

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

DISCLAIMER

AGRICULTURAL SALES REPORTS

2005

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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.

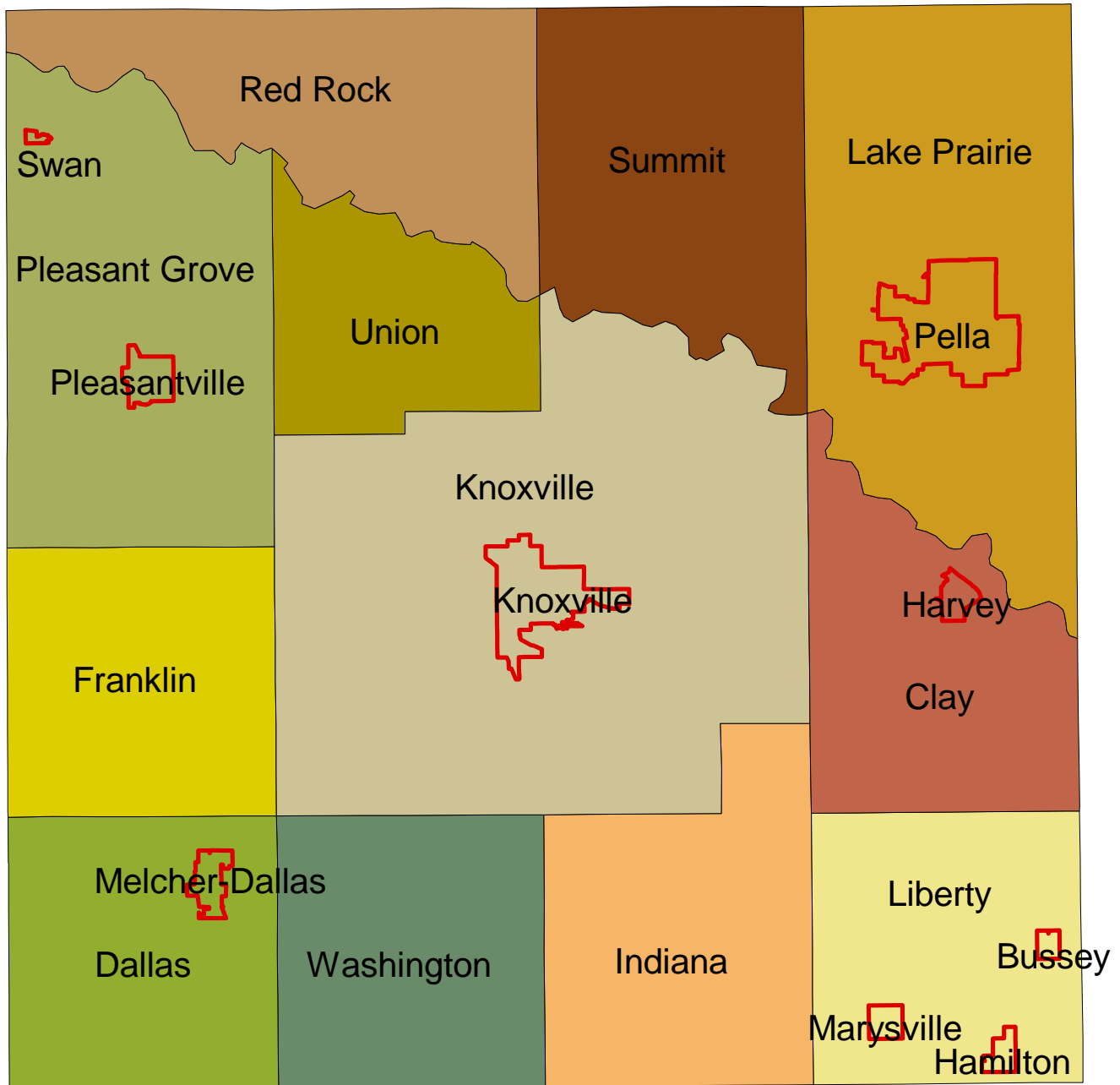
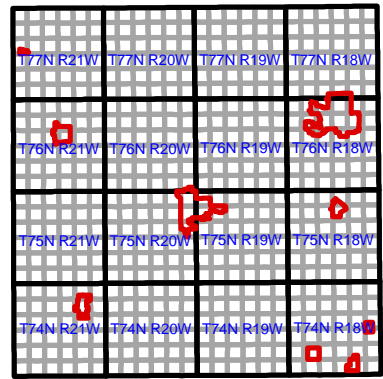
(v.02.19.03)

MARION COUNTY ASSESSOR MARION COUNTY, IOWA

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Master Report

2005 AGRICULTURAL SALES

Marion County Assessor
Marion County, Iowa

TOWNSHIP NAME

SELLER	BUYER	BK-PG	SALE PRICE	NET ACRES	AVG CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
<u>Clay Twp</u>								
P & R Farms	Johansen, Denis E	2005-02789	76,000	80.00	56	2,100	0	0
P & R Farms	Loynachan, Robert D	2005-02790	76,000	80.00	54	12,580	0	0
Brom, Bernard	Nunnikhoven, Gary	2005-03050	30,000	4.69	62	2,580	0	0
LMJ Farms Ptr	Miller, Sherri	2005-05425	45,000	1.42	87	930	32,700	2,740
Cushman, Chad L	Schroder, Brent	2005-05966	212,500	5.82	46	3,350	147,370	0
Brozovich, Jeffery A	Puyear, Randy & Dorothy	2005-06539	33,000	22.83	34	7,100	0	0
Brom, Bernard	Link, Benjamin	2005-07859	31,500	3.60	68	1,980	0	0
<u>Dallas Twp</u>								
Schneider, Martin	Nolte, William II	2005-00632	60,000	16.69	35	4,910	0	0
Bingham, Robert	Essary, David	2005-02661	151,000	18.22	54	7,960	89,780	2,070
Nolte, Phillip E	Maeschen, Brandon M	2005-06185	135,000	5.40	60	3,390	74,050	11,020
Chadwick, Barry	Reed, John	2005-06214	28,342	49.43	50	19,220	0	0
Langebartels, Henry J	Best, Gary R	2005-06818	105,000	115.87	50	48,000	0	0
<u>Franklin Twp</u>								
Friday, James	Russell & Standley	2005-00547	164,000	107.54	35	28,790	44,070	5,920
Ruth Williams Estate	Wallace, Daniel J	2005-02035	265,000	154.85	59	78,870	0	0
Vander Linden, Rua	Perkins, P. David	2005-03029	83,000	152.49	71	105,570	0	0
Vander Linden, Rua	Bailey, Paul C.	2005-03053	87,000	37.84	81	29,350	0	0
Williams, Ruth Estate	Breazeale, Shane	2005-03804	191,000	119.00	52	53,760	0	6,880
Williams, Ruth Estate	Breazeale, Shawn	2005-03801	256,000	134.58	56	61,210	62,550	6,620

TOWNSHIP NAME

SELLER	BUYER	BK-PG	SALE PRICE	NET ACRES	AVG CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
Cline, Arden Estate	Mott, Corwin & Benny	2005-07872	144,000	88.26	51	39,040	0	19,400
<u>Indiana Twp</u>								
Rankin, Boyd Trust	Pearson, Kim Alan	2005-00381	196,950	78.78	70	41,800	0	0
Sims, Charles E	Synhorst, Abraham J	2005-01139	256,252	77.26	86	53,850	0	8,060
Laird Est., Sylvia J	Brown, Leslie	2005-03819	117,500	19.48	67	1,830	39,410	3,040
Jones, Duane A	Davis, Donald	2005-05035	35,000	84.69	25	14,620	0	0
<u>Knoxville Twp</u>								
Clingman, Gary	Synhorst, Donald J	2005-01732	97,344	39.03	76	27,190	0	0
Clingman, Gary C	Van Donselaar, Danny J	2005-01476	51,000	17.22	58	7,540	0	0
Vander Veer, Paul G.	Miller, Mitchell G.	2005-01876	200,000	8.18	20	2,720	183,010	13,370
Watson Family Rev Trust	Rinehart, Allen	2005-01940	74,200	13.90	6	360	0	0
Goff, Richard	Anderson, Russell J.	2005-02502	20,000	2.11	53	940	0	0
Goff, Marion H	Sharp, Ronnie L	2005-03017	35,000	9.39	35	4,320	0	0
Clingman, Gary C	Utterback, Randy	2005-03212	15,000	2.90	57	1,280	0	0
Cowman, Leo Dean	Barnett, Martha	2005-03326	35,000	2.66	1	510	33,050	0
Finarty, John J	Mc Combs, Kyle L	2005-05616	20,000	8.21	23	1,260	0	0
Triangle Investments	Rasmussen, Eric	2005-06162	72,000	41.99	74	29,150	0	0
Sherlock, Charles	Brooks, Roger D	2005-06157	34,104	28.26	79	19,620	0	0
McDonald, Dennis, Etal	Vander Linden, James	2005-07134	130,000	54.34	34	12,460	46,720	1,220
<u>Lake Prairie Twp</u>								
Van Haaften, David Mark	Merrill, Patricia	2005-00778	203,500	4.21	13	920	157,640	0
Gosselink, Steven	Vermeer, Gary	2005-01195	500,000	183.39	62	77,710	0	0

TOWNSHIP NAME

SELLER	BUYER	BK-PG	SALE PRICE	NET ACRES	AVG CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
Gosselink, Steve	Tucker, Allan	2005-01237	100,000	20.00	57	9,750	0	0
Smith, Marvin C	Pella Christian HS Societ	2005-01387	390,000	43.03	83	28,850	0	0
D.A.D., Inc.	Silk, Amy A.	2005-01906	5,625	1.25	76	851	95,610	0
Van Wyk, Betty Lou	Vermeer, Stanley J.	2005-02620	1,540	0.39	61	160	0	0
Van Den Baard Est., Mary	Van Hulzen, Bradley J	2005-03725	90,000	19.64	48	8,320	46,640	2,070
Van Den Baard, Mary Est	Milburn, Scott A.	2005-03461	212,500	27.84	40	9,720	0	0
Klein, Wayne E	Goodyk, Michael J	2005-04588	103,000	16.35	9	2,930	0	0
Vander Pol, Max	Bockenstedt, Mark	2005-07850	852,722	65.59	37	20,000	0	0
Milburn, Scott A & Sara R	Sees, Benjamin R & Keri	2005-04828	60,000	4.23	52	1,790	0	0
O'Halloran, James	Van Elsen, James	2005-06193	48,000	7.34	56	3,250	0	0
Wiltse, Randall Estate	Lowery, James	2005-07313	215,000	2.09	31	630	225,460	1,370
Wiltse, Randall Estate	Lowery, James	2005-07312	341,200	101.46	53	41,940	0	0
<u>Liberty Twp</u>								
Fee, Dixie	Bonnett, Craig	2005-00382	15,000	31.88	81	25,770	0	0
Van Wyk, Elmer Estate	Poco Ag, LLC	2006-00099	300,000	155.05	45	15,420	0	3,560
<u>Pella City 2nd class</u>								
Bos Landen Ent. LLC	Fairway Ridge Dev LLC	2005-00788	150,000	1.42	59	560	0	0
Nieuwsma, Norman	Dishman, Steve	2005-06870	20,000	0.80	42	300	0	0
<u>Pleasant Grove Twp</u>								
Baldwin, David	Sutter, Kenneth	2005-00142	48,000	47.51	48	18,320	0	0
Cowden, Dolan N	Russell, Nancy M	2005-01105	97,700	40.07	79	27,960	0	0
Lopez, Matthew R	Rodda, John A	2005-05490	10,000	2.77	66	1,100	0	0

TOWNSHIP NAME

SELLER	BUYER	BK-PG	SALE PRICE	NET ACRES	AVG CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
Hilsabeck, R.L. & B.J.	McCrone, Richard	2005-02730	135,000	1.10	87	920	65,070	1,160
Bailey, Paul C	Thill, Bryan J	2005-02525	480,000	217.37	59	106,880	58,820	8,560
Gordon, Richard R.	Harding, Robert I.	2005-04451	45,000	16.05	78	9,960	0	0
Stender, Phillip	Glann, Harold & Andrew	2005-05093	42,500	9.75	57	4,890	0	0
Stender, Phillip	Comiskey, Paul	2005-05387	50,000	10.14	56	5,080	0	0
Burress, William	Reynolds, Robert J	2005-07097	69,900	15.10	53	9,060	0	0
Stender, Phillip	Ingle, Lynn E	2005-07177	35,000	8.99	46	4,510	0	0
Caulkins, Wilma D	Hoffman, Wilson R Trust	2005-07692	350,000	168.80	60	90,630	0	0
Thill, Bryan J	Peterson, Leigh Ann	2006-00362	162,500	6.00	54	3,071	58,820	8,560
<u>Pleasantville City 2nd class</u>								
Hilda Reynolds Est.	Koethe, LeMar A	2005-05356	240,000	37.10	59	18,470	0	0
Ward, Marjorie Marie	Beasley, Stephen	2005-07619	110,250	35.50	57	19,570	0	0
<u>Red Rock Twp</u>								
Elrod, Hugh	Gehrking, Christopher	2005-00396	137,000	1.66		720	75,170	0
Pool, John A.	Parker, Bradley J.	2005-02274	175,625	69.58	36	21,360	0	0
Dingeman Corporation	Hietbrink, Paul D.	2005-03920	275,000	104.92	50	46,580	0	0
McCumber, Marion	Vanderploeg, Ruard	2006-01277	350,000	155.64	57	74,050	0	0
Clark, Paul Y	Kingery, Craig	2005-05071	52,000	53.91	9	7,670	0	0
Kingery, Betty C Busick	Vander Linden, Cole Dua	2005-07415	310,000	147.04	52	65,890	0	0
Crum, Evelyn	Brodersen, Joel	2005-07603	350,000	113.68	84	89,610	26,750	230
<u>Summit Twp</u>								
Beyer, Harold	Schakel, Rodney	2005-02671	483,500	158.00	54	71,600	107,230	15,560

TOWNSHIP NAME

SELLER	BUYER	BK-PG	SALE PRICE	NET ACRES	AVG CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
Kuiken, Donald	Long, Don H.	2005-04423	108,000	52.80	38	15,750	0	400
<u>Union Twp</u>								
Van Wyk, Douglas	Romick, Michael	2005-01631	40,000	3.60	49	1,720	0	0
Rees, Tom	Williams, Gene	2005-03815	211,700	69.19	77	50,040	0	0
Rees & Van Dyke	Williams, Steven C.	2005-03833	213,904	72.29	72	47,780	0	0
Wittkowski, Douglas F	Furnal, Kevin D	2005-07751	130,150	4.24	65	2,250	62,580	4,560
<u>Washington Twp</u>								
Roloff Evangelistic Ent	Clark, Arthur M	2005-01100	65,000	49.93	64	22,900	0	0
Bingham, Deloris Estate	Alexander, Rodney	2005-01480	63,000	69.97	48	25,580	0	0
Humphrey, Patrick L	Clark, Dorothy	2005-02568	155,000	149.04	39	47,720	0	2,320
Roloff Evangelistic Ent	AGR McCrea	2005-06785	208,000	160.74	55	72,650	0	3,940
AGR McCrea	Stull, Keith S	2005-06788	17,500	13.32	63	7,020	0	0
Carruthers, W. Larry	Ragsdale, Jerry L	2005-07952	140,000	109.09	32	27,870	0	0

Bare Land Report

2005-BARE AG LAND OVER 20.00 ACRES-GOOD SALES

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								
Clay Twp									
75-18-30	2005-02789	\$76,000	80.00	56	950	16.96	2,100	26	0.47
75-18-30	2005-02790	\$76,000	80.00	54	950	17.59	12,580	157	2.91
75-18-32	2005-06539	\$33,000	22.83	34	1,445	42.77	7,100	311	9.20
Dallas Twp									
74-21-02	2005-06214	\$28,342	49.43	50	573	11.58	19,220	389	7.86
74-21-16	2005-06818	\$105,000	115.87	50	906	18.05	48,000	414	8.25
Franklin Twp									
75-21-23	2005-02035	\$265,000	154.85	59	1,711	29.20	78,870	509	8.69
75-21-26	2005-03029	\$83,000	152.49	71	544	7.64	105,570	692	9.72
75-21-26	2005-03053	\$87,000	37.84	81	2,299	28.35	29,350	776	9.56
Indiana Twp									
74-19-22	2005-00381	\$196,950	78.78	70	2,500	35.97	41,800	531	7.63
74-19-14	2005-05035	\$35,000	84.69	25	413	16.27	14,620	173	6.80
Knoxville Twp									
75-20-13	2005-01732	\$97,344	39.03	76	2,494	32.69	27,190	697	9.13
76-20-34	2005-06162	\$72,000	41.99	74	1,715	23.30	29,150	694	9.43
75-19-11	2005-06157	\$34,104	28.26	79	1,207	15.22	19,620	694	8.75
Lake Prairie Twp									
77-18-14	2005-01237	\$100,000	20.00	57	5,000	88.34	9,750	488	8.61
77-18-14	2005-01195	\$500,000	183.39	62	2,726	44.33	77,710	424	6.89
76-18-12	2005-01387	\$390,000	43.03	83	9,063	109.86	28,850	670	8.13

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								
76-18-27	2005-03461	\$212,500	27.84	40	7,633	190.82	9,720	349	8.73
76-18-16	2005-07850	\$852,722	65.59	37	13,001	353.28	20,000	305	8.29
77-18-35	2005-07312	\$341,200	101.46	53	3,363	64.06	41,940	413	7.87
Liberty Twp									
74-18-22	2005-00382	\$15,000	31.88	81	471	5.81	25,770	808	9.98
Pleasant Grove Twp									
76-21-12	2005-00142	\$48,000	47.51	48	1,010	21.23	18,320	386	8.10
77-21-20	2005-01105	\$97,700	40.07	79	2,438	31.02	27,960	698	8.88
76-21-08	2005-07692	\$350,000	168.80	60	2,073	34.44	90,630	537	8.92
Pleasantville City 2nd class									
76-21-09	2005-05356	\$240,000	37.10	59	6,469	109.83	18,470	498	8.45
76-21-16	2005-07619	\$110,250	35.50	57	3,106	54.97	19,570	551	9.76
Red Rock Twp									
77-21-03	2005-02274	\$175,625	69.58	36	2,524	69.53	21,360	307	8.46
77-20-36	2005-03920	\$275,000	104.92	50	2,621	52.32	46,580	444	8.86
77-20-03	2006-01277	\$350,000	155.64	57	2,249	39.25	74,050	476	8.30
77-20-13	2005-05071	\$52,000	53.91	9	965	102.61	7,670	142	15.14
77-20-24	2005-07415	\$310,000	147.04	52	2,108	40.78	65,890	448	8.67
Union Twp									
76-20-06	2005-03815	\$211,700	69.19	77	3,060	39.63	50,040	723	9.37
76-20-06	2005-03833	\$213,904	72.29	72	2,959	41.27	47,780	661	9.22
Washington Twp									
74-20-20	2005-01100	\$65,000	49.93	64	1,302	20.34	22,900	459	7.17

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								
74-20-19	2005-01480	\$63,000	69.97	48	900	18.60	25,580	366	7.55
74-20-25	2005-07952	\$140,000	109.09	32	1,283	40.36	27,870	255	8.03
TOTAL NET ACRES	AVG CSR	TOTAL SALES PRICE			PRICE PER ACRE	PRICE PER POINT	TOTAL LAND VALUE	VALUE PER ACRE	VALUE PER POINT
2,669.79	56	\$6,302,341			\$2,361	\$42.21	\$1,213,580	\$455	\$8.13

Acreage Report

2005 - ACREAGES UNDER 20.00 ACRES IN SIZE

TOWNSHIP NAME				PRICE			
BUYER	PIN	SALE PRICE	NET ACRES	PER ACRE	LAND VALUE	DWLG VALUE	BLDG VALUE
Clay Twp							
Nunnikhoven, Gary	00012-005-00	30,000	4.69	6,397	2,580	0	0
Miller, Sherri	00940-010-00	45,000	1.42	31,690	930	32,700	2,740
Schroder, Brent	00311-025-00	212,500	5.82	36,512	3,350	147,370	0
Link, Benjamin	00012-020-00	31,500	3.60	8,750	1,980	0	0
Dallas Twp							
Nolte, William II	01484-000-00	60,000	16.69	3,595	4,910	0	0
Essary, David	01438-005-00	151,000	18.22	8,288	7,960	89,780	2,070
Maeschen, Brandon M	01537-010-00	135,000	5.40	25,000	3,390	74,050	11,020
Indiana Twp							
Brown, Leslie	04473-010-00	117,500	19.48	6,032	1,830	39,410	3,040
Knoxville Twp							
Van Donselaar, Danny J	06455-001-00	51,000	17.22	2,962	7,540	0	0
Miller, Mitchell G.	06396-010-00	200,000	8.18	24,450	2,720	183,010	13,370
Rinehart, Allen	06267-000-00	74,200	13.90	5,338	360	0	0
Anderson, Russell J.	05772-030-00	20,000	2.11	9,479	940	0	0
Sharp, Ronnie L	05785-010-00	35,000	9.39	3,727	4,320	0	0
Utterback, Randy	06842-025-00	15,000	2.90	5,172	1,280	0	0
Barnett, Martha	06-007-00, 05996-02	35,000	2.66	13,158	510	33,050	0
Mc Combs, Kyle L	06865-010-00	20,000	8.21	2,436	1,260	0	0
Lake Prairie Twp							
Merrill, Patricia	13159-010-00	203,500	4.21	48,337	920	157,640	0
Silk, Amy A.	13477-025-00	5,625	1.25	4,500	851	95,610	0
Vermeer, Stanley J.	13397-040-00	1,540	0.39	3,949	160	0	0
Van Hulzen, Bradley J	12814-005-00	90,000	19.64	4,582	8,320	46,640	2,070

TOWNSHIP NAME				PRICE			
BUYER	PIN	SALE	NET	PER	LAND	DWLG	BLDG
		PRICE	ACRES	ACRE	VALUE	VALUE	VALUE
Goodyk, Michael J	12-030-00, 12912-03	103,000	16.35	6,300	2,930	0	0
Sees, Benjamin R & Keri A	12814-020-00	60,000	4.23	14,184	1,790	0	0
Van Elsen, James	13092-025-00	48,000	7.34	6,540	3,250	0	0
Lowery, James	19-010-00, 13722-00	215,000	2.09	102,871	630	225,460	1,370
Pella City 2nd class							
Fairway Ridge Dev LLC	14-065-00, 17404-07	150,000	1.42	105,634	560	0	0
Dishman, Steve	17421-017-00	20,000	0.80	25,000	300	0	0
Pleasant Grove Twp							
Rodda, John A	19187-015-00	10,000	2.77	3,610	1,100	0	0
McCrone, Richard	19283-010-00	135,000	1.10	122,727	920	65,070	1,160
Harding, Robert I.	31-000-00, 19882-00	45,000	16.05	2,804	9,960	0	0
Glann, Harold & Andrew	20015-025-00	42,500	9.75	4,359	4,890	0	0
Comiskey, Paul	20015-030-00	50,000	10.14	4,931	5,080	0	0
Reynolds, Robert J	20077-020-00	69,900	15.10	4,629	9,060	0	0
Ingle, Lynn E	20015-020-00	35,000	8.99	3,893	4,510	0	0
Peterson, Leigh Ann	1964001500	162,500	6.00	27,083	3,071	58,820	8,560
Red Rock Twp							
Gehrking, Christopher	21519-010-00	137,000	1.66	82,530	720	75,170	0
Union Twp							
Romick, Michael	23354-015-00	40,000	3.60	11,111	1,720	0	0
Furnal, Kevin D	23531-015-00	130,150	4.24	30,696	2,250	62,580	4,560
Washington Twp							
Stull, Keith S	23814-010-00	17,500	13.32	1,314	7,020	0	0

2005-Bare Land on Per Acre Basis-Sorted by Avg Price

<u>BUYER</u>	<u>Price</u>	<u>Net Ac</u>	<u>Land Value</u>	<u>Price/Acre</u>	<u>Value/Acre</u>	<u>Adj CSR</u>
Bockenstedt, Mark	\$852,722	65.59	\$20,000	13,001	305	37
Pella Christian HS Societ	\$390,000	43.03	\$28,850	9,063	670	83
Milburn, Scott A.	\$212,500	27.84	\$9,720	7,633	349	40
Koethe, LeMar A	\$240,000	37.10	\$18,470	6,469	498	59
Tucker, Allan	\$100,000	20.00	\$9,750	5,000	488	57
Lowery, James	\$341,200	101.46	\$41,940	3,363	413	53
Beasley, Stephen	\$110,250	35.50	\$19,570	3,106	551	57
Williams, Gene	\$211,700	69.19	\$50,040	3,060	723	77
Williams, Steven C.	\$213,904	72.29	\$47,780	2,959	661	72
Vermeer, Gary	\$500,000	183.39	\$77,710	2,726	424	62
Hietbrink, Paul D.	\$275,000	104.92	\$46,580	2,621	444	50
Parker, Bradley J.	\$175,625	69.58	\$21,360	2,524	307	36
Pearson, Kim Alan	\$196,950	78.78	\$41,800	2,500	531	70
Synhorst, Donald J	\$97,344	39.03	\$27,190	2,494	697	76
Russell, Nancy M	\$97,700	40.07	\$27,960	2,438	698	79
Bailey, Paul C.	\$87,000	37.84	\$29,350	2,299	776	81
Vanderploeg, Ruard	\$350,000	155.64	\$74,050	2,249	476	57
Vander Linden, Cole Duane	\$310,000	147.04	\$65,890	2,108	448	52
Hoffman, Wilson R Trust	\$350,000	168.80	\$90,630	2,073	537	60
Rasmussen, Eric	\$72,000	41.99	\$29,150	1,715	694	74
Wallace, Daniel J	\$265,000	154.85	\$78,870	1,711	509	59
Puyear, Randy & Dorothy	\$33,000	22.83	\$7,100	1,445	311	34
Clark, Arthur M	\$65,000	49.93	\$22,900	1,302	459	64
Ragsdale, Jerry L	\$140,000	109.09	\$27,870	1,283	255	32
Brooks, Roger D	\$34,104	28.26	\$19,620	1,207	694	79
Sutter, Kenneth	\$48,000	47.51	\$18,320	1,010	386	48

<u>BUYER</u>	<u>Price</u>	<u>Net Ac</u>	<u>Land Value</u>	<u>Price/Acre</u>	<u>Value/Acre</u>	<u>Adj CSR</u>
Kingery, Craig	\$52,000	53.91	\$7,670	965	142	9
Loynachan, Robert D	\$76,000	80.00	\$12,580	950	157	54
Johansen, Denis E	\$76,000	80.00	\$2,100	950	26	56
Best, Gary R	\$105,000	115.87	\$48,000	906	414	50
Alexander, Rodney	\$63,000	69.97	\$25,580	900	366	48
Reed, John	\$28,342	49.43	\$19,220	573	389	50
Perkins, P. David	\$83,000	152.49	\$105,570	544	692	71
Bonnett, Craig	\$15,000	31.88	\$25,770	471	808	81
Davis, Donald	\$35,000	84.69	\$14,620	413	173	25

2005-Bare Land on Per Acre Basis-Sorted by Avg CSR

<u>BUYER</u>	<u>Price</u>	<u>Net Ac</u>	<u>Land Value</u>	<u>Price/Acre</u>	<u>Value/Acre</u>	<u>Avg CSR</u>
Pella Christian HS Societ	\$390,000	43.03	\$28,850	9,063	670	83
Bailey, Paul C.	\$87,000	37.84	\$29,350	2,299	776	81
Bonnett, Craig	\$15,000	31.88	\$25,770	471	808	81
Brooks, Roger D	\$34,104	28.26	\$19,620	1,207	694	79
Russell, Nancy M	\$97,700	40.07	\$27,960	2,438	698	79
Williams, Gene	\$211,700	69.19	\$50,040	3,060	723	77
Synhorst, Donald J	\$97,344	39.03	\$27,190	2,494	697	76
Rasmussen, Eric	\$72,000	41.99	\$29,150	1,715	694	74
Williams, Steven C.	\$213,904	72.29	\$47,780	2,959	661	72
Perkins, P. David	\$83,000	152.49	\$105,570	544	692	71
Pearson, Kim Alan	\$196,950	78.78	\$41,800	2,500	531	70
Clark, Arthur M	\$65,000	49.93	\$22,900	1,302	459	64
Vermeer, Gary	\$500,000	183.39	\$77,710	2,726	424	62
Hoffman, Wilson R Trust	\$350,000	168.80	\$90,630	2,073	537	60
Koethe, LeMar A	\$240,000	37.10	\$18,470	6,469	498	59
Wallace, Daniel J	\$265,000	154.85	\$78,870	1,711	509	59
Vanderploeg, Ruard	\$350,000	155.64	\$74,050	2,249	476	57
Tucker, Allan	\$100,000	20.00	\$9,750	5,000	488	57
Beasley, Stephen	\$110,250	35.50	\$19,570	3,106	551	57
Johansen, Denis E	\$76,000	80.00	\$2,100	950	26	56
Loynachan, Robert D	\$76,000	80.00	\$12,580	950	157	54
Lowery, James	\$341,200	101.46	\$41,940	3,363	413	53
Vander Linden, Cole Duane	\$310,000	147.04	\$65,890	2,108	448	52
Best, Gary R	\$105,000	115.87	\$48,000	906	414	50
Hietbrink, Paul D.	\$275,000	104.92	\$46,580	2,621	444	50
Reed, John	\$28,342	49.43	\$19,220	573	389	50
Alexander, Rodney	\$63,000	69.97	\$25,580	900	366	48
Sutter, Kenneth	\$48,000	47.51	\$18,320	1,010	386	48

<u>BUYER</u>	<u>Price</u>	<u>Net Ac</u>	<u>Land Value</u>	<u>Price/Acre</u>	<u>Value/Acre</u>	<u>Avg CSR</u>
Milburn, Scott A.	\$212,500	27.84	\$9,720	7,633	349	40
Bockenstedt, Mark	\$852,722	65.59	\$20,000	13,001	305	37
Parker, Bradley J.	\$175,625	69.58	\$21,360	2,524	307	36
Puyear, Randy & Dorothy	\$33,000	22.83	\$7,100	1,445	311	34
Ragsdale, Jerry L	\$140,000	109.09	\$27,870	1,283	255	32
Davis, Donald	\$35,000	84.69	\$14,620	413	173	25
Kingery, Craig	\$52,000	53.91	\$7,670	965	142	9

2005-Bare Land on Per Acre Basis-Sorted by Avg Value

<u>BUYER</u>	<u>Price</u>	<u>Net Ac</u>	<u>Land Value</u>	<u>Price/Acre</u>	<u>Value/Acre</u>	<u>Adj CSR</u>
Bonnett, Craig	\$15,000	31.88	\$25,770	471	808	81
Bailey, Paul C.	\$87,000	37.84	\$29,350	2,299	776	81
Williams, Gene	\$211,700	69.19	\$50,040	3,060	723	77
Russell, Nancy M	\$97,700	40.07	\$27,960	2,438	698	79
Synhorst, Donald J	\$97,344	39.03	\$27,190	2,494	697	76
Brooks, Roger D	\$34,104	28.26	\$19,620	1,207	694	79
Rasmussen, Eric	\$72,000	41.99	\$29,150	1,715	694	74
Perkins, P. David	\$83,000	152.49	\$105,570	544	692	71
Pella Christian HS Societ	\$390,000	43.03	\$28,850	9,063	670	83
Williams, Steven C.	\$213,904	72.29	\$47,780	2,959	661	72
Beasley, Stephen	\$110,250	35.50	\$19,570	3,106	551	57
Hoffman, Wilson R Trust	\$350,000	168.80	\$90,630	2,073	537	60
Pearson, Kim Alan	\$196,950	78.78	\$41,800	2,500	531	70
Wallace, Daniel J	\$265,000	154.85	\$78,870	1,711	509	59
Koethe, LeMar A	\$240,000	37.10	\$18,470	6,469	498	59
Tucker, Allan	\$100,000	20.00	\$9,750	5,000	488	57
Vanderploeg, Ruard	\$350,000	155.64	\$74,050	2,249	476	57
Clark, Arthur M	\$65,000	49.93	\$22,900	1,302	459	64
Vander Linden, Cole Duane	\$310,000	147.04	\$65,890	2,108	448	52
Hietbrink, Paul D.	\$275,000	104.92	\$46,580	2,621	444	50
Vermeer, Gary	\$500,000	183.39	\$77,710	2,726	424	62
Best, Gary R	\$105,000	115.87	\$48,000	906	414	50
Lowery, James	\$341,200	101.46	\$41,940	3,363	413	53
Reed, John	\$28,342	49.43	\$19,220	573	389	50
Sutter, Kenneth	\$48,000	47.51	\$18,320	1,010	386	48
Alexander, Rodney	\$63,000	69.97	\$25,580	900	366	48

<u>BUYER</u>	<u>Price</u>	<u>Net Ac</u>	<u>Land Value</u>	<u>Price/Acre</u>	<u>Value/Acre</u>	<u>Adj CSR</u>
Milburn, Scott A.	\$212,500	27.84	\$9,720	7,633	349	40
Puyear, Randy & Dorothy	\$33,000	22.83	\$7,100	1,445	311	34
Parker, Bradley J.	\$175,625	69.58	\$21,360	2,524	307	36
Bockenstedt, Mark	\$852,722	65.59	\$20,000	13,001	305	37
Ragsdale, Jerry L	\$140,000	109.09	\$27,870	1,283	255	32
Davis, Donald	\$35,000	84.69	\$14,620	413	173	25
Loynachan, Robert D	\$76,000	80.00	\$12,580	950	157	54
Kingery, Craig	\$52,000	53.91	\$7,670	965	142	9
Johansen, Denis E	\$76,000	80.00	\$2,100	950	26	56

MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Brom, Bernard	TOWNSHIP:	Clay Twp
BUYER:	Link, Benjamin	T-R-S	75-18-04
TRANSFER DATE	12/13/2005	BK-PG	2005-07859
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	4.00	UNADJUSTED	
NET ACRES :	3.60	AVERAGE CSR :	67.60

PRICING INFORMATION :

TOTAL PRICE PAID:	\$31,500
PRICE / CSR POINT:	\$129
PRICE / NET ACRE:	\$8,750

ASSESSED VALUATION :

LAND VALUE:	\$1,980
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,980

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$550
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PARCEL # : 00012-020-00

REMARKS : Bare Land

MISC :

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Brozovich, Jeffery A	TOWNSHIP:	Clay Twp
BUYER:	Puyear, Randy & Dorothy	T-R-S	75-18-32
TRANSFER DATE	10/20/2005	BK-PG	2005-06539
SALE CONDITIONS :			

GROSS ACRES :	25.32	UNADJUSTED AVERAGE CSR :	33.80
NET ACRES :	22.83		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$33,000
PRICE / CSR POINT:	\$43
PRICE / NET ACRE:	\$1,445

ASSESSED VALUATION :

LAND VALUE:	\$7,100
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$7,100

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$311
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PARCEL # : 00981-005-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Cushman, Chad L	TOWNSHIP:	Clay Twp
BUYER:	Schroder, Brent	T-R-S	75-18-04
TRANSFER DATE	9/23/2005	BK-PG	2005-05966
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	6.33	UNADJUSTED	
NET ACRES :	5.82	AVERAGE CSR :	46.10

PRICING INFORMATION :

TOTAL PRICE PAID:	\$212,500
PRICE / CSR POINT:	\$792
PRICE / NET ACRE:	\$36,512

ASSESSED VALUATION :

LAND VALUE:	\$3,350
DWLG VALUE:	\$147,370
BLDG VALUE:	\$0
TOTAL VALUE:	\$150,720

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$25,897
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PARCEL # : 00311-025-00

REMARKS : Split of Property

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	LMJ Farms Ptr	TOWNSHIP:	Clay Twp
BUYER:	Miller, Sherri	T-R-S	75-18-30
TRANSFER DATE	9/1/2005	BK-PG	2005-05425
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	1.53	UNADJUSTED AVERAGE CSR :	87.00
NET ACRES :	1.42		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$45,000
PRICE / CSR POINT:	\$364
PRICE / NET ACRE:	\$31,690

ASSESSED VALUATION :

LAND VALUE:	\$930
DWLG VALUE:	\$32,700
BLDG VALUE:	\$2,740
TOTAL VALUE:	\$36,370

CONTRACT TERMS:

DOWN PAYMENT :	\$5,000
INTEREST RATE :	6.25
MONTHLY PAYMENT :	\$485
ANNUAL PAYMENT :	
LENGTH IN YRS:	
BALLOON DATE:	

VALUE / NET ACRE :	\$25,613
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PARCEL # : 00940-010-00

REMARKS : Contract Sale - Split of Property

MISC : Possible change in use and classification to Residential

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Brom, Bernard	TOWNSHIP:	Clay Twp
BUYER:	Nunnikhoven, Gary	T-R-S	75-18-04
TRANSFER DATE	5/24/2005	BK-PG	2005-03050
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	4.97	UNADJUSTED AVERAGE CSR :	61.90
NET ACRES :	4.69		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$30,000
PRICE / CSR POINT:	\$103
PRICE / NET ACRE:	\$6,397

ASSESSED VALUATION :

LAND VALUE:	\$2,580
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$2,580

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$550
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PARCEL # : 00012-005-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	P & R Farms	TOWNSHIP:	Clay Twp
BUYER:	Loynachan, Robert D	T-R-S	75-18-30
TRANSFER DATE	5/14/2005	BK-PG	2005-02790
SALE CONDITIONS :			

GROSS ACRES :	80.00	UNADJUSTED	
NET ACRES :	80.00	AVERAGE CSR :	54.00

PRICING INFORMATION :

TOTAL PRICE PAID:	\$76,000
PRICE / CSR POINT:	\$18
PRICE / NET ACRE:	\$950

ASSESSED VALUATION :

LAND VALUE:	\$12,580
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$12,580

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$157
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PARCEL # : 00300-000-00, 00301-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	P & R Farms	TOWNSHIP:	Clay Twp
BUYER:	Johansen, Denis E	T-R-S	75-18-30
TRANSFER DATE	5/10/2005	BK-PG	2005-02789
SALE CONDITIONS :			

GROSS ACRES :	80.00	UNADJUSTED	
NET ACRES :	80.00	AVERAGE CSR :	56.00

PRICING INFORMATION :

TOTAL PRICE PAID:	\$76,000
PRICE / CSR POINT:	\$17
PRICE / NET ACRE:	\$950

ASSESSED VALUATION :

LAND VALUE:	\$2,100
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$2,100

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$26
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PARCEL # : 00298-000-00, 00299-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Langebartels, Henry J	TOWNSHIP:	Dallas Twp
BUYER:	Best, Gary R	T-R-S	74-21-16
TRANSFER DATE	10/30/2005	BK-PG	2005-06818
SALE CONDITIONS :			

GROSS ACRES :	120.00	UNADJUSTED	
NET ACRES :	115.87	AVERAGE CSR :	50.20

PRICING INFORMATION :

TOTAL PRICE PAID:	\$105,000
PRICE / CSR POINT:	\$18
PRICE / NET ACRE:	\$906

ASSESSED VALUATION :

LAND VALUE:	\$48,000
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$48,000

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$414
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PARCEL # : 01788-000-00, 01789-000-00, 01790-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Chadwick, Barry	TOWNSHIP:	Dallas Twp
BUYER:	Reed, John	T-R-S	74-21-02
TRANSFER DATE	10/7/2005	BK-PG	2005-06214
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	49.43	UNADJUSTED AVERAGE CSR :	49.50
NET ACRES :	49.43		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$28,342
PRICE / CSR POINT:	\$12
PRICE / NET ACRE:	\$573

ASSESSED VALUATION :

LAND VALUE:	\$19,220
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$19,220

CONTRACT TERMS:

DOWN PAYMENT :	\$10,000
INTEREST RATE :	5.00
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	
LENGTH IN YRS:	20.00
BALLOON DATE:	

VALUE / NET ACRE :	\$389
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PARCEL # : 01447-000-00, 01448-000-00, 01449-010-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Schneider, Martin	TOWNSHIP:	Dallas Twp
BUYER:	Nolte, William II	T-R-S	74-21-03
TRANSFER DATE	1/28/2005	BK-PG	2005-00632
SALE CONDITIONS :			

GROSS ACRES :	17.50	UNADJUSTED AVERAGE CSR :	34.50
NET ACRES :	16.69		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$60,000
PRICE / CSR POINT:	\$104
PRICE / NET ACRE:	\$3,595

ASSESSED VALUATION :

LAND VALUE:	\$4,910
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$4,910

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$294
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PARCEL # : 01484-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Cline, Arden Estate	TOWNSHIP:	Franklin Twp
BUYER:	Mott, Corwin & Benny	T-R-S	75-21-05
TRANSFER DATE	12/7/2005	BK-PG	2005-07872
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	90.00	UNADJUSTED	
NET ACRES :	88.26	AVERAGE CSR :	51.00

PRICING INFORMATION :

TOTAL PRICE PAID:	\$144,000
PRICE / CSR POINT:	\$32
PRICE / NET ACRE:	\$1,632

ASSESSED VALUATION :

LAND VALUE:	\$39,040
DWLG VALUE:	\$0
BLDG VALUE:	\$19,400
TOTAL VALUE:	\$58,440

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$662
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PARCEL # : 03871-000-00, 03872-000-00, 03873-000-00

REMARKS :

MISC :

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Wiliams, Ruth Estate	TOWNSHIP:	Franklin Twp
BUYER:	Breazeale, Shane	T-R-S	75-21-13
TRANSFER DATE	6/7/2005	BK-PG	2005-03804
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	120.00	UNADJUSTED	
NET ACRES :	119.00	AVERAGE CSR :	52.30

PRICING INFORMATION :

TOTAL PRICE PAID:	\$191,000
PRICE / CSR POINT:	\$31
PRICE / NET ACRE:	\$1,605

ASSESSED VALUATION :

LAND VALUE:	\$53,760
DWLG VALUE:	\$0
BLDG VALUE:	\$6,880
TOTAL VALUE:	\$60,640

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$510
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PARCEL # : 03457-000-00, 03468-000-00, 03469-000-00

REMARKS :

MISC :

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Williams, Ruth Estate	TOWNSHIP:	Franklin Twp
BUYER:	Breazeale, Shawn	T-R-S	75-21-13
TRANSFER DATE	6/7/2005	BK-PG	2005-03801
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	138.56	UNADJUSTED	
NET ACRES :	134.58	AVERAGE CSR :	55.60

PRICING INFORMATION :

TOTAL PRICE PAID:	\$256,000
PRICE / CSR POINT:	\$34
PRICE / NET ACRE:	\$1,902

ASSESSED VALUATION :

LAND VALUE:	\$61,210
DWLG VALUE:	\$62,550
BLDG VALUE:	\$6,620
TOTAL VALUE:	\$130,380

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$969
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PARCEL # : 03526-001-00, 03456-000-00, 03470-000-00, 03471-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Vander Linden, Rua	TOWNSHIP:	Franklin Twp
BUYER:	Bailey, Paul C.	T-R-S	75-21-26
TRANSFER DATE	5/25/2005	BK-PG	2005-03053
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	37.84	UNADJUSTED	
NET ACRES :	37.84	AVERAGE CSR :	81.10

PRICING INFORMATION :

TOTAL PRICE PAID:	\$87,000
PRICE / CSR POINT:	\$28
PRICE / NET ACRE:	\$2,299

ASSESSED VALUATION :

LAND VALUE:	\$29,350
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$29,350

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$776
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PARCEL # : 03570-010-00, 03571-010-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Ruth Williams Estate	TOWNSHIP:	Franklin Twp
BUYER:	Wallace, Daniel J	T-R-S	75-21-23
TRANSFER DATE	3/28/2005	BK-PG	2005-02035
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	161.45	UNADJUSTED	
NET ACRES :	154.85	AVERAGE CSR :	58.60

PRICING INFORMATION :

TOTAL PRICE PAID:	\$265,000
PRICE / CSR POINT:	\$29
PRICE / NET ACRE:	\$1,711

ASSESSED VALUATION :

LAND VALUE:	\$78,870
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$78,870

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$509
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PARCEL # : 03464-000-00, 03466-000-00, 03467-000-00, 03511-000-00, 03512-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Friday, James	TOWNSHIP:	Franklin Twp
BUYER:	Russell & Standley	T-R-S	75-21-31
TRANSFER DATE	1/18/2005	BK-PG	2005-00547
SALE CONDITIONS :			

GROSS ACRES :	109.55	UNADJUSTED	
NET ACRES :	107.54	AVERAGE CSR :	35.00

PRICING INFORMATION :

TOTAL PRICE PAID:	\$164,000
PRICE / CSR POINT:	\$44
PRICE / NET ACRE:	\$1,525

ASSESSED VALUATION :

LAND VALUE:	\$28,790
DWLG VALUE:	\$44,070
BLDG VALUE:	\$5,920
TOTAL VALUE:	\$78,780

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$733
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PARCEL # : 03669-000-00, 03670-000-00, 03371-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Sims, Charles E	TOWNSHIP:	Indiana Twp
BUYER:	Synhorst, Abraham J	T-R-S	75-19-26
TRANSFER DATE	3/1/2005	BK-PG	2005-01139
SALE CONDITIONS :			

GROSS ACRES :	79.26	UNADJUSTED	
NET ACRES :	77.26	AVERAGE CSR :	85.50

PRICING INFORMATION :

TOTAL PRICE PAID:	\$256,252
PRICE / CSR POINT:	\$39
PRICE / NET ACRE:	\$3,317

ASSESSED VALUATION :

LAND VALUE:	\$53,850
DWLG VALUE:	\$0
BLDG VALUE:	\$8,060
TOTAL VALUE:	\$61,910

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$801
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PARCEL # : 04196-000-00, 04197-001-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Rankin, Boyd Trust	TOWNSHIP:	Indiana Twp
BUYER:	Pearson, Kim Alan	T-R-S	74-19-22
TRANSFER DATE	1/7/2005	BK-PG	2005-00381
SALE CONDITIONS :			
Transfer To/By Trust			

GROSS ACRES :	80.00	UNADJUSTED	
NET ACRES :	78.78	AVERAGE CSR :	69.50

PRICING INFORMATION :

TOTAL PRICE PAID:	\$196,950
PRICE / CSR POINT:	\$36
PRICE / NET ACRE:	\$2,500

ASSESSED VALUATION :

LAND VALUE:	\$41,800
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$41,800

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$531
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PARCEL # : 04667-000-00, 04668-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	McDonald, Dennis, Etal	TOWNSHIP:	Knoxville Twp
BUYER:	Vander Linden, James	T-R-S	75-19-29
TRANSFER DATE	10/12/2005	BK-PG	2005-07134
SALE CONDITIONS :			

GROSS ACRES :	58.14	UNADJUSTED	
NET ACRES :	54.34	AVERAGE CSR :	33.50

PRICING INFORMATION :

TOTAL PRICE PAID:	\$130,000
PRICE / CSR POINT:	\$71
PRICE / NET ACRE:	\$2,392

ASSESSED VALUATION :

LAND VALUE:	\$12,460
DWLG VALUE:	\$46,720
BLDG VALUE:	\$1,220
TOTAL VALUE:	\$60,400

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,112
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PARCEL # : 06072-000-00, 06073-000-00, 06074-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Triangle Investments	TOWNSHIP:	Knoxville Twp
BUYER:	Rasmussen, Eric	T-R-S	76-20-34
TRANSFER DATE	9/1/2005	BK-PG	2005-06162
SALE CONDITIONS :			

GROSS ACRES :	43.10	UNADJUSTED	
NET ACRES :	41.99	AVERAGE CSR :	73.60

PRICING INFORMATION :

TOTAL PRICE PAID:	\$72,000
PRICE / CSR POINT:	\$23
PRICE / NET ACRE:	\$1,715

ASSESSED VALUATION :

LAND VALUE:	\$29,150
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$29,150

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$694
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PARCEL # : 07435-001-00, 07436-001-00

REMARKS : Bare Land

MISC :

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Cowman, Leo Dean	TOWNSHIP:	Knoxville Twp
BUYER:	Barnett, Martha	T-R-S	75-19-23
TRANSFER DATE	6/9/2005	BK-PG	2005-03326
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	2.94	UNADJUSTED	
NET ACRES :	2.66	AVERAGE CSR :	1.30

PRICING INFORMATION :

TOTAL PRICE PAID:	\$35,000
PRICE / CSR POINT:	\$10,121
PRICE / NET ACRE:	\$13,158

ASSESSED VALUATION :

LAND VALUE:	\$510
DWLG VALUE:	\$33,050
BLDG VALUE:	\$0
TOTAL VALUE:	\$33,560

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$12,617
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PARCEL # : 05996-007-00, 05996-025-00

REMARKS : Sale includes manufactured home not previously valued with land.

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Clingman, Gary C	TOWNSHIP:	Knoxville Twp
BUYER:	Utterback, Randy	T-R-S	75-20-35
TRANSFER DATE	6/6/2005	BK-PG	2005-03212
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	3.00	UNADJUSTED	
NET ACRES :	2.90	AVERAGE CSR :	56.70

PRICING INFORMATION :

TOTAL PRICE PAID:	\$15,000
PRICE / CSR POINT:	\$91
PRICE / NET ACRE:	\$5,172

ASSESSED VALUATION :

LAND VALUE:	\$1,280
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,280

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$441
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PARCEL # : 06842-025-00

REMARKS : Bare Land

MISC : Possible change in use and classification to Residential

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Goff, Marion H	TOWNSHIP:	Knoxville Twp
BUYER:	Sharp, Ronnie L	T-R-S	75-19-15
TRANSFER DATE	5/25/2005	BK-PG	2005-03017
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	10.00	UNADJUSTED	
NET ACRES :	9.39	AVERAGE CSR :	34.70

PRICING INFORMATION :

TOTAL PRICE PAID:	\$35,000
PRICE / CSR POINT:	\$107
PRICE / NET ACRE:	\$3,727

ASSESSED VALUATION :

LAND VALUE:	\$4,320
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$4,320

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$460
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PARCEL # : 05785-010-00

REMARKS : Bare Land

MISC : Includes tax exempt Forest Reserve

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Watson Family Rev Trust	TOWNSHIP:	Knoxville Twp
BUYER:	Rinehart, Allen	T-R-S	75-20-03
TRANSFER DATE	4/4/2005	BK-PG	2005-01940
SALE CONDITIONS :			
Transfer To/By Trust			

GROSS ACRES :	14.91	UNADJUSTED	
NET ACRES :	13.90	AVERAGE CSR :	6.30

PRICING INFORMATION :

TOTAL PRICE PAID:	\$74,200
PRICE / CSR POINT:	\$847
PRICE / NET ACRE:	\$5,338

ASSESSED VALUATION :

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

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$26
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PARCEL # : 06267-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Vander Veer, Paul G.	TOWNSHIP:	Knoxville Twp
BUYER:	Miller, Mitchell G.	T-R-S	75-20-11
TRANSFER DATE	4/1/2005	BK-PG	2005-01876
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	8.18	UNADJUSTED	
NET ACRES :	8.18	AVERAGE CSR :	20.30

PRICING INFORMATION :

TOTAL PRICE PAID:	\$200,000
PRICE / CSR POINT:	\$1,204
PRICE / NET ACRE:	\$24,450

ASSESSED VALUATION :

LAND VALUE:	\$2,720
DWLG VALUE:	\$183,010
BLDG VALUE:	\$13,370
TOTAL VALUE:	\$199,100

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$24,340
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PARCEL # : 06396-010-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Clingman, Gary C	TOWNSHIP:	Knoxville Twp
BUYER:	Van Donselaar, Danny J	T-R-S	75-20-13
TRANSFER DATE	3/15/2005	BK-PG	2005-01476
SALE CONDITIONS :			

GROSS ACRES :	17.90	UNADJUSTED	
NET ACRES :	17.22	AVERAGE CSR :	57.50

PRICING INFORMATION :

TOTAL PRICE PAID:	\$51,000
PRICE / CSR POINT:	\$52
PRICE / NET ACRE:	\$2,962

ASSESSED VALUATION :

LAND VALUE:	\$7,540
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$7,540

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$438
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PARCEL # : 06455-001-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Clingman, Gary	TOWNSHIP:	Knoxville Twp
BUYER:	Synhorst, Donald J	T-R-S	75-20-13
TRANSFER DATE	3/1/2005	BK-PG	2005-01732
SALE CONDITIONS :			

GROSS ACRES :	39.03	UNADJUSTED AVERAGE CSR :	76.30
NET ACRES :	39.03		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$97,344
PRICE / CSR POINT:	\$33
PRICE / NET ACRE:	\$2,494

ASSESSED VALUATION :

LAND VALUE:	\$27,190
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$27,190

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$697
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PARCEL # : 06452-002-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Wiltse, Randall Estate	TOWNSHIP:	Lake Prairie Twp
BUYER:	Lowery, James	T-R-S	77-18-35
TRANSFER DATE	11/3/2005	BK-PG	2005-07313
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	2.09	UNADJUSTED	
NET ACRES :	2.09	AVERAGE CSR :	30.50

PRICING INFORMATION :

TOTAL PRICE PAID:	\$215,000
PRICE / CSR POINT:	\$3,373
PRICE / NET ACRE:	\$102,871

ASSESSED VALUATION :

LAND VALUE:	\$630
DWLG VALUE:	\$225,460
BLDG VALUE:	\$1,370
TOTAL VALUE:	\$227,460

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$108,833
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PARCEL # : 13719-010-00, 13722-005-00

REMARKS :

MISC :

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	O'Halloran, James	TOWNSHIP:	Lake Prairie Twp
BUYER:	Van Elsen, James	T-R-S	77-18-08
TRANSFER DATE	9/28/2005	BK-PG	2005-06193
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	7.67	UNADJUSTED	
NET ACRES :	7.34	AVERAGE CSR :	56.30

PRICING INFORMATION :

TOTAL PRICE PAID:	\$48,000
PRICE / CSR POINT:	\$116
PRICE / NET ACRE:	\$6,540

ASSESSED VALUATION :

LAND VALUE:	\$3,250
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$3,250

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$443
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PARCEL # : 13092-025-00

REMARKS : Bare Land

MISC :

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Milburn, Scott A & Sara R	TOWNSHIP:	Lake Prairie Twp
BUYER:	Sees, Benjamin R & Keri A	T-R-S	76-18-27
TRANSFER DATE	8/4/2005	BK-PG	2005-04828
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	4.50	UNADJUSTED	
NET ACRES :	4.23	AVERAGE CSR :	52.30

PRICING INFORMATION :

TOTAL PRICE PAID:	\$60,000
PRICE / CSR POINT:	\$271
PRICE / NET ACRE:	\$14,184

ASSESSED VALUATION :

LAND VALUE:	\$1,790
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,790

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$423
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PARCEL # : 12814-020-00

REMARKS : Bare Land

MISC :

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Vander Pol, Max	TOWNSHIP:	Lake Prairie Twp
BUYER:	Bockenstedt, Mark	T-R-S	76-18-16
TRANSFER DATE	8/2/2005	BK-PG	2005-07850
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	65.59	UNADJUSTED AVERAGE CSR :	36.80
NET ACRES :	65.59		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$852,722
PRICE / CSR POINT:	\$353
PRICE / NET ACRE:	\$13,001

ASSESSED VALUATION :

LAND VALUE:	\$20,000
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$20,000

CONTRACT TERMS:

DOWN PAYMENT :	\$85,272
INTEREST RATE :	6.50
MONTHLY PAYMENT :	\$5,722
ANNUAL PAYMENT :	
LENGTH IN YRS:	10.00
BALLOON DATE:	12/20/2015

VALUE / NET ACRE :	\$305
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PARCEL # : 12525-010-00, 12525-045-00, 12527-001-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Klein, Wayne E	TOWNSHIP:	Lake Prairie Twp
BUYER:	Goodyk, Michael J	T-R-S	76-18-35
TRANSFER DATE	7/28/2005	BK-PG	2005-04588
SALE CONDITIONS :			

GROSS ACRES :	16.82	UNADJUSTED	
NET ACRES :	16.35	AVERAGE CSR :	9.10

PRICING INFORMATION :

TOTAL PRICE PAID:	\$103,000
PRICE / CSR POINT:	\$692
PRICE / NET ACRE:	\$6,300

ASSESSED VALUATION :

LAND VALUE:	\$2,930
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$2,930

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$179
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PARCEL # : 12912-030-00, 12912-035-00

REMARKS : Bare Land

MISC : Platted Lots - South Porterville Development Lots 5 & 6

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Van Den Baard, Mary Est	TOWNSHIP:	Lake Prairie Twp
BUYER:	Milburn, Scott A.	T-R-S	76-18-27
TRANSFER DATE	6/10/2005	BK-PG	2005-03461
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	30.00	UNADJUSTED	
NET ACRES :	27.84	AVERAGE CSR :	40.00

PRICING INFORMATION :

TOTAL PRICE PAID:	\$212,500
PRICE / CSR POINT:	\$191
PRICE / NET ACRE:	\$7,633

ASSESSED VALUATION :

LAND VALUE:	\$9,720
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$9,720

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$349
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PARCEL # : 12813-000-00, 12814-010-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Van Den Baard Est., Mary	TOWNSHIP:	Lake Prairie Twp
BUYER:	Van Hulzen, Bradley J	T-R-S	76-18-27
TRANSFER DATE	5/26/2005	BK-PG	2005-03725
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	20.00	UNADJUSTED	
NET ACRES :	19.64	AVERAGE CSR :	48.20

PRICING INFORMATION :

TOTAL PRICE PAID:	\$90,000
PRICE / CSR POINT:	\$95
PRICE / NET ACRE:	\$4,582

ASSESSED VALUATION :

LAND VALUE:	\$8,320
DWLG VALUE:	\$46,640
BLDG VALUE:	\$2,070
TOTAL VALUE:	\$57,030

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,904
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PARCEL # : 12814-005-00

REMARKS : Contract Sale - no contract data provided

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Van Wyk, Betty Lou	TOWNSHIP:	Lake Prairie Twp
BUYER:	Vermeer, Stanley J.	T-R-S	77-18-23
TRANSFER DATE	5/9/2005	BK-PG	2005-02620
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	0.44	UNADJUSTED AVERAGE CSR :	61.40
NET ACRES :	0.39		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$1,540
PRICE / CSR POINT:	\$64
PRICE / NET ACRE:	\$3,949

ASSESSED VALUATION :

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

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$410
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PARCEL # : 13397-040-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	D.A.D., Inc.	TOWNSHIP:	Lake Prairie Twp
BUYER:	Silk, Amy A.	T-R-S	77-18-27
TRANSFER DATE	4/1/2005	BK-PG	2005-01906
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	1.50	UNADJUSTED	
NET ACRES :	1.25	AVERAGE CSR :	76.00

PRICING INFORMATION :

TOTAL PRICE PAID:	\$5,625
PRICE / CSR POINT:	\$59
PRICE / NET ACRE:	\$4,500

ASSESSED VALUATION :

LAND VALUE:	\$851
DWLG VALUE:	\$95,610
BLDG VALUE:	\$0
TOTAL VALUE:	\$96,461

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$77,169
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PARCEL # : 13477-025-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Smith, Marvin C	TOWNSHIP:	Lake Prairie Twp
BUYER:	Pella Christian HS Societ	T-R-S	76-18-12
TRANSFER DATE	3/11/2005	BK-PG	2005-01387
SALE CONDITIONS :			

GROSS ACRES :	44.87	UNADJUSTED	
NET ACRES :	43.03	AVERAGE CSR :	82.50

PRICING INFORMATION :

TOTAL PRICE PAID:	\$390,000
PRICE / CSR POINT:	\$110
PRICE / NET ACRE:	\$9,063

ASSESSED VALUATION :

LAND VALUE:	\$28,850
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$28,850

CONTRACT TERMS:

DOWN PAYMENT :	\$39,000
INTEREST RATE :	
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	
LENGTH IN YRS:	
BALLOON DATE:	

VALUE / NET ACRE :	\$670
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PARCEL # : 12385-005-00, 12390-001-00, 12390-002-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Gosselink, Steve	TOWNSHIP:	Lake Prairie Twp
BUYER:	Tucker, Allan	T-R-S	77-18-14
TRANSFER DATE	3/1/2005	BK-PG	2005-01237
SALE CONDITIONS :			

GROSS ACRES :	20.00	UNADJUSTED	
NET ACRES :	20.00	AVERAGE CSR :	56.60

PRICING INFORMATION :

TOTAL PRICE PAID:	\$100,000
PRICE / CSR POINT:	\$88
PRICE / NET ACRE:	\$5,000

ASSESSED VALUATION :

LAND VALUE:	\$9,750
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$9,750

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$488
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PARCEL # : 13209-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Gosselink, Steven	TOWNSHIP:	Lake Prairie Twp
BUYER:	Vermeer, Gary	T-R-S	77-18-14
TRANSFER DATE	3/1/2005	BK-PG	2005-01195
SALE CONDITIONS :			

GROSS ACRES :	189.79	UNADJUSTED	
NET ACRES :	183.39	AVERAGE CSR :	61.50

PRICING INFORMATION :

TOTAL PRICE PAID:	\$500,000
PRICE / CSR POINT:	\$44
PRICE / NET ACRE:	\$2,726

ASSESSED VALUATION :

LAND VALUE:	\$77,710
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$77,710

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$424
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PARCEL # : 13210-000-00, 13211-000-00, 13212-000-00, 13213-000-00, 13395-000-00,
13395-005-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Van Haaften, David Mark	TOWNSHIP:	Lake Prairie Twp
BUYER:	Merrill, Patricia	T-R-S	77-18-12
TRANSFER DATE	2/3/2005	BK-PG	2005-00778
SALE CONDITIONS :			

GROSS ACRES :	4.23	UNADJUSTED	
NET ACRES :	4.21	AVERAGE CSR :	13.40

PRICING INFORMATION :

TOTAL PRICE PAID:	\$203,500
PRICE / CSR POINT:	\$3,607
PRICE / NET ACRE:	\$48,337

ASSESSED VALUATION :

LAND VALUE:	\$920
DWLG VALUE:	\$157,640
BLDG VALUE:	\$0
TOTAL VALUE:	\$158,560

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$37,663
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PARCEL # : 13159-010-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Van Wyk, Elmer Estate	TOWNSHIP:	Liberty Twp
BUYER:	Poco Ag, LLC	T-R-S	74-18-24
TRANSFER DATE	12/29/2005	BK-PG	2006-00099
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	160.00	UNADJUSTED	
NET ACRES :	155.05	AVERAGE CSR :	45.20

PRICING INFORMATION :

TOTAL PRICE PAID:	\$300,000
PRICE / CSR POINT:	\$43
PRICE / NET ACRE:	\$1,935

ASSESSED VALUATION :

LAND VALUE:	\$15,420
DWLG VALUE:	\$0
BLDG VALUE:	\$3,560
TOTAL VALUE:	\$18,980

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$122
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PARCEL # : 1795500000, 1795600000, 1795700000, 1795800000

REMARKS : Outbuildings

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Fee, Dixie	TOWNSHIP:	Liberty Twp
BUYER:	Bonnett, Craig	T-R-S	74-18-22
TRANSFER DATE	1/18/2005	BK-PG	2005-00382
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	32.50	UNADJUSTED	
NET ACRES :	31.88	AVERAGE CSR :	81.00

PRICING INFORMATION :

TOTAL PRICE PAID:	\$15,000
PRICE / CSR POINT:	\$6
PRICE / NET ACRE:	\$471

ASSESSED VALUATION :

LAND VALUE:	\$25,770
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$25,770

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$808
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PARCEL # : 17914-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Nieuwsma, Norman	TOWNSHIP:	Pella City 2nd class
BUYER:	Dishman, Steve	T-R-S	76-18-15
TRANSFER DATE	11/2/2005	BK-PG	2005-06870
SALE CONDITIONS :			

GROSS ACRES :	1.00	UNADJUSTED	
NET ACRES :	0.80	AVERAGE CSR :	41.90

PRICING INFORMATION :

TOTAL PRICE PAID:	\$20,000
PRICE / CSR POINT:	\$597
PRICE / NET ACRE:	\$25,000

ASSESSED VALUATION :

LAND VALUE:	\$300
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$300

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$375
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PARCEL # : 17421-017-00

REMARKS : Bare Land

MISC : Within Pella city limits, possible change is use and classification to Residential

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Thill, Bryan J	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Peterson, Leigh Ann	T-R-S	76-21-28
TRANSFER DATE	12/25/2005	BK-PG	2006-00362
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	6.47	UNADJUSTED	
NET ACRES :	6.00	AVERAGE CSR :	54.10

PRICING INFORMATION :

TOTAL PRICE PAID:	\$162,500
PRICE / CSR POINT:	\$501
PRICE / NET ACRE:	\$27,083

ASSESSED VALUATION :

LAND VALUE:	\$3,071
DWLG VALUE:	\$58,820
BLDG VALUE:	\$8,560
TOTAL VALUE:	\$70,451

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$11,742
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PARCEL # : 1964001500

REMARKS : Dwelling and outbuilding information available on web site.

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Caulkins, Wilma D	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Hoffman, Wilson R Trust	T-R-S	76-21-08
TRANSFER DATE	12/14/2005	BK-PG	2005-07692
SALE CONDITIONS :			
Transfer To/By Trust			

GROSS ACRES :	168.80	UNADJUSTED	
NET ACRES :	168.80	AVERAGE CSR :	60.20

PRICING INFORMATION :

TOTAL PRICE PAID:	\$350,000
PRICE / CSR POINT:	\$34
PRICE / NET ACRE:	\$2,073

ASSESSED VALUATION :

LAND VALUE:	\$90,630
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$90,630

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$537
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PARCEL # : 19188-001-00, 19189-000-00, 19190-000-00, 19191-000-00, 19192-000-00, 19193-000-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Stender, Phillip	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Ingle, Lynn E	T-R-S	77-21-30
TRANSFER DATE	11/19/2005	BK-PG	2005-07177
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	9.22	UNADJUSTED AVERAGE CSR :	45.90
NET ACRES :	8.99		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$35,000
PRICE / CSR POINT:	\$85
PRICE / NET ACRE:	\$3,893

ASSESSED VALUATION :

LAND VALUE:	\$4,510
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$4,510

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$502
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PARCEL # : 20015-020-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Burress, William	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Reynolds, Robert J	T-R-S	77-21-32
TRANSFER DATE	11/6/2005	BK-PG	2005-07097
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	15.14	UNADJUSTED	
NET ACRES :	15.10	AVERAGE CSR :	52.80

PRICING INFORMATION :

TOTAL PRICE PAID:	\$69,900
PRICE / CSR POINT:	\$88
PRICE / NET ACRE:	\$4,629

ASSESSED VALUATION :

LAND VALUE:	\$9,060
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$9,060

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$600
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PARCEL # : 20077-020-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Stender, Phillip	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Glann, Harold & Andrew	T-R-S	77-21-30
TRANSFER DATE	8/22/2005	BK-PG	2005-05093
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	10.00	UNADJUSTED	
NET ACRES :	9.75	AVERAGE CSR :	56.50

PRICING INFORMATION :

TOTAL PRICE PAID:	\$42,500
PRICE / CSR POINT:	\$77
PRICE / NET ACRE:	\$4,359

ASSESSED VALUATION :

LAND VALUE:	\$4,890
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$4,890

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$502
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PARCEL # : 20015-025-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Bailey, Paul C	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Thill, Bryan J	T-R-S	76-21-21
TRANSFER DATE	5/4/2005	BK-PG	2005-02525
SALE CONDITIONS :			

GROSS ACRES :	223.47	UNADJUSTED	
NET ACRES :	217.37	AVERAGE CSR :	58.90

PRICING INFORMATION :

TOTAL PRICE PAID:	\$480,000
PRICE / CSR POINT:	\$37
PRICE / NET ACRE:	\$2,208

ASSESSED VALUATION :

LAND VALUE:	\$106,880
DWLG VALUE:	\$58,820
BLDG VALUE:	\$8,560
TOTAL VALUE:	\$174,260

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$802
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PARCEL # : Thirteen (13) parcels

REMARKS :

MISC :

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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:	Hilsabeck, R.L. & B.J.	TOWNSHIP:	Pleasant Grove Twp
BUYER:	McCrone, Richard	T-R-S	76-21-13
TRANSFER DATE	4/20/2005	BK-PG	2005-02730
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	1.50	UNADJUSTED	
NET ACRES :	1.10	AVERAGE CSR :	87.00

PRICING INFORMATION :

TOTAL PRICE PAID:	\$135,000
PRICE / CSR POINT:	\$1,411
PRICE / NET ACRE:	\$122,727

ASSESSED VALUATION :

LAND VALUE:	\$920
DWLG VALUE:	\$65,070
BLDG VALUE:	\$1,160
TOTAL VALUE:	\$67,150

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$61,045
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PARCEL # : 19283-010-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Lopez, Matthew R	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Rodda, John A	T-R-S	76-21-08
TRANSFER DATE	3/22/2005	BK-PG	2005-05490
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	3.33	UNADJUSTED AVERAGE CSR :	66.10
NET ACRES :	2.77		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$10,000
PRICE / CSR POINT:	\$55
PRICE / NET ACRE:	\$3,610

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 :	\$397
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PARCEL # : 19187-015-00

REMARKS : Bare Land

MISC : Possible change in use and classification to Residential

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Cowden, Dolan N	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Russell, Nancy M	T-R-S	77-21-20
TRANSFER DATE	2/28/2005	BK-PG	2005-01105
SALE CONDITIONS :			

GROSS ACRES :	41.05	UNADJUSTED	
NET ACRES :	40.07	AVERAGE CSR :	78.60

PRICING INFORMATION :

TOTAL PRICE PAID:	\$97,700
PRICE / CSR POINT:	\$31
PRICE / NET ACRE:	\$2,438

ASSESSED VALUATION :

LAND VALUE:	\$27,960
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$27,960

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$698
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PARCEL # : 19870-000-00, 19870-005-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Baldwin, David	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Sutter, Kenneth	T-R-S	76-21-12
TRANSFER DATE	1/7/2005	BK-PG	2005-00142
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	47.51	UNADJUSTED	
NET ACRES :	47.51	AVERAGE CSR :	47.60

PRICING INFORMATION :

TOTAL PRICE PAID:	\$48,000
PRICE / CSR POINT:	\$21
PRICE / NET ACRE:	\$1,010

ASSESSED VALUATION :

LAND VALUE:	\$18,320
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$18,320

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$386
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PARCEL # : 19265-020-00, 19264-020-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Ward, Marjorie Marie	TOWNSHIP:	Pleasantville City 2nd clas
BUYER:	Beasley, Stephen	T-R-S	76-21-16
TRANSFER DATE	11/29/2005	BK-PG	2005-07619
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	35.50	UNADJUSTED	
NET ACRES :	35.50	AVERAGE CSR :	56.50

PRICING INFORMATION :

TOTAL PRICE PAID:	\$110,250
PRICE / CSR POINT:	\$55
PRICE / NET ACRE:	\$3,106

ASSESSED VALUATION :

LAND VALUE:	\$19,570
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$19,570

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$551
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PARCEL # : 19331-045-00

REMARKS : Bare Land

MISC : Agriculture ground within corporate city limits

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Hilda Reynolds Est.	TOWNSHIP:	Pleasantville City 2nd clas
BUYER:	Koethe, LeMar A	T-R-S	76-21-09
TRANSFER DATE	8/18/2005	BK-PG	2005-05356
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	37.10	UNADJUSTED	
NET ACRES :	37.10	AVERAGE CSR :	58.90

PRICING INFORMATION :

TOTAL PRICE PAID:	\$240,000
PRICE / CSR POINT:	\$110
PRICE / NET ACRE:	\$6,469

ASSESSED VALUATION :

LAND VALUE:	\$18,470
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$18,470

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$498
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PARCEL # : 19226-005-00, 19227-005-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Crum, Evelyn	TOWNSHIP:	Red Rock Twp
BUYER:	Brodersen, Joel	T-R-S	77-20-12
TRANSFER DATE	12/6/2005	BK-PG	2005-07603
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	121.41	UNADJUSTED	
NET ACRES :	113.68	AVERAGE CSR :	84.10

PRICING INFORMATION :

TOTAL PRICE PAID:	\$350,000
PRICE / CSR POINT:	\$37
PRICE / NET ACRE:	\$3,079

ASSESSED VALUATION :

LAND VALUE:	\$89,610
DWLG VALUE:	\$26,750
BLDG VALUE:	\$230
TOTAL VALUE:	\$116,590

CONTRACT TERMS:

DOWN PAYMENT :	\$20,000
INTEREST RATE :	6.00
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	
LENGTH IN YRS:	6.00
BALLOON DATE:	1/3/2011

VALUE / NET ACRE :	\$1,026
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PARCEL # : 21615-000-00, 21616-000-00, 21617-000-00, 21618-000-00, 21619-000-00,
22099-000-00, 22100-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Kingery, Betty C Busick	TOWNSHIP:	Red Rock Twp
BUYER:	Vander Linden, Cole Duane	T-R-S	77-20-24
TRANSFER DATE	11/28/2005	BK-PG	2005-07415
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	155.00	UNADJUSTED	
NET ACRES :	147.04	AVERAGE CSR :	51.70

PRICING INFORMATION :

TOTAL PRICE PAID:	\$310,000
PRICE / CSR POINT:	\$41
PRICE / NET ACRE:	\$2,108

ASSESSED VALUATION :

LAND VALUE:	\$65,890
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$65,890

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$448
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PARCEL # : 21776-001-00, 21777-000-00, 21778-001-00, 21779-005-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Clark, Paul Y	TOWNSHIP:	Red Rock Twp
BUYER:	Kingery, Craig	T-R-S	77-20-13
TRANSFER DATE	8/18/2005	BK-PG	2005-05071
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	55.43	UNADJUSTED	
NET ACRES :	53.91	AVERAGE CSR :	9.40

PRICING INFORMATION :

TOTAL PRICE PAID:	\$52,000
PRICE / CSR POINT:	\$103
PRICE / NET ACRE:	\$965

ASSESSED VALUATION :

LAND VALUE:	\$7,670
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$7,670

CONTRACT TERMS:

DOWN PAYMENT :	\$2,000
INTEREST RATE :	6.00
MONTHLY PAYMENT :	\$0
ANNUAL PAYMENT :	\$5,000

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE :	\$142
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PARCEL # : 21630-010-00, 21632-010-00, 21633-010-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	McCumber, Marion	TOWNSHIP:	Red Rock Twp
BUYER:	Vanderploeg, Ruard	T-R-S	77-20-03
TRANSFER DATE	6/29/2005	BK-PG	2006-01277
SALE CONDITIONS :			

GROSS ACRES :	160.00	UNADJUSTED	
NET ACRES :	155.64	AVERAGE CSR :	57.30

PRICING INFORMATION :

TOTAL PRICE PAID:	\$350,000
PRICE / CSR POINT:	\$39
PRICE / NET ACRE:	\$2,249

ASSESSED VALUATION :

LAND VALUE:	\$74,050
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$74,050

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$476
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PARCEL # : 2145600000, 2145700000, 2147500000, 2147600000

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Dingeman Corporation	TOWNSHIP:	Red Rock Twp
BUYER:	Hietbrink, Paul D.	T-R-S	77-20-36
TRANSFER DATE	6/28/2005	BK-PG	2005-03920
SALE CONDITIONS :			

GROSS ACRES :	108.84	UNADJUSTED	
NET ACRES :	104.92	AVERAGE CSR :	50.10

PRICING INFORMATION :

TOTAL PRICE PAID:	\$275,000
PRICE / CSR POINT:	\$52
PRICE / NET ACRE:	\$2,621

ASSESSED VALUATION :

LAND VALUE:	\$46,580
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$46,580

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$444
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PARCEL # : 21269-000-00, 21270-001-00, 21271-001-00, 21272-001-00, 21273-000-00,
21274-000-00, 21275-000-00

REMARKS : Includes tax exempt Forest Reserve

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Pool, John A.	TOWNSHIP:	Red Rock Twp
BUYER:	Parker, Bradley J.	T-R-S	77-21-03
TRANSFER DATE	4/21/2005	BK-PG	2005-02274
SALE CONDITIONS :			
Contract Sale			

GROSS ACRES :	70.03	UNADJUSTED	
NET ACRES :	69.58	AVERAGE CSR :	36.30

PRICING INFORMATION :

TOTAL PRICE PAID:	\$175,625
PRICE / CSR POINT:	\$70
PRICE / NET ACRE:	\$2,524

ASSESSED VALUATION :

LAND VALUE:	\$21,360
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$21,360

CONTRACT TERMS:

DOWN PAYMENT :	\$10,000
INTEREST RATE :	5.00
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	
LENGTH IN YRS:	16.00
BALLOON DATE:	11/1/2020

VALUE / NET ACRE :	\$307
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PARCEL # : 21879-001-00, 21907-020-00, 21907-010-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Elrod, Hugh	TOWNSHIP:	Red Rock Twp
BUYER:	Gehrking, Christopher	T-R-S	77-20-07
TRANSFER DATE	1/18/2005	BK-PG	2005-00396
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	1.82	UNADJUSTED
NET ACRES :	1.66	AVERAGE CSR :

PRICING INFORMATION :

TOTAL PRICE PAID:	\$137,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$82,530

ASSESSED VALUATION :

LAND VALUE:	\$720
DWLG VALUE:	\$75,170
BLDG VALUE:	\$0
TOTAL VALUE:	\$75,890

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$45,717
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PARCEL # : 21519-010-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Kuiken, Donald	TOWNSHIP:	Summit Twp
BUYER:	Long, Don H.	T-R-S	77-19-32
TRANSFER DATE	7/22/2005	BK-PG	2005-04423
SALE CONDITIONS :			

GROSS ACRES :	54.98	UNADJUSTED AVERAGE CSR :	38.10
NET ACRES :	52.80		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$108,000
PRICE / CSR POINT:	\$54
PRICE / NET ACRE:	\$2,045

ASSESSED VALUATION :

LAND VALUE:	\$15,750
DWLG VALUE:	\$0
BLDG VALUE:	\$400
TOTAL VALUE:	\$16,150

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$306
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PARCEL # : 22812-001-00, 22813-005-00

REMARKS : Bare Land

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Van Wyk, Douglas	TOWNSHIP:	Union Twp
BUYER:	Romick, Michael	T-R-S	76-20-13
TRANSFER DATE	3/16/2005	BK-PG	2005-01631
SALE CONDITIONS :			
Split of Existing Parcels			

GROSS ACRES :	4.12	UNADJUSTED	
NET ACRES :	3.60	AVERAGE CSR :	48.90

PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,000
PRICE / CSR POINT:	\$227
PRICE / NET ACRE:	\$11,111

ASSESSED VALUATION :

LAND VALUE:	\$1,720
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,720

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$478
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PARCEL # : 23354-015-00

REMARKS : Bare Land

MISC : Possible change in use & classification to Residential

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Carruthers, W. Larry	TOWNSHIP:	Washington Twp
BUYER:	Ragsdale, Jerry L	T-R-S	74-20-25
TRANSFER DATE	12/23/2005	BK-PG	2005-07952
SALE CONDITIONS :			

GROSS ACRES :	110.00	UNADJUSTED	
NET ACRES :	109.09	AVERAGE CSR :	31.80

PRICING INFORMATION :

TOTAL PRICE PAID:	\$140,000
PRICE / CSR POINT:	\$40
PRICE / NET ACRE:	\$1,283

ASSESSED VALUATION :

LAND VALUE:	\$27,870
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$27,870

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$255
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PARCEL # : 23908-000-00, 23909-000-00, 23910-000-00, 23911-000-00

REMARKS : Bare Land

MISC :

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Roloff Evangelistic Ent	TOWNSHIP:	Washington Twp
BUYER:	AGR McCrea	T-R-S	74-20-16
TRANSFER DATE	10/22/2005	BK-PG	2005-06785
SALE CONDITIONS :			

GROSS ACRES :	165.25	UNADJUSTED	
NET ACRES :	160.74	AVERAGE CSR :	54.70

PRICING INFORMATION :

TOTAL PRICE PAID:	\$208,000
PRICE / CSR POINT:	\$24
PRICE / NET ACRE:	\$1,294

ASSESSED VALUATION :

LAND VALUE:	\$72,650
DWLG VALUE:	\$0
BLDG VALUE:	\$3,940
TOTAL VALUE:	\$76,590

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$476
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PARCEL # : 23813-001-00, 23814-000-00, 23815-000-00, 24350-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Humphrey, Patrick L	TOWNSHIP:	Washington Twp
BUYER:	Clark, Dorothy	T-R-S	74-20-19
TRANSFER DATE	5/3/2005	BK-PG	2005-02568
SALE CONDITIONS :			

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

PRICING INFORMATION :

TOTAL PRICE PAID:	\$155,000
PRICE / CSR POINT:	\$27
PRICE / NET ACRE:	\$1,040

ASSESSED VALUATION :

LAND VALUE:	\$47,720
DWLG VALUE:	\$0
BLDG VALUE:	\$2,320
TOTAL VALUE:	\$50,040

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$336
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PARCEL # : 24399-000-00, 24400-000-00, 24401-000-00, 24402-000-00

REMARKS :

MISC :

UNADJUSTED CSR = GROSS CSR POINTS WITHOUT ADJUSTMENTS FOR LINES, SPOTS, ETC.

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, Deloris Estate	TOWNSHIP:	Washington Twp
BUYER:	Alexander, Rodney	T-R-S	74-20-19
TRANSFER DATE	3/14/2005	BK-PG	2005-01480
SALE CONDITIONS :			
Estate Sale			

GROSS ACRES :	69.97	UNADJUSTED	
NET ACRES :	69.97	AVERAGE CSR :	48.40

PRICING INFORMATION :

TOTAL PRICE PAID:	\$63,000
PRICE / CSR POINT:	\$19
PRICE / NET ACRE:	\$900

ASSESSED VALUATION :

LAND VALUE:	\$25,580
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$25,580</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$366
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PARCEL # : 24398-010-00, 24393-000-00

REMARKS : Bare Land

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MARION COUNTY, IOWA
INDIVIDUAL AGRICULTURAL SALE REPORT

SELLER:	Roloff Evangelistic Ent	TOWNSHIP:	Washington Twp
BUYER:	Clark, Arthur M	T-R-S	74-20-20
TRANSFER DATE	2/23/2005	BK-PG	2005-01100
SALE CONDITIONS :			

GROSS ACRES :	50.50	UNADJUSTED	
NET ACRES :	49.93	AVERAGE CSR :	64.00

PRICING INFORMATION :

TOTAL PRICE PAID:	\$65,000
PRICE / CSR POINT:	\$20
PRICE / NET ACRE:	\$1,302

ASSESSED VALUATION :

LAND VALUE:	\$22,900
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$22,900

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$459
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PARCEL # : 23823-000-00, 24417-000-00

REMARKS : Bare Land

MISC :

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