

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

## DISCLAIMER

### AGRICULTURAL SALES REPORTS

2004

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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.

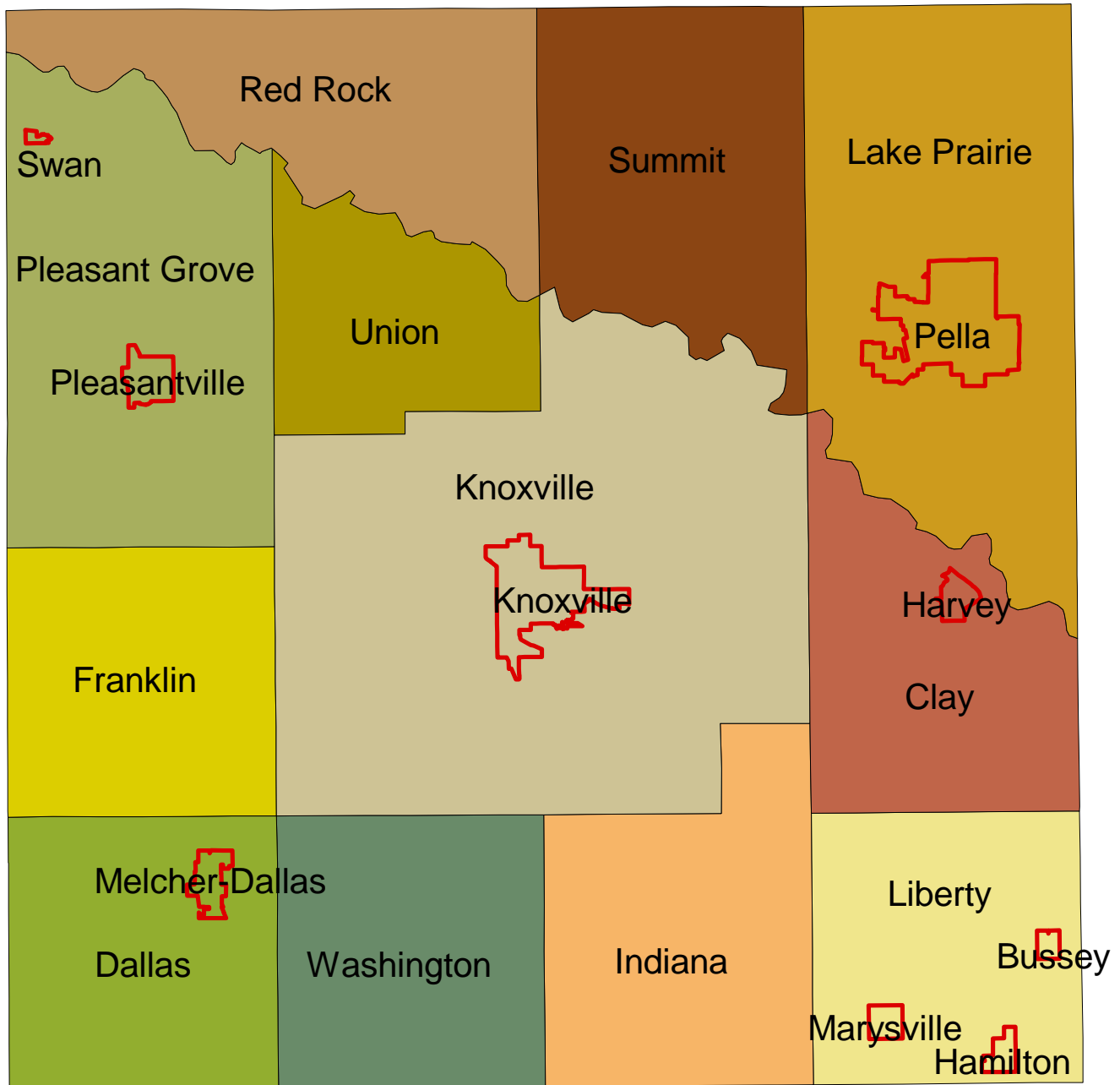
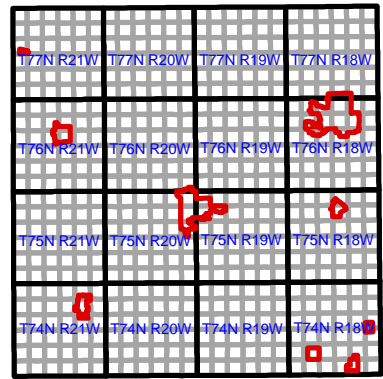
(v.02.19.03)

# MARION COUNTY ASSESSOR MARION COUNTY, IOWA

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# Master Report

## 2004 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
<b>Clay Twp</b>								
Old No. 92 Farms	Richards, Lori	2004-02167	21,600	2.64	74	1,500	23,530	2,440
DeZwarte, Lonnie & Danec	Vande Noord, Paul W.	2004-01171	172,500	83.01	73	51,000	0	0
Waechter, Margaret	IA Ag Devel. Authority	2004-02041	330,000	319.89	64	172,610	51,820	18,050
Brom, Bernard	Rankin, Loren & Kristi	2004-04382	30,000	4.06	54	1,100	0	0
Waechter, Margaret	Boehlje, Chad	2004-04461	102,000	155.48	32	42,560	0	100
<b>Dallas Twp</b>								
Bill Barnes, Inc.	English & Naeve	2004-00586	300,000	263.82	44	86,840	0	190
Phillips, Kyle & Susan	Dye, Jr., Thomas & Shell	2004-00528	40,000	39.65	27	7,760	0	0
Harrington, Brian K.	Rotsart, George & Molly	2004-00889	55,000	43.95	39	14,430	0	0
Schneider, Raymond	Bauer, Douglas & Trudi	2004-01144	40,150	36.47	43	11,180	0	0
Sinning, Nancy Conner	Hoch, Todd W.	2004-01560	55,500	64.71	34	16,340	0	0
Marker, James	McBroom, Eric	2004-07747	69,000	3.00	53	580	33,880	1,940
Gasparovich Estate	Synhorst Live. & Gr.	2004-08097	369,600	153.35	65	78,400	10,010	1,820
Bucklew Estate	Colwell, James	2004-09331	155,000	76.64	60	34,890	0	0
<b>Franklin Twp</b>								
Friday, Dorothy	Carter, Billy & Shirley	2004-00243	46,000	38.77	54	16,740	0	0
Clark, Gary & Christine	Richards Jr., Freddie J.	2004-01140	135,000	39.39	19	6,640	74,460	0
Baughman, Wilda I.	Hoch Farms, Inc.	2004-01076	70,000	66.24	44	19,760	0	0
Baughman, Wilda I.	Hoch Revocable Trust	2004-01077	30,000	52.56	19	10,270	0	0
Dop, Joel Howard	Jordan, Justin	2004-01882	148,500	88.88	41	26,600	0	0
Heaberlin Farms, Inc.	Krichau, Dennis & Etal	2004-02755	90,000	70.04	47	25,100	0	43,560
Heaberlin Farms	LMJ Farms	2004-02200	728,500	227.35	79	151,352	0	0

**TOWNSHIP NAME**

<b>SELLER</b>	<b>BUYER</b>	<b>BK-PG</b>	<b>SALE PRICE</b>	<b>NET ACRE</b>	<b>CSR</b>	<b>LAND VALUE</b>	<b>DWLG VALUE</b>	<b>BLDG VALUE</b>
Nissi Enterprises, Inc.	Shepherd, Curtis	2004-03057	187,500	125.93	62	61,650	71,000	2,210
Gass, Jean	Phillips, Ray & Susan	2004-04090	290,000	117.02	68	59,760	0	0
Schneider, John V.	Hammond, Bracy D.	2004-05354	90,000	39.66	41	12,500	44,890	0
Haug, Danial & Deborah	Bolen, Brian & Seana	2004-05477	243,500	6.32	49	2,480	108,990	34,470
Oakley, Molly, Etal	Jordan, John, Etal	2004-07438	75,000	48.88	61	22,690	0	0
Oakely, Molly, Etal	Light, Steven, Etal	2004-07436	82,450	96.81	39	25,050	0	0
Wahl, Kenneth	Reschly, Tim	2004-07919	56,168	66.08	23	11,010	0	0
<b>Indiana Twp</b>								
Boat, Carl & Delores	DeCook Revocable Trust	2004-00348	235,000	418.57	37	115,110	0	5,620
Cox, Cathy R.	Carter, Trapper	2004-02842	73,000	122.44	28	26,010	70,360	1,810
Hallock, Meade & Annette	Chambers, Kade, Etal	2004-05172	89,900	13.03	44	4,900	60,140	0
Hallock, Meade	McDonald, Randy	2004-07359	47,000	40.00	37	11,040	0	0
Flanders, Melvin	Jurovic, Stephen	2004-08258	65,000	19.25	32	4,420	30,710	3,790
<b>Knoxville Twp</b>								
Dennison, Steven & Pamel	Gotta, Steven & Phyllis	2004-00679	205,000	53.13	72	31,590	0	0
Clingman, Gary	Jackson, Anthony	2004-00712	150,000	5.41	55	2,500	116,650	24,780
Vander Leest, Duane	Buck Creek Farm Ptr, LL	2004-01227	88,500	166.24	37	47,726	0	0
Rowley, Dean & Shirley	Jordan, John & Betty	2004-01469	95,000	74.24	48	28,040	0	0
Wadle, Giles	Core, Mark	2004-01997	245,000	196.80	53	83,240	0	0
West, Ludene & Etal	Rowley, Irvin Larry	2004-02508	352,500	186.60	57	85,650	0	0
Goff, Richard & Karen	Graves, Patrick & Valerie	2004-02694	25,000	4.63	42	1,870	0	0
Beaver, Joe	Speltz, Mark R.	2004-02492	25,000	11.49	62	4,820	0	0
Johnston, Gerald & Flavia	Crane, R. & Fisher, C.	2004-03175	40,000	10.29	35	3,970	0	0
Becker, Delores D., Inc.	Strang, Alan T. & Kathy A	2004-04327	30,000	9.40	5	520	0	0
Huffman, C.D.	KRLM, LLC	2004-04616	150,000	177.92	33	39,850	0	0

**TOWNSHIP NAME**

<b>SELLER</b>	<b>BUYER</b>	<b>BK-PG</b>	<b>SALE PRICE</b>	<b>NET ACRE</b>	<b>CSR</b>	<b>LAND VALUE</b>	<b>DWLG VALUE</b>	<b>BLDG VALUE</b>
Larson, Le M Still	Bontrager & Smith	2004-04613	40,000	9.38	53	3,780	17,710	2,468
Keuning, Edward	Williams, Floyd	2004-05392	41,000	37.94	42	13,130	0	0
Evinger Construction	Foster, James A.	2004-07321	20,000	3.35	34	750	0	0
L. Pitt Conservatorship	Thorup, Jonathan T.	2004-07098	152,000	6.11	81	3,420	89,370	1,000
Johnston, Gerald R.	Dingeman, Thomas R.	2004-07152	18,000	4.55	36	1,770	0	0
McCord, Benjamin	Ricks, Edwin	2004-07695	18,000	24.85	32	9,250	0	0
Pearson, Danny	Reyes, Alexander	2004-07910	14,000	5.17	18	980	0	0
Smith, Reed	Fairchild, Michael	2004-08681	171,600	154.39	44	46,910	0	0
Hiemstra, Marvin	Bensink, Jack	2004-09122	204,000	118.00	54	52,700	0	0
Bandstra, Bruce	Vande Kamp, Steve	2004-08861	61,500	54.83	66	28,140	0	0
Brown, Charolyn	Scott, James P	2004-08793	14,400	12.00	46	3,760	0	0
<b>Lake Prairie Twp</b>								
Boot, Darrell	O'Halloran, James & Mar	2003-10941	94,000	35.70	51	14,360	0	0
Veenstra, Michael & Cathy	Van Wyk, Jerry L.	2004-00125	259,000	69.90	83	50,207	0	0
Bandstra, Stuart	Mulder, Scott M.	2004-01535	435,000	178.50	48	75,305	0	0
Ter Louw, Dorothy & Paul	View Point LC	2004-02006	862,560	49.51	80	31,630	0	0
Seekamp, Sharon	Rietveld, Bradley & Holly	2004-02331	82,000	37.79	78	23,520	0	0
KGB2, Inc.	Wiltse, Randall G.	2004-02648	353,730	117.91	32	41,950	0	5,180
De Jong, Frank	Frederick, Steven Jay	2004-01992	110,000	0.93	94	660	49,690	310
Van Wyk, Daniel	Branderhorst, Donald	2004-02445	381,330	127.87	79	80,740	0	0
Van Vark, Robert	Van Dusseldorp, Steven	2004-04477	175,000	21.97	20	3,560	99,680	0
Pope, Nina Mae	DeBoef, Marv & Alva	2004-05487	178,000	2.77	8	725	134,020	0
Elder, Bart & Dianna	Wiltse, Randall G.	2004-05716	230,000	2.09	30	610	219,820	1,540
Nollen, Kenneth	Elder, Bart	2004-06033	347,000	19.90	44	8,160	111,960	11,130

**TOWNSHIP NAME**

<b>SELLER</b>	<b>BUYER</b>	<b>BK-PG</b>	<b>SALE PRICE</b>	<b>NET ACRE</b>	<b>CSR</b>	<b>LAND VALUE</b>	<b>DWLG VALUE</b>	<b>BLDG VALUE</b>
Van Wyk, Jerry	Boot, Darren	2004-05940	15,000	0.31	86	190	0	6,680
Legacy Construction	Kooker, Michael	2004-08458	205,000	2.66	6	220	137,410	0
<b>Liberty Twp</b>								
Ten Hagen, Reagan	Poort Shelton LC	2004-03955	318,320	153.11	28	32,494	98,540	3,680
Hansen, Kim N.	Boley, Oran R.	2004-05975	120,000	1.25	59	570	89,380	0
Poort Shelton, L.C.	Powless, Donald E.	2004-07538	135,000	5.56	46	1,570	98,540	3,680
Poort Shelton, LC	Hawkeye Installation	2004-07937	58,250	23.04	14	6,500	0	0
Brozovich, Jeffery	Brown, Marilyn	2004-08611	120,000	102.48	21	18,267	0	0
<b>Pella City 2nd class</b>								
DeGroot & Wolfswinkel	Fairway Ridge Dev. LLC	2004-07201	288,000	2.48	0	890	0	0
<b>Pleasant Grove Twp</b>								
Davis, James & Edith	Seuferer, Wesley James	2004-00071	40,000	39.00	30	9,460	0	0
Earl Hodgson Estate	Phillips, Ray, Etal	2004-01049	382,000	122.65	85	94,810	0	0
Burress, William W.	Massey, Charles & Amy	2004-05826	163,000	9.49	71	5,170	74,430	540
Earl Hodgson Estate	Laidig, Harley & Denise	2004-04409	151,000	3.95	63	2,700	111,360	9,430
Baldwin, David & Crystal	Clark & Stepleton	2004-04483	40,000	14.48	58	6,090	0	0
Mraz, Judith Ann	Roe, Charles M.	2004-07341	27,000	2.81	95	1,920	0	0
Mraz, Judith Ann	Roe, Jeffrey & Bonnie	2004-07339	27,000	2.83	89	1,930	0	0
Cox, Kevin & Keeta	Dawson, Richard & Jerrie	2004-07525	32,000	9.75	49	4,440	0	0
Shawver, Leland	Flagg, Jeffrey	2004-08577	21,740	10.34	63	5,530	0	0
Cox, Kevin	Stender, Phillip	2005-00276	72,250	28.88	58	13,160	0	0
<b>Red Rock Twp</b>								
Kain, Max	Clark, Richard	2003-10844	35,000	1.55	45	670	24,860	3,160
Webb, Philip & Nancy	Littrell, Eric & Katie	2004-00923	40,000	6.87	36	2,720	0	0
Van Wyk Est., Ben	Nolin, Robert & Marjorie	2004-01323	244,000	117.00	48	44,130	43,200	2,174

**TOWNSHIP NAME**

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Owens, Richard C.	Mc Ginn, Tom	2004-02120	57,000	18.51	56	8,480	55,100	0
Vriezelaar, John	Kingery, David R.	2004-01925	82,000	37.59	32	10,480	0	126
Scott, Robert L.	Weyers, Bryan	2004-02602	175,000	154.78	57	70,310	0	770
Scott, R. L.	Weyers, Bryan	2004-02603	4,000	3.77	29	1,520	0	0
Cowman, Eva M.	Keuning, Danny & Denise	2004-04217	100,000	58.50	58	28,120	0	1,080
Reese, Marzette	Sperfslage, Kevin & Ellen	2004-03773	233,000	93.76	59	45,790	68,060	8,960
Milani, Jeremy J.	Stover, Wayde A. III	2004-07166	320,000	11.27	60	2,920	170,500	0
Waddle, Kenneth E.	Ferguson, Christine	2004-07559	210,000	112.96	47	42,850	0	3,074
<b>Summit Twp</b>								
Van Haaften Est., Norma	Weyers, Carl & Marilyn	2004-01563	333,390	111.13	67	61,950	0	0
Van Zante, Lois	McClun, Kent S.	2004-02347	97,500	18.99	28	4,680	0	0
Kuiper, Larry G. & Ruth	Paplow, Rodney & Angel	2004-03816	165,000	2.28	75	1,330	70,300	10,877
Kuiken, Donald	Hawks, Robert & Linse	2004-03945	30,000	2.44	51	480	0	0
DePrenger, Howard	Pitts, M. & Kuiper, G.	2004-04778	156,000	6.04	64	3,520	63,010	11,250
<b>Union Twp</b>								
Harriman & Buttrey	Nichols & Proffitt	2004-00315	42,500	36.13	21	5,830	1,050	150
Westerkamp, Jackie, Etal	Huff, Tiffany & John	2004-04622	30,000	6.76	43	3,017	0	0
<b>Washington Twp</b>								
Beebout, Donald	Hazer, Andrew	2004-01033	110,000	143.65	40	43,670	0	0
Carruthers, Franklin	Hoffman Family Trust	2004-02545	621,000	346.43	50	127,030	26,860	2,430
Murr, Dennis	Powell, Gary	2004-02302	31,750	19.50	31	4,280	0	0
Hank, Henry	Brozovich, Jeff	2004-02977	105,000	26.97	45	9,060	50,300	2,960
Iowa St. Savings Bank	Bingaman & Niederhause	2004-03510	205,000	156.65	45	53,080	34,290	6,450
Jenkins, Raymond	Johnston, M. Dwight	2004-03724	225,000	150.99	53	61,110	0	15,680
Caylor, Kathie F.	Sorenson, Lloyd & Gail	2004-05769	40,000	39.39	34	12,560	0	0

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**TOWNSHIP NAME**

<b>SELLER</b>	<b>BUYER</b>	<b>BK-PG</b>	<b>SALE PRICE</b>	<b>NET ACRE</b>	<b>CSR</b>	<b>LAND VALUE</b>	<b>DWLG VALUE</b>	<b>BLDG VALUE</b>
Bingham, Delores Estate	Humphrey, Patrick L.	2004-07293	153,000	149.04	39	43,380	0	2,320
DeZwarte, Betty	Langstraat, Henry & Etal	2004-08565	210,000	120.91	48	42,930	0	0



# Bare Land Report

2004-BARE AG LAND OVER 20.00 ACRES-GOOD SALES

TOWNSHIP NAME									
T-R-S	Bk - Pg	SALE PRICE	NET ACRES	AVG CSR	PRICE PER ACRE	PRICE PER POINT	LAND VALUE	VALUE PER ACRE	VALUE PER POINT
<b>Clay Twp</b>									
75-18-32	2004-01171	172,500	83.01	72.80	\$2,078	\$28.54	51,000	\$614	\$8.44
<b>Dallas Twp</b>									
74-21-06	2004-00528	40,000	39.65	26.70	\$1,009	\$37.78	7,760	\$196	\$7.33
74-21-34	2004-00889	55,000	43.95	39.30	\$1,251	\$31.84	14,430	\$328	\$8.35
74-21-19	2004-01144	40,150	36.47	42.60	\$1,101	\$25.84	11,180	\$307	\$7.20
74-21-02	2004-01560	55,500	64.71	34.20	\$858	\$25.08	16,340	\$253	\$7.38
74-21-02	2004-09331	155,000	76.64	59.50	\$2,022	\$33.99	34,890	\$455	\$7.65
<b>Franklin Twp</b>									
75-21-19	2004-00243	46,000	38.77	53.90	\$1,186	\$22.01	16,740	\$432	\$8.01
75-21-25	2004-01076	70,000	66.24	44.00	\$1,057	\$24.02	19,760	\$298	\$6.78
75-21-25	2004-01077	30,000	52.56	19.10	\$571	\$29.88	10,270	\$195	\$10.23
75-21-02	2004-01882	148,500	88.88	40.50	\$1,671	\$41.25	26,600	\$299	\$7.39
75-21-03	2004-02200	728,500	227.35	78.70	\$3,204	\$40.72	151,352	\$666	\$8.46
75-21-29	2004-04090	290,000	117.02	68.20	\$2,478	\$36.34	59,760	\$511	\$7.49
75-21-31	2004-07436	82,450	96.81	38.50	\$852	\$22.12	25,050	\$259	\$6.72
75-21-30	2004-07438	75,000	48.88	61.20	\$1,534	\$25.07	22,690	\$464	\$7.58
75-21-35	2004-07919	56,168	66.08	22.50	\$850	\$37.78	11,010	\$167	\$7.41
<b>Indiana Twp</b>									
74-19-31	2004-07359	47,000	40.00	37.10	\$1,175	\$31.67	11,040	\$276	\$7.44

TOWNSHIP NAME		SALE PRICE	NET ACRES	AVG CSR	PRICE PER ACRE	PRICE PER POINT	LAND VALUE	VALUE PER ACRE	VALUE PER POINT
T-R-S	Bk - Pg								

**Knoxville Twp**

75-20-02	2004-00679	205,000	53.13	71.60	\$3,858	\$53.89	31,590	\$595	\$8.30
75-19-12	2004-01227	88,500	166.24	37.30	\$532	\$14.27	47,726	\$287	\$7.70
75-20-19	2004-01469	95,000	74.24	48.10	\$1,280	\$26.60	28,040	\$378	\$7.85
76-20-21	2004-01997	245,000	196.80	52.50	\$1,245	\$23.71	83,240	\$423	\$8.06
76-19-07	2004-02508	352,500	186.60	57.30	\$1,889	\$32.97	85,650	\$459	\$8.01
75-19-17	2004-04616	150,000	177.92	33.20	\$843	\$25.39	39,850	\$224	\$6.75
75-20-29	2004-05392	41,000	37.94	41.70	\$1,081	\$25.91	13,130	\$346	\$8.30
75-20-28	2004-07695	18,000	24.85	31.70	\$724	\$22.85	9,250	\$372	\$11.74
75-20-29	2004-08681	171,600	154.39	43.60	\$1,111	\$25.49	46,910	\$304	\$6.97
76-20-20	2004-09122	204,000	118.00	54.30	\$1,729	\$31.84	52,700	\$447	\$8.22
75-19-20	2004-08861	61,500	54.83	65.70	\$1,122	\$17.07	28,140	\$513	\$7.81

**Lake Prairie Twp**

77-18-08	2003-10941	94,000	35.70	50.60	\$2,633	\$52.04	14,360	\$402	\$7.95
77-18-08	2004-00125	259,000	69.90	82.90	\$3,705	\$44.70	50,207	\$718	\$8.66
77-18-11	2004-01535	435,000	178.50	47.60	\$2,437	\$51.20	75,305	\$422	\$8.86
76-18-05	2004-02006	862,560	49.51	80.10	\$17,422	\$217.50	31,630	\$639	\$7.98
77-18-17	2004-02331	82,000	37.79	77.70	\$2,170	\$27.93	23,520	\$622	\$8.01
77-18-16	2004-02445	381,330	127.87	78.80	\$2,982	\$37.84	80,740	\$631	\$8.01

**Liberty Twp**

74-18-17	2004-07937	58,250	23.04	13.50	\$2,528	\$187.27	6,500	\$282	\$20.90
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TOWNSHIP NAME		SALE PRICE	NET ACRES	AVG CSR	PRICE PER ACRE	PRICE PER POINT	LAND VALUE	VALUE PER ACRE	VALUE PER POINT
T-R-S	Bk - Pg								
74-18-06	2004-08611	120,000	102.48	20.60	\$1,171	\$56.84	18,267	\$178	\$8.65
<b>Pleasant Grove Twp</b>									
77-21-33	2004-00071	40,000	39.00	30.20	\$1,026	\$33.96	9,460	\$243	\$8.03
76-21-03	2004-01049	382,000	122.65	84.80	\$3,115	\$36.73	94,810	\$773	\$9.12
77-21-30	2005-00276	72,250	28.88	57.80	\$2,502	\$43.28	13,160	\$456	\$7.88
<b>Summit Twp</b>									
77-19-19	2004-01563	333,390	111.13	67.40	\$3,000	\$44.51	61,950	\$557	\$8.27
<b>Washington Twp</b>									
74-20-33	2004-01033	110,000	143.65	39.80	\$766	\$19.24	43,670	\$304	\$7.64
74-20-34	2004-05769	40,000	39.39	33.50	\$1,015	\$30.31	12,560	\$319	\$9.52
74-20-22	2004-08565	210,000	120.91	47.90	\$1,737	\$36.26	42,930	\$355	\$7.41
<b>TOTAL NET ACRES</b>	<b>AVG CSR</b>	<b>TOTAL SALES PRICE</b>	<b>PRICE PER ACRE</b>	<b>PRICE PER POINT</b>	<b>TOTAL LAND VALUE</b>	<b>VALUE PER ACRE</b>	<b>VALUE PER POINT</b>		
3,662.36	52.15	\$7,203,648	\$1,967	\$37.71	\$1,535,167	\$419	\$8.04		

# Acrage Report

2004 - ACREAGES UNDER 20.00 ACRES IN SIZE

TOWNSHIP NAME				PRICE				
BUYER	PARCEL #	SALE	NET	PER	LAND	DWLG	BLDG	
		PRICE	ACRE	ACRE	VALUE	VALUE	VALUE	
<b>Clay Twp</b>								
Richards, Lori	00883-015-00	21,600	2.64	8,182	1,500	23,530	2,440	
Rankin, Loren & Kristi	00312-010-00	30,000	4.06	7,389	1,100	0	0	
<b>Dallas Twp</b>								
McBroom, Eric	01567-010-00	69,000	3.00	23,000	580	33,880	1,940	
<b>Franklin Twp</b>								
Bolen, Brian & Seana	03928-002-00	243,500	6.32	38,528	2,480	108,990	34,470	
<b>Indiana Twp</b>								
Chambers, Kade, Etal	04321-000-00	89,900	13.03	6,899	4,900	60,140	0	
Jurovic, Stephen	04596-000-00	65,000	19.25	3,377	4,420	30,710	3,790	
<b>Knoxville Twp</b>								
Jackson, Anthony	06843-015-00	150,000	5.41	27,726	2,500	116,650	24,780	
Graves, Patrick & Valerie	05772-020-00	25,000	4.63	5,400	1,870	0	0	
Speltz, Mark R.	07315-010-00	25,000	11.49	2,176	4,820	0	0	
Crane, R. & Fisher, C.	08367-010-00,	40,000	10.29	3,887	3,970	0	0	
Strang, Alan T. & Kathy A	05425-000-00	30,000	9.40	3,191	520	0	0	
Bontrager & Smith	06836-000-00	40,000	9.38	4,264	3,780	17,710	2,468	
Foster, James A.	05791-010-00	20,000	3.35	5,970	750	0	0	
Thorup, Jonathan T.	05441-005-00	152,000	6.11	24,877	3,420	89,370	1,000	
Dingeman, Thomas R.	08388-005-00,	18,000	4.55	3,956	1,770	0	0	
Reyes, Alexander	06152-000-00,	14,000	5.17	2,708	980	0	0	
Scott, James P	06706-015-00	14,400	12.00	1,200	3,760	0	0	
<b>Lake Prairie Twp</b>								
Frederick, Steven Jay	12393-005-00	110,000	0.93	118,280	660	49,690	310	
Wiltse, Randall G.	13719-010-00,	230,000	2.09	110,048	610	219,820	1,540	

<b>TOWNSHIP NAME</b>				<b>PRICE</b>		<b>DWLG</b>	<b>BLDG</b>
<b>BUYER</b>	<b>PARCEL #</b>	<b>SALE</b>	<b>NET</b>	<b>PER</b>	<b>LAND</b>	<b>VALUE</b>	<b>VALUE</b>
		<b>PRICE</b>	<b>ACRE</b>	<b>ACRE</b>	<b>VALUE</b>		<b>VALUE</b>
DeBoef, Marv & Alva	12624-010-00	178,000	2.77	64,260	725	134,020	0
Elder, Bart	13614-025-00	347,000	19.90	17,437	8,160	111,960	11,130
Boot, Darren	13300-020-10	15,000	0.31	48,387	190	0	6,680
Kooker, Michael	12549-015-00	205,000	2.66	77,068	220	137,410	0
<b>Liberty Twp</b>							
Boley, Oran R.	17718-010-00	120,000	1.25	96,000	570	89,380	0
Powless, Donald E.	17781-015-00	135,000	5.56	24,281	1,570	98,540	3,680
<b>Pella City 2nd class</b>							
Fairway Ridge Dev. LLC	17404-020-00,	288,000	2.48	116,129	890	0	0
<b>Pleasant Grove Twp</b>							
Massey, Charles & Amy	20077-015-00	163,000	9.49	17,176	5,170	74,430	540
Laidig, Harley & Denise	19054-050-00	151,000	3.95	38,228	2,700	111,360	9,430
Clark & Stepleton	19264-015-00	40,000	14.48	2,762	6,090	0	0
Roe, Charles M.	19054-065-00	27,000	2.81	9,609	1,920	0	0
Roe, Jeffrey & Bonnie	19054-070-00	27,000	2.83	9,541	1,930	0	0
Dawson, Richard & Jerrie	20015-010-00	32,000	9.75	3,282	4,440	0	0
Flagg, Jeffrey	19667-010-00	21,740	10.34	2,103	5,530	0	0
<b>Red Rock Twp</b>							
Clark, Richard	21879-015-00	35,000	1.55	22,581	670	24,860	3,160
Littrell, Eric & Katie	21931-035-00	40,000	6.87	5,822	2,720	0	0
Mc Ginn, Tom	21923-020-00	57,000	18.51	3,079	8,480	55,100	0
Weyers, Bryan	21677-010-00	4,000	3.77	1,061	1,520	0	0
Stover, Wayde A. III	21924-025-00	320,000	11.27	28,394	2,920	170,500	0
<b>Summit Twp</b>							
McClun, Kent S.	22219-010-00	97,500	18.99	5,134	4,680	0	0
Paplow, Rodney & Angela	22768-005-00	165,000	2.28	72,368	1,330	70,300	10,877
Hawks, Robert & Linse	22813-010-00	30,000	2.44	12,295	480	0	0

<b>TOWNSHIP NAME</b>							
<b>BUYER</b>	<b>PARCEL #</b>	<b>SALE PRICE</b>	<b>NET ACRE</b>	<b>PRICE PER ACRE</b>	<b>LAND VALUE</b>	<b>DWLG VALUE</b>	<b>BLDG VALUE</b>
Pitts, M. & Kuiper, G.	22694-000-00	156,000	6.04	25,828	3,520	63,010	11,250
<b>Union Twp</b>							
Huff, Tiffany & John	23340-025-00	30,000	6.76	4,438	3,017	0	0
<b>Washington Twp</b>							
Powell, Gary	24064-000-00	31,750	19.50	1,628	4,280	0	0

MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Waechter, Margaret	TOWNSHIP:	Clay Twp
BUYER:	Boehlje, Chad	T-R-S	75-18-17
TRANSFER DATE	7/1/2004	BK-PG	2004-04461
SALE CONDITIONS :			
Contract Sale			

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GROSS ACRES :	160.00	ADJUSTED AVERAGE CSR :	32.40
NET ACRES :	155.48		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$102,000
PRICE / CSR POINT:	\$20
PRICE / NET ACRE:	\$656

ASSESSED VALUATION :

LAND VALUE:	\$42,560
DWLG VALUE:	\$0
BLDG VALUE:	\$100
TOTAL VALUE:	\$42,660

CONTRACT TERMS:

DOWN PAYMENT :	\$2,000
INTEREST RATE :	5.50
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	\$11,942
LENGTH IN YRS:	10.00
BALLOON DATE:	

VALUE / NET ACRE :	\$274
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PARCEL # : 00189-001-00, 00191-001-00, 00236-000-00, 00237-000-00, 00238-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Brom, Bernard	TOWNSHIP:	Clay Twp
BUYER:	Rankin, Loren & Kristi	T-R-S	75-18-04
TRANSFER DATE	6/14/2004	BK-PG	2004-04382
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	4.50	ADJUSTED	
NET ACRES :	4.06	AVERAGE CSR :	53.70

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$30,000
PRICE / CSR POINT:	\$138
PRICE / NET ACRE:	\$7,389

ASSESSED VALUATION :

LAND VALUE:	\$1,100
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,100

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$271
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PARCEL # : 00312-010-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Waechter, Margaret	TOWNSHIP:	Clay Twp
BUYER:	IA Ag Devel. Authority	T-R-S	75-18-19
TRANSFER DATE	3/10/2004	BK-PG	2004-02041
SALE CONDITIONS :			
Contract Sale			

---

GROSS ACRES :	327.77	ADJUSTED AVERAGE CSR :	63.70
NET ACRES :	319.89		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$330,000
PRICE / CSR POINT:	\$16
PRICE / NET ACRE:	\$1,032

ASSESSED VALUATION :

LAND VALUE:	\$172,610
DWLG VALUE:	\$51,820
BLDG VALUE:	\$18,050
TOTAL VALUE:	\$242,480

CONTRACT TERMS:

DOWN PAYMENT :	\$20,000
INTEREST RATE :	6.00
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	\$12,000
LENGTH IN YRS:	
BALLOON DATE:	

VALUE / NET ACRE :	\$758
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PARCEL # : 00218-000-00, 00219-000-00, 00220-001-00, 00239-000-00, 00240-000-00, 00241-000-00, 00243-000-00, 00530-010-00, 00530-011-00

REMARKS : After contract sale to Iowa Agricultural Development Authority, property then Quit Claim Deeded to Dennis Uitermarkt.

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	DeZwarte, Lonnie & Danece	TOWNSHIP:	Clay Twp
BUYER:	Vande Noord, Paul W.	T-R-S	75-18-32
TRANSFER DATE	3/1/2004	BK-PG	2004-01171
SALE CONDITIONS :			

---

GROSS ACRES :	85.09	ADJUSTED AVERAGE CSR :	72.80
NET ACRES :	83.01		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$172,500
PRICE / CSR POINT:	\$29
PRICE / NET ACRE:	\$2,078

ASSESSED VALUATION :

LAND VALUE:	\$51,000
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$51,000

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$614
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PARCEL # : 00993-001-00, 01003-000-00, 01004-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Old No. 92 Farms	TOWNSHIP:	Clay Twp
BUYER:	Richards, Lori	T-R-S	75-18-27
TRANSFER DATE	12/1/2003	BK-PG	2004-02167
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	3.02	ADJUSTED AVERAGE CSR :	74.00
NET ACRES :	2.64		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$21,600
PRICE / CSR POINT:	\$111
PRICE / NET ACRE:	\$8,182

ASSESSED VALUATION :

LAND VALUE:	\$1,500
DWLG VALUE:	\$23,530
BLDG VALUE:	\$2,440
TOTAL VALUE:	\$27,470

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$10,405
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PARCEL # : 00883-015-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Bucklew Estate	TOWNSHIP:	Dallas Twp
BUYER:	Colwell, James	T-R-S	74-21-02
TRANSFER DATE	12/29/2004	BK-PG	2004-09331
SALE CONDITIONS :			
Estate Sale			

---

GROSS ACRES :	77.53	ADJUSTED AVERAGE CSR :	59.50
NET ACRES :	76.64		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$155,000
PRICE / CSR POINT:	\$34
PRICE / NET ACRE:	\$2,022

ASSESSED VALUATION :

LAND VALUE:	\$34,890
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$34,890</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$455
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PARCEL # : 01456-001-00, 01457-001-00, 25195-000-00, 25196-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Gasparovich Estate	TOWNSHIP:	Dallas Twp
BUYER:	Synhorst Live. & Gr.	T-R-S	74-21-13
TRANSFER DATE	11/8/2004	BK-PG	2004-08097
SALE CONDITIONS :			

---

GROSS ACRES :	156.97	ADJUSTED AVERAGE CSR :	65.10
NET ACRES :	153.35		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$369,600
PRICE / CSR POINT:	\$37
PRICE / NET ACRE:	\$2,410

ASSESSED VALUATION :

LAND VALUE:	\$78,400
DWLG VALUE:	\$10,010
BLDG VALUE:	\$1,820
TOTAL VALUE:	\$90,230

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$588
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PARCEL # : 01705-000-00, 01706-000-00, 01707-000-00, 01752-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Marker, James	TOWNSHIP:	Dallas Twp
BUYER:	McBroom, Eric	T-R-S	74-21-07
TRANSFER DATE	10/22/2004	BK-PG	2004-07747
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	3.29	ADJUSTED AVERAGE CSR :	53.00
NET ACRES :	3.00		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$69,000
PRICE / CSR POINT:	\$434
PRICE / NET ACRE:	\$23,000

ASSESSED VALUATION :

LAND VALUE:	\$580
DWLG VALUE:	\$33,880
BLDG VALUE:	\$1,940
TOTAL VALUE:	\$36,400

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$12,133
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PARCEL # : 01567-010-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Sinning, Nancy Conner	TOWNSHIP:	Dallas Twp
BUYER:	Hoch, Todd W.	T-R-S	74-21-02
TRANSFER DATE	3/12/2004	BK-PG	2004-01560
SALE CONDITIONS :			

---

GROSS ACRES :	66.18	ADJUSTED AVERAGE CSR :	34.20
NET ACRES :	64.71		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$55,500
PRICE / CSR POINT:	\$25
PRICE / NET ACRE:	\$858

ASSESSED VALUATION :

LAND VALUE:	\$16,340
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$16,340

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$253
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PARCEL # : 01436-000-00, 01437-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Schneider, Raymond	TOWNSHIP:	Dallas Twp
BUYER:	Bauer, Douglas & Trudi	T-R-S	74-21-19
TRANSFER DATE	3/3/2004	BK-PG	2004-01144
SALE CONDITIONS :			
Contract Sale			

---

GROSS ACRES :	40.02	ADJUSTED AVERAGE CSR :	42.60
NET ACRES :	36.47		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,150
PRICE / CSR POINT:	\$26
PRICE / NET ACRE:	\$1,101

ASSESSED VALUATION :

LAND VALUE:	\$11,180
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$11,180

CONTRACT TERMS:

DOWN PAYMENT :	\$7,000
INTEREST RATE :	6.00
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	\$3,500
LENGTH IN YRS:	5.00
BALLOON DATE:	

VALUE / NET ACRE :	\$307
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PARCEL # : 01841-001-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Harrington, Brian K.	TOWNSHIP:	Dallas Twp
BUYER:	Rotsart, George & Molly	T-R-S	74-21-34
TRANSFER DATE	2/18/2004	BK-PG	2004-00889
SALE CONDITIONS :			

---

GROSS ACRES :	45.00	ADJUSTED AVERAGE CSR :	39.30
NET ACRES :	43.95		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$55,000
PRICE / CSR POINT:	\$32
PRICE / NET ACRE:	\$1,251

ASSESSED VALUATION :

LAND VALUE:	\$14,430
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$14,430

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$328
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PARCEL # : 02190-001-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Phillips, Kyle & Susan	TOWNSHIP:	Dallas Twp
BUYER:	Dye, Jr., Thomas & Shelly	T-R-S	74-21-06
TRANSFER DATE	1/26/2004	BK-PG	2004-00528
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	26.70
NET ACRES :	39.65		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,000
PRICE / CSR POINT:	\$38
PRICE / NET ACRE:	\$1,009

ASSESSED VALUATION :

LAND VALUE:	\$7,760
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$7,760

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$196
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PARCEL # : 01553-000-00

REMARKS : Bare Land

MISC : All of parcel in tax-exempt Forest Reserve program.

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Bill Barnes, Inc.	TOWNSHIP:	Dallas Twp
BUYER:	English & Naeve	T-R-S	74-21-16
TRANSFER DATE	1/15/2004	BK-PG	2004-00586
SALE CONDITIONS :			

---

GROSS ACRES :	263.82	ADJUSTED AVERAGE CSR :	44.40
NET ACRES :	263.82		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$300,000
PRICE / CSR POINT:	\$26
PRICE / NET ACRE:	\$1,137

ASSESSED VALUATION :

LAND VALUE:	\$86,840
DWLG VALUE:	\$0
BLDG VALUE:	\$190
TOTAL VALUE:	\$87,030

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$330
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PARCEL # : 01783, 01791, 01802, 01803, 01804, 01805, 01805-005, 01810

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Wahl, Kenneth	TOWNSHIP:	Franklin Twp
BUYER:	Reschly, Tim	T-R-S	75-21-35
TRANSFER DATE	10/29/2004	BK-PG	2004-07919
SALE CONDITIONS :			
Contract Sale			

---

GROSS ACRES :	79.07	ADJUSTED AVERAGE CSR :	22.50
NET ACRES :	66.08		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$56,168
PRICE / CSR POINT:	\$38
PRICE / NET ACRE:	\$850

ASSESSED VALUATION :

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

CONTRACT TERMS:

DOWN PAYMENT :	\$5,000
INTEREST RATE :	6.50
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	
LENGTH IN YRS:	15.00
BALLOON DATE:	

VALUE / NET ACRE :	\$167
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PARCEL # : 03758-001-00, 03758-002-00, 03758-003-00

REMARKS : Bare Land

MISC : Semi-Annual payment of \$ 2,695.62

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:	Oakley, Molly, Etal	TOWNSHIP:	Franklin Twp
BUYER:	Jordan, John, Etal	T-R-S	75-21-30
TRANSFER DATE	10/5/2004	BK-PG	2004-07438
SALE CONDITIONS :			

---

GROSS ACRES :	51.58	ADJUSTED AVERAGE CSR :	61.20
NET ACRES :	48.88		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$75,000
PRICE / CSR POINT:	\$25
PRICE / NET ACRE:	\$1,534

ASSESSED VALUATION :

LAND VALUE:	\$22,690
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$22,690

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$464
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PARCEL # : 03660-000-00, 03662-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Oakely, Molly, Etal	TOWNSHIP:	Franklin Twp
BUYER:	Light, Steven, Etal	T-R-S	75-21-31
TRANSFER DATE	10/5/2004	BK-PG	2004-07436
SALE CONDITIONS :			

---

GROSS ACRES :	97.56	ADJUSTED AVERAGE CSR :	38.50
NET ACRES :	96.81		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$82,450
PRICE / CSR POINT:	\$22
PRICE / NET ACRE:	\$852

ASSESSED VALUATION :

LAND VALUE:	\$25,050
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$25,050

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$259
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PARCEL # : 03663-000-00, 03664-000-00, 03665-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Haug, Danial & Deborah	TOWNSHIP:	Franklin Twp
BUYER:	Bolen, Brian & Seana	T-R-S	75-21-08
TRANSFER DATE	8/17/2004	BK-PG	2004-05477
SALE CONDITIONS :			

---

GROSS ACRES :	6.59	ADJUSTED AVERAGE CSR :	49.10
NET ACRES :	6.32		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$243,500
PRICE / CSR POINT:	\$785
PRICE / NET ACRE:	\$38,528

ASSESSED VALUATION :

LAND VALUE:	\$2,480
DWLG VALUE:	\$108,990
BLDG VALUE:	\$34,470
TOTAL VALUE:	\$145,940

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$23,092
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PARCEL # : 03928-002-00

REMARKS : Dwelling & building info enclosed

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Schneider, John V.	TOWNSHIP:	Franklin Twp
BUYER:	Hammond, Bracy D.	T-R-S	75-21-32
TRANSFER DATE	8/10/2004	BK-PG	2004-05354
SALE CONDITIONS :			

---

GROSS ACRES :	40.08	ADJUSTED AVERAGE CSR :	41.10
NET ACRES :	39.66		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$90,000
PRICE / CSR POINT:	\$55
PRICE / NET ACRE:	\$2,269

ASSESSED VALUATION :

LAND VALUE:	\$12,500
DWLG VALUE:	\$44,890
BLDG VALUE:	\$0
TOTAL VALUE:	\$57,390

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,447
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PARCEL # : 03694-000-00, 03695-000-00

REMARKS : Dwelling info enclosed

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Gass, Jean	TOWNSHIP:	Franklin Twp
BUYER:	Phillips, Ray & Susan	T-R-S	75-21-29
TRANSFER DATE	6/11/2004	BK-PG	2004-04090
SALE CONDITIONS :			
Contract Sale			

---

GROSS ACRES :	120.00	ADJUSTED AVERAGE CSR :	68.20
NET ACRES :	117.02		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$290,000
PRICE / CSR POINT:	\$36
PRICE / NET ACRE:	\$2,478

ASSESSED VALUATION :

LAND VALUE:	\$59,760
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$59,760

CONTRACT TERMS:

DOWN PAYMENT :	\$5,000
INTEREST RATE :	5.00
MONTHLY PAYMENT :	\$0
ANNUAL PAYMENT :	
LENGTH IN YRS:	
BALLOON DATE:	

VALUE / NET ACRE :	\$511
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PARCEL # : 03641-000-00, 03642-000-00, 03643-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Nissi Enterprises, Inc.	TOWNSHIP:	Franklin Twp
BUYER:	Shepherd, Curtis	T-R-S	75-21-34
TRANSFER DATE	5/13/2004	BK-PG	2004-03057
SALE CONDITIONS :			

---

GROSS ACRES :	126.50	ADJUSTED AVERAGE CSR :	62.40
NET ACRES :	125.93		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$187,500
PRICE / CSR POINT:	\$24
PRICE / NET ACRE:	\$1,489

ASSESSED VALUATION :

LAND VALUE:	\$61,650
DWLG VALUE:	\$71,000
BLDG VALUE:	\$2,210
TOTAL VALUE:	\$134,860

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,071
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PARCEL # : 03723-001-00, 03724-000-00, 03726-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Heaberlin Farms	TOWNSHIP:	Franklin Twp
BUYER:	LMJ Farms	T-R-S	75-21-03
TRANSFER DATE	4/5/2004	BK-PG	2004-02200
SALE CONDITIONS :			

---

GROSS ACRES :	247.13	ADJUSTED AVERAGE CSR :	78.70
NET ACRES :	227.35		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$728,500
PRICE / CSR POINT:	\$41
PRICE / NET ACRE:	\$3,204

ASSESSED VALUATION :

LAND VALUE:	\$151,352
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$151,352

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$666
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PARCEL # : 03827-005-00, 03828-005-00, 03829-000-00, 03830-000-00, 03946-000-00,  
03947-000-00, 19796-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Heaberlin Farms, Inc.	TOWNSHIP:	Franklin Twp
BUYER:	Krichau, Dennis & Etal	T-R-S	75-21-17
TRANSFER DATE	3/26/2004	BK-PG	2004-02755
SALE CONDITIONS :			

---

GROSS ACRES :	74.46	ADJUSTED AVERAGE CSR :	47.10
NET ACRES :	70.04		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$90,000
PRICE / CSR POINT:	\$27
PRICE / NET ACRE:	\$1,285

ASSESSED VALUATION :

LAND VALUE:	\$25,100
DWLG VALUE:	\$0
BLDG VALUE:	\$43,560
TOTAL VALUE:	\$68,660

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$980
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PARCEL # : 04048-000-00, 04049-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Dop, Joel Howard	TOWNSHIP:	Franklin Twp
BUYER:	Jordan, Justin	T-R-S	75-21-02
TRANSFER DATE	3/15/2004	BK-PG	2004-01882
SALE CONDITIONS :			

---

GROSS ACRES :	90.00	ADJUSTED AVERAGE CSR :	40.50
NET ACRES :	88.88		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$148,500
PRICE / CSR POINT:	\$41
PRICE / NET ACRE:	\$1,671

ASSESSED VALUATION :

LAND VALUE:	\$26,600
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$26,600

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$299
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PARCEL # : 03820-000-00, 03821-000-00, 03822-000-00, 03823-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Baughman, Wilda I.	TOWNSHIP:	Franklin Twp
BUYER:	Hoch Farms, Inc.	T-R-S	75-21-25
TRANSFER DATE	3/1/2004	BK-PG	2004-01076
SALE CONDITIONS :			

---

GROSS ACRES :	67.24	ADJUSTED AVERAGE CSR :	44.00
NET ACRES :	66.24		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$70,000
PRICE / CSR POINT:	\$24
PRICE / NET ACRE:	\$1,057

ASSESSED VALUATION :

LAND VALUE:	\$19,760
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$19,760

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$298
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PARCEL # : 03545-000-00, 03546-010-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Baughman, Wilda I.	TOWNSHIP:	Franklin Twp
BUYER:	Hoch Revocable Trust	T-R-S	75-21-25
TRANSFER DATE	3/1/2004	BK-PG	2004-01077
SALE CONDITIONS :			
Transfer To/By Trust			

---

GROSS ACRES :	52.59	ADJUSTED AVERAGE CSR :	19.10
NET ACRES :	52.56		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$30,000
PRICE / CSR POINT:	\$30
PRICE / NET ACRE:	\$571

ASSESSED VALUATION :

LAND VALUE:	\$10,270
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$10,270

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$195
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PARCEL # : 03547-005-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Clark, Gary & Christine	TOWNSHIP:	Franklin Twp
BUYER:	Richards Jr., Freddie J.	T-R-S	75-21-27
TRANSFER DATE	2/27/2004	BK-PG	2004-01140
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	18.50
NET ACRES :	39.39		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$135,000
PRICE / CSR POINT:	\$185
PRICE / NET ACRE:	\$3,427

ASSESSED VALUATION :

LAND VALUE:	\$6,640
DWLG VALUE:	\$74,460
BLDG VALUE:	\$0
TOTAL VALUE:	\$81,100

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,059
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PARCEL # : 03604-000-00

REMARKS : Includes 36.48 acres of exempt Forest Reserve

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Friday, Dorothy	TOWNSHIP:	Franklin Twp
BUYER:	Carter, Billy & Shirley	T-R-S	75-21-19
TRANSFER DATE	1/14/2004	BK-PG	2004-00243
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	53.90
NET ACRES :	38.77		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$46,000
PRICE / CSR POINT:	\$22
PRICE / NET ACRE:	\$1,186

ASSESSED VALUATION :

LAND VALUE:	\$16,740
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$16,740

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$432
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PARCEL # : 03478-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Flanders, Melvin	TOWNSHIP:	Indiana Twp
BUYER:	Jurovic, Stephen	T-R-S	74-19-18
TRANSFER DATE	11/3/2004	BK-PG	2004-08258
SALE CONDITIONS :			

---

GROSS ACRES :	20.00	ADJUSTED AVERAGE CSR :	31.80
NET ACRES :	19.25		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$65,000
PRICE / CSR POINT:	\$106
PRICE / NET ACRE:	\$3,377

ASSESSED VALUATION :

LAND VALUE:	\$4,420
DWLG VALUE:	\$30,710
BLDG VALUE:	\$3,790
TOTAL VALUE:	\$38,920

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,022
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PARCEL # : 04596-000-00

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:	Hallock, Meade	TOWNSHIP:	Indiana Twp
BUYER:	McDonald, Randy	T-R-S	74-19-31
TRANSFER DATE	10/5/2004	BK-PG	2004-07359
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	37.10
NET ACRES :	40.00		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$47,000
PRICE / CSR POINT:	\$32
PRICE / NET ACRE:	\$1,175

ASSESSED VALUATION :

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

CONTRACT TERMS:

DOWN PAYMENT :	\$3,000
INTEREST RATE :	
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	
LENGTH IN YRS:	
BALLOON DATE:	

VALUE / NET ACRE :	\$276
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PARCEL # : 04864-000-00, 04866-000-00

REMARKS : Bare Land

MISC : \$3,000 on 11-01-04, \$9,333 plus int on 03-01-05, \$6,333 plus int on each 03-01 until 2010 when principal & interest is due

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

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SELLER:	Hallock, Meade & Annette	TOWNSHIP:	Indiana Twp
BUYER:	Chambers, Kade, Etal	T-R-S	74-19-09
TRANSFER DATE	7/23/2004	BK-PG	2004-05172
SALE CONDITIONS :			

---

GROSS ACRES :	13.03	ADJUSTED AVERAGE CSR :	43.60
NET ACRES :	13.03		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$89,900
PRICE / CSR POINT:	\$158
PRICE / NET ACRE:	\$6,899

ASSESSED VALUATION :

LAND VALUE:	\$4,900
DWLG VALUE:	\$60,140
BLDG VALUE:	\$0
TOTAL VALUE:	\$65,040

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$4,992
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PARCEL # : 04321-000-00

REMARKS : Dwelling info enclosed

MISC : Includes 10.85 acres of tax exempt Forest Reserve

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

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SELLER:	Cox, Cathy R.	TOWNSHIP:	Indiana Twp
BUYER:	Carter, Trapper	T-R-S	74-19-12
TRANSFER DATE	5/4/2004	BK-PG	2004-02842
SALE CONDITIONS :			

---

GROSS ACRES :	123.21	ADJUSTED AVERAGE CSR :	28.20
NET ACRES :	122.44		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$73,000
PRICE / CSR POINT:	\$21
PRICE / NET ACRE:	\$596

ASSESSED VALUATION :

LAND VALUE:	\$26,010
DWLG VALUE:	\$70,360
BLDG VALUE:	\$1,810
TOTAL VALUE:	\$98,180

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$802
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PARCEL # : 04494-003-00, 04495-001-00, 04478-000-00, 04479-001-00, 17803-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER: Boat, Carl & Delores	TOWNSHIP: Indiana Twp
BUYER: DeCook Revocable Trusts	T-R-S 74-19-19
TRANSFER DATE 1/14/2004	BK-PG 2004-00348
SALE CONDITIONS :	
Transfer To/By Trust	

---

GROSS ACRES :	438.76	ADJUSTED AVERAGE CSR :	37.20
NET ACRES :	418.57		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$235,000
PRICE / CSR POINT:	\$15
PRICE / NET ACRE:	\$561

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$115,110
DWLG VALUE:	\$0
BLDG VALUE:	\$5,620
TOTAL VALUE:	\$120,730

VALUE / NET ACRE :	\$288
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PARCEL # : 04606, 04609, 04610, 04611-001, 04612, 04624, 04625, 04626, 04627, 04628, 04629-001

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Brown, Charolyn	TOWNSHIP:	Knoxville Twp
BUYER:	Scott, James P	T-R-S	75-20-26
TRANSFER DATE	12/8/2004	BK-PG	2004-08793
SALE CONDITIONS :			

---

GROSS ACRES :	12.00	ADJUSTED AVERAGE CSR :	46.10
NET ACRES :	12.00		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$14,400
PRICE / CSR POINT:	\$26
PRICE / NET ACRE:	\$1,200

ASSESSED VALUATION :

LAND VALUE:	\$3,760
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$3,760

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$313
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PARCEL # : 06706-015-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Bandstra, Bruce	TOWNSHIP:	Knoxville Twp
BUYER:	Vande Kamp, Steve	T-R-S	75-19-20
TRANSFER DATE	12/3/2004	BK-PG	2004-08861
SALE CONDITIONS :			
Contract Sale			

---

GROSS ACRES :	56.96	ADJUSTED AVERAGE CSR :	65.70
NET ACRES :	54.83		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$61,500
PRICE / CSR POINT:	\$17
PRICE / NET ACRE:	\$1,122

ASSESSED VALUATION :

LAND VALUE:	\$28,140
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$28,140

CONTRACT TERMS:

DOWN PAYMENT :	\$6,150
INTEREST RATE :	6.00
MONTHLY PAYMENT :	\$400
ANNUAL PAYMENT :	
LENGTH IN YRS:	
BALLOON DATE:	

VALUE / NET ACRE :	\$513
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PARCEL # : 05897-000-00, 05898-000-00, 05899-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Hiemstra, Marvin	TOWNSHIP:	Knoxville Twp
BUYER:	Bensink, Jack	T-R-S	76-20-20
TRANSFER DATE	11/15/2004	BK-PG	2004-09122
SALE CONDITIONS :			

---

GROSS ACRES :	120.00	ADJUSTED AVERAGE CSR :	54.30
NET ACRES :	118.00		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$204,000
PRICE / CSR POINT:	\$32
PRICE / NET ACRE:	\$1,729

ASSESSED VALUATION :

LAND VALUE:	\$52,700
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$52,700

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$447
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PARCEL # : 07183-000-00, 07184-000-00, 07188-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER: Smith, Reed                                                  TOWNSHIP: Knoxville Twp  
BUYER: Fairchild, Michael                                              T-R-S                                              75-20-29  
TRANSFER DATE                                              11/2/2004                                              BK-PG                                              2004-08681  
SALE CONDITIONS :

---

GROSS ACRES :                                              155.03  
NET ACRES :                                                  154.39                                              ADJUSTED  
AVERAGE CSR :                                              43.60

---

PRICING INFORMATION :

TOTAL PRICE PAID:                                              \$171,600  
PRICE / CSR POINT:                                              \$25  
PRICE / NET ACRE:                                              \$1,111

ASSESSED VALUATION :

LAND VALUE:                                                  \$46,910  
DWLG VALUE:                                                  \$0  
BLDG VALUE:                                                  \$0  
TOTAL VALUE:                                                  \$46,910

---

CONTRACT TERMS:

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

VALUE / NET ACRE :                                              \$304

---

PARCEL # :                      06773-000-00, 06774-000-00, 06775-000-00, 06776-000-00

REMARKS :                      Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Pearson, Danny	TOWNSHIP:	Knoxville Twp
BUYER:	Reyes, Alexander	T-R-S	75-19-32
TRANSFER DATE	11/1/2004	BK-PG	2004-07910

SALE CONDITIONS :

Purchase of Adjoining Land

---

GROSS ACRES :	6.30	ADJUSTED AVERAGE CSR :	18.20
NET ACRES :	5.17		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$14,000
PRICE / CSR POINT:	\$149
PRICE / NET ACRE:	\$2,708

ASSESSED VALUATION :

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

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$190
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PARCEL # : 06152-000-00, 06183-010-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	McCord, Benjamin	TOWNSHIP:	Knoxville Twp
BUYER:	Ricks, Edwin	T-R-S	75-20-28
TRANSFER DATE	10/19/2004	BK-PG	2004-07695
SALE CONDITIONS :			

---

GROSS ACRES :	24.85	ADJUSTED AVERAGE CSR :	31.70
NET ACRES :	24.85		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$18,000
PRICE / CSR POINT:	\$23
PRICE / NET ACRE:	\$724

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 # : 08322-007-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Johnston, Gerald R.	TOWNSHIP:	Knoxville Twp
BUYER:	Dingeman, Thomas R.	T-R-S	76-19-25
TRANSFER DATE	9/24/2004	BK-PG	2004-07152
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	4.55	ADJUSTED AVERAGE CSR :	36.00
NET ACRES :	4.55		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$18,000
PRICE / CSR POINT:	\$110
PRICE / NET ACRE:	\$3,956

ASSESSED VALUATION :

LAND VALUE:	\$1,770
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,770

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$389
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PARCEL # : 08388-005-00, 08367-035-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	L. Pitt Conservatorship	TOWNSHIP:	Knoxville Twp
BUYER:	Thorup, Jonathan T.	T-R-S	75-19-04
TRANSFER DATE	9/23/2004	BK-PG	2004-07098
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	6.11	ADJUSTED AVERAGE CSR :	80.90
NET ACRES :	6.11		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$152,000
PRICE / CSR POINT:	\$308
PRICE / NET ACRE:	\$24,877

ASSESSED VALUATION :

LAND VALUE:	\$3,420
DWLG VALUE:	\$89,370
BLDG VALUE:	\$1,000
TOTAL VALUE:	\$93,790

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$15,350
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PARCEL # : 05441-005-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER: Evinger Construction                                TOWNSHIP: Knoxville Twp  
BUYER: Foster, James A.                                     T-R-S                         75-19-16  
TRANSFER DATE                 8/25/2004                                BK-PG                         2004-07321  
SALE CONDITIONS :

Purchase of Adjoining Land

---

GROSS ACRES :                        3.35  
NET ACRES :                             3.35                                ADJUSTED  
AVERAGE CSR :                         34.30

---

PRICING INFORMATION :

TOTAL PRICE PAID:                 \$20,000  
PRICE / CSR POINT:                         \$174  
PRICE / NET ACRE:                         \$5,970

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:                         \$750  
DWLG VALUE:                                 \$0  
BLDG VALUE:                                 \$0  
TOTAL VALUE:                                   \$750          

LENGTH IN YRS:  
BALLOON DATE:

VALUE / NET ACRE :                         \$224

---

PARCEL # :                 05791-010-00

REMARKS :                 Bare Land  
Possible change in classification and use.

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Keuning, Edward	TOWNSHIP:	Knoxville Twp
BUYER:	Williams, Floyd	T-R-S	75-20-29
TRANSFER DATE	8/9/2004	BK-PG	2004-05392
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	41.70
NET ACRES :	37.94		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$41,000
PRICE / CSR POINT:	\$26
PRICE / NET ACRE:	\$1,081

ASSESSED VALUATION :

LAND VALUE:	\$13,130
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$13,130

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$346
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PARCEL # : 06764-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Huffman, C.D.	TOWNSHIP:	Knoxville Twp
BUYER:	KRLM, LLC	T-R-S	75-19-17
TRANSFER DATE	7/13/2004	BK-PG	2004-04616
SALE CONDITIONS :			

---

GROSS ACRES :	178.77	ADJUSTED AVERAGE CSR :	33.20
NET ACRES :	177.92		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$150,000
PRICE / CSR POINT:	\$25
PRICE / NET ACRE:	\$843

ASSESSED VALUATION :

LAND VALUE:	\$39,850
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$39,850

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$224
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PARCEL # : 05837, 05838, 05839, 05840, 05888, 05889

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Larson, Le M Still	TOWNSHIP:	Knoxville Twp
BUYER:	Bontrager & Smith	T-R-S	75-20-34
TRANSFER DATE	7/13/2004	BK-PG	2004-04613
SALE CONDITIONS :			

---

GROSS ACRES :	10.00	ADJUSTED AVERAGE CSR :	52.60
NET ACRES :	9.38		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,000
PRICE / CSR POINT:	\$81
PRICE / NET ACRE:	\$4,264

ASSESSED VALUATION :

LAND VALUE:	\$3,780
DWLG VALUE:	\$17,710
BLDG VALUE:	\$2,468
TOTAL VALUE:	\$23,958

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,554
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PARCEL # : 06836-000-00

REMARKS : Dwelling & building info enclosed

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Becker, Delores D., Inc.	TOWNSHIP:	Knoxville Twp
BUYER:	Strang, Alan T. & Kathy A	T-R-S	75-19-03
TRANSFER DATE	6/15/2004	BK-PG	2004-04327
SALE CONDITIONS :			

---

GROSS ACRES :	9.40	ADJUSTED AVERAGE CSR :	4.50
NET ACRES :	9.40		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$30,000
PRICE / CSR POINT:	\$709
PRICE / NET ACRE:	\$3,191

ASSESSED VALUATION :

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

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$55
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PARCEL # : 05425-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Johnston, Gerald & Flavia	TOWNSHIP:	Knoxville Twp
BUYER:	Crane, R. & Fisher, C.	T-R-S	76-19-25
TRANSFER DATE	4/29/2004	BK-PG	2004-03175
SALE CONDITIONS :			

---

GROSS ACRES :	10.85	ADJUSTED AVERAGE CSR :	34.70
NET ACRES :	10.29		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,000
PRICE / CSR POINT:	\$112
PRICE / NET ACRE:	\$3,887

ASSESSED VALUATION :

LAND VALUE:	\$3,970
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$3,970

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$386
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PARCEL # : 08367-010-00, 08388-010-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Beaver, Joe	TOWNSHIP:	Knoxville Twp
BUYER:	Speltz, Mark R.	T-R-S	76-20-26
TRANSFER DATE	4/20/2004	BK-PG	2004-02492
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	11.50	ADJUSTED AVERAGE CSR :	62.20
NET ACRES :	11.49		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$25,000
PRICE / CSR POINT:	\$35
PRICE / NET ACRE:	\$2,176

ASSESSED VALUATION :

LAND VALUE:	\$4,820
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$4,820

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$419
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PARCEL # : 07315-010-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Goff, Richard & Karen	TOWNSHIP:	Knoxville Twp
BUYER:	Graves, Patrick & Valerie	T-R-S	75-19-15
TRANSFER DATE	4/14/2004	BK-PG	2004-02694
SALE CONDITIONS :			

---

GROSS ACRES :	5.00	ADJUSTED AVERAGE CSR :	42.00
NET ACRES :	4.63		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$25,000
PRICE / CSR POINT:	\$129
PRICE / NET ACRE:	\$5,400

ASSESSED VALUATION :

LAND VALUE:	\$1,870
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,870

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$404
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PARCEL # : 05772-020-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	West, Ludene & Etal	TOWNSHIP:	Knoxville Twp
BUYER:	Rowley, Irvin Larry	T-R-S	76-19-07
TRANSFER DATE	4/13/2004	BK-PG	2004-02508
SALE CONDITIONS :			

---

GROSS ACRES :	197.00	ADJUSTED AVERAGE CSR :	57.30
NET ACRES :	186.60		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$352,500
PRICE / CSR POINT:	\$33
PRICE / NET ACRE:	\$1,889

ASSESSED VALUATION :

LAND VALUE:	\$85,650
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$85,650

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$459
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PARCEL # : 06886-000-00, 06887-000-00, 06909-000-00, 06910-000-00, 06911-000-00

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:	Wadle, Giles	TOWNSHIP:	Knoxville Twp
BUYER:	Core, Mark	T-R-S	76-20-21
TRANSFER DATE	4/3/2004	BK-PG	2004-01997
SALE CONDITIONS :			

---

GROSS ACRES :	200.00	ADJUSTED	
NET ACRES :	196.80	AVERAGE CSR :	52.50

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$245,000
PRICE / CSR POINT:	\$24
PRICE / NET ACRE:	\$1,245

ASSESSED VALUATION :

LAND VALUE:	\$83,240
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$83,240

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$423
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PARCEL # : 07197-000-00, 07198-000-00, 07199-000-00, 07200-000-00, 07201-000-00,  
07202-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
 INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Rowley, Dean & Shirley	TOWNSHIP:	Knoxville Twp
BUYER:	Jordan, John & Betty	T-R-S	75-20-19
TRANSFER DATE	3/12/2004	BK-PG	2004-01469
SALE CONDITIONS :			
Contract Sale			

---

GROSS ACRES :	75.00	ADJUSTED AVERAGE CSR :	48.10
NET ACRES :	74.24		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$95,000
PRICE / CSR POINT:	\$27
PRICE / NET ACRE:	\$1,280

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$28,040
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$28,040

VALUE / NET ACRE :	\$378
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PARCEL # : 06570-000-00, 06591-000-00

REMARKS : Bare Land

MISC : Contract Sale

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Vander Leest, Duane	TOWNSHIP:	Knoxville Twp
BUYER:	Buck Creek Farm Ptr, LLP	T-R-S	75-19-12
TRANSFER DATE	2/24/2004	BK-PG	2004-01227
SALE CONDITIONS :			

---

GROSS ACRES :	200.00	ADJUSTED AVERAGE CSR :	37.30
NET ACRES :	166.24		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$88,500
PRICE / CSR POINT:	\$14
PRICE / NET ACRE:	\$532

ASSESSED VALUATION :

LAND VALUE:	\$47,726
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$47,726</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$287
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PARCEL # : 05692-001-00, 05693-001-00, 05694-001-00, 05695-001-00, 05701-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Clingman, Gary	TOWNSHIP:	Knoxville Twp
BUYER:	Jackson, Anthony	T-R-S	75-20-35
TRANSFER DATE	2/6/2004	BK-PG	2004-00712
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	5.99	ADJUSTED AVERAGE CSR :	54.60
NET ACRES :	5.41		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$150,000
PRICE / CSR POINT:	\$508
PRICE / NET ACRE:	\$27,726

ASSESSED VALUATION :

LAND VALUE:	\$2,500
DWLG VALUE:	\$116,650
BLDG VALUE:	\$24,780
TOTAL VALUE:	\$143,930

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$26,604
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PARCEL # : 06843-015-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Dennison, Steven & Pamela	TOWNSHIP:	Knoxville Twp
BUYER:	Gotta, Steven & Phyllis	T-R-S	75-20-02
TRANSFER DATE	2/4/2004	BK-PG	2004-00679
SALE CONDITIONS :			

---

GROSS ACRES :	56.38	ADJUSTED AVERAGE CSR :	71.60
NET ACRES :	53.13		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$205,000
PRICE / CSR POINT:	\$54
PRICE / NET ACRE:	\$3,858

ASSESSED VALUATION :

LAND VALUE:	\$31,590
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$31,590

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$595
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PARCEL # : 06229-000-00, 06230-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER: Legacy Construction                                      TOWNSHIP: Lake Prairie Twp  
BUYER: Kooker, Michael                                            T-R-S                                      76-18-17  
TRANSFER DATE                                      11/1/2004                                      BK-PG                                      2004-08458  
SALE CONDITIONS :  
                                         Split of Existing Parcels

---

GROSS ACRES :	2.66	ADJUSTED AVERAGE CSR :	5.50
NET ACRES :	2.66		

---

PRICING INFORMATION :

TOTAL PRICE PAID:                      \$205,000  
PRICE / CSR POINT:                      \$14,012  
PRICE / NET ACRE:                        \$77,068

ASSESSED VALUATION :

LAND VALUE:                                \$220  
DWLG VALUE:                                \$137,410  
BLDG VALUE:                                \$0  
TOTAL VALUE:                                \$137,630

CONTRACT TERMS:

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

VALUE / NET ACRE :                      \$51,741

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PARCEL # :                      12549-015-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Van Wyk, Jerry	TOWNSHIP:	Lake Prairie Twp
BUYER:	Boot, Darren	T-R-S	77-18-18
TRANSFER DATE	9/1/2004	BK-PG	2004-05940
SALE CONDITIONS :			

---

GROSS ACRES :	0.31	ADJUSTED AVERAGE CSR :	85.90
NET ACRES :	0.31		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$15,000
PRICE / CSR POINT:	\$563
PRICE / NET ACRE:	\$48,387

ASSESSED VALUATION :

LAND VALUE:	\$190
DWLG VALUE:	\$0
BLDG VALUE:	\$6,680
TOTAL VALUE:	\$6,870

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$22,161
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PARCEL # : 13300-020-10

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Nollen, Kenneth	TOWNSHIP:	Lake Prairie Twp
BUYER:	Elder, Bart	T-R-S	77-18-32
TRANSFER DATE	8/27/2004	BK-PG	2004-06033
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	19.90	ADJUSTED AVERAGE CSR :	43.90
NET ACRES :	19.90		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$347,000
PRICE / CSR POINT:	\$397
PRICE / NET ACRE:	\$17,437

ASSESSED VALUATION :

LAND VALUE:	\$8,160
DWLG VALUE:	\$111,960
BLDG VALUE:	\$11,130
TOTAL VALUE:	\$131,250

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$6,595
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PARCEL # : 13614-025-00

REMARKS : Dwelling & outbuildings on parcel.

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Elder, Bart & Dianna TOWNSHIP: Lake Prairie Twp

BUYER: Wiltse, Randall G. T-R-S 77-18-35

TRANSFER DATE 8/20/2004 BK-PG 2004-05716

SALE CONDITIONS :

Purchase of Adjoining Land

GROSS ACRES : 2.09

NET ACRES : 2.09

ADJUSTED  
AVERAGE CSR : 30.40

PRICING INFORMATION :

TOTAL PRICE PAID: \$230,000

PRICE / CSR POINT: \$3,620

PRICE / NET ACRE: \$110,048

ASSESSED VALUATION :

LAND VALUE: \$610

DWLG VALUE: \$219,820

BLDG VALUE: \$1,540

TOTAL VALUE: \$221,970

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$106,206

PARCEL # : 13719-010-00, 13722-005-00

REMARKS : Dwelling & building info enclosed

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Pope, Nina Mae	TOWNSHIP:	Lake Prairie Twp
BUYER:	DeBoef, Marv & Alva	T-R-S	76-18-21
TRANSFER DATE	8/20/2004	BK-PG	2004-05487
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	3.00	ADJUSTED AVERAGE CSR :	8.10
NET ACRES :	2.77		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$178,000
PRICE / CSR POINT:	\$7,933
PRICE / NET ACRE:	\$64,260

ASSESSED VALUATION :

LAND VALUE:	\$725
DWLG VALUE:	\$134,020
BLDG VALUE:	\$0
TOTAL VALUE:	\$134,745

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$48,644
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PARCEL # : 12624-010-00

REMARKS : Dwelling info enclosed

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER: Van Vark, Robert	TOWNSHIP: Lake Prairie Twp
BUYER: Van Dusseldorp, Steven	T-R-S 77-18-23
TRANSFER DATE 5/13/2004	BK-PG 2004-04477
SALE CONDITIONS :	
Contract Sale	

GROSS ACRES :	21.97	ADJUSTED AVERAGE CSR :	20.30
NET ACRES :	21.97		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$175,000
PRICE / CSR POINT:	\$392
PRICE / NET ACRE:	\$7,965

ASSESSED VALUATION :

LAND VALUE:	\$3,560
DWLG VALUE:	\$99,680
BLDG VALUE:	\$0
TOTAL VALUE:	\$103,240

CONTRACT TERMS:

DOWN PAYMENT :	\$75,000
INTEREST RATE :	4.00
MONTHLY PAYMENT :	\$1,842
ANNUAL PAYMENT :	
LENGTH IN YRS:	5.00
BALLOON DATE:	

VALUE / NET ACRE :	\$4,699
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PARCEL # : 13388-003-00

REMARKS : Dwelling (cabin) info enclosed

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Van Wyk, Daniel	TOWNSHIP:	Lake Prairie Twp
BUYER:	Branderhorst, Donald	T-R-S	77-18-16
TRANSFER DATE	4/16/2004	BK-PG	2004-02445
SALE CONDITIONS :			

---

GROSS ACRES :	130.00	ADJUSTED AVERAGE CSR :	78.80
NET ACRES :	127.87		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$381,330
PRICE / CSR POINT:	\$38
PRICE / NET ACRE:	\$2,982

ASSESSED VALUATION :

LAND VALUE:	\$80,740
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$80,740

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$631
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PARCEL # : 13250-000-00, 13251-005-00, 13252-010-00, 13253-000-00, 13254-020-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	De Jong, Frank	TOWNSHIP:	Lake Prairie Twp
BUYER:	Frederick, Steven Jay	T-R-S	76-18-13
TRANSFER DATE	3/30/2004	BK-PG	2004-01992
SALE CONDITIONS :			

---

GROSS ACRES :	1.11	ADJUSTED AVERAGE CSR :	94.00
NET ACRES :	0.93		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$110,000
PRICE / CSR POINT:	\$1,258
PRICE / NET ACRE:	\$118,280

ASSESSED VALUATION :

LAND VALUE:	\$660
DWLG VALUE:	\$49,690
BLDG VALUE:	\$310
TOTAL VALUE:	\$50,660

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$54,473
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PARCEL # : 12393-005-00

REMARKS : Platted as DeJong Subdivision Lot 1

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	KGB2, Inc.	TOWNSHIP:	Lake Prairie Twp
BUYER:	Wiltse, Randall G.	T-R-S	77-18-35
TRANSFER DATE	3/26/2004	BK-PG	2004-02648
SALE CONDITIONS :			
Contract Sale			

---

GROSS ACRES :	117.91	ADJUSTED AVERAGE CSR :	31.80
NET ACRES :	117.91		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$353,730
PRICE / CSR POINT:	\$94
PRICE / NET ACRE:	\$3,000

ASSESSED VALUATION :

LAND VALUE:	\$41,950
DWLG VALUE:	\$0
BLDG VALUE:	\$5,180
TOTAL VALUE:	\$47,130

CONTRACT TERMS:

DOWN PAYMENT :	\$25,000
INTEREST RATE :	5.00
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	\$45,746
LENGTH IN YRS:	
BALLOON DATE:	4/1/2006

VALUE / NET ACRE :	\$400
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PARCEL # : 13719-005-00, 13720-000-00, 13721-000-00, 13722-010-00, 13723-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Seekamp, Sharon	TOWNSHIP:	Lake Prairie Twp
BUYER:	Rietveld, Bradley & Holly	T-R-S	77-18-17
TRANSFER DATE	3/25/2004	BK-PG	2004-02331
SALE CONDITIONS :			

---

GROSS ACRES :	38.75	ADJUSTED AVERAGE CSR :	77.70
NET ACRES :	37.79		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$82,000
PRICE / CSR POINT:	\$28
PRICE / NET ACRE:	\$2,170

ASSESSED VALUATION :

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

CONTRACT TERMS:

DOWN PAYMENT :	\$5,334
INTEREST RATE :	
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	\$5,334
LENGTH IN YRS:	
BALLOON DATE:	3/1/2033

VALUE / NET ACRE :	\$622
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PARCEL # : 13279-000-00, 13280-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Ter Louw, Dorothy & Paul	TOWNSHIP:	Lake Prairie Twp
BUYER:	View Point LC	T-R-S	76-18-05
TRANSFER DATE	3/19/2004	BK-PG	2004-02006
SALE CONDITIONS :			
Transfer of Partial Interest			

---

GROSS ACRES :	51.96	ADJUSTED AVERAGE CSR :	80.10
NET ACRES :	49.51		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$862,560
PRICE / CSR POINT:	\$218
PRICE / NET ACRE:	\$17,422

ASSESSED VALUATION :

LAND VALUE:	\$31,630
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$31,630

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$639
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PARCEL # : 12237-000-00, 17402-014-00, 17402-15-00, 17402-016-00, 17403-009-00

REMARKS : Bare Land

MISC : 1/2 interest transferred by Dorothy H. Ter Louw Res. Trust, and 1/2 interest by Paul Ter Louw.

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

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SELLER:	Bandstra, Stuart	TOWNSHIP:	Lake Prairie Twp
BUYER:	Mulder, Scott M.	T-R-S	77-18-11
TRANSFER DATE	3/17/2004	BK-PG	2004-01535
SALE CONDITIONS :			

---

GROSS ACRES :	181.77	ADJUSTED AVERAGE CSR :	47.60
NET ACRES :	178.50		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$435,000
PRICE / CSR POINT:	\$51
PRICE / NET ACRE:	\$2,437

ASSESSED VALUATION :

LAND VALUE:	\$75,305
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$75,305

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$422
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PARCEL # : 13153, 13154-015, 13155, 13178, 13179, 13200, 13214-010

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Veenstra, Michael & Cathy	TOWNSHIP:	Lake Prairie Twp
BUYER:	Van Wyk, Jerry L.	T-R-S	77-18-08
TRANSFER DATE	1/2/2004	BK-PG	2004-00125
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	72.85	ADJUSTED AVERAGE CSR :	82.90
NET ACRES :	69.90		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$259,000
PRICE / CSR POINT:	\$45
PRICE / NET ACRE:	\$3,705

ASSESSED VALUATION :

LAND VALUE:	\$50,207
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$50,207</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$718
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PARCEL # : 13083-005-00

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:	Boot, Darrell	TOWNSHIP:	Lake Prairie Twp
BUYER:	O'Halloran, James & Mary	T-R-S	77-18-08
TRANSFER DATE	12/23/2003	BK-PG	2003-10941
SALE CONDITIONS :			

---

GROSS ACRES :	36.60	ADJUSTED AVERAGE CSR :	50.60
NET ACRES :	35.70		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$94,000
PRICE / CSR POINT:	\$52
PRICE / NET ACRE:	\$2,633

ASSESSED VALUATION :

LAND VALUE:	\$14,360
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$14,360

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$402
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PARCEL # : 13092-015-00

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: Brozovich, Jeffery TOWNSHIP: Liberty Twp

BUYER: Brown, Marilyn T-R-S 74-18-06

TRANSFER DATE 11/19/2004 BK-PG 2004-08611

SALE CONDITIONS :

Split of Existing Parcels

---

GROSS ACRES : 103.52

NET ACRES : 102.48

ADJUSTED  
AVERAGE CSR : 20.60

---

PRICING INFORMATION :

TOTAL PRICE PAID: \$120,000

PRICE / CSR POINT: \$57

PRICE / NET ACRE: \$1,171

ASSESSED VALUATION :

LAND VALUE: \$18,267

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$18,267

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$178

---

PARCEL # : 17537-010-00, 17538-001-00, 17540-001-00

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: Poort Shelton, LC	TOWNSHIP: Liberty Twp
BUYER: Hawkeye Installation	T-R-S 74-18-17
TRANSFER DATE 10/28/2004	BK-PG 2004-07937
SALE CONDITIONS :	
Split of Existing Parcels	

---

GROSS ACRES :	24.66	ADJUSTED AVERAGE CSR :	13.50
NET ACRES :	23.04		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$58,250
PRICE / CSR POINT:	\$187
PRICE / NET ACRE:	\$2,528

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$6,500
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$6,500

VALUE / NET ACRE : \$282

---

PARCEL # : 17781-025-00

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: Poort Shelton, L.C. TOWNSHIP: Liberty Twp

BUYER: Powless, Donald E. T-R-S 74-18-17

TRANSFER DATE 10/6/2004 BK-PG 2004-07538

SALE CONDITIONS :

Split of Existing Parcels

---

GROSS ACRES : 5.85

NET ACRES : 5.56

ADJUSTED  
AVERAGE CSR : 46.30

---

PRICING INFORMATION :

TOTAL PRICE PAID: \$135,000

PRICE / CSR POINT: \$524

PRICE / NET ACRE: \$24,281

ASSESSED VALUATION :

LAND VALUE: \$1,570

DWLG VALUE: \$98,540

BLDG VALUE: \$3,680

TOTAL VALUE: \$103,790

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$18,667

---

PARCEL # : 17781-015-00

REMARKS : Possible change in classification for 2005.

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: Hansen, Kim N. TOWNSHIP: Liberty Twp

BUYER: Boley, Oran R. T-R-S 74-18-14

TRANSFER DATE 9/2/2004 BK-PG 2004-05975

SALE CONDITIONS :

Split of Existing Parcels

---

GROSS ACRES : 1.50  
NET ACRES : 1.25 ADJUSTED AVERAGE CSR : 59.20

---

PRICING INFORMATION :

TOTAL PRICE PAID: \$120,000  
PRICE / CSR POINT: \$1,622  
PRICE / NET ACRE: \$96,000

ASSESSED VALUATION :

LAND VALUE: \$570  
DWLG VALUE: \$89,380  
BLDG VALUE: \$0  
TOTAL VALUE: \$89,950

CONTRACT TERMS:

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

VALUE / NET ACRE : \$71,960

---

PARCEL # : 17718-010-00

REMARKS : Possible change in classification and use.

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:	Ten Hagen, Reagan	TOWNSHIP:	Liberty Twp
BUYER:	Poort Shelton LC	T-R-S	74-18-17
TRANSFER DATE	6/9/2004	BK-PG	2004-03955
SALE CONDITIONS :			

---

GROSS ACRES :	159.31	ADJUSTED AVERAGE CSR :	28.20
NET ACRES :	153.11		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$318,320
PRICE / CSR POINT:	\$74
PRICE / NET ACRE:	\$2,079

ASSESSED VALUATION :

LAND VALUE:	\$32,494
DWLG VALUE:	\$98,540
BLDG VALUE:	\$3,680
TOTAL VALUE:	\$134,714

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$880
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PARCEL # : 17781-006, 17813-005, 17814-005, 17815, 17780-005, 17780-005-01

REMARKS : Dwelling & building info enclosed

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	DeGroot & Wolfswinkel	TOWNSHIP:	Pella City 2nd class
BUYER:	Fairway Ridge Dev. LLC	T-R-S	76-18-08
TRANSFER DATE	9/15/2004	BK-PG	2004-07201
SALE CONDITIONS :			

---

GROSS ACRES :	2.48	ADJUSTED AVERAGE CSR :	0.00
NET ACRES :	2.48		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$288,000
PRICE / CSR POINT:	#Div/0!
PRICE / NET ACRE:	\$116,129

ASSESSED VALUATION :

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

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$359
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PARCEL # : 17404-020-00, 17404-025-00, 17404-035-00, 17404-040-00, 17404-045-00,  
17404-050-00

REMARKS : Bare Land

MISC : Possible change in classification and use.

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Cox, Kevin	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Stender, Phillip	T-R-S	77-21-30
TRANSFER DATE	12/31/2004	BK-PG	2005-00276
SALE CONDITIONS :			

---

GROSS ACRES :	29.62	ADJUSTED AVERAGE CSR :	57.80
NET ACRES :	28.88		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$72,250
PRICE / CSR POINT:	\$43
PRICE / NET ACRE:	\$2,502

ASSESSED VALUATION :

LAND VALUE:	\$13,160
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$13,160

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$456
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PARCEL # : 20015-005-00

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, Kevin & Keeta	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Dawson, Richard & Jerrie	T-R-S	77-21-30
TRANSFER DATE	10/9/2004	BK-PG	2004-07525

SALE CONDITIONS :

Split of Existing Parcels

---

GROSS ACRES :	10.00	ADJUSTED AVERAGE CSR :	48.90
NET ACRES :	9.75		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$32,000
PRICE / CSR POINT:	\$67
PRICE / NET ACRE:	\$3,282

ASSESSED VALUATION :

LAND VALUE:	\$4,440
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$4,440

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$455
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PARCEL # : 20015-010-00

REMARKS : Bare Land

MISC : Possible change in classification for 2005.

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Mraz, Judith Ann	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Roe, Jeffrey & Bonnie	T-R-S	76-21-03
TRANSFER DATE	9/29/2004	BK-PG	2004-07339
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	2.83	ADJUSTED AVERAGE CSR :	89.20
NET ACRES :	2.83		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$27,000
PRICE / CSR POINT:	\$107
PRICE / NET ACRE:	\$9,541

ASSESSED VALUATION :

LAND VALUE:	\$1,930
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$1,930</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$682
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PARCEL # : 19054-070-00

REMARKS : Platted land. Possible change in classification and use.

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER: Mraz, Judith Ann TOWNSHIP: Pleasant Grove Twp

BUYER: Roe, Charles M. T-R-S 76-21-03

TRANSFER DATE 9/24/2004 BK-PG 2004-07341

SALE CONDITIONS :

Split of Existing Parcels

---

GROSS ACRES :	2.81	ADJUSTED AVERAGE CSR :	94.70
NET ACRES :	2.81		

---

PRICING INFORMATION :

TOTAL PRICE PAID: \$27,000  
PRICE / CSR POINT: \$101  
PRICE / NET ACRE: \$9,609

ASSESSED VALUATION :

LAND VALUE: \$1,920  
DWLG VALUE: \$0  
BLDG VALUE: \$0  

---

TOTAL VALUE: \$1,920

CONTRACT TERMS:

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

VALUE / NET ACRE : \$683

---

PARCEL # : 19054-065-00

REMARKS : Platted land. Possible change in classification and use.

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:	Baldwin, David & Crystal	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Clark & Stepleton	T-R-S	76-21-12
TRANSFER DATE	7/7/2004	BK-PG	2004-04483
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	14.94	ADJUSTED AVERAGE CSR :	58.10
NET ACRES :	14.48		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,000
PRICE / CSR POINT:	\$48
PRICE / NET ACRE:	\$2,762

ASSESSED VALUATION :

LAND VALUE:	\$6,090
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$6,090

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$421
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PARCEL # : 19264-015-00

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:	Earl Hodgson Estate	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Laidig, Harley & Denise	T-R-S	76-21-03
TRANSFER DATE	6/25/2004	BK-PG	2004-04409
SALE CONDITIONS :			

---

GROSS ACRES :	4.51	ADJUSTED AVERAGE CSR :	62.80
NET ACRES :	3.95		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$151,000
PRICE / CSR POINT:	\$609
PRICE / NET ACRE:	\$38,228

ASSESSED VALUATION :

LAND VALUE:	\$2,700
DWLG VALUE:	\$111,360
BLDG VALUE:	\$9,430
TOTAL VALUE:	\$123,490

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$31,263
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PARCEL # : 19054-050-00

REMARKS : Dwelling & building info enclosed

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Burress, William W.	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Massey, Charles & Amy	T-R-S	77-21-32
TRANSFER DATE	6/22/2004	BK-PG	2004-05826
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	10.00	ADJUSTED AVERAGE CSR :	71.00
NET ACRES :	9.49		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$163,000
PRICE / CSR POINT:	\$242
PRICE / NET ACRE:	\$17,176

ASSESSED VALUATION :

LAND VALUE:	\$5,170
DWLG VALUE:	\$74,430
BLDG VALUE:	\$540
TOTAL VALUE:	\$80,140

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$8,445
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PARCEL # : 20077-015-00

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:	Earl Hodgson Estate	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Phillips, Ray, Etal	T-R-S	76-21-03
TRANSFER DATE	2/23/2004	BK-PG	2004-01049
SALE CONDITIONS :			
Estate Sale			

---

GROSS ACRES :	123.36	ADJUSTED AVERAGE CSR :	84.80
NET ACRES :	122.65		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$382,000
PRICE / CSR POINT:	\$37
PRICE / NET ACRE:	\$3,115

ASSESSED VALUATION :

LAND VALUE:	\$94,810
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$94,810

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$773
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PARCEL # : 19053-005-00, 19054-005-00, 19055-005-00, 19056-000-00

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:	Davis, James & Edith	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Seuferer, Wesley James	T-R-S	77-21-33
TRANSFER DATE	1/2/2004	BK-PG	2004-00071
SALE CONDITIONS :			
Contract Sale			

---

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	30.20
NET ACRES :	39.00		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,000
PRICE / CSR POINT:	\$34
PRICE / NET ACRE:	\$1,026

ASSESSED VALUATION :

LAND VALUE:	\$9,460
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$9,460

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$243
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PARCEL # : 20088-000-00

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:	Waddle, Kenneth E.	TOWNSHIP:	Red Rock Twp
BUYER:	Ferguson, Christine	T-R-S	77-20-10
TRANSFER DATE	10/1/2004	BK-PG	2004-07559
SALE CONDITIONS :			

---

GROSS ACRES :	115.96	ADJUSTED AVERAGE CSR :	47.30
NET ACRES :	112.96		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$210,000
PRICE / CSR POINT:	\$39
PRICE / NET ACRE:	\$1,859

ASSESSED VALUATION :

LAND VALUE:	\$42,850
DWLG VALUE:	\$0
BLDG VALUE:	\$3,074
TOTAL VALUE:	\$45,924

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$407
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PARCEL # : 21565-000-00, 21566-000-00, 21567-000-00, 21568-000-00

REMARKS : Land with outbuildings.

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:	Milani, Jeremy J.	TOWNSHIP:	Red Rock Twp
BUYER:	Stover, Wayde A. III	T-R-S	77-21-04
TRANSFER DATE	9/21/2004	BK-PG	2004-07166
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	11.87	ADJUSTED AVERAGE CSR :	59.90
NET ACRES :	11.27		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$320,000
PRICE / CSR POINT:	\$474
PRICE / NET ACRE:	\$28,394

ASSESSED VALUATION :

LAND VALUE:	\$2,920
DWLG VALUE:	\$170,500
BLDG VALUE:	\$0
TOTAL VALUE:	\$173,420

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$15,388
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PARCEL # : 21924-025-00

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:	Reese, Marzette	TOWNSHIP:	Red Rock Twp
BUYER:	Sperflage, Kevin & Ellen	T-R-S	77-20-26
TRANSFER DATE	6/3/2004	BK-PG	2004-03773
SALE CONDITIONS :			

---

GROSS ACRES :	97.40	ADJUSTED AVERAGE CSR :	59.30
NET ACRES :	93.76		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$233,000
PRICE / CSR POINT:	\$42
PRICE / NET ACRE:	\$2,485

ASSESSED VALUATION :

LAND VALUE:	\$45,790
DWLG VALUE:	\$68,060
BLDG VALUE:	\$8,960
TOTAL VALUE:	\$122,810

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,310
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PARCEL # : 21817, 21818, 21819, 21820

REMARKS : Dwelling & building info enclosed

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:	Cowman, Eva M.	TOWNSHIP:	Red Rock Twp
BUYER:	Keuning, Danny & Denise	T-R-S	77-21-03
TRANSFER DATE	6/2/2004	BK-PG	2004-04217
SALE CONDITIONS :			

---

GROSS ACRES :	60.00	ADJUSTED AVERAGE CSR :	57.90
NET ACRES :	58.50		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$100,000
PRICE / CSR POINT:	\$30
PRICE / NET ACRE:	\$1,709

ASSESSED VALUATION :

LAND VALUE:	\$28,120
DWLG VALUE:	\$0
BLDG VALUE:	\$1,080
TOTAL VALUE:	\$29,200

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$499
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PARCEL # : 21914-000-00, 21915-000-00

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:	Scott, R. L.	TOWNSHIP:	Red Rock Twp
BUYER:	Weyers, Bryan	T-R-S	77-20-15
TRANSFER DATE	4/27/2004	BK-PG	2004-02603
SALE CONDITIONS :			

---

GROSS ACRES :	4.00	ADJUSTED AVERAGE CSR :	28.70
NET ACRES :	3.77		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$4,000
PRICE / CSR POINT:	\$37
PRICE / NET ACRE:	\$1,061

ASSESSED VALUATION :

LAND VALUE:	\$1,520
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,520

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$403
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PARCEL # : 21677-010-00

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:	Scott, Robert L.	TOWNSHIP:	Red Rock Twp
BUYER:	Weyers, Bryan	T-R-S	77-20-15
TRANSFER DATE	4/27/2004	BK-PG	2004-02602
SALE CONDITIONS :			
Contract Sale			

---

GROSS ACRES :	160.00	ADJUSTED AVERAGE CSR :	57.40
NET ACRES :	154.78		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$175,000
PRICE / CSR POINT:	\$20
PRICE / NET ACRE:	\$1,131

ASSESSED VALUATION :

LAND VALUE:	\$70,310
DWLG VALUE:	\$0
BLDG VALUE:	\$770
TOTAL VALUE:	\$71,080

CONTRACT TERMS:

DOWN PAYMENT :	\$25,000
INTEREST RATE :	5.00
MONTHLY PAYMENT :	\$0
ANNUAL PAYMENT :	\$12,037

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE :	\$459
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PARCEL # : 21674-000-00, 21675-000-00, 21676-000-00, 21677-000-00

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

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SELLER:	Vriezelaar, John	TOWNSHIP:	Red Rock Twp
BUYER:	Kingery, David R.	T-R-S	77-20-09
TRANSFER DATE	4/1/2004	BK-PG	2004-01925
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	32.40
NET ACRES :	37.59		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$82,000
PRICE / CSR POINT:	\$67
PRICE / NET ACRE:	\$2,181

ASSESSED VALUATION :

LAND VALUE:	\$10,480
DWLG VALUE:	\$0
BLDG VALUE:	\$126
TOTAL VALUE:	\$10,606

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$282
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PARCEL # : 21564-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Owens, Richard C.	TOWNSHIP:	Red Rock Twp
BUYER:	Mc Ginn, Tom	T-R-S	77-21-04
TRANSFER DATE	3/17/2004	BK-PG	2004-02120
SALE CONDITIONS :			

---

GROSS ACRES :	19.00	ADJUSTED AVERAGE CSR :	55.50
NET ACRES :	18.51		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$57,000
PRICE / CSR POINT:	\$55
PRICE / NET ACRE:	\$3,079

ASSESSED VALUATION :

LAND VALUE:	\$8,480
DWLG VALUE:	\$55,100
BLDG VALUE:	\$0
TOTAL VALUE:	\$63,580

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$3,435
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PARCEL # : 21923-020-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Van Wyk Est., Ben	TOWNSHIP:	Red Rock Twp
BUYER:	Nolin, Robert & Marjorie	T-R-S	77-20-08
TRANSFER DATE	3/1/2004	BK-PG	2004-01323
SALE CONDITIONS :			
Estate Sale			

---

GROSS ACRES :	120.00	ADJUSTED AVERAGE CSR :	47.50
NET ACRES :	117.00		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$244,000
PRICE / CSR POINT:	\$44
PRICE / NET ACRE:	\$2,085

ASSESSED VALUATION :

LAND VALUE:	\$44,130
DWLG VALUE:	\$43,200
BLDG VALUE:	\$2,174
TOTAL VALUE:	\$89,504

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$765
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PARCEL # : 21544-000-00, 21545-000-00, 21546-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Webb, Philip & Nancy	TOWNSHIP:	Red Rock Twp
BUYER:	Littrell, Eric & Katie	T-R-S	77-21-04
TRANSFER DATE	2/11/2004	BK-PG	2004-00923

SALE CONDITIONS :

Split of Existing Parcels

---

GROSS ACRES :	7.35	ADJUSTED	
NET ACRES :	6.87	AVERAGE CSR :	36.00

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,000
PRICE / CSR POINT:	\$162
PRICE / NET ACRE:	\$5,822

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$2,720
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$2,720</u>

VALUE / NET ACRE : \$396

---

PARCEL # : 21931-035-00

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, Max	TOWNSHIP:	Red Rock Twp
BUYER:	Clark, Richard	T-R-S	77-21-02
TRANSFER DATE	12/8/2003	BK-PG	2003-10844
SALE CONDITIONS :			

---

GROSS ACRES :	1.78	ADJUSTED AVERAGE CSR :	44.50
NET ACRES :	1.55		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$35,000
PRICE / CSR POINT:	\$507
PRICE / NET ACRE:	\$22,581

ASSESSED VALUATION :

LAND VALUE:	\$670
DWLG VALUE:	\$24,860
BLDG VALUE:	\$3,160
TOTAL VALUE:	\$28,690

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$18,510
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PARCEL # : 21879-015-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	DePrenger, Howard	TOWNSHIP:	Summit Twp
BUYER:	Pitts, M. & Kuiper, G.	T-R-S	77-19-23
TRANSFER DATE	7/9/2004	BK-PG	2004-04778
SALE CONDITIONS :			

---

GROSS ACRES :	6.18	ADJUSTED AVERAGE CSR :	64.20
NET ACRES :	6.04		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$156,000
PRICE / CSR POINT:	\$402
PRICE / NET ACRE:	\$25,828

ASSESSED VALUATION :

LAND VALUE:	\$3,520
DWLG VALUE:	\$63,010
BLDG VALUE:	\$11,250
TOTAL VALUE:	\$77,780

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$12,877
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PARCEL # : 22694-000-00

REMARKS : Dwelling & building info enclosed

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Kuiken, Donald	TOWNSHIP:	Summit Twp
BUYER:	Hawks, Robert & Linse	T-R-S	77-19-32
TRANSFER DATE	6/10/2004	BK-PG	2004-03945
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	3.00	ADJUSTED AVERAGE CSR :	51.30
NET ACRES :	2.44		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$30,000
PRICE / CSR POINT:	\$240
PRICE / NET ACRE:	\$12,295

ASSESSED VALUATION :

LAND VALUE:	\$480
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$480

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$197
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PARCEL # : 22813-010-00

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: Kuiper, Larry G. & Ruth TOWNSHIP: Summit Twp

BUYER: Paplow, Rodney & Angela T-R-S 77-19-27

TRANSFER DATE 6/8/2004 BK-PG 2004-03816

SALE CONDITIONS :

Split of Existing Parcels

---

GROSS ACRES : 2.48

NET ACRES : 2.28

ADJUSTED  
AVERAGE CSR : 75.30

---

PRICING INFORMATION :

TOTAL PRICE PAID: \$165,000

PRICE / CSR POINT: \$961

PRICE / NET ACRE: \$72,368

ASSESSED VALUATION :

LAND VALUE: \$1,330

DWLG VALUE: \$70,300

BLDG VALUE: \$10,877

TOTAL VALUE: \$82,507

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$36,187

---

PARCEL # : 22768-005-00

REMARKS : Dwelling & building info enclosed

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Van Zante, Lois	TOWNSHIP:	Summit Twp
BUYER:	McClun, Kent S.	T-R-S	76-19-03
TRANSFER DATE	4/15/2004	BK-PG	2004-02347
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	18.99	ADJUSTED AVERAGE CSR :	28.40
NET ACRES :	18.99		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$97,500
PRICE / CSR POINT:	\$181
PRICE / NET ACRE:	\$5,134

ASSESSED VALUATION :

LAND VALUE:	\$4,680
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$4,680</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$246
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---

PARCEL # : 22219-010-00

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:	Van Haaften Est., Norma	TOWNSHIP:	Summit Twp
BUYER:	Weyers, Carl & Marilyn	T-R-S	77-19-19
TRANSFER DATE	3/19/2004	BK-PG	2004-01563
SALE CONDITIONS :			
Estate Sale			

---

GROSS ACRES :	112.40	ADJUSTED AVERAGE CSR :	67.40
NET ACRES :	111.13		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$333,390
PRICE / CSR POINT:	\$45
PRICE / NET ACRE:	\$3,000

ASSESSED VALUATION :

LAND VALUE:	\$61,950
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$61,950

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$557
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PARCEL # : 22163-000-00, 22164-000-00, 22165-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Westerkamp, Jackie, Etal	TOWNSHIP:	Union Twp
BUYER:	Huff, Tiffany & John	T-R-S	76-20-13
TRANSFER DATE	7/12/2004	BK-PG	2004-04622
SALE CONDITIONS :			

---

GROSS ACRES :	7.18	ADJUSTED AVERAGE CSR :	42.70
NET ACRES :	6.76		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$30,000
PRICE / CSR POINT:	\$104
PRICE / NET ACRE:	\$4,438

ASSESSED VALUATION :

LAND VALUE:	\$3,017
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$3,017

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$446
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PARCEL # : 23340-025-00

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:	Harriman & Buttrey	TOWNSHIP:	Union Twp
BUYER:	Nichols & Proffitt	T-R-S	76-20-02
TRANSFER DATE	1/19/2004	BK-PG	2004-00315
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	21.20
NET ACRES :	36.13		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$42,500
PRICE / CSR POINT:	\$55
PRICE / NET ACRE:	\$1,176

ASSESSED VALUATION :

LAND VALUE:	\$5,830
DWLG VALUE:	\$1,050
BLDG VALUE:	\$150
TOTAL VALUE:	\$7,030

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$195
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PARCEL # : 23216-000-00

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:	DeZwarte, Betty	TOWNSHIP:	Washington Twp
BUYER:	Langstraat, Henry & Etal	T-R-S	74-20-22
TRANSFER DATE	11/3/2004	BK-PG	2004-08565
SALE CONDITIONS :			

---

GROSS ACRES :	127.35	ADJUSTED AVERAGE CSR :	47.90
NET ACRES :	120.91		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$210,000
PRICE / CSR POINT:	\$36
PRICE / NET ACRE:	\$1,737

ASSESSED VALUATION :

LAND VALUE:	\$42,930
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$42,930

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$355
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PARCEL # : 23844-000-00, 23845-000-00, 23846-000-00, 23847-000-00

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:	Bingham, Delores Estate	TOWNSHIP:	Washington Twp
BUYER:	Humphrey, Patrick L.	T-R-S	74-20-19
TRANSFER DATE	10/1/2004	BK-PG	2004-07293
SALE CONDITIONS :			

---

GROSS ACRES :	150.19	ADJUSTED	
NET ACRES :	149.04	AVERAGE CSR :	38.70

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$153,000
PRICE / CSR POINT:	\$27
PRICE / NET ACRE:	\$1,027

ASSESSED VALUATION :

LAND VALUE:	\$43,380
DWLG VALUE:	\$0
BLDG VALUE:	\$2,320
TOTAL VALUE:	\$45,700

CONTRACT TERMS:

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

VALUE / NET ACRE :               \$307

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PARCEL # :       24399-000-00, 24400-000-00, 24401-000-00, 24402-000-00

REMARKS :       Land and outbuildings

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Caylor, Kathie F.	TOWNSHIP:	Washington Twp
BUYER:	Sorenson, Lloyd & Gail	T-R-S	74-20-34
TRANSFER DATE	9/1/2004	BK-PG	2004-05769
SALE CONDITIONS :			

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GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	33.50
NET ACRES :	39.39		

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PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,000
PRICE / CSR POINT:	\$30
PRICE / NET ACRE:	\$1,015

ASSESSED VALUATION :

LAND VALUE:	\$12,560
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$12,560

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$319
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PARCEL # : 24200-000-00

REMARKS : Bare Land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Jenkins, Raymond	TOWNSHIP:	Washington Twp
BUYER:	Johnston, M. Dwight	T-R-S	74-20-06
TRANSFER DATE	6/9/2004	BK-PG	2004-03724
SALE CONDITIONS :			

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GROSS ACRES :	158.30	ADJUSTED AVERAGE CSR :	53.40
NET ACRES :	150.99		

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PRICING INFORMATION :

TOTAL PRICE PAID:	\$225,000
PRICE / CSR POINT:	\$28
PRICE / NET ACRE:	\$1,490

ASSESSED VALUATION :

LAND VALUE:	\$61,110
DWLG VALUE:	\$0
BLDG VALUE:	\$15,680
TOTAL VALUE:	\$76,790

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$509
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PARCEL # : 24296, 24297, 24298-005, 24299

REMARKS : Outbuilding info enclosed

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER: Iowa St. Savings Bank                                                  TOWNSHIP: Washington Twp

BUYER: Bingaman & Niederhauser                                              T-R-S                                              74-20-26

TRANSFER DATE                                              6/1/2004                                              BK-PG                                              2004-03510

SALE CONDITIONS :

Contract Sale

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GROSS ACRES :                                              160.00

NET ACRES :                                              156.65

ADJUSTED  
AVERAGE CSR :                                              45.10

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PRICING INFORMATION :

TOTAL PRICE PAID:                                              \$205,000

PRICE / CSR POINT:                                              \$29

PRICE / NET ACRE:                                              \$1,309

CONTRACT TERMS:

DOWN PAYMENT :                                              \$20,000

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

ASSESSED VALUATION :

LAND VALUE:                                              \$53,080

DWLG VALUE:                                              \$34,290

BLDG VALUE:                                              \$6,450

TOTAL VALUE:                                              \$93,820

VALUE / NET ACRE :                                              \$599

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PARCEL # :                                              23922, 23923, 23924, 23925

REMARKS :                                              Dwelling & building info enclosed

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Hank, Henry	TOWNSHIP:	Washington Twp
BUYER:	Brozovich, Jeff	T-R-S	74-20-15
TRANSFER DATE	5/10/2004	BK-PG	2004-02977
SALE CONDITIONS :			

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GROSS ACRES :	30.25	ADJUSTED AVERAGE CSR :	44.70
NET ACRES :	26.97		

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PRICING INFORMATION :

TOTAL PRICE PAID:	\$105,000
PRICE / CSR POINT:	\$87
PRICE / NET ACRE:	\$3,893

ASSESSED VALUATION :

LAND VALUE:	\$9,060
DWLG VALUE:	\$50,300
BLDG VALUE:	\$2,960
TOTAL VALUE:	\$62,320

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,311
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PARCEL # : 23793-000-00, 23794-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER: Murr, Dennis TOWNSHIP: Washington Twp  
BUYER: Powell, Gary T-R-S 74-20-28  
TRANSFER DATE 4/19/2004 BK-PG 2004-02302  
SALE CONDITIONS :

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GROSS ACRES : 20.00  
NET ACRES : 19.50 ADJUSTED AVERAGE CSR : 31.30

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PRICING INFORMATION :

TOTAL PRICE PAID: \$31,750  
PRICE / CSR POINT: \$52  
PRICE / NET ACRE: \$1,628

ASSESSED VALUATION :

LAND VALUE: \$4,280  
DWLG VALUE: \$0  
BLDG VALUE: \$0  
TOTAL VALUE: \$4,280

CONTRACT TERMS:

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

VALUE / NET ACRE : \$219

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PARCEL # : 24064-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Carruthers, Franklin	TOWNSHIP:	Washington Twp
BUYER:	Hoffman Family Trust	T-R-S	74-20-35
TRANSFER DATE	4/1/2004	BK-PG	2004-02545
SALE CONDITIONS :			
Contract Sale			

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GROSS ACRES :	353.11	ADJUSTED AVERAGE CSR :	49.60
NET ACRES :	346.43		

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PRICING INFORMATION :

TOTAL PRICE PAID:	\$621,000
PRICE / CSR POINT:	\$36
PRICE / NET ACRE:	\$1,793

ASSESSED VALUATION :

LAND VALUE:	\$127,030
DWLG VALUE:	\$26,860
BLDG VALUE:	\$2,430
TOTAL VALUE:	\$156,320

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$451
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PARCEL # : 24212-010, 24213, 24219, 24220, 24221, 24222, 24223, 24224, 24225

REMARKS : Dwelling & building info enclosed

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:   Beebout, Donald	TOWNSHIP:   Washington Twp
BUYER:    Hazer, Andrew	T-R-S        74-20-33
TRANSFER DATE        2/26/2004	BK-PG        2004-01033
SALE CONDITIONS :	

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GROSS ACRES :	143.65	ADJUSTED	
NET ACRES :	143.65	AVERAGE CSR :	39.80

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PRICING INFORMATION :

TOTAL PRICE PAID:	\$110,000
PRICE / CSR POINT:	\$19
PRICE / NET ACRE:	\$766

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$43,670
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$43,670

VALUE / NET ACRE :	\$304
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PARCEL # :        24157-001-00, 24158-000-00, 24159-010-00, 24160-000-00, 24161-000-00

REMARKS :        Bare Land

MISC :

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