage Disposal Systems are present at	☑ Terraces
this location?		Grain Bins
☐ City	Septic	₩ Tile
None	Date Last Pumped	Springs
		Ponds
If septic is sel with county r	lected, is the system in compliance egulations?	Other
□Yes	□No If No, Explain	 Is there currently a Tenant on this property?
		If Yes, has the tenant been provided with a termination
		notice? Yes No
5. Name of the Electi	ric Company that provides service to	What are the terms of the current agreement?
this location:	REC	7 . 0 / 1/20/2001
		Termheles 2/28/2014
	is available at this location?	14. Is the land enrolled in any Government Programs?
LP Gas		□ Yes □No
Natural Gas		If Yes, identify the programs below.
Other		□ Conservation Agreements
None None		DCP Forest Service
* 1 - A P		Wetlands
	sements or other encumbrances on file	Other
for the location?		15. What type(s) of Environmental Concerns are present on
It ves, provid	de a brief description of such.	this property?
		Feedlots Underground Storage Tanks
e will a mean sets on	man be recented 2 DV- DV-	Landfills Dillegal Dump Sites
	rvey be required? Yes No s responsible for the cost?	None Burial Grounds
Sella		Other
Moene	п Приуег	_ State
9. Will it be necessar	ry to build a driveway to access the	16. Does the farm contain HEL tillable acres?
property? Tes	SNo	If Yes, Is the farm in compliance? Yes \(\subseteq \text{No}
property Dies		if Yes, is the farm in compliance: Ed Yes (2000)
Additional Remarks: (1	use page 2 for additional disclosure informs	ation)
The state of the s	A COLOR	
	01	1111
201	toland qui	5 d./14000
Seller	Seller	Date

Aerial Map



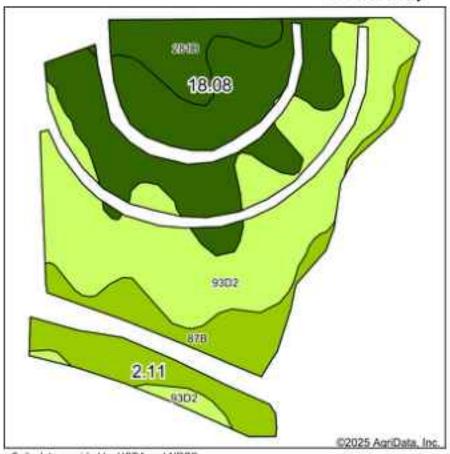


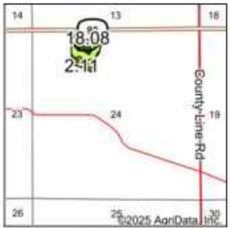


26.19 Acres 24-75N-6W Washington County, IA



Soils Map





State: lowa

County: Washington Location: 24-75N-6W Township: Oregon Acres: 20.19

Date: 5/2/2025







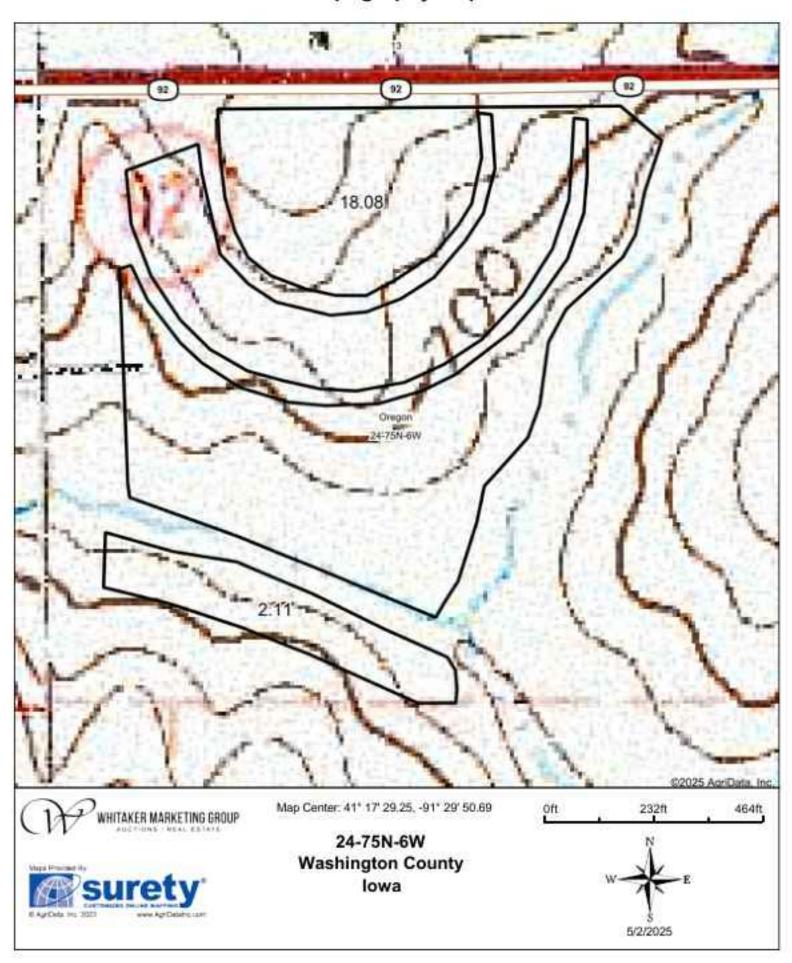
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class	CSR2**
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	8.43	41.7%			lle	38
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	6.23	30.9%		.5	He	82
87B	Colo-Zook sity day 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%			le	91
£	2.73	61.7					

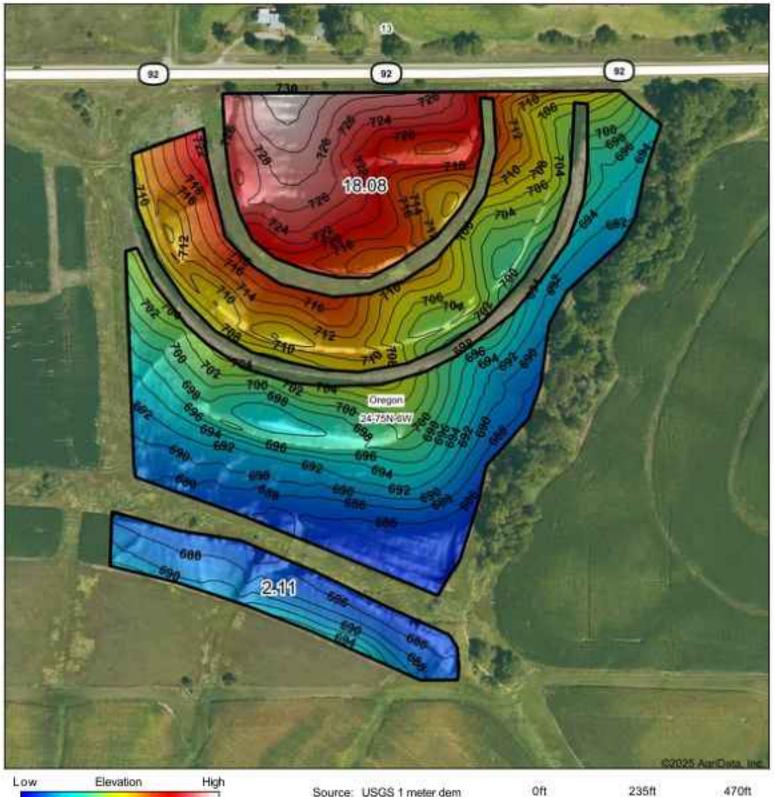
*** We applied the OSR values for each county to CSR2.

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







Source: USGS 1 meter dem

Interval(ft): 2

Mrr: 681.5 Max: 733.6 Range: 52.1

Average: 703.2

Standard Deviation: 13.42 ft

24-75N-6W Washington County lowa

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

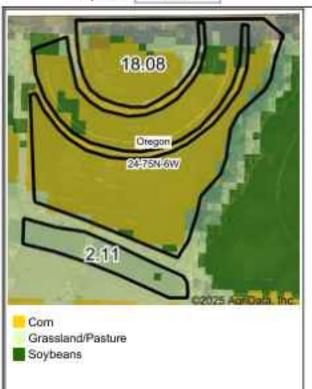
4 Year Crop History



Owner/Operator;	Roberts Tract 4	Date:	5/2/2025
Address:	1//	Farm Name:	
Address:		Field ID:	
Phone:		Acct. #:	1
	Crop Year	2023	

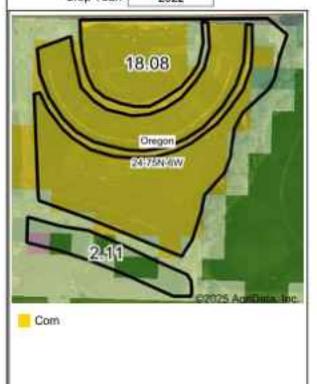
Crop Year:

2024

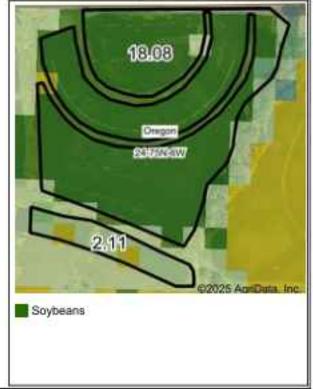


Soybeans

Crop Year: 2022



Crop Year: 2021



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

State: IA

County: Washington

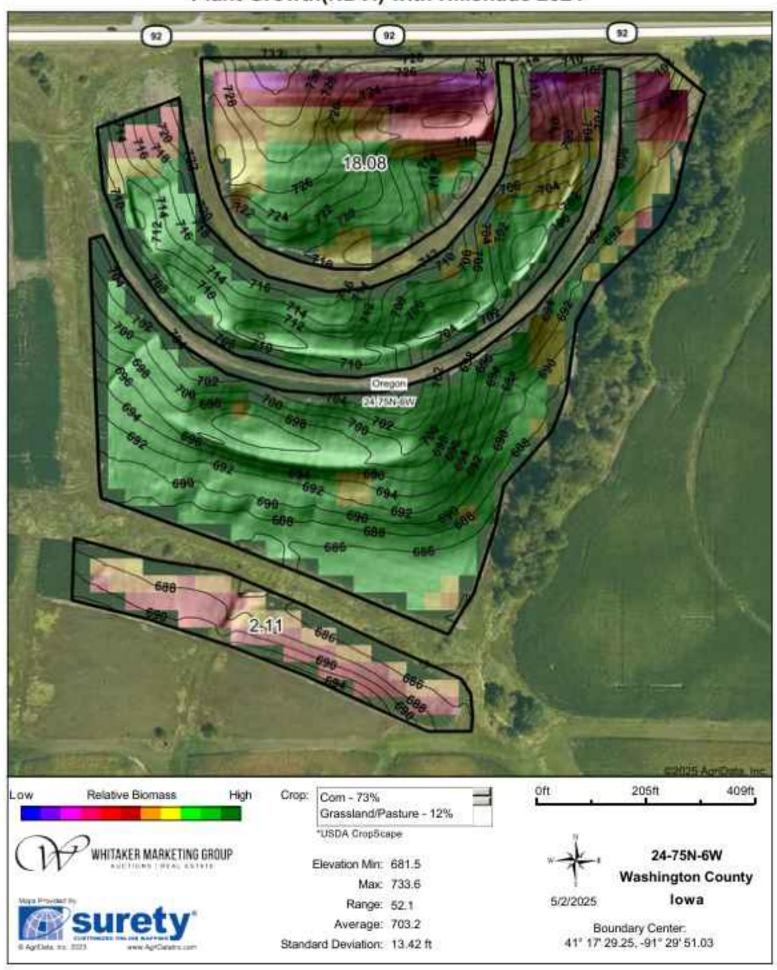
Twnshp: Oregon

Legal: 24-75N-6W





Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description



26 25:2025 AgriData 100

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

State: lowa





PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy

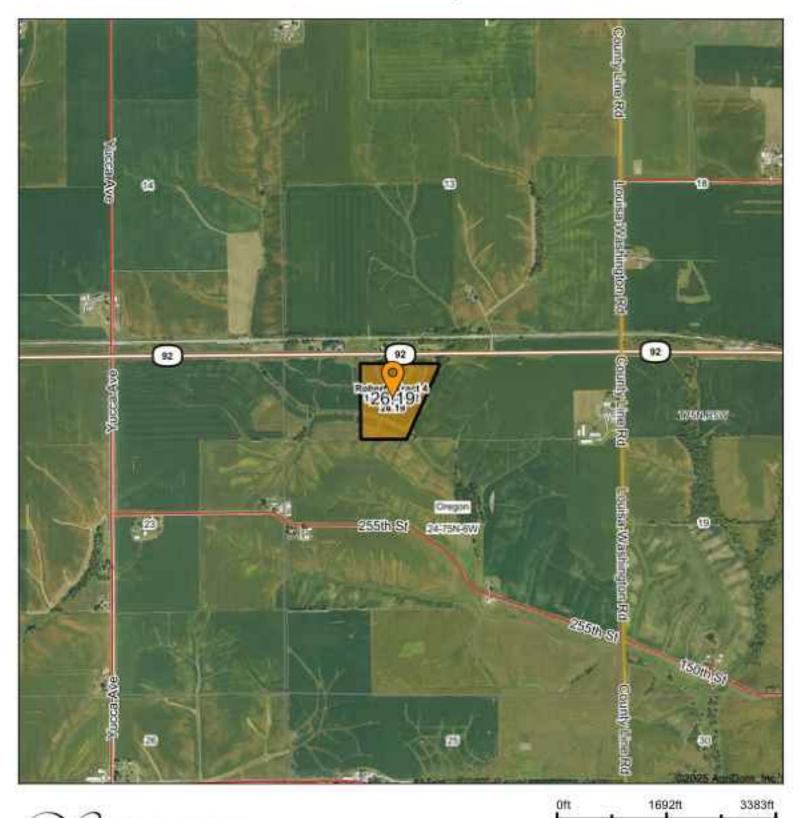
will vary by location

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

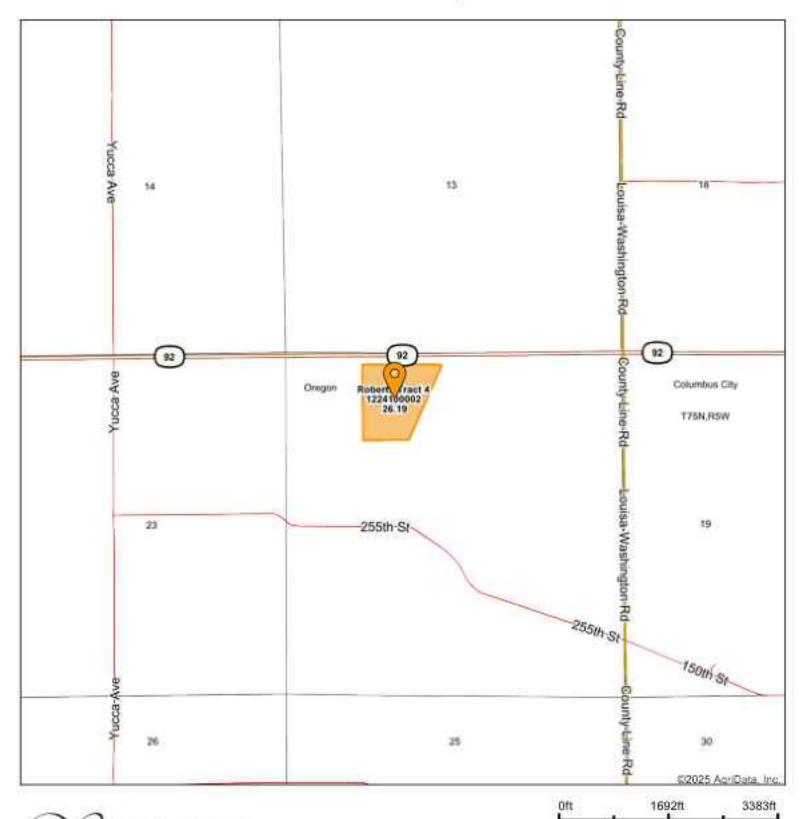






24-75N-6W Washington County, IA









24-75N-6W Washington County, IA





Seller Land Disclosure

Tra	ct 4 - Sec. 24 , Twp. 75N, Rng. 6W I	Parcel IDs (1224100001, 1224100002)
Address or Location:	8	
Zoning: Ag	Does zoning currently allow for	the intended use? Yes No
What will be the basis of the	his sale?: Gross Acres No	et Acres No. Acres 26.19
What School District is the	s property associated with?: HIGHLAND COR	
Have covenants been estab	lished for this location?	If Yes, attach a copy,
 Are buildings prese □Yes 	at on the property? $\square N_0$	10. Is there a Private Road located on this property? □ Yes No
	ion that requires Dues? No	11. Are fences present around the property?
* ***		New New
 Water Availability: 	The DEPARTMENT OF THE PROPERTY	Properly Maintained
None	☐ Well	⊠ Poor
Rural	No.	Are the fences accurate in comparison to property lines?
Combination	Provide detailed location	⊠Yes □No
Other	of each well on back.	
SOMMER SECTION		12. What type(s) of improvements are present to this property
	ge Disposal Systems are present at	Terraces
this location?	and the second	Grain Bins
☐ City	Septic	⊠ Tile
≥ None	Date Last Pumped	☐ Springs
		Ponds
If soptic is sele with county re	cted, is the system in compliance gulations?	Other
□Yes	□No If No, Explain	 Is there currently a Tenant on this property?
		notice? Z Yes No
5. Name of the Electri	c Company that provides service to	What are the terms of the current agreement?
this location:	KEF	T 1 alach
CONTRACTOR CONTRACTOR CONTRACTOR	CHARLES CONTRACTORS AND CARROLLS.	1-emaletes 2/28/2016
	available at this location?	14. Is the land enrolled in any Government Programs?
LP Gas		☑ Yes □No
Natural Gas		If Yes, identify the programs below.
Other		CRP Conservation Agreements
None None		DCP Forest Service
		Wetlands
 Are there any Ease for the location? \[\sum_{e} \text{Ye} \] 	ments or other encumbrances on file	Other
	a brief description of such.	15. What type(s) of Environmental Concerns are present on
	1	this property?
		☐ Feedlots ☐ Underground Storage Tanks
8. Will a property sur	vey be required? ZiYes No	Landfills Illegal Dump Sites
	responsible for the cost?	None Burial Grounds
⊠ Seller		Other
- Total	905 (ALEO	(A)
	to build a driveway to access the	 Does the farm contain HEL tillable acres?
property? [1] Yes	■No	If Yes, Is the farm in compliance?
Additional Remarks: (us	e page 2 for additional disclosure informa	tion)
	25/46	
- AA	1 1 T	0 0 1.10

Seller

Aerial Map



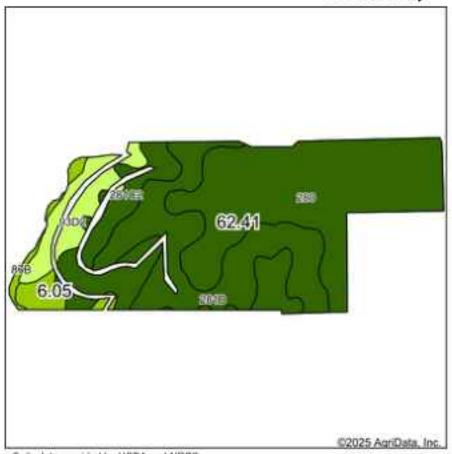




77.15 Acres 24-75N-6W Washington County, IA



Soils Map





State: lowa

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



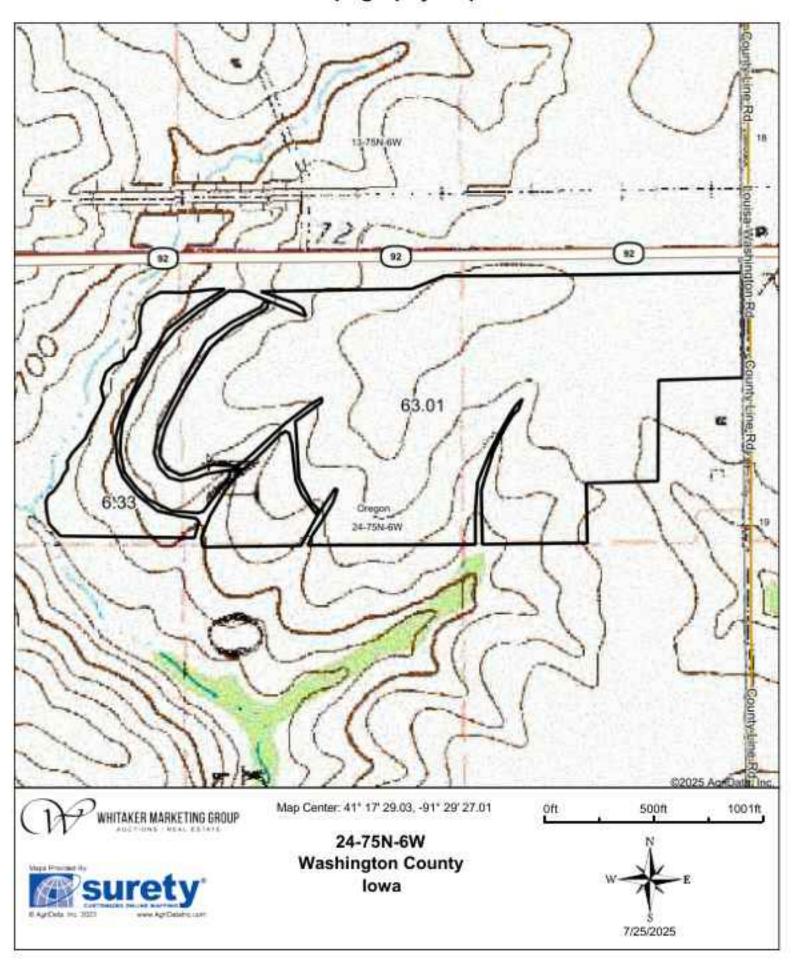


Soils data provided by USDA and NRCS.

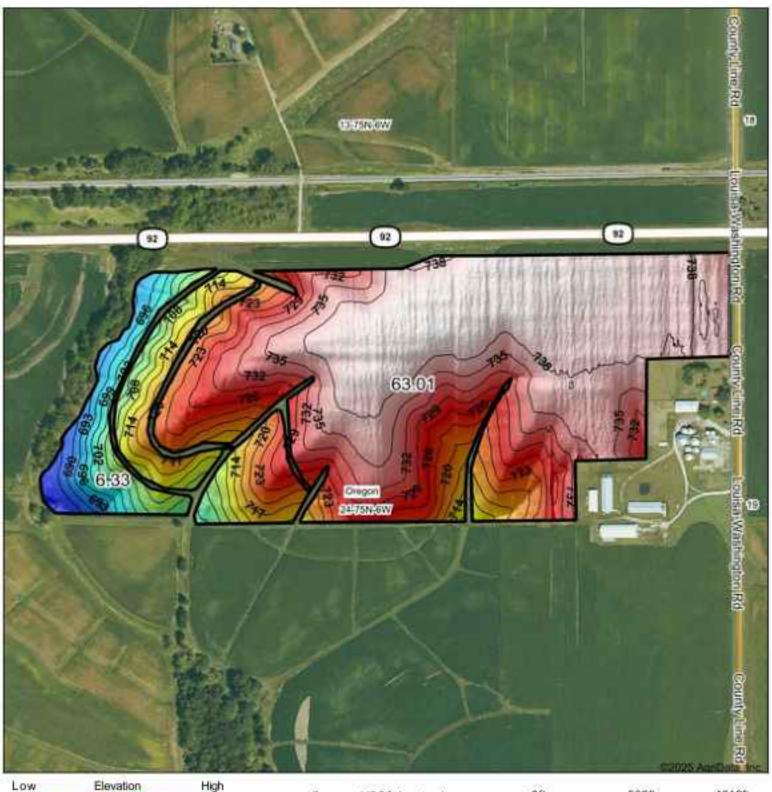
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class	CSR2**
280	Mahaska sity clay loam, 0 to 2 percent slopes	29.97	43.7%		- 5	lw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	18.33	26.8%			lle	91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	11.73	17.1%		5	lle	82
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	5.46	8.0%			lle	38
281D2	Otley silty day loam, 9 to 14 percent slopes, eroded	1.96	2.9%			lle	54
87B	Colo-Zook silty day loams, 0 to 3 percent slopes	1,01	1.5%		85	llw	68
				Wei	ghted Average	1.84	85.1

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







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 Oft 506ft 1012ft

24-75N-6W

Washington County

Washington County
7/25/2025 lowa

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

4	Year	Crop	History
		-	

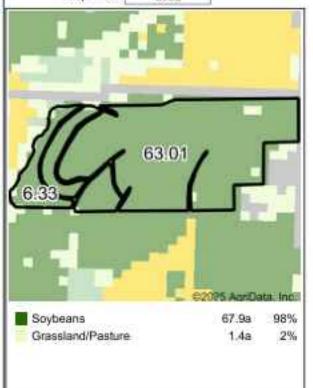


Date: 7/25/2025 Owner/Operator: NEW tarct 5 Dale Roberts Farm Name: Address: Field ID: Address: Acct # Phone: Crop Year: 2023

Crop Year: 2024

63.01 67.8a 98% Soybeans Grassland/Pasture 0.8a 1% 0.78 1% Com

Crop Year: 2022



2025 ApriData, Inc. Com 66.4a 96% Soybeans 2.6a 4% Grassland/Pasture 0.3a 0%

Crop Year: 2021 @2025 ApriData, Inc. Com 69.3a 100%

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

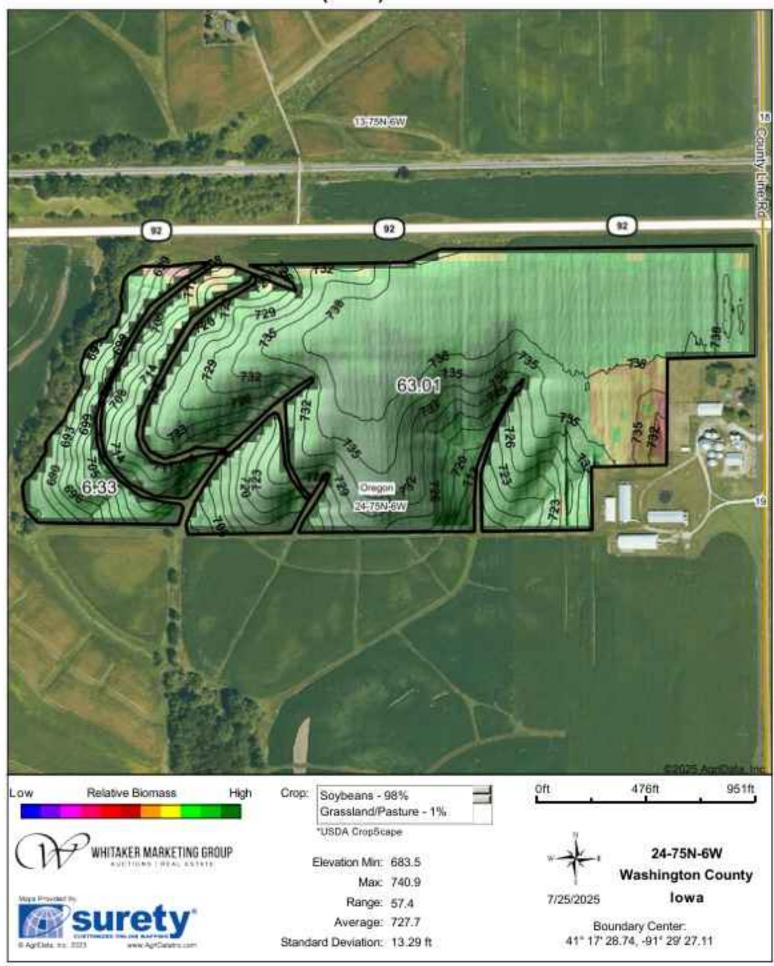
County: Washington State: IA

Legal: 24-75N-6W Twnship: Oregon Grop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

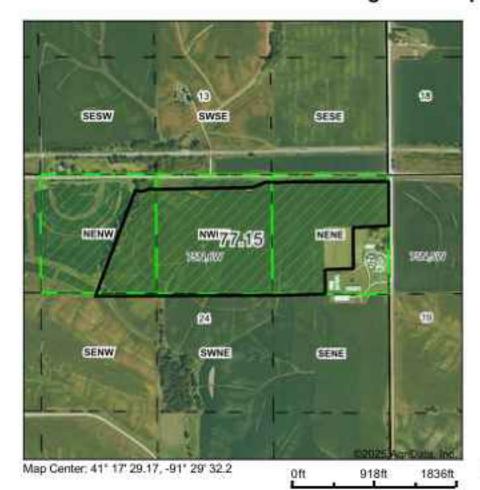




Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description





Acres: 77.15
Date: 7/25/2025
Township: Oregon
County: Washington

State: lowa





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 NEWW, 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





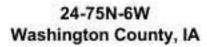


24-75N-6W Washington County, IA















Seller Land Disclosure

Tra	ct 5 - Sec. 24, Twp. 75N, Rng. 6W I	Parcel IDs (1224100002, 1224200001, 1224200005)
Address or Location:		
Zoning: Ag	Does zoning currently allow for	
What will be the basis of the		et Acres No. Acres 73 : 6]
	s property associated with?: HIGHLAND CO	74.1013.114.144.144.144.144.144.144.144.144.1
Have covenants been estab	lished for this location? Yes No	If Yes, attach a copy.
1. Are buildings prese	nt on the property?	10. Is there a Private Road located on this property?
	Mo	□ Yes 🖸 No
2. Is there an Associat	ion that requires Dues?	11. Are fences present around the property? DYes WNo
	No No	If Yes, what is the condition of the property line fences?
3. Water Availability:		Properly Maintained
None None	☐ Well	Poor
Rural	No.	Are the fences accurate in comparison to property lines?
Combination	Provide detailed location	□Yes □No
Other	of each well on back.	TOWNS LIPEDO A
	of cacit well on track.	12. What type(s) of improvements are present to this property?
4. What types of Sewa	ge Disposal Systems are present at	▼ Terraces
this location?	1 <u>111</u> 1400000	Grain Bins
City	Septic	▼ Tile
✓ None	Date Last Pumped	Springs
All Control		Ponds
	cted, is the system in compliance	Other
with county reg		- Walana a na n
□ Yes	□No If No, Explain	 Is there currently a Tenant on this property?
		If Yes, has the tenant been provided with a termination
		notice? Yes \(\sum No\)
	c Company that provides service to	What are the terms of the current agreement?
this location:	REC	Terminal 2/28/2026
	available at this location?	14. Is the land enrolled in any Government Programs?
LP Gas		▼Yest □No.
Natural Gas		If Yes, identify the programs below.
Other		
≥ None		DCP Forest Service
		Wetlands
	ments or other encumbrances on file	Other
for the location? \(\simeg\)Ye.	The state of the s	(* W) (* C) (*)
If Yes, provide	a brief description of such.	15. What type(s) of Environmental Concerns are present on
		this property? Feedlots
N 1970	AND PROVIDE THE PR	
	vey be required? Yes No	Landfills Illegal Dump Sites None Burial Grounds
	responsible for the cost?	Other
Seller	□Buyer	LI odici
0 Will be he were and	to build a driveway to access the	IC Description of the Control of the
property? \(\sum_{Yes}\)	No	16. Does the farm contain HEL tillable acres? ☐ Yes ☑No
property. Lives	garro	If Yes, Is the farm in compliance? □Yes □No
Additional Remarks: (us	e page 2 for additional disclosure informa	tion)
AND ORBITATION AND PARTY OF		TRACE:
	10 4- 10	1 1 1 A
1114		3. Molico
Seller	Seller	Date

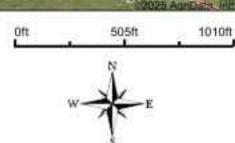
Aerial Map





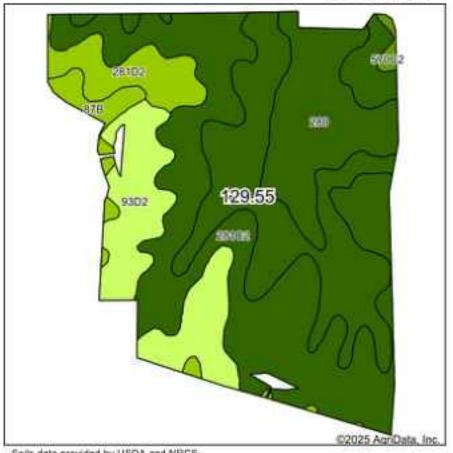


143.34 Acres 24-75N-6W Washington County, IA



5/2/2025

Soils Map





State: lowa

Date:

Washington County: Location: 24-75N-6W Township: Oregon Acres: 129.55



5/2/2025



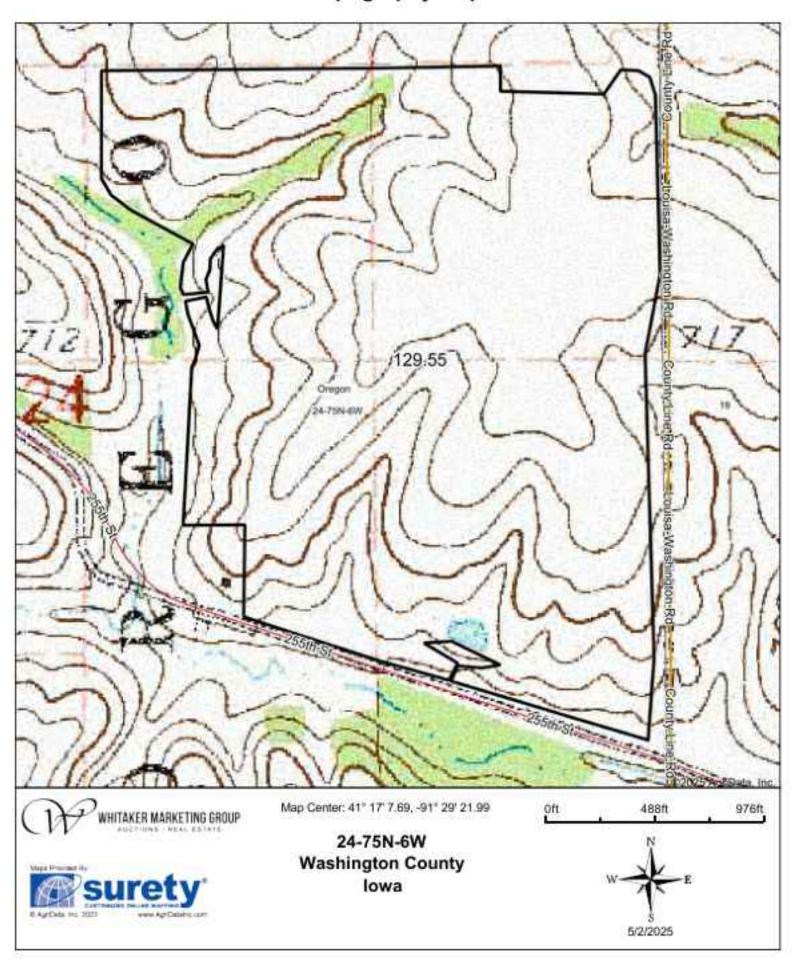


Soils data provided by USDA and NRCS.

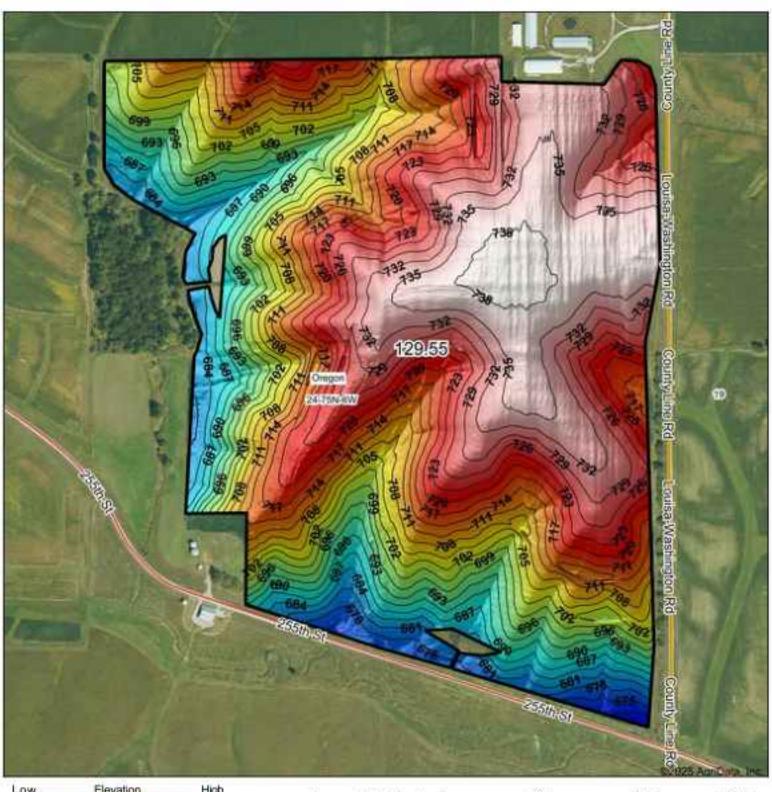
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class	CSR2**
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	48.01	37.1%		.5	lle	82
281B	Otley silty clay loam, 2 to 5 percent slopes	28.66	22.1%			lle	91
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	18.53	14.3%			lle	38
280	Mahaska sity clay loam, 0 to 2 percent slopes	18.52	14.3%		5	lw	94
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	7.57	5,8%			lle	54
87B	Colo-Zook silty day loams, 0 to 3 percent slopes	3.96	3.1%		85	llw	68
570B	Nira silty clay loam, 2 to 5 percent slopes	3.56	2.7%		Į.	lie	81
	Nira silty day loam, 5 to 9 percent slopes, moderately eroded	0.74	0.6%		5	lle	71
70		(1)	10	Weig	hted Average	2.43	77.3

[&]quot;c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







Source: USGS 1 meter dem

Mir: 670.4 Max: 738.9 Range: 68.5

Average: 713.5 Standard Deviation: 17.36 ft Oft 491ft 981ft

24-75N-6W
Washington County
Jowa

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

4 Year Crop History WHITAKER MARKETING GROUP

Owner/Operator:	Roberts Tract 6	Date:	5/2/2025
Address:		Farm Name:	
Address:	e.	Field ID:	
Phone:		Acct. #:	
		Crop Year: 2023	3

Crop Year: 2024



Oregul 29.55

2450337

Soybeans
Corn
Grassland/Pasture

Crop Year: 2022

Oregol 29.55

Oregol 29.55

Soybeans
Com
Grasstand/Pasture
Deciduous Forest



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

State: IA County: Washington

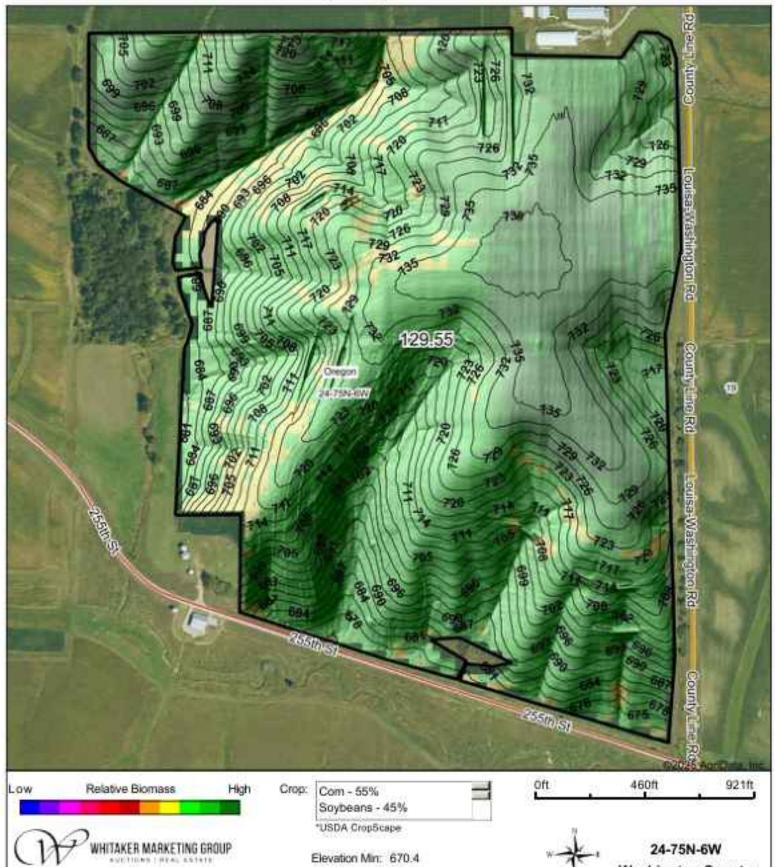
Legal: 24-75N-6W Twinship: Oregon

Top date provided by USDA Methods Agricultural Statistics Service Completed D.





Plant Growth(NDVI) with Hillshade 2024





Max: 738.9 Range: 68.5

Average: 713.5 Standard Deviation: 17.36 ft



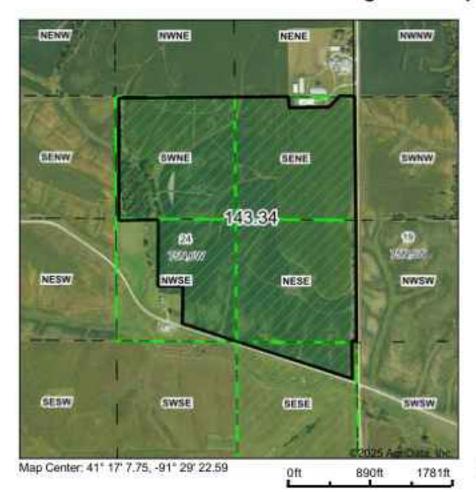
Washington County

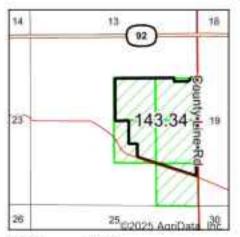
5/2/2025

lowa

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

PLSS Legal Description





Acres: 143.34
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:

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

Long Legal:

\$1/2 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, JOWA

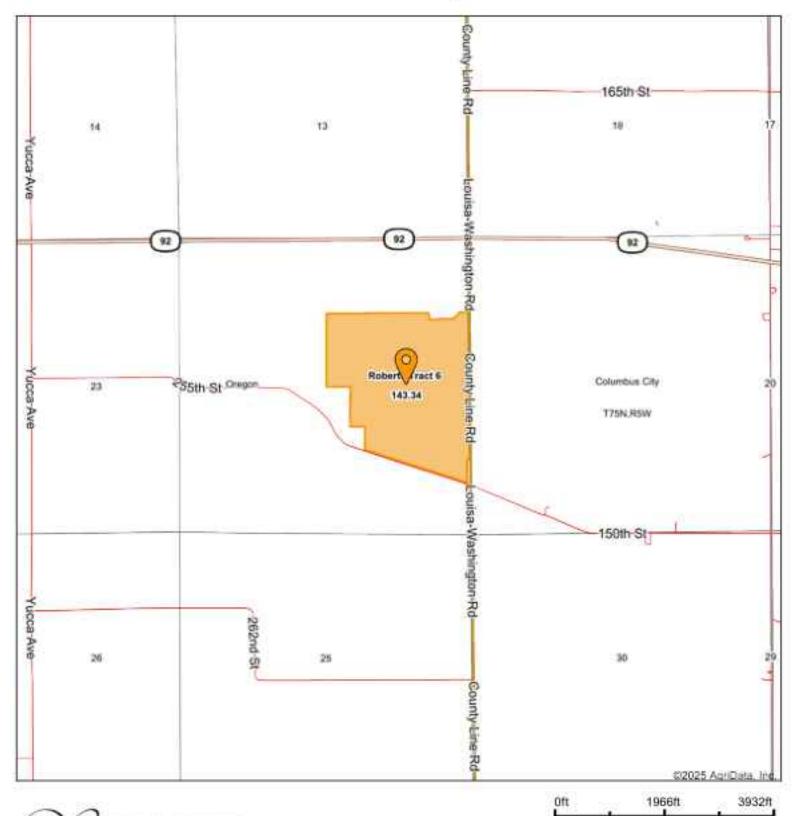






24-75N-6W Washington County, IA









24-75N-6W Washington County, IA





Seller Land Disclosure

Address or Location	1224400005)	Parcel IDs (1224200003, 1224200007, 1224400011,
Zoning: Ag	Does zoning currently allow fo	r the intended use? 💆 Yes 🔲 No
What will be the bas		let Acres No. Acres 143.34
	it is this property associated with?: HIGHLAND CO	
	n established for this location?	
		1 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
1. Are buildings	present on the property?	10. Is there a Private Road located on this property?
□Yes	⊠ No	□ Yes ■No
2. Is there an Ass	sociation that requires Dues?	11. Are fences present around the property?
☐ Yes	☑ No	If Yes, what is the condition of the property line fences?
3. Water Availab	bility:	Properly Maintained
None	☐ Well	Poor East + South
Rural	No.	Are the fences accurate in comparison to property lines?
Combination	Provide detailed location	ØVes □No
Other	of each well on back.	
	or each well on blick.	12. What type(s) of improvements are present to this property
4. What types of	Sewage Disposal Systems are present at	☑ Terraces
this location?		Grain Bins
☐ City	Septic	⊠ Tile
None	Date Last Pumped	Springs
**************************************		Ponds
	is selected, is the system in compliance nty regulations?	Other
	Yes No If No. Explain	 Is there currently a Tenant on this property?
		If Yes, has the tenant been provided with a termination
		notice? Yes No
5. Name of the E	lectric Company that provides service to	What are the terms of the current agreement?
this location:	REC	Terminated 2/28/2026
6. What type of	fuel is available at this location?	14. Is the land enrolled in any Government Programs?
LP Gas	ide is available at this ideation.	Is the said enrolled in any Government Programs: □No
Natural Gas		If Yes, identify the programs below.
Other		CRP - Buffer Conservation Agreements
None		DCP Forest Service
2 Tronc		Wetlands
7 Are there up	Easements or other encumbrances on file	
for the location?		
	rovide a brief description of such.	15. What type(s) of Environmental Concerns are present on
1 1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	1	this property?
		Feedlots Underground Storage Tanks
8. Will a propert	ty survey be required? Zi'es No	Landfills Illegal Dump Sites
	ho is responsible for the cost?	None Burial Grounds
	Seller Buyer	Other
====		
	essary to build a driveway to access the	16. Does the farm contain HEL tillable acres? ☐Yes ⊠No
property?	Yes No 3 districtly	If Yes, Is the farm in compliance? □Yes □No
Additional Remark	ks: (use page 2 for additional disclosure informa	stion)
	TO A STATE OF THE	man P
2-1	10.	& Alleh
Seller	Seller	Date

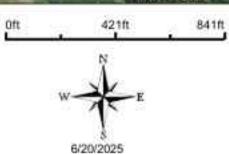
Aerial Map







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



Soils Map





State: lowa

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





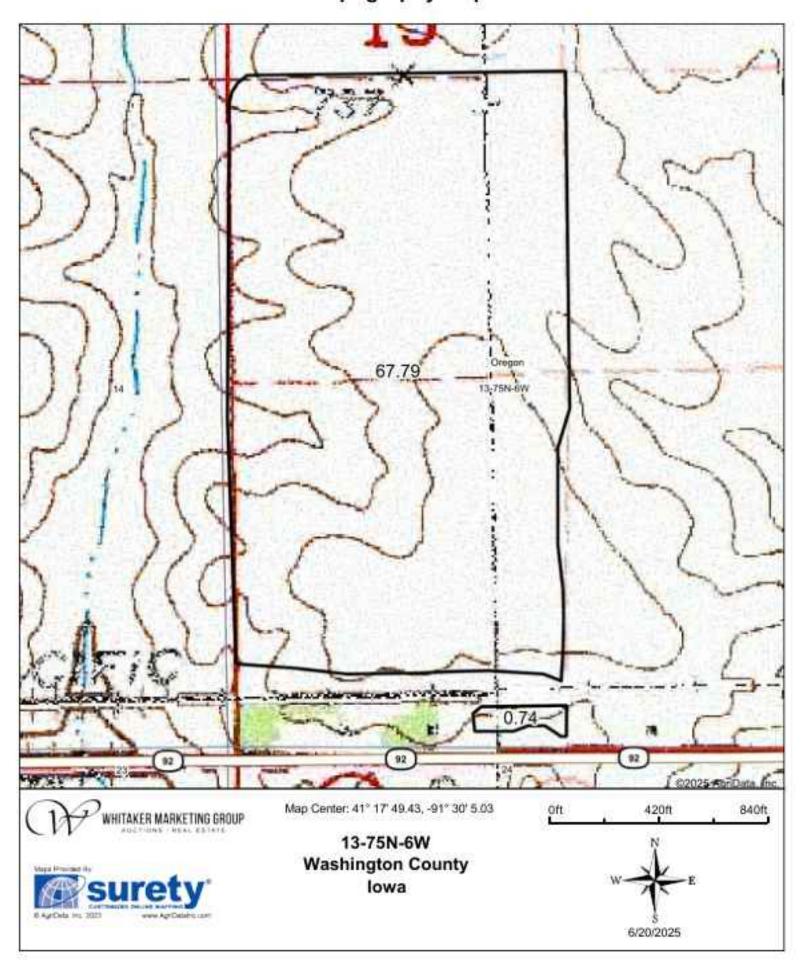


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class	CSR2**
280	Mahaska sity clay loam, 0 to 2 percent slopes	22.46	32.9%		.5	lw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	18.32	26.7%			lle	91
279	Taintor silty clay loam, 0 to 2 percent slopes	12.82	18.7%		95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

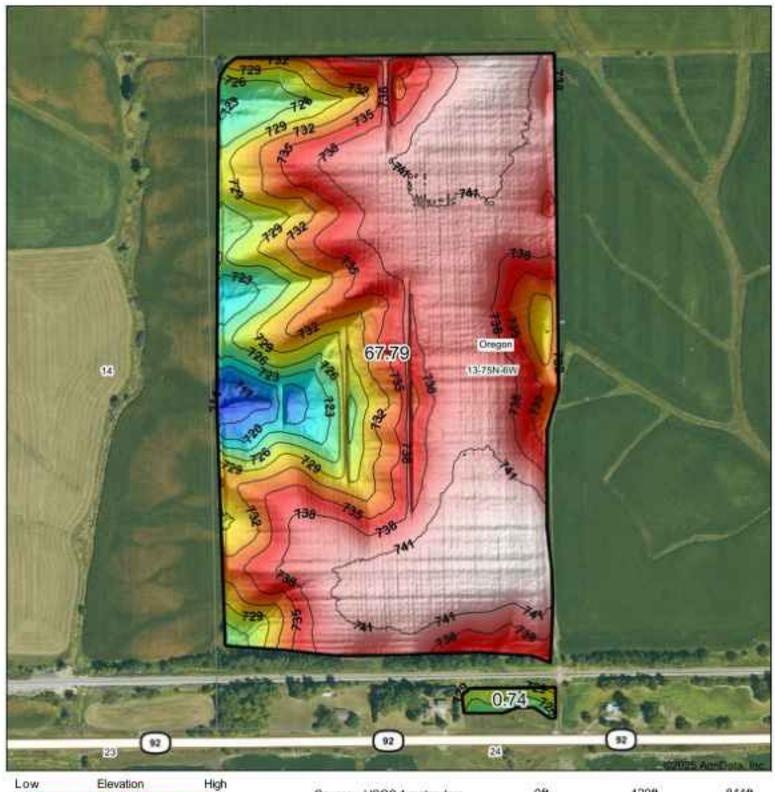
WIA was apalited the USR values for each county to CSR2.

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







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

13-75N-6W
Washington County
6/20/2025 lowa

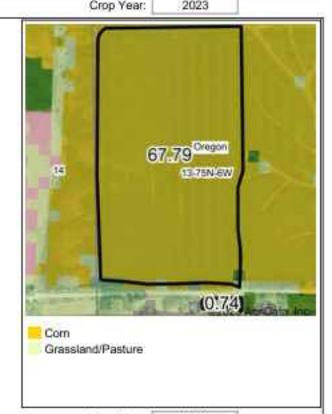
Boundary Center: 41° 17' 49.43, -91° 30' 5.12

4 Year Crop History	
WHITAKER MARKETING GROUP	

Owner/Operator:	Roberts NEW Tract 9	Date:	6/20/2025
Address:		Farm Name:	
Address:	e.	Field ID:	
Phone:		Acct.#:	

Crop Year: 2024





Crop Year: 2022

67-79

Onegon

Onegon

Onegon

Soybeans

Grassland/Pasture

Mixed Forest



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

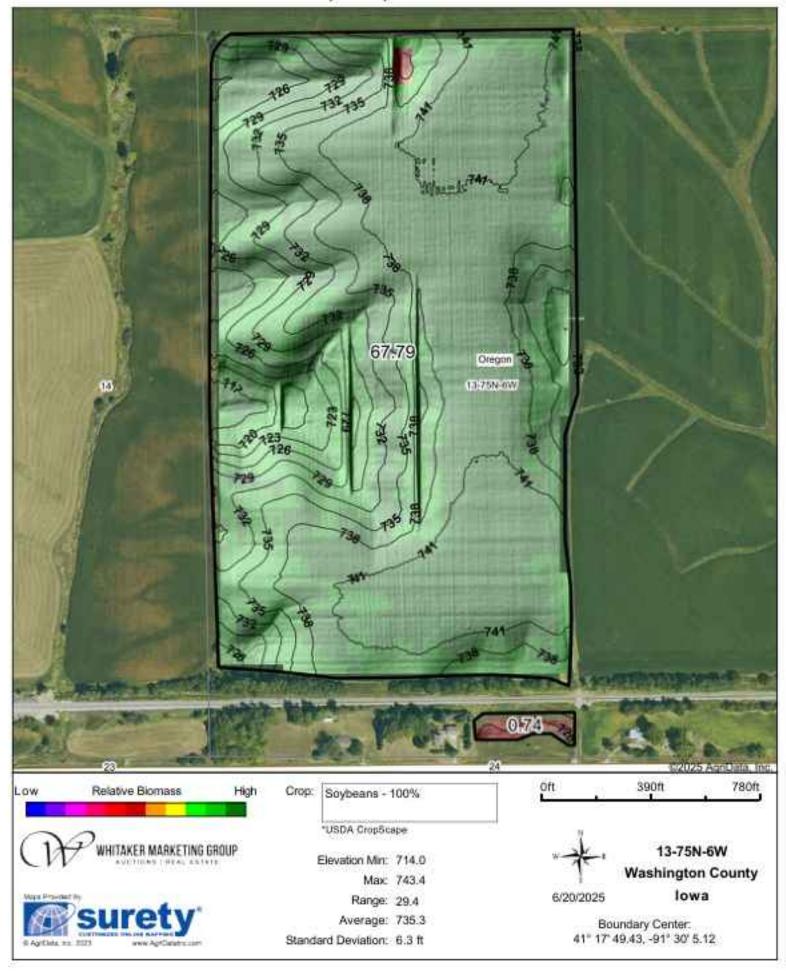
State: IA County: Washington

Legal: 13-75N-6W Twnshp: Oregon
Copydate residently USDA Material Applicational Statistics Sension Copydant





Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description



11 12 7
240th-St -18

7.1.22
0!87
23 24 52025 AgriData bc

Acres: 72.09
Date: 6/20/2025
Township: Oregon
County: Washington

State: lowa





PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy

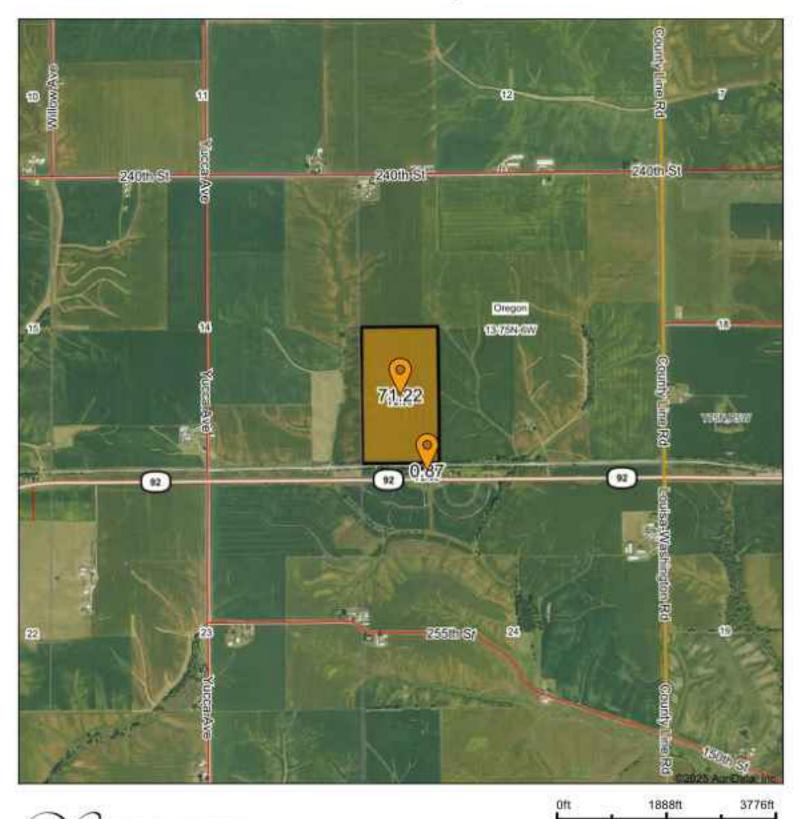
will vary by location

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







13-75N-6W Washington County, IA









13-75N-6W Washington County, IA





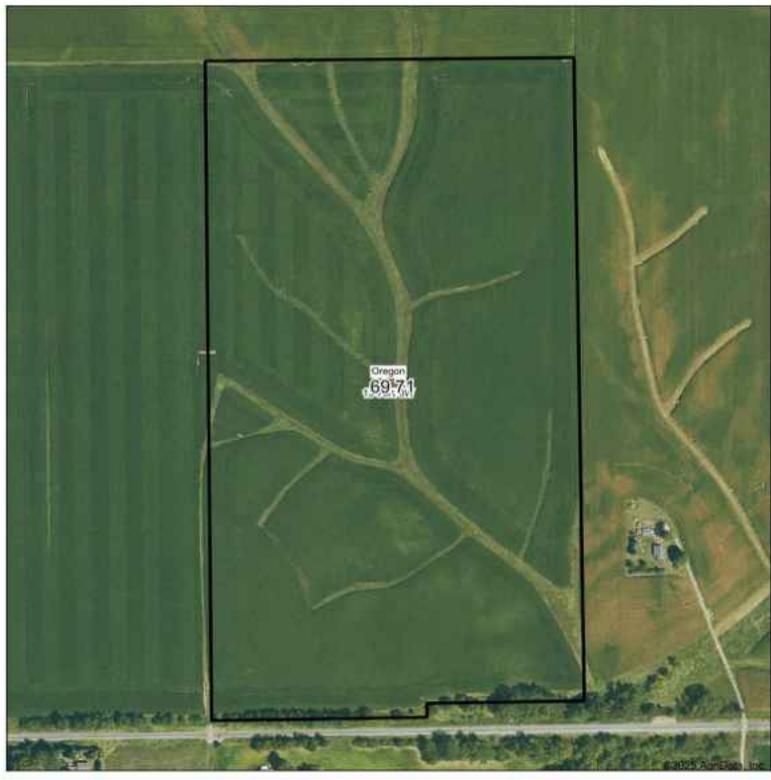
Buyer

Seller Land Disclosure

Date

Ī	ract 9 - Sec. 13, Twp. 75N, Rng. 6W P.	arcel IDs (1213300007)
Address or Location:		
Zoning: Ag	Does zoning currently allow for	the intended use? Z Yes No
What will be the basis of	of this sale?:	Acres No. Acres 72.09
	this property associated with?: HIGHLAND COM	
	stablished for this location? Yes No	If Yes, attach a copy.
	SAMINAND SAMINAN IN SAMINAN SA	(TAC TECHNITATOR-CORR.)
1 Are buildings no	esent on the property?	10. Is there a Private Road located on this property?
□Yes	No	□Yes ⊠No
1 60	E28 (0)	Plat Park
2. Is there an Assoc	iation that requires Dues?	11. Are fences present around the property?
□ Yes	□ No	If Yes, what is the condition of the property line fences?
7.00	100	New
3. Water Availabili	tv	Properly Maintained
None	The state of the s	Poor North & West Sides
Rural	☐ Well	Are the fences accurate in comparison to property lines?
Combination	No	Elyes No
The state of the s	Provide detailed location	Pares Privo
☐ Other	of each well on back.	** **** **** *** *** *** *** *** *** *
		12. What type(s) of improvements are present to this property?
	ewage Disposal Systems are present at	Terraces
this location?	- 12000An	Grain Bins
City	Septic	ĭ Tile
None None	Date Last Pumped	Springs
12000	The state of the s	Ponds
	elected, is the system in compliance	Other
	regulations?	
□ Yes	s No If No, Explain	 Is there currently a Tenant on this property?
		If Yes, has the tenant been provided with a termination notice? \sum Yes \sum No
5. Name of the Elec	ctric Company that provides service to	What are the terms of the current agreement?
this location:	REC	2 1 1 1 1 10 Local
U.Casalianora. Hibi isa		Terminal 2/28/2026
	is available at this location?	14. Is the land enrolled in any Government Programs?
LP Gas		☐ Yes ☑No
■ Natural Gas		If Yes, identify the programs below.
☐ Other		CRP Conservation Agreements
None		DCP Forest Service
		Wetlands
7. Are there any E.	asements or other encumbrances on file	Other
for the location?		
CONTRACTOR OF THE STATE OF THE	ride a brief description of such.	15. What type(s) of Environmental Concerns are present on
- 1 was pro-	To a cited accomplisate of season	this property?
	1	Feedlots Underground Storage Tanks
8 Will a property s	survey be required? WYes No	☐ Landfills ☐Illegal Dump Sites
	is responsible for the cost?	None Burial Grounds
⊠ Sei		Other
Mag	mer Librayer	
0 Will it be necess	ary to build a driveway to access the	16 Deer the form contain UEL sillable const. TV-s PN-s
property?		16. Does the farm contain HEL tiliable acres? □Yes ⊠No
property.	2 ES/40	If Yes, Is the farm in compliance? ☐ Yes ☐No
Additional Remarks:	(use page 2 for additional disclosure informat	ion)
	S 7250W N	
	21	. 0 11 11 11
1	(Calaula 9/4	2 DOLLAND

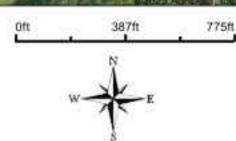
Aerial Map







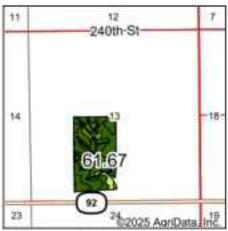
69.71 Acres 13-75N-6W Washington County, IA



6/20/2025

Soils Map





State: lowa

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





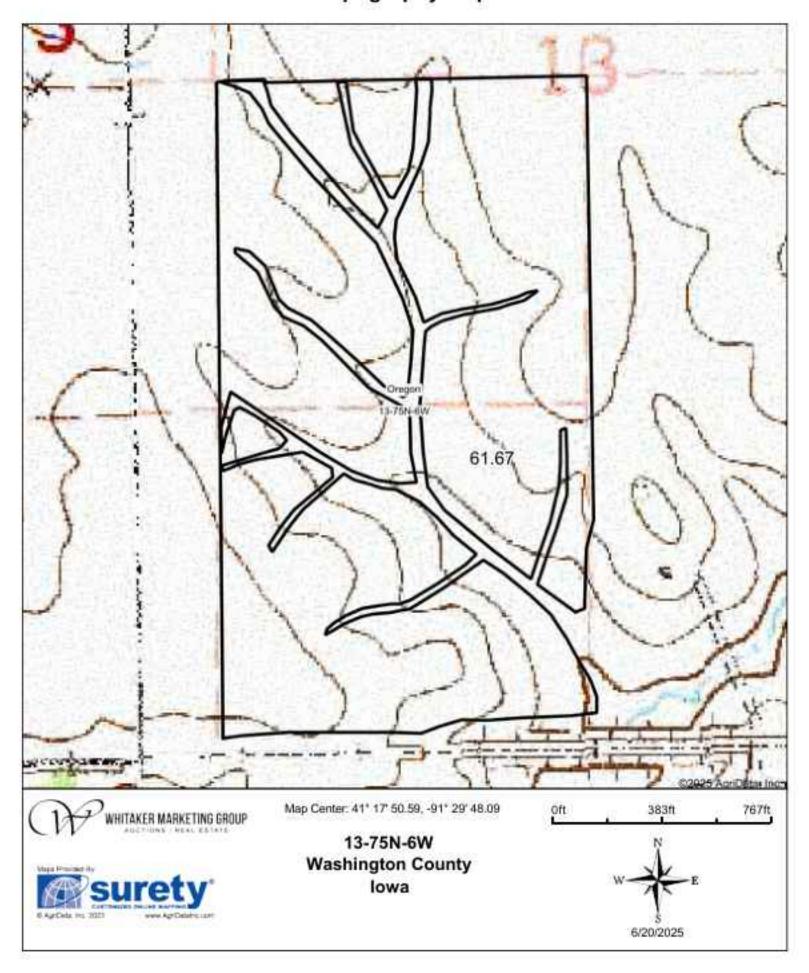
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class	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	He	82
280	Mahaska sity 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%			lie.	81
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.08	5.0%		Ì	He	38
87B	Colo-Zook sity day 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
77		447		Weig	hted Average	2.31	83.7

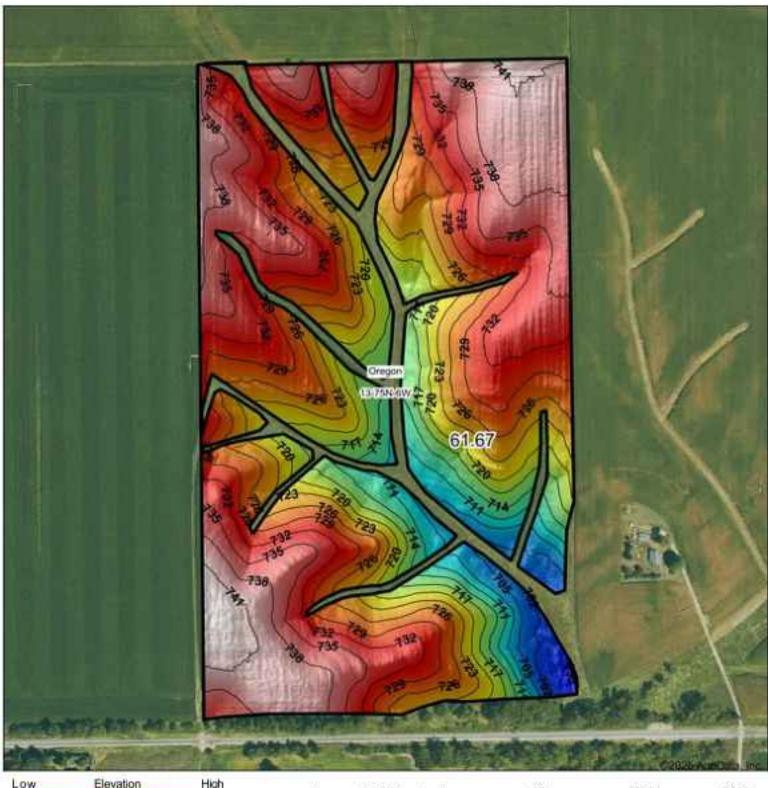
*** TA THE GOOD OF THE COUNTY TO CSR2.

[&]quot;c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







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

oft 384ft 768ft

13-75N-6W

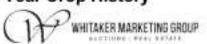
Washington County

Washington County
lowa

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

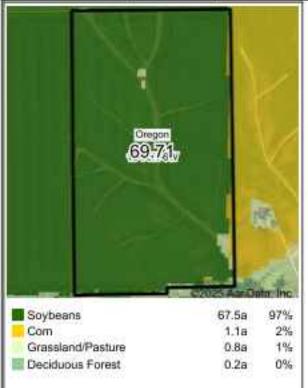
4	Year	Crop	History
	-	1	3520

Crop Year:



Owner/Operator: Roberts NEW Tract 10 Date: 6/27/2025 Farm Name: Address: Field ID: Address: Acct. # Phone: Crop Year: 2023

Crop Year: 2024



2022



67a 97% Com Grassland/Pasture 2.4a 3% Soybeans 0.2a 0%

Crop Year: 2021 Oregon 69.71, 68.9a 99% Com Grassland/Pasture 0.8a 1%

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

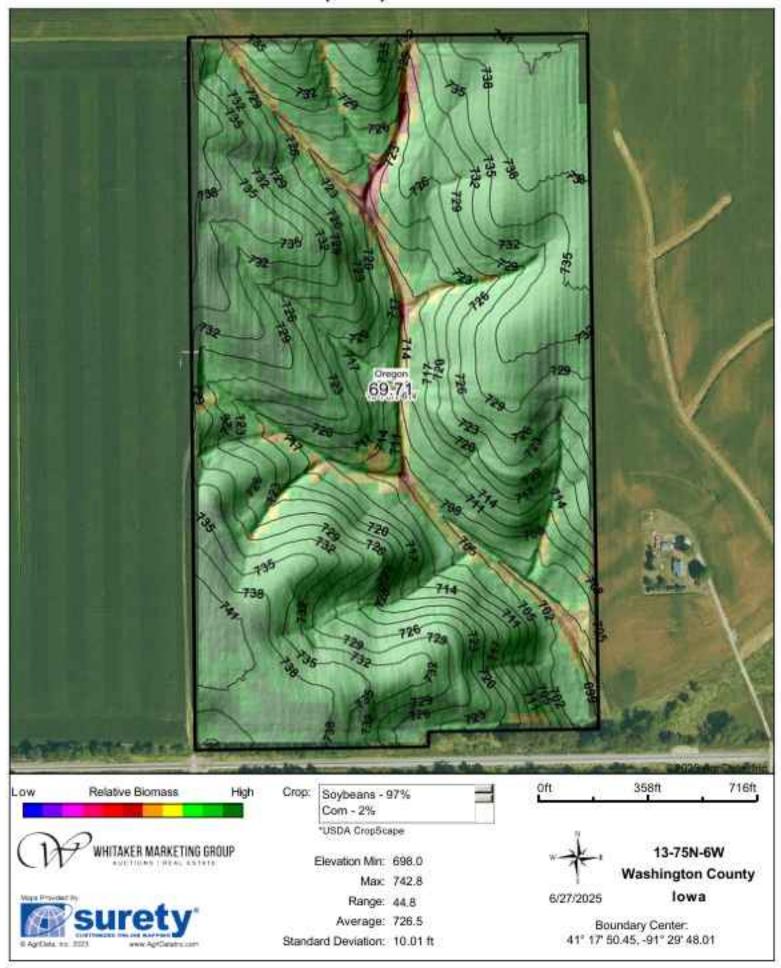
County: Washington State: IA

Legal: 13-75N-6W Twnship: Oregon Diop data provided by USDA National Agricultural Statistics Service Cropland Data Leyer.

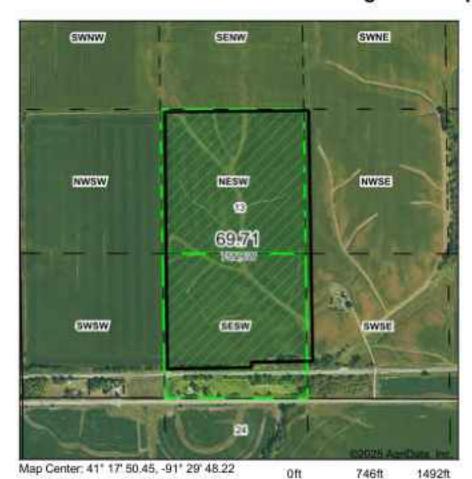




Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description



11 12 7 249th-St 7 14 69.71

Acres: 69.71
Date: 6/20/2025
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

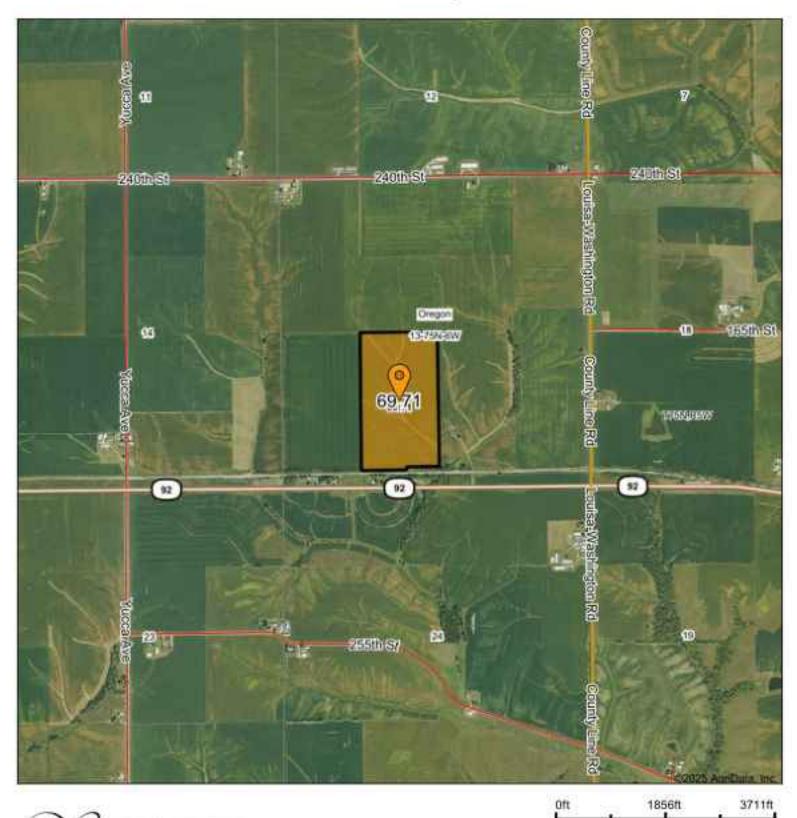
Short Legal:

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







13-75N-6W Washington County, IA



Location Map







13-75N-6W Washington County, IA





Seller Land Disclosure

ELIZABETH STATE	THE REAL PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS	
	Tract 10 - Sec. 13, Twp. 75N, Rng. 6W	Parcel IDs (1213300004, 1213300005)
Address or Location	4	
Zoning: Ag	Does zoning currently allow for	r the intended use? 🔯 Yes 🔲 No
What will be the bas		Control 1 (1) 1 (1
	t is this property associated with?: HIGHLAND CO	
Have covenants beer	n established for this location?	If Yes, attach a copy.
	present on the property?	10. Is there a Private Road located on this property?
□ Yes	MN _O	□Yes □No
erranis o	650명 10-13 교육 선택 성	
	sociation that requires Dues?	 Are fences present around the property?
☐ Yes	S.No	If Yes, what is the condition of the property line fences?
		☐ New
3. Water Availab	bility:	Properly Maintained
None	□ Well	Poor North 2 Le
Rural		Are the fences accurate in comparison to property lines?
THE RESERVE OF THE PARTY OF THE	No	The state of the s
Combination	Provide detailed location	■Yes □No
Other	of each well on back.	MANUAL NO STANDA NA ENTRA PORTA A CONTRA CONTRA CONTRA DE PARA DE PARA LA CONTRA CONTRA DE PARA DE PARA DE PARA
		12. What type(s) of improvements are present to this property?
4. What types of	Sewage Disposal Systems are present at	▼ Terraces
this location?		Grain Bins
☐ City	Septic	☑ Tile
None	Date Last Pumped	Springs
PER LACITO	Date Date Lamped	Ponds
Terration	is calcuted in the mostom in committees	Other
	is selected, is the system in compliance	☐ Other
	nty regulations?	
L	Yes □No If No. Explain	 Is there currently a Tenant on this property?
75		If Yes, has the tenant been provided with a termination
		notice? Yes \(\sum No\)
5. Name of the E	lectric Company that provides service to	What are the terms of the current agreement?
this location:	l Ec	
		Termight 2/28/2016
6. What type of i	fuel is available at this location?	14. Is the land enrolled in any Government Programs?
LP Gas		✓ Yes □No
Natural Gas		
		If Yes, identify the programs below.
Other		□Conservation Agreements
S. None		DCP Forest Service
		Wetlands
7. Are there any	Easements or other encumbrances on file	Other
for the location?	Yes No	AND AND COLOR OF THE PARTY OF T
	rovide a brief description of such.	15. What type(s) of Environmental Concerns are present on
		this property?
		☐ Feedlots ☐ Underground Storage Tanks
9 Will a mean set	ty survey be required? Xes \(\sigma\)No	Landfills Dillegal Dump Sites
	The same of the contract of the same of th	None Burial Grounds
	no is responsible for the cost?	
[×	Seller Buyer	Other
	Thirmster	
9. Will it be nece	ssary to build a driveway to access the	 Does the farm contain HEL tillable acres?
property?	Yes No	If Yes, Is the farm in compliance?
Use d	riveway a / Tract 9	
use or	riveway a / 1700	
Additional Remark	ks: (use page 2 for additional disclosure informa	ation)
	A	1 1 11
201	Tholand Ge	2 St. (my det)
Seller	Seller	Date
	10000	2000

Aerial Map







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



Soils Map





State: lowa

County: Washington Location: 13-75N-6W Township: Oregon Acres: 7.16

Date: 5/2/2025







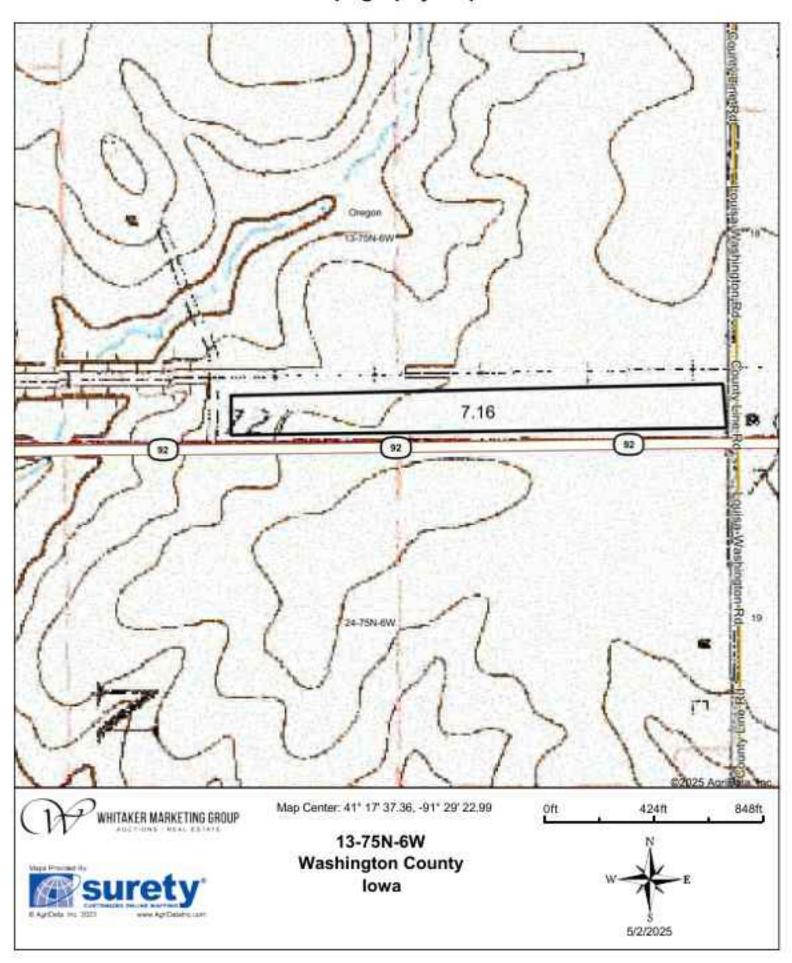
Soils data provided by USDA and NRCS.

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	Tw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	2.52	35,2%			lle	91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.44	6.1%		5	lle:	82
279	Taintor sitty clay loam, 0 to 2 percent slopes.	0.33	4.6%		95	llw	83
				Weigi	nted Average	1.52	91.7

*** A Was and the Fifter OSR Values for each county to CSR2.

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







Source: USGS 1 meter dem

Interval(ft): 2

Mrr: 722.9

Max: 740.2

Range: 17.3

Average: 734.9 Standard Deviation: 4,59 ft Oft 325# 649ft



13-75N-6W **Washington County** lowa

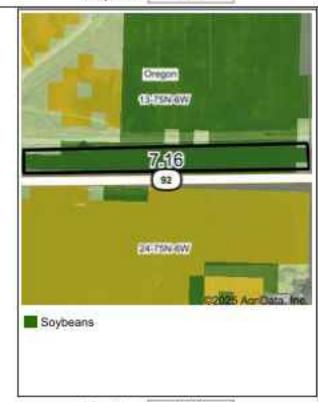
Boundary Center: 41" 17" 37.11, -91" 29' 18.82

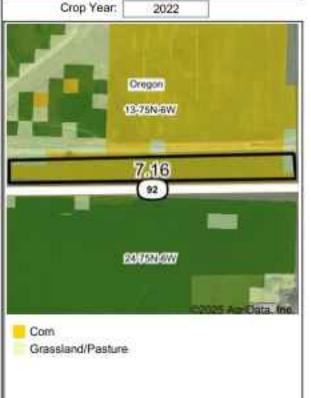
4 Year Crop	p History
(De)	WITAKER MARKETING GROU

Owner/Operator:	Roberts Tract 9	Date:	5/2/2025
Address:		Farm Name:	
Address:		Field ID:	
Phone:		Acct.#	n i
	Crop Year	2023	

Crop Year: 2024









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

State: IA County: Washington

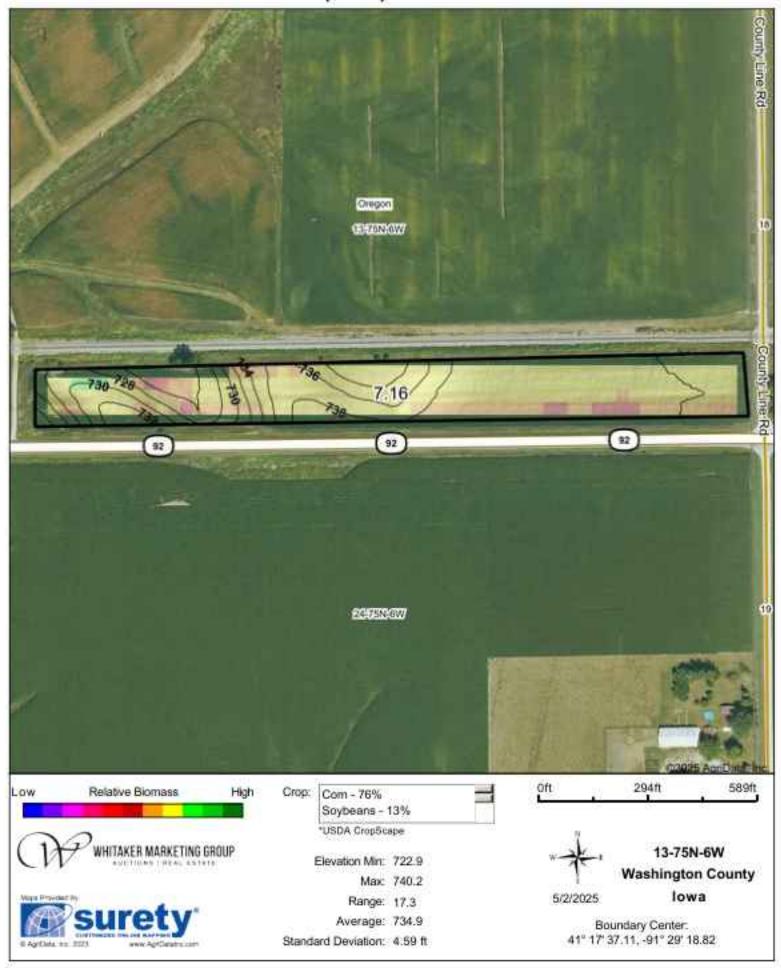
Legal: 13-75N-6W Twinshp: Oregon

Top date proposed by USDA National Agree than 1 States to Sensor Company Date Legal: 13-75N-6W Twinshp: Oregon

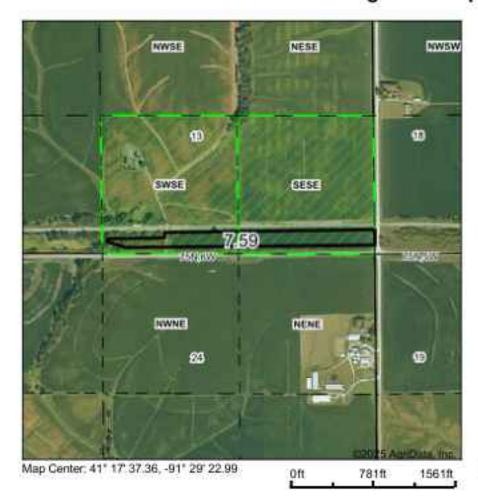




Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description





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

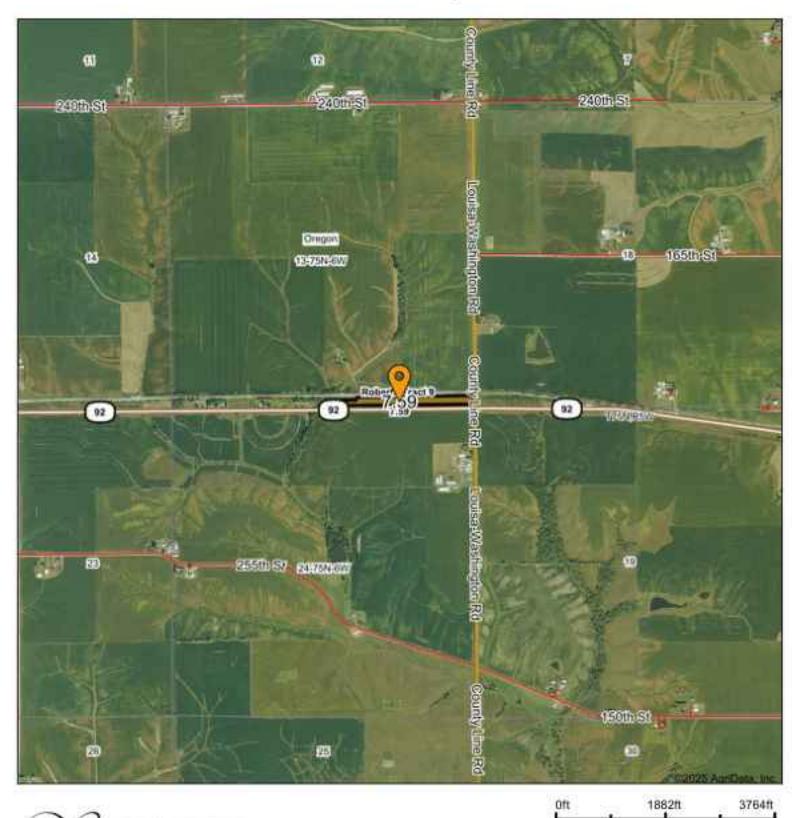
Short Legal:

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



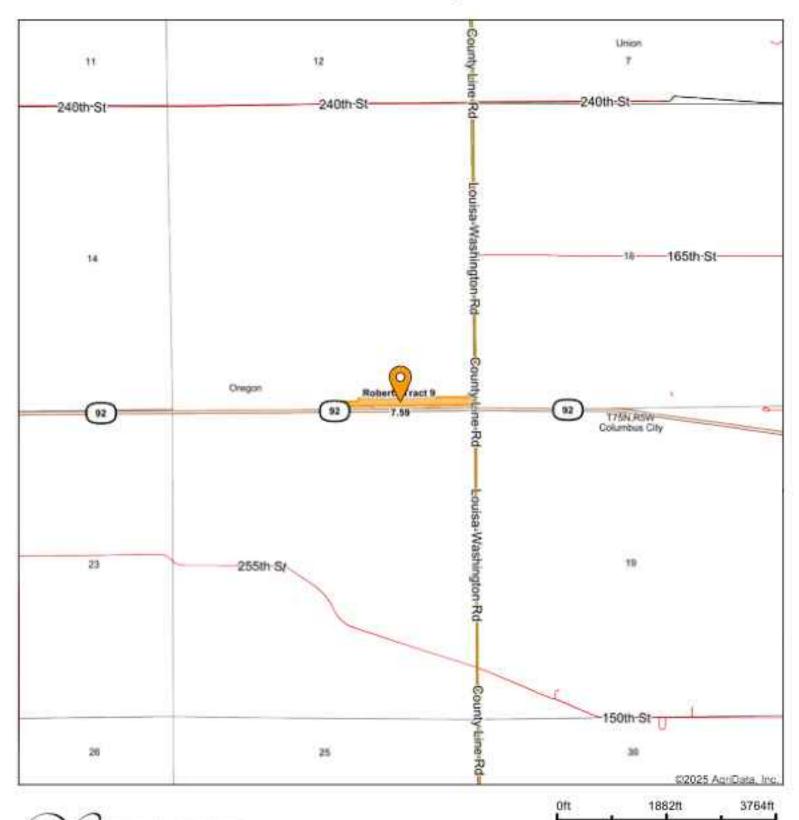




13-75N-6W Washington County, IA



Location Map







13-75N-6W Washington County, IA





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? X Yes No
	et Acres No. Acres 7,59
What School District is this property associated with?: HIGHLAND COM	
Have covenants been established for this location?	If Yes, attach a copy.
The Par	if i es, anacia a copy.
1. Are buildings present on the property?	10. Is there a Private Road located on this property?
□Yer ⊠No	□Yes ■No
2. Is there an Association that requires Dues?	11. Are fences present around the property? □Yes ₩No
Yes Z No	If Yes, what is the condition of the property line fences? New
3. Water Availability:	Properly Maintained
1 (1 to 1	Poor
Rural No.	Are the fences accurate in comparison to property lines?
Combination Provide detailed location	□Yes □No
Other of each well on back.	155000 -5551-1
	What type(s) of improvements are present to this property
4. What types of Sewage Disposal Systems are present at	Terraces
this location?	Grain Bins
☐ City ☐ Septic	⊠ Tile
None Date Last Pumped	Springs
	Ponds
If septic is selected, is the system in compliance with county regulations? Yes No If No, Explain	Other 13. Is there currently a Tenant on this property? ■Fes □No If Yes, has the tenant been provided with a termination notice? ■ Yes □No
5. Name of the Electric Company that provides service to this location:	What are the terms of the current agreement?
WEIN-04/2011/03/	Terminated 2/28/2024
6. What type of fuel is available at this location? LP Gas Natural Gas Other None	14. Is the land enrolled in any Government Programs? Yes
	Wetlands
7. Are there any Easements or other encumbrances on file	Other Trees?
for the location? BYes \(\sigma No\)	
If Yes, provide a brief description of such.	15. What type(s) of Environmental Concerns are present on
T The second of	this property?
To house agress tracks	☐ Feedlots ☐ Underground Storage Tanks
8. Will a property survey be required? Tes No	Landfills Illegal Dump Sites
If Yes, who is responsible for the cost?	None Burial Grounds
Seller Buyer	Other
9. Will it be necessary to build a driveway to access the	The Principles of the Control of the Principles
property? Yes No	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 informat	ion)
65 X703%	**
2 PARL GI	a S. Nout

Aerial Map



Soils Map





State: lowa County: Louisa Location: 18-75N-5W Township: Columbus City

Acres: 3.8 Date: 5/2/2025







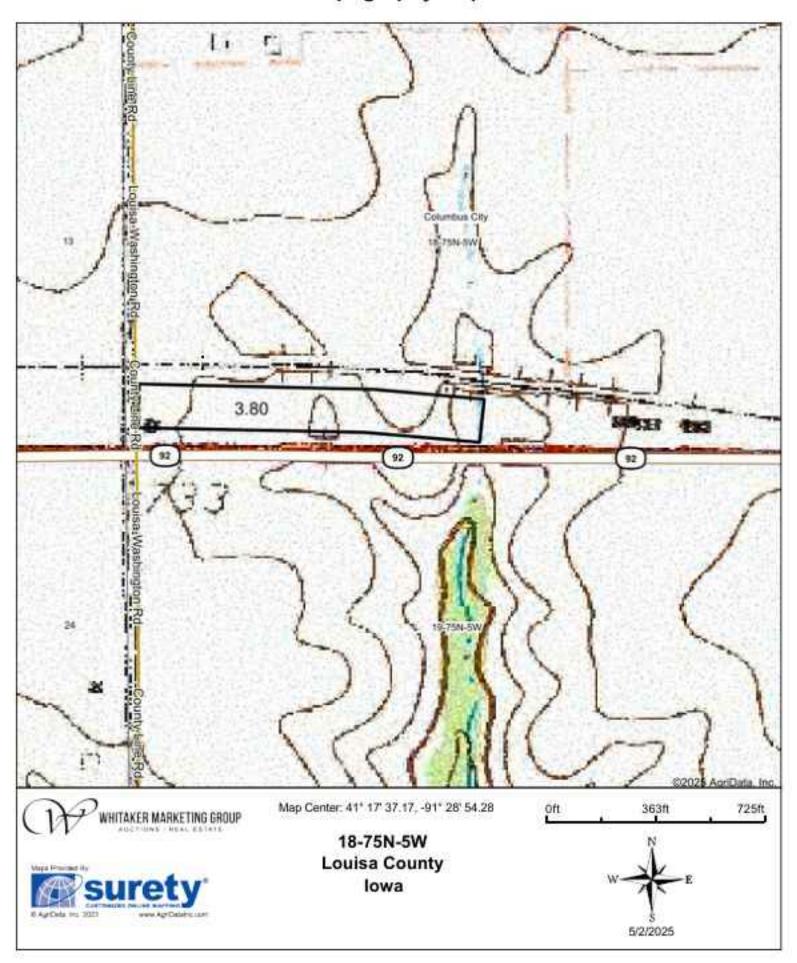
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class	CSR2**
21 16 . 7	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	2.32	61.1%		5	lle	75
570B	Nira silty clay loam, 2 to 5 percent slopes	1.22	32,1%		ĺ	lle	81
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.26	5.8%		5	lw	94
- "	7.			Weigh	ted Average	2.54	78.2

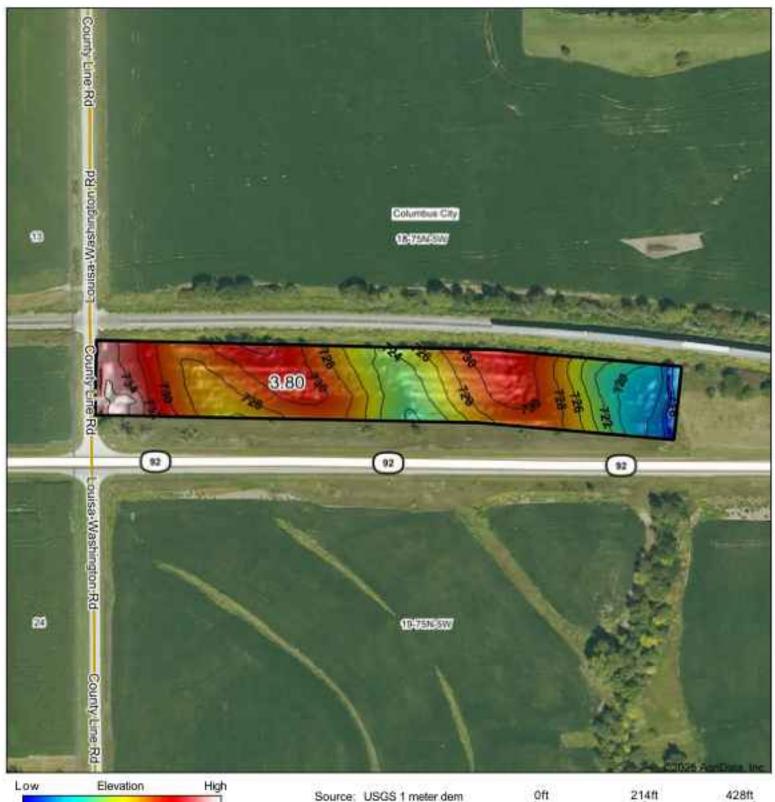
*** Was a public Pro GSR Palues for each county to CSR2.

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







Interval(ft): 2

Mrr: 714.4

Max: 736.9

Range: 22.5

Average: 727.4

Standard Deviation: 4.36 ft

Oft 214# 428ft



18-75N-5W Louisa County lowa

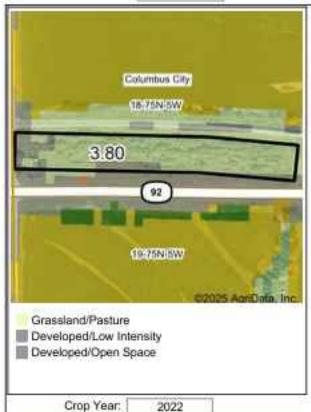
5/2/2025

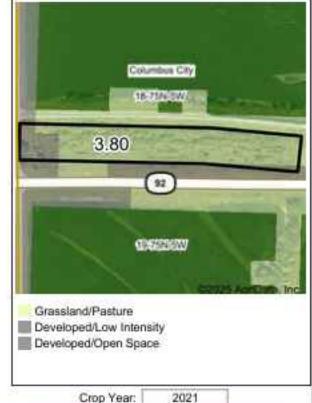
Boundary Center: 41° 17' 36.95, -91° 28' 58.06

4 Year	Crop History
(1)	WHITAKER MARKETING GROUP

Owner/Operator:	Roberts Tract 10	Date:	5/2/2025
Address:	3	Farm Name:	
Address:	4	Field ID:	
Phone:		Acct.#	n .
	Crop Yea	2023	

Crop Year: 2024





Columbus City
(16-75N-SW)

3.80

10-75N-SW

C2025 Aur Dottn: Inc.

Grassland/Pasture
Developed/Low Intensity
Developed/Open Space

Grassland/Pasture

Developed/Open Space

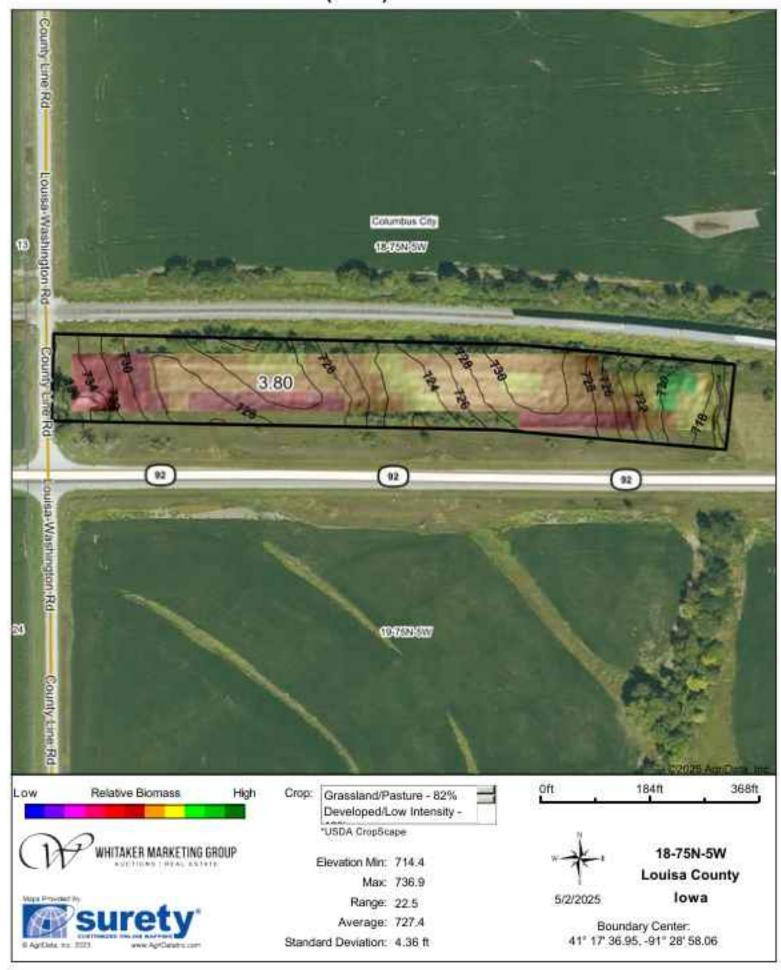
Boundary Center: 41" 17" 36.95, -91" 28' 58.06 State: IA County: Louisa

Legal: 18-75N-5W Twnshp: Columbus City



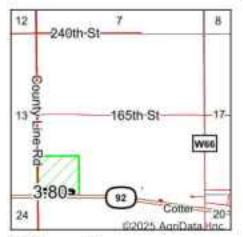


Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description





Acres: 3.8

Date: 5/2/2025

Township: Columbus City

County: Louisa State: Iowa





PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy

will vary by location

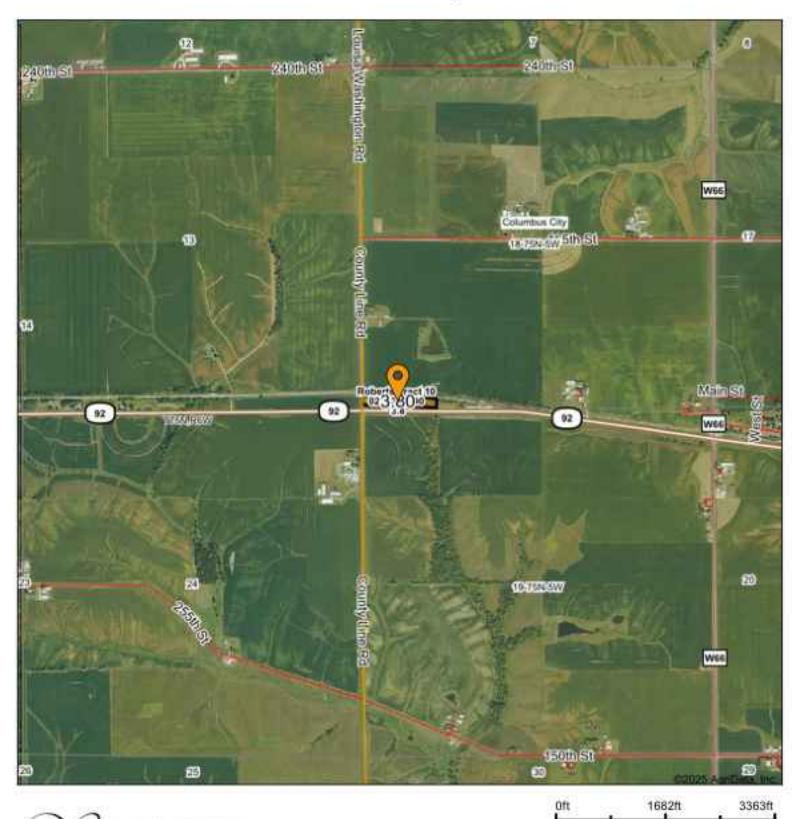
Short Legal:

PT 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



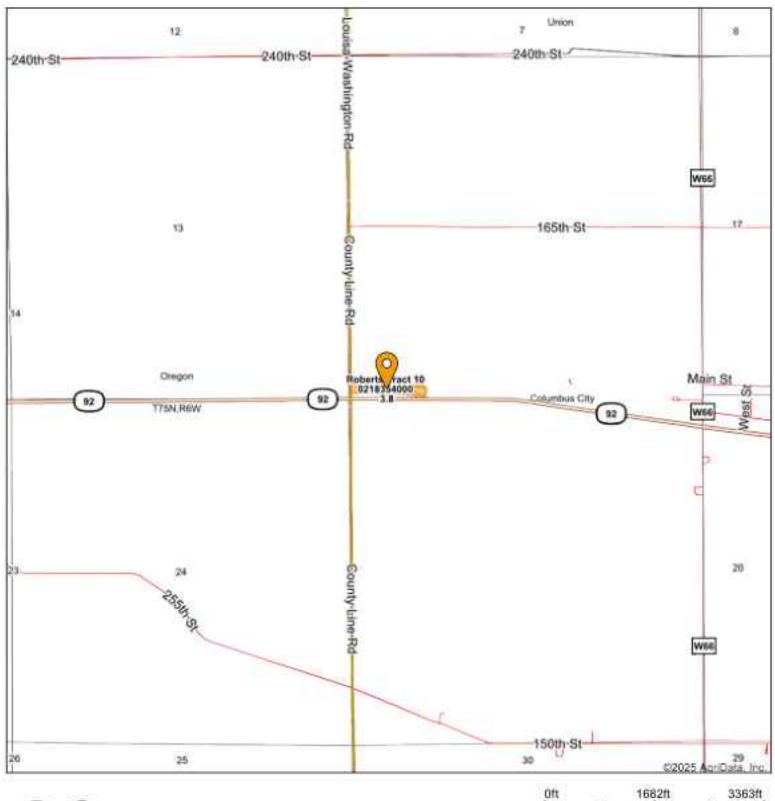




18-75N-5W Louisa County, IA



Location Map







18-75N-5W Louisa County, IA





Buyer

Seller Land Disclosure

Ditte

Tra	ct 12 - Sec. 18, Twp. 75N, Rng. 5W	Parcel IDs (218354000)
Address or Location:		
Zoning: Ag	Does zoning currently allow for	r the intended use? S Yes No
What will be the basis of t	his sale?: Gross Acres ON	let Acres No. Acres 3,8
What School District is thi	s property associated with?: COLUMBUS CO.	MMUNITY SCHOOL
Have covenants been estab	olished for this location? Tes No	If Yes, attach a copy.
	A CONTRACTOR AND A CONTRACTOR AND ADDRESS OF THE CONTRACTOR AND AD	A TELEPHONORICA MANUEL
1. Are buildings prese	at on the avenuety?	16 Jackson - Dalam David Land and Company
	□No	10. Is there a Private Road located on this property? □ Yes □ No
2. Is there an Associat	tion that requires Dues?	11. Are fences present around the property? \(\sum Yes \) \(\sum No)
	⊠ No	If Yes, what is the condition of the property line fences?
3. Water Availability:		Properly Maintained
None	The second secon	Poor
Rural	☐ Well	Are the fences accurate in comparison to property lines?
Combination	No.	
Other	Provide detailed location	□Yes □No
La Cana	of each well on back.	12. What tomost of immensions are any approved to this account.
4. What types of Sewe	ige Disposal Systems are present at	12. What type(s) of improvements are present to this property. Terraces
this location?	ige Disposai Systems are present at	Grain Bins
	Septic	Tile
City None	Date Last Pumped	
1000E	Date Last Fumped	Springs Ponds
If conting is sale	cted, is the system in compliance	Other
with county re		Liouer
□Yes		13. Is these assessed a Toront or this account (Dyn. 170).
	UNO UNO, Explain	13. Is there currently a Tenant on this property? □Yes ⋈No
		If Yes, has the tenant been provided with a termination
r Name of the Physical	6 4 4	notice? \(\sum Yes \) \(\sum No \)
	c Company that provides service to	What are the terms of the current agreement?
this location:	KEC	
6. What type of fuel is	available at this location?	14. Is the land enrolled in any Government Programs?
LP Gas		☑ Yes □No
Natural Gas		If Yes, identify the programs below.
Other		CRP Conservation Agreements
None		DCP Forest Service
		Wetlands
7. Are there any Ease	ements or other encumbrances on file	NOther Trees
for the location? Ye		Bonn 1100
	a brief description of such.	15. What type(s) of Environmental Concerns are present on
	- Trive Security and the Fault	this property?
		☐ Feedlots ☐ Underground Storage Tanks
8. Will a property sur	vey be required? Tres No	Landfills Illegal Dump Sites
	responsible for the cost?	None Burial Grounds
Seller		Other
9. Will it be necessary	to build a driveway to access the	16. Does the farm contain HEL tillable acres? □Yes ⊠No
property? \[\textstyre{\textstyre	No	If Yes, Is the farm in compliance? Yes No
L. 100		at res, is the farm in companies? [] res []No
Additional Remarks: (us	e page 2 for additional disclosure informa-	tion)
	000	~ \$ # A . 1 . 1
() D-1	Carlos Contractor (Contractor)	a perox
Selier	Seller	Date

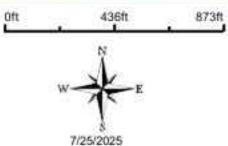
Buyer

Aerial Map



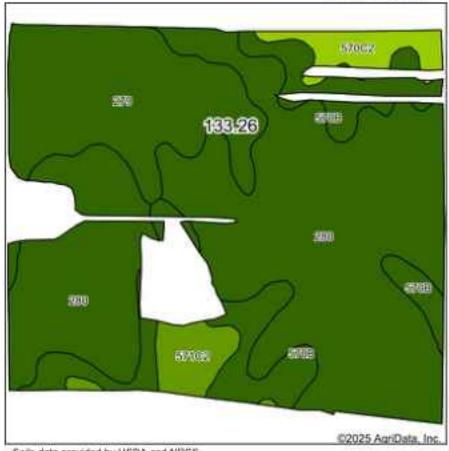


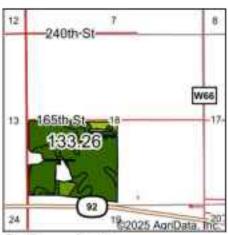
146.33 Acres 18-75N-5W Louisa County, IA





Soils Map





State: lowa County: Louisa Location: 18-75N-5W Township: Columbus City

Acres: 133.26 8/5/2025 Date:







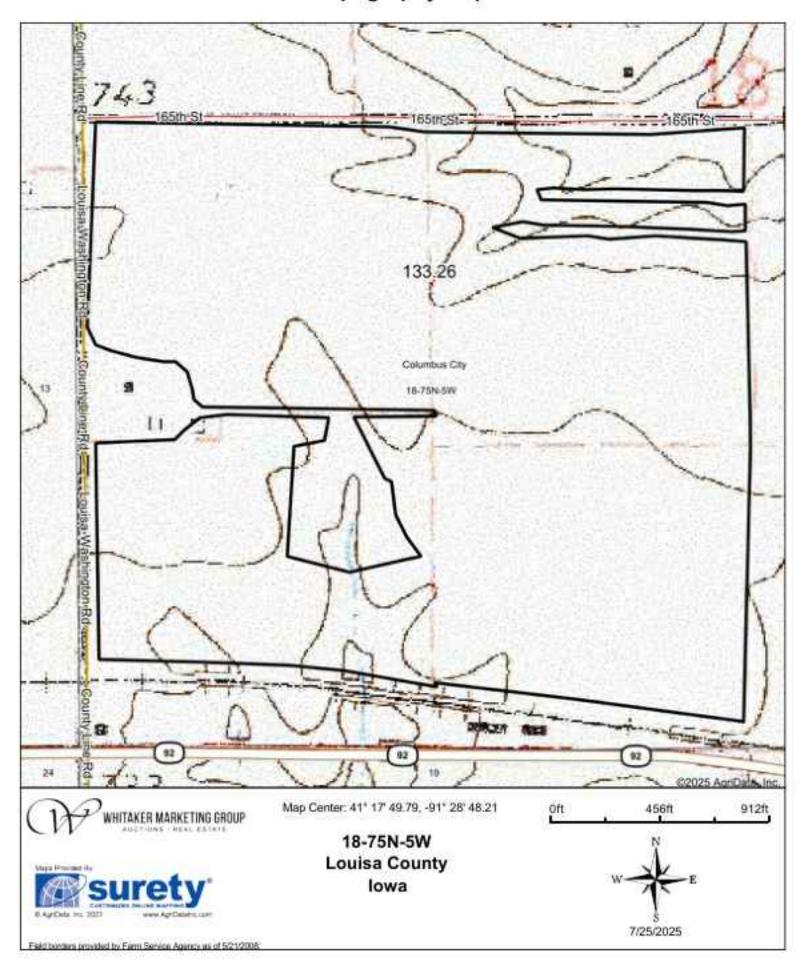
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-irr Class *c	CSR2**
280	Mahaska sity clay loam, 0 to 2 percent slopes	78.79	59.2%		5	lw	94
279	Taintor silty clay loam, 0 to 2 percent slopes	27.24	20.4%		95	llw	83
570B	Nira silty clay loam, 2 to 5 percent slopes	17.90	13.4%	ľ		lle:	81
The 16-18	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	4.80	3.6%		5	lle	75
THE PARTY OF THE P	Nira sitty day loam, 5 to 9 percent slopes, moderately eroded	4.53	3.4%		5	lle	70
	Andreas Samener Samen and an inverse of			Wei	ghted Average	1.48	88.5

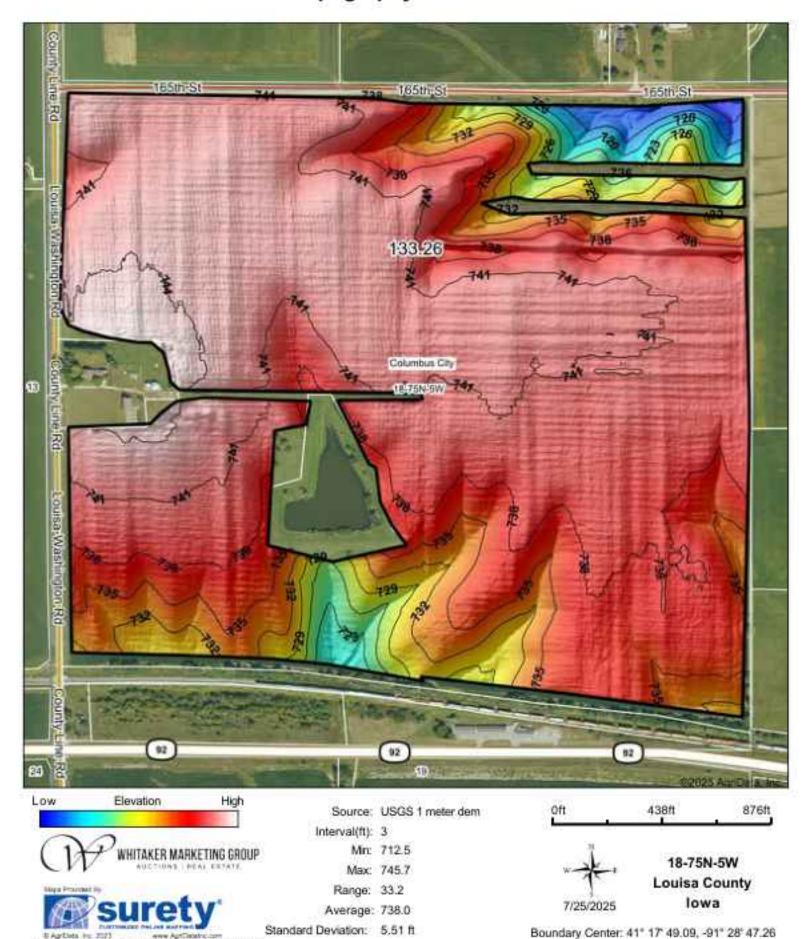
A Was and the Werd SR Values for each county to CSR2.

[&]quot;c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map

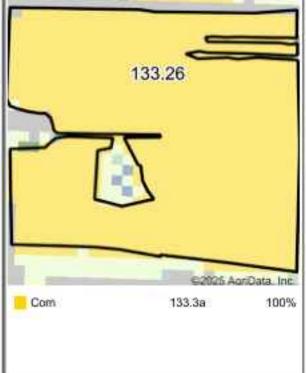


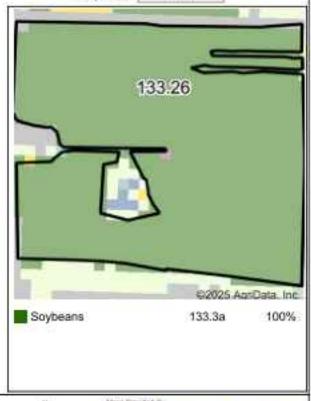
Topography Hillshade



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

4 Year Crop History WHITAKER MARKETING GROUP	Owner/Operator: Address: Address:	NEW Tract 11 Dale Roberts	Farm Name:	7/25/2025
Crop Year: 2024	Phone:	Crop	Year: 2023	
133,26 Com 132,7s Soybeans 0.4s	100%	Soybeans	133.26	©2025 AgriCata, Inc. 133.38 100%
Developed/Low Intensity 0.1a Grassland/Pasture 0.1a Crop Year: 2022	a 0%	Сгор	Year: 2021	
133.26			133.26	





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

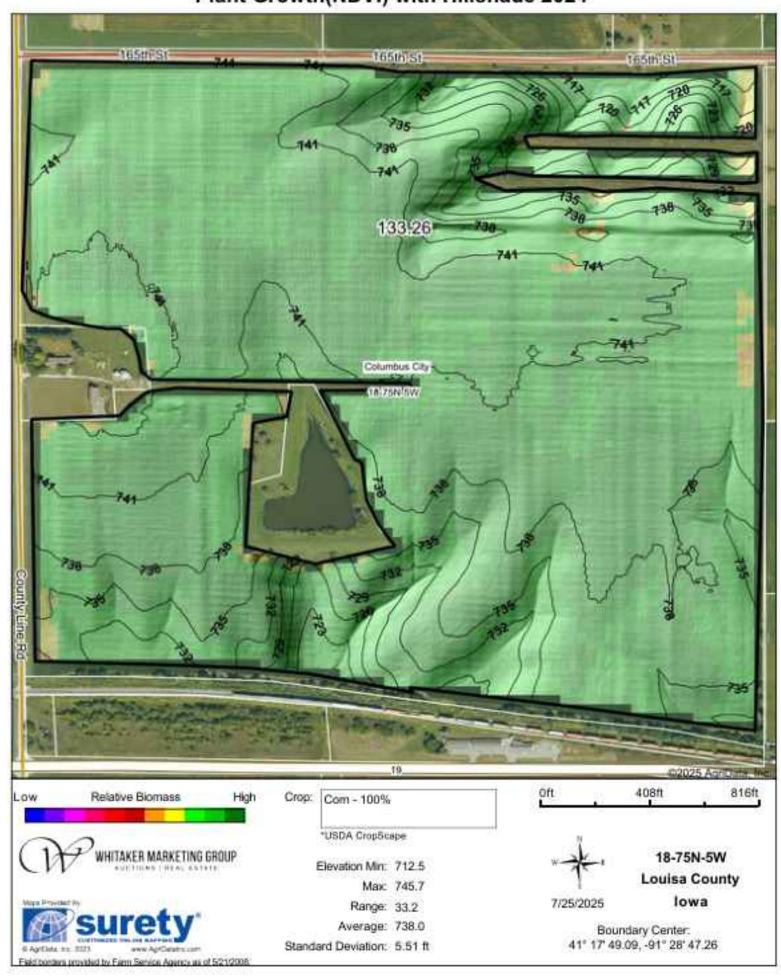
State: IA County: Louisa

Legal: 18-75N-5W Twnshp: Columbus City Grop data provided by USDA National Agricultural Statistics Service Cripiand Data Layer



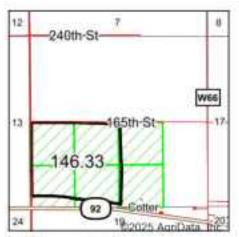


Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description





Acres: 146.33
Date: 7/25/2025
Township: Columbus City

County: Louisa State: Iowa





PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy

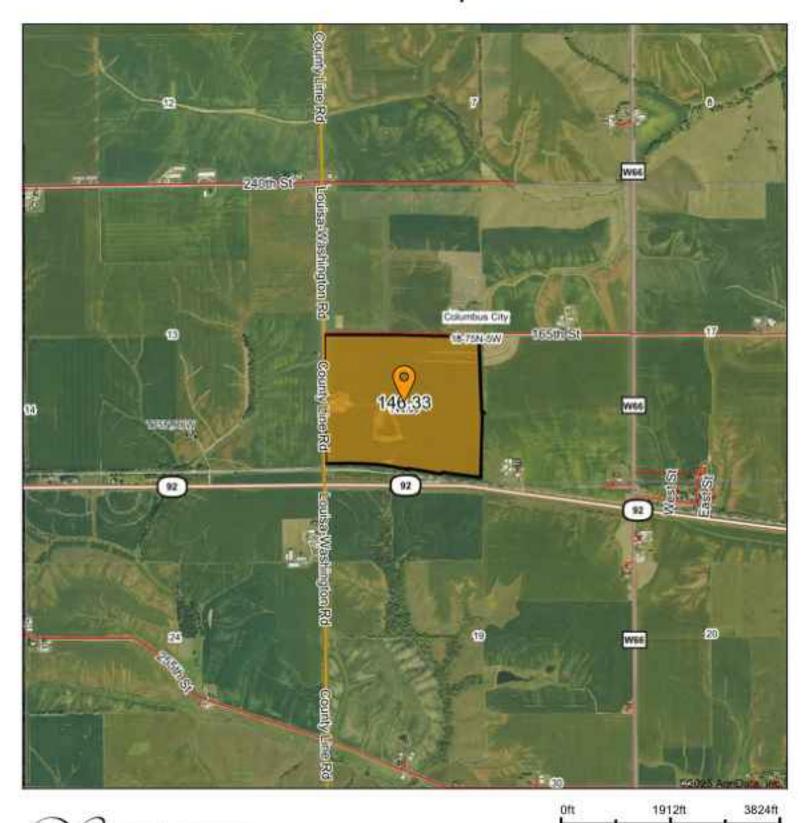
will vary by location

Short Legal:

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







18-75N-5W Louisa County, IA







18-75N-5W Louisa County, IA



SELLERS DISCLOSURE OF PROPERTY CONDITION

CENTRAL IOWA BOARD OF REALTORS*, INC.

		CENTRAL IONA DOM	DOLKENT LONG THE	
Pro	perty Owner(s) & Address:	Tract 13: Louisa County, IA Owner: Dale E. Roberts Farms Inc. Address: 15284 COUNTY LINE RD AINSWORTH IA 52201; Sec. 18, Twp. 75	N, Rng. 5W Parcel IDs (0218301000	n
	pose of the Disclosure: Compormation about the property.	letion of this form is required under lo	wa law which mandates that Sell	ers disclose the condition and
pro ter cor Se	ntaining 5 or more dwellings operties; fiduciaries in the counants, or tenants in common; tenants in common; tenants or agricultural properties that the properties.	exempted from the Seller's disclosure units, court ordered transfers; transfers use of an administration of a decedent of or from any governmental division, erty which has no dwellings. It is exempt from the requirement[s] of erty was built prior to 1978, you must	by a power of attorney; foreclos is estate, guardianship, conservate quit claim deeds, intra family trans of 558A because one of the above	ures; lenders selling foreclosed orship, or trust; between joint asfers, between divorcing spouses; e exemptions apply. If so, you may
	20 Alash	6-20-25	gu s. A	Slib 6-2025
	Sener	Date	Scher	Date
	Buyer	Date	Buyer	Date
The con to I	e following are representation idition of the property except Buyer. PROPERTY CONDIT		sentations of the Agent. The Agent. Seller advises Buyer to obtain Section I is Mandatory]	ent has no independent knowledge o in independent inspections relevant
	If yes, explain: - Sv,		and leaks	
2,	Roof: Any known prob	lems? [☐Yes [☑No [☐Unkn		B12578295
	If yes, explain:	iterial: Shingles	Date of repairs:	2005
3.	If yes, explain: The com	mencing date of the Listing Agr	eement is: 6/10/2026	
4,	Lead-Based Paint: An	y known to be present in the str	ucture? I NA Yes I	No Unkn AD-BASED PAINT HAZARD,
5.	Location: North	spected within 2 years or pumpe	Date of inspection	
6.	Is the property located If yes, what is the flood	in a flood plain? \in NA \in Y	es Mo [Unkn	
Se	ller's Initials WA	284	Buyer	's Initials

Serials 003311-000155-5962867
Prepared by Taylor Sportberg | CENTRAL IOWN SCARD OF REALTOR | wee@serialsworts.com |

[t of 3] 2016

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:
13,	Age: No Location: Work of hown Type: deep well Depth: Diameter:
	Has well water been tested? Yes No Unkn If yes, report results:
9.	25 C C C C C C C C C C C C C C C C C C C
	If yes, explain: [include date of repairs]
10	. Heating System[s]: Are there any known problems? [NA [Yes Mo [Unkn
22	
	Age: 10 If yes, explain: [include date of repairs] builer w/ radiates - worker goo
11	. Central Cooling System[s]: Are there any known problems? [NA PYes INO 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] weed up detent
13	. Electrical System[s]: Are there any known problems? NA Yes No Unkn
	If yes, explain: [include date of repairs]
1.4	Pest Infestation: [wood-destroying insects, bats, onakes, rodents, destructive/troublesome animals, etc.]
1-7	
	Any previous infectation damage? IDNA ISIVes IDNA ID takes Date of terror
	years ago
15	. What is the zoning for this property? Any non-conforming uses?
	2
16	Asbestos: Is there any known presence of asbestos in the property? Yes INO What If yes, explain:
	Asherta tiles 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)
10	
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 should be some with all in the state of the property should be some with all in the state of the property should be some with all in the state of the property should be some with all in the state of the property should be some with all in the state of the property should be some with all in the state of the property should be some with all in the state of the property should be some with all in the state of the property should be some with all in the state of the property should be some with all in the state of the property should be some with all in the state of the property should be some with all in the state of the state
	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
	Johan State of the manufacture of the property
	Y .
841	ler's Initials TOR ALR
	Buyer's Initials Buyer's Initials
	ATTORISE AND ADDRESS OF THE PARTY OF THE PAR

formsimplicity

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

	NA	Incld			ocking			NA.	Incid			cking	
Dishwasher.	[23						Intercom System	123					Unk
Dryer				Yes	No	Unkn	Keys for all Locks	M			es L	No	Unk
Microwave	[2]			Yes	No	Unkn	Luwn Sprinkler/Irrigation	D			cs L	No I	Unk
Oven/Range/Cooktop							Pet Fence [Underground]						Unk
Refrigerator	<u>≫</u>						Pool Heater, Wall Liner&Equip.	IX					Unk
Washer							Propane Tank		Q/R				Unk
Alarm System	X						Satellite Dish	×					Unk
Attic Fan							Satellite Receiver	N N					Unk
Basketball Hoop	54			Yes	No	Unkn	Sauna and/or Hot Tub	$ \mathbf{x} $					Unk
Ceiling Fan		(X	12	Yes L			Smoke Alarms	×			_		Unk
Central Vacuum	N N			Yes			Softener/Conditioner/Filter	×	O/R				Unk
Doorbell				Yes	No	Unkn	Sump Pump Thermostat		K				Unk
Exhaust Hood Fan	183			Yes	No	Unkn	Thermostat		M		es		Unk
Fireplace/Chimney			IL	Yes			Water Heater		×	[[3]]			Unk
Furnace Humidifier	18			Yes	No	Unkn	Window Air Conditioner	$ \nabla$					Unk
Garage Door Remote	X		I				Windows		×				Uni
Garbage Disposal	×			Yes	No	Unkn	Wood Burning System				es K	No I	Unk
 Are there any under the there been a property of the there any known. Are there any known. Are you related to the there are your a licensed. 	ergro	und tank ty/casus No (1) ivate busting ag Estate	cs lo alty Unk rial ent Age	cated on loss, an i in If yes, sites on ? [descrit int? \square	the propinsurance, has the the propins relation Yes	perty? [if y e claim, O damage be erty? [if ye onship belo No	date of test and results below] res, list location[s] below]	from No	No D fire, wir o No D	Unkn nd, hail Unkn		i) or ot	her
0. Are you aware of	any ei wn cu	nvironn irrent, p	ient relir	al concer minary, p	ms? [if y	es, list bel	ow] Yes No Unkn assessments by any governing bo	=	3 - EG		iation o	f which	you
If the answer to any o	of the	items i	n Se	ection C	above is	yes, expl	ain: [attach additional sheets if r	ecess	ury]_(Cis	terr	N	. How
mechanical, appliances changes to Buyer in wa affiliated licensees [bro Seller acknowledges r	e histo s, syst riting okers requi	ory and tems, etc. In no or sales rement	ever pers	this pro at shall the sons]. Se t Buyer	perty fro ne partie eller her	m the date s hold Bro eby ackno	The residence was built in ely on information known to Sel of this form to the date of closis ker liable for any representations owledges Seller has retained a continued a continued and with the "Iowa Radon Home-B	ng, Se not e copy	iller wil directly of this s	ianges l imme made b tateme	fiately of Broke nt.	structi lisclose er or Br	e the roker's
SELLER 2	ento	O Q	He	saith.			SELLER 0	1	A	La	0		
	rocal	nt of th	. "1	own Par	lon Hon	ne-Rovers	and Sellers Fact Sheet", prepa	SA urad	by the I	owa D	martin	ent of	Public
Health. Buyer hereb								area)	oy tile i	WHILD	. Pari riu	cut or	anne
DUVED							BUVED						

Serials: 003211-000153-0062887

[3 of 3] 2010

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

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

roperty Address	Tract 13: Louise County, IA Address: 16284 COUNTY LINE RD AINSWORTH IA 52201; Sec. 18, Twp. 75N, Rng. 5W Par	ref ID= (0218901000)	Age of dwelling: 165
roperty Owner:	Dale F. Poherte Forms I	nc.	
978, is notified to leveloping lead post conced intelliger women. The Sell azzards from risk	Warning: Every Buyer of any interest in res that such property may represent exposure to soisoning. Lead poisoning in your children n are quotient, behavioral problems, and impair fer of any interest in residential real property assessments or inspections in the Seller's por r inspection for possibly lead-based paint has	lead from lead-based paint that may produce permanent neurole red memory. Lead poisoning a is required to provide the Buyer assession and notify the Buyer of	t may place young children at risk of ogical damage including learning disabilities, also poses a particular risk to pregnant or with any information on lead-based paint of any known lead-based paint hazards. A
SELLER'S DI	SCLOSURE: [initial below, check appropriate	response]	
TOIL L. Pr	sence of lead-based paint and/or lead-based Known lead-based paint and/or lead-based	paint hazards are present in the sed paint hazards are present in	the dwelling. [check one below]
Ď	Seller has no knowledge of lead-based	paint and/or lead-based paint ha	nzards in the dwelling.
TM 2 Re GSN C	cords and reports available to the Seller. [ch	eck one below]: vailable records and reports per	rtaining to lead-based paint and/or lead-
Œ	Seller has no reports or records pertaining	ng to lead-based paint and/or le	ad-based paint hazards in the dwelling.
BUYER'S AC	KNOWLEDGEMENT: [initial below, check a		
	프로마스 내용기 하면 경기 보다가 들어보니 사용하는 하는 그리는 다른 사용하는 사용하다 하다.	ation listed above.	
2.	Buyer has received the pamphlet Protection Families, or a similarly approved.	Your Family from Lead in Yo	our Home, Lead Poisoning, How to Protect
3.	Buyer has received a 10-day opportunit or inspection for the presence of lead-ba	or mutually agreed upon per sed paint and/or lead-based pa	iod of time] to conduct a risk assessment
	Buyer WAIVES the opportunity to cone and/or lead-based paint hazards in the d	luct a risk assessment or inspec	tion for the presence of lead-based paint
GENT'S ACKN	OWLEDGEMENT: [initial below, check appr	opriate response]	
OLK I. K		Marie Control of the	. 4852d and is aware of his/her responsibility
	OF ACCURACY: ties have reviewed and certify, to the best of	their knowledge, that the infor	mation provided by the signatory is true
-	edges Soller has retained a copy of this statement.	Buyer hereby acknowledge	e receipt of a copy of this statement.
ELLER 2	N. North	BUYER	
ELLER GA	le & Noll	BUYER	
GENT			

[Page 1 of 1]
- document only recessary for dwellings built prior to 1978 -

Revised 05/16



Buyer

Seller Land Disclosure

Dille

Name of the State	Fract 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		at Acres No. Acres 67, 83
	this property associated with?: COLUMBUS CO.	MMUNITY SCHOOL
Have covenants been e	established for this location?	If Yes, attach a copy.
1. Are buildings or	esent on the property?	10. Is there a Private Road located on this property?
□Yes	⊠ No	□Yes ■No
	T-0.100	
2. Is there an Associ	ciation that requires Dues?	11. Are fences present around the property?
☐ Yes	☑ No	If Yes, what is the condition of the property line fences?
AND THE RESERVE		☐ New
3. Water Availabil	ity:	Properly Maintained
☑ None	☐ Well	₩ Poor
Rural	No.	Are the fences accurate in comparison to property lines?
☐ Combination	Provide detailed location	☑Yes □No
Other	of each well on back.	NACACE SECURIO
	Of Carl Well on Garle.	12. What type(s) of improvements are present to this property
4. What types of Se	ewage Disposal Systems are present at	▼ Terraces
this location?	Annual Action Control of the Control	Grain Bins
City	Septic	⊠ Tile
None None	Date Last Pumped	☐ Springs
	Workers News	Ponds
	selected, is the system in compliance	Other
	regulations?	
□Ye	s □No If No, Explain	 Is there currently a Tenant on this property? ☐Yes ☐No
		If Yes, has the tenant been provided with a termination
S		notice? Yes \(\sigma No\)
	ctric Company that provides service to	What are the terms of the current agreement?
this location:	Alliant	T=1ml-1 2/28/2021
£ 100	The second state of the second state of	The state of the s
	el is available at this location?	14. Is the land enrolled in any Government Programs?
LP Gas		□ Yes ■No
Natural Gas		If Yes, identify the programs below.
Other None	61	CRP Conservation Agreements
None		DCP Forest Service
7 Aug those one E	and the same of th	Wetlands
for the location?	asements or other encumbrances on file	Other
	vide a brief description of such.	15. What type(s) of Environmental Concerns are present on
ir res, pro-	vide a oriet description of sucti.	this property?
	1	Feedlots Underground Storage Tanks
8 Will a property	survey be required? Nes No	Landfills Illegal Dump Sites
	is responsible for the cost?	None Burial Grounds
⊠Se		Other
P	Liter	
9. Will it he necess	ary to build a driveway to access the	16. Does the farm contain HEL tillable acres? ☐Yes ⊠No
property?		If Yes, Is the farm in compliance? Yes No
property. Ere	Manage Tra	it res, is the farm in computance: [118 [189
Additional Remarks:	(use page 2 for additional disclosure informa-	tion)
000	1 1/2	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Low	40	1 35 10000
Selier	Seller	Date



Buyer

Seller Land Disclosure

Linte

APRILITATE LANGE	Penet 16 Con 10 Turn 76N Day 6W	Parcel IDe (219201000 219220000 219222000 219270000)
	0.00	Parcel IDs (218301000, 218326000, 218353000, 218376000)
Address or Location		
Zoning: Ag	Does zoning currently allow fo	
What will be the bas		Int Acres No. Acres 74,35
	t is this property associated with?: COLUMBUS CO n established for this location?	The state of the s
chave covening occi	Tres Mys	If Yes, attach a copy.
1. Are buildings	present on the property?	10. Is there a Private Road located on this property?
□Yes	⊠No	□Yes ■No
		11. Are fences present around the property?
2. Is there an Ass	sociation that requires Dues? ☑ No	If Yes, what is the condition of the property line fences?
3. Water Availab	allity:	Properly Maintained
None	☐ Well	⊠ Poor
Rural	No.	Are the fences accurate in comparison to property lines?
Combination	Provide detailed location	⊠Yes □No
Other	of each well on back.	
	of cach went on these.	12. What type(s) of improvements are present to this property?
4. What types of	Sewage Disposal Systems are present at	☑ Terraces
this location?	<u> </u>	Grain Bins
City	Septic	☑ Tile
None	Date Last Pumped	Springs
120 2 1		Ponds
	s selected, is the system in compliance	Other
	nty regulations?	13 July 200 10 To
	Yes No If No, Explain	13. Is there currently a Tenant on this property? \(\overline{L}\) \(\text{res}\) \(\overline{L}\) \(\overli
		If Yes, has the tenant been provided with a termination notice?
5 Name of the F	lectric Company that provides service to	What are the terms of the current agreement?
this location:	A // L	what are the terms of the current agreement:
ting totation.	HILLOW	Terminates 2/38/2026
6. What type of f	fuel is available at this location?	14. Is the land enrolled in any Government Programs?
LP Gas		□ Yes ■No
Natural Gas		If Yes, identify the programs below.
Other		CRP Conservation Agreements
None		DCP Forest Service
		Wetlands
	Easements or other encumbrances on file	Other
for the location?		15 NT (A 6E -) (16
If Yes, pr	rovide a brief description of such.	15. What type(s) of Environmental Concerns are present on
		this property? Feedlots Gunderground Storage Tanks
0 33773	A PROPERTY PROPERTY	Feedlots Underground Storage Tanks Landfills Ulllegal Dump Sites
	y survey be required? Tes No	None Burial Grounds
	ho is responsible for the cost? Seller Buyer	Other
ÇS.	Seller Lauyer	
9 Will it be nece	ssary to build a driveway to access the	16. Does the farm contain HEL tillable acres? □Yes ₹No
	Yer No	If Yes, Is the farm in compliance? Yes No
	NAME OF THE OWNER	at a cast to the control in componence. The cast in
e american e ve		and the second s
Auditional Remark	ks: (use page 2 for additional disclosure informa	LIOR)
212	land Enix	& Noluso
Seller	Seller	Date

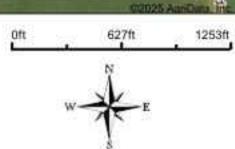
Aerial Map





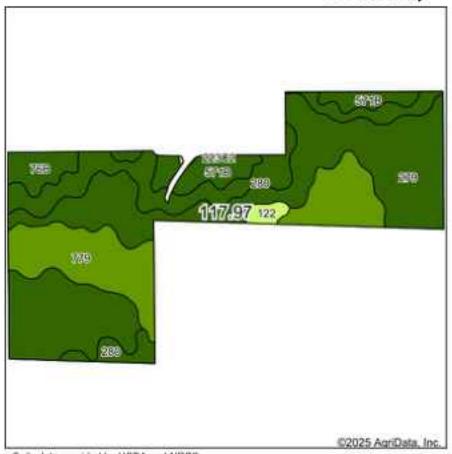


120.32 Acres 1-74N-6W Washington County, IA



5/2/2025

Soils Map





State: lowa

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



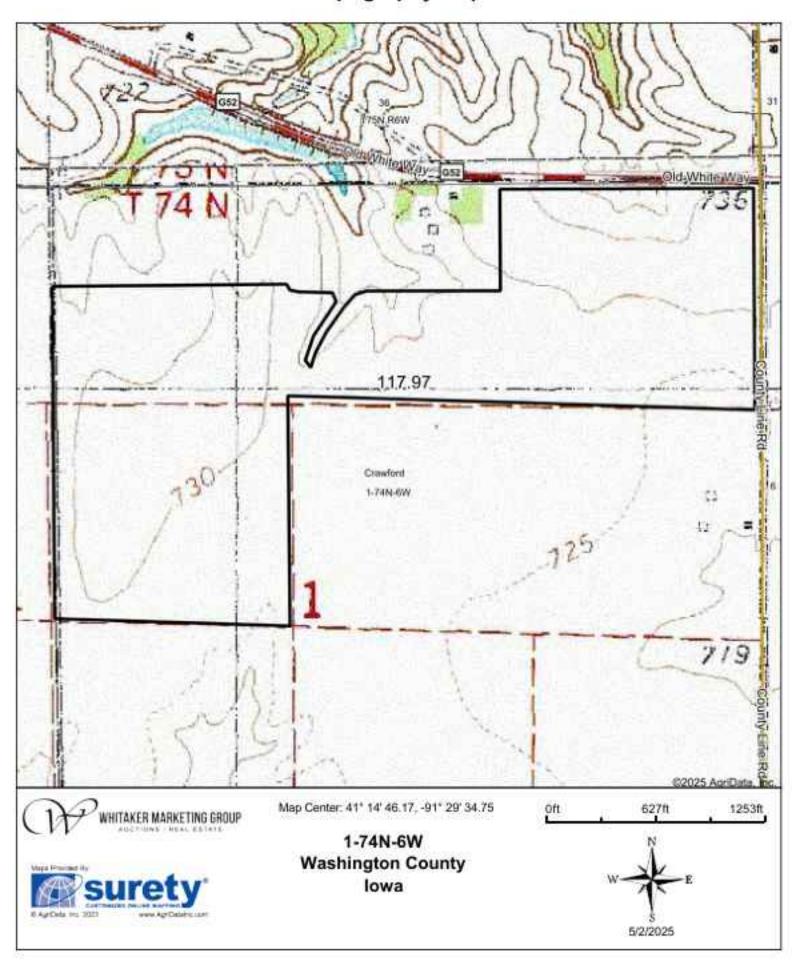


Soils data provided by USDA and NRCS.

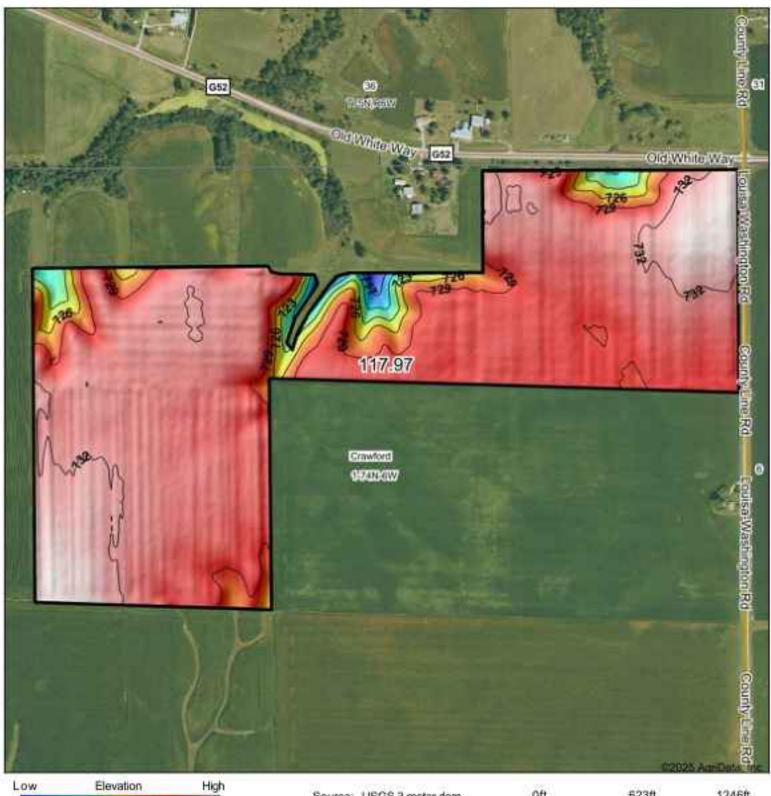
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-irr Class *c	CSR2**
279	Taintor silty day loam, 0 to 2 percent slopes	57.22	48.3%	- Control of the Cont	95	llw	83
779	Kalona silty clay loam, 0 to 2 percent slopes	25.43	21.6%	(100	llw	71
280	Mahaska sitty clay loam, 0 to 2 percent slopes	20.49	17.4%		5	lw	94
571B	Hedrick silt loam, 2 to 5 percent slopes	8.22	7.0%			le	85
76B	Ladoga silt loam, 2 to 5 percent slopes	4.93	4.2%		1	le	86
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.50	1.3%	ų.	100	Illw	36
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.18	0.2%		95	IVw	36
	N/III-N-170-F			Wei	ghted Average	1.84	81.9

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







Source: USGS 3 meter dem

Interval(ft): 3

Mrr: 714.9 Max: 733.9

Range: 19.0 Average: 729.9

Standard Deviation: 2.53 ft

623ft 1246ft Oft



1-74N-6W **Washington County** lowa

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

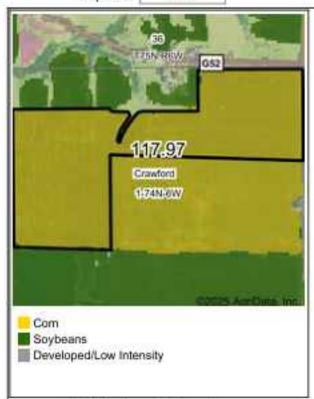
4 Year Crop History



Owner/Operator:	Roberts Tract 13	Date:	5/2/2025
Address:	0//	Farm Name:	
Address:		Field ID:	
Phone:		Acct.#	n .
	Crop Year	2023	

Crop Year:

2024



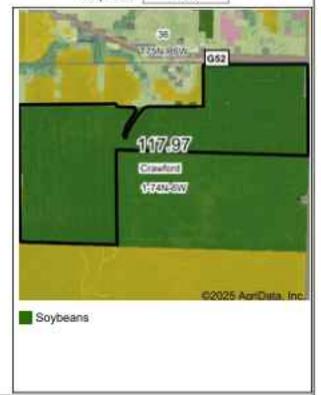
Crop Year: 2022



117.97
Cracket
052

C2025 Acresta Inc.

Crop Year: 2021



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

State: IA County: Washington

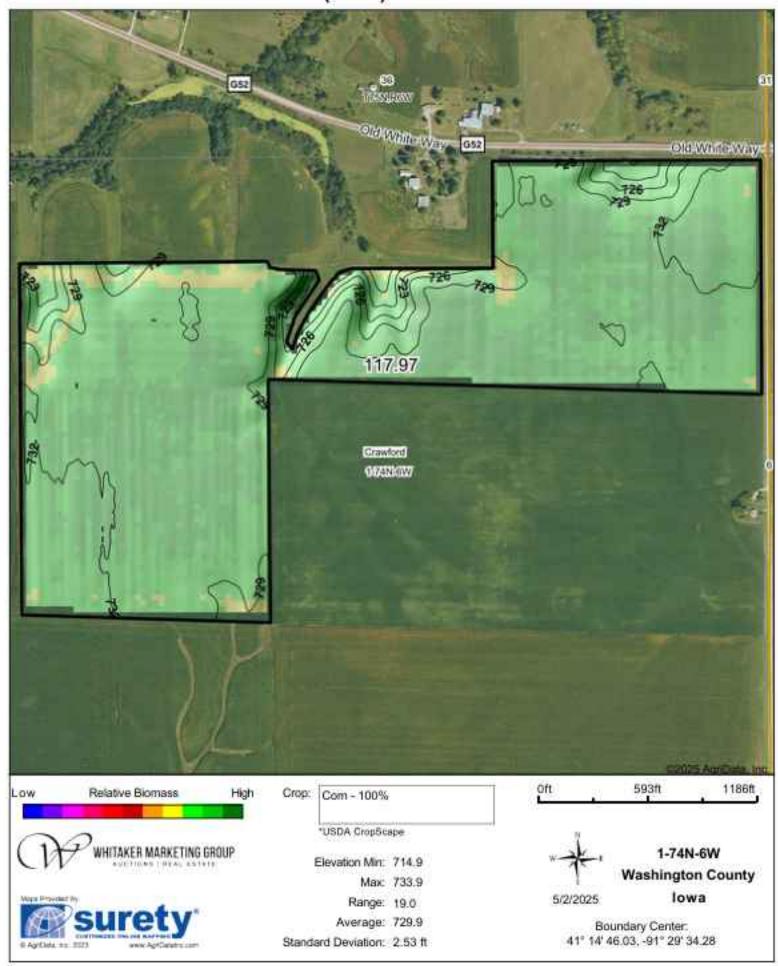
Legal: 1-74N-6W Twoshp: Crawford

Drop data product by USDA National Agricultural Statistics Sendre Compland Data Le

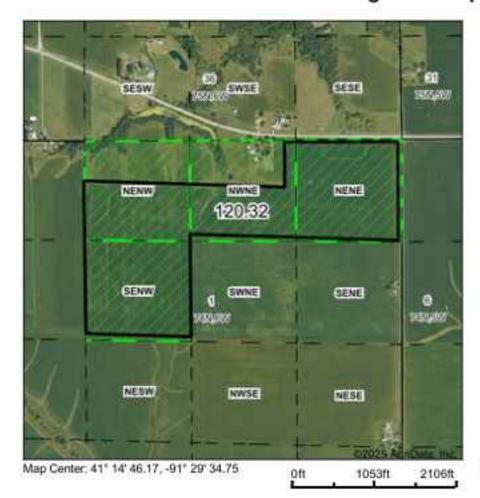




Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description





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

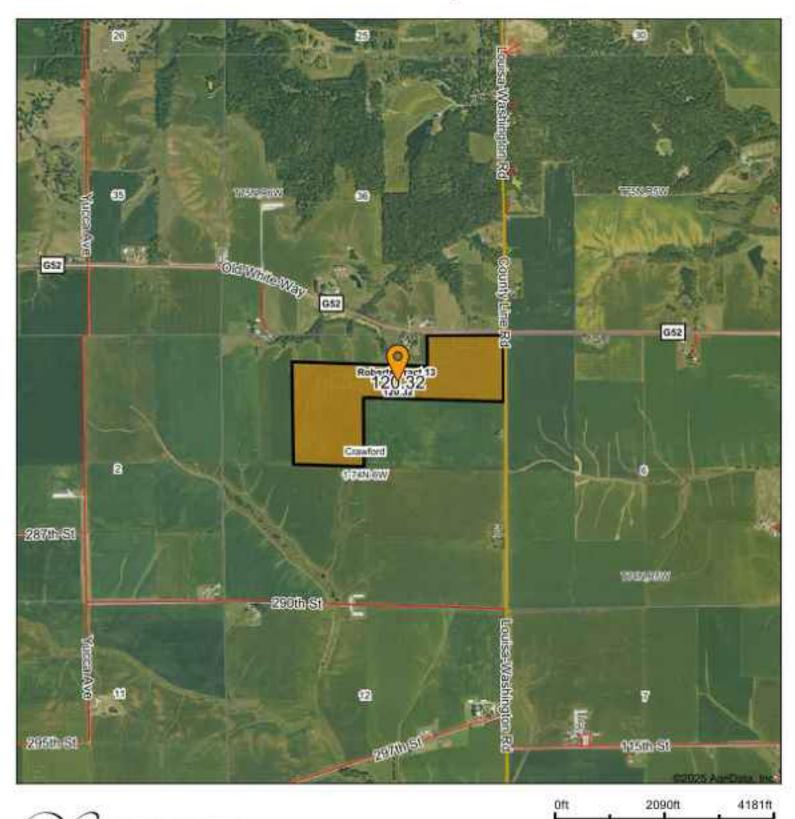
will vary by location

Short Legal:

PT NEWW, PT NWNE; NENE; SEWY 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







1-74N-6W Washington County, IA









1-74N-6W Washington County, IA





Seller Land Disclosure

Ī	ract 16 - Sec. 1, Twp. 74N, Rng. 6W P	arcel IDs (1601100006, 1601200007)				
Address or Location:	***					
Zoning: Ag	Does zoning currently allow for	the intended use? X Yes No				
What will be the basis of		t Acres No. Acres 120.32				
	this property associated with?: HIGHLAND COM	IMUNITY SCHOOL				
Have covenants been er	stablished for this location?	If Yes, attach a copy.				
	esent on the property?	10. Is there a Private Road located on this property?				
□Yes	⊠ _{No}	□ Yes ☑ No				
2. Is there an Assoc	siation that requires Dues? ☑ No	11. Are fences present around the property? ☐Fes ☐No If Yes, what is the condition of the property line fences? ☐ New				
3. Water Availabili	ty:	Properly Maintained - Wast Side				
None	☐ Well	Poor				
Rural	No.	Are the fences accurate in comparison to property lines?				
Combination	Provide detailed location	☑Yes □No				
☐ Other	of each well on back.	Hamilton Assanton				
	Of Court West On Court	12. What type(s) of improvements are present to this property				
4. What types of Se	wage Disposal Systems are present at	▼ Terraces				
this location?	- Harris 10. 10. 10. 10. 10. 10. 10. 10. 10. 10.	Grain Bins				
City	Septic	⊠ Tile				
None None	Date Last Pumped	Springs				
	-1000 (125 - 267	Ponds				
If septic is s	elected, is the system in compliance	Other				
	regulations?					
□Ye:	s □No If No, Explain	 Is there currently a Tenant on this property?				
		If Yes, has the tenant been provided with a termination				
		notice? Yes \(\sigma No\)				
	tric Company that provides service to	What are the terms of the current agreement?				
this location:	KEC ?	Terminaled 2/28/2026				
6. What type of fue	l is available at this location?	14. Is the land enrolled in any Government Programs?				
LP Gas		□ Yes ☑No				
■ Natural Gas		If Yes, identify the programs below.				
Other		CRP Conservation Agreements				
None None		DCP Forest Service				
		Wetlands				
7. Are there any E	asements or other encumbrances on file	Other				
for the location?	Yes No					
If Yes, prov	ide a brief description of such.	What type(s) of Environmental Concerns are present on				
		this property?				
		☐ Feedlots ☐Underground Storage Tanks				
	survey be required? Tes No	☐ Landfills ☐ Illegal Dump Sites				
	is responsible for the cost?	None Burial Grounds				
□ Sei	ller Buyer	Other				
o was to be account	the second secon					
	ary to build a driveway to access the	 Does the farm contain HEL tillable acres? ☐Yes No 				
property?	t ⊠No	If Yes, Is the farm in compliance? ☐ Yes ☐ No				
Additional Remarks:	(use page 2 for additional disclosure informati	ion)				
D-P	ahad 10	2144				
Seller	Seller .	Date				
1776-1766	Section	Aretu				

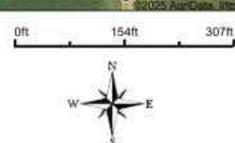
Aerial Map







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



9/2/2025

Soils Map





State: lowa

Washington County: Location: 24-75N-6W Township: Oregon Acres: 7.97

9/2/2025 Date:





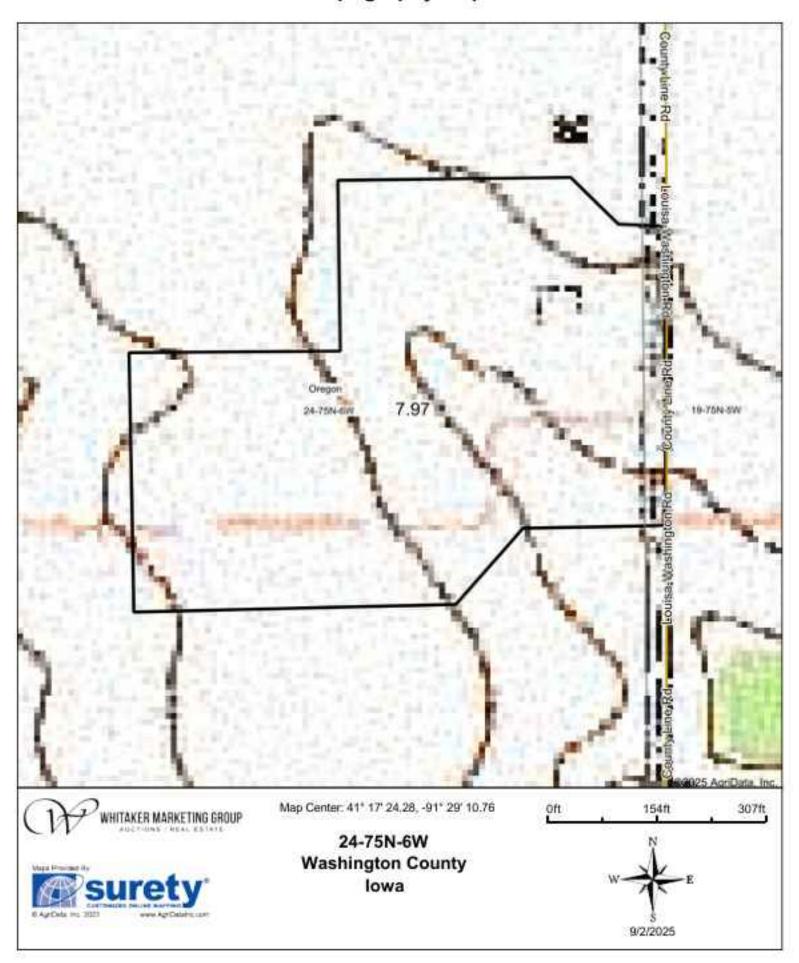


SOM U	and provided by discretains whose					1111	,
	Symbol: IA115, Soil Area Version: 28 ymbol: IA183, Soil Area Version: 31						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
280	Mahaska sity clay loam, 0 to 2 percent slopes	3.30	41.4%		5	lw	94
570B	Nira silty clay loam, 2 to 5 percent slopes	3.24	40.7%	ý.		le	81
2018	Nira sitty day loam, 5 to 9 percent slopes, moderately eroded	1.43	17.9%		5	lle	71
	Morrocein			Wei	ghted Average	1.77	84.6

** A Page apetited the CSR values for each county to CSR2.

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







Source: USGS 1 meter dem

Interval(ft): 2

Mrr: 720.2

Max: 737.3

Range: 17.1

Average: 731.3 Standard Deviation: 3.64 ft 157# 31411



24-75N-6W Washington County lowa

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

4 Year Crop History		Roberts NEW Tract 13	Date: 9/2/ Farm Name:	2025	
WHITAKER MARKETING GROUP	Address: Address:		Field ID:		
	Phone:		Acct. #		
Crop Year: 2024		Crop Ye	ar: 2023		
7.97 Grassland/Pasture 2.5 Developed/Med Intensity 2.1 Developed/Low Intensity 1.3	9a 37% 1a 27%	Grassland/Pastu Developed/High I	re Intensity	25 Acriba 3.5a 1.5a 1.5a	ta Inc. 43% 19% 19%
7.97	Data Inc.	Crop Ye	7.97	25 April De	
Grassland/Pasture 3.	9a 48% 5a 19%	Grassland/Pastu Developed/High I	re	3.9a 1.5a	48% 19%

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

Developed/Med Intensity

Developed/Low Intensity

County: Washington State: IA

Legal: 24-75N-6W Twnshp: Oregon Crop date provided by USDA National Agricultural Statistics Senios Cropland Date Leyer

1.5a 19%

1.18 14%



Developed/Med Intensity

Developed/Low Intensity

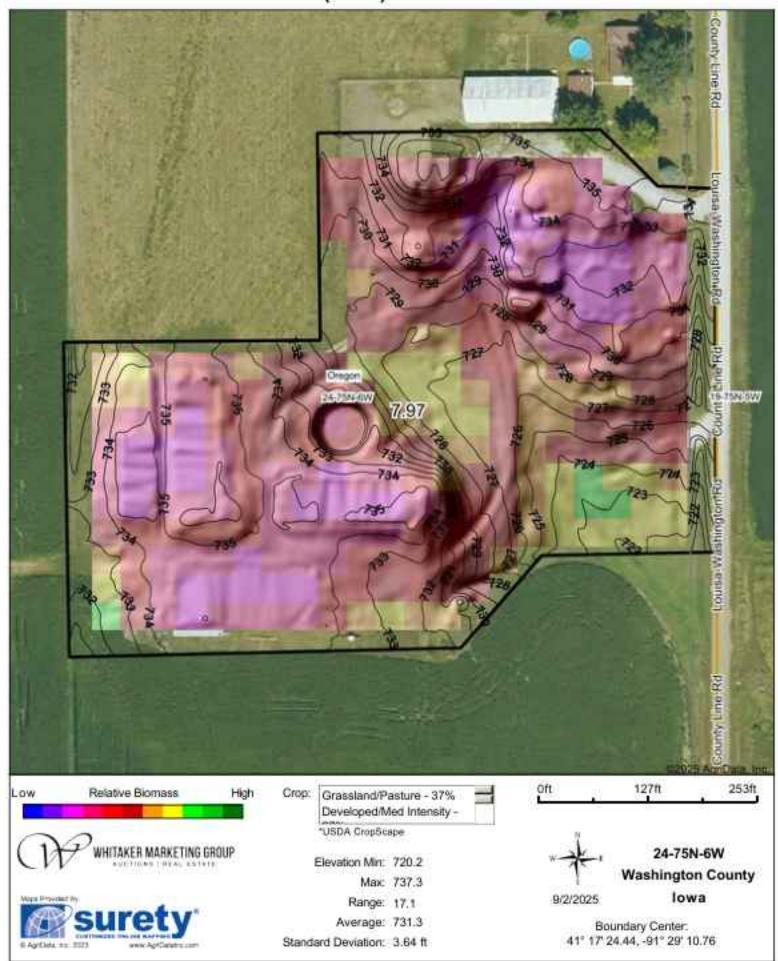


1.5a

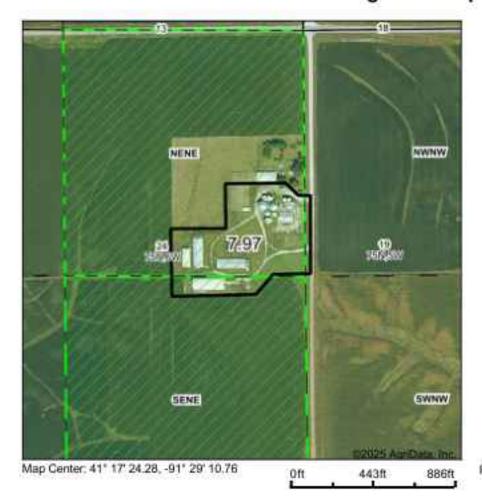
19%

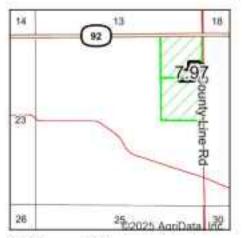
14%

Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description





Acres: 7.97
Date: 9/2/2025
Township: Oregon
County: Washington

State: Iowa





PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy

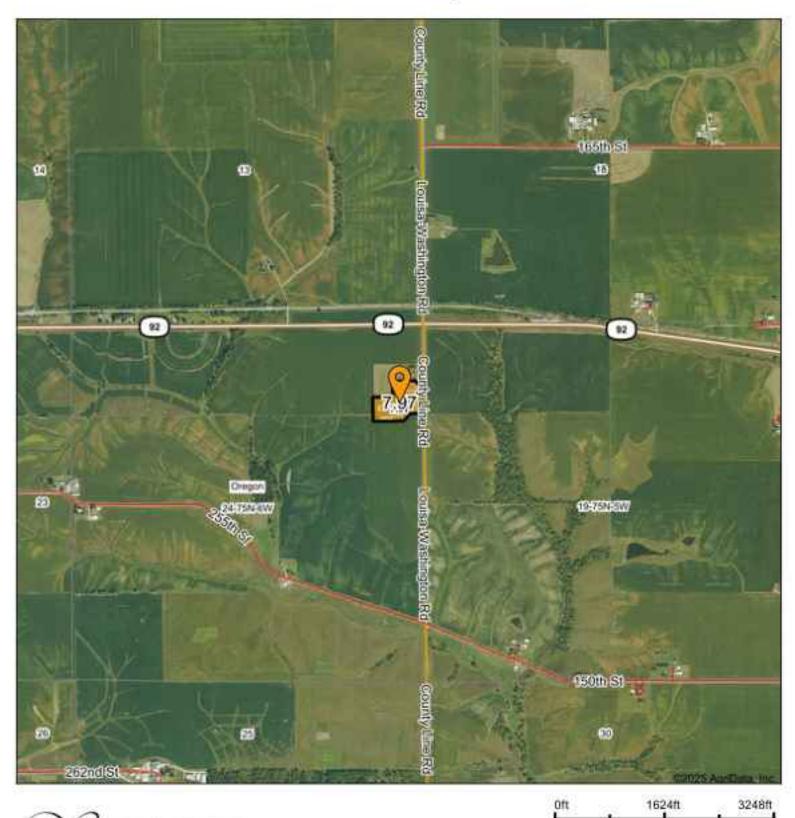
will vary by location

Short Legal:

PT 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

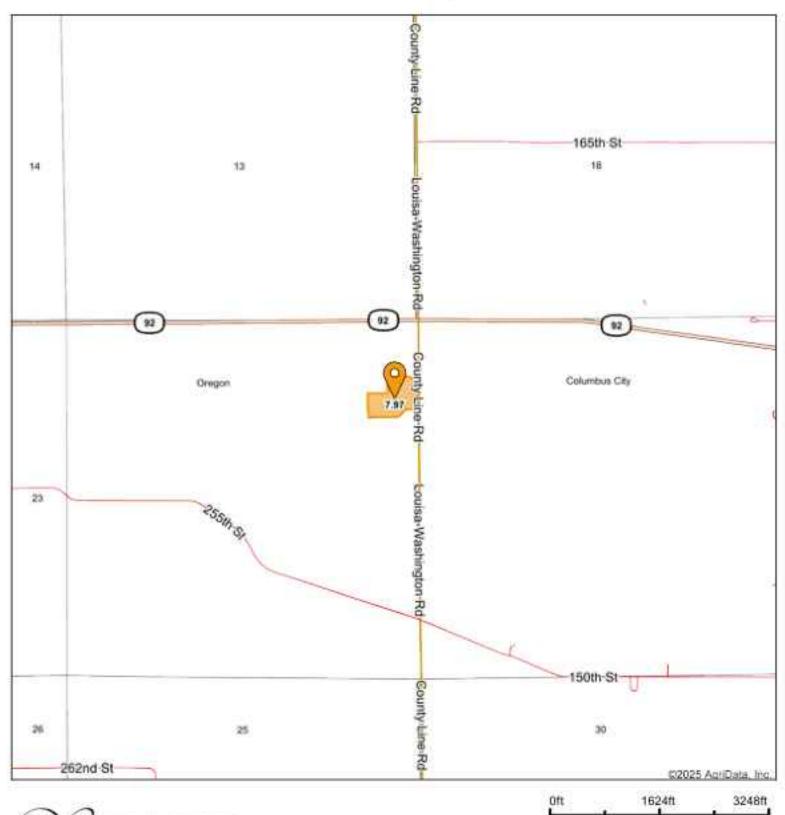




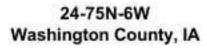


24-75N-6W Washington County, IA















Buyer

Seller Land Disclosure

Tra	ct 8 - Sec. 24, Twp. 75N, Rng. 6W P	Parcel IDs (1224200006, 1224200005, 1224200007)
Address or Location:	<u>_</u>	
Zoning: Ag	Does zoning currently allow for	the intended use? Tes No
What will be the basis of t		et Acres No. Acres 7, 441
What School District is the Have covenants been estal	is property associated with?: HIGHLAND COI	
rjave covenimim recti estat	blished for this location? Yes No	If Yes, attach a copy.
1. Are buildings prese	ent on the property?	10. Is there a Private Road located on this property?
	□No	□Yes ⊠No
	tion that requires Dues?	 Are fences present around the property? \(\sum_{NO} \)
□Yes	☑ No	If Yes, what is the condition of the property line fences? New
3. Water Availability:		Properly Maintained
☐ None	₩ell	Poor
Rural	No. /	Are the fences accurate in comparison to property lines?
Combination	Provide detailed location	□Yes □No
Other	of each well on back.	
		12. What type(s) of improvements are present to this property?
what types of Sewi this location?	age Disposal Systems are present at	Terraces Grain Bins
	Septic	⊠ Tile
City None	Date Last Pumped	Springs
None	Date Mark Shipe	
If septic is sele with county re		Donds Other - Lager , heg boildings, hee 13. Is there currently a Tenant on this property? Tes No If Yes, has the tenant been provided with a termination notice? Tes
5. Name of the Electri this location:	ic Company that provides service to	What are the terms of the current agreement?
e 110 ee 11		
LP Gas ~ keg Natural Gas Other	barns + grash dryer	14. Is the land enrolled in any Government Programs? Yex Xi/o If Yes, identify the programs below. CRP Conservation Agreements
☐ None		DCP Forest Service
	ements or other encumbrances on file	Wetlands Other
for the location?		
If Yes, provide	e a brief description of such.	15. What type(s) of Environmental Concerns are present on this property?
		☐ Feedlots ☐ Underground Storage Tanks
	responsible for the cost?	Landfills Hilegal Dump Sites
o will is be seened.	to build a delegance to	- heg buildings
property? Tes	to build a driveway to access the	 Does the farm contain HEL tillable acres? ☐Yes ☒No If Yes, Is the farm in compliance? ☐Yes ☐No
Additional Remarks: (w	se page 2 for additional disclosure informa	tion)
	12.5	
11.0	What 900	& Nolls
Saller	Sallar	Date

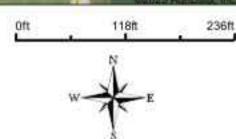
Aerial Map





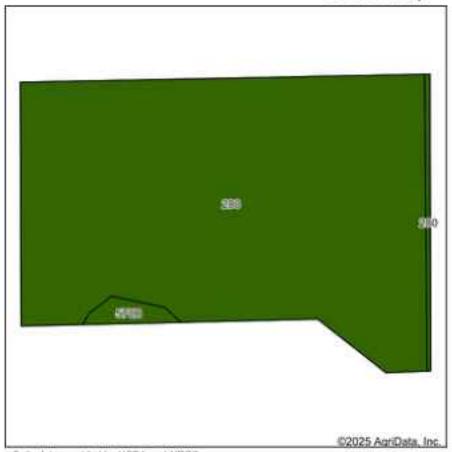


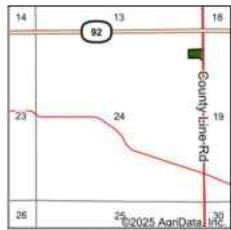
3.03 Acres 24-75N-6W Washington County, IA



9/2/2025

Soils Map





State: lowa

County: Washington Location: 24-75N-6W Township: Oregon Acres: 3.03

Date: 9/2/2025







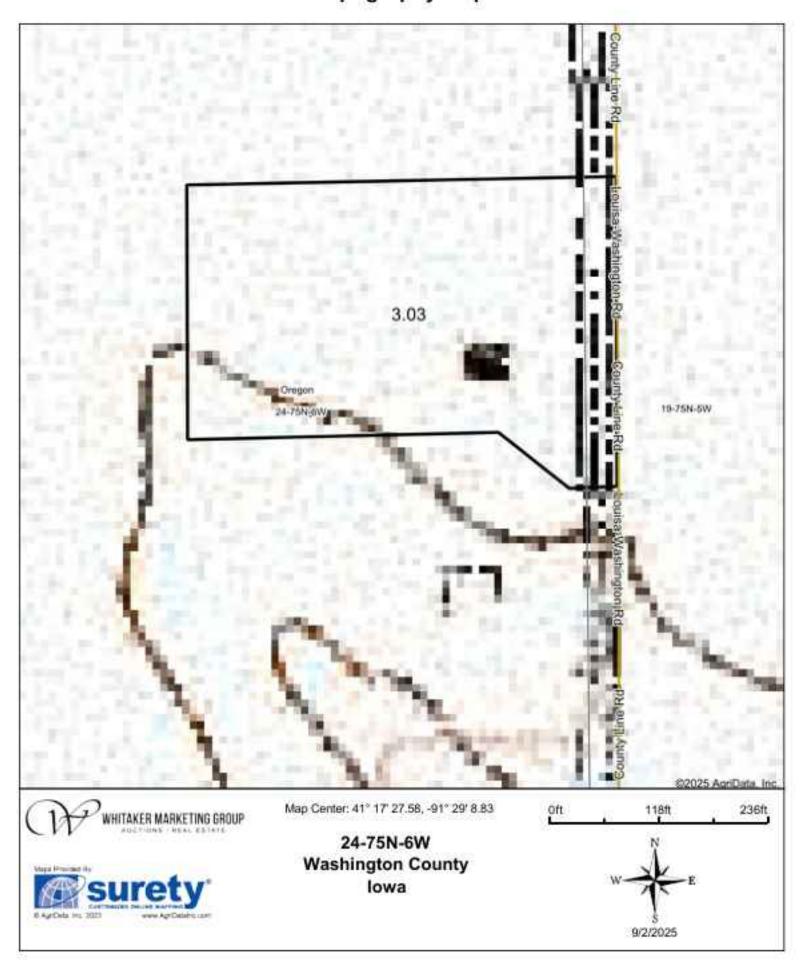
Soils data provided by USDA and NRCS.

	a Symbol: IA115, Soil Area Version: 28 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							94

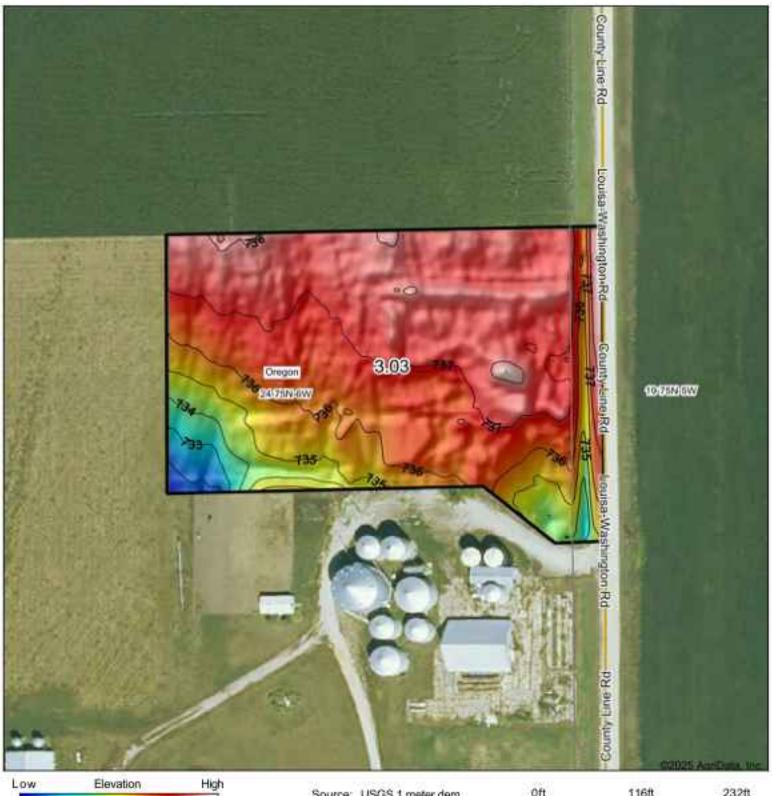
2014 The optimed the OSR Values for each county to CSR2.

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Topography Hillshade







Source: USGS 1 meter dem

Interval(ft): 1

Mrr: 731.3

Max: 738.8

Range: 7.5

Average: 736.5

Standard Deviation: 1,25 ft

116ft 232ft



24-75N-6W Washington County lowa

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

4 Year Crop History	Owner/Operator:	Roberts NEW Tract 14	Date: 9	3/2/2025	
\sim	Address:		Farm Name:		
WHITAKER MARKETING GROUP	Address:		Field ID:		
St 040 10 000 11	Phone:		Acct.#:		
Crop Year: 2024		Crop Yea	ar: 2023		
3.03 Grassland/Pasture 1.4a Developed/Low Intensity 1a Developed/Med Intensity 0.4a Barren 0.1a	49% 35% 14%	Soybeans Grassland/Pastur Developed/Med in	re	2025 AcriOs 0.7a 0.6a 0.6a	24% 21%
Crop Year: 2022		Crop Yes	ar: 2021		
3,03			3.03		
■ Soybeans 0.9a	lata. Inc.	Com	£	2025 April	ata. Inc. 38%

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

Grassland/Pasture

Developed/Med Intensity

Developed/Low Intensity

State: IA County: Washington

Legal: 24-75N-6W Twnshp: Oregon Grop data provided by USDA National Agricultural Statistics Service Cropland Data Layer

0.9a 30%

0.6a 20%

0.6a

20%



Grassland/Pasture

Developed/Med Intensity

Developed/Low Intensity



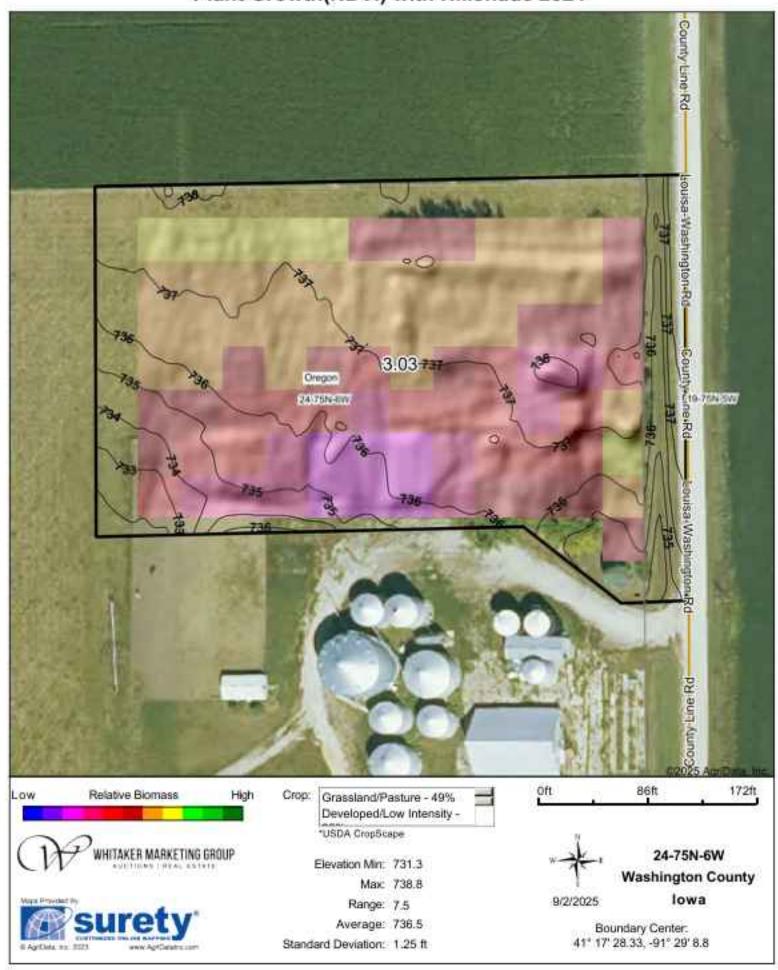
0.6a 21%

0.6a

21%

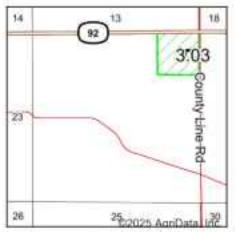
21%

Plant Growth(NDVI) with Hillshade 2024



PLSS Legal Description





Acres: 3.03
Date: 9/2/2025
Township: Oregon
County: Washington

State: lowa





PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy

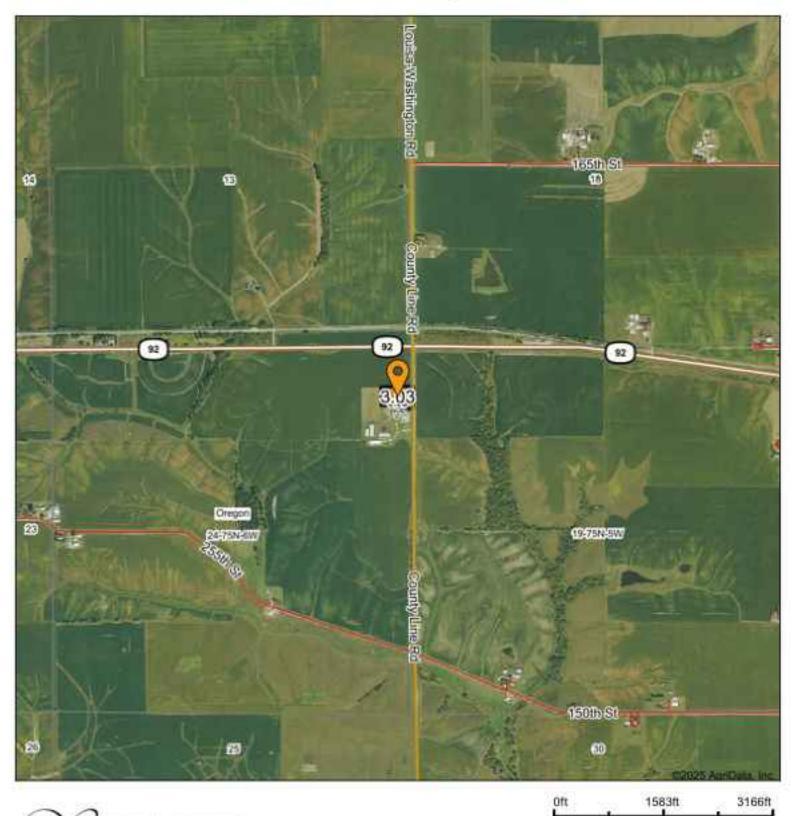
will vary by location

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

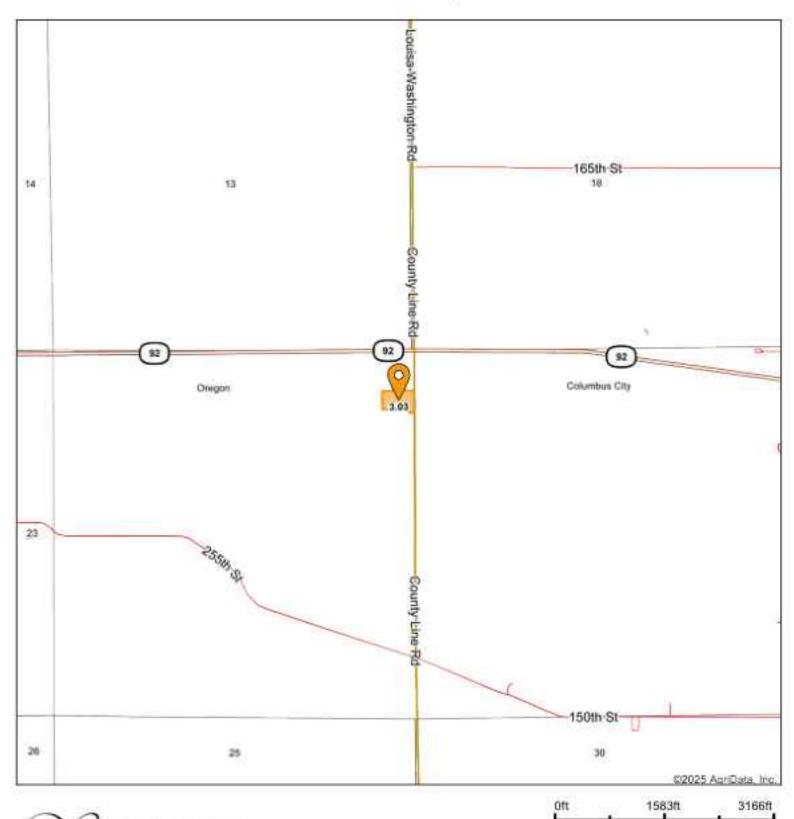






24-75N-6W Washington County, IA









24-75N-6W Washington County, IA



SELLERS DISCLOSURE OF PROPERTY CONDITION

CENTRAL IOWA BOARD OF REALTORS*, INC.

Pre	Poperty Owner(s) & Address: 2515 LOUISA WASHINGTON RD AINSWORTH IA 52201 Sec. 24, Twp. 75N, Rng. 6W Parcel IDs (1224200005, 1224200006)
	pose of the Disclosure: Completion of this form is required under Iowa law which mandates that Sellers disclose the condition and ormation about the property.
pro ter co Se	sempt Properties: Properties exempted from the Seller's disclosure requirement include [IA Code 558A]: Bare ground, property intaining 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed operties; fiduciaries in the course of an administration of a decedent's estate, guardianship, conservatorship, or trust; between joint mants, or tenants in common; to or from any governmental division, quit claim deeds, intra family transfers, between divorcing spouses; interestal or agricultural property which has no dwellings. Eller[s] certifies that the property is exempt from the requirement[s] of 558A because one of the above exemptions apply. If so, you may op here. However, if the property was built prior to 1978, you must complete the Lead Based Paint Disclosure.
	Seller Date Seller Date
	Buyer Date Buyer Date
The con to I	The state of the s
2.	Roof: Any known problems? [Yes No Unkn Age: 25 Type of material: as phale to Shingler Date of repairs: 2000
3.	Physical Problems: Any known settling, flooding, drainage or grading problems? The commencing date of the Listing Agreement is:
4.	Lead-Based Paint: Any known to be present in the structure? I NA Yes No Wunkn [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 Date of 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?
	ller's Initials Buyer's Initials Buyer's Initials

Serial 003311-00105-5062087
Prepared by Taylor Sprinters | CENTRAL IONIA SCARD OF REALTOR | mis@centralingums |

formsimplicity

7.	Structural Damage: Are there any known problems? NA PYes No Unkn If yes, explain:
8.	Well & Pump: Any known problems? DNA Depth: Unkn If yes, explain: Age: Location: West of good type: Leep well Depth: Unknown Diameter: 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) 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, S 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 Unknown
	Her's Initials 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 Bayer and Seller, and requested items should be in writing as either included or excluded in any Office to Buy/Purchase Agreement shall be the final terms of any

	NA	Incld		V	Vork	iog	100			NA.	Incld		W	orking	
Dishwasher.		124		Yes	74	No II	Un	kn In	stercom System	M				No	
Dryer	П	164		Yes	\otimes	No	Un	kn K	eys for all Locks	\square		Ш	Yes		U
Microwave		×		Yes	M	No	Un	kn L	eys for all Locks awn Sprinkler/Irrigation	×			Yes	No	U
Oven/Range/Cooktop		123		Yes	180	No I	Un	kn Pe	et Fence [Underground]	123			Yes	No [U
Refrigerator				Yes	×	No I	Un	kn Pe	ool Heater, Wall Liner&Equip.	\mathbb{R}			Yes	No [U
Washer		124							ropane Tank	123	O/R		Yes	No	U
Alarm System	M			Yes		No 1	Ut	kn S	atellite Dish	18		īO	Yes	No	U
Attic Fan	×			Yes		No I	Ut	kn S	stellite Receiver				Yes 1	No [
Basketball Hoop	123		1	Yes		No [Un	kn S	suna and/or Hot Tub			П	Yes	No I	U
Ceiling Fan		1029		Yes	×	No	Un	kn S	moke Alarms		DA	ī	Yes D	No	
Central Vacuum	(Z)								oftener/Conditioner/Filter		O/R	12		No	
Doorbell	123			Yes		No	Ur	kn S	ump Pump			Ī	Yes	No [U
Exhaust Hood Fan	B			Yes		No	Ue	kn T	ump Pump hermostat		\times	12	Yes	No [U
Fireplace/Chimney	\geq			Yes		No I	IUe	kn W	/ater Heater				Yes	No [U
Furnace Humidifier		13		Yes	12	No I	Ur	kn W	indow Air Conditioner	M			Yes	No	U
Garage Door Remote	153			Yes		No	Ur	kn W	/indows		88	ī	Yes	☑ No [nlu
Garbage Disposal	2			Yes		No	Ur	kat W	ood Burning System	D				No	
Has the property b Are there any unde Has there been a property of Are there any know Are you related to Are you a licensed Are there any know Are you aware of a	een te ergrou ropen s M wn pri the lis Real wn cla	sted for and tank y/casu. No water butting at Estate as action of the control of	r end alty Unkorial gent? Age on la	rigy efficated of loss, and if ye sites or [descript?] w suits of conce	n the insu s, ha the ibe regarms?	properance s the c properance s the c properance clation rding [if ye	if yes, erty? [claim lamage rty? [inship loo this po s, list	list di if yes OR i beer f yes, below	y? [if yes, list below] ☐Ye y] ☐Yes ☐No ☐Unkn	from S	es INN No fire, win o No	o [[] Unka id, hi Unka Unka	Unkn n ail, flood	d(s) or ot	
have knowledge?	Yes	[Bool	Ur	skri					essments by any governing bo			8 885	ociation	of which	you
Seller has owned prope	histo	ry and	c, of	this pr	opert	y fron arties	n the d	atc o	The residence was built in you information known to Self this form to the date of closin r liable for any representations	g, Se	ller will	ange	s occur nediately	y disclose	aral,
mechanical, appliances changes to Buyer in wr affiliated licensees [bro	iting. kers o equir	ement	that	ons]. S Buyer	Seller		by nel	cnow	ledges Seller has retained a c th the "Iowa Radon Home-Bo	ору	of this st	tater	nent.		

Secure 053311-000155-5962887
Prepared by Taylor Sjornberg | CENTRAL IOWA BOARD OF REALTOR | missionermalionarms.com |

formsophesty

ONLY TO BE COMPLETED IF THE HOME WAS BUILT PRIOR TO 1978 SELLER DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARD Vashington Coastly, IA 2515 LOUSA, WASHINGTON RD Property Address: Sec. 24, Twp. 158, Bag. 6W Farrel 10s (122420000), 1224200000) Age of dwelling: Hilltop Acres, Inc. Property Owner: [print per title] 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] 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. 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 leadbased 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] Buyer has received copies of all information listed above. No records or reports were available. 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] 1. [2] 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 lifts retained a copy of this statement.

Buyer hereby acknowledge receipt of a copy of this statement

SELLER BUYER SELLER BUYER AGENT AGENT

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document only necessary for dwellings bailt prior to 1978 -

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