

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

DISCLAIMER

AGRICULTURAL SALES REPORTS

2003

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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.

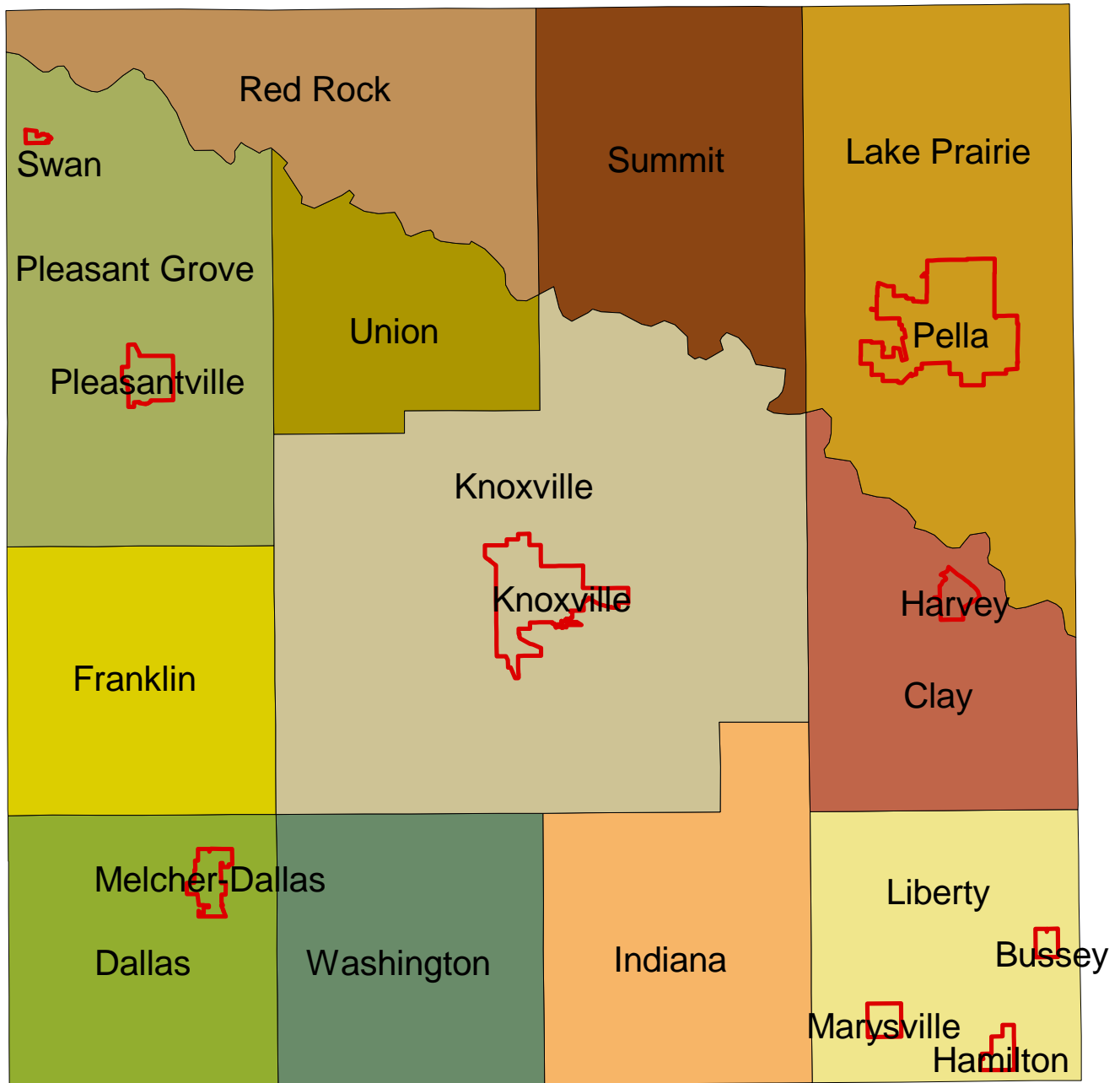
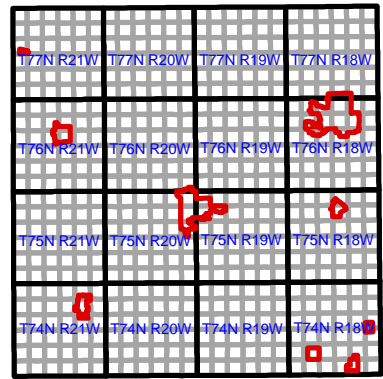
(v.02.19.03)

MARION COUNTY ASSESSOR MARION COUNTY, IOWA

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Master Report

2003 AGRICULTURAL SALES

Marion County Assessor

Marion County, Iowa

TOWNSHIP NAME

SELLER	BUYER	BK-PG	SALE PRICE	NET ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
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Clay

Amik Corporation	Rietema, Douglas	2003-02273	177,000	103.10	53	41,287	0	0
Renaud, Wayne	Systems, Jim	2003-05801	262,800	213.21	58	107,170	132,800	4,920
Brause, Leland	Brice, Michael	2003-10238	98,800	62.58	62	33,450	25,060	3,360

Dallas

Trotter, Kenneth	Schneider, Tina, Eta	2003-04836	183,600	148.51	46	54,090	0	1,070
Trotter, Kenneth	Schneider, Martin	2003-04837	105,000	105.74	40	33,630	0	0
Butrum, Harold	Schneider, Larry	2003-05268	17,500	22.73	41	8,882	0	0
Smith, Richard Wayne	Green, D & Still, K	2003-10596	141,000	119.10	35	33,330	15,430	5,390

Franklin

Kading, Howard Est	Phillips, Kyle	2003-01550	630,000	445.04	49	171,230	0	4,115
Phillips, Ray Kyle	Ripperger, Raymond	2003-06618	35,100	38.00	30	7,590	0	0

Indiana

Webster, Wesley	Knowler, Darcy	2003-00302	62,000	15.40	33	4,230	39,640	2,550
Jones, Duane	Harvey, Ted	2003-01601	24,000	3.10	0	18,000	124,460	0
DeZwarte, Larry	Hallock, Meade	2003-02089	44,000	40.00	33	11,040	0	0
Peterson, Michael	Buesing, Keith	2003-03671	102,000	14.13	40	4,150	45,350	5,030
Goemaat, Floyd Sr	Flanders, Les	2003-05892	175,000	77.00	62	38,490	50,100	10,410
McGee, Michael	R2J Cedar Crk Ranch	2003-07466	150,000	214.94	35	59,660	0	500
Vink, Nicholas Jr.	Lopez, Paul	2003-08667	22,000	7.80	12	2,342	0	0
Arendt, Donna & Donald	Cee Cee Farms, Inc.	2004-00281	406,000	134.92	82	91,040	0	2,500

Knoxville

Amik Corporation	Luhrs, Lee, Etal	2003-02518	53,200	34.34	52	13,673	0	250
Vander Leest, Duane	Hugen, David	2003-02848	128,000	180.89	13	22,890	0	0

TOWNSHIP NAME

SELLER	BUYER	BK-PG	SALE PRICE	NET ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
Rietveld, Lloyd	Chrisman, J Norman	2003-02964	168,413	146.63	42	52,640	26,000	2,158
Van Der Veer, Donald	Oakes, Dean	2003-03386	120,000	151.27	30	37,590	0	0
Maurice Johnston Est	Hoffman Family Trust	2003-03743	176,000	155.97	32	38,870	9,470	4,400
Reimer, Dorothy	Dursky, Todd	2003-05723	200,000	5.89	33	2,200	157,800	0
Currier, Steven	White, Ronald	2003-04312	16,000	3.80	25	775	0	0
Williams, Floyd	Jensen, Arthur	2003-05080	80,000	39.00	28	10,530	0	0
Becker, Dolores Inc	Dwigans, Dave	2003-04807	12,000	1.65	0	40	0	0
Flanders, Les	Goemaat, Floyd Sr	2003-05890	120,000	98.77	48	38,470	0	0
Kane, Beryl	Garbett, John David	2003-07215	40,000	24.25	41	8,980	0	0
Cogley, Larry	McCord, Ben	2003-07778	24,000	24.85	32	9,250	0	0
Church of JC of LDS	Stoltzfus, Chris	2003-08949	57,000	38.00	50	16,220	0	0
Reimer, C. Trust	Williamson, Dennis	2003-09376	80,000	2.23	90	1,390	48,280	9,780
Hatch Estate, Robert	Anderson, Alfred	2003-09768	3,000	2.11	72	1,250	0	0
Arnott, Gordon & Jean	Evinger Const., Inc.	2004-00055	200,000	33.20	27	7,400	76,720	0
Lake Prairie								
Den Adel, W. Estate	Vander Werff, M.	2003-01751	21,000	22.86	59	11,410	0	0
Den Adel, W. Estate	Vermeer Farms, Inc	2003-01669	338,000	143.66	71	83,450	0	5,360
G Vanderwal Estate	Seekamp, Sharon	2003-01884	81,000	37.79	71	23,520	0	0
VanderWal, G Estate	Vos, Arvin	2003-01789	215,000	78.09	69	48,660	0	1,790
Naaktgeboren, Brenda	Wauters, Ronald	2003-02062	50,000	13.67	64	7,510	0	0
Naaktgeboren, Brenda	Schemm and Van Zee	2003-03289	46,000	10.93	73	6,010	0	0
Wm Bogaards Estate	Van Wyk, Elmer, Etal	2003-04703	431,000	137.09	69	86,190	41,050	21,250
Wm Bogaards Estate	Veenstra, Michael	2003-03506	325,000	115.33	72	72,700	14,170	800
Vander Pol, Max	Legacy Construction	2003-03556	90,000	12.84	36	3,700	0	0

TOWNSHIP NAME

SELLER	BUYER	BK-PG	SALE PRICE	NET ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
Veenstra, Michael	Bogaards, Jeff, Etal	2003-04949	90,000	44.29	57	22,493	0	14,670
Terpstra, Larry & Lila	Warin, Michael & Michell	2003-06460	38,500	1.87		870	0	0
DeJong, Frank & Naomi	Vande Voort, Michael	2003-06793	200,000	13.30	84	11,010	0	0
Bonnie Smith Est. & Etal	Blom, Rick G. & Susan I.	2004-00299	378,678	240.39	71	137,180	0	6,880
PV Development	Dugger, Michael	2003-10053	162,500	23.39	66	13,190	0	0
Van Roekel, Glen	Legacy Const.	2003-09712	340,000	19.46	16	2,000	135,690	1,720
Garton, Charles	Vanden Noord, Matthe	2003-10344	58,200	9.44	63	5,390	0	0
Van Essen, Loran	Westerkamp, Howard P.	2004-00442	30,000	9.70	78	6,820	0	11,000
Carver Riverfront RE	Ver Meer, Anthony	2003-10437	110,000	35.13	49	14,900	0	0
Liberty								
Hollinrake, D. Jean	Rietema, Steven	2003-02344	54,834	79.08	31	19,620	0	0
Watertor, W & J	Spaur, Doug	2003-04112	115,000	37.81	65	20,820	42,760	3,618
Richard Blizzard Est	Brozovich, Jeffery	2003-03660	95,000	122.50	23	23,700	21,370	3,670
Ten Hagen, Reagan	Davis, Anthony James	2003-04335	14,000	6.98	44	1,339	0	0
Reitema, Steven	Stalder, Ralph	2003-04113	64,220	79.08	31	19,620	0	0
Cox, Timothy	Carter, Trapper	2003-06074	4,536	13.25	30	3,060	0	0
Pella 2nd Class								
R. Vanderwilt Estate	Bogaard, Nelson	2003-02451	225,000	17.95	82	12,230	0	928
Pleasant Grove								
Schuster, Elsa	Worthington, Mark	2003-03006	12,000	2.55	79	1,334	0	0
Schultz, James	Sutter, Kenneth	2003-04128	142,500	72.10	57	33,190	0	0
White, George, Etal	Housing Contractors	2003-04055	96,250	38.51	52	16,000	0	0
Morris, Dennis E.	Gillum, Jayne R.	2003-05134	102,500	7.50	48	3,783	67,810	6,590
Van Zee, Robert	Mott, Corwin, Etal	2003-04765	336,000	155.01	67	89,630	0	0
Morris, Dennis	DeGoey, Marvin	2003-05389	115,500	68.73	65	38,577	0	0

TOWNSHIP NAME

SELLER	BUYER	BK-PG	SALE PRICE	NET ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
Worthington, Marc G.	Graham, Charles	2003-05769	32,000	14.94	54	5,191	0	0
Den Adel, Dennis	Krichau, Dennis	2003-06835	200,000	4.17	64	2,300	150,700	3,330
Van Englehoven, Ron	Fisher, Michael L	2003-08242	215,000	2.35	91	1,910	99,240	15,200
Klootwyk, Phyllis D.	Schrader, Jason M.	2003-08961	40,000	11.96	54	5,420	0	0
Johnston, Betty	Samuelson & Milby	2003-09902	45,000	7.23	50	3,820	0	0
Klootwyk, Phyllis Darlene	Schrader, Richard & Dian	2003-09840	125,000	10.81	57	5,410	77,220	0
Pleasantville-2nd CI								
Richards, Otis & Eta	Woodside, Charles	2003-09710	14,250	0.80	65	320	0	0
Red Rock								
Kane, Timothy	Kain, Jeff	2003-03687	18,000	2.77	73	1,152	0	0
DeHaai, Kermit	Romaine, Donald	2003-00778	15,000	2.73	0	870	0	3,344
Owens, Richard C	White-Tucker, Tina	2003-09247	63,000	20.64	51	9,570	0	0
Vaughn, Roy & Doroth	Sanford, Richard	2003-09244	50,000	7.28	55	2,920	0	0
Kain, Donna & Etal	Uitermarkt, Vernon &	2003-10574	394,000	194.33	51	84,350	46,150	4,210
Summit								
Seekamp, Marvin Tr	Sterk, Dale	2003-00462	390,000	254.37	60	141,460	66,690	8,222
Kuiken Tr, Dorothy	Long, Don	2003-03571	156,000	66.52	48	26,323	0	0
Van Zante, Bernard	Darnell, Terry John	2003-04065	16,000	1.86	55	625	0	0
Rouwenhorst, Donald	DePrenger, Lee	2003-04648	410,000	152.41	63	82,190	0	23,187
DePrenger, Lee	Beyer, Allan	2003-05556	410,000	152.41	63	82,190	0	23,187
Wassink, Gertrude	DeGeus, David	2003-05671	120,000	4.73	58	1,960	44,670	3,709
Muilenberg, Callahan	Van Vark, Roger	2003-07550	142,000	52.17	80	36,510	0	0
Union								
Kingery & Betterton	Van Donselaar, Carl	2003-00771	292,000	114.17	71	70,400	0	0
Mary Salato Estate	Johnston, M. Dwight	2003-02540	205,000	114.54	55	54,350	0	0

TOWNSHIP NAME

SELLER	BUYER	BK-PG	SALE PRICE	NET ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
Clark, Phillip	Tull, Mitchell	2003-02857	40,500	6.83	56	3,570	0	0
Westerkamp, B., Etal	Rodriguez, Margaret	2003-03650	315,000	252.93	46	100,297	0	0
Van Waardhuizen, Harris	Sandholdt & Kenyon	2003-10586	105,000	119.22	45	45,070	0	0
Van Waardhuizen, Harris	Sandholdt, Jason & Lisa	2003-10585	20,000	19.25	56	7,900	0	0
Washington								
Johnson, Robert	Lanigan, Patrick	2003-01369	19,500	24.65	18	3,510	0	0
Flanders, Melvin	Haag, Randall	2003-01818	25,000	7.36	9	1,595	0	0
Oakes, Scott	Ellis, Jim & Dustin	2003-03041	33,060	54.48	42	20,071	0	0
Smith, Arthur	Clark, Dorothy	2003-03392	95,000	117.39	34	34,380	0	0
Hubler, Wayne	McCorkle Trust	2003-03729	105,000	45.40	53	17,890	21,390	4,850
Smith, Raymond	Ellis, James & Diane	2003-06998	20,000	40.81	43	15,490	0	0
Larson, A L & Le M	Nelson, Charles Jr	2003-07850	60,000	54.33	36	15,450	0	2,850
Rowland, Donald	DeJong, Douglas	2003-10310	28,000	40.00	39	10,970	0	0
Carruthers, Franklin	Van Sant, Steven	2003-10517	110,000	105.80	32	27,750	0	3,260

Bare Land Report

2003-BARE AG LAND OVER 20.00 ACRES-GOOD SALES

TOWNSHIP NAME		SALE PRICE	NET ACRES	CSR	PRICE PER ACRE	PRICE PER POINT	LAND VALUE	VALUE PER ACRE	VALUE PER POINT
T-R-S	Bk - Pg								
Clay									
76-18-31	2003-02273	177,000	103.10	52.98	\$1,717	\$32.40	41,287	\$400	\$7.56
Dallas									
34-74-21	2003-04837	105,000	105.74	40.45	\$993	\$24.55	33,630	\$318	\$7.86
74-21-09	2003-05268	17,500	22.73	40.74	\$770	\$18.90	8,882	\$391	\$9.59
Franklin									
75-21-29	2003-06618	35,100	38.00	29.85	\$924	\$30.95	7,590	\$200	\$6.69
Indiana									
31-74-19	2003-02089	44,000	40.00	33.48	\$1,100	\$32.86	11,040	\$276	\$8.24
Knoxville									
12-75-19	2003-02848	128,000	180.89	13.17	\$708	\$53.75	22,890	\$127	\$9.61
34-75-20	2003-03386	120,000	151.27	30.21	\$793	\$26.26	37,590	\$248	\$8.22
75-20-15	2003-05080	80,000	39.00	27.73	\$2,051	\$73.98	10,530	\$270	\$9.74
75-19-33	2003-05890	120,000	98.77	47.85	\$1,215	\$25.39	38,470	\$389	\$8.14
75-20-08	2003-07215	40,000	24.25	40.87	\$1,650	\$40.37	8,980	\$370	\$9.06
75-20-28	2003-07778	24,000	24.85	31.66	\$966	\$30.51	9,250	\$372	\$11.76
76-19-23	2003-08949	57,000	38.00	49.79	\$1,500	\$30.13	16,220	\$427	\$8.57
Lake Prairie									
77-18-04	2003-01751	21,000	22.86	58.81	\$919	\$15.62	11,410	\$499	\$8.49
17-77-18	2003-01884	81,000	37.79	71.39	\$2,143	\$30.02	23,520	\$622	\$8.72

TOWNSHIP NAME		SALE PRICE	NET ACRES	CSR	PRICE PER ACRE	PRICE PER POINT	LAND VALUE	VALUE PER ACRE	VALUE PER POINT
T-R-S	Bk - Pg								
77-18-33	2003-10053	162,500	23.39	65.50	\$6,947	\$106.07	13,190	\$564	\$8.61
76-18-17	2003-10437	110,000	35.13	49.37	\$3,131	\$63.43	14,900	\$424	\$8.59
Liberty									
33-74-18	2003-02344	54,834	79.08	30.64	\$693	\$22.63	19,620	\$248	\$8.10
33-74-18	2003-04113	64,220	79.08	30.64	\$812	\$26.50	19,620	\$248	\$8.10
Pleasant Grove									
12-76-21	2003-04128	142,500	72.10	57.34	\$1,976	\$34.47	33,190	\$460	\$8.03
10-76-21	2003-04055	96,250	38.51	51.70	\$2,499	\$48.34	16,000	\$415	\$8.04
34-76-21	2003-04765	336,000	155.01	67.25	\$2,168	\$32.23	89,630	\$578	\$8.60
76-21-20	2003-05389	115,500	68.73	65.17	\$1,680	\$25.79	38,577	\$561	\$8.61
Red Rock									
77-21-04	2003-09247	63,000	20.64	50.71	\$3,052	\$60.20	9,570	\$464	\$9.14
Summit									
77-19-31	2003-03571	156,000	66.52	48.26	\$2,345	\$48.59	26,323	\$396	\$8.20
77-19-27	2003-07550	142,000	52.17	80.30	\$2,722	\$33.89	36,510	\$700	\$8.71
Union									
76-20-16	2003-00771	292,000	114.17	71.08	\$2,558	\$35.98	70,400	\$617	\$8.68
09-76-20	2003-02540	205,000	114.54	55.24	\$1,790	\$32.40	54,350	\$475	\$8.59
76-20-13	2003-03650	315,000	252.93	45.72	\$1,245	\$27.24	100,297	\$397	\$8.67
76-20-15	2003-10586	105,000	119.22	44.88	\$881	\$19.62	45,070	\$378	\$8.42
Washington									
74-20-31	2003-01369	19,500	24.65	17.68	\$791	\$44.75	3,510	\$142	\$8.05

TOWNSHIP NAME		SALE PRICE	NET ACRES	CSR	PRICE PER ACRE	PRICE PER POINT	LAND VALUE	VALUE PER ACRE	VALUE PER POINT
T-R-S	Bk - Pg								
74-20-05	2003-03041	33,060	54.48	41.87	\$607	\$14.49	20,071	\$368	\$8.80
29-74-20	2003-03392	95,000	117.39	34.10	\$809	\$23.73	34,380	\$293	\$8.59
74-20-05	2003-06998	20,000	40.81	42.51	\$490	\$11.53	15,490	\$380	\$8.93
74-20-09	2003-10310	28,000	40.00	38.62	\$700	\$18.13	10,970	\$274	\$7.10
TOTAL NET ACRES	AVG CSR		TOTAL SALES PRICE		PRICE PER ACRE	PRICE PER POINT	TOTAL LAND VALUE	VALUE PER ACRE	VALUE PER POINT
2,495.80	45.10		\$3,604,964		\$1,444	\$32.03	\$952,957	\$382	\$8.47

Acrage Report

2003 - ACREAGES UNDER 20.00 ACRES IN SIZE

TOWNSHIP NAME				PRICE				
BUYER	PARCEL #	SALE	NET	PER	LAND	DWLG	BLDG	
		PRICE	ACRE	ACRE	VALUE	VALUE	VALUE	
Indiana								
Knowler, Darcy	05022-002-00	62,000	15.40	4,026	4,230	39,640	2,550	
Harvey, Ted	04518-010-00	24,000	3.10	7,742	18,000	124,460	0	
Buesing, Keith	04762-001-00	102,000	14.13	7,219	4,150	45,350	5,030	
Lopez, Paul	04455-020-00	22,000	7.80	2,821	2,342	0	0	
Knoxville								
Dursky, Todd	06458-010-00	200,000	5.89	33,956	2,200	157,800	0	
White, Ronald	06135-010-00	16,000	3.80	4,211	775	0	0	
Dwigans, Dave	05424-005-00	12,000	1.65	7,273	40	0	0	
Williamson, Dennis	06459-000-10	80,000	2.23	35,874	1,390	48,280	9,780	
Anderson, Alfred	06087-005-00	3,000	2.11	1,422	1,250	0	0	
Lake Prairie								
Wauters, Ronald	12531-020-00	50,000	13.67	3,658	7,510	0	0	
Schemm and Van Zee	12531-015-00	46,000	10.93	4,209	6,010	0	0	
Legacy Construction	12525-030-00,	90,000	12.84	7,009	3,700	0	0	
Warin, Michael & Michelle	13612-015-00	38,500	1.87	20,588	870	0	0	
Vande Voort, Michael	12393-010-00	200,000	13.30	15,038	11,010	0	0	
Legacy Const.	12507-010-00,	340,000	19.46	17,472	2,000	135,690	1,720	
Vanden Noord, Matthe	12886-010-00	58,200	9.44	6,165	5,390	0	0	
Westerkamp, Howard P.	13190-000-00	30,000	9.70	3,093	6,820	0	11,000	
Liberty								
Davis, Anthony James	17814-005-00	14,000	6.98	2,006	1,339	0	0	
Carter, Trapper	17561-001-00	4,536	13.25	342	3,060	0	0	
Pella 2nd Class								
Bogaard, Nelson	17386-001-00	225,000	17.95	12,535	12,230	0	928	

TOWNSHIP NAME				PRICE				
BUYER	PARCEL #	SALE	NET	PER	LAND	DWLG	BLDG	
		PRICE	ACRE	ACRE	VALUE	VALUE	VALUE	
Pleasant Grove								
Worthington, Mark	19539-010-00	12,000	2.55	4,706	1,334	0	0	
Gillum, Jayne R.	19461-010-00	102,500	7.50	13,667	3,783	67,810	6,590	
Graham, Charles	19313-010-00	32,000	14.94	2,142	5,191	0	0	
Krichau, Dennis	19626-006-00	200,000	4.17	47,962	2,300	150,700	3,330	
Fisher, Michael L	19829-020-00	215,000	2.35	91,489	1,910	99,240	15,200	
Schrader, Jason M.	19646-000-00	40,000	11.96	3,344	5,420	0	0	
Samuelson & Milby	19845-010-00	45,000	7.23	6,224	3,820	0	0	
Schrader, Richard & Diana	19482-000-00,	125,000	10.81	11,563	5,410	77,220	0	
Pleasantville-2nd CI								
Woodside, Charles	19343-020-00	14,250	0.80	17,812	320	0	0	
Red Rock								
Kain, Jeff	21876-010-00	18,000	2.77	6,498	1,152	0	0	
Romaine, Donald	21526-015-00	15,000	2.73	5,495	870	0	3,344	
Sanford, Richard	21962-010-00	50,000	7.28	6,868	2,920	0	0	
Summit								
Darnell, Terry John	22841-010-00	16,000	1.86	8,602	625	0	0	
DeGeus, David	22446-001-00	120,000	4.73	25,370	1,960	44,670	3,709	
Union								
Tull, Mitchell	23407-010-00,	40,500	6.83	5,930	3,570	0	0	
Sandholdt, Jason & Lisa	23502-020-00	20,000	19.25	1,039	7,900	0	0	
Washington								
Haag, Randall	23784-025-00	25,000	7.36	3,397	1,595	0	0	

MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Brause, Leland	TWP NAME:	Clay
BUYER:	Brice, Michael	T-R-S	75-18-26
TRANSFER DATE	10/21/2003	BK-PG	2003-10238
SALE CONDITIONS :			

GROSS ACRES :	64.00	ADJUSTED AVERAGE CSR :	62
NET ACRES :	62.58		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$98,800
PRICE / CSR POINT:	\$25
PRICE / NET ACRE:	\$1,579

ASSESSED VALUATION :

LAND VALUE:	\$33,450
DWLG VALUE:	\$25,060
BLDG VALUE:	\$3,360
TOTAL VALUE:	\$61,870

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$989
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PARCEL # : 00867-000-00, 00869-001-00

REMARKS :

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 AGRICULTURAL SALE REPORT

SELLER: Amik Corporation	TWP NAME: Clay
BUYER: Rietema, Douglas	T-R-S 76-18-31
TRANSFER DATE 3/14/2003	BK-PG 2003-02273
SALE CONDITIONS :	

GROSS ACRES : 103.96	ADJUSTED AVERAGE CSR : 53
NET ACRES : 103.10	

PRICING INFORMATION :

TOTAL PRICE PAID:	\$177,000
PRICE / CSR POINT:	\$32
PRICE / NET ACRE:	\$1,717

ASSESSED VALUATION :

LAND VALUE:	\$41,287
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$41,287</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$400
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PARCEL # : 00418-000-00, 00419-000-00, 07176-010-00, 07177-010-00

REMARKS : Bare Land - Five (5) year restriction on construction of confinement facilities.

MISC : Clay Twp 31-76-18, Knoxville Twp 36-76-19

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Smith, Richard Wayne	TWP NAME:	Dallas
BUYER:	Green, D & Still, K	T-R-S	74-21-27
TRANSFER DATE	12/4/2003	BK-PG	2003-10596
SALE CONDITIONS :			

GROSS ACRES :	120.00	ADJUSTED AVERAGE CSR :	35
NET ACRES :	119.10		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$141,000
PRICE / CSR POINT:	\$34
PRICE / NET ACRE:	\$1,184

ASSESSED VALUATION :

LAND VALUE:	\$33,330
DWLG VALUE:	\$15,430
BLDG VALUE:	\$5,390
TOTAL VALUE:	\$54,150

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$455
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PARCEL # : 02011-000-00, 02012-000-00, 02013-000-00, 02014-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Butrum, Harold	TWP NAME: Dallas
BUYER: Schneider, Larry	T-R-S 74-21-09
TRANSFER DATE 6/19/2003	BK-PG 2003-05268
SALE CONDITIONS :	
Contract Sale	

GROSS ACRES :	22.73	ADJUSTED AVERAGE CSR :	41
NET ACRES :	22.73		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$17,500
PRICE / CSR POINT:	\$19
PRICE / NET ACRE:	\$770

ASSESSED VALUATION :

LAND VALUE:	\$8,882
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$8,882

CONTRACT TERMS:

DOWN PAYMENT :	\$5,000
INTEREST RATE :	5.00
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	\$2,083
LENGTH IN YRS:	
BALLOON DATE:	

VALUE / NET ACRE :	\$391
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PARCEL # : 01624-010-00

REMARKS : Bare Land

MISC : Contract Sale - Annual payment of \$ 2083.00 plus Interest

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Trotter, Kenneth	TWP NAME:	Dallas
BUYER:	Schneider, Martin	T-R-S	34-74-21
TRANSFER DATE	6/1/2003	BK-PG	2003-04837
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	106.14	ADJUSTED AVERAGE CSR :	40
NET ACRES :	105.74		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$105,000
PRICE / CSR POINT:	\$25
PRICE / NET ACRE:	\$993

ASSESSED VALUATION :

LAND VALUE:	\$33,630
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$33,630</u>

CONTRACT TERMS:

DOWN PAYMENT :	\$10,500
INTEREST RATE :	6.00
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	
LENGTH IN YRS:	10.00
BALLOON DATE:	

VALUE / NET ACRE :	\$318
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PARCEL # : 02192, 02193, 02194

REMARKS : Bare Land

MISC : Annual contract payment of \$ 5,250 plus interest

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Phillips, Ray Kyle	TWP NAME: Franklin
BUYER: Ripperger, Raymond	T-R-S 75-21-29
TRANSFER DATE 7/28/2003	BK-PG 2003-06618
SALE CONDITIONS :	

GROSS ACRES :	39.00	ADJUSTED	
NET ACRES :	38.00	AVERAGE CSR :	30

PRICING INFORMATION :

TOTAL PRICE PAID:	\$35,100
PRICE / CSR POINT:	\$31
PRICE / NET ACRE:	\$924

ASSESSED VALUATION :

LAND VALUE:	\$7,590
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$7,590

CONTRACT TERMS:

DOWN PAYMENT :	
INTEREST RATE :	
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	
LENGTH IN YRS:	
BALLOON DATE:	
VALUE / NET ACRE :	\$200

PARCEL # : 03640-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Kading, Howard Est	TWP NAME:	Franklin
BUYER:	Phillips, Kyle	T-R-S	75-21-29
TRANSFER DATE	1/31/2003	BK-PG	2003-01550
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	457.50	ADJUSTED	
NET ACRES :	445.04	AVERAGE CSR :	49

PRICING INFORMATION :

TOTAL PRICE PAID:	\$630,000
PRICE / CSR POINT:	\$29
PRICE / NET ACRE:	\$1,416

ASSESSED VALUATION :

LAND VALUE:	\$171,230
DWLG VALUE:	\$0
BLDG VALUE:	\$4,115
TOTAL VALUE:	\$175,345

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$394
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PARCEL # : 01553, 03482-005, 03483-005, 03632, 03633, 03634, 03635, 03636, 03637, 03638, 03639, 03640

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Arendt, Donna & Donald	TWP NAME:	Indiana
BUYER:	Cee Cee Farms, Inc.	T-R-S	75-19-26
TRANSFER DATE	12/2/2003	BK-PG	2004-00281
SALE CONDITIONS :			

GROSS ACRES :	137.41	ADJUSTED AVERAGE CSR :	82
NET ACRES :	134.92		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$406,000
PRICE / CSR POINT:	\$37
PRICE / NET ACRE:	\$3,009

ASSESSED VALUATION :

LAND VALUE:	\$91,040
DWLG VALUE:	\$0
BLDG VALUE:	\$2,500
TOTAL VALUE:	\$93,540

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$693
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PARCEL # : 04999-000-00, 05000-000-00, 05001-000-00, 05002-000-00, 05003-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Vink, Nicholas Jr.	TWP NAME:	Indiana
BUYER:	Lopez, Paul	T-R-S	74-19-12
TRANSFER DATE	9/19/2003	BK-PG	2003-08667
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	7.91	ADJUSTED AVERAGE CSR :	12
NET ACRES :	7.80		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$22,000
PRICE / CSR POINT:	\$241
PRICE / NET ACRE:	\$2,821

ASSESSED VALUATION :

LAND VALUE:	\$2,342
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$2,342

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$300
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PARCEL # : 04455-020-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	McGee, Michael	TWP NAME:	Indiana
BUYER:	R2J Cedar Crk Ranch	T-R-S	74-19-27
TRANSFER DATE	8/20/2003	BK-PG	2003-07466
SALE CONDITIONS :			

GROSS ACRES :	219.23	ADJUSTED AVERAGE CSR :	35
NET ACRES :	214.94		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$150,000
PRICE / CSR POINT:	\$20
PRICE / NET ACRE:	\$698

ASSESSED VALUATION :

LAND VALUE:	\$59,660
DWLG VALUE:	\$0
BLDG VALUE:	\$500
TOTAL VALUE:	\$60,160

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$280
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PARCEL # : 04794, 04795, 04804-001, 04922, 04923, 04924

REMARKS : Outbuildings only

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Goemaat, Floyd Sr	TWP NAME:	Indiana
BUYER:	Flanders, Les	T-R-S	74-19-08
TRANSFER DATE	6/28/2003	BK-PG	2003-05892
SALE CONDITIONS :			

GROSS ACRES :	80.00	ADJUSTED AVERAGE CSR :	62
NET ACRES :	77.00		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$175,000
PRICE / CSR POINT:	\$36
PRICE / NET ACRE:	\$2,273

ASSESSED VALUATION :

LAND VALUE:	\$38,490
DWLG VALUE:	\$50,100
BLDG VALUE:	\$10,410
TOTAL VALUE:	\$99,000

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,286
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PARCEL # : 04304-000-00, 04305-000-00

REMARKS : Dwelling & outbuilding info attached.

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Peterson, Michael	TWP NAME:	Indiana
BUYER:	Buesing, Keith	T-R-S	26-74-19
TRANSFER DATE	4/29/2003	BK-PG	2003-03671
SALE CONDITIONS :			

GROSS ACRES :	15.00	ADJUSTED AVERAGE CSR :	40
NET ACRES :	14.13		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$102,000
PRICE / CSR POINT:	\$179
PRICE / NET ACRE:	\$7,219

ASSESSED VALUATION :

LAND VALUE:	\$4,150
DWLG VALUE:	\$45,350
BLDG VALUE:	\$5,030
TOTAL VALUE:	\$54,530

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$3,859
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PARCEL # : 04762-001-00

REMARKS : Dwelling and outbuilding information attached

MISC : Includes 3.40 acres of tax exempt Forest Reserve

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	DeZwarte, Larry	TWP NAME:	Indiana
BUYER:	Hallock, Meade	T-R-S	31-74-19
TRANSFER DATE	3/12/2003	BK-PG	2003-02089
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	33
NET ACRES :	40.00		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$44,000
PRICE / CSR POINT:	\$33
PRICE / NET ACRE:	\$1,100

ASSESSED VALUATION :

LAND VALUE:	\$11,040
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$11,040

CONTRACT TERMS:

DOWN PAYMENT :	\$4,400
INTEREST RATE :	7.00
MONTHLY PAYMENT :	\$540
ANNUAL PAYMENT :	
LENGTH IN YRS:	8.00
BALLOON DATE:	

VALUE / NET ACRE :	\$276
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PARCEL # : 04864, 04866

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Jones, Duane

TWP NAME: Indiana

BUYER: Harvey, Ted

T-R-S 74-19-14

TRANSFER DATE 2/23/2003

BK-PG 2003-01601

SALE CONDITIONS :

Split of Existing Parcels

GROSS ACRES : 3.36

NET ACRES : 3.10

ADJUSTED
AVERAGE CSR : 0

PRICING INFORMATION :

TOTAL PRICE PAID: \$24,000

PRICE / CSR POINT: #Div/0!

PRICE / NET ACRE: \$7,742

ASSESSED VALUATION :

LAND VALUE: \$18,000

DWLG VALUE: \$124,460

BLDG VALUE: \$0

TOTAL VALUE: \$142,460

CONTRACT TERMS:

DOWN PAYMENT : \$0

INTEREST RATE : 5.00

MONTHLY PAYMENT : \$0

ANNUAL PAYMENT : \$5,543

LENGTH IN YRS: 5.00

BALLOON DATE:

VALUE / NET ACRE : \$45,955

PARCEL # : 04518-010-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Webster, Wesley	TWP NAME:	Indiana
BUYER:	Knowler, Darcy	T-R-S	75-19-35
TRANSFER DATE	1/10/2003	BK-PG	2003-00302
SALE CONDITIONS :			

GROSS ACRES :	15.70	ADJUSTED AVERAGE CSR :	33
NET ACRES :	15.40		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$62,000
PRICE / CSR POINT:	\$123
PRICE / NET ACRE:	\$4,026

ASSESSED VALUATION :

LAND VALUE:	\$4,230
DWLG VALUE:	\$39,640
BLDG VALUE:	\$2,550
TOTAL VALUE:	\$46,420

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$3,014
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PARCEL # : 05022-002-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Arnott, Gordon & Jean	TWP NAME:	
BUYER:	Evinger Const., Inc.	T-R-S	75-19-16
TRANSFER DATE	12/20/2003	BK-PG	2004-00055
SALE CONDITIONS :			

GROSS ACRES :	40.73		
NET ACRES :	33.20	ADJUSTED AVERAGE CSR :	27

PRICING INFORMATION :

TOTAL PRICE PAID:	\$200,000
PRICE / CSR POINT:	\$221
PRICE / NET ACRE:	\$6,024

ASSESSED VALUATION :

LAND VALUE:	\$7,400
DWLG VALUE:	\$76,720
BLDG VALUE:	\$0
TOTAL VALUE:	\$84,120

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,534
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PARCEL # : 05791-000-00, 05791-001-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Hatch Estate, Robert	TWP NAME:	Knoxville
BUYER:	Anderson, Alfred	T-R-S	75-19-29
TRANSFER DATE	11/4/2003	BK-PG	2003-09768
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	2.68	ADJUSTED AVERAGE CSR :	72
NET ACRES :	2.11		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$3,000
PRICE / CSR POINT:	\$20
PRICE / NET ACRE:	\$1,422

ASSESSED VALUATION :

LAND VALUE:	\$1,250
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,250

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$592
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PARCEL # : 06087-005-00

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 AGRICULTURAL SALE REPORT

SELLER:	Church of JC of LDS	TWP NAME:	Knoxville
BUYER:	Stoltzfus, Chris	T-R-S	76-19-23
TRANSFER DATE	9/30/2003	BK-PG	2003-08949

SALE CONDITIONS :

Sale To/By Exempt Organization

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	50
NET ACRES :	38.00		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$57,000
PRICE / CSR POINT:	\$30
PRICE / NET ACRE:	\$1,500

ASSESSED VALUATION :

LAND VALUE:	\$16,220
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$16,220

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$427
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PARCEL # : 06966-001-00

REMARKS : Bare Land

MISC : Sale by Exempt Organization, Church of Jesus Christ of Latter Day Saints

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Cogley, Larry	TWP NAME: Knoxville
BUYER: McCord, Ben	T-R-S 75-20-28
TRANSFER DATE 8/21/2003	BK-PG 2003-07778
SALE CONDITIONS :	
Split of Existing Parcels	

GROSS ACRES :	24.85	ADJUSTED
NET ACRES :	24.85	AVERAGE CSR :
		32

PRICING INFORMATION :

TOTAL PRICE PAID:	\$24,000
PRICE / CSR POINT:	\$31
PRICE / NET ACRE:	\$966

ASSESSED VALUATION :

LAND VALUE:	\$9,250
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$9,250

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$372
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PARCEL # : 08325-010-00

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 AGRICULTURAL SALE REPORT

SELLER:	Kane, Beryl	TWP NAME:	Knoxville
BUYER:	Garbett, John David	T-R-S	75-20-08
TRANSFER DATE	8/13/2003	BK-PG	2003-07215
SALE CONDITIONS :			

GROSS ACRES :	26.60	ADJUSTED AVERAGE CSR :	41
NET ACRES :	24.25		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,000
PRICE / CSR POINT:	\$40
PRICE / NET ACRE:	\$1,650

ASSESSED VALUATION :

LAND VALUE:	\$8,980
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$8,980

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$370
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PARCEL # : 06346-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Flanders, Les	TWP NAME:	Knoxville
BUYER:	Goemaat, Floyd Sr	T-R-S	75-19-33
TRANSFER DATE	7/1/2003	BK-PG	2003-05890
SALE CONDITIONS :			

GROSS ACRES :	99.77	ADJUSTED AVERAGE CSR :	48
NET ACRES :	98.77		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$120,000
PRICE / CSR POINT:	\$25
PRICE / NET ACRE:	\$1,215

ASSESSED VALUATION :

LAND VALUE:	\$38,470
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$38,470

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$389
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PARCEL # : 06173-002-00, 06174-001-00, 06175-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Becker, Dolores Inc	TWP NAME:	Knoxville
BUYER:	Dwigans, Dave	T-R-S	03-75-19
TRANSFER DATE	6/3/2003	BK-PG	2003-04807
SALE CONDITIONS :			

GROSS ACRES :	1.65	ADJUSTED AVERAGE CSR :	0
NET ACRES :	1.65		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$12,000
PRICE / CSR POINT:	#Div/0!
PRICE / NET ACRE:	\$7,273

ASSESSED VALUATION :

LAND VALUE:	\$40
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$40

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$24
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PARCEL # : 05424-005-00

REMARKS : Bare Land

MISC : Stripmine Spoils

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Williams, Floyd	TWP NAME:	Knoxville
BUYER:	Jensen, Arthur	T-R-S	75-20-15
TRANSFER DATE	5/28/2003	BK-PG	2003-05080
SALE CONDITIONS :			

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	28
NET ACRES :	39.00		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$80,000
PRICE / CSR POINT:	\$74
PRICE / NET ACRE:	\$2,051

ASSESSED VALUATION :

LAND VALUE:	\$10,530
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$10,530

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$270
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PARCEL # : 06485-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Currier, Steven	TWP NAME: Knoxville
BUYER: White, Ronald	T-R-S 75-19-31
TRANSFER DATE 5/16/2003	BK-PG 2003-04312
SALE CONDITIONS :	
Contract Sale	

GROSS ACRES :	4.50	ADJUSTED AVERAGE CSR :	25
NET ACRES :	3.80		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$16,000
PRICE / CSR POINT:	\$169
PRICE / NET ACRE:	\$4,211

ASSESSED VALUATION :

LAND VALUE:	\$775
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$775

CONTRACT TERMS:

DOWN PAYMENT :	\$2,000
INTEREST RATE :	7.00
MONTHLY PAYMENT :	\$100
ANNUAL PAYMENT :	
LENGTH IN YRS:	2.00
BALLOON DATE:	6/1/2005

VALUE / NET ACRE :	\$204
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PARCEL # : 06135-010-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Reimer, Dorothy	TWP NAME:	Knoxville
BUYER:	Dursky, Todd	T-R-S	75-20-13
TRANSFER DATE	5/15/2003	BK-PG	2003-05723
SALE CONDITIONS :			

GROSS ACRES :	6.74	ADJUSTED AVERAGE CSR :	33
NET ACRES :	5.89		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$200,000
PRICE / CSR POINT:	\$1,031
PRICE / NET ACRE:	\$33,956

ASSESSED VALUATION :

LAND VALUE:	\$2,200
DWLG VALUE:	\$157,800
BLDG VALUE:	\$0
TOTAL VALUE:	\$160,000

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$27,165
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PARCEL # : 06458-010-00

REMARKS : Dwelling info attached

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 AGRICULTURAL SALE REPORT

SELLER:	Maurice Johnston Est	TWP NAME:	Knoxville
BUYER:	Hoffman Family Trust	T-R-S	31-75-19
TRANSFER DATE	5/2/2003	BK-PG	2003-03743
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	160.00	ADJUSTED	
NET ACRES :	155.97	AVERAGE CSR :	32

PRICING INFORMATION :

TOTAL PRICE PAID:	\$176,000
PRICE / CSR POINT:	\$36
PRICE / NET ACRE:	\$1,128

ASSESSED VALUATION :

LAND VALUE:	\$38,870
DWLG VALUE:	\$9,470
BLDG VALUE:	\$4,400
TOTAL VALUE:	\$52,740

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$338
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PARCEL # : 06122, 06123, 06124, 06125

REMARKS : Dwelling and outbuilding information attached

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Van Der Veer, Donald	TWP NAME:	Knoxville
BUYER:	Oakes, Dean	T-R-S	34-75-20
TRANSFER DATE	4/22/2003	BK-PG	2003-03386
SALE CONDITIONS :			

GROSS ACRES :	151.27	ADJUSTED AVERAGE CSR :	30
NET ACRES :	151.27		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$120,000
PRICE / CSR POINT:	\$26
PRICE / NET ACRE:	\$793

ASSESSED VALUATION :

LAND VALUE:	\$37,590
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$37,590</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$248
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PARCEL # : 06827, 06828, 06829-025, 06830

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Rietveld, Lloyd	TWP NAME:	Knoxville
BUYER:	Chrisman, J Norman	T-R-S	02-75-19
TRANSFER DATE	4/9/2003	BK-PG	2003-02964
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	148.31	ADJUSTED AVERAGE CSR :	42
NET ACRES :	146.63		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$168,413
PRICE / CSR POINT:	\$27
PRICE / NET ACRE:	\$1,149

ASSESSED VALUATION :

LAND VALUE:	\$52,640
DWLG VALUE:	\$26,000
BLDG VALUE:	\$2,158
TOTAL VALUE:	\$80,798

CONTRACT TERMS:

DOWN PAYMENT :	\$10,000
INTEREST RATE :	5.00
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	\$10,000
LENGTH IN YRS:	10.00
BALLOON DATE:	

VALUE / NET ACRE :	\$551
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PARCEL # : 05313, 05314, 07167, 07167-001

REMARKS : Parcels in 02-75-19 and 35-76-19. Dwelling and outbuilding information attached

MISC : Payment of \$ 58,413 on March 1, 2004 and \$ 10,000 plus interest each March 1

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Vander Leest, Duane	TWP NAME:	Knoxville
BUYER:	Hugen, David	T-R-S	12-75-19
TRANSFER DATE	3/31/2003	BK-PG	2003-02848
SALE CONDITIONS :			

GROSS ACRES :	180.89	ADJUSTED	
NET ACRES :	180.89	AVERAGE CSR :	13

PRICING INFORMATION :

TOTAL PRICE PAID:	\$128,000
PRICE / CSR POINT:	\$54
PRICE / NET ACRE:	\$708

ASSESSED VALUATION :

LAND VALUE:	\$22,890
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$22,890

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$127
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PARCEL # : 05668-001, 05669-001, 05688-001, 05690-001, 05689, 05691

REMARKS : Bare Land

MISC : 154.25 acres of tax exempt Forest Reserve

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Amik Corporation	TWP NAME:	Knoxville
BUYER:	Luhrs, Lee, Etal	T-R-S	76-19-36
TRANSFER DATE	3/14/2003	BK-PG	2003-02518
SALE CONDITIONS :			

GROSS ACRES :	35.00	ADJUSTED AVERAGE CSR :	52
NET ACRES :	34.34		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$53,200
PRICE / CSR POINT:	\$30
PRICE / NET ACRE:	\$1,549

ASSESSED VALUATION :

LAND VALUE:	\$13,673
DWLG VALUE:	\$0
BLDG VALUE:	\$250
TOTAL VALUE:	\$13,923

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$405
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PARCEL # : 07176-005-00, 07177-005-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Carver Riverfront RE TWP NAME: Lake Prairie
 BUYER: Ver Meer, Anthony T-R-S 76-18-17
 TRANSFER DATE 11/21/2003 BK-PG 2003-10437
 SALE CONDITIONS :

GROSS ACRES : 38.79
 NET ACRES : 35.13 ADJUSTED AVERAGE CSR : 49

PRICING INFORMATION :

TOTAL PRICE PAID: \$110,000
 PRICE / CSR POINT: \$63
 PRICE / NET ACRE: \$3,131

ASSESSED VALUATION :

LAND VALUE: \$14,900
 DWLG VALUE: \$0
 BLDG VALUE: \$0
 TOTAL VALUE: \$14,900

CONTRACT TERMS:

DOWN PAYMENT :
 INTEREST RATE :
 MONTHLY PAYMENT :
 ANNUAL PAYMENT :
 LENGTH IN YRS:
 BALLOON DATE:
 VALUE / NET ACRE : \$424

PARCEL # : 12550-001-00, 12551-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Van Essen, Loran	TWP NAME:	Lake Prairie
BUYER:	Westerkamp, Howard P.	T-R-S	77-18-13
TRANSFER DATE	11/19/2003	BK-PG	2004-00442
SALE CONDITIONS :			

GROSS ACRES :	9.70	ADJUSTED AVERAGE CSR :	78
NET ACRES :	9.70		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$30,000
PRICE / CSR POINT:	\$40
PRICE / NET ACRE:	\$3,093

ASSESSED VALUATION :

LAND VALUE:	\$6,820
DWLG VALUE:	\$0
BLDG VALUE:	\$11,000
TOTAL VALUE:	\$17,820

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,837
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PARCEL # : 13190-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Van Roekel, Glen	TWP NAME:	Lake Prairie
BUYER:	Legacy Const.	T-R-S	76-18-16
TRANSFER DATE	10/31/2003	BK-PG	2003-09712

SALE CONDITIONS :

Contract Sale

GROSS ACRES :	19.52	ADJUSTED	
NET ACRES :	19.46	AVERAGE CSR :	16

PRICING INFORMATION :

TOTAL PRICE PAID:	\$340,000
PRICE / CSR POINT:	\$1,091
PRICE / NET ACRE:	\$17,472

ASSESSED VALUATION :

LAND VALUE:	\$2,000
DWLG VALUE:	\$135,690
BLDG VALUE:	\$1,720
TOTAL VALUE:	\$139,410

CONTRACT TERMS:

DOWN PAYMENT :	\$240,000
INTEREST RATE :	6.50
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	
LENGTH IN YRS:	5.00
BALLOON DATE:	

VALUE / NET ACRE :	\$7,164
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PARCEL # : 12507-010-00, 12508-010-00, 12579-001-00, 12509-000-00

REMARKS : Two Ag parcels, two Res parcels

MISC : CSR on Ag parcels only

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	PV Development	TWP NAME:	Lake Prairie
BUYER:	Dugger, Michael	T-R-S	77-18-33
TRANSFER DATE	10/23/2003	BK-PG	2003-10053
SALE CONDITIONS :			

GROSS ACRES :	25.00	ADJUSTED AVERAGE CSR :	66
NET ACRES :	23.39		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$162,500
PRICE / CSR POINT:	\$106
PRICE / NET ACRE:	\$6,947

ASSESSED VALUATION :

LAND VALUE:	\$13,190
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$13,190

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$564
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PARCEL # : 13624-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Bonnie Smith Est. & Etal TWP NAME: Lake Prairie
BUYER: Blom, Rick G. & Susan I. T-R-S 77-18-11
TRANSFER DATE 9/24/2003 BK-PG 2004-00299
SALE CONDITIONS :
 Estate Sale

GROSS ACRES : 243.00
NET ACRES : 240.39 ADJUSTED
 AVERAGE CSR : 71

PRICING INFORMATION :

TOTAL PRICE PAID: \$378,678
PRICE / CSR POINT: \$22
PRICE / NET ACRE: \$1,575

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE: \$137,180
DWLG VALUE: \$0
BLDG VALUE: \$6,880
TOTAL VALUE: \$144,060

VALUE / NET ACRE : \$599

PARCEL # : 13152-000-00, 13198-000-00, 13199-000-00, 13219-000-00, 13220-000-00,
 13221-000-00, 13222-000-00, 13220-005-00

REMARKS : Partial transfers from Estate and heirs.

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	DeJong, Frank & Naomi	TWP NAME:	Lake Prairie
BUYER:	Vande Voort, Michael	T-R-S	76-18-13
TRANSFER DATE	7/30/2003	BK-PG	2003-06793
SALE CONDITIONS :			

GROSS ACRES :	14.14	ADJUSTED AVERAGE CSR :	84
NET ACRES :	13.30		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$200,000
PRICE / CSR POINT:	\$178
PRICE / NET ACRE:	\$15,038

ASSESSED VALUATION :

LAND VALUE:	\$11,010
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$11,010

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$828
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PARCEL # : 12393-010-00

REMARKS : Bare Land

MISC : Lot 2 of DeJong's Subdivision of Lot B of NE 1/4 of 13-76-18.

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 AGRICULTURAL SALE REPORT

SELLER: Terpstra, Larry & Lila	TWP NAME: Lake Prairie
BUYER: Warin, Michael & Michelle	T-R-S 77-18-32
TRANSFER DATE 7/24/2003	BK-PG 2003-06460
SALE CONDITIONS :	

GROSS ACRES :	2.00	ADJUSTED
NET ACRES :	1.87	AVERAGE CSR :

PRICING INFORMATION :

TOTAL PRICE PAID:	\$38,500
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$20,588

ASSESSED VALUATION :

LAND VALUE:	\$870
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$870

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$465
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PARCEL # : 13612-015-00

REMARKS : Bare Land - Thunder Creek Subd. Lot 1. Will change classification to Residential for 2004.

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Veenstra, Michael	TWP NAME: Lake Prairie
BUYER: Bogaards, Jeff, Etal	T-R-S 77-18-08
TRANSFER DATE 5/22/2003	BK-PG 2003-04949
SALE CONDITIONS :	

GROSS ACRES :	46.89	ADJUSTED AVERAGE CSR :	57
NET ACRES :	44.29		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$90,000
PRICE / CSR POINT:	\$36
PRICE / NET ACRE:	\$2,032

ASSESSED VALUATION :

LAND VALUE:	\$22,493
DWLG VALUE:	\$0
BLDG VALUE:	\$14,670
TOTAL VALUE:	\$37,163

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$839
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PARCEL # : 13084-010-00, 13085-000-00

REMARKS : Outbuilding info attached.

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 AGRICULTURAL SALE REPORT

SELLER:	Wm Bogaards Estate	TWP NAME:	Lake Prairie
BUYER:	Van Wyk, Elmer, Etal	T-R-S	08-77-18
TRANSFER DATE	4/18/2003	BK-PG	2003-04703
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	139.78	ADJUSTED	
NET ACRES :	137.09	AVERAGE CSR :	69

PRICING INFORMATION :

TOTAL PRICE PAID:	\$431,000
PRICE / CSR POINT:	\$46
PRICE / NET ACRE:	\$3,144

ASSESSED VALUATION :

LAND VALUE:	\$86,190
DWLG VALUE:	\$41,050
BLDG VALUE:	\$21,250
TOTAL VALUE:	\$148,490

CONTRACT TERMS:

DOWN PAYMENT :	
INTEREST RATE :	
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	
LENGTH IN YRS:	
BALLOON DATE:	
VALUE / NET ACRE :	\$1,083

PARCEL # : 13038-001-00, 13038-002-00, 13081-000-00, 13082-001-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Vander Pol, Max TWP NAME: Lake Prairie

BUYER: Legacy Construction T-R-S 17-76-18

TRANSFER DATE 4/18/2003 BK-PG 2003-03556

SALE CONDITIONS :

Parcels With Multiple Classifications

GROSS ACRES : 12.84

NET ACRES : 12.84

ADJUSTED AVERAGE CSR : 36

PRICING INFORMATION :

TOTAL PRICE PAID: \$90,000

PRICE / CSR POINT: \$195

PRICE / NET ACRE: \$7,009

ASSESSED VALUATION :

LAND VALUE: \$3,700

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$3,700

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$288

PARCEL # : 12525-030-00, 12553-001-00, 12553-007-00

REMARKS : Two Parcels - One Agriculture and One Residential

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Wm Bogaards Estate	TWP NAME: Lake Prairie
BUYER: Veenstra, Michael	T-R-S 08-77-18
TRANSFER DATE 4/18/2003	BK-PG 2003-03506
SALE CONDITIONS :	
Estate Sale	

GROSS ACRES :	120.00	ADJUSTED AVERAGE CSR :	72
NET ACRES :	115.33		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$325,000
PRICE / CSR POINT:	\$39
PRICE / NET ACRE:	\$2,818

ASSESSED VALUATION :

LAND VALUE:	\$72,700
DWLG VALUE:	\$14,170
BLDG VALUE:	\$800
TOTAL VALUE:	\$87,670

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$760
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PARCEL # : 13083, 13084, 13085

REMARKS : Dwelling and outbuilding information attached

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Naaktgeboren, Brenda	TWP NAME:	Lake Prairie
BUYER:	Schemm and Van Zee	T-R-S	16-76-18
TRANSFER DATE	4/14/2003	BK-PG	2003-03289
SALE CONDITIONS :			

GROSS ACRES :	11.50	ADJUSTED AVERAGE CSR :	73
NET ACRES :	10.93		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$46,000
PRICE / CSR POINT:	\$58
PRICE / NET ACRE:	\$4,209

ASSESSED VALUATION :

LAND VALUE:	\$6,010
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$6,010</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$550
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PARCEL # : 12531-015-00

REMARKS : Bare Land

MISC : Lot Two (2) of the platted Naaktgeboren Subdivision

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Naaktgeboren, Brenda	TWP NAME:	Lake Prairie
BUYER:	Wauters, Ronald	T-R-S	16-76-18
TRANSFER DATE	3/7/2003	BK-PG	2003-02062
SALE CONDITIONS :			

GROSS ACRES :	13.72	ADJUSTED AVERAGE CSR :	64
NET ACRES :	13.67		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$50,000
PRICE / CSR POINT:	\$57
PRICE / NET ACRE:	\$3,658

ASSESSED VALUATION :

LAND VALUE:	\$7,510
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$7,510

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$549
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PARCEL # : 12531-020-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	G Vanderwal Estate	TWP NAME:	Lake Prairie
BUYER:	Seekamp, Sharon	T-R-S	17-77-18
TRANSFER DATE	2/27/2003	BK-PG	2003-01884
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	38.75	ADJUSTED AVERAGE CSR :	71
NET ACRES :	37.79		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$81,000
PRICE / CSR POINT:	\$30
PRICE / NET ACRE:	\$2,143

ASSESSED VALUATION :

LAND VALUE:	\$23,520
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$23,520

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$622
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PARCEL # : 13279, 13280

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: VanderWal, G Estate	TWP NAME: Lake Prairie
BUYER: Vos, Arvin	T-R-S 77-18-17
TRANSFER DATE 2/27/2003	BK-PG 2003-01789
SALE CONDITIONS :	
Split of Existing Parcels	

GROSS ACRES :	80.00	ADJUSTED AVERAGE CSR :	69
NET ACRES :	78.09		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$215,000
PRICE / CSR POINT:	\$40
PRICE / NET ACRE:	\$2,753

ASSESSED VALUATION :

LAND VALUE:	\$48,660
DWLG VALUE:	\$0
BLDG VALUE:	\$1,790
TOTAL VALUE:	\$50,450

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$646
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PARCEL # : 13281-000-00, 13282-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Den Adel, W. Estate	TWP NAME:	Lake Prairie
BUYER:	Vermeer Farms, Inc	T-R-S	77-18-03
TRANSFER DATE	2/26/2003	BK-PG	2003-01669
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	144.97	ADJUSTED AVERAGE CSR :	71
NET ACRES :	143.66		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$338,000
PRICE / CSR POINT:	\$33
PRICE / NET ACRE:	\$2,353

ASSESSED VALUATION :

LAND VALUE:	\$83,450
DWLG VALUE:	\$0
BLDG VALUE:	\$5,360
TOTAL VALUE:	\$88,810

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$618
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PARCEL # : 13021-010, 12979, 12980, 12981, 12982-003, 12982-001

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Den Adel, W. Estate	TWP NAME:	Lake Prairie
BUYER:	Vander Werff, M.	T-R-S	77-18-04
TRANSFER DATE	2/26/2003	BK-PG	2003-01751
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	22.86	ADJUSTED AVERAGE CSR :	59
NET ACRES :	22.86		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$21,000
PRICE / CSR POINT:	\$16
PRICE / NET ACRE:	\$919

ASSESSED VALUATION :

LAND VALUE:	\$11,410
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$11,410

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$499
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PARCEL # : 13021-005-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Cox, Timothy	TWP NAME:	Liberty
BUYER:	Carter, Trapper	T-R-S	74-18-07
TRANSFER DATE	7/10/2003	BK-PG	2003-06074

SALE CONDITIONS :

GROSS ACRES :	13.25	ADJUSTED AVERAGE CSR :	30
NET ACRES :	13.25		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$4,536
PRICE / CSR POINT:	\$11
PRICE / NET ACRE:	\$342

ASSESSED VALUATION :

LAND VALUE:	\$3,060
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$3,060

CONTRACT TERMS:

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

VALUE / NET ACRE : \$231

PARCEL # : 17561-001-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Reiterna, Steven	TWP NAME:	Liberty
BUYER:	Stalder, Ralph	T-R-S	33-74-18
TRANSFER DATE	5/14/2003	BK-PG	2003-04113
SALE CONDITIONS :			

GROSS ACRES :	80.00	ADJUSTED AVERAGE CSR :	31
NET ACRES :	79.08		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$64,220
PRICE / CSR POINT:	\$27
PRICE / NET ACRE:	\$812

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$19,620
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$19,620

VALUE / NET ACRE :	\$248
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PARCEL # : 18170, 18171

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Ten Hagen, Reagan	TWP NAME: Liberty
BUYER: Davis, Anthony James	T-R-S 74-18-18
TRANSFER DATE 5/8/2003	BK-PG 2003-04335

SALE CONDITIONS :

Split of Existing Parcels

GROSS ACRES :	6.98		
NET ACRES :	6.98	ADJUSTED AVERAGE CSR :	44

PRICING INFORMATION :

TOTAL PRICE PAID:	\$14,000
PRICE / CSR POINT:	\$46
PRICE / NET ACRE:	\$2,006

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$1,339
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,339

VALUE / NET ACRE : \$192

PARCEL # : 17814-005-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Richard Blizzard Est	TWP NAME:	Liberty
BUYER:	Brozovich, Jeffery	T-R-S	06-74-18
TRANSFER DATE	4/29/2003	BK-PG	2003-03660

SALE CONDITIONS :

Estate Sale

GROSS ACRES :	123.52	ADJUSTED	
NET ACRES :	122.50	AVERAGE CSR :	23

PRICING INFORMATION :

TOTAL PRICE PAID:	\$95,000
PRICE / CSR POINT:	\$34
PRICE / NET ACRE:	\$776

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$23,700
DWLG VALUE:	\$21,370
BLDG VALUE:	\$3,670
TOTAL VALUE:	<u>\$48,740</u>

VALUE / NET ACRE :	\$398
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PARCEL # : 17537, 17538-001, 17540-001

REMARKS : Dwelling and outbuilding information attached

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Watertor, W & J TWP NAME: Liberty
BUYER: Spaur, Doug T-R-S 11-74-18
TRANSFER DATE 4/15/2003 BK-PG 2003-04112

SALE CONDITIONS :

Contract Sale

GROSS ACRES : 39.00
NET ACRES : 37.81 ADJUSTED AVERAGE CSR : 65

PRICING INFORMATION :

TOTAL PRICE PAID: \$115,000
PRICE / CSR POINT: \$47
PRICE / NET ACRE: \$3,042

ASSESSED VALUATION :

LAND VALUE: \$20,820
DWLG VALUE: \$42,760
BLDG VALUE: \$3,618
TOTAL VALUE: \$67,198

CONTRACT TERMS:

DOWN PAYMENT : \$15,000
INTEREST RATE : 5.00
MONTHLY PAYMENT : \$536

ANNUAL PAYMENT :
LENGTH IN YRS: 15.00

BALLOON DATE:

VALUE / NET ACRE : \$1,777

PARCEL # : 17668-005-00

REMARKS : Dwelling and outbuilding information attached

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Hollinrake, D. Jean	TWP NAME:	Liberty
BUYER:	Rietema, Steven	T-R-S	33-74-18
TRANSFER DATE	3/14/2003	BK-PG	2003-02344
SALE CONDITIONS :			

GROSS ACRES :	80.00	ADJUSTED AVERAGE CSR :	31
NET ACRES :	79.08		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$54,834
PRICE / CSR POINT:	\$23
PRICE / NET ACRE:	\$693

ASSESSED VALUATION :

LAND VALUE:	\$19,620
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$19,620

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$248
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PARCEL # : 18170, 18171

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	R. Vanderwilt Estate	TWP NAME:	Pella 2nd Class
BUYER:	Bogaard, Nelson	T-R-S	03-76-18
TRANSFER DATE	3/13/2003	BK-PG	2003-02451
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	17.95	ADJUSTED AVERAGE CSR :	82
NET ACRES :	17.95		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$225,000
PRICE / CSR POINT:	\$153
PRICE / NET ACRE:	\$12,535

ASSESSED VALUATION :

LAND VALUE:	\$12,230
DWLG VALUE:	\$0
BLDG VALUE:	\$928
TOTAL VALUE:	\$13,158

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$733
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PARCEL # : 17386-001-00

REMARKS : Outbuilding information attached

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Klotwyk, Phyllis Darlene	TWP NAME: Pleasant Grove
BUYER: Schrader, Richard & Diana	T-R-S 76-21-21
TRANSFER DATE 10/29/2003	BK-PG 2003-09840

SALE CONDITIONS :

GROSS ACRES :	12.95	ADJUSTED AVERAGE CSR :	57
NET ACRES :	10.81		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$125,000
PRICE / CSR POINT:	\$202
PRICE / NET ACRE:	\$11,563

ASSESSED VALUATION :

LAND VALUE:	\$5,410
DWLG VALUE:	\$77,220
BLDG VALUE:	\$0
TOTAL VALUE:	\$82,630

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$7,644
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PARCEL # : 19482-000-00, 19637-005-00

REMARKS :

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 AGRICULTURAL SALE REPORT

SELLER:	Klootwyk, Phyllis D.	TWP NAME:	Pleasant Grove
BUYER:	Schrader, Jason M.	T-R-S	76-21-28
TRANSFER DATE	9/30/2003	BK-PG	2003-08961
SALE CONDITIONS :			

GROSS ACRES :	13.57	ADJUSTED AVERAGE CSR :	54
NET ACRES :	11.96		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,000
PRICE / CSR POINT:	\$62
PRICE / NET ACRE:	\$3,344

ASSESSED VALUATION :

LAND VALUE:	\$5,420
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$5,420

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$453
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PARCEL # : 19646-000-00

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 AGRICULTURAL SALE REPORT

SELLER:	Van Englehoven, Ron	TWP NAME:	Pleasant Grove
BUYER:	Fisher, Michael L	T-R-S	76-21-36
TRANSFER DATE	9/3/2003	BK-PG	2003-08242

SALE CONDITIONS :

Split of Existing Parcels

GROSS ACRES :	2.35	ADJUSTED AVERAGE CSR :	91
NET ACRES :	2.35		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$215,000
PRICE / CSR POINT:	\$1,003
PRICE / NET ACRE:	\$91,489

ASSESSED VALUATION :

LAND VALUE:	\$1,910
DWLG VALUE:	\$99,240
BLDG VALUE:	\$15,200
TOTAL VALUE:	\$116,350

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$49,511
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PARCEL # : 19829-020-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Den Adel, Dennis	TWP NAME:	Pleasant Grove
BUYER:	Krichau, Dennis	T-R-S	76-21-27
TRANSFER DATE	7/29/2003	BK-PG	2003-06835
SALE CONDITIONS :			

GROSS ACRES :	5.00	ADJUSTED AVERAGE CSR :	64
NET ACRES :	4.17		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$200,000
PRICE / CSR POINT:	\$751
PRICE / NET ACRE:	\$47,962

ASSESSED VALUATION :

LAND VALUE:	\$2,300
DWLG VALUE:	\$150,700
BLDG VALUE:	\$3,330
TOTAL VALUE:	<u>\$156,330</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$37,489
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PARCEL # : 19626-006-00

REMARKS :

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 AGRICULTURAL SALE REPORT

SELLER:	Morris, Dennis	TWP NAME:	Pleasant Grove
BUYER:	DeGoey, Marvin	T-R-S	76-21-20
TRANSFER DATE	6/4/2003	BK-PG	2003-05389
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	69.93	ADJUSTED AVERAGE CSR :	65
NET ACRES :	68.73		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$115,500
PRICE / CSR POINT:	\$26
PRICE / NET ACRE:	\$1,680

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$38,577
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$38,577

VALUE / NET ACRE : \$561

PARCEL # : 19461-005-00, 19462-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Van Zee, Robert TWP NAME: Pleasant Grove
BUYER: Mott, Corwin, Etal T-R-S 34-76-21
TRANSFER DATE 6/3/2003 BK-PG 2003-04765
SALE CONDITIONS :

GROSS ACRES : 160.00 ADJUSTED
NET ACRES : 155.01 AVERAGE CSR : 67

PRICING INFORMATION :

TOTAL PRICE PAID: \$336,000
PRICE / CSR POINT: \$32
PRICE / NET ACRE: \$2,168

ASSESSED VALUATION :

LAND VALUE: \$89,630
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$89,630

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$578

PARCEL # : 19781, 19793, 19794, 19795

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Morris, Dennis E.	TWP NAME: Pleasant Grove
BUYER: Gillum, Jayne R.	T-R-S 76-21-20
TRANSFER DATE 5/28/2003	BK-PG 2003-05134

SALE CONDITIONS :

Split of Existing Parcels

GROSS ACRES :	7.77	ADJUSTED	
NET ACRES :	7.50	AVERAGE CSR :	48

PRICING INFORMATION :

TOTAL PRICE PAID:	\$102,500
PRICE / CSR POINT:	\$283
PRICE / NET ACRE:	\$13,667

ASSESSED VALUATION :

LAND VALUE:	\$3,783
DWLG VALUE:	\$67,810
BLDG VALUE:	\$6,590
TOTAL VALUE:	\$78,183

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$10,424
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PARCEL # : 19461-010-00

REMARKS : Dwelling info attached.

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	White, George, Etal	TWP NAME:	Pleasant Grove
BUYER:	Housing Contractors	T-R-S	10-76-21
TRANSFER DATE	5/8/2003	BK-PG	2003-04055
SALE CONDITIONS :			

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	52
NET ACRES :	38.51		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$96,250
PRICE / CSR POINT:	\$48
PRICE / NET ACRE:	\$2,499

ASSESSED VALUATION :

LAND VALUE:	\$16,000
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$16,000

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$415
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PARCEL # : 19242, 19243

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Schultz, James	TWP NAME:	Pleasant Grove
BUYER:	Sutter, Kenneth	T-R-S	12-76-21
TRANSFER DATE	4/5/2003	BK-PG	2003-04128
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	73.38	ADJUSTED AVERAGE CSR :	57
NET ACRES :	72.10		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$142,500
PRICE / CSR POINT:	\$34
PRICE / NET ACRE:	\$1,976

ASSESSED VALUATION :

LAND VALUE:	\$33,190
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$33,190

CONTRACT TERMS:

DOWN PAYMENT :	\$10,000
INTEREST RATE :	6.50
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	\$11,500

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE :	\$460
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PARCEL # : 19273-005, 19274

REMARKS : Bare Land

MISC : Payment of \$ 6,500 on 12-31-03 and \$ 11,300 principal & interest each April 1st

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Schuster, Elsa	TWP NAME:	Pleasant Grove
BUYER:	Worthington, Mark	T-R-S	23-76-21
TRANSFER DATE	3/29/2003	BK-PG	2003-03006
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	2.55	ADJUSTED AVERAGE CSR :	79
NET ACRES :	2.55		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$12,000
PRICE / CSR POINT:	\$60
PRICE / NET ACRE:	\$4,706

ASSESSED VALUATION :

LAND VALUE:	\$1,334
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,334

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$523
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PARCEL # : 19539-010-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Richards, Otis & Eta TWP NAME: Pleasantville-2nd CI

BUYER: Woodside, Charles T-R-S 76-21-16

TRANSFER DATE 10/31/2003 BK-PG 2003-09710

SALE CONDITIONS :

Split of Existing Parcels

GROSS ACRES : 0.95

NET ACRES : 0.80

ADJUSTED
AVERAGE CSR : 65

PRICING INFORMATION :

TOTAL PRICE PAID: \$14,250

PRICE / CSR POINT: \$274

PRICE / NET ACRE: \$17,812

ASSESSED VALUATION :

LAND VALUE: \$320

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$320

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$400

PARCEL # : 19343-020-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Kain, Donna & Etal	TWP NAME:	Red Rock
BUYER:	Uitermarkt, Vernon &	T-R-S	77-21-05
TRANSFER DATE	12/8/2003	BK-PG	2003-10574
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	195.85	ADJUSTED AVERAGE CSR :	51
NET ACRES :	194.33		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$394,000
PRICE / CSR POINT:	\$40
PRICE / NET ACRE:	\$2,027

ASSESSED VALUATION :

LAND VALUE:	\$84,350
DWLG VALUE:	\$46,150
BLDG VALUE:	\$4,210
TOTAL VALUE:	\$134,710

CONTRACT TERMS:

DOWN PAYMENT :	\$21,000
INTEREST RATE :	0.00
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	\$200,000
LENGTH IN YRS:	
BALLOON DATE:	1/5/2004

VALUE / NET ACRE :	\$693
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PARCEL # : 21965-015, 21966, 21967, 21970, 21971

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Vaughn, Roy & Doroth	TWP NAME:	Red Rock
BUYER:	Sanford, Richard	T-R-S	77-21-05
TRANSFER DATE	9/11/2003	BK-PG	2003-09244
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	8.17	ADJUSTED AVERAGE CSR :	55
NET ACRES :	7.28		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$50,000
PRICE / CSR POINT:	\$124
PRICE / NET ACRE:	\$6,868

ASSESSED VALUATION :

LAND VALUE:	\$2,920
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$2,920

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$401
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PARCEL # : 21962-010-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Owens, Richard C	TWP NAME:	Red Rock
BUYER:	White-Tucker, Tina	T-R-S	77-21-04
TRANSFER DATE	9/3/2003	BK-PG	2003-09247
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	21.00	ADJUSTED AVERAGE CSR :	51
NET ACRES :	20.64		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$63,000
PRICE / CSR POINT:	\$60
PRICE / NET ACRE:	\$3,052

ASSESSED VALUATION :

LAND VALUE:	\$9,570
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$9,570

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$464
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PARCEL # : 21923-025-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	DeHaai, Kermit	TWP NAME:	Red Rock
BUYER:	Romaine, Donald	T-R-S	77-20-07
TRANSFER DATE	1/27/2003	BK-PG	2003-00778
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	2.94	ADJUSTED	
NET ACRES :	2.73	AVERAGE CSR :	0

PRICING INFORMATION :

TOTAL PRICE PAID:	\$15,000
PRICE / CSR POINT:	#Div/0!
PRICE / NET ACRE:	\$5,495

ASSESSED VALUATION :

LAND VALUE:	\$870
DWLG VALUE:	\$0
BLDG VALUE:	\$3,344
TOTAL VALUE:	\$4,214

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,544
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PARCEL # : 21526-015-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Kane, Timothy	TWP NAME: Red Rock
BUYER: Kain, Jeff	T-R-S 77-21-01
TRANSFER DATE 12/15/2002	BK-PG 2003-03687
SALE CONDITIONS :	
Split of Existing Parcels	

GROSS ACRES :	3.00	ADJUSTED	
NET ACRES :	2.77	AVERAGE CSR :	73

PRICING INFORMATION :

TOTAL PRICE PAID:	\$18,000
PRICE / CSR POINT:	\$89
PRICE / NET ACRE:	\$6,498

ASSESSED VALUATION :

LAND VALUE:	\$1,152
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,152

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$416
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PARCEL # : 21876-010-00

REMARKS : Bare Land

MISC : 2002 sale

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Muilenberg, Callahan	TWP NAME:	Summit
BUYER:	Van Vark, Roger	T-R-S	77-19-27
TRANSFER DATE	8/9/2003	BK-PG	2003-07550
SALE CONDITIONS :			

GROSS ACRES :	53.50	ADJUSTED AVERAGE CSR :	80
NET ACRES :	52.17		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$142,000
PRICE / CSR POINT:	\$34
PRICE / NET ACRE:	\$2,722

ASSESSED VALUATION :

LAND VALUE:	\$36,510
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$36,510

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$700
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PARCEL # : 22777-000-00, 22778-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Wassink, Gertrude	TWP NAME:	Summit
BUYER:	DeGeus, David	T-R-S	77-19-17
TRANSFER DATE	6/30/2003	BK-PG	2003-05671
SALE CONDITIONS :			

GROSS ACRES :	5.00	ADJUSTED AVERAGE CSR :	58
NET ACRES :	4.73		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$120,000
PRICE / CSR POINT:	\$438
PRICE / NET ACRE:	\$25,370

ASSESSED VALUATION :

LAND VALUE:	\$1,960
DWLG VALUE:	\$44,670
BLDG VALUE:	\$3,709
TOTAL VALUE:	\$50,339

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$10,642
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PARCEL # : 22446-001-00

REMARKS : Dwelling info attached.

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	DePrenger, Lee	TWP NAME:	Summit
BUYER:	Beyer, Allan	T-R-S	77-19-23
TRANSFER DATE	6/9/2003	BK-PG	2003-05556
SALE CONDITIONS :			

GROSS ACRES :	160.00	ADJUSTED AVERAGE CSR :	63
NET ACRES :	152.41		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$410,000
PRICE / CSR POINT:	\$43
PRICE / NET ACRE:	\$2,690

ASSESSED VALUATION :

LAND VALUE:	\$82,190
DWLG VALUE:	\$0
BLDG VALUE:	\$23,187
TOTAL VALUE:	\$105,377

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$691
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PARCEL # : 22347-000-00, 22688-000-00, 22689-000-00, 22690-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Rouwenhorst, Donald	TWP NAME:	Summit
BUYER:	DePrenger, Lee	T-R-S	23-77-19
TRANSFER DATE	5/15/2003	BK-PG	2003-04648
SALE CONDITIONS :			

GROSS ACRES :	160.00	ADJUSTED AVERAGE CSR :	63
NET ACRES :	152.41		

PRICING INFORMATION :

TOTAL PRICE PAID: \$410,000
PRICE / CSR POINT: \$43
PRICE / NET ACRE: \$2,690

ASSESSED VALUATION :

LAND VALUE: \$82,190
DWLG VALUE: \$0
BLDG VALUE: \$23,187
TOTAL VALUE: \$105,377

CONTRACT TERMS:

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

VALUE / NET ACRE : \$691

PARCEL # : 22347, 22688, 22689, 22690

REMARKS : Outbuilding value includes tax exempt pollution control facility valued at \$ 2,752

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Kuiken Tr, Dorothy	TWP NAME:	Summit
BUYER:	Long, Don	T-R-S	77-19-31
TRANSFER DATE	4/25/2003	BK-PG	2003-03571
SALE CONDITIONS :			
Transfer To/By Trust			

GROSS ACRES :	68.42	ADJUSTED AVERAGE CSR :	48
NET ACRES :	66.52		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$156,000
PRICE / CSR POINT:	\$49
PRICE / NET ACRE:	\$2,345

ASSESSED VALUATION :

LAND VALUE:	\$26,323
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$26,323

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$396
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PARCEL # : 22195-000-00, 22196-015-00

REMARKS : Bare Land

MISC : Adjoining land.

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Seekamp, Marvin Tr	TWP NAME:	Summit
BUYER:	Sterk, Dale	T-R-S	77-19-02
TRANSFER DATE	1/2/2003	BK-PG	2003-00462
SALE CONDITIONS :			

GROSS ACRES :	263.31	ADJUSTED AVERAGE CSR :	60
NET ACRES :	254.37		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$390,000
PRICE / CSR POINT:	\$26
PRICE / NET ACRE:	\$1,533

ASSESSED VALUATION :

LAND VALUE:	\$141,460
DWLG VALUE:	\$66,690
BLDG VALUE:	\$8,222
TOTAL VALUE:	\$216,372

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$851
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PARCEL # : 13058, 13059, 22229, 22230, 22231, 22255, 22256

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Van Waardhuizen, Harris	TWP NAME:	Union
BUYER:	Sandholdt & Kenyon	T-R-S	76-20-15
TRANSFER DATE	12/5/2003	BK-PG	2003-10586
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	120.00	ADJUSTED	
NET ACRES :	119.22	AVERAGE CSR :	45

PRICING INFORMATION :

TOTAL PRICE PAID:	\$105,000
PRICE / CSR POINT:	\$20
PRICE / NET ACRE:	\$881

ASSESSED VALUATION :

LAND VALUE:	\$45,070
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$45,070

CONTRACT TERMS:

DOWN PAYMENT :	\$5,000
INTEREST RATE :	5.50
MONTHLY PAYMENT :	\$0
ANNUAL PAYMENT :	\$13,267
LENGTH IN YRS:	10.00
BALLOON DATE:	

VALUE / NET ACRE :	\$378
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PARCEL # : 23501-000-00, 23502-010-00, 23503-000-00, 23504-005-00

REMARKS : Bare Land.

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Van Waardhuizen, Harris TWP NAME: Union
BUYER: Sandholdt, Jason & Lisa T-R-S 76-20-15
TRANSFER DATE 12/5/2003 BK-PG 2003-10585
SALE CONDITIONS :

GROSS ACRES : 20.00
NET ACRES : 19.25 ADJUSTED
AVERAGE CSR : 56

PRICING INFORMATION :

TOTAL PRICE PAID: \$20,000
PRICE / CSR POINT: \$19
PRICE / NET ACRE: \$1,039

ASSESSED VALUATION :

LAND VALUE: \$7,900
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$7,900

CONTRACT TERMS:

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

VALUE / NET ACRE : \$410

PARCEL # : 23502-020-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Clark, Phillip	TWP NAME:	Union
BUYER:	Tull, Mitchell	T-R-S	05-76-20
TRANSFER DATE	3/31/2003	BK-PG	2003-02857
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	7.65	ADJUSTED AVERAGE CSR :	56
NET ACRES :	6.83		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,500
PRICE / CSR POINT:	\$106
PRICE / NET ACRE:	\$5,930

ASSESSED VALUATION :

LAND VALUE:	\$3,570
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$3,570

CONTRACT TERMS:

DOWN PAYMENT :	\$500
INTEREST RATE :	8.00
MONTHLY PAYMENT :	\$771
ANNUAL PAYMENT :	
LENGTH IN YRS:	5.00
BALLOON DATE:	

VALUE / NET ACRE :	\$523
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PARCEL # : 23407-010-00, 23408

REMARKS : Bare Land

MISC : Additional \$ 2,500 due on March 31st and monthly payment of \$ 771 on principal and interest

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Mary Salato Estate	TWP NAME: Union
BUYER: Johnston, M. Dwight	T-R-S 09-76-20
TRANSFER DATE 3/25/2003	BK-PG 2003-02540
SALE CONDITIONS :	
Estate Sale	

GROSS ACRES :	120.00	ADJUSTED AVERAGE CSR :	55
NET ACRES :	114.54		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$205,000
PRICE / CSR POINT:	\$32
PRICE / NET ACRE:	\$1,790

ASSESSED VALUATION :

LAND VALUE:	\$54,350
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$54,350

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$475
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PARCEL # : 23505, 23506, 23482

REMARKS : Bare Land

MISC : Located in Sections 9 and 16 in 76-20

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Carruthers, Franklin	TWP NAME:	Washington
BUYER:	Van Sant, Steven	T-R-S	74-20-26
TRANSFER DATE	11/24/2003	BK-PG	2003-10517
SALE CONDITIONS :			

GROSS ACRES :	108.00	ADJUSTED AVERAGE CSR :	32
NET ACRES :	105.80		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$110,000
PRICE / CSR POINT:	\$32
PRICE / NET ACRE:	\$1,040

ASSESSED VALUATION :

LAND VALUE:	\$27,750
DWLG VALUE:	\$0
BLDG VALUE:	\$3,260
TOTAL VALUE:	\$31,010

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$293
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PARCEL # : 23939, 23940, 23941, 23942

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Larson, A L & Le M	TWP NAME:	Washington
BUYER:	Nelson, Charles Jr	T-R-S	74-20-03
TRANSFER DATE	8/26/2003	BK-PG	2003-07850
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	54.44	ADJUSTED AVERAGE CSR :	36
NET ACRES :	54.33		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$60,000
PRICE / CSR POINT:	\$31
PRICE / NET ACRE:	\$1,104

ASSESSED VALUATION :

LAND VALUE:	\$15,450
DWLG VALUE:	\$0
BLDG VALUE:	\$2,850
TOTAL VALUE:	\$18,300

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$337
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PARCEL # : 23653, 23653-005, 23653-006, 23630-005

REMARKS : Outbuildings only

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Hubler, Wayne	TWP NAME:	Washington
BUYER:	McCorkle Trust	T-R-S	27-74-20
TRANSFER DATE	4/24/2003	BK-PG	2003-03729
SALE CONDITIONS :			

GROSS ACRES :	49.83	ADJUSTED AVERAGE CSR :	53
NET ACRES :	45.40		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$105,000
PRICE / CSR POINT:	\$43
PRICE / NET ACRE:	\$2,313

ASSESSED VALUATION :

LAND VALUE:	\$17,890
DWLG VALUE:	\$21,390
BLDG VALUE:	\$4,850
TOTAL VALUE:	\$44,130

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$972
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PARCEL # : 23954, 23955, 23955-005, 23955-006

REMARKS : Includes two (2) mobile homes classed as Residential

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Johnson, Robert	TWP NAME:	Washington
BUYER:	Lanigan, Patrick	T-R-S	74-20-31
TRANSFER DATE	2/11/2003	BK-PG	2003-01369
SALE CONDITIONS :			

GROSS ACRES :	25.50	ADJUSTED AVERAGE CSR :	18
NET ACRES :	24.65		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$19,500
PRICE / CSR POINT:	\$45
PRICE / NET ACRE:	\$791

ASSESSED VALUATION :

LAND VALUE:	\$3,510
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$3,510

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$142
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PARCEL # : 24109-000-00

REMARKS : Bare Land

MISC :

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