## MARION COUNTY ASSESSOR COURT HOUSE - 214 E. MAIN KNOXVILLE, IA 50138 WILLIAM M. BUTTREY, CH. DEPUTY ASSESSOR

## DISCLAIMER

## AGRICULTURAL SALES REPORTS

## 1999

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The information contained in these reports is as reported by individuals involved in the transactions. All information, including but not restricted to financial information, should be independently verified with the individuals involved in the transactions and with public documents of record. All valuations and mathematical calculations should be independently verified. Assessed values for agricultural land and outbuildings are not based on market values but rather based on the criteria for assessing agricultural properties in the Code of Iowa. The soil information on the enclosed reports is for assessment purposes only and may be subject to change; and may differ from information obtained from other sources. Any individuals or commercial entities using any information from the enclosed Agricultural Sales Reports for financial or legal purposes or transactions without independently verifying all information do so at their own risk.

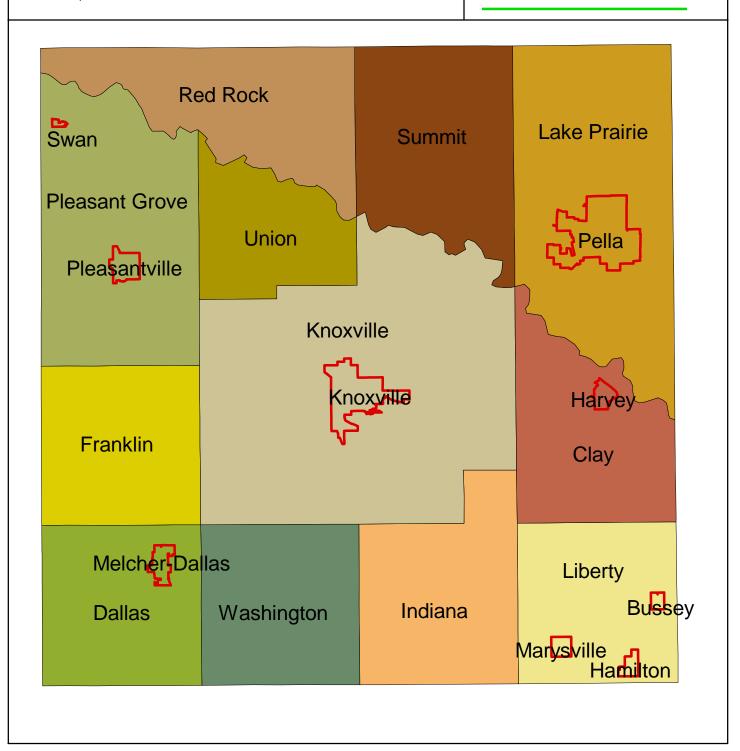
The sales transactions included in the enclosed Agricultural Sales Reports are not all inclusive of every sales transaction of agriculture properties in Marion County for the time periods stated but rather are selected as merely representative of publicly recorded agricultural sales that have occurred in Marion County during the time period.

(v.02.19.03)

## MARION COUNTY ASSESSOR MARION COUNTY, IOWA

GIS by PMC, ProMap Corporation, Ames, Iowa Layout Design by Marion County Assessor Office

Map features are representations of original data sources and do not replace or modify land surveys, deeds, or other legal instruments defining land ownership or use.



## Master Report

1999 AGRICULTURAL SALES

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TOWNSHIP NAME		CAL E	NET	PRICE				
SELLER	BUYER	SALE PRICE	NET ACRES	PER ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
	<b>-</b>	(1991)99(199199)99(1991)99(1991)69(1994)66 			1 <b>(21 ) (21 ) (21 ) (2</b> 1 ) (22 ) (23 ) (23 )			
CLAY TWP								
US BANK	VAN VOORST	113,000	30.09	3,755	25	7,352	68,870	1,670
BEEKHUIZEN	BRICE	136,500	97.98	1,393	49	50,728	65,530	3,870
DE HAAN	ZENTNER	95,000	8.04	11,816		5,382	19,220	12,530
VINK ESTATE	BROZOVICH	22,000	22.69	970	0	8,157	0	0
MERCANTILE BANK	SLINGS	122,500	39.60	3,093	37	15,432	80,310	0
DALLAS TWP								
SCHNEIDER	YEAGER	65,000	6.85	9,489		2,041	28,320	250
HUNERDOSSE	PUTZ	80,000	156.97	510	33	52,103	29,490	4,900
B & B FARMS	TATE	125,000	2.29	54,585		1,302	49,250	9,820
STULL	KRUTSINGER	169,900	3.00	56,633		1,311	131,880	4,930
PIERSCHBACHER	BAKER	14,000	36.23	386	46	16,441	16,970	4,250
FRANKLIN TWP								
SEVERNS PARTNERSHIP	NOFTSGER	50,000	77.09	649	29	21,793	0	0
DE JOODE	BENDER	75,000	73.64	1,018	38	31,351	0	360
WOLFORD CORP	FLESHER	46,524	5.05	9,213	42	1,550	22,920	2,880
INDIANA TWP								
SHIVES	DE HEER	155,000	148.86	1,041	39	57,137	29,000	4,890
JOHNSTON	DE ZWARTE	46,250	57.58	803	44	23,810	0	0
BEST ESTATE	HOLLINGSHEAD	143,500	201.37	713	40	90,497	27,900	3,390
MC MAINS	VANDER VOORT	62,300	76.19	818	41	32,191	0	2,810
HOEHNS	ELLIS	17,000	3.54	4,802		1,855	0	2,600
WHITLATCH	SCHMALTZ	190,000	199.40	953	35	69,423	27,730	13,060
HOEHNS	RYERSON	14,000	3.88	3,608		2,123	0	0
DAHM	LAMBIRTH	65,000	28.12	2,312	36	10,279	0	2,220

Friday, April 11, 2003

TOWNSHIP NAME				PRICE				
SELLER	BUYER	SALE PRICE	NET ACRES	PER ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
HOLLINGSHEAD	WHEELER	45,000	1.31	34,351		611	27,900	300
HOY	MILLEDGE	52,000	37.43	1,389	70	26,759	0	0
KNOXVILLE 2ND CL	ASS							
McCORKLE	HOME TOWN DEV.	265,000	41.18	6,435	69	30,069	0	0
HOPKINS	LENGER	30,000	15.86	1,892	38	6,522	0	2,380
ROOZEBOOM	KD & ASSOC.	148,000	38.39	3,855	50	20,923	0	0
BURNETT	EVERLY	50,000	9.70	5,155	88	9,420	0	0
KNOXVILLE TWP								
REIMER TRUST	LOUKOTA	50,000	2.70	18,519	64	1,720	40,960	0
LARSON	THOMPSON	145,000	2.72	53,309	39	1,118	100,130	750
FISHER	ANGOVE	10,000	7.62	1,312		1,662	0	0
HOCH FARMS	MC COMBS	9,000	0.53	16,981		221	0	1,940
JONES	MC GEE	85,000	30.34	2,802	24	6,523	42,060	5,310
MC DONALD	LEPPERT	2,750	10.00	275	8	688	0	0
BLACK	SWANSON	122,000	19.00	6,421	44	9,612	59,180	1,140
RANKIN	WELDON	28,500	9.20	3,098		7,106	0	0
FISHER	ANGOVE	10,000	7.75	1,290		2,824	0	0
BLACK	SWAN & SHAW	62,100	95.11	653	51	50,283	0	0
MART	WOOLSEY	137,500	7.36	18,682		4,783	89,740	1,720
KENNEDY	MIRO FARMS	95,000	146.26	650	41	64,643	0	520
VRBAN	SCHONE	18,000	12.14	1,483	19	1,955	0	0
MART	DE VRIES	18,000	7.47	2,410		4,854	0	0
CHRISMAN	LENSING	37,500	5.76	6,510		3,163	0	0
DOOLEY	WALLACE	44,900	23.17	1,938	39	9,267	0	0
LAKE PRAIRIE TWP								
MONSMA	VOS	30,000	4.20	7,143		2,950	0	4,010
NUGTEREN	KELDERMAN & ETAL	125,000	18.69	6,688		4,039	104,650	0

Friday, April 11, 2003

Page 2 of 5

TOWNSHIP NAME				PRICE				
SELLER	BUYER	SALE PRICE	NET ACRES	PER ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
VAN DEN BERG	BOOT	48,500	32.36	1,499		18,243	0	0
KELLER	VAN HALL	160,000	36.22	4,417	59	21,925	19,120	3,333
WALRAVEN EST.	VAN EE	236,000	157.61	1,497	55	95,511	0	2,500
NOLLEN	NUNNIKHOVEN	3,500	0.66	5,303		538	0	0
KANE	BRADLEY	131,000	13.56	9,661		6,489	44,830	2,927
PELLA CONC CONTRACT	COV REF CHURCH	120,000	8.00	15,000		5,828	0	0
VAN HEMERT	NUNNIKHOVEN	250,000	253.51	986	41	118,544	132,270	11,817
DOUWSTRA	NAAKTGEBOREN	163,938	36.35	4,510	64	25,271	0	96
LIBERTY TWP								
BARNES	VANDE NOORD	144,715	103.44	1,399	63	70,376	0	830
BARNES	VANDE NOORD	230,005	148.92	1,544	56	86,034	37,950	3,335
DANIELS & PETTY	BAKER & DICKERSON	379,167	733.14	517	48	258,979	0	4,990
AMIK CORP.	BAILEY	84,000	76.64	1,096	41	32,360	0	0
REDDING	ROBERTS	14,000	3.91	3,581		1,923	0	4,015
DAVIS	DE COOK	45,000	105.02	428	24	25,885	0	0
MCCONVILLE COAL	HAUENSTEIN	42,500	33.30	1,276	26	8,479	0	0
PELLA 2ND CLASS								
JANSEN	FARNAM GROUP	60,000	5.04	11,905		2,825	0	0
ELSCOTT	BOAT	58,000	2.44	23,770		3,181	0	4,842
PLEASANT GROVE TW	5							
BETHARDS, JR	SHEPLEY	72,000	59.09	1,218	46	27,179	0	0
WALLACE	HORSMAN	58,000	8.93	6,495		3,365	28,870	5,670
WALLACE	VAN ENGLEHOVEN	90,000	78.46	1,147		48,991	0	0
CONLEY ESTATE	SIMONS & MIDGORDEN	80,000	15.71	5,092		12,006	31,580	3,585
HUNTER	WALLACE	9,000	1.80	5,000		819	0	0
HUNTER	LOPEZ	56,750	24.01	2,364		10,938	32,470	0
HUNT PARTNERSHIP	CLARK	85,000	4.66	18,240		2,237	46,990	0

Friday, April 11, 2003

TOWNSHIP NAME				PRICE				
SELLER	BUYER	SALE PRICE	NET ACRES	PER ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
		1 8   1 8			1999   1999   1999   1999   1999   1999   1999   1999   1999   1999   1999   1999   1999   1999   1999   1999	<b>ک رک کے اور کی ک</b> ر معر معر		
V A CLARK TRUST	JOHNSTON	265,000	113.23	2,340	84	106,754	0	0
COGGESHELL	HAWORTH	68,700	66.08	1,040	46	33,761	0	0
BOLIE	PHILLIPS	120,000	116.52	1,030	47	56,881	0	0
RED ROCK TWP								
LIVINGSTON	WILSON	157,500	11.27	13,975		7,159	68,560	5,068
REEVES	SOWIENSKI	150,000	38.39	3,907	58	24,379	28,650	1,560
KAIN	DAWSON	12,000	2.94	4,082		1,641	0	0
VEIK	BOYDSTON	80,000	39.91	2,005	43	18,181	0	0
SUMMIT TWP								
ENGBERS ESTATE	DE HEER	67,000	64.80	1,034	42	27,964	0	0
VAN WYK	BEENER	45,000	10.00	4,500		3,885	0	0
ABVH FARM CO	DE PRENGER	23,837	10.36	2,301		6,131	0	0
DE PRENGER	MITCHELL	41,475	10.36	4,003		6,131	0	0
UNION TWP								
DAWSON	CORE	125,000	75.51	1,655	60	47,549	0	0
HOCH	CARTER	31,407	4.21	7,460		2,436	0	0
KINGERY	MARTIN	35,000	13.37	2,618		10,757	0	0
WORTHINGTON EST.	NEY & CORE	176,500	138.69	1,273	63	95,336	28,770	500
WASHINGTON TWP								
MOATS	DAMON	10,395	4.78	2,175		3,168	0	0
LEMON	KLOSTER	50,000	109.00	459	37	41,751	19,730	5,360
MICHELSEN	ZEIMET	70,000	19.68	3,557	34	7,140	15,690	1,900
COLUMBIA FARM CO	HUBLER	12,000	4.43	2,709	0	2,632	0	0
AGAN & MCDONALD	BATES	16,000	4.12	3,883	47	1,710	0	0
WOODLE	REICHERT	33,600	39.25	856	45	17,319	26,190	1,160
AGAN & MCDONALD	SHILLING & HOCH	14,000	17.12	818	12	7,108	0	0
JOHNSTON	REICHERT	20,000	19.93	1,004		5,353	0	0

Friday, April 11, 2003

TOWNSHIP NA	ME	SALE	NET	PRICE		LAND	DWLG	BLDG
SELLER	BUYER		ACRES	PER ACRE	CSR	VALUE	VALUE	VALUE
JOHNSTON	ROUTH	30,000	20.98	1,430		6,568	0	0

# Bare Land Report 1999 - AGRICULTURAL BARE LAND OVER 20.00 ACRES

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TOWNSHIP NAME				PRICE				
SELLER	BUYER	SALE PRICE	NET ACRES	PER ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
		01001001001001001001001001000000000000			1991 (1991) (1991) (1991) (1991) (1991) 1997 (1991)			
CLAY TWP								
VINK ESTATE	BROZOVICH	22,000	22.69	970	0	8,157	0	0
FRANKLIN TWP								
SEVERNS PARTNERSHIP	NOFTSGER	50,000	77.09	649	29	21,793	0	0
INDIANA TWP								
JOHNSTON	DE ZWARTE	46,250	57.58	803	44	23,810	0	0
HOY	MILLEDGE	52,000	37.43	1,389	70	26,759	0	0
KNOXVILLE 2ND CLASS	6							
McCORKLE	HOME TOWN DEV.	265,000	41.18	6,435	69	30,069	0	0
ROOZEBOOM	KD & ASSOC.	148,000	38.39	3,855	50	20,923	0	0
KNOXVILLE TWP								
BLACK	SWAN & SHAW	62,100	95.11	653	51	50,283	0	0
DOOLEY	WALLACE	44,900	23.17	1,938	39	9,267	0	0
LAKE PRAIRIE TWP								
VAN DEN BERG	BOOT	48,500	32.36	1,499		18,243	0	0
LIBERTY TWP								
AMIK CORP.	BAILEY	84,000	76.64	1,096	41	32,360	0	0
DAVIS	DE COOK	45,000	105.02	428	24	25,885	0	0
MCCONVILLE COAL	HAUENSTEIN	42,500	33.30	1,276	26	8,479	0	0
PLEASANT GROVE TW	P							
BETHARDS, JR	SHEPLEY	72,000	59.09	1,218	46	27,179	0	0
WALLACE	VAN ENGLEHOVEN	90,000	78.46	1,147		48,991	0	0
V A CLARK TRUST	JOHNSTON	265,000	113.23	2,340	84	106,754	0	0
COGGESHELL	HAWORTH	68,700	66.08	1,040	46	33,761	0	0
BOLIE	PHILLIPS	120,000	116.52	1,030	47	56,881	0	0

**RED ROCK TWP** 

Wednesday, April 16, 2003

TOWNSHIP NAME				PRICE				
SELLER	BUYER	SALE PRICE	NET ACRES	PER ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
VEIK	BOYDSTON	80,000	39.91	2,005	43	18,181	0	0
SUMMIT TWP								
ENGBERS ESTATE	DE HEER	67,000	64.80	1,034	42	27,964	0	0
UNION TWP								
DAWSON	CORE	125,000	75.51	1,655	60	47,549	0	0
WASHINGTON TWP								
JOHNSTON	ROUTH	30,000	20.98	1,430		6,568	0	0

## Acreage Report

## 1999 - AGRICULTURAL ACREAGES UNDER 20.00 ACRES

TOWNSHIP NAME				PRICE			
SELLER	BUYER	SALE PRICE	NET ACRES	PER ACRE	LAND VALUE	DWLG VALUE	BLDG VALUE
	<b>-</b>	8 8 8 8 9 8 9 9 8 9 8 9 9 9 9 9 9 9 9 9					
CLAY TWP							
DE HAAN	ZENTNER	95,000	8.04	11,816	5,382	19,220	12,530
DALLAS TWP							
B & B FARMS	TATE	125,000	2.29	54,585	1,302	49,250	9,820
STULL	KRUTSINGER	169,900	3.00	56,633	1,311	131,880	4,930
SCHNEIDER	YEAGER	65,000	6.85	9,489	2,041	28,320	250
FRANKLIN TWP							
WOLFORD CORP	FLESHER	46,524	5.05	9,213	1,550	22,920	2,880
INDIANA TWP							
HOEHNS	RYERSON	14,000	3.88	3,608	2,123	0	0
HOEHNS	ELLIS	17,000	3.54	4,802	1,855	0	2,600
HOLLINGSHEAD	WHEELER	45,000	1.31	34,351	611	27,900	300
KNOXVILLE 2ND CLAS	S						
HOPKINS	LENGER	30,000	15.86	1,892	6,522	0	2,380
BURNETT	EVERLY	50,000	9.70	5,155	9,420	0	0
KNOXVILLE TWP							
FISHER	ANGOVE	10,000	7.75	1,290	2,824	0	0
FISHER	ANGOVE	10,000	7.62	1,312	1,662	0	0
LARSON	THOMPSON	145,000	2.72	53,309	1,118	100,130	750
REIMER TRUST	LOUKOTA	50,000	2.70	18,519	1,720	40,960	0
MC DONALD	LEPPERT	2,750	10.00	275	688	0	0
MART	DE VRIES	18,000	7.47	2,410	4,854	0	0
VRBAN	SCHONE	18,000	12.14	1,483	1,955	0	0
MART	WOOLSEY	137,500	7.36	18,682	4,783	89,740	1,720
HOCH FARMS	MC COMBS	9,000	0.53	16,981	221	0	1,940

TOWNSHIP NAME				PRICE			
SELLER	BUYER	SALE PRICE	NET ACRES	PER ACRE	LAND VALUE	DWLG VALUE	BLDG VALUE
		10 10 10 10 10 16;;;;;;;;;;;;;;;;;;;;;;;			کر ایک کی ایک کی ایک کی کہ محد محد محد ایک ایک ایک ایک ا		
BLACK	SWANSON	122,000	19.00	6,421	9,612	59,180	1,140
RANKIN	WELDON	28,500	9.20	3,098	7,106	0	0
CHRISMAN	LENSING	37,500	5.76	6,510	3,163	0	0
LAKE PRAIRIE TWP							
NOLLEN	NUNNIKHOVEN	3,500	0.66	5,303	538	0	0
KANE	BRADLEY	131,000	13.56	9,661	6,489	44,830	2,927
PELLA CONC CONTRACT	COV REF CHURCH	120,000	8.00	15,000	5,828	0	0
MONSMA	VOS	30,000	4.20	7,143	2,950	0	4,010
NUGTEREN	KELDERMAN & ETAL	125,000	18.69	6,688	4,039	104,650	0
LIBERTY TWP							
REDDING	ROBERTS	14,000	3.91	3,581	1,923	0	4,015
PELLA 2ND CLASS							
ELSCOTT	BOAT	58,000	2.44	23,770	3,181	0	4,842
JANSEN	FARNAM GROUP	60,000	5.04	11,905	2,825	0	0
PLEASANT GROVE TW	>						
HUNTER	WALLACE	9,000	1.80	5,000	819	0	0
HUNT PARTNERSHIP	CLARK	85,000	4.66	18,240	2,237	46,990	0
WALLACE	HORSMAN	58,000	8.93	6,495	3,365	28,870	5,670
CONLEY ESTATE	SIMONS & MIDGORDEN	80,000	15.71	5,092	12,006	31,580	3,585
RED ROCK TWP							
KAIN	DAWSON	12,000	2.94	4,082	1,641	0	0
LIVINGSTON	WILSON	157,500	11.27	13,975	7,159	68,560	5,068
SUMMIT TWP							
DE PRENGER	MITCHELL	41,475	10.36	4,003	6,131	0	0
ABVH FARM CO	DE PRENGER	23,837	10.36	2,301	6,131	0	0
VAN WYK	BEENER	45,000	10.00	4,500	3,885	0	0

UNION TWP

TOWNSHIP NAME				PRICE			
SELLER	BUYER	SALE PRICE	NET ACRES	PER ACRE	LAND VALUE	DWLG VALUE	BLDG VALUE
					ا روی اور اور اور اور اور اور این این محمد محمد بعد بعد بعد بعد بعد بعد ا		
KINGERY	MARTIN	35,000	13.37	2,618	10,757	0	0
HOCH	CARTER	31,407	4.21	7,460	2,436	0	0
WASHINGTON TWP							
AGAN & MCDONALD	SHILLING & HOCH	14,000	17.12	818	7,108	0	0
MICHELSEN	ZEIMET	70,000	19.68	3,557	7,140	15,690	1,900
AGAN & MCDONALD	BATES	16,000	4.12	3,883	1,710	0	0
COLUMBIA FARM CO	HUBLER	12,000	4.43	2,709	2,632	0	0
JOHNSTON	REICHERT	20,000	19.93	1,004	5,353	0	0
MOATS	DAMON	10,395	4.78	2,175	3,168	0	0

SELLER: MERCANTILE	BANK	TWP N	IAME: CL	AY TWP				
BUYER: SLINGS		T-R-S	75	-18-08				
TRANSFER DATE: 11	/16/1999	BK-PG	26	2-389				
CONSIDERED NON-ARMS	CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES							
		REASON :	AUCTION					
			SALE AFTER	R SHERIFF'S DEED				
			0					
GROSS ACRES :	41.95							
NET ACRES :	39.60	ADJUS AVERA	GE CSR :	37				
PRICING INFORMATION	<u> </u>	CONTR	ACT TERMS:	_				
TOTAL PRICE PAID:	\$122,500	DOW	N PAYMENT :					
PRICE / CSR POINT:	\$84		REST RATE :					
PRICE / NET ACRE:	\$3,093	MON	THLY PAYMEN	IT :				
		ANN	JAL PAYMENT	:				
ASSESSED VALUATION :	_	LENG	GTH IN YRS:					
LAND VALUE:	\$15,432	BALL	OON DATE:					
DWLG VALUE:	\$80,310							
BLDG VALUE:	\$0							
TOTAL VALUE:	\$95,742	VALUE	/ NET ACRE :	\$2,418				

PARCEL #: 00087-001-00, 00088-000-00

REMARKS : DWELLING INFORMATION ENCLOSED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

	INDIVIDUAL	SALLS INLFORT		
SELLER: VINK ESTATE		TWP NAME	: CLAY TW	/P
BUYER: BROZOVICH		T-R-S	75-18-32	2
TRANSFER DATE:	/17/1999	BK-PG	06Z-436	
CONSIDERED NON-ARMS	LENGTH SALE BY S	STATE : YE	S	
	R		ONTRACT SALE PLIT OF PROPER	
GROSS ACRES :	25.18			
NET ACRES :	22.69	ADJUSTED AVERAGE (		0
PRICING INFORMATION		CONTRACT	TERMS:	
TOTAL PRICE PAID:	\$22,000	DOWN PA	YMENT :	\$3,000
PRICE / CSR POINT:	#Div/0!	INTERES	T RATE :	10.00
PRICE / NET ACRE:	\$970	-	PAYMENT :	\$250
		_	PAYMENT :	\$0
ASSESSED VALUATION :	-	LENGTH		5.00
LAND VALUE:	\$8,157	BALLOON	I DATE:	10/1/2004
DWLG VALUE:	\$0			
BLDG VALUE:	\$0			
TOTAL VALUE:	\$8,157	VALUE / NE	T ACRE :	\$359

PARCEL #: 00981-005-00

REMARKS : 22.04 ACRES IN FOREST RESERVE

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

## MARION COUNTY, IOWA

SELLER: DE HAAN			TWP NA	ME:	CLAY TV	VP
BUYER: ZENTNER			T-R-S		75-18-07	7
TRANSFER DATE: 5/	/20/1999		BK-PG		259-436	
CONSIDERED NON-ARMSL	ENGTH SALE B	Y STATE :		YES		
		REASON		TRADE		
			•		F PROPE	RTY
GROSS ACRES :	11.86					
NET ACRES :	8.04		ADJUST AVERAG			
PRICING INFORMATION :			CONTRA	ACT TERM	NS.	
	_	•	CONTRA			
TOTAL PRICE PAID:	\$95,000		DOWN	I PAYMEN	IT :	
PRICE / CSR POINT:				EST RAT		
PRICE / NET ACRE:	\$11,816		MONT	HLY PAYI	MENT :	
	<b>+</b> · · <b>, -</b> · -		ANNU	AL PAYME	ENT :	
ASSESSED VALUATION :			LENG	TH IN YRS	S:	
LAND VALUE:	\$5,382		BALLC	DON DATE	≣:	
DWLG VALUE:	\$19,220					
BLDG VALUE:	\$12,530					
TOTAL VALUE:	\$37,132	١	VALUE /	NET ACF	RE :	\$4,618

- PARCEL #: 00062-006-00, 00062-007-00
- REMARKS : DWELLING INFORMATION FOLLOWS, WASH HOUSE FR 12 X 14, SHED POLE/MTL 32 X 40, SHED FR 10 X 12, BIN MTL 1000 BU, BARN FR 40 X 60, SILO CONC 18 X 60, FEED BUNK W/ROOF 60 FT, SHED FR 26 X 60, BIN MTL 1000 BU, BARN FR 36 X 42, HOG HOUSE BLK 22 X 52,
- MISC : BIN MTL 1000 BU, GRANARY FR 8 X 12, HEN HOUSE FR/BLK 14 X 32, SHED POLE 18 X 60, GARAGE POLE 10 X 16, SHED FR 20 X 40,SHED POLE/MTL 12 X 32, SHED POLE/MTL 12 X 32

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: BEEKHUIZEN CLAY TWP T-R-S 75-18-26 BUYER: BRICE BK-PG 06Y-026 TRANSFER DATE: 3/3/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : CONTRACT SALE GROSS ACRES : 100.00 ADJUSTED NET ACRES : 97.98 49 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : \$37,500 TOTAL PRICE PAID: \$136,500 **INTEREST RATE :** 7.50 PRICE / CSR POINT: \$28 MONTHLY PAYMENT : PRICE / NET ACRE: \$1,393 ANNUAL PAYMENT : 3.00 ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$50,728 DWLG VALUE: \$65,530 BLDG VALUE: \$3,870 TOTAL VALUE: \$120,128 VALUE / NET ACRE : \$1,226

MARION COUNTY, IOWA

PARCEL #: 00572-000-00, 00858-000-00, 00859-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

	INDIVIDU	AL SALES REPORT	
SELLER: US BANK		TWP NAME:	CLAY TWP
BUYER: VAN VOORS	г	T-R-S	75-18-28
TRANSFER DATE:	1/15/1999	BK-PG	257-475
CONSIDERED NON-ARMS	SLENGTH SALE I	BY STATE : YES	
		REASON : SALE	AFTER DEFAULT
GROSS ACRES :	30.52		
NET ACRES :	30.09	ADJUSTED AVERAGE CSR	: 25
PRICING INFORMATION	:	CONTRACT TEF	RMS:
TOTAL PRICE PAID:		DOWN PAYM	ENT :
PRICE / CSR POINT:	\$152	INTEREST RA	ATE :
PRICE / NET ACRE:	\$3,755	MONTHLY PA ANNUAL PAYI	
ASSESSED VALUATION :		LENGTH IN Y	RS:
LAND VALUE:	- \$7,352	BALLOON DA	TE:
DWLG VALUE:	\$68,870		
BLDG VALUE:	\$1,670		
TOTAL VALUE:	\$77,892	- VALUE / NET AG	CRE: \$2,589

MARION COUNTY, IOWA

REMARKS : DWELLING INFORMATION FOLLOWS, SHED POLE/MTL 31 X 48, GRANARY FRAME 10 X 26

MISC : SALE BY LENDING INSTITUTION AFTER ACQUISITION BY SHERIFFS DEED

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	PIERSCHE	BACHER	TWP NAME:	DALLAS TWP	
BUYER:	BAKER		T-R-S	74-21-32	
TRANSFER	DATE:	8/26/1999	BK-PG	262-003	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
REASON :					

 GROSS ACRES : NET ACRES :	38.74 36.23	ADJUSTED AVERAGE CSR : 46
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$14,000	DOWN PAYMENT :
PRICE / CSR POINT:	\$8	INTEREST RATE :
PRICE / NET ACRE:	\$386	MONTHLY PAYMENT :
ASSESSED VALUATION :	·	ANNUAL PAYMENT : LENGTH IN YRS:
LAND VALUE:	\$16,441	BALLOON DATE:
DWLG VALUE:	\$16,970	
BLDG VALUE:	\$4,250	
TOTAL VALUE:	\$37,661	VALUE / NET ACRE : \$1,039

PARCEL #: 02152-001-00

REMARKS :

MISC :

#### INDIVIDUAL SALES REPORT STULL TWP NAME: SELLER: DALLAS TWP T-R-S 74-21-22 BUYER: **KRUTSINGER** BK-PG 261-136 TRANSFER DATE: 8/24/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : SPLIT OF PROPERTY GROSS ACRES : 3.38 ADJUSTED NET ACRES : 3.00 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : TOTAL PRICE PAID: \$169,900 **INTEREST RATE :** PRICE / CSR POINT: MONTHLY PAYMENT : PRICE / NET ACRE: \$56,633 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$1,311 DWLG VALUE: \$131,880 BLDG VALUE: \$4,930 TOTAL VALUE: \$138,121 VALUE / NET ACRE : \$46,040

MARION COUNTY, IOWA

PARCEL #: 01913-005-00

REMARKS : DWELLING INFORMATION ENCLOSED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

INDIVIDUAL SALES REPORT					
SELLER: B & B FARMS		TWP NAME:	DALLAS TWP		
BUYER: TATE		T-R-S	74-21-01		
TRANSFER DATE:	5/3/1999	BK-PG	259-373		
CONSIDERED NON-ARMSI	ENGTH SALE BY STA	TE : YES			
	REAS	SON : SPLIT	OF PROPERTY		
GROSS ACRES :	2.63				
NET ACRES :	2.29	ADJUSTED AVERAGE CSR	:		
PRICING INFORMATION :	_	CONTRACT TEF	RMS:		
TOTAL PRICE PAID:	\$125,000	DOWN PAYMI	ENT :		
PRICE / CSR POINT:		INTEREST RA	TE :		
PRICE / NET ACRE:	\$54,585	MONTHLY PA			
ASSESSED VALUATION :		LENGTH IN Y			
LAND VALUE:	\$1,302	BALLOON DA	IE:		
DWLG VALUE:	\$49,250				
BLDG VALUE:	\$9,820				
TOTAL VALUE:	\$60,372	VALUE / NET AG	CRE : \$26,363		

MARION COUNTY, IOWA

PARCEL #: 01414-005-00

REMARKS : DWELLING INFORMATION FOLLOWS

MISC : BIN W/DRYER MTL 15 X 15, (2) BINS MTL 1000 BU, BIN W/DRYER MTL 6500 BU, SHED POLE/MTL/CONC 60 X 99, SHED FRAME 8 X 12

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	HUNERDO	SSE	TWP NAME:	DALLAS TWP	
BUYER:	PUTZ		T-R-S	74-21-29	
TRANSFER	DATE:	4/14/1999	BK-PG	259-193	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
		REASON	· ·		

GROSS ACRES : NET ACRES :	160.00 156.97	ADJUSTED AVERAGE CSR : 33
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$80,000	DOWN PAYMENT :
PRICE / CSR POINT:	\$16	INTEREST RATE :
PRICE / NET ACRE:	\$510	MONTHLY PAYMENT :
	·	ANNUAL PAYMENT :
ASSESSED VALUATION :		LENGTH IN YRS:
LAND VALUE:	\$52,103	BALLOON DATE:
DWLG VALUE:	\$29,490	
BLDG VALUE:	\$4,900	
TOTAL VALUE:	\$86,493	VALUE / NET ACRE : \$551

PARCEL #: 02043-000-00, 02044-000-00, 02045-000-00, 02046-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

SELLER: SCHNEIDER		TWP N	IAME:	DALLAS	TWP
BUYER: YEAGER		T-R-S		74-21-20	0
TRANSFER DATE: 2	2/9/1999	BK-PG	ì	258-208	1
CONSIDERED NON-ARMSL	ENGTH SALE B	BY STATE :	YES		
		REASON :	SPLIT C	F PROPE	RTY
			CHANG	E OF CLA	SSIFICATION
GROSS ACRES :	7.20				
NET ACRES :	6.85	ADJUS			
	0.05	AVERA	GE CSR :		
PRICING INFORMATION :		CONTE		MS:	
	-				
TOTAL PRICE PAID:	\$65,000	DOW	'N PAYMEI	NT :	
PRICE / CSR POINT:		INTE	REST RAT	Έ:	
	<b>A0</b> (00)	MON	THLY PAY	MENT :	
PRICE / NET ACRE:	\$9,489	ANN	JAL PAYM	ENT :	
ASSESSED VALUATION :		LENG	GTH IN YR	S:	
LAND VALUE:	\$2,041	BALL	OON DAT	E:	
-					
DWLG VALUE:	\$28,320				
BLDG VALUE:	\$250				
TOTAL VALUE:	\$30,611	VALUE	/ NET ACI	RE :	\$4,469

PARCEL #: 01874-005-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: WOLFORD CORP FRANKLIN TWP T-R-S 75-21-22 FLESHER BUYER: BK-PG 07B-486 TRANSFER DATE: 4/5/2000 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES **REASON**: CONTRACT SALE AFTER FORFEITURE GROSS ACRES : 5.88 ADJUSTED NET ACRES : 5.05 42 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : TOTAL PRICE PAID: \$46,524 **INTEREST RATE :** PRICE / CSR POINT: \$221 MONTHLY PAYMENT : PRICE / NET ACRE: \$9,213 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$1,550 DWLG VALUE: \$22,920 BLDG VALUE: \$2,880 TOTAL VALUE: \$27,350 VALUE / NET ACRE : \$5,416

MARION COUNTY, IOWA

PARCEL #: 03503-006-00, 03503-007-00

**REMARKS** :

MISC :

SELLER:	DE JOODE		TWP NAME:	FRANKLIN TWP	
BUYER:	BENDER		T-R-S	75-21-18	
TRANSFER	DATE:	5/7/1999	BK-PG	259-336	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
		REASON	:		

GROSS ACRES : NET ACRES :	74.58 73.64	ADJUSTED AVERAGE CSR :	38
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$75,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$27	INTEREST RATE :	
PRICE / NET ACRE:	\$1,018	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$31,351	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$360		
TOTAL VALUE:	\$31,711	VALUE / NET ACRE :	\$431

PARCEL #: 04064-000-00, 04065-000-00

REMARKS : OUTBUILDING INFORMATION ATTACHED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	SEVERNS F	PARTNERSHIP	TWP NAME:	FRANKLIN TWP	
BUYER:	NOFTSGER		T-R-S	75-21-34	
TRANSFER	DATE:	2/1/1999	BK-PG	258-197	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
REASON :					

GROSS ACRES : NET ACRES :	77.09 77.09	ADJUSTED AVERAGE CSR :	29
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$50,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$22	INTEREST RATE :	
PRICE / NET ACRE:	\$649	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$21,793	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$21,793	VALUE / NET ACRE :	\$283

PARCEL #: 03743-000-00, 03763-000-00

REMARKS : BARE LAND

MISC :

SELLER:	HOY		TWP NAME:	INDIANA TWP
BUYER:	MILLEDGE		T-R-S	74/19/11
TRANSFER	DATE:	1/24/2000	BK-PG	263-052
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
		REASON	:	

GROSS ACRES : NET ACRES :	40.00 37.43	ADJUSTED AVERAGE CSR :	70
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$52,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$20	INTEREST RATE :	
PRICE / NET ACRE:	\$1,389	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$26,759	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$26,759	VALUE / NET ACRE :	\$715

PARCEL #: 04448-000-00

REMARKS : BARE LAND

MISC :

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: HOLLINGSHEAD INDIANA TWP T-R-S 74-19-04 BUYER: WHEELER BK-PG 261-192 TRANSFER DATE: 8/31/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : SPLIT OF PROPERTY GROSS ACRES : 1.50 ADJUSTED NET ACRES : 1.31 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : TOTAL PRICE PAID: \$45,000 **INTEREST RATE :** PRICE / CSR POINT: MONTHLY PAYMENT : PRICE / NET ACRE: \$34,351 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$611 DWLG VALUE: \$27,900 BLDG VALUE: \$300 TOTAL VALUE: \$28,811 VALUE / NET ACRE : \$21,993

MARION COUNTY, IOWA

PARCEL #: 04273-005-00

REMARKS : DWELLING INFORMATION ENCLOSED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

#### TWP NAME: SELLER: DAHM INDIANA TWP T-R-S 74-19-23 BUYER: LAMBIRTH BK-PG 06Z-153 TRANSFER DATE: 7/7/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : CONTRACT SALE GROSS ACRES : 28.97 ADJUSTED NET ACRES : 28.12 36 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : \$6,500 TOTAL PRICE PAID: \$65,000 **INTEREST RATE :** 8.00 PRICE / CSR POINT: \$64 MONTHLY PAYMENT : \$710 PRICE / NET ACRE: \$2,312 ANNUAL PAYMENT : 10.00 ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$10,279 DWLG VALUE: \$0 BLDG VALUE: \$2.220 TOTAL VALUE: \$12,499 VALUE / NET ACRE : \$444

MARION COUNTY, IOWA INDIVIDUAL SALES REPORT

PARCEL #: 04679-000-00

REMARKS : SHED 30 X 60, LEAN-TO 14 X 60

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER: HOEHNS		TWP	NAME:	INDIANA T	WP
BUYER: RYERSON		T-R-S	5	74-19-10	
TRANSFER DATE: 5/	/17/1999	BK-P	G	259-392	
CONSIDERED NON-ARMSL	_ENGTH SALE B	Y STATE :	YES		
		REASON :	SPLIT (	OF PROPER	ΤY
GROSS ACRES :	4.32				
NET ACRES :	3.88		STED AGE CSR :		
PRICING INFORMATION :	_	CONT	RACT TER	MS:	
TOTAL PRICE PAID:	\$14,000	DO	WN PAYME	NT :	
PRICE / CSR POINT:		INT	EREST RA	ΓE :	
PRICE / NET ACRE:	\$3,608	MO	NTHLY PAY	MENT :	
			NUAL PAYN		
ASSESSED VALUATION :		LEN	NGTH IN YR	S:	
LAND VALUE:	\$2,123	BAI	LOON DAT	E:	
DWLG VALUE:	\$0				
BLDG VALUE:	\$0				
TOTAL VALUE:	\$2,123	VALUE	E / NET AC	RE :	\$547

PARCEL #: 04341-005-00

REMARKS : BARE LAND

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	WHITLATCH	4	TWP NAME:	INDIANA TWP
BUYER:	SCHMALTZ		T-R-S	74-19-21
TRANSFER	DATE:	5/14/1999	BK-PG	259-378
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES : NET ACRES :	200.00 199.40	ADJUSTED AVERAGE CSR : 35
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$190,000	DOWN PAYMENT :
PRICE / CSR POINT:	\$27	INTEREST RATE :
PRICE / NET ACRE:	\$953	MONTHLY PAYMENT : ANNUAL PAYMENT :
ASSESSED VALUATION :		LENGTH IN YRS:
LAND VALUE:	\$69,423	BALLOON DATE:
DWLG VALUE:	\$27,730	
BLDG VALUE:	\$13,060	
TOTAL VALUE:	\$110,213	VALUE / NET ACRE : \$553

PARCEL #: 04657-000-00, 04658-000-00, 04659-000-00, 04660-000-00, 04811-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER: HOEHNS		TWF	NAME:	INDIANA	A TWP
BUYER: ELLIS		T-R-	S	74-19-0	9
TRANSFER DATE: 5	6/6/1999	BK-I	PG	259-324	ŀ
CONSIDERED NON-ARMSL	ENGTH SALE E	BY STATE :	YES		
		REASON :		OF PROPE	RTY
GROSS ACRES :	4.02				
NET ACRES :	3.54		JSTED RAGE CSR :		
PRICING INFORMATION :		CON	TRACT TER	MS:	
TOTAL PRICE PAID:	\$17,000	DC	WN PAYME	NT :	
PRICE / CSR POINT:		IN	FEREST RAT	ΓE :	
PRICE / NET ACRE:	\$4,802				
ASSESSED VALUATION :			NUAL PAYN NGTH IN YR		
			LLOON DAT		
LAND VALUE:	\$1,855			L.	
DWLG VALUE:	\$0				
BLDG VALUE:	\$2,600				
TOTAL VALUE:	\$4,455	- VALU	E / NET AC	RE :	\$1,258

PARCEL #: 04324-005-00

REMARKS : OUTBUILDING INFORMATION ATTACHED

MISC : SPLIT OF PROPERTY

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	MC MAINS		TWP NAME:	INDIANA TWP
BUYER:	VANDER VO	DORT	T-R-S	74-19-19
TRANSFER	DATE:	4/20/1999	BK-PG	259-235
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
		REASON	:	

GROSS ACRES : NET ACRES :	77.94 76.19	ADJUSTED AVERAGE CSR : 41
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$62,300	DOWN PAYMENT :
PRICE / CSR POINT:	\$20	INTEREST RATE :
PRICE / NET ACRE:	\$818	MONTHLY PAYMENT :
	·	ANNUAL PAYMENT :
ASSESSED VALUATION :		LENGTH IN YRS:
LAND VALUE:	\$32,191	BALLOON DATE:
DWLG VALUE:	\$0	
BLDG VALUE:	\$2,810	
TOTAL VALUE:	\$35,001	VALUE / NET ACRE : \$459

PARCEL #: 04623-000-00, 04853-000-00

REMARKS : OUTBUILDING INFORMATION ATTACHED

MISC : #04623 - SEC 19 #04853 - SEC 30

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	BEST ESTA	TE	TWP NAME:	INDIANA TWP
BUYER:	HOLLINGS	HEAD	T-R-S	74-19-04
TRANSFER	DATE:	2/24/1999	BK-PG	258-344
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES : NET ACRES :	205.39 201.37	ADJUSTED AVERAGE CSR : 40
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$143,500	DOWN PAYMENT :
PRICE / CSR POINT:	\$18	INTEREST RATE :
PRICE / NET ACRE:	\$713	MONTHLY PAYMENT : ANNUAL PAYMENT :
ASSESSED VALUATION :		LENGTH IN YRS:
LAND VALUE:	\$90,497	BALLOON DATE:
DWLG VALUE:	\$27,900	
BLDG VALUE:	\$3,390	
TOTAL VALUE:	\$121,787	VALUE / NET ACRE : \$605

PARCEL #: 04269-000-00, 04270-000-00, 04271-000-00, 04272-000-00, 04273-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	JOHNSTON		TWP NAME:	INDIANA TWP
BUYER:	DE ZWARTE		T-R-S	74-19-07
TRANSFER	DATE:	1/8/1999	BK-PG	257-246
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
		REASON	:	

GROSS ACRES : NET ACRES :	60.28 57.58	ADJUSTED AVERAGE CSR :	44
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$46,250	DOWN PAYMENT :	
PRICE / CSR POINT:	\$18	INTEREST RATE :	
PRICE / NET ACRE:	\$803	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$23,810	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$23,810	VALUE / NET ACRE :	\$414

PARCEL #: 04173-000-00, 04174-000-00

REMARKS : BARE LAND

MISC :

SELLER:	SHIVES		TWP NAME:	INDIANA TWP	
BUYER:	DE HEER		T-R-S	74-19-05	
TRANSFER	DATE:	1/4/1999	BK-PG	257-174	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
REASON :					

GROSS ACRES :	149.98		
NET ACRES :	148.86	ADJUSTED AVERAGE CSR :	39
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$155,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$27	INTEREST RATE :	
PRICE / NET ACRE:	\$1,041	MONTHLY PAYMENT :	
ASSESSED VALUATION :		ANNUAL PAYMENT : LENGTH IN YRS:	
LAND VALUE:	\$57,137	BALLOON DATE:	
DWLG VALUE:	\$29,000		
BLDG VALUE:	\$4,890		
TOTAL VALUE:	\$91,027	VALUE / NET ACRE :	\$611

PARCEL #: 04129-000-00, 04130-000-00, 04131-000-00, 04132-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

SELLER:	BURNETT		TWP NAME:	KNOXVILLE 2ND CLASS	
BUYER:	EVERLY		T-R-S	75-20-12	
TRANSFER	DATE:	10/23/1999	BK-PG	262-073	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
REASON :					

GROSS ACRES : NET ACRES :	9.70 9.70	ADJUSTED AVERAGE CSR :	88
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$50,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$59	INTEREST RATE :	
PRICE / NET ACRE:	\$5,155	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$9,420	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$9,420	VALUE / NET ACRE :	\$971

PARCEL #: 12012-000-00

REMARKS : BARE LAND

MISC :

SELLER:	ROOZEBOO	ОМ		TWP NA	AME:	KNOXVILLE 2ND CLASS
BUYER:	KD & ASSO	C.		T-R-S		75-19-06
TRANSFER	DATE:	8/23/1999		BK-PG		06Z-342
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES						
			REASON	:	CONTRA	ACT SALE

GROSS ACRES :	40.31		
NET ACRES :	38.39	ADJUSTED AVERAGE CSR :	50
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$148,000	DOWN PAYMENT :	\$15,000
PRICE / CSR POINT:	\$78	INTEREST RATE :	8.00
PRICE / NET ACRE:	\$3,855	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$20,923	BALLOON DATE:	3/19/2004
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$20,923	VALUE / NET ACRE :	\$545

PARCEL #: 11995-003-00

REMARKS : BARE LAND

MISC : SEMI-ANNUAL PAYMENT AMOUNT \$ 6,000.00

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	HOPKINS			TWP N/	AME:	KNOXVILLE 2ND CLASS
BUYER:	LENGER			T-R-S		75-19-06
TRANSFER	DATE:	3/2/1999		BK-PG		06Y-001
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES						
			REASON	l:	CONTR	ACT SALE

GROSS ACRES :	16.66		
NET ACRES :	15.86	ADJUSTED AVERAGE CSR :	38
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$30,000	DOWN PAYMENT :	\$29,000
PRICE / CSR POINT:	\$50	INTEREST RATE :	7.00
PRICE / NET ACRE:	\$1,892	MONTHLY PAYMENT :	
	÷ )	ANNUAL PAYMENT :	\$40
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$6,522	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$2,380		
TOTAL VALUE:	\$8,902	VALUE / NET ACRE :	\$561

PARCEL #: 11990-001-00

REMARKS : OUTBUILDING INFORMATION ATTACHED

MISC : KNOXVILLE 2ND CLASS - AG CLASSED PROPERTY WITHIN KNOXVILLE CITY LIMITS

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	McCORKLE		TWP NAME:	KNOXVILLE 2ND CLASS	
BUYER:	HOME TOWN	I DEV.	T-R-S	75-20-12	
TRANSFER	DATE:	2/1/1999	BK-PG	259-495	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
REASON :					

GROSS ACRES : NET ACRES :	42.37 41.18	ADJUSTED AVERAGE CSR : 69
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID: PRICE / CSR POINT: PRICE / NET ACRE:	\$265,000 \$94 \$6,435	DOWN PAYMENT : INTEREST RATE : MONTHLY PAYMENT : ANNUAL PAYMENT :
ASSESSED VALUATION : LAND VALUE: DWLG VALUE: BLDG VALUE:	\$30,069 \$0 \$0	LENGTH IN YRS: BALLOON DATE:
TOTAL VALUE:	\$30,069	VALUE / NET ACRE : \$730

PARCEL #: 12014-004-01, 12014-004-05, 12014-004-06, 12014-004-07, 12014-004-0812014-004-09

REMARKS : BARE LAND

MISC : AG LAND WITHIN THE CORPORATE CITY LIMITS

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	DOOLEY		TWP NAME:	KNOXVILLE TWP	
BUYER:	WALLACE		T-R-S	75-19-09	
TRANSFER	DATE:	11/4/1999	BK-PG	262-122	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
REASON :					

GROSS ACRES :	24.17		
NET ACRES :	23.17	ADJUSTED AVERAGE CSR :	39
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$44,900	DOWN PAYMENT :	
PRICE / CSR POINT:	\$50	INTEREST RATE :	
PRICE / NET ACRE:	\$1,938	MONTHLY PAYMENT :	
ASSESSED VALUATION :	· ,	ANNUAL PAYMENT : LENGTH IN YRS:	
LAND VALUE:	\$9,267	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$9,267	VALUE / NET ACRE : \$4	100

PARCEL #: 05595-000-00

REMARKS : BARE LAND

MISC :

SELLER:	CHRISMAN			TWP N/	AME:	KNOXVILLE TWP	
BUYER:	LENSING			T-R-S		76-19-35	
TRANSFER	DATE:	9/11/1999		BK-PG		261-211	
CONSIDER	ED NON-ARI	ISLENGTH SALE E	BY STATE	:	YES		
			REASON	l:	SPLIT O	F PROPERTY	
GROSS A	CRES	6 48					

	GRUSS ACRES :	6.48			
_	NET ACRES :	5.76	ADJUSTED AVERAGE CSR :		
	PRICING INFORMATION :		CONTRACT TERMS:		
	TOTAL PRICE PAID:	\$37,500	DOWN PAYMENT :		
	PRICE / CSR POINT:		INTEREST RATE :		
	PRICE / NET ACRE:	\$6,510	MONTHLY PAYMENT :		
		<i>\\</i> 0,010	ANNUAL PAYMENT :		
	ASSESSED VALUATION :		LENGTH IN YRS:		
	LAND VALUE:	\$3,163	BALLOON DATE:		
	DWLG VALUE:	\$0			
	BLDG VALUE:	\$O			
	TOTAL VALUE:	\$3,163	VALUE / NET ACRE :	\$549	

PARCEL #: 07150-005-00

REMARKS : BARE LAND

MISC :

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: MART KNOXVILLE TWP T-R-S 75-20-06 BUYER: **DE VRIES** BK-PG 260-198 TRANSFER DATE: 6/24/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : SPLIT OF PROPERTY GROSS ACRES : 8.10 ADJUSTED NET ACRES : 7.47 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : TOTAL PRICE PAID: \$18,000 **INTEREST RATE :** PRICE / CSR POINT: MONTHLY PAYMENT : PRICE / NET ACRE: \$2,410 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$4,854 DWLG VALUE: \$0 BLDG VALUE: \$0 TOTAL VALUE: \$4,854 VALUE / NET ACRE : \$650

MARION COUNTY, IOWA

PARCEL #: 06325-002-00

REMARKS : BARE LAND

MISC :

SELLER:	VRBAN		TWP NAME:	KNOXVILLE TWP	
BUYER:	SCHONE		T-R-S	75-19-33	
TRANSFER	DATE:	6/24/1999	BK-PG	260-203	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
REASON :					

GROSS ACRES : NET ACRES :	12.69 12.14	ADJUSTED AVERAGE CSR :	19
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$18,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$77	INTEREST RATE :	
PRICE / NET ACRE:	\$1,483	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$1,955	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$1,955	VALUE / NET ACRE :	\$161

PARCEL #: 06170-000-00, 06171-000-00

REMARKS : BARE LAND

MISC :

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: KENNEDY KNOXVILLE TWP T-R-S 75-19-09 BUYER: **MIRO FARMS** BK-PG 06Z-059 TRANSFER DATE: 6/22/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES CONTRACT SALE REASON : GROSS ACRES : 167.47 ADJUSTED NET ACRES : 146.26 41 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : \$25,000 TOTAL PRICE PAID: \$95,000 **INTEREST RATE :** 7.00 PRICE / CSR POINT: \$16 MONTHLY PAYMENT : PRICE / NET ACRE: \$650 ANNUAL PAYMENT : \$9,966 ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$64,643 DWLG VALUE: \$0 BLDG VALUE: \$520 TOTAL VALUE: \$65,163 VALUE / NET ACRE : \$446

MARION COUNTY, IOWA

PARCEL #: (09-75-19) 05615, 05616, (15-75-19) 05759, 05761-001, 05761-002, 05761-004, (16-75-19) 05802, 05803

REMARKS : Hay Barn Pole/Mtl 32 x 65

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: MART KNOXVILLE TWP T-R-S 75-20-06 BUYER: WOOLSEY BK-PG 261-189 TRANSFER DATE: 6/17/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : SPLIT OF PROPERTY GROSS ACRES : 8.11 ADJUSTED NET ACRES : 7.36 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : TOTAL PRICE PAID: \$137,500 **INTEREST RATE :** PRICE / CSR POINT: MONTHLY PAYMENT : PRICE / NET ACRE: \$18,682 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$4,783 DWLG VALUE: \$89,740 BLDG VALUE: \$1,720 TOTAL VALUE: \$96,243 VALUE / NET ACRE : \$13,076

MARION COUNTY, IOWA

PARCEL #: 06325-000-00, 06325-003-00

REMARKS : DWELLING INFORMATION FOLLOWS

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER: BLACK		TWP NAME: K	NOXVILLE TWP
BUYER: SWAN & SHAW	V	T-R-S 7	5-19-30
TRANSFER DATE: 5/	/28/1999	BK-PG 0	6Y-488
CONSIDERED NON-ARMSL	ENGTH SALE B	Y STATE : YES	
		REASON : CONTRAC	TSALE
GROSS ACRES :	96.83		
NET ACRES :	95.11	ADJUSTED AVERAGE CSR :	51
PRICING INFORMATION :		CONTRACT TERMS	
TOTAL PRICE PAID:	- \$62,100	DOWN PAYMENT	\$2,100
PRICE / CSR POINT:	\$13	INTEREST RATE :	
PRICE / NET ACRE:	\$653	MONTHLY PAYME	NT :
		ANNUAL PAYMEN	Τ:
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$50,283	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$50,283	VALUE / NET ACRE	: \$529

PARCEL #: 06092-000-00, 06093-000-00, 06096-001-00, 06097-000-00

REMARKS : BARE LAND

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

	TWP NAME:	KNOXVILLE TWP
	T-R-S	75-20-36
25/1999	BK-PG	259-444
ENGTH SALE BY S	TATE : Yes	
RE	ASON : SPLIT	OF PROPERTY
8.00		
7.75		:
	CONTRACT TE	RMS:
\$10,000	DOWN PAYM	ENT :
	-	
\$1,290		
\$2 824	BALLOON DA	NTE:
\$0		
\$0		
	ENGTH SALE BY S RE 8.00 7.75 \$10,000 \$1,290 \$2,824 \$0	T-R-S BK-PG ENGTH SALE BY STATE : Yes REASON : SPLIT 8.00 7.75 ADJUSTED AVERAGE CSR CONTRACT TE \$10,000 INTEREST R/ MONTHLY PA \$1,290 \$1,290 ANNUAL PAY LENGTH IN Y BALLOON DA \$2,824 \$0

PARCEL #: 06878-005-00

REMARKS : BARE LAND

MISC :

SELLER: RANKIN		TWP NA	ME:	KNOXVILLE TWP
BUYER: WELDON		T-R-S		75-19-04
TRANSFER DATE:	5/8/1999	BK-PG		260-071
CONSIDERED NON-ARMSL	ENGTH SALE BY	STATE :	YES	
		REASON :	SPLIT O	F PROPERTY
GROSS ACRES :	9.20			
NET ACRES :	9.20	ADJUST AVERAG		
PRICING INFORMATION :	_	CONTRA	ACT TERM	ЛS:
TOTAL PRICE PAID:	\$28,500	DOWN		NT :
PRICE / CSR POINT:		INTER	EST RAT	E:
PRICE / NET ACRE:	\$3,098		HLY PAYI	
ASSESSED VALUATION :			ANNUAL PAYMENT : LENGTH IN YRS:	
ASSESSED VALUATION .				
LAND VALUE:	\$7,106	BALLC	ON DATE	Ξ:
DWLG VALUE:	\$0			
BLDG VALUE:	\$0			
TOTAL VALUE:	\$7,106	VALUE /	NET ACF	RE: \$772

PARCEL #: 05472-005-00

REMARKS : BARE LAND

MISC :

SELLER:	BLACK		TWP NAME:	KNOXVILLE TWP		
BUYER:	SWANSON		T-R-S	75-19-19		
TRANSFER	DATE:	5/6/1999	BK-PG	259-449		
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO						
REASON :						

GROSS ACRES : NET ACRES :	20.00 19.00	ADJUSTED AVERAGE CSR : 44
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$122,000	DOWN PAYMENT :
PRICE / CSR POINT:	\$145	INTEREST RATE :
PRICE / NET ACRE:	\$6,421	MONTHLY PAYMENT : ANNUAL PAYMENT :
ASSESSED VALUATION :		LENGTH IN YRS:
LAND VALUE:	\$9,612	BALLOON DATE:
DWLG VALUE:	\$59,180	
BLDG VALUE:	\$1,140	
TOTAL VALUE:	\$69,932	VALUE / NET ACRE : \$3,681

PARCEL #: 05886-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

SELLER:	MC DONAL	D	TWP NAME:	KNOXVILLE TWP		
BUYER:	LEPPERT		T-R-S	75-19-21		
TRANSFER	DATE:	4/29/1999	BK-PG	259-272		
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO						
REASON :						

GROSS ACRES : NET ACRES :	10.00 10.00	ADJUSTED AVERAGE CSR :	8
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$2,750	DOWN PAYMENT :	
PRICE / CSR POINT:	\$33	INTEREST RATE :	
PRICE / NET ACRE:	\$275	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$688	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$688	VALUE / NET ACRE :	\$69

PARCEL #: 05945-000-00

REMARKS : BARE LAND

MISC :

SELLER:	JONES		TWP NAME:	KNOXVILLE TWP		
BUYER:	MC GEE		T-R-S	75-19-13		
TRANSFER	DATE:	4/22/1999	BK-PG	259-316		
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO						
REASON :						

GROSS ACRES : NET ACRES :	30.34 30.34	ADJUSTED AVERAGE CSR : 24
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$85,000	DOWN PAYMENT :
PRICE / CSR POINT:	\$118	INTEREST RATE :
PRICE / NET ACRE:	\$2,802	MONTHLY PAYMENT : ANNUAL PAYMENT :
ASSESSED VALUATION :		LENGTH IN YRS:
LAND VALUE:	\$6,523	BALLOON DATE:
DWLG VALUE:	\$42,060	
BLDG VALUE:	\$5,310	
TOTAL VALUE:	\$53,893	VALUE / NET ACRE : \$1,776

PARCEL #: 05712-001-00, 05712-002-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

SELLER:	HOCH FAR	MS	TWP NAME:	KNOXVILLE TWP		
BUYER:	MC COMBS		T-R-S	75-20-19		
TRANSFER	DATE:	4/19/1999	BK-PG	259-205		
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO						
REASON :						

GROSS ACRES : NET ACRES :	0.61 0.53	ADJUSTED AVERAGE CSR :
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$9,000	DOWN PAYMENT :
PRICE / CSR POINT:		INTEREST RATE :
PRICE / NET ACRE:	\$16,981	MONTHLY PAYMENT :
	¢10,001	ANNUAL PAYMENT :
ASSESSED VALUATION :		LENGTH IN YRS:
LAND VALUE:	\$221	BALLOON DATE:
DWLG VALUE:	\$0	
BLDG VALUE:	\$1,940	
TOTAL VALUE:	\$2,161	VALUE / NET ACRE : \$4,077

PARCEL #: 06547-005-00

REMARKS : OUTBUILDING INFORMATION ATTACHED

MISC :

SELLER: FISHER		TWP	NAME:	KNOXVILLE	TWP
BUYER: ANGOVE	NGOVE		5	75-20-36	
TRANSFER DATE: 4	l/6/1999	BK-P	G	259-444	
CONSIDERED NON-ARMSL	ENGTH SALE E	BY STATE :	YES		
		REASON :	SPLIT C	F PROPERTY	
GROSS ACRES :	7.91				
NET ACRES :	7.62		ADJUSTED AVERAGE CSR :		
PRICING INFORMATION :		CONT	RACT TERI	MS:	
TOTAL PRICE PAID:	\$10,000	DOV	VN PAYMEI	NT :	
PRICE / CSR POINT:		INTE	EREST RAT	E:	
PRICE / NET ACRE:	\$1,312	MOM	NTHLY PAY	MENT :	
	ψ1,01 <u>2</u>	ANNUAL PAYMENT :			
ASSESSED VALUATION :		LEN	GTH IN YR	S:	
LAND VALUE:	\$1,662	BAL	LOON DAT	E:	
DWLG VALUE:	\$0				
BLDG VALUE:	\$0				
TOTAL VALUE:	\$1,662	VALUE	/ NET ACI	RE: \$	218

PARCEL #: 06874-005-00

REMARKS : BARE LAND

MISC :

SELLER: LARSON		TW	/P NAME:	KNOXV	ILLE TWP
BUYER: THOMPSON		T-F	R-S	75-20-2	24
TRANSFER DATE:	4/2/1999	BK	-PG	259-13	7
CONSIDERED NON-ARMS	LENGTH SALE E	BY STATE :	YES		
		REASON :	SPLIT (	of prope	ERTY
GROSS ACRES :	3.49				
NET ACRES :	2.72		JUSTED ERAGE CSR :		39
PRICING INFORMATION	:	CO	NTRACT TER	MS:	
TOTAL PRICE PAID:	\$145,000	D	OWN PAYME	NT :	
PRICE / CSR POINT:	\$1,350		NTEREST RA		
PRICE / NET ACRE:	\$53,309				
			NNUAL PAYN		
ASSESSED VALUATION :	_	L	ENGTH IN YF	RS:	
LAND VALUE:	\$1,118	В	ALLOON DAT	E:	
DWLG VALUE:	\$100,130				
BLDG VALUE:	\$750				
TOTAL VALUE:	\$101,998	VAL	UE / NET AC	RE :	\$37,499

PARCEL #: 06657-005-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER: REIMER TRU	ST	TWP NAME:	KNOXVILLE TWP
BUYER: LOUKOTA		T-R-S	75-20-24
TRANSFER DATE:	1/4/1999	BK-PG	257-250
CONSIDERED NON-ARMS	LENGTH SALE	BY STATE : YES	
		REASON : SALE	BY TRUST
GROSS ACRES :	3.00		
NET ACRES :	2.70	ADJUSTED AVERAGE CSR	64
PRICING INFORMATION	:	CONTRACT TE	RMS:
TOTAL PRICE PAID:	\$50,000	DOWN PAYM	IENT :
PRICE / CSR POINT:	\$289	INTEREST R	ATE :
PRICE / NET ACRE:	\$18,519	MONTHLY PA	
ASSESSED VALUATION :		ANNUAL PAY LENGTH IN Y	
ASSESSED VALUATION .	_		
LAND VALUE:	\$1,720	BALLOON DA	ATE:
DWLG VALUE:	\$40,960		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$42,680	VALUE / NET A	CRE: \$15,807

PARCEL #: 06665-001-00

REMARKS : DWELLING INFORMATION ATTACHED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	DOUWSTF	RA	TWP NAME:	LAKE PRAIRIE TWP
BUYER:	NAAKTGEI	BOREN	T-R-S	76-18-16
TRANSFER	DATE:	10/27/1999	BK-PG	262-152
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES : NET ACRES :	37.13 36.35	ADJUSTED AVERAGE CSR :	64
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$163,938	DOWN PAYMENT :	
PRICE / CSR POINT:	\$71	INTEREST RATE :	
PRICE / NET ACRE:	\$4,510	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$25,271	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$96		
TOTAL VALUE:	\$25,367	VALUE / NET ACRE :	\$698

PARCEL #: 12530-000-00, 12531-000-00

REMARKS :

MISC :

SELLER:	VAN HEMEI	RT	TWP NAME:	LAKE PRAIRIE TWP
BUYER:	NUNNIKHO	VEN	T-R-S	75-18-02
TRANSFER	DATE:	9/13/1999	BK-PG	07A-011
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES : NET ACRES :	260.20 253.51	ADJUSTED AVERAGE CSR :	41
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$250,000	DOWN PAYMENT :	\$50,000
PRICE / CSR POINT:	\$24	INTEREST RATE :	6.00
PRICE / NET ACRE:	\$986	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$118,544	BALLOON DATE:	6/30/2004
DWLG VALUE:	\$132,270		
BLDG VALUE:	\$11,817		
TOTAL VALUE:	\$262,631	VALUE / NET ACRE :	\$1,036

PARCEL #: 12084, 12085, 12086, 12087, 12088, 12089, 12090, 12091-001, 12106-001, 12107-001

REMARKS :

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER: PELLA CONC	CONTRACT	TWP N	AME:	LAKE PRA	IRIE TWP
BUYER: COV REF CHU	JRCH	T-R-S		76-18-08	
TRANSFER DATE:	6/7/1999	BK-PG		260-293	
CONSIDERED NON-ARMSL	ENGTH SALE E	BY STATE :	YES		
		REASON :		) EXEMPT ( F PROPER	DRGANIZATI TY
GROSS ACRES :	8.75				
NET ACRES :	8.00	ADJUS AVERA	TED GE CSR :		
PRICING INFORMATION :	_	CONTR	ACT TERN	/IS:	
TOTAL PRICE PAID:	\$120,000	DOW	N PAYMEN	NT :	
PRICE / CSR POINT:		INTER	REST RAT	E :	
PRICE / NET ACRE:	\$15,000	MONT	THLY PAYI	MENT :	
	+ - ,	ANNL	JAL PAYMI	ENT :	
ASSESSED VALUATION :		LENG	TH IN YR	S:	
LAND VALUE:	\$5,828	BALL	OON DATE	≣:	
DWLG VALUE:	\$0				
BLDG VALUE:	\$0				
TOTAL VALUE:	\$5,828	VALUE /	NET ACF	RE :	\$729

PARCEL # : 12320-005-00

REMARKS : BARE LAND

# MISC : SALE BY PELLA CONCRETE CONTRACTORS, INC TO COVENANT REFORMED CHURCH OF PELLA

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER: KANE		TWP N/	AME:	LAKE PF	RAIRIE TWP
BUYER: BRADLEY		T-R-S		76-18-22	2
TRANSFER DATE:	6/3/1999	BK-PG		260-096	
CONSIDERED NON-ARMSL	ENGTH SALE E	BY STATE :	YES		
		REASON :	SPLIT O	F PROPE	RTY
GROSS ACRES :	14.00				
NET ACRES :	13.56	ADJUST AVERAC	ED GE CSR :		
PRICING INFORMATION :	_	CONTR	ACT TERM	/IS:	
TOTAL PRICE PAID:	\$131,000	DOW		NT :	
PRICE / CSR POINT:		INTEF	REST RAT	Ε:	
PRICE / NET ACRE:	\$9,661		HLY PAY		
ASSESSED VALUATION :		LENG	TH IN YR	S:	
LAND VALUE:	\$6,489	BALLO	DON DATI	Ξ:	
DWLG VALUE:	\$44,830				
BLDG VALUE:	\$2,927				
TOTAL VALUE:	\$54,246	VALUE /	NET ACF	RE :	\$4,000

PARCEL #: 12674-000-01

REMARKS : DWELLING INFORMATION FOLLOWS

MISC : OUTBUILDINGS: SHED POLE/METAL 40 X 60, BARN FRAME 24 X 28, SHED POLE/METAL 20 X 62, CRIB FRAME 16 X 22

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: NOLLEN LAKE PRAIRIE TWP T-R-S 77-18-22 BUYER: NUNNIKHOVEN BK-PG 260-327 TRANSFER DATE: 6/2/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : SPLIT OF PROPERTY GROSS ACRES : 0.67 ADJUSTED NET ACRES : 0.66 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : TOTAL PRICE PAID: \$3,500 **INTEREST RATE :** PRICE / CSR POINT: MONTHLY PAYMENT : PRICE / NET ACRE: \$5,303 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$538 DWLG VALUE: \$0 BLDG VALUE: \$0

VALUE / NET ACRE :

\$815

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PARCEL #: 13372-005-00

REMARKS : BARE LAND

MISC :

TOTAL VALUE:

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

\$538

SELLER: WALRAVEN	EST.	TWP NAME:	LAKE PRAIRIE TWP
BUYER: VAN EE		T-R-S	77-18-29
TRANSFER DATE:	4/6/1999	BK-PG	259-361
CONSIDERED NON-ARMS	SLENGTH SALE B	Y STATE : YES	
		REASON : ESTA	TE SALE
GROSS ACRES :	157.61		
NET ACRES :	157.61	ADJUSTED AVERAGE CSR	: 55
PRICING INFORMATION	:	CONTRACT TE	RMS:
TOTAL PRICE PAID:	\$236,000	DOWN PAYM	IENT :
PRICE / CSR POINT:	\$27	INTEREST RA	ATE :
PRICE / NET ACRE:	\$1,497	MONTHLY PA	
ASSESSED VALUATION :		ANNUAL PAY LENGTH IN Y	
LAND VALUE:	_ \$95,511	BALLOON DA	
DWLG VALUE:	\$0		
BLDG VALUE:	\$2,500		
TOTAL VALUE:	\$98,011	VALUE / NET A	CRE : \$622
	528-000-00, 1352 594-000-00, 1359		13592-000-00, 13593-000-00
REMARKS : OL	JTBUILDING INFO	RMATION ATTACHED	

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MISC : 13528 & 13529 - SEC 29 OTHER PARCELS - SEC 32

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	KELLER		TWP NAME:	LAKE PRAIRIE TWP
BUYER:	VAN HALL		T-R-S	76-18-04
TRANSFER	DATE:	4/5/1999	BK-PG	259-159
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES :	37.76		
NET ACRES :	36.22	ADJUSTED AVERAGE CSR :	59
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$160,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$75	INTEREST RATE :	
PRICE / NET ACRE:	\$4,417	MONTHLY PAYMENT :	
	Ψ.,	ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$21,925	BALLOON DATE:	
DWLG VALUE:	\$19,120		
BLDG VALUE:	\$3,333		
TOTAL VALUE:	\$44,378	VALUE / NET ACRE :	\$1,225

PARCEL #: 12182, 12183, 17399, 17400

REMARKS :

MISC :

SELLER:	VAN DEN B	ERG	TWP NAME:	LAKE PRAIRIE TWP
BUYER:	BOOT		T-R-S	77-18-28
TRANSFER	DATE:	3/29/1999	BK-PG	259-105
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES : NET ACRES :	32.36 32.36	ADJUSTED AVERAGE CSR :
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$48,500	DOWN PAYMENT :
PRICE / CSR POINT:		INTEREST RATE :
PRICE / NET ACRE:	\$1,499	MONTHLY PAYMENT :
	<i><b>Q</b></i> 1,100	ANNUAL PAYMENT :
ASSESSED VALUATION :		LENGTH IN YRS:
LAND VALUE:	\$18,243	BALLOON DATE:
DWLG VALUE:	\$0	
BLDG VALUE:	\$0	
TOTAL VALUE:	\$18,243	VALUE / NET ACRE : \$564

PARCEL #: 13512-006-00

REMARKS : BARE LAND

MISC :

SELLER:	NUGTEREN		TWP NAME:	LAKE PRAIRIE TWP
BUYER:	KELDERMAN & ETAL		T-R-S	77-18-11
TRANSFER	DATE:	3/17/1999	BK-PG	259-079
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES :	19.08	ADJUSTED
NET ACRES :	18.69	AVERAGE CSR :
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$125,000	DOWN PAYMENT :
PRICE / CSR POINT:		INTEREST RATE :
PRICE / NET ACRE:	\$6,688	MONTHLY PAYMENT :
	<i> </i>	ANNUAL PAYMENT :
ASSESSED VALUATION :		LENGTH IN YRS:
LAND VALUE:	\$4,039	BALLOON DATE:
DWLG VALUE:	\$104,650	
BLDG VALUE:	\$0	
TOTAL VALUE:	\$108,689	VALUE / NET ACRE : \$5,815

PARCEL #: 13157-001-00

REMARKS : DWELLING INFORMATION ATTACHED

MISC :

SELLER: MONSMA		TWP NAME:	LAKE PRAIRIE TWP
BUYER: VOS		T-R-S	77-18-27
TRANSFER DATE:	3/2/1999	BK-PG	261-225
CONSIDERED NON-ARMSL	ENGTH SALE BY	STATE : YES	
	R	REASON : SPLIT	OF PROPERTY
GROSS ACRES :	4.82		
NET ACRES :	4.20	ADJUSTED AVERAGE CSR	:
PRICING INFORMATION :		CONTRACT TER	RMS:
TOTAL PRICE PAID:	<b>*</b> ~~~~~~	DOWN PAYM	
	\$30,000	DOWN PATIVI	
PRICE / CSR POINT:	\$30,000	INTEREST RA	
PRICE / CSR POINT: PRICE / NET ACRE:	\$30,000	INTEREST RA	YMENT :
PRICE / NET ACRE:		INTEREST RA MONTHLY PA ANNUAL PAYI	ATE : YMENT : MENT :
		INTEREST RA MONTHLY PA ANNUAL PAYI LENGTH IN Y	ATE : YMENT : MENT : RS:
PRICE / NET ACRE:		INTEREST RA MONTHLY PA ANNUAL PAYI	ATE : YMENT : MENT : RS:
PRICE / NET ACRE:	\$7,143	INTEREST RA MONTHLY PA ANNUAL PAYI LENGTH IN Y	ATE : YMENT : MENT : RS:
PRICE / NET ACRE: ASSESSED VALUATION : LAND VALUE:	\$7,143 \$2,950	INTEREST RA MONTHLY PA ANNUAL PAYI LENGTH IN Y	ATE : YMENT : MENT : RS:

PARCEL #: 13475-005-00

REMARKS : OUTBUILDINGS: GRANARY FRAME 10 X 20, CRIB FRAME 26 X 36, HOG SHED FRAME 22 X 48, BARN POLE/FRAME 48 X 42

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	MCCONVILLE COAL	TWP NAME:	LIBERTY TWP		
BUYER:	HAUENSTEIN	T-R-S	74-18-07		
TRANSFER	R DATE: 11/12/1999	BK-PG	262-188		
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
REASON :					

GROSS ACRES : NET ACRES :	38.27 33.30	ADJUSTED AVERAGE CSR :	26
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$42,500	DOWN PAYMENT :	
PRICE / CSR POINT:	\$48	INTEREST RATE :	
PRICE / NET ACRE:	\$1,276	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$8,479	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$8,479	VALUE / NET ACRE :	\$255

PARCEL #: 17560-005-00

REMARKS : BARE LAND

MISC :

SELLER:	DAVIS		TWP NAME:	LIBERTY TWP
BUYER:	DE COOK		T-R-S	74-18-31
TRANSFER	DATE:	9/8/1999	BK-PG	261-259
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES :	107.45	ADJUSTED	
NET ACRES :	105.02	AVERAGE CSR :	24
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$45,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$18	INTEREST RATE :	
PRICE / NET ACRE:	\$428	MONTHLY PAYMENT :	
	<b>•</b> · - •	ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$25,885	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$25,885	VALUE / NET ACRE :	\$246

PARCEL #: 18108-002, 18109, 18110, 18111-001, 18112

REMARKS : BARE LAND

MISC : INCLUDES 67.65 ACRES OF FOREST RESERVE

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

#### INDIVIDUAL SALES REPORT REDDING TWP NAME: SELLER: LIBERTY TWP T-R-S 74-18-28 BUYER: ROBERTS BK-PG 260-285 TRANSFER DATE: 6/29/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : SPLIT OF PROPERTY GROSS ACRES : 4.36 ADJUSTED NET ACRES : 3.91 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : TOTAL PRICE PAID: \$14,000 **INTEREST RATE :** PRICE / CSR POINT: MONTHLY PAYMENT : PRICE / NET ACRE: \$3,581 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$1,923 DWLG VALUE: \$0 BLDG VALUE: \$4,015 TOTAL VALUE: \$5,938 VALUE / NET ACRE : \$1,519

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PARCEL # : 18051-005-00

REMARKS : OUTBUILDINGS ONLY - NO DWELLING

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	AMIK CORP		TWP NAME:	LIBERTY TWP
BUYER:	BAILEY		T-R-S	74-18-08
TRANSFER	DATE:	4/15/1999	BK-PG	259-196
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES : NET ACRES :	80.00 76.64	ADJUSTED AVERAGE CSR :	41
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID: PRICE / CSR POINT: PRICE / NET ACRE:	\$84,000 \$26 \$1,096	DOWN PAYMENT : INTEREST RATE : MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION : LAND VALUE: DWLG VALUE: BLDG VALUE:	\$32,360 \$0 \$0	LENGTH IN YRS: BALLOON DATE:	
TOTAL VALUE:	\$32,360	VALUE / NET ACRE :	\$422

PARCEL #: 17579-000-00, 17580-000-00

REMARKS : BARE LAND

MISC :

#### INDIVIDUAL SALES REPORT SELLER: DANIELS & PETTY TWP NAME: LIBERTY TWP T-R-S 74-18-29 BUYER: **BAKER & DICKERSON** BK-PG 259-315 TRANSFER DATE: 4/4/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES TWO CLASSIFICATIONS REASON : GROSS ACRES : 733.14 ADJUSTED NET ACRES : 733.14 48 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : TOTAL PRICE PAID: \$379,167 **INTEREST RATE :** PRICE / CSR POINT: \$11 MONTHLY PAYMENT : PRICE / NET ACRE: \$517 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$258,979 DWLG VALUE: \$0 BLDG VALUE: \$4,990 TOTAL VALUE: \$263,969 VALUE / NET ACRE : \$360 PARCEL # : 18041, 18042, 18043, 18080, 18081, 18101, 18102, 18103, 18104, 18105,

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- ARCEL # : 18041, 18042, 18043, 18080, 18081, 18101, 18102, 18103, 18104, 18105, 18106, 18124, 18125, 18126, 18138, 18138-001-01, 18141, 18868, 18871, 18882, 18028, 18078, 18081, 18000, 10001, 10002, 10002, 10002, 10004
- REMARKS : OUTBUILDING INFORMATION ATTACHED PARCELS IN LIBERTY TWP & MARYSVILLE CITY

MISC : INCLUDES 279.65 ACRES OF TAX EXEMPT FOREST RESERVE

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: BARNES LIBERTY TWP T-R-S 74-18-09 BUYER: VANDE NOORD BK-PG 06Y-141 TRANSFER DATE: 3/31/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : CONTRACT SALE GROSS ACRES : 157.25 ADJUSTED NET ACRES : 148.92 56 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : \$1,000 TOTAL PRICE PAID: \$230,005 **INTEREST RATE :** 8.00 PRICE / CSR POINT: \$27 MONTHLY PAYMENT : PRICE / NET ACRE: \$1,544 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$86,034 DWLG VALUE: \$37,950 BLDG VALUE: \$3,335 TOTAL VALUE: \$127,319 VALUE / NET ACRE : \$855

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PARCEL # : 17608-000-00, 17609-000-00, 17614-000-00, 17615-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: BARNES LIBERTY TWP T-R-S 74-18-10 BUYER: VANDE NOORD BK-PG 06Y-144 TRANSFER DATE: 3/31/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : CONTRACT SALE GROSS ACRES : 107.50 ADJUSTED NET ACRES : 103.44 63 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : \$14,472 TOTAL PRICE PAID: \$144,715 **INTEREST RATE :** 7.00 PRICE / CSR POINT: \$22 MONTHLY PAYMENT : PRICE / NET ACRE: \$1,399 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$70,376 DWLG VALUE: \$0 BLDG VALUE: \$830 TOTAL VALUE: \$71,206 VALUE / NET ACRE : \$688

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PARCEL # : 17641-000-00, 17642-000-00, 17741-000-00, 17742-000-00

REMARKS : OUTBUILDING INFORMATION ATTACHED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER: ELSCOTT		TWP N/	ME: PELI	A 2ND CLASS	
BUYER: BOAT		T-R-S	76-1	8-04	
TRANSFER DATE:	9/15/1999	BK-PG	06Z-	474	
CONSIDERED NON-ARMS	LENGTH SALE B	BY STATE :	YES		
		REASON :	SPLIT OF PRO	PERTY	
			CONTRACT S		
GROSS ACRES :	2.44				
NET ACRES :	2.44	ADJUST			
	2.77	AVERAC	E CSR :		
PRICING INFORMATION	:	CONTR	ACT TERMS:		
TOTAL PRICE PAID:		DOWN	I PAYMENT :	\$11,600	
	+,	INTER	EST RATE :	7.50	
PRICE / CSR POINT:		MONT	HLY PAYMENT	: \$450	
PRICE / NET ACRE:	\$23,770		AL PAYMENT :	\$0	
ASSESSED VALUATION :			TH IN YRS:	4.00	
	-				
LAND VALUE:	\$3,181	BALLO	DON DATE:	9/22/2003	
DWLG VALUE:	\$0				
BLDG VALUE:	\$4,842				
TOTAL VALUE:	\$8,023	VALUE /	NET ACRE :	\$3,288	

PARCEL #: 17402-007-02, 17402-007-08

REMARKS : OUTBUILDING INFORMATION ENCLOSED

MISC :

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: JANSEN PELLA 2ND CLASS T-R-S 76-18-09 BUYER: FARNAM GROUP BK-PG 259-391 TRANSFER DATE: 5/13/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES SPLIT OF PROPERTY REASON : GROSS ACRES : 6.00 ADJUSTED NET ACRES : 5.04 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : TOTAL PRICE PAID: \$60,000 **INTEREST RATE :** PRICE / CSR POINT: MONTHLY PAYMENT : PRICE / NET ACRE: \$11,905 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$2,825 DWLG VALUE: \$0 BLDG VALUE: \$0 TOTAL VALUE: \$2,825 VALUE / NET ACRE : \$561

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PARCEL # : 17405-018-00

REMARKS : BARE LAND

MISC : 2ND CLASS - AGRICULTURAL PROPERTY WITHIN CORPORATE CITY LIMITS

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	BOLIE			TWP NA	ME:	PLEASANT GROVE TWP
BUYER:	PHILLIPS			T-R-S		76/21/26
TRANSFER	DATE:	2/24/2000		BK-PG		07B-304
CONSIDERED NON-ARMSLENGTH SALE BY STATE :					YES	
			REASON	:	CONTR	ACT SALE

GROSS ACRES :	120.00						
NET ACRES :	116.52	ADJUSTED AVERAGE CSR :	47				
PRICING INFORMATION :		CONTRACT TERMS:					
TOTAL PRICE PAID:	\$120,000	DOWN PAYMENT :					
PRICE / CSR POINT:	\$22	INTEREST RATE :					
PRICE / NET ACRE:	\$1,030	MONTHLY PAYMENT :					
	. ,	ANNUAL PAYMENT :					
ASSESSED VALUATION :		LENGTH IN YRS:					
LAND VALUE:	\$56,881	BALLOON DATE:					
DWLG VALUE:	\$0						
BLDG VALUE:	\$0						
TOTAL VALUE:	\$56,881	VALUE / NET ACRE : \$48	8				

PARCEL # : 19597-000-00, 19598-000-00, 19599-000-00, 19600-000-00

REMARKS : BARE LAND

MISC :

SELLER:	COGGESHE	LL	TWP NAME:	PLEASANT GROVE TWP
BUYER:	HAWORTH		T-R-S	76-21-28
TRANSFER	DATE:	2/1/2000	BK-PG	263-136
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES : NET ACRES :	66.59 66.08	ADJUSTED AVERAGE CSR :	46
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$68,700	DOWN PAYMENT :	\$0
PRICE / CSR POINT:	\$23	INTEREST RATE :	0.00
PRICE / NET ACRE:	\$1,040	MONTHLY PAYMENT : ANNUAL PAYMENT :	\$0 \$0
ASSESSED VALUATION :		LENGTH IN YRS:	0.00
LAND VALUE:	\$33,761	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$33,761	VALUE / NET ACRE :	\$511

PARCEL #: 19659-000-00, 19660-000-00, 19661-000-00

REMARKS : BARE LAND

MISC :

SELLER:	V A CLARK	TRUST	TWP NAME:	PLEASANT GROVE TWP	
BUYER:	JOHNSTON	I	T-R-S	76-21-13	
TRANSFER	DATE:	11/3/1999	BK-PG	262-496	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
REASON :					

GROSS ACRES :	117.00						
NET ACRES :	113.23	ADJUSTED AVERAGE CSR :	84				
PRICING INFORMATION :		CONTRACT TERMS:					
TOTAL PRICE PAID:	\$265,000	DOWN PAYMENT :					
PRICE / CSR POINT:	\$28	INTEREST RATE :					
PRICE / NET ACRE:	\$2,340	MONTHLY PAYMENT : ANNUAL PAYMENT :					
	. ,						
ASSESSED VALUATION :		LENGTH IN YRS:					
LAND VALUE:	\$106,754	BALLOON DATE:					
DWLG VALUE:	\$0						
BLDG VALUE:	\$0						
TOTAL VALUE:	\$106,754	VALUE / NET ACRE :	\$943				

PARCEL #: (SEC 13) 19295-000-00, 19296-000-00, (SEC 24) 19546-000-00

REMARKS : BARE LAND

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	HUNT PAF	RTNERSHIP		TWP N	AME:	PLEASANT GROVE TWP
BUYER:	CLARK			T-R-S		76-21-06
TRANSFER	R DATE:	8/13/1999		BK-PG		06Z-314
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES						
			REASON	۱:	SPLIT C	OF PROPERTY

GROSS ACRES :	4.81		
NET ACRES :	4.66	ADJUSTED AVERAGE CSR :	
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$85,000	DOWN PAYMENT :	\$10,000
PRICE / CSR POINT:		INTEREST RATE :	8.25
PRICE / NET ACRE:	\$18,240	MONTHLY PAYMENT :	\$563
	ψ10,2 10	ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	30.00
LAND VALUE:	\$2,237	BALLOON DATE:	8/1/2006
DWLG VALUE:	\$46,990		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$49,227	VALUE / NET ACRE :	\$10,564

PARCEL # : 19144-006-00

REMARKS :

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER: HUNTER		TWP NA	ME: PLE	EASANT GROVE TWP	
BUYER: LOPEZ		T-R-S	76-	21-08	
TRANSFER DATE: 7/	27/1999	BK-PG	062	2-283	
CONSIDERED NON-ARMSL	ENGTH SALE E	BY STATE :	YES		
		REASON :	SPLIT OF PR	OPERTY	
GROSS ACRES :	25.38				
NET ACRES :	24.01	ADJUSTI AVERAG			
PRICING INFORMATION :	_	CONTRA	CT TERMS:		
TOTAL PRICE PAID:	\$56,750	DOWN	PAYMENT :		
PRICE / CSR POINT:		INTER	EST RATE :		
PRICE / NET ACRE:	\$2,364		HLY PAYMEN		
		ANNUA	ANNUAL PAYMENT :		
ASSESSED VALUATION :		LENGT	H IN YRS:		
LAND VALUE:	\$10,938	BALLO	ON DATE:		
DWLG VALUE:	\$32,470				
BLDG VALUE:	\$0				
TOTAL VALUE:	\$43,408	- VALUE /	NET ACRE :	\$1,808	

PARCEL #: 19187-001-00

REMARKS :

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: HUNTER PLEASANT GROVE TWP T-R-S 76-21-08 BUYER: WALLACE BK-PG 260-379 TRANSFER DATE: 7/1/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : SPLIT OF PROPERTY GROSS ACRES : 2.05 ADJUSTED NET ACRES : 1.80 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : TOTAL PRICE PAID: \$9,000 **INTEREST RATE :** PRICE / CSR POINT: MONTHLY PAYMENT : PRICE / NET ACRE: \$5,000 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$819 DWLG VALUE: \$0 BLDG VALUE: \$0 TOTAL VALUE: \$819 VALUE / NET ACRE : \$455

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PARCEL #: 19187-006-00

REMARKS : BARE LAND

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER: CONLEY ESTA	ΓE	TWP N/	AME:	PLEASAN	IT GROVE TWP	
BUYER: SIMONS & MID	NS & MIDGORDEN			77-21-27		
TRANSFER DATE: 4/2	23/1999	BK-PG		259-261		
CONSIDERED NON-ARMSLE	CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES					
		REASON :	ESTATE	SALE		
GROSS ACRES :	17.76					
NET ACRES :	15.71	ADJUST AVERAC	TED GE CSR :			
PRICING INFORMATION :		CONTR	ACT TERN	/IS:		
TOTAL PRICE PAID:	\$80,000	DOW		NT :		
PRICE / CSR POINT:		INTER	REST RAT	E :		
PRICE / NET ACRE:	\$5,092	MONT	THLY PAYI	MENT :		
	<i>+ - ,</i>	ANNU	ANNUAL PAYMENT :			
ASSESSED VALUATION :		LENG	TH IN YR	S:		
LAND VALUE:	\$12,006	BALLO	DON DATE	≣:		
DWLG VALUE:	\$31,580					
BLDG VALUE:	\$3,585					
TOTAL VALUE:	\$47,171	VALUE /	NET ACF	RE :	\$3,003	

PARCEL #: 19930-005-00, 19930-006-00

REMARKS :

MISC :

SELLER:	WALLACE			TWP NA	ME:	PLEASANT GROVE TWP
BUYER:	VAN ENGLE	HOVEN		T-R-S		76-21-20
TRANSFER	DATE:	2/25/1999		BK-PG		258-342
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES						
			REASON	:	SPLIT O	F PARCEL

GROSS ACRES :	80.00				
NET ACRES :	78.46	ADJUSTED AVERAGE CSR :			
PRICING INFORMATION :		CONTRACT TERMS:			
TOTAL PRICE PAID:	\$90,000	DOWN PAYMENT :			
PRICE / CSR POINT:		INTEREST RATE :			
PRICE / NET ACRE:	\$1,147	MONTHLY PAYMENT :			
	÷ ,	ANNUAL PAYMENT :			
ASSESSED VALUATION :		LENGTH IN YRS:			
LAND VALUE:	\$48,991	BALLOON DATE:			
DWLG VALUE:	\$0				
BLDG VALUE:	\$0				
TOTAL VALUE:	\$48,991	VALUE / NET ACRE : \$624			

PARCEL #: 19454-000-00, 19455-000-00, 19456-000-00

REMARKS : BARE LAND

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	WALLACE			TWP NA	ME:	PLEASANT GROV	/E TWP
BUYER:	HORSMAN			T-R-S		76-21-20	
TRANSFER	DATE:	1/30/1999		BK-PG		258-207	
CONSIDERI	CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES						
			REASON	l:	SPLIT O	FPARCEL	
GROSS AG	CRES :	10.00					
NET ACRE	S:	8.93		ADJUSTI AVERAG			
PRICING II	NFORMATION	۷:		CONTRA	CT TERM	MS:	
TOTAL PR	ICE PAID:	\$58,000		DOWN	PAYME	NT :	
PRICE / CS	SR POINT:			INTER	EST RAT	E:	

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS: BALLOON DATE:

VALUE / NET ACRE :

\$4,245

PARCEL # : 19454-006-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

\$6,495

\$3,365

\$28,870

\$5,670

\$37,905

MISC :

PRICE / NET ACRE:

ASSESSED VALUATION :

LAND VALUE: DWLG VALUE:

BLDG VALUE:

TOTAL VALUE:

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	BETHARDS	, JR	TWP NAME:	PLEASANT GROVE TWP
BUYER:	SHEPLEY		T-R-S	77-21-04
TRANSFER	DATE:	1/11/1999	BK-PG	257-274
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES : NET ACRES :	60.00 59.09	ADJUSTED AVERAGE CSR :	46
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$72,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$27	INTEREST RATE :	
PRICE / NET ACRE:	\$1,218	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$27,179	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$27,179	VALUE / NET ACRE :	\$460

PARCEL #: 21930-000-00, 21931-000-00

REMARKS : BARE LAND

MISC :

SELLER:	VEIK		TWP NAME:	RED ROCK TWP
BUYER:	BOYDSTON	I	T-R-S	77-21-05
TRANSFER	DATE:	9/20/1999	BK-PG	261-303
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES : NET ACRES :	40.63 39.91	ADJUSTED AVERAGE CSR :	43
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$80,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$47	INTEREST RATE :	
PRICE / NET ACRE:	\$2,005	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$18,181	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$18,181	VALUE / NET ACRE :	\$456

PARCEL #: 21974-000-00, 21975-000-00

REMARKS : BARE LAND

MISC :

SELLER: KAIN		TWP N	AME:	RED ROCK TWP	
BUYER: DAWSON		T-R-S		77-21-02	
TRANSFER DATE: 7/	27/1999	BK-PG		260-442	
CONSIDERED NON-ARMSL	ENGTH SALE E	BY STATE :	YES		
		REASON :	SPLIT O	F PROPERTY	
GROSS ACRES :	3.00				
NET ACRES :	2.94	ADJUS AVERA	TED GE CSR :		
PRICING INFORMATION :		CONTR		IS:	
TOTAL PRICE PAID:	\$12,000	DOW	N PAYMEN	NT :	
PRICE / CSR POINT:		INTE	REST RAT	E:	
PRICE / NET ACRE:	\$4,082				
ASSESSED VALUATION :		7	ANNUAL PAYMENT : LENGTH IN YRS:		
ASSESSED VALUATION .					
LAND VALUE:	\$1,641	BALL	OON DATE	Ξ:	
DWLG VALUE:	\$0				
BLDG VALUE:	\$0				
-		-			

PARCEL #: 21863-005-00

REMARKS : BARE LAND

MISC :

SELLER:	REEVES		TWP NAME:	RED ROCK TWP
BUYER:	SOWIENSKI		T-R-S	77-21-03
TRANSFER	DATE:	5/13/1999	BK-PG	259-375
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES : NET ACRES :	40.00 38.39	ADJUSTED AVERAGE CSR : 58
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$150,000	DOWN PAYMENT :
PRICE / CSR POINT:	\$68	INTEREST RATE :
PRICE / NET ACRE:	\$3,907	MONTHLY PAYMENT :
ASSESSED VALUATION :		ANNUAL PAYMENT : LENGTH IN YRS:
LAND VALUE:	\$24,379	BALLOON DATE:
DWLG VALUE:	\$28,650	
BLDG VALUE:	\$1,560	
TOTAL VALUE:	\$54,589	VALUE / NET ACRE : \$1,422

PARCEL #: 21917-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: LIVINGSTON RED ROCK TWP T-R-S 77-20-01 BUYER: WILSON BK-PG 258-195 TRANSFER DATE: 1/23/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : SPLIT OF PARCEL GROSS ACRES : 12.62 ADJUSTED NET ACRES : 11.27 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : TOTAL PRICE PAID: \$157,500 **INTEREST RATE :** PRICE / CSR POINT: MONTHLY PAYMENT : PRICE / NET ACRE: \$13,975 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$7,159 DWLG VALUE: \$68,560 BLDG VALUE: \$5,068 TOTAL VALUE: \$80,787 VALUE / NET ACRE : \$7,168

MARION COUNTY, IOWA

PARCEL #: 21403-005-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	DE PRENGE	R	TWP NAME:	SUMMIT TWP
BUYER:	MITCHELL		T-R-S	77-19-11
TRANSFER	DATE:	8/2/1999	BK-PG	260-493
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES : NET ACRES :	11.06 10.36	ADJUSTED AVERAGE CSR :				
PRICING INFORMATION :		CONTRACT TERMS:				
TOTAL PRICE PAID:	\$41,475	DOWN PAYMENT :				
PRICE / CSR POINT:		INTEREST RATE :				
PRICE / NET ACRE:	\$4,003	MONTHLY PAYMENT :				
	<i>ϕ</i> 1,000	ANNUAL PAYMENT :				
ASSESSED VALUATION :		LENGTH IN YRS:				
LAND VALUE:	\$6,131	BALLOON DATE:				
DWLG VALUE:	\$0					
BLDG VALUE:	\$0					
TOTAL VALUE:	\$6,131	VALUE / NET ACRE : \$592				

PARCEL #: 22307-005-00

REMARKS : BARE LAND

MISC :

SELLER:	ABVH FARM	A CO	TWP NAME:	SUMMIT TWP	
BUYER:	DE PRENG	ER	T-R-S	77-19-11	
TRANSFER	DATE:	7/29/1999	BK-PG	260-492	
CONSIDERI	CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES				
		RE	ASON : SPLIT	OF PROPERTY	
GROSS AG	CRES :	11.06			
NET ACRE	ES :	10.36	ADJUSTED AVERAGE CSR	:	
PRICING I	NFORMATIO	N :	CONTRACT TEF	RMS:	
TOTAL PR	ICE PAID:	\$23,837	DOWN PAYM	ENT :	

**INTEREST RATE :** PRICE / CSR POINT: MONTHLY PAYMENT : PRICE / NET ACRE: \$2,301 ANNUAL PAYMENT : ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$6,131 DWLG VALUE: \$0 BLDG VALUE: \$0 TOTAL VALUE: \$6,131 VALUE / NET ACRE : \$592

PARCEL #: 22307-005-00

REMARKS : BARE LAND

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	VAN WYK		TWP NAME:	SUMMIT TWP
BUYER:	BEENER		T-R-S	77-19-30
TRANSFER	DATE:	4/26/1999	BK-PG	259-298
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES :	11.65	
NET ACRES :	10.00	ADJUSTED AVERAGE CSR :
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$45,000	DOWN PAYMENT :
PRICE / CSR POINT:		INTEREST RATE :
PRICE / NET ACRE:	\$4,500	MONTHLY PAYMENT :
	<i><b>↓</b> 1,000</i>	ANNUAL PAYMENT :
ASSESSED VALUATION :		LENGTH IN YRS:
LAND VALUE:	\$3,885	BALLOON DATE:
DWLG VALUE:	\$0	
BLDG VALUE:	\$0	
TOTAL VALUE:	\$3,885	VALUE / NET ACRE : \$389

PARCEL #: 22181-006-00

REMARKS : BARE LAND

MISC :

SELLER:	ENGBERS I	ESTATE	TWP NAME:	SUMMIT TWP
BUYER:	DE HEER		T-R-S	77-19-21
TRANSFER	DATE:	1/28/1999	BK-PG	258-468
CONSIDER	ED NON-ARM	ISLENGTH SALE BY STATE :	NO	
REASON :				

GROSS ACRES : NET ACRES :	65.33 64.80	ADJUSTED AVERAGE CSR :	42
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$67,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$25	INTEREST RATE :	
PRICE / NET ACRE:	\$1,034	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$27,964	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$27,964	VALUE / NET ACRE :	\$432

PARCEL #: 22494-001-00

REMARKS : BARE LAND

MISC :

SELLER:	WORTHING	TON EST.	TWI	P NAME:	UNION TW	/P
BUYER:	NEY & COR	E	T-R	S	76-20-04	
TRANSFER [	DATE:	10/8/1999	BK-	⊃G	261-430	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES						
			REASON :	ESTAT AUCTI	E SALE ON	
GROSS AC	RES :	141.92				
NET ACRES	S:	138.69	-	JSTED RAGE CSR	:	63
PRICING IN	IFORMATION	۷:	CON	TRACT TEF	RMS:	
TOTAL PRI	CE PAID:	\$176,500	DC	WN PAYM	ENT :	
PRICE / CS	R POINT:	\$20	IN	TEREST RA	TE :	
PRICE / NE	T ACRE:	\$1,273		ONTHLY PA		
			AN	INUAL PAYI	MENT :	
ASSESSED	VALUATION	:	LE	NGTH IN Y	RS:	
LAND V	ALUE:	\$95,336	BA	LLOON DA	TE:	
DWLG \	/ALUE:	\$28,770				
BLDG V	ALUE:	\$500				
TOTAL	VALUE:	\$124,606	VALU	E / NET AG	CRE :	\$898

PARCEL #: 23390-001, 23391-001, 23392, 23393, 23394, 23395

REMARKS : INCLUDES 55.94 ACRES OF FOREST RESERVE

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

#### INDIVIDUAL SALES REPORT TWP NAME: UNION TWP SELLER: KINGERY T-R-S 76-20-08 BUYER: MARTIN BK-PG 06Z-384 TRANSFER DATE: 9/1/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : SPLIT OF PROPERTY GROSS ACRES : 14.82 ADJUSTED NET ACRES : 13.37 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: DOWN PAYMENT : \$12,000 TOTAL PRICE PAID: \$35,000 **INTEREST RATE :** 8.00 PRICE / CSR POINT: MONTHLY PAYMENT : PRICE / NET ACRE: \$2,618 ANNUAL PAYMENT : 2.00 ASSESSED VALUATION : LENGTH IN YRS: BALLOON DATE: LAND VALUE: \$10,757 DWLG VALUE: \$0 BLDG VALUE: \$0 TOTAL VALUE: \$10,757 VALUE / NET ACRE : \$805

MARION COUNTY, IOWA

PARCEL #: 23472-005-00

REMARKS : BARE LAND

MISC :

SELLER: HOCH		TW	P NAME:	UNION TW	VP
BUYER: CARTER		T-F	R-S	76-20-14	
TRANSFER DATE: 8/2	23/1999	BK	-PG	261-092	
CONSIDERED NON-ARMSL	ENGTH SALE B	Y STATE :	YES		
		REASON :	SPLIT (	OF PROPER	ΤY
GROSS ACRES :	4.95				
NET ACRES :	4.21	-	USTED RAGE CSR :		
PRICING INFORMATION :		CO	NTRACT TER	MS:	
TOTAL PRICE PAID:	\$31,407	D	OWN PAYME	NT :	
PRICE / CSR POINT:		IN	ITEREST RA	TE :	
PRICE / NET ACRE:	\$7,460	Μ	MONTHLY PAYMENT :		
	÷ )	A	ANNUAL PAYMENT :		
ASSESSED VALUATION :		LI	ENGTH IN YR	S:	
LAND VALUE:	\$2,436	В	ALLOON DAT	E:	
DWLG VALUE:	\$0				
BLDG VALUE:	\$0				
TOTAL VALUE:	\$2,436	VAL	JE / NET AC	RE :	\$579

PARCEL #: 23365-005-00

REMARKS : BARE LAND

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	DAWSON		TWP NAME:	UNION TWP
BUYER:	CORE		T-R-S	76-20-10
TRANSFER	DATE:	1/13/1999	BK-PG	257-294
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO				
REASON :				

GROSS ACRES :	77.00	
NET ACRES :	75.51	ADJUSTED AVERAGE CSR : 60
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$125,000	DOWN PAYMENT :
PRICE / CSR POINT:	\$27	INTEREST RATE :
PRICE / NET ACRE:	\$1,655	
ASSESSED VALUATION :		ANNUAL PAYMENT : LENGTH IN YRS:
LAND VALUE:	\$47,549	BALLOON DATE:
DWLG VALUE:	\$0	
BLDG VALUE:	\$0	
TOTAL VALUE:	\$47,549	VALUE / NET ACRE : \$630

PARCEL #: 23222-000-00, 23223-000-00

REMARKS : BARE LAND

MISC :

SELLER: JOHNSTON		TWP NAME	WASHINGTON TWP		
BUYER: ROUTH		T-R-S	74-20-03		
TRANSFER DATE: 1	/6/2000	BK-PG	262-475		
CONSIDERED NON-ARMSL	ENGTH SALE BY S	STATE : YE	S		
	R	EASON : SF	PLIT OF PROPERTY		
GROSS ACRES :	21.63				
NET ACRES :	20.98	ADJUSTED AVERAGE (			
PRICING INFORMATION :		CONTRACT	TERMS:		
TOTAL PRICE PAID:	\$30,000	DOWN PA	YMENT :		
PRICE / CSR POINT:		INTERES	T RATE :		
PRICE / NET ACRE:	\$1,430	MONTHLY	MONTHLY PAYMENT :		
TRIOL / NET AORE.	ψ1,+00	ANNUAL	PAYMENT :		
ASSESSED VALUATION :		LENGTH	IN YRS:		
LAND VALUE:	\$6,568	BALLOON	I DATE:		
DWLG VALUE:	\$0				
BLDG VALUE:	\$0				
TOTAL VALUE:	\$6,568	VALUE / NE	T ACRE : \$313		

PARCEL #: 23651-005-00

REMARKS : BARE LAND

MISC :

SELLER:	JOHNSTON			TWP NA	AME:	WASHING	STON TWP
BUYER:	REICHERT			T-R-S		74-20-03	
TRANSFER	DATE:	1/4/2000		BK-PG		262-463	
CONSIDERI	ED NON-ARM	SLENGTH SALE E	BY STATE	:	YES		
			REASON	1:	SPLIT C	F PROPER	TY
		20.00					
GRUSS AU	JRES:	20.09		ADJUST	ED		
NET ACRE	ES :	19.93					
PRICING I	NFORMATION	l:		CONTRA	ACT TERM	MS:	
TOTAL PR	ICE PAID:	\$20,000		DOWN	N PAYMEN	NT :	
PRICE / C	SR POINT:			INTER	REST RAT	Έ:	
		\$1.004	¢4.004	MONTHLY PAYMENT :			
	LTAORE.	\$1,004		ANNUAL PAYMENT :			
ASSESSED	VALUATION	:		LENG	TH IN YR	S:	
LAND	VALUE:	\$5,353		BALLC	DON DAT	E:	
DWLG	VALUE:	\$0					
BLDG	VALUE:	\$0					
TOTAL	VALUE:	\$5,353	-	VALUE /	NET ACF	RE :	\$269
	BUYER: TRANSFER CONSIDER GROSS AG NET ACRE PRICING II TOTAL PR PRICE / C PRICE / NI ASSESSEE LAND Y DWLG BLDG	BUYER: REICHERT TRANSFER DATE: CONSIDERED NON-ARMS GROSS ACRES : NET ACRES : PRICING INFORMATION TOTAL PRICE PAID: PRICE / CSR POINT: PRICE / NET ACRE:	BUYER: REICHERT TRANSFER DATE: 1/4/2000 CONSIDERED NON-ARMSLENGTH SALE E GROSS ACRES : 20.09 NET ACRES : 19.93 PRICING INFORMATION : TOTAL PRICE PAID: \$20,000 PRICE / CSR POINT: PRICE / NET ACRE: \$1,004 ASSESSED VALUATION : LAND VALUE: \$5,353 DWLG VALUE: \$0 BLDG VALUE: \$0	BUYER: REICHERT TRANSFER DATE: 1/4/2000 CONSIDERED NON-ARMSLENGTH SALE BY STATE REASON GROSS ACRES : 20.09 NET ACRES : 19.93 PRICING INFORMATION : TOTAL PRICE PAID: \$20,000 PRICE / CSR POINT: PRICE / NET ACRE: \$1,004 ASSESSED VALUATION : LAND VALUE: \$5,353 DWLG VALUE: \$0 BLDG VALUE: \$0	BUYER: REICHERT T-R-S TRANSFER DATE: 1/4/2000 CONSIDERED NON-ARMSLENGTH SALE BY STATE : REASON : GROSS ACRES : 20.09 NET ACRES : 19.93 ADJUST AVERAC PRICING INFORMATION : CONTR/ TOTAL PRICE PAID: \$20,000 DOWN PRICE / CSR POINT: NITEF PRICE / NET ACRE: \$1,004 ANNU ASSESSED VALUATION : LENG LAND VALUE: \$5,353 DWLG VALUE: \$0 BLDG VALUE: \$0	BUYER: REICHERT T-R-S TRANSFER DATE: 1/4/2000 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : SPLIT C REASON : SPLIT C GROSS ACRES : 20.09 NET ACRES : 19.93 ADJUSTED AVERAGE CSR : PRICING INFORMATION : CONTRACT TERM TOTAL PRICE PAID: \$20,000 DOWN PAYMEN PRICE / CSR POINT: CONTRACT TERM PRICE / NET ACRE : \$1,004 ANNUAL PAYM ASSESSED VALUATION : LENGTH IN YR LAND VALUE : \$5,353 DWLG VALUE : \$0 BLDG VALUE : \$0	BUYER:       REICHERT       T-R-S       74-20-03         TRANSFER DATE:       1/4/2000       BK-PG       262-463         CONSIDERED NON-ARMSLENGTH SALE BY STATE :       YES         REASON :       SPLIT OF PROPER         GROSS ACRES :       20.09         NET ACRES :       19.93         ADJUSTED         AVERAGE CSR :         PRICING INFORMATION :         TOTAL PRICE PAID:         \$20,000         DOWN PAYMENT :         PRICE / CSR POINT:         PRICE / NET ACRE:         \$1,004         ASSESSED VALUATION :         LAND VALUE:       \$5,353         DWLG VALUE:       \$0

PARCEL #: 23650-005-00

REMARKS : BARE LAND

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	AGAN & MCDONALD	TWP NAME:	WASHINGTON TWP		
BUYER:	SHILLING & HOCH	T-R-S	74-20-15		
TRANSFER	DATE: 11/4/1999	BK-PG	262-149		
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
REASON :					

GROSS ACRES : NET ACRES :	17.12 17.12	ADJUSTED AVERAGE CSR :	12
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$14,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$69	INTEREST RATE :	
PRICE / NET ACRE:	\$818	MONTHLY PAYMENT :	
ASSESSED VALUATION :	·	ANNUAL PAYMENT : LENGTH IN YRS:	
LAND VALUE:	\$7,108	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$7,108	VALUE / NET ACRE : \$	6415

PARCEL #: 23787-006-00

REMARKS : BARE LAND

MISC :

SELLER: W	OODLE		TWP NAME:	WASHINGTON	TWP
BUYER: RE	REICHERT		T-R-S	74-20-04	
TRANSFER DA	TE: 10/28/	1999	BK-PG	262-026	
CONSIDERED	NON-ARMSLEN	GTH SALE BY STATE	:		
		REASON	N :		
GROSS ACRE	ES :	40.62			
NET ACRES :		39.25	ADJUSTED AVERAGE CSR :		45
PRICING INFO	DRMATION :		CONTRACT TERM	MS:	
TOTAL PRICE	PAID:	\$33,600	DOWN PAYME	NT :	
PRICE / CSR POINT: \$19		\$19	INTEREST RATE :		
		MONTHLY PAYMENT :			

ANNUAL PAYMENT :

LENGTH IN YRS: BALLOON DATE:

VALUE / NET ACRE :

\$1,138

PARCEL #: 24252-000-00, 24253-000-00

\$856

\$17,319

\$26,190

\$1,160

\$44,669

**REMARKS** :

PRICE / NET ACRE:

ASSESSED VALUATION :

LAND VALUE:

DWLG VALUE:

BLDG VALUE:

TOTAL VALUE:

MISC :

SELLER:	AGAN & M	CDONALD	TWP NAME:	WASHINGTON TWP	
BUYER:	BATES		T-R-S	74-20-15	
TRANSFER	DATE:	10/1/1999	BK-PG	261-345	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
REASON :					

GROSS ACRES : NET ACRES :	4.50 4.12	ADJUSTED AVERAGE CSR :	47
PRICING INFORMATION :		CONTRACT TERMS:	
TOTAL PRICE PAID:	\$16,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$83	INTEREST RATE :	
PRICE / NET ACRE:	\$3,883	MONTHLY PAYMENT : ANNUAL PAYMENT :	
ASSESSED VALUATION :		LENGTH IN YRS:	
LAND VALUE:	\$1,710	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$1,710	VALUE / NET ACRE :	\$415

PARCEL #: 23788-002-00

REMARKS : BARE LAND

MISC :

#### INDIVIDUAL SALES REPORT TWP NAME: SELLER: COLUMBIA FARM CO WASHINGTON TWP T-R-S 74-20-34 BUYER: HUBLER BK-PG 261-270 TRANSFER DATE: 9/13/1999 CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES REASON : SPLIT OF PROPERTY GROSS ACRES : 5.02 ADJUSTED NET ACRES : 4.43 0 AVERAGE CSR : PRICING INFORMATION : CONTRACT TERMS: \$0 DOWN PAYMENT : TOTAL PRICE PAID: \$12,000 **INTEREST RATE :** 0.00 PRICE / CSR POINT: #Div/0! MONTHLY PAYMENT : \$0 PRICE / NET ACRE: \$2,709 ANNUAL PAYMENT : \$0 ASSESSED VALUATION : LENGTH IN YRS: 0.00 BALLOON DATE: LAND VALUE: \$2,632 DWLG VALUE: \$0 BLDG VALUE: \$0 TOTAL VALUE: \$2,632 VALUE / NET ACRE : \$594

MARION COUNTY, IOWA

PARCEL #: 24178-005-00

REMARKS : BARE LAND

MISC :

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER:	MICHELSEI	N	TWP NAME:	WASHINGTON TWP	
BUYER:	ZEIMET		T-R-S	74-20-13	
TRANSFER	DATE:	8/28/1999	BK-PG	261-177	
CONSIDERED NON-ARMSLENGTH SALE BY STATE : NO					
REASON :					

GROSS ACRES : NET ACRES :	20.00 19.68	ADJUSTED AVERAGE CSR : 34
PRICING INFORMATION :		CONTRACT TERMS:
TOTAL PRICE PAID:	\$70,000	DOWN PAYMENT :
PRICE / CSR POINT:	\$104	INTEREST RATE :
PRICE / NET ACRE:	\$3,557	MONTHLY PAYMENT : ANNUAL PAYMENT :
ASSESSED VALUATION :		LENGTH IN YRS:
LAND VALUE:	\$7,140	BALLOON DATE:
DWLG VALUE:	\$15,690	
BLDG VALUE:	\$1,900	
TOTAL VALUE:	\$24,730	VALUE / NET ACRE : \$1,257

PARCEL #: 23746-000-00

REMARKS :

MISC :

SELLER:	LEMON			TWP N/	AME:	WASHINGTON TWP
BUYER:	KLOSTER			T-R-S		74-20-25
TRANSFER	DATE:	4/29/1999		BK-PG		06Y-412
CONSIDERED NON-ARMSLENGTH SALE BY STATE :			:	YES		
			REASON	1:	CONTR	ACT SALE

GROSS ACRES :	110.00				
NET ACRES :	109.00	ADJUSTED AVERAGE CSR :	37		
PRICING INFORMATION :		CONTRACT TERMS:			
TOTAL PRICE PAID:	\$50,000	DOWN PAYMENT :			
PRICE / CSR POINT:	\$12	INTEREST RATE :			
PRICE / NET ACRE:	\$459	MONTHLY PAYMENT :	MONTHLY PAYMENT :		
	ψ loo	ANNUAL PAYMENT :			
ASSESSED VALUATION :		LENGTH IN YRS:			
LAND VALUE:	\$41,751	BALLOON DATE:			
DWLG VALUE:	\$19,730				
BLDG VALUE:	\$5,360				
TOTAL VALUE:	\$66,841	VALUE / NET ACRE : \$6	613		

PARCEL #: 23907-000-00, 24431-000-00, 24432-000-00

REMARKS : DWELLING INFORMATION FOLLOWS

MISC : OUTBUILDINGS: SHED POLE/METAL 30 X 48, SHED POLE 84 X 92, SILO AIR TIGHT 18 X 50, SHED POLE/METAL 16 X 60

ADJUSTED CSR = (ADJUSTED CSR POINTS / NET TAXABLE ACRES)

SELLER: MOATS		TWP NAME:	WASHINGTON TWP		
BUYER: DAMON		T-R-S	74-20-17		
TRANSFER DATE:	3/10/1999	BK-PG	258-486		
CONSIDERED NON-AR	MSLENGTH SALE BY	STATE : YES	3		
		REASON : SPI	LIT OF PROPERTY		
GROSS ACRES :	5.67				
NET ACRES :	4.78	ADJUSTED AVERAGE C	SR :		
	ON :	CONTRACT	TERMS:		
TOTAL PRICE PAID: \$10,395		DOWN PA	YMENT :		
PRICE / CSR POINT:		INTEREST	INTEREST RATE :		
PRICE / NET ACRE:	\$2,175	MONTHLY	MONTHLY PAYMENT :		
	<i> </i>	ANNUAL P	ANNUAL PAYMENT :		
ASSESSED VALUATIO	N :	LENGTH I	NYRS:		
LAND VALUE:	\$3,168	BALLOON	DATE:		
DWLG VALUE:	\$0				
BLDG VALUE:	\$0				
TOTAL VALUE:	\$3,168	VALUE / NET	ACRE : \$663		

PARCEL #: 24360-005-00

REMARKS : BARE LAND

MISC :