

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.

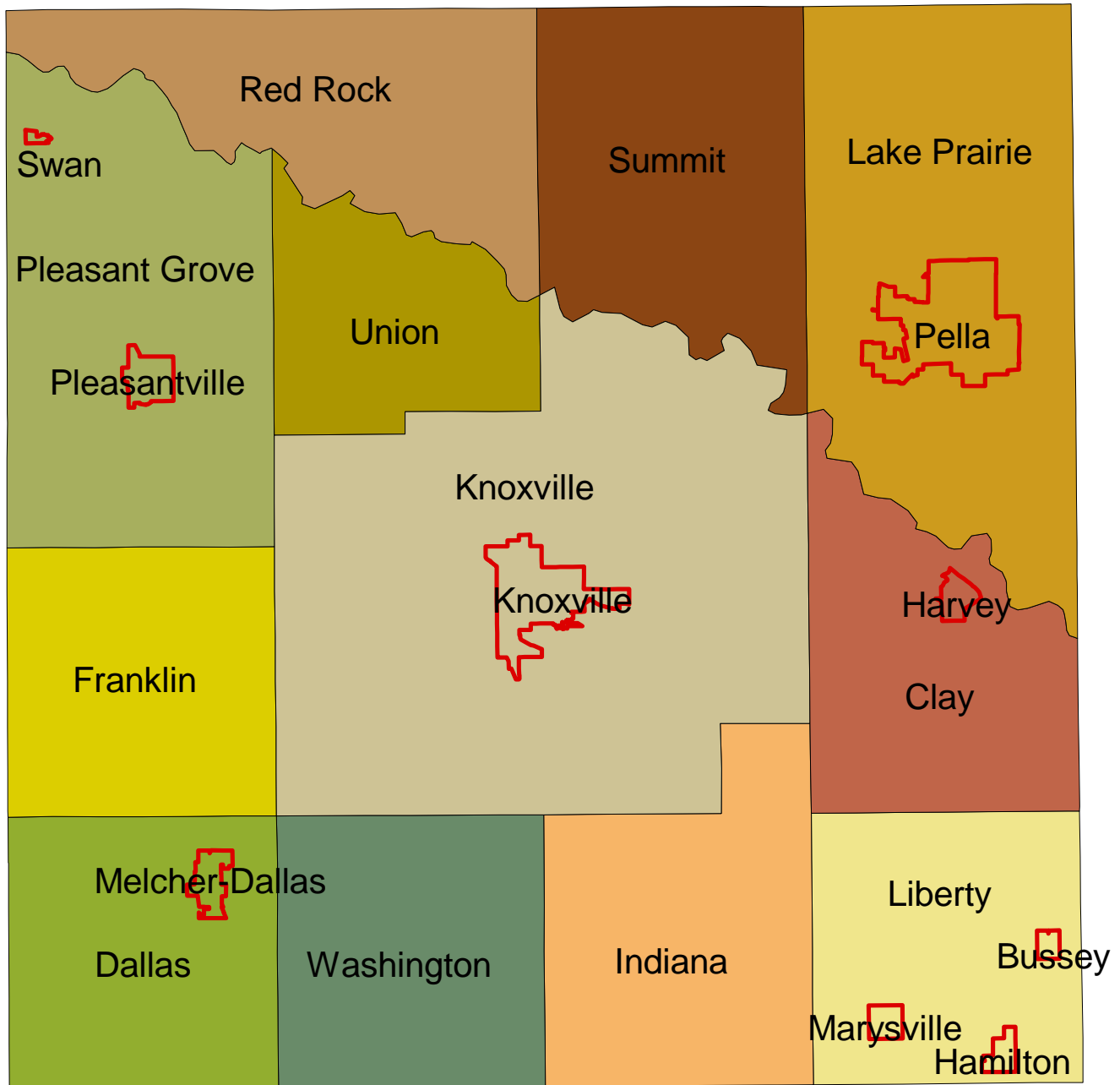
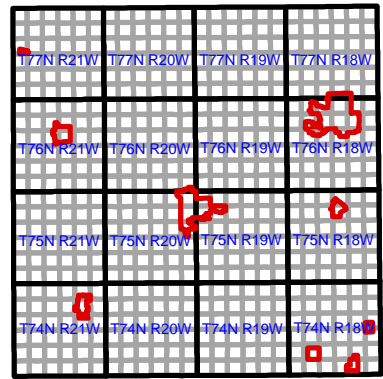
The sales transactions included in the enclosed Agricultural Sales Reports are not all inclusive of every sales transaction of agriculture properties in Marion County for the time periods stated but rather are selected as merely representative of publicly recorded agricultural sales that have occurred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

(v.02.19.03)

MARION COUNTY ASSESSOR MARION COUNTY, IOWA

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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

TOWNSHIP NAME		SALE PRICE	NET ACRES	PRICE PER ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
SELLER	BUYER							
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

TOWNSHIP NAME		SALE PRICE	NET ACRES	PRICE PER ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
SELLER	BUYER							
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 CLASS								
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

TOWNSHIP NAME		SALE PRICE	NET ACRES	PRICE PER ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
SELLER	BUYER							
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 TWP								
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

TOWNSHIP NAME		SALE PRICE	NET ACRES	PRICE PER ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
SELLER	BUYER							
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
MICHELSSEN	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

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

Bare Land Report

1999 - AGRICULTURAL BARE LAND OVER 20.00 ACRES

TOWNSHIP NAME		SALE PRICE	NET ACRES	PRICE PER ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
SELLER	BUYER							
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								
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 TWP								
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								

TOWNSHIP NAME		SALE PRICE	NET ACRES	PRICE PER ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
SELLER	BUYER							
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

Acrage Report

1999 - AGRICULTURAL ACREAGES UNDER 20.00 ACRES

TOWNSHIP NAME		SALE PRICE	NET ACRES	PRICE PER ACRE	LAND VALUE	DWLG VALUE	BLDG VALUE
SELLER	BUYER						
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 CLASS							
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		SALE PRICE	NET ACRES	PRICE PER ACRE	LAND VALUE	DWLG VALUE	BLDG VALUE
SELLER	BUYER						
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 TWP							
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		SALE PRICE	NET ACRES	PRICE PER ACRE	LAND VALUE	DWLG VALUE	BLDG VALUE
SELLER	BUYER						
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
MICHELSSEN	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

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	DE HAAN	TWP NAME:	CLAY TWP
BUYER:	ZENTNER	T-R-S	75-18-07
TRANSFER DATE:	5/20/1999	BK-PG	259-436
CONSIDERED NON-ARMSLENGTH SALE BY STATE :	YES		
REASON :	TRADE SPLIT OF PROPERTY		

GROSS ACRES :	11.86	ADJUSTED
NET ACRES :	8.04	AVERAGE CSR :

<u>PRICING INFORMATION :</u>		<u>CONTRACT TERMS:</u>	
TOTAL PRICE PAID:	\$95,000	DOWN PAYMENT :	
PRICE / CSR POINT:		INTEREST RATE :	
PRICE / NET ACRE:	\$11,816	MONTHLY PAYMENT :	
ASSESSSED VALUATION :		ANNUAL PAYMENT :	
LAND VALUE:	\$5,382	LENGTH IN YRS:	
DWLG VALUE:	\$19,220	BALLOON DATE:	
BLDG VALUE:	\$12,530		
TOTAL VALUE:	\$37,132	VALUE / NET ACRE :	\$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)

NOTE: THERE ARE NO EXPRESS OR IMPLIED GUARANTEES OF THE ACCURACY OF THE INFORMATION CONTAINED IN THIS REPORT. USERS OF THIS REPORT SHOULD VERIFY ALL INFORMATION THROUGH THIRD PARTY SOURCES.

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: US BANK
BUYER: VAN VOORST
TRANSFER DATE: 1/15/1999
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : SALE AFTER DEFAULT

TWP NAME: CLAY TWP
T-R-S 75-18-28
BK-PG 257-475

GROSS ACRES : 30.52
NET ACRES : 30.09
ADJUSTED AVERAGE CSR : 25

PRICING INFORMATION :

TOTAL PRICE PAID: \$113,000
PRICE / CSR POINT: \$152
PRICE / NET ACRE: \$3,755

ASSESSED VALUATION :

LAND VALUE: \$7,352
DWLG VALUE: \$68,870
BLDG VALUE: \$1,670
TOTAL VALUE: \$77,892

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$2,589

PARCEL # : 00910-001-00

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)

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MARION COUNTY, IOWA
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-ARMSLENGTH SALE BY STATE : YES
REASON : SPLIT OF PROPERTY

GROSS ACRES : 2.63
NET ACRES : 2.29 ADJUSTED
AVERAGE CSR :

PRICING INFORMATION :

TOTAL PRICE PAID: \$125,000
PRICE / CSR POINT:
PRICE / NET ACRE: \$54,585

ASSESSED VALUATION :

LAND VALUE: \$1,302
DWLG VALUE: \$49,250
BLDG VALUE: \$9,820
TOTAL VALUE: \$60,372

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$26,363

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)

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

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 : 40.00
NET ACRES : 37.43 ADJUSTED AVERAGE CSR : 70

PRICING INFORMATION :

TOTAL PRICE PAID: \$52,000
PRICE / CSR POINT: \$20
PRICE / NET ACRE: \$1,389

ASSESSED VALUATION :

LAND VALUE: \$26,759
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$26,759

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$715

PARCEL # : 04448-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	DAHM	TWP NAME:	INDIANA TWP
BUYER:	LAMBIRTH	T-R-S	74-19-23
TRANSFER DATE:	7/7/1999	BK-PG	06Z-153
CONSIDERED NON-ARMSLENGTH SALE BY STATE :		YES	
	REASON :	CONTRACT SALE	

GROSS ACRES :	28.97	ADJUSTED	
NET ACRES :	28.12	AVERAGE CSR :	36

PRICING INFORMATION :

TOTAL PRICE PAID:	\$65,000
PRICE / CSR POINT:	\$64
PRICE / NET ACRE:	\$2,312

ASSESSED VALUATION :

LAND VALUE:	\$10,279
DWLG VALUE:	\$0
BLDG VALUE:	\$2,220
TOTAL VALUE:	\$12,499

CONTRACT TERMS:

DOWN PAYMENT :	\$6,500
INTEREST RATE :	8.00
MONTHLY PAYMENT :	\$710
ANNUAL PAYMENT :	
LENGTH IN YRS:	10.00
BALLOON DATE:	

VALUE / NET ACRE :	\$444
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PARCEL # : 04679-000-00

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

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: HOPKINS TWP NAME: 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 : CONTRACT SALE

GROSS ACRES : 16.66
NET ACRES : 15.86 ADJUSTED AVERAGE CSR : 38

PRICING INFORMATION :

TOTAL PRICE PAID: \$30,000
PRICE / CSR POINT: \$50
PRICE / NET ACRE: \$1,892

ASSESSED VALUATION :

LAND VALUE: \$6,522
DWLG VALUE: \$0
BLDG VALUE: \$2,380
TOTAL VALUE: \$8,902

CONTRACT TERMS:

DOWN PAYMENT : \$29,000
INTEREST RATE : 7.00
MONTHLY PAYMENT :
ANNUAL PAYMENT : \$40

LENGTH IN YRS:

BALLOON DATE:

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)

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: MART TWP NAME: KNOXVILLE TWP
BUYER: DE VRIES T-R-S 75-20-06
TRANSFER DATE: 6/24/1999 BK-PG 260-198
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : SPLIT OF PROPERTY

GROSS ACRES : 8.10
NET ACRES : 7.47 ADJUSTED
AVERAGE CSR :

PRICING INFORMATION :

TOTAL PRICE PAID: \$18,000
PRICE / CSR POINT:
PRICE / NET ACRE: \$2,410

ASSESSED VALUATION :

LAND VALUE: \$4,854
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$4,854

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$650

PARCEL # : 06325-002-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: KENNEDY TWP NAME: KNOXVILLE TWP
BUYER: MIRO FARMS T-R-S 75-19-09
TRANSFER DATE: 6/22/1999 BK-PG 06Z-059
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : CONTRACT SALE

GROSS ACRES : 167.47
NET ACRES : 146.26 ADJUSTED AVERAGE CSR : 41

PRICING INFORMATION :

TOTAL PRICE PAID: \$95,000
PRICE / CSR POINT: \$16
PRICE / NET ACRE: \$650

ASSESSED VALUATION :

LAND VALUE: \$64,643
DWLG VALUE: \$0
BLDG VALUE: \$520
TOTAL VALUE: \$65,163

CONTRACT TERMS:

DOWN PAYMENT : \$25,000
INTEREST RATE : 7.00
MONTHLY PAYMENT :
ANNUAL PAYMENT : \$9,966

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$446

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)

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: MART TWP NAME: KNOXVILLE TWP
BUYER: WOOLSEY T-R-S 75-20-06
TRANSFER DATE: 6/17/1999 BK-PG 261-189
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : SPLIT OF PROPERTY

GROSS ACRES : 8.11
NET ACRES : 7.36 ADJUSTED
AVERAGE CSR :

PRICING INFORMATION :

TOTAL PRICE PAID: \$137,500
PRICE / CSR POINT:
PRICE / NET ACRE: \$18,682

ASSESSED VALUATION :

LAND VALUE: \$4,783
DWLG VALUE: \$89,740
BLDG VALUE: \$1,720
TOTAL VALUE: \$96,243

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$13,076

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

REMARKS : DWELLING INFORMATION FOLLOWS

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: BLACK TWP NAME: KNOXVILLE TWP
BUYER: SWAN & SHAW T-R-S 75-19-30
TRANSFER DATE: 5/28/1999 BK-PG 06Y-488
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : CONTRACT SALE

GROSS ACRES : 96.83
NET ACRES : 95.11 ADJUSTED AVERAGE CSR : 51

PRICING INFORMATION :

TOTAL PRICE PAID: \$62,100
PRICE / CSR POINT: \$13
PRICE / NET ACRE: \$653

ASSESSED VALUATION :

LAND VALUE: \$50,283
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$50,283

CONTRACT TERMS:

DOWN PAYMENT : \$2,100
INTEREST RATE : 7.50
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

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)

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: RANKIN TWP NAME: KNOXVILLE TWP
BUYER: WELDON T-R-S 75-19-04
TRANSFER DATE: 5/8/1999 BK-PG 260-071
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : SPLIT OF PROPERTY

GROSS ACRES : 9.20
NET ACRES : 9.20 ADJUSTED
AVERAGE CSR :

<u>PRICING INFORMATION :</u>		<u>CONTRACT TERMS:</u>	
TOTAL PRICE PAID:	\$28,500	DOWN PAYMENT :	
PRICE / CSR POINT:		INTEREST RATE :	
PRICE / NET ACRE:	\$3,098	MONTHLY PAYMENT :	
		ANNUAL PAYMENT :	
<u>ASSESSED VALUATION :</u>		LENGTH IN YRS:	
LAND VALUE:	\$7,106	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$7,106	VALUE / NET ACRE :	\$772

PARCEL # : 05472-005-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

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 : 20.00
NET ACRES : 19.00 ADJUSTED
AVERAGE CSR : 44

PRICING INFORMATION :

TOTAL PRICE PAID: \$122,000
PRICE / CSR POINT: \$145
PRICE / NET ACRE: \$6,421

ASSESSED VALUATION :

LAND VALUE: \$9,612
DWLG VALUE: \$59,180
BLDG VALUE: \$1,140
TOTAL VALUE: \$69,932

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$3,681

PARCEL # : 05886-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ATTACHED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	PELLA CONC CONTRACT	TWP NAME:	LAKE PRAIRIE TWP
BUYER:	COV REF CHURCH	T-R-S	76-18-08
TRANSFER DATE:	6/7/1999	BK-PG	260-293
CONSIDERED NON-ARMSLENGTH SALE BY STATE :	YES		
REASON :	SALE TO EXEMPT ORGANIZATI SPLIT OF PROPERTY		

GROSS ACRES :	8.75	ADJUSTED
NET ACRES :	8.00	AVERAGE CSR :

PRICING INFORMATION :

TOTAL PRICE PAID:	\$120,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$15,000

ASSESSED VALUATION :

LAND VALUE:	\$5,828
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$5,828

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE :	\$729
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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)

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: KANE TWP NAME: LAKE PRAIRIE TWP
BUYER: BRADLEY T-R-S 76-18-22
TRANSFER DATE: 6/3/1999 BK-PG 260-096
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : SPLIT OF PROPERTY

GROSS ACRES : 14.00
NET ACRES : 13.56 ADJUSTED
AVERAGE CSR :

PRICING INFORMATION :

TOTAL PRICE PAID: \$131,000
PRICE / CSR POINT:
PRICE / NET ACRE: \$9,661

ASSESSED VALUATION :

LAND VALUE: \$6,489
DWLG VALUE: \$44,830
BLDG VALUE: \$2,927
TOTAL VALUE: \$54,246

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$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)

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: NOLLEN
BUYER: NUNNIKHOVEN
TRANSFER DATE: 6/2/1999
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : SPLIT OF PROPERTY

TWP NAME: LAKE PRAIRIE TWP
T-R-S 77-18-22
BK-PG 260-327

GROSS ACRES : 0.67
NET ACRES : 0.66
ADJUSTED AVERAGE CSR :

PRICING INFORMATION :

TOTAL PRICE PAID: \$3,500
PRICE / CSR POINT:
PRICE / NET ACRE: \$5,303

ASSESSED VALUATION :

LAND VALUE: \$538
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$538

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:
VALUE / NET ACRE : \$815

PARCEL # : 13372-005-00

REMARKS : BARE LAND

MISC :

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

NOTE: THERE ARE NO EXPRESS OR IMPLIED GUARANTEES OF THE ACCURACY OF THE INFORMATION CONTAINED IN THIS REPORT. USERS OF THIS REPORT SHOULD VERIFY ALL INFORMATION THROUGH THIRD PARTY SOURCES.

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

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-ARMSLENGTH SALE BY STATE : YES
REASON : ESTATE SALE

GROSS ACRES : 157.61
NET ACRES : 157.61 ADJUSTED AVERAGE CSR : 55

PRICING INFORMATION :

TOTAL PRICE PAID: \$236,000
PRICE / CSR POINT: \$27
PRICE / NET ACRE: \$1,497

ASSESSED VALUATION :

LAND VALUE: \$95,511
DWLG VALUE: \$0
BLDG VALUE: \$2,500
TOTAL VALUE: \$98,011

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$622

PARCEL # : 13528-000-00, 13529-000-00, 13591-000-00, 13592-000-00, 13593-000-00,
13594-000-00, 13595-000-00

REMARKS : OUTBUILDING INFORMATION ATTACHED

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

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

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 :

TOTAL PRICE PAID: \$160,000
PRICE / CSR POINT: \$75
PRICE / NET ACRE: \$4,417

ASSESSED VALUATION :

LAND VALUE: \$21,925
DWLG VALUE: \$19,120
BLDG VALUE: \$3,333
TOTAL VALUE: \$44,378

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$1,225

PARCEL # : 12182, 12183, 17399, 17400

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

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 : 80.00
NET ACRES : 76.64 ADJUSTED AVERAGE CSR : 41

PRICING INFORMATION :

TOTAL PRICE PAID: \$84,000
PRICE / CSR POINT: \$26
PRICE / NET ACRE: \$1,096

ASSESSED VALUATION :

LAND VALUE: \$32,360
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$32,360

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$422

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

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: BARNES TWP NAME: LIBERTY TWP
BUYER: VANDE NOORD T-R-S 74-18-09
TRANSFER DATE: 3/31/1999 BK-PG 06Y-141
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : CONTRACT SALE

GROSS ACRES : 157.25
NET ACRES : 148.92 ADJUSTED
AVERAGE CSR : 56

PRICING INFORMATION :

TOTAL PRICE PAID: \$230,005
PRICE / CSR POINT: \$27
PRICE / NET ACRE: \$1,544

ASSESSED VALUATION :

LAND VALUE: \$86,034
DWLG VALUE: \$37,950
BLDG VALUE: \$3,335
TOTAL VALUE: \$127,319

CONTRACT TERMS:

DOWN PAYMENT : \$1,000
INTEREST RATE : 8.00
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$855

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)

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: JANSEN
BUYER: FARNAM GROUP
TRANSFER DATE: 5/13/1999
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : SPLIT OF PROPERTY

TWP NAME: PELLA 2ND CLASS
T-R-S 76-18-09
BK-PG 259-391

GROSS ACRES : 6.00
NET ACRES : 5.04
ADJUSTED AVERAGE CSR :

<u>PRICING INFORMATION :</u>		<u>CONTRACT TERMS:</u>	
TOTAL PRICE PAID:	\$60,000	DOWN PAYMENT :	
PRICE / CSR POINT:		INTEREST RATE :	
PRICE / NET ACRE:	\$11,905	MONTHLY PAYMENT :	
		ANNUAL PAYMENT :	
<u>ASSESSED VALUATION :</u>		LENGTH IN YRS:	
LAND VALUE:	\$2,825	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$2,825	VALUE / NET ACRE :	\$561

PARCEL # : 17405-018-00

REMARKS : BARE LAND

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

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

NOTE: THERE ARE NO EXPRESS OR IMPLIED GUARANTEES OF THE ACCURACY OF THE INFORMATION CONTAINED IN THIS REPORT. USERS OF THIS REPORT SHOULD VERIFY ALL INFORMATION THROUGH THIRD PARTY SOURCES.

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: BOLIE
BUYER: PHILLIPS
TRANSFER DATE: 2/24/2000
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : CONTRACT SALE

TWP NAME: PLEASANT GROVE TWP
T-R-S 76/21/26
BK-PG 07B-304

GROSS ACRES : 120.00
NET ACRES : 116.52
ADJUSTED AVERAGE CSR : 47

PRICING INFORMATION :

TOTAL PRICE PAID: \$120,000
PRICE / CSR POINT: \$22
PRICE / NET ACRE: \$1,030

ASSESSED VALUATION :

LAND VALUE: \$56,881
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$56,881

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$488

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

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: VEIK TWP NAME: RED ROCK TWP
BUYER: BOYDSTON 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 : 40.63
NET ACRES : 39.91 ADJUSTED AVERAGE CSR : 43

PRICING INFORMATION :

TOTAL PRICE PAID: \$80,000
PRICE / CSR POINT: \$47
PRICE / NET ACRE: \$2,005

ASSESSED VALUATION :

LAND VALUE: \$18,181
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$18,181

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$456

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

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: KAIN TWP NAME: RED ROCK TWP
BUYER: DAWSON T-R-S 77-21-02
TRANSFER DATE: 7/27/1999 BK-PG 260-442
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : SPLIT OF PROPERTY

GROSS ACRES : 3.00
NET ACRES : 2.94 ADJUSTED
AVERAGE CSR :

PRICING INFORMATION :

TOTAL PRICE PAID: \$12,000
PRICE / CSR POINT:
PRICE / NET ACRE: \$4,082

ASSESSED VALUATION :

LAND VALUE: \$1,641
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$1,641

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$558

PARCEL # : 21863-005-00

REMARKS : BARE LAND

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: HOCH
BUYER: CARTER
TRANSFER DATE: 8/23/1999
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : SPLIT OF PROPERTY

TWP NAME: UNION TWP
T-R-S 76-20-14
BK-PG 261-092

GROSS ACRES : 4.95
NET ACRES : 4.21
ADJUSTED AVERAGE CSR :

PRICING INFORMATION :

TOTAL PRICE PAID: \$31,407
PRICE / CSR POINT:
PRICE / NET ACRE: \$7,460

ASSESSED VALUATION :

LAND VALUE: \$2,436
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$2,436

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$579

PARCEL # : 23365-005-00

REMARKS : BARE LAND

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

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 :

TOTAL PRICE PAID: \$125,000
PRICE / CSR POINT: \$27
PRICE / NET ACRE: \$1,655

ASSESSED VALUATION :

LAND VALUE: \$47,549
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$47,549

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$630

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

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

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-ARMSLENGTH SALE BY STATE :		YES	
REASON :		SPLIT OF PROPERTY	

GROSS ACRES :	21.63	ADJUSTED
NET ACRES :	20.98	AVERAGE CSR :

PRICING INFORMATION :

TOTAL PRICE PAID:	\$30,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$1,430

ASSESSED VALUATION :

LAND VALUE:	\$6,568
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$6,568</u>

CONTRACT TERMS:

DOWN PAYMENT :	
INTEREST RATE :	
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	
LENGTH IN YRS:	
BALLOON DATE:	

VALUE / NET ACRE :	\$313
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PARCEL # : 23651-005-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	JOHNSTON	TWP NAME:	WASHINGTON TWP
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 PROPERTY	

GROSS ACRES :	20.09	ADJUSTED
NET ACRES :	19.93	AVERAGE CSR :

<u>PRICING INFORMATION :</u>		<u>CONTRACT TERMS:</u>	
TOTAL PRICE PAID:	\$20,000	DOWN PAYMENT :	
PRICE / CSR POINT:		INTEREST RATE :	
PRICE / NET ACRE:	\$1,004	MONTHLY PAYMENT :	
		ANNUAL PAYMENT :	
<u>ASSESSED VALUATION :</u>		LENGTH IN YRS:	
LAND VALUE:	\$5,353	BALLOON DATE:	
DWLG VALUE:	\$0		
BLDG VALUE:	\$0		
TOTAL VALUE:	\$5,353	VALUE / NET ACRE :	\$269

PARCEL # : 23650-005-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

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 : 17.12

NET ACRES : 17.12

ADJUSTED
AVERAGE CSR : 12

PRICING INFORMATION :

TOTAL PRICE PAID: \$14,000

PRICE / CSR POINT: \$69

PRICE / NET ACRE: \$818

ASSESSED VALUATION :

LAND VALUE: \$7,108

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$7,108

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$415

PARCEL # : 23787-006-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: WOODLE	TWP NAME: WASHINGTON TWP
BUYER: REICHERT	T-R-S 74-20-04
TRANSFER DATE: 10/28/1999	BK-PG 262-026

CONSIDERED NON-ARMSLENGTH SALE BY STATE :
REASON :

GROSS ACRES :	40.62	ADJUSTED	
NET ACRES :	39.25	AVERAGE CSR :	45

PRICING INFORMATION :

TOTAL PRICE PAID: \$33,600
PRICE / CSR POINT: \$19
PRICE / NET ACRE: \$856

ASSESSED VALUATION :

LAND VALUE: \$17,319
DWLG VALUE: \$26,190
BLDG VALUE: \$1,160

TOTAL VALUE: \$44,669

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:
VALUE / NET ACRE : \$1,138

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

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: AGAN & MCDONALD 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 :	4.50		
NET ACRES :	4.12	ADJUSTED AVERAGE CSR :	47

<u>PRICING INFORMATION :</u>		<u>CONTRACT TERMS:</u>	
TOTAL PRICE PAID:	\$16,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$83	INTEREST RATE :	
PRICE / NET ACRE:	\$3,883	MONTHLY PAYMENT :	
		ANNUAL PAYMENT :	
<u>ASSESSED VALUATION :</u>		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 :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: COLUMBIA FARM CO TWP NAME: WASHINGTON TWP
BUYER: HUBLER T-R-S 74-20-34
TRANSFER DATE: 9/13/1999 BK-PG 261-270
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : SPLIT OF PROPERTY

GROSS ACRES : 5.02
NET ACRES : 4.43 ADJUSTED
AVERAGE CSR : 0

PRICING INFORMATION :

TOTAL PRICE PAID: \$12,000
PRICE / CSR POINT: #Div/0!
PRICE / NET ACRE: \$2,709

CONTRACT TERMS:

DOWN PAYMENT : \$0
INTEREST RATE : 0.00
MONTHLY PAYMENT : \$0
ANNUAL PAYMENT : \$0
LENGTH IN YRS: 0.00

ASSESSED VALUATION :

LAND VALUE: \$2,632
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$2,632

BALLOON DATE:

VALUE / NET ACRE : \$594

PARCEL # : 24178-005-00

REMARKS : BARE LAND

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: MICHELSEN	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 :	20.00	ADJUSTED	
NET ACRES :	19.68	AVERAGE CSR :	34

PRICING INFORMATION :

TOTAL PRICE PAID: \$70,000
PRICE / CSR POINT: \$104
PRICE / NET ACRE: \$3,557

ASSESSED VALUATION :

LAND VALUE: \$7,140
DWLG VALUE: \$15,690
BLDG VALUE: \$1,900
TOTAL VALUE: \$24,730

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$1,257

PARCEL # : 23746-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: LEMON TWP NAME: 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 : CONTRACT SALE

GROSS ACRES : 110.00
NET ACRES : 109.00 ADJUSTED AVERAGE CSR : 37

<u>PRICING INFORMATION :</u>		<u>CONTRACT TERMS:</u>	
TOTAL PRICE PAID:	\$50,000	DOWN PAYMENT :	
PRICE / CSR POINT:	\$12	INTEREST RATE :	
PRICE / NET ACRE:	\$459	MONTHLY PAYMENT :	
		ANNUAL PAYMENT :	
<u>ASSESSED VALUATION :</u>		LENGTH IN YRS:	
LAND VALUE:	\$41,751	BALLOON DATE:	
DWLG VALUE:	\$19,730		
BLDG VALUE:	\$5,360		
TOTAL VALUE:	\$66,841	VALUE / NET ACRE :	\$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)

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: MOATS
BUYER: DAMON
TRANSFER DATE: 3/10/1999
CONSIDERED NON-ARMSLENGTH SALE BY STATE : YES
REASON : SPLIT OF PROPERTY

TWP NAME: WASHINGTON TWP
T-R-S 74-20-17
BK-PG 258-486

GROSS ACRES : 5.67
NET ACRES : 4.78
ADJUSTED AVERAGE CSR :

PRICING INFORMATION :

TOTAL PRICE PAID: \$10,395
PRICE / CSR POINT:
PRICE / NET ACRE: \$2,175

ASSESSED VALUATION :

LAND VALUE: \$3,168
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$3,168

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$663

PARCEL # : 24360-005-00

REMARKS : BARE LAND

MISC :

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