

MARION COUNTY ASSESSOR'S OFFICE  
214 EAST MAIN  
KNOXVILLE, IA 50138  
Telephone: 641-828-2215

## MARION COUNTY AGRICULTURAL SALES BOOK

### SALES RECORDS AS OF 12/31/2018

WE HAVE OVERALL CSR MAP/REPORTS AVAILABLE FOR MOST AGRICULTURAL SALES. THESE MAP/REPORTS ARE TOO LARGE TO INCLUDE IN THIS FORMAT. THESE OVERALL CSR REPORTS ARE UNADJUSTED AND MAY DIFFER FROM OUR NORMAL CSR REPORTS ON INDIVIDUAL PARCELS. THESE REPORTS ARE FOR ILLUSTRATIVE PURPOSES ONLY. EMAIL ME AT THE ADDRESS LISTED BELOW IF YOU NEED ANY OF THE INDIVIDUAL REPORTS.

THIS FILE SHOULD BE SAVED TO YOUR HARD DRIVE OR TO REMOVABLE STORAGE MEDIA FOR EASIER AND FASTER ACCESS AND PRINTING.

BECAUSE OF THE AGE OF SOME OF THE SALES LISTED IN THE ENCLOSED REPORTS SOME OF THE PARCEL NUMBERS LISTED MAY NO LONGER EXIST FOR VARIOUS REASONS (SPLITS, COMBINES, ANNEXATION, ETC.). IF THE LISTED PARCEL NUMBER FAILS TO PRODUCE A MATCH TRY THE ADDRESS AND/OR OWNER NAME OR VISUALLY LOCATING THE PARCEL ON THE MAP. IF ALL ATTEMPTS TO FIND THE PARCEL FAIL, CONTACT THE MARION COUNTY ASSESSOR'S OFFICE FOR ASSISTANCE.

THIS REPORT INCLUDES AGRICULTURAL SALES ONLY. TO FIND COMMERCIAL PROPERTY SALES YOU MAY USE THE "COMP SEARCH" TAB ON THE ASSESSOR'S WEB SITE.

THE AGRICULTURAL SALES LISTED ARE FOR INFORMATIONAL PURPOSES ONLY AND HAVE NOT BEEN HELD TO THE STANDARDS ESTABLISHED BY THE STATE OF IOWA TO DEFINE ARMS-LENGTH TRANSACTIONS.

TO CHECK FOR THE AVAILABILITY OF SALES REPORTS FOR PRIOR YEARS CALL THE MARION COUNTY ASSESSOR'S OFFICE AT THE NUMBER LISTED ABOVE, EMAIL [kkingrey@marioncountyiowa.gov](mailto:kkingrey@marioncountyiowa.gov), OR USE THE "FEEDBACK" FUNCTION SHOWN ON THE WEB SITE MENU TO CONTACT MARION COUNTY.

MARION COUNTY ASSESSOR  
COURT HOUSE - 214 E. MAIN  
KNOXVILLE, IA 50138

## DISCLAIMER

### AGRICULTURAL SALES REPORTS

Neither Marion County in general, or the Marion County Assessor's Office in particular, give any express or implied warranty as to the accuracy of the information contained in the Agricultural Sales Reports included in this file or provided at the office counter.

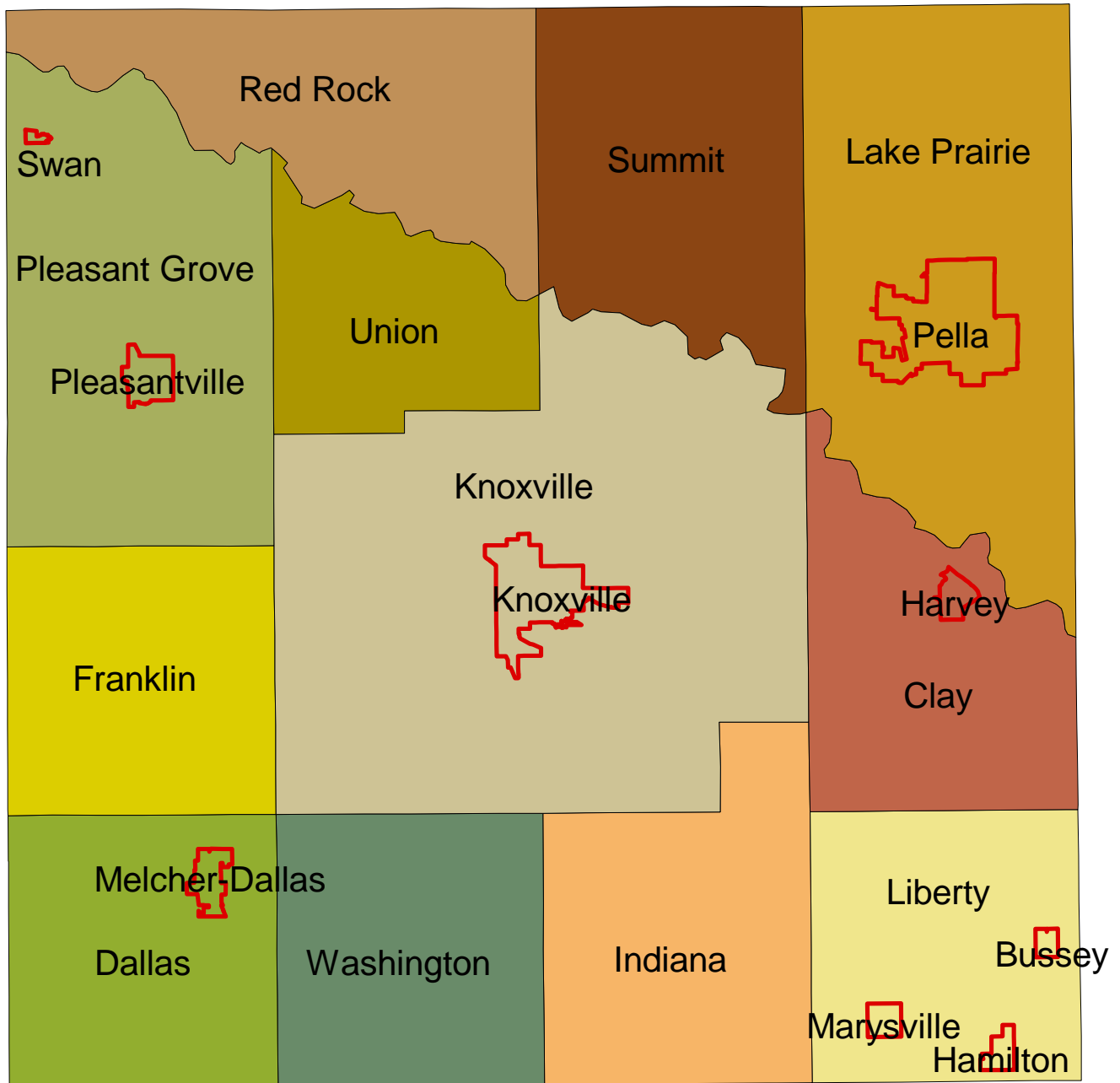
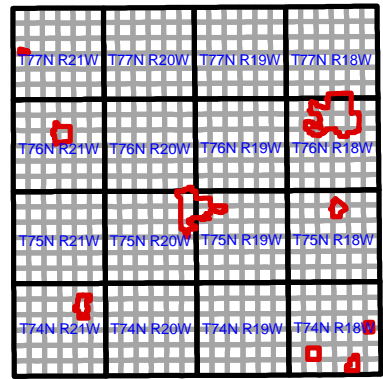
The information contained in these reports is as reported by individuals involved in the transactions. All information, including but not restricted to financial information, should be independently verified with the individuals involved in the transactions and with public documents of record. All valuations 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.

# MARION COUNTY ASSESSOR MARION COUNTY, IOWA

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

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



# Master Report

## 2020 - 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
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### Clay Twp

c & K Hodbergen trust	Justin Boot	2020-00110	665,000	112.22	56	120,583	116,880	10,580
C & K Hoksbergen trust	Lightning Creek Farms In	2020-00255	535,000	102.99	59	107,861	64,530	2,740
Lois Sytsma	Kyle Sneller	2020-00971	550,000	99.00	71	122,905	0	3,190
Crozier Properties, LLC	Nathan & Madsion Crozie	2020-03099	160,000	3.00		3,443	87,220	680
Michael & Sharla Brooks	Ross & Jessica Groenend	2020-04022	206,700	27.43		44,117	0	0
Tiffany Farms, LLC	Vrozier Properties, LLC	2020-06315	384,000	39.89	54	102,878	0	0
Crozier Properties LLC	Steven Crozier	2020-06316	120,000	11.08	59	35,369	0	0
Westberg, Sterling & West	Adam Augspurger	2020-07332	83,333	3.00		22,220	87,090	3,800

### Dallas Twp

Lacona Partners, LLC	Allen & Alison Shafer	2020-00788	395,300	117.34	42	86,535	0	0
Robert Lepley	Michelle Vogt	2020-02406	55,000	10.50		8,438	0	0
T.S Investments LLC	Harold & Pamela Harvey	2020-03688	150,000	34.23		34,305	0	0
R. Boyd Jr & B. Brown	Matthew & Melissa Goch	2020-03698	428,000	155.69	39	117,940	0	0
Seven Hills Trust	Mark & Rebecca Hanlon	2020-07482	200,000	17.36	56	32,058	9,660	1,020

### Franklin Twp

Larry Kuntz estate	Judith Moon	2020-00026	836,406	146.90	57	163,847	0	2,860
Ivan McCormick	Cameron Vande Kamp	2020-00415	385,000	2.94	55	31,580	266,680	26,670
E. Rodney Jordan	Donald Cummings et al	2020-01786	462,000	77.02	60	90,713	0	0
Worthington Farm, L.L.C	Justin Rhode	2020-02454	361,250	19.39	29	10,176	101,100	14,050
Kevin Hiemstra	Ross & Kerri Williams	2020-02784	250,000	4.37	48	2,494	139,740	13,390

**TOWNSHIP NAME**

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Greg Morris	Blue Heeler Properties	2020-03844	200,000	26.02	58	26,024	65,170	4,080
Cleta Noftsger	Joshua & Stacey Noftsger	2020-05579	300,000	115.74	46	109,387	28,010	10,220
Cleta Noftsger	Christopher & Erin Metz	2020-05580	275,000	112.23	54	111,600	0	0
KOM Farms, Inc	J. Lovell & D. Jensen	2020-05917	30,000	1.31	22	578	0	0
Ryan & Estee Roe	AJS Farms, LLC	2020-05969	475,000	110.75	71	141,443	0	0
Jansen Acres, LLC	Scott Raridon, JR.. Trust	2020-06134	1,450,000	315.79		357,482	0	10,060
<b><u>Indiana Twp</u></b>								
Brent & Kari Edel	Michael J DeCook Trust	2020-00516	93,500	3.25	16	10,010	0	0
Zachary & Nicole Thomas	RT Farms, LLC	2020-00595	131,000	40.00	40	31,459	0	0
Jimmy Goff	B & A Miller, J Huigns	2020-02005	165,000	48.76	51	45,071	0	0
Dwight & Arlene Ensor	Jacob & Alyssa Sharp	2020-04155	375,000	121.98	47	106,106	0	0
Richard & Eileen Hixson	Idazo Holdings LLC	2020-05317	210,000	38.07		27,160	0	0
Dwight & Arleen Ensor	Jacob & Alyssa Sharp	2020-06654	375,000	79.00	45	52,601	110,780	21,670
Ping Feng & Dong Bi	TJVM Farms, LLC	2020-07411	476,250	125.72	53	108,790	0	0
<b><u>Knoxville Twp</u></b>								
Ted & Shannon Dykstra	Micah & Lauren Mc Neely	2020-00120	185,000	3.00		4,433	146,310	2,630
Robert Crozier Estate	Allan Beyer	2020-00871	555,555	66.34	75	98,017	0	0
Christopher Stolfus	Wade Myers	2020-00935	134,000	19.17		17,723	0	0
Robert Crozier Estate	David & Natalie Rowley	2020-00955	721,170	100.38	66	126,164	68,100	7,930
Robert Crozier Estate	Steven & Jeannie Everly	2020-00957	172,569	24.01	31	14,758	0	0
David & Linda Edwards	Competine Creek, L.L.C	2020-00959	104,867	42.82		56,279	91,310	6,180
Lynn Edwards	Competine Creek L.L.C	2020-00960	104,867	42.82		56,279	91,130	6,180

**TOWNSHIP NAME**

<b>SELLER</b>	<b>BUYER</b>	<b>BK-PG</b>	<b>SALE PRICE</b>	<b>NET ACRES</b>	<b>AVG CSR</b>	<b>LAND VALUE</b>	<b>DWLG VALUE</b>	<b>BLDG VALUE</b>
L. Edwards & P.Rafferty	Competine Creek, L.L.C	2020-00961	104,867	42.82		56,279	91,310	6,180
David & Linda Edwards	T. Synhorst & B. Kozlows	2020-00975	179,775	73.17	71	1,094,070	0	4,580
L. Edwards & P. Rafferty	T. Synhorst & B. Kozlowki	2020-00976	179,775	73.17	71	109,407	0	4,580
Lynn Edwards	T. Synhorst & B. Kozlows	2020-00977	179,775	73.17	71	109,407	0	4,580
Marion County State Bank	Richard & Tamra Stevens	2020-01123	180,000	1.40		1,134	225,520	0
Trevor & Sadie Kleppe	David Roozeboom	2020-01641	500,000	77.88	100	61,995	0	1,240
James Shultz Irr Trust	Honey Creek Farms, LC	2020-01655	500,000	197.17	69	244,482	0	0
John W. Hoyt Estate	Chad Beyer	2020-02272	149,552	57.52	38	44,219	0	0
Timothy & Staci Galeazzi	Bonnie Beck	2020-02714	252,500	12.60	46	8,925	142,730	14,670
Marion County State Bank	English Creek Farms, LL	2020-02920	380,000	114.41	44	89,911	0	29,400
Danny & Carol Pearson	Timothy & Sandra Welsh	2020-03339	18,400	0.00		35,840	0	0
R. Fee & M. Gramely	M. Joslin & A Roberts	2020-04000	40,000	3.00		3,312	0	0
R. Fee & M. Gramely Rev	Z. Lenger & J. Patchett	2020-04150	90,000	10.16		8,014	0	0
Traci Hillestad	Jeannie Mc Mulin	2020-04857	560,000	16.97	53	14,931	116,880	8,560
Larry Mc Mulin	Jeannie Mc Mulin	2020-04858	28,000	16.97	53	14,931	116,880	8,560
C.J. Starch Rev. Trust	M. Worthington & K. Lang	2020-05266	500,000	112.47	56	120,523	0	0
Danny & Terri Zickel	Damon & Julie Zeller	2020-05856	350,000	0.00		5,074	580	1,200
Danny & Carol Pearson	J. Usovsky & J. Norris	2020-05993	100,000	15.01	44	13,165	0	0
Marion County State Bank	Hoch Holdings, LLC	2020-06349	635,000	220.76	41	171,785	0	0
Larry & Elsie Grimes	Justin & Rachel Petersen	2020-06915	115,000	42.91	55	39,664	126,900	2,970
John Finarty	Travis Hilsabeck	2020-07013	316,000	79.70	42	48,228	0	0

**Lake Prairie Twp**

**TOWNSHIP NAME**

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Boyd & Amy Mathes	Larry & Lannette Hiemstr	2020-00295	225,000	9.86		10,193	0	0
Angeline Van Den Berg	Michael & Cathy Veenstr	2020-00865	112,500	99.98	66	119,914	0	0
Pella Concrete Contractor	MRN Partnership	2020-01357	150,000	28.06	70	38,811	0	0
Shane & Abby Van Wyk	Ward & Sandra Van Dyke	2020-01445	14,000	4.62	60	5,241	0	0
Hawkeye Land Co.	Douglas & Carol DeJong	2020-01487	2,440	64.95	82	104,422	0	0
Douglas DeJong	163 Properties Corp.	2020-01488	1,095,650	64.45	82	104,422	0	0
Mary Battistello	Sara & Benjamin Meyers	2020-01769	175,000	1.10	81	3,080	0	0
Battistello Family Trust	Sara & Benjamin Myers	2020-01770	35,000	4.98	82	6,595	0	0
Betty Van Wyk Rev Trust	Pella Coop Elec Assoc	2020-02763	30,000	0.83		1,042	0	0
Jo Ann Bloom	Rick & Susan Bloom	2020-04286	329,628	82.17	65	105,577	0	12,920
Loren & Joyce De Penning	J & M Rhinehart	2020-04408	334,000	4.20	89	3,738	169,370	1,670
163 Properties Corp.	VanDonselaar Land Holdi	2020-05283	216,410	0.00		205,880	0	0
VanDonselaar Land Holdin	163 Properties Corp.	2020-05284	216,410	0.00		106,900	0	0
Angeline Van Den Berg	Michael & Cathy Veenstr	2020-06090	145,024	42.09		57,169	0	0
Cathy Veenstra, et, al	Michael & Cathy Veenstr	2020-06092	161,137	42.09		57,169	0	0
Third Reformed Church	Cathy Veenstra	2020-06601	51,321	73.79	42	106,946	0	6,520
Marge Steenhoek, et al	Cathy Veenstra	2020-06602	76,982	73.79	42	106,946	0	6,520
Michael & Cathy Veenstra	Darrell & Bonnie Boot	2020-06603	322,275	42.09		57,169	0	0
Carolyn Hol, et al	Michael Veenstra, et al	2020-06607	269,438	73.79	42	106,946	0	6,520
Cathy Veenstra	Michael & Cathy Veenstr	2020-06628	775,200	100.11	76	147,402	0	1,880
L. Schippers, P. Hiemstra	Jess & Joanne Settles	2020-07402	206,250	29.17	45	24,863	40,720	1,470

**TOWNSHIP NAME**

<b>SELLER</b>	<b>BUYER</b>	<b>BK-PG</b>	<b>SALE PRICE</b>	<b>NET ACRES</b>	<b>AVG CSR</b>	<b>LAND VALUE</b>	<b>DWLG VALUE</b>	<b>BLDG VALUE</b>
Van Dusseldorp, Steven &	Sarah & Scott Trefl	2020-07673	350,000	21.97	16	5,579	0	0
<b><u>Liberty Twp</u></b>								
PCWDM II, LLC	STP Investments, LLC	2020-00882	101,250	24.94	29	27,064	0	16,200
James & Annette Trinkle	STP Investments, LLC	2020-00897	39,060	6.80		7,977	0	0
James & Annette Trinkle	Rock Valley Farms, LLC	2020-00903	627,920	129.91	50	92,999	177,260	26,280
Ricky & Brenda Padgett	Shane & Kristi Smith	2020-00910	290,000	32.84	19	9,824	152,360	3,780
GDMCF Properties, L.L.C	JCamm investments, LL	2020-01549	297,961	33.72	39	61,765	0	0
James & Annette Trinkle	JCamm Investments, LL	2020-01550	112,029	31.69		17,142	0	0
Mark Ryan & C. Nordstrom	Doug & Jana Van Polen	2020-03145	665,000	108.48	46	61,172	39,840	0
Andrew Frye	Randal & Carol Roozenb	2020-07189	457,000	86.02	63	102,050	0	0
<b><u>Marysville City 2nd class</u></b>								
Chad & Jodi Reinke	Wolken's & Dannen's	2020-00603	92,000	3.26	11	4,197	1,370	0
<b><u>Pella City 2nd class</u></b>								
View Pointe, L.C.	Bloomfield Acres, LLC	2020-02458	400,000	10.65		17,834	0	0
Brumark Properties, INC	Randy & Jodi De Vries	2020-03236	47,000	0.80	83	1,600	0	0
RDP Holdings, LLC	PR Dev, LLC	2020-03641	1,164,400	29.11		45,571	0	0
Arvin Van Hall Rev Trust	Lawrence St. John	2020-04602	240,000	28.28	42	23,058	0	0
Ronald & Glenda Noordsy	Dingeman Concrete, Inc	2020-04767	250,000	18.94	90	37,390	0	0
Brumark Properties, inc	Andrea Van Sant Living tr	2020-04785	81,000	4.50	17	6,850	0	0
Brumark Properties, Inc	B & D Uitermarkt	2020-05253	115,000	1.78	81	3,580	0	0
Brumark Properties, Inc	Circle W. Stables, LLC	2020-06100	361,000	5.26	82	8,299	0	0
Leonard Schippers	Jess & Joanne Settles	2020-07400	206,250	29.17	45	24,863	40,720	1,470



**TOWNSHIP NAME**

<b>SELLER</b>	<b>BUYER</b>	<b>BK-PG</b>	<b>SALE PRICE</b>	<b>NET ACRES</b>	<b>AVG CSR</b>	<b>LAND VALUE</b>	<b>DWLG VALUE</b>	<b>BLDG VALUE</b>
Ewing Land Development	Rave Property Managem	2020-07484	162,500	2.47	53	1,911	0	0
<b><u>Pleasant Grove Twp</u></b>								
Kevin & Debra Mart	Joshua & Jenna Youngbl	2020-00234	22,125	6.16		366	0	0
Harold Gordon estate	Jason Klootwyk	2020-01489	295,000	86.08	73	127,016	0	0
Kenneth & Grace Gordon	Jason Klootwyk	2020-01490	295,000	86.08	73	127,016	0	0
Susan Glick	J & C Thompson	2020-01894	58,520	29.26		28,599	0	0
Marion County State Bank	MBV Properties LLC	2020-04354	180,600	25.87		25,656	0	0
Bruce Clark	Big Buck Properties, LLC	2020-05578	56,000	20.00		16,656	0	0
Marion County State Bank	Paisley Farms, LC	2020-06321	726,836	163.96	39	160,003	0	0
Jacquelyn Ackerman	Dylan & Rachel Hofert	2020-07288	403,000	28.33	66	27,602	213,170	2,070
Brian & Jana Bailey	John Finarty	2020-07709	274,392	38.11	75	55,801	0	0
<b><u>Pleasantville City 2nd class</u></b>								
Marjorie Lawlor	Colton Furnal	2020-00020	9,000	1.15	84	1,917	0	0
Beasley Farms, INC	Adkins Specialized	2020-01104	318,870	35.34	65	45,365	0	0
<b><u>Red Rock Twp</u></b>								
Eugene Bogash	John Fulmer	2020-00212	60,250	9.78	28	5,376	0	0
Donald Kain Estate	Kevin & Lindsay Kain	2020-00301	88,000	28.72	48	26,266	0	1,200
Janice Kain	Kevin & Lindsay Kain	2020-00302	32,450	11.00	49	8,198	0	0
Travis & Christin Kuefner	Scott & Denna Kain	2020-00584	550,000	34.47	51	31,758	378,290	10,600
Bryan Weyers	W-Rail Ranch, LLC	2020-02540	456,000	151.01	59	168,823	0	20,330
Berkey Homebuilders, INC	Ryan Simbro	2020-04406	552,308	3.20	29	1,657	0	0
Jacob & Afton Kidman	Jesse Westphal	2020-06081	201,000	19.92	24	7,837	88,040	1,560

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**TOWNSHIP NAME**

<b>SELLER</b>	<b>BUYER</b>	<b>BK-PG</b>	<b>SALE PRICE</b>	<b>NET ACRES</b>	<b>AVG CSR</b>	<b>LAND VALUE</b>	<b>DWLG VALUE</b>	<b>BLDG VALUE</b>
JoAnn Van Wyk	Scott Marshall	2020-06941	992,000	156.00	67	200,380	157,340	11,350
<b><u>Summit Twp</u></b>								
Marilyn Van Baale	Peter Keuning Rev Trust	2020-00214	390,000	58.50	68	77,646	0	0
Van Baale's & Morris	Peter Keuning Rev Trust	2020-00260	260,000	40.00	66	52,089	0	0
Darlene Vanderwal Stewart	Bradley & Mary VanRoek	2020-06787	1,707,540	229.06	71	316,503	0	0
Darlene Stewart	Janice Van Roekel	2020-06789	1,476,000	116.00	80	183,298	1,760	0
Darlene Stewart	Bradley & Brian VanRoek	2020-06847	1,464,000	1,116.00	80	183,078	0	0
<b><u>Union Twp</u></b>								
Amanda & Daniel Johnston	Garth & Diana Griffin	2020-01644	10,000	4.65	56	5,156	0	0
Nathan & Katherine Furnal	Ray & Susan Phillips	2020-01777	886,000	112.64	76	163	0	0
Kevin & Valerie Furnal	Mark & Debra Core	2020-02077	525,000	71.08	67	92,354	0	0
Jerry & Elaine Van Wyk	Spencer Worthington	2020-03793	289,000	39.00	68	52,416	0	0
Jerry & Elaine Van Wyk	Connor Worthington	2020-03797	361,000	39.00	84	64,812	0	0
Jason & Lisa Sandholdt	Micah & Danielle Mullenix	2020-06078	554,000	19.25	60	20,676	409,920	7,070
<b><u>Washington Twp</u></b>								
Lloyd & Gail Sorenson	SWK Enterprises, L.L.C	2020-01859	155,000	39.39	45	28,435	0	0
JCS Family Farm, LLC	Brent & Stacey Pearson	2020-02831	78,500	8.28		6,925	0	4,090
K & R Land, LLC	Anthony Shilling	2020-06705	100,000	40.00	45	22,760	0	0
Craig & Katherine Clark	Leroy & Shelia Franck	2020-07230	49,000	12.95	65	16,716	0	0
Darrel Kloster	RT Farms, LLC	2020-07346	427,500	109.00	47	81,297	41,160	7,190

# Bare Land Report

2020-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								
<b>Clay Twp</b>									
75-18-22	2020-04022	\$206,700	27.43		7,536		44,117	1,608	
75-18-27	2020-06315	\$384,000	39.89	54	9,626	179.70	102,878	2,579	48.14
<b>Dallas Twp</b>									
74-21-31	2020-00788	\$395,300	117.34	42	3,369	79.89	86,535	737	17.49
74-21-03	2020-03698	\$428,000	155.69	39	2,749	69.86	117,940	758	19.25
74-21-19	2020-03688	\$150,000	34.23		4,382		34,305	1,002	
<b>Franklin Twp</b>									
75-21-12	2020-01786	\$462,000	77.02	60	5,998	100.39	90,713	1,178	19.71
75-21-36	2020-05580	\$275,000	112.23	54	2,450	45.18	111,600	994	18.34
75-21-24	2020-05969	\$475,000	110.75	71	4,289	60.14	141,443	1,277	17.91
<b>Indiana Twp</b>									
74-19-31	2020-00595	\$131,000	40.00	40	3,275	82.31	31,459	786	19.77
74-19-02	2020-02005	\$165,000	48.76	51	3,384	66.47	45,071	924	18.16
74-19-04	2020-04155	\$375,000	121.98	47	3,074	65.29	106,106	870	18.47
74-19-18	2020-05317	\$210,000	38.07		5,516		27,160	713	
74-19-01	2020-07411	\$476,250	125.72	53	3,788	71.11	108,790	865	16.24
<b>Knoxville Twp</b>									
76-19-08	2020-00871	\$555,555	66.34	75	8,374	112.12	98,017	1,477	19.78
76-19-17	2020-00957	\$172,569	24.01	31	7,187	228.68	14,758	615	19.56
75-20-20	2020-01655	\$500,000	197.17	69	2,536	36.75	244,482	1,240	17.97
75-20-16	2020-02272	\$149,552	57.52	38	2,600	68.76	44,219	769	20.33

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								
76-20-32	2020-05266	\$500,000	112.47	56	4,446	79.08	120,523	1,072	19.06
75-20-26	2020-06349	\$635,000	220.76	41	2,876	70.36	171,785	778	19.04
75-20-25	2020-07013	\$316,000	79.70	42	3,965	94.09	48,228	605	14.36
<b>Lake Prairie Twp</b>									
77-18-29	2020-00865	\$112,500	99.98	66	1,125	17.11	119,914	1,199	18.24
76-18-08	2020-01357	\$150,000	28.06	70	5,346	75.94	38,811	1,383	19.65
76-18-13	2020-01488	\$1,095,650	64.45	82	17,000	207.37	104,422	1,620	19.76
76-18-13	2020-01487	\$2,440	64.95	82	38	0.46	104,422	1,608	19.61
77-18-28	2020-06092	\$161,137	42.09		3,828		57,169	1,358	
77-18-28	2020-06090	\$145,024	42.09		3,446		57,169	1,358	
77-18-28	2020-06603	\$322,275	42.09		7,657		57,169	1,358	
77-18-23	2020-07673	\$350,000	21.97	16	15,931	1,006.37	5,579	254	16.04
<b>Liberty Twp</b>									
74-18-27	2020-01549	\$297,961	33.72	39	8,836	229.46	61,765	1,832	47.56
74-18-27	2020-01550	\$112,029	31.69		3,535		17,142	541	
74-18-24	2020-07189	\$457,000	86.02	63	5,313	84.20	102,050	1,186	18.80
<b>Pella City 2nd class</b>									
76-18-05	2020-03641	\$1,164,400	29.11		40,000		45,571	1,565	
76-18-09	2020-04602	\$240,000	28.28	42	8,487	202.35	23,058	815	19.44
<b>Pleasant Grove Twp</b>									
77-21-19	2020-01490	\$295,000	86.08	73	3,427	46.88	127,016	1,476	20.19
77-21-19	2020-01489	\$295,000	86.08	73	3,427	46.88	127,016	1,476	20.19
76-21-30	2020-01894	\$58,520	29.26		2,000		28,599	977	

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								
77-21-30	2020-04354	\$180,600	25.87		6,981		25,656	992	
77-21-35	2020-05578	\$56,000	20.00		2,800		16,656	833	
77-21-30	2020-06321	\$726,836	163.96	39	4,433	114.14	160,003	976	25.13
77-21-19	2020-07709	\$274,392	38.11	75	7,200	95.68	55,801	1,464	19.46
<b>Pleasantville City 2nd class</b>									
76-21-16	2020-01104	\$318,870	35.34	65	9,023	138.73	45,365	1,284	19.74
<b>Summit Twp</b>									
77-19-03	2020-00214	\$390,000	58.50	68	6,667	98.50	77,646	1,327	19.61
77-19-03	2020-00260	\$260,000	40.00	66	6,500	98.07	52,089	1,302	19.65
77-19-06	2020-06787	\$1,707,540	229.06	71	7,455	104.45	316,503	1,382	19.36
77-19-07	2020-06847	\$1,464,000	1,116.00	80	1,312	16.37	183,078	164	2.05
<b>Union Twp</b>									
76-20-17	2020-01777	\$886,000	112.64	76	7,866	103.35	163	1	0.02
76-20-17	2020-02077	\$525,000	71.08	67	7,386	110.50	92,354	1,299	19.44
76-20-16	2020-03793	\$289,000	39.00	68	7,410	109.22	52,416	1,344	19.81
76-20-16	2020-03797	\$361,000	39.00	84	9,256	110.34	64,812	1,662	19.81
<b>Washington Twp</b>									
74-20-34	2020-01859	\$155,000	39.39	45	3,935	87.84	28,435	722	16.11
74-20-10	2020-06705	\$100,000	40.00	45	2,500	55.53	22,760	569	12.64

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								
<b>TOTAL NET ACRES</b>	<b>AVERAGE 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>	
4,690.95	58.67	\$19,915,100		\$4,245	\$72.36	\$4,060,738	\$866	\$14.75	

# Acreage Report

2020 - ACREAGES UNDER 20.00 ACRES IN SIZE

TOWNSHIP NAME							
BUYER	PIN	SALE PRICE	NET ACRES	PRICE PER ACRE	LAND VALUE	DWLG VALUE	BLDG VALUE
<b><u>Clay Twp</u></b>							
Nathan & Madsion Crozier		160,000	3.00	53,333	3,443	87,220	680
	00886-010-00						
Steven Crozier		120,000	11.08	10,830	35,369	0	0
	00552-000-00						
Adam Augspurger		83,333	3.00	27,778	22,220	87,090	3,800
	00194-015-00						
<b><u>Dallas Twp</u></b>							
Michelle Vogt		55,000	10.50	5,238	8,438	0	0
	02189-030-00						
Mark & Rebecca Hanlon		200,000	17.36	11,521	32,058	9,660	1,020
	01536-005-00						
<b><u>Franklin Twp</u></b>							
Cameron Vande Kamp		385,000	2.94	130,952	31,580	266,680	26,670
	0405000500						
Justin Rhode		361,250	19.39	18,631	10,176	101,100	14,050
	03639-025-00						
Ross & Kerri Williams		250,000	4.37	57,208	2,494	139,740	13,390
	03800-007-00						
J. Lovell & D. Jensen		30,000	1.31	22,901	578	0	0
	03918-005-00						
<b><u>Indiana Twp</u></b>							
Michael J DeCook Trust		93,500	3.25	28,769	10,010	0	0
	04983-000-00						
<b><u>Knoxville Twp</u></b>							
Micah & Lauren Mc Neely		185,000	3.00	61,667	4,433	146,310	2,630
	07032-010-00						
Wade Myers		134,000	19.17	6,990	17,723	0	0
	06966-010-00						

<b>TOWNSHIP NAME</b>		<b>SALE PRICE</b>	<b>NET ACRES</b>	<b>PRICE PER ACRE</b>	<b>LAND VALUE</b>	<b>DWLG VALUE</b>	<b>BLDG VALUE</b>
<b>BUYER</b>	<b>PIN</b>						
Richard & Tamra Stevenso	06173-003-00	180,000	1.40	128,571	1,134	225,520	0
Bonnie Beck	06396-015-00	252,500	12.60	20,040	8,925	142,730	14,670
Timothy & Sandra Welsh	06137-020-00	18,400	0.00	#Div/0!	35,840	0	0
M. Joslin & A Roberts	07106-035-00	40,000	3.00	13,333	3,312	0	0
Z. Lenger & J. Patchett	07107-015-00	90,000	10.16	8,858	8,014	0	0
Jeannie Mc Mulin	07289-000-00	560,000	16.97	32,999	14,931	116,880	8,560
Jeannie Mc Mulin	07289-000-00	28,000	16.97	1,650	14,931	116,880	8,560
Damon & Julie Zeller	07162-015-00	350,000	0.00	#Div/0!	5,074	580	1,200
J. Usovsky & J. Norris	06684-015-00	100,000	15.01	6,662	13,165	0	0
<b><u>Lake Prairie Twp</u></b>							
Larry & Lannette Hiemstra	12287-010-00	225,000	9.86	22,819	10,193	0	0
Ward & Sandra Van Dyke	12989-005-00	14,000	4.62	3,030	5,241	0	0
Sara & Benjamin Meyers	12867-000-00	175,000	1.10	159,091	3,080	0	0
Sara & Benjamin Myers	12870-006-00	35,000	4.98	7,028	6,595	0	0
Pella Coop Elec Assoc	13408-015-00	30,000	0.83	36,145	1,042	0	0
J & M Rhinehart	12228-010-00	334,000	4.20	79,524	3,738	169,370	1,670



<b>TOWNSHIP NAME</b>		<b>SALE PRICE</b>	<b>NET ACRES</b>	<b>PRICE PER ACRE</b>	<b>LAND VALUE</b>	<b>DWLG VALUE</b>	<b>BLDG VALUE</b>
<b>BUYER</b>	<b>PIN</b>						
163 Properties Corp.		216,410	0.00	#Div/0!	106,900	0	0
	12386-035-00						
VanDonselaar Land Holdin		216,410	0.00	#Div/0!	205,880	0	0
	12394-010-00						
<b><u>Liberty Twp</u></b>							
STP Investments, LLC		39,060	6.80	5,744	7,977	0	0
	18007-035-00						
<b><u>Marysville City 2nd class</u></b>							
Wolken's & Dannen's		92,000	3.26	28,221	4,197	1,370	0
	18064-010-00						
<b><u>Pella City 2nd class</u></b>							
Bloomfield Acres, LLC		400,000	10.65	37,559	17,834	0	0
	17402-055-02						
Randy & Jodi De Vries		47,000	0.80	58,750	1,600	0	0
	17258-110-00						
Dingeman Concrete, Inc		250,000	18.94	13,200	37,390	0	0
	14552-002-25						
Andrea Van Sant Living tr		81,000	4.50	18,000	6,850	0	0
	17258-065-00						
B & D Uitermarkt		115,000	1.78	64,607	3,580	0	0
	17258-095-00						
Circle W. Stables, LLC		361,000	5.26	68,631	8,299	0	0
	17258-160-00						
Rave Property Managemen		162,500	2.47	65,789	1,911	0	0
	17403-007-05						
<b><u>Pleasant Grove Twp</u></b>							
Joshua & Jenna Youngblut		22,125	6.16	3,592	366	0	0
	06983-035-00						
<b><u>Pleasantville City 2nd class</u></b>							
Colton Furnal		9,000	1.15	7,826	1,917	0	0
	19213-020-00						

<b>TOWNSHIP NAME</b>		<b>SALE PRICE</b>	<b>NET ACRES</b>	<b>PRICE PER ACRE</b>	<b>LAND VALUE</b>	<b>DWLG VALUE</b>	<b>BLDG VALUE</b>
<b>BUYER</b>	<b>PIN</b>						
<b><u>Red Rock Twp</u></b>							
John Fulmer		60,250	9.78	6,161	5,376	0	0
	21460-015-00						
Kevin & Lindsay Kain		32,450	11.00	2,950	8,198	0	0
	22004-000-00						
Ryan Simbro		552,308	3.20	172,596	1,657	0	0
	21519-020-00						
Jesse Westphal		201,000	19.92	10,090	7,837	88,040	1,560
	21580-000-03						
<b><u>Union Twp</u></b>							
Garth & Diana Griffin		10,000	4.65	2,151	5,156	0	0
	23271-000-00						
Micah & Danielle Mullenix		554,000	19.25	28,779	20,676	409,920	7,070
	23502-020-00						
<b><u>Washington Twp</u></b>							
Brent & Stacey Pearson		78,500	8.28	9,481	6,925	0	4,090
	24316-010-00						
Leroy & Shelia Franck		49,000	12.95	3,784	16,716	0	0
	24281-001-00						

MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	c & K Hodbergen trust	TOWNSHIP:	Clay Twp
BUYER:	Justin Boot	T-R-S	75-18-27
TRANSFER DATE	1/9/2020	BK-PG	2020-00110
SALE CONDITIONS :			

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GROSS ACRES :	115.00	UNADJUSTED	
NET ACRES :	112.22	AVERAGE CSR :	56.43

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PRICING INFORMATION :

TOTAL PRICE PAID:	\$665,000
PRICE / CSR POINT:	\$105
PRICE / NET ACRE:	\$5,926

ASSESSED VALUATION :

LAND VALUE:	\$120,583
DWLG VALUE:	\$116,880
BLDG VALUE:	\$10,580
TOTAL VALUE:	\$248,043

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,210
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PARCEL # : 00550-015-00  
00550-005-00  
00548-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	C & K Hoksbergen trust	TOWNSHIP:	Clay Twp
BUYER:	Lightning Creek Farms Inc	T-R-S	75-18-22
TRANSFER DATE	1/17/2020	BK-PG	2020-00255
SALE CONDITIONS :			

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GROSS ACRES :	104.24	UNADJUSTED	
NET ACRES :	102.99	AVERAGE CSR :	59.41

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PRICING INFORMATION :

TOTAL PRICE PAID:	\$535,000
PRICE / CSR POINT:	\$87
PRICE / NET ACRE:	\$5,195

ASSESSED VALUATION :

LAND VALUE:	\$107,861
DWLG VALUE:	\$64,530
BLDG VALUE:	\$2,740
TOTAL VALUE:	\$175,131

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,700
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PARCEL # : 00878-000-00  
00532-000-00  
00549-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Lois Sytsma	TOWNSHIP:	Clay Twp
BUYER:	Kyle Sneller	T-R-S	75-18-27
TRANSFER DATE	3/2/2020	BK-PG	2020-00971
SALE CONDITIONS :			

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GROSS ACRES :	100.00	UNADJUSTED	
NET ACRES :	99.00	AVERAGE CSR :	71.21

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PRICING INFORMATION :

TOTAL PRICE PAID:	\$550,000
PRICE / CSR POINT:	\$78
PRICE / NET ACRE:	\$5,556

ASSESSED VALUATION :

LAND VALUE:	\$122,905
DWLG VALUE:	\$0
BLDG VALUE:	\$3,190
TOTAL VALUE:	\$126,095

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,274
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PARCEL # : 00891-000-00  
00892-000-00  
00893-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Crozier Properties, LLC	TOWNSHIP:	Clay Twp
BUYER:	Nathan & Madsion Crozier	T-R-S	75-18-27
TRANSFER DATE	6/16/2020	BK-PG	2020-03099
SALE CONDITIONS :			
Sale Between Family Members			

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GROSS ACRES :	3.26	UNADJUSTED
NET ACRES :	3.00	AVERAGE CSR :

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PRICING INFORMATION :

TOTAL PRICE PAID:	\$160,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$53,333

ASSESSED VALUATION :

LAND VALUE:	\$3,443
DWLG VALUE:	\$87,220
BLDG VALUE:	\$680
TOTAL VALUE:	\$91,343

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$30,448
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PARCEL # : 00886-010-00

REMARKS : split/ family sale

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Michael & Sharla Brooks	TOWNSHIP:	Clay Twp
BUYER:	Ross & Jessica Groenendyk	T-R-S	75-18-22
TRANSFER DATE	7/27/2020	BK-PG	2020-04022
SALE CONDITIONS :			
Split of Existing Parcels			

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GROSS ACRES :	40.66	UNADJUSTED
NET ACRES :	27.43	AVERAGE CSR :

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PRICING INFORMATION :

TOTAL PRICE PAID:	\$206,700
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$7,536

ASSESSED VALUATION :

LAND VALUE:	\$44,117
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$44,117

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,608
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PARCEL # : 00542-025-00

REMARKS : split/purchase of adj. land

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Tiffany Farms, LLC	TOWNSHIP:	Clay Twp
BUYER:	Vrozier Properties, LLC	T-R-S	75-18-27
TRANSFER DATE	10/30/2020	BK-PG	2020-06315
SALE CONDITIONS :			

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GROSS ACRES :	121.00	UNADJUSTED	
NET ACRES :	39.89	AVERAGE CSR :	53.57

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PRICING INFORMATION :

TOTAL PRICE PAID:	\$384,000
PRICE / CSR POINT:	\$180
PRICE / NET ACRE:	\$9,626

ASSESSED VALUATION :

LAND VALUE:	\$102,878
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$102,878

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,579
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PARCEL # : 00552-000-00  
00553-001-00  
00885-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Crozier Properties LLC	TOWNSHIP:	Clay Twp
BUYER:	Steven Crozier	T-R-S	75-18-22
TRANSFER DATE	10/30/2020	BK-PG	2020-06316
SALE CONDITIONS :			

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GROSS ACRES :	40.00	UNADJUSTED	
NET ACRES :	11.08	AVERAGE CSR :	59.33

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$120,000
PRICE / CSR POINT:	\$183
PRICE / NET ACRE:	\$10,830

ASSESSED VALUATION :

LAND VALUE:	\$35,369
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$35,369

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$3,192
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PARCEL # : 00552-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Westberg, Sterling & West	TOWNSHIP:	Clay Twp
BUYER:	Adam Augspurger	T-R-S	75-18-18
TRANSFER DATE	12/15/2020	BK-PG	2020-07332
SALE CONDITIONS :			

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GROSS ACRES :	3.43	UNADJUSTED
NET ACRES :	3.00	AVERAGE CSR :

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PRICING INFORMATION :

TOTAL PRICE PAID:	\$83,333
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$27,778

ASSESSED VALUATION :

LAND VALUE:	\$22,220
DWLG VALUE:	\$87,090
BLDG VALUE:	\$3,800
TOTAL VALUE:	\$113,110

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$37,703
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PARCEL # : 00194-015-00

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

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SELLER:	Lacona Partners, LLC	TOWNSHIP:	Dallas Twp
BUYER:	Allen & Alison Shafer	T-R-S	74-21-31
TRANSFER DATE	2/19/2020	BK-PG	2020-00788
SALE CONDITIONS :			

---

GROSS ACRES :	117.95	UNADJUSTED	
NET ACRES :	117.34	AVERAGE CSR :	42.17

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$395,300
PRICE / CSR POINT:	\$80
PRICE / NET ACRE:	\$3,369

ASSESSED VALUATION :

LAND VALUE:	\$86,535
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$86,535

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$737
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PARCEL # : 02072-000-00  
02073-000-00  
02074-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Robert Lepley	TOWNSHIP:	Dallas Twp
BUYER:	Michelle Vogt	T-R-S	74-21-34
TRANSFER DATE	5/19/2020	BK-PG	2020-02406
SALE CONDITIONS :			

---

GROSS ACRES :	10.83	UNADJUSTED
NET ACRES :	10.50	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$55,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$5,238

ASSESSED VALUATION :

LAND VALUE:	\$8,438
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$8,438

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$804
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PARCEL # : 02189-030-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	T.S Investments LLC	TOWNSHIP:	Dallas Twp
BUYER:	Harold & Pamela Harvey	T-R-S	74-21-19
TRANSFER DATE	7/13/2020	BK-PG	2020-03688
SALE CONDITIONS :			

---

GROSS ACRES :	35.26	UNADJUSTED
NET ACRES :	34.23	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$150,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$4,382

ASSESSED VALUATION :

LAND VALUE:	\$34,305
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$34,305

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,002
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PARCEL # : 01845-005-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	R. Boyd Jr & B. Brown	TOWNSHIP:	Dallas Twp
BUYER:	Matthew & Melissa Goche	T-R-S	74-21-03
TRANSFER DATE	7/13/2020	BK-PG	2020-03698
SALE CONDITIONS :			

---

GROSS ACRES :	158.55	UNADJUSTED	
NET ACRES :	155.69	AVERAGE CSR :	39.35

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$428,000
PRICE / CSR POINT:	\$70
PRICE / NET ACRE:	\$2,749

ASSESSED VALUATION :

LAND VALUE:	\$117,940
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$117,940

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$758
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PARCEL # : 01458-000-00  
01459-000-00  
01483-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Seven Hills Trust	TOWNSHIP:	Dallas Twp
BUYER:	Mark & Rebecca Hanlon	T-R-S	74-21-05
TRANSFER DATE	12/21/2020	BK-PG	2020-07482
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	UNADJUSTED	
NET ACRES :	17.36	AVERAGE CSR :	56.27

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$200,000
PRICE / CSR POINT:	\$205
PRICE / NET ACRE:	\$11,521

ASSESSED VALUATION :

LAND VALUE:	\$32,058
DWLG VALUE:	\$9,660
BLDG VALUE:	\$1,020
TOTAL VALUE:	\$42,738

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,462
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PARCEL # : 01536-005-00  
01534-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Larry Kuntz estate	TOWNSHIP:	Franklin Twp
BUYER:	Judith Moon	T-R-S	75-21-03
TRANSFER DATE	1/3/2020	BK-PG	2020-00026
SALE CONDITIONS :			

---

GROSS ACRES :	154.89	UNADJUSTED	
NET ACRES :	146.90	AVERAGE CSR :	57.06

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$836,406
PRICE / CSR POINT:	\$100
PRICE / NET ACRE:	\$5,694

ASSESSED VALUATION :

LAND VALUE:	\$163,847
DWLG VALUE:	\$0
BLDG VALUE:	\$2,860
TOTAL VALUE:	\$166,707

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,135
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PARCEL # : 03833-001-00  
03832-000-00  
03831-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Ivan McCormick	TOWNSHIP:	Franklin Twp
BUYER:	Cameron Vande Kamp	T-R-S	75-21-17
TRANSFER DATE	1/27/2020	BK-PG	2020-00415
SALE CONDITIONS :			

---

GROSS ACRES :	3.21	UNADJUSTED AVERAGE CSR :	54.84
NET ACRES :	2.94		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$385,000
PRICE / CSR POINT:	\$2,388
PRICE / NET ACRE:	\$130,952

ASSESSED VALUATION :

LAND VALUE:	\$31,580
DWLG VALUE:	\$266,680
BLDG VALUE:	\$26,670
TOTAL VALUE:	\$324,930

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$110,520
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PARCEL # : 0405000500

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	E. Rodney Jordan	TOWNSHIP:	Franklin Twp
BUYER:	Donald Cummings et al	T-R-S	75-21-12
TRANSFER DATE	4/17/2020	BK-PG	2020-01786
SALE CONDITIONS :			

---

GROSS ACRES :	80.00	UNADJUSTED	
NET ACRES :	77.02	AVERAGE CSR :	59.75

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$462,000
PRICE / CSR POINT:	\$100
PRICE / NET ACRE:	\$5,998

ASSESSED VALUATION :

LAND VALUE:	\$90,713
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$90,713

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,178
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PARCEL # : 03992-000-00  
03440-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Worthington Farm, L.L.C	TOWNSHIP:	Franklin Twp
BUYER:	Justin Rhode	T-R-S	75-21-29
TRANSFER DATE	5/20/2020	BK-PG	2020-02454
SALE CONDITIONS :			

---

GROSS ACRES :	20.20	UNADJUSTED	
NET ACRES :	19.39	AVERAGE CSR :	28.70

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$361,250
PRICE / CSR POINT:	\$649
PRICE / NET ACRE:	\$18,631

ASSESSED VALUATION :

LAND VALUE:	\$10,176
DWLG VALUE:	\$101,100
BLDG VALUE:	\$14,050
TOTAL VALUE:	\$125,326

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$6,463
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PARCEL # : 03639-025-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Kevin Hiemstra	TOWNSHIP:	Franklin Twp
BUYER:	Ross & Kerri Williams	T-R-S	75-21-01
TRANSFER DATE	6/4/2020	BK-PG	2020-02784
SALE CONDITIONS :			

---

GROSS ACRES :	5.04	UNADJUSTED	
NET ACRES :	4.37	AVERAGE CSR :	48.24

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$250,000
PRICE / CSR POINT:	\$1,186
PRICE / NET ACRE:	\$57,208

ASSESSED VALUATION :

LAND VALUE:	\$2,494
DWLG VALUE:	\$139,740
BLDG VALUE:	\$13,390
TOTAL VALUE:	\$155,624

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$35,612
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PARCEL # : 03800-007-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Greg Morris	TOWNSHIP:	Franklin Twp
BUYER:	Blue Heeler Properties	T-R-S	75-21-02
TRANSFER DATE	7/17/2020	BK-PG	2020-03844
SALE CONDITIONS :			

---

GROSS ACRES :	26.35	UNADJUSTED	
NET ACRES :	26.02	AVERAGE CSR :	58.01

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$200,000
PRICE / CSR POINT:	\$133
PRICE / NET ACRE:	\$7,686

ASSESSED VALUATION :

LAND VALUE:	\$26,024
DWLG VALUE:	\$65,170
BLDG VALUE:	\$4,080
TOTAL VALUE:	\$95,274

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$3,662
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PARCEL # : 03805-000-00  
03806-000-00

REMARKS : 2 AG Parcels

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Cleta Noftsger	TOWNSHIP:	Franklin Twp
BUYER:	Joshua & Stacey Noftsger	T-R-S	75-21-35
TRANSFER DATE	9/29/2020	BK-PG	2020-05579
SALE CONDITIONS :			

---

GROSS ACRES :	123.79	UNADJUSTED	
NET ACRES :	115.74	AVERAGE CSR :	46.15

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$300,000
PRICE / CSR POINT:	\$56
PRICE / NET ACRE:	\$2,592

ASSESSED VALUATION :

LAND VALUE:	\$109,387
DWLG VALUE:	\$28,010
BLDG VALUE:	\$10,220
TOTAL VALUE:	\$147,617

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,275
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PARCEL # : 01445-000-00  
03763-000-00  
03755-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Ryan & Estee Roe	TOWNSHIP:	Franklin Twp
BUYER:	AJS Farms, LLC	T-R-S	75-21-24
TRANSFER DATE	10/15/2020	BK-PG	2020-05969
SALE CONDITIONS :			

---

GROSS ACRES :	114.75	UNADJUSTED	
NET ACRES :	110.75	AVERAGE CSR :	71.32

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$475,000
PRICE / CSR POINT:	\$60
PRICE / NET ACRE:	\$4,289

ASSESSED VALUATION :

LAND VALUE:	\$141,443
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$141,443

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,277
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PARCEL # : 03522-000-00  
03523-000-00  
03524-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Jansen Acres, LLC	TOWNSHIP:	Franklin Twp
BUYER:	Scott Raridon, JR.. Trust	T-R-S	75-21-28
TRANSFER DATE	10/22/2020	BK-PG	2020-06134
SALE CONDITIONS :			

---

GROSS ACRES :	316.40	UNADJUSTED
NET ACRES :	315.79	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$1,450,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$4,592

ASSESSED VALUATION :

LAND VALUE:	\$357,482
DWLG VALUE:	\$0
BLDG VALUE:	\$10,060
TOTAL VALUE:	\$367,542

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,164
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PARCEL # : 03613-005-00  
03614-000-00  
03615-000-00

REMARKS : multi parcel sale

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Zachary & Nicole Thomas	TOWNSHIP:	Indiana Twp
BUYER:	RT Farms, LLC	T-R-S	74-19-31
TRANSFER DATE	2/6/2020	BK-PG	2020-00595
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	UNADJUSTED AVERAGE CSR :	39.79
NET ACRES :	40.00		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$131,000
PRICE / CSR POINT:	\$82
PRICE / NET ACRE:	\$3,275

ASSESSED VALUATION :

LAND VALUE:	\$31,459
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$31,459

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$786
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PARCEL # : 04864-000-00  
04866-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Dwight & Arlene Ensor	TOWNSHIP:	Indiana Twp
BUYER:	Jacob & Alyssa Sharp	T-R-S	74-19-04
TRANSFER DATE	7/30/2020	BK-PG	2020-04155
SALE CONDITIONS :			

---

GROSS ACRES :	122.98	UNADJUSTED	
NET ACRES :	121.98	AVERAGE CSR :	47.09

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$375,000
PRICE / CSR POINT:	\$65
PRICE / NET ACRE:	\$3,074

ASSESSED VALUATION :

LAND VALUE:	\$106,106
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$106,106

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$870
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PARCEL # : 04277-000-00  
04278-000-00  
04279-000-00

REMARKS : 3 AG parcels

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Richard & Eileen Hixson	TOWNSHIP:	Indiana Twp
BUYER:	Idazo Holdings LLC	T-R-S	74-19-18
TRANSFER DATE	9/18/2020	BK-PG	2020-05317
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	39.23	UNADJUSTED
NET ACRES :	38.07	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$210,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$5,516

ASSESSED VALUATION :

LAND VALUE:	\$27,160
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$27,160

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$713
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PARCEL # : 23747-010-00  
04180-010-00

REMARKS : split/multi parcel sale

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Ping Feng & Dong Bi	TOWNSHIP:	Indiana Twp
BUYER:	TJVM Farms, LLC	T-R-S	74-19-01
TRANSFER DATE	12/17/2020	BK-PG	2020-07411
SALE CONDITIONS :			

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GROSS ACRES :	126.62	UNADJUSTED	
NET ACRES :	125.72	AVERAGE CSR :	53.27

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$476,250
PRICE / CSR POINT:	\$71
PRICE / NET ACRE:	\$3,788

ASSESSED VALUATION :

LAND VALUE:	\$108,790
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$108,790

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$865
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PARCEL # : 04200-000-00  
04202-000-00  
04203-001-00

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:	Ted & Shannon Dykstra	TOWNSHIP:	Knoxville Twp
BUYER:	Micah & Lauren Mc Neely	T-R-S	76-19-28
TRANSFER DATE	1/10/2020	BK-PG	2020-00120
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	3.38	UNADJUSTED
NET ACRES :	3.00	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$185,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$61,667

ASSESSED VALUATION :

LAND VALUE:	\$4,433
DWLG VALUE:	\$146,310
BLDG VALUE:	\$2,630
TOTAL VALUE:	\$153,373

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$51,124
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PARCEL # : 07032-010-00

REMARKS : split/contract sale

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Robert Crozier Estate	TOWNSHIP:	Knoxville Twp
BUYER:	Allan Beyer	T-R-S	76-19-08
TRANSFER DATE	2/24/2020	BK-PG	2020-00871
SALE CONDITIONS :			

---

GROSS ACRES :	72.15	UNADJUSTED AVERAGE CSR :	74.69
NET ACRES :	66.34		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$555,555
PRICE / CSR POINT:	\$112
PRICE / NET ACRE:	\$8,374

ASSESSED VALUATION :

LAND VALUE:	\$98,017
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$98,017

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,477
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PARCEL # : 06888-000-00  
06889-005-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Robert Crozier Estate	TOWNSHIP:	Knoxville Twp
BUYER:	David & Natalie Rowley	T-R-S	76-19-17
TRANSFER DATE	2/28/2020	BK-PG	2020-00955
SALE CONDITIONS :			

---

GROSS ACRES :	105.17	UNADJUSTED	
NET ACRES :	100.38	AVERAGE CSR :	65.50

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$721,170
PRICE / CSR POINT:	\$110
PRICE / NET ACRE:	\$7,184

ASSESSED VALUATION :

LAND VALUE:	\$126,164
DWLG VALUE:	\$68,100
BLDG VALUE:	\$7,930
TOTAL VALUE:	\$202,194

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,014
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PARCEL # : 06893-000-00  
06894-000-00  
09889-010-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Robert Crozier Estate	TOWNSHIP:	Knoxville Twp
BUYER:	Steven & Jeannie Everly	T-R-S	76-19-17
TRANSFER DATE	2/28/2020	BK-PG	2020-00957
SALE CONDITIONS :			

---

GROSS ACRES :	25.01	UNADJUSTED AVERAGE CSR :	31.43
NET ACRES :	24.01		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$172,569
PRICE / CSR POINT:	\$229
PRICE / NET ACRE:	\$7,187

ASSESSED VALUATION :

LAND VALUE:	\$14,758
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$14,758

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$615
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PARCEL # : 06890-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	David & Linda Edwards	TOWNSHIP:	Knoxville Twp
BUYER:	Competine Creek, L.L.C	T-R-S	76-19-31
TRANSFER DATE	2/28/2020	BK-PG	2020-00959
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	44.31	UNADJUSTED
NET ACRES :	42.82	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$104,867
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$2,449

ASSESSED VALUATION :

LAND VALUE:	\$56,279
DWLG VALUE:	\$91,310
BLDG VALUE:	\$6,180
TOTAL VALUE:	\$153,769

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$3,591
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PARCEL # : 07078-005-00

REMARKS : split, 1/3 int. sale

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Lynn Edwards	TOWNSHIP:	Knoxville Twp
BUYER:	Competine Creek L.L.C	T-R-S	76-19-31
TRANSFER DATE	2/28/2020	BK-PG	2020-00960
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	44.31	UNADJUSTED
NET ACRES :	42.82	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$104,867
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$2,449

ASSESSED VALUATION :

LAND VALUE:	\$56,279
DWLG VALUE:	\$91,130
BLDG VALUE:	\$6,180
TOTAL VALUE:	\$153,589

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$3,587
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---

PARCEL # : 07078-005-00

REMARKS : split, 1/3 int. sale

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	L. Edwards & P.Rafferty	TOWNSHIP:	Knoxville Twp
BUYER:	Competine Creek, L.L.C	T-R-S	76-19-31
TRANSFER DATE	2/28/2020	BK-PG	2020-00961
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	44.31	UNADJUSTED
NET ACRES :	42.82	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$104,867
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$2,449

ASSESSED VALUATION :

LAND VALUE:	\$56,279
DWLG VALUE:	\$91,310
BLDG VALUE:	\$6,180
TOTAL VALUE:	\$153,769

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$3,591
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---

PARCEL # : 07078-005-00

REMARKS : split, 1/3 int. sale

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	David & Linda Edwards	TOWNSHIP:	Knoxville Twp
BUYER:	T. Synhorst & B. Kozlowsk	T-R-S	76-19-31
TRANSFER DATE	3/2/2020	BK-PG	2020-00975
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	75.43	UNADJUSTED	
NET ACRES :	73.17	AVERAGE CSR :	71.49

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$179,775
PRICE / CSR POINT:	\$34
PRICE / NET ACRE:	\$2,457

ASSESSED VALUATION :

LAND VALUE:	\$1,094,070
DWLG VALUE:	\$0
BLDG VALUE:	\$4,580
TOTAL VALUE:	\$1,098,650

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$15,015
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PARCEL # : 07079-010-00  
07080-000-00

REMARKS : split, 1/3 int. sale

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	L. Edwards & P. Rafferty	TOWNSHIP:	Knoxville Twp
BUYER:	T. Synhorst & B. Kozlowki	T-R-S	76-19-31
TRANSFER DATE	3/2/2020	BK-PG	2020-00976
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	75.43	UNADJUSTED	
NET ACRES :	73.17	AVERAGE CSR :	71.49

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$179,775
PRICE / CSR POINT:	\$34
PRICE / NET ACRE:	\$2,457

ASSESSED VALUATION :

LAND VALUE:	\$109,407
DWLG VALUE:	\$0
BLDG VALUE:	\$4,580
TOTAL VALUE:	\$113,987

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,558
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---

PARCEL # : 07079-010-00  
07080-000-00

REMARKS : split, int. sale

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Lynn Edwards	TOWNSHIP:	Knoxville Twp
BUYER:	T. Synhorst & B. Kozlowsk	T-R-S	76-19-31
TRANSFER DATE	3/2/2020	BK-PG	2020-00977
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	75.43	UNADJUSTED	
NET ACRES :	73.17	AVERAGE CSR :	71.49

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$179,775
PRICE / CSR POINT:	\$34
PRICE / NET ACRE:	\$2,457

ASSESSED VALUATION :

LAND VALUE:	\$109,407
DWLG VALUE:	\$0
BLDG VALUE:	\$4,580
TOTAL VALUE:	\$113,987

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,558
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PARCEL # : 07079-010-00  
07080-000-00

REMARKS : split, 1/3 int. sale

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Marion County State Bank	TOWNSHIP:	Knoxville Twp
BUYER:	Richard & Tamra Stevenson	T-R-S	75-20-26
TRANSFER DATE	3/12/2020	BK-PG	2020-01123
SALE CONDITIONS :			

---

GROSS ACRES :	1.52	UNADJUSTED
NET ACRES :	1.40	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$180,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$128,571

ASSESSED VALUATION :

LAND VALUE:	\$1,134
DWLG VALUE:	\$225,520
BLDG VALUE:	\$0
TOTAL VALUE:	\$226,654

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$161,896
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PARCEL # : 06173-003-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Trevor & Sadie Kleppe	TOWNSHIP:	Knoxville Twp
BUYER:	David Roozeboom	T-R-S	76-19-22
TRANSFER DATE	4/10/2020	BK-PG	2020-01641
SALE CONDITIONS :			

---

GROSS ACRES :	80.00	UNADJUSTED	
NET ACRES :	77.88	AVERAGE CSR :	100.18

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$500,000
PRICE / CSR POINT:	\$64
PRICE / NET ACRE:	\$6,420

ASSESSED VALUATION :

LAND VALUE:	\$61,995
DWLG VALUE:	\$0
BLDG VALUE:	\$1,240
TOTAL VALUE:	\$63,235

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$812
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PARCEL # : 06934-000-00  
06935-001-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	James Shultz Irr Trust	TOWNSHIP:	Knoxville Twp
BUYER:	Honey Creek Farms, LC	T-R-S	75-20-20
TRANSFER DATE	4/10/2020	BK-PG	2020-01655
SALE CONDITIONS :			

---

GROSS ACRES :	197.60	UNADJUSTED	
NET ACRES :	197.17	AVERAGE CSR :	69.01

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$500,000
PRICE / CSR POINT:	\$37
PRICE / NET ACRE:	\$2,536

ASSESSED VALUATION :

LAND VALUE:	\$244,482
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$244,482

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,240
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PARCEL # : 06563-015-00  
06579-005-00  
06580-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	John W. Hoyt Estate	TOWNSHIP:	Knoxville Twp
BUYER:	Chad Beyer	T-R-S	75-20-16
TRANSFER DATE	5/13/2020	BK-PG	2020-02272
SALE CONDITIONS :			

---

GROSS ACRES :	58.27	UNADJUSTED	
NET ACRES :	57.52	AVERAGE CSR :	37.81

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$149,552
PRICE / CSR POINT:	\$69
PRICE / NET ACRE:	\$2,600

ASSESSED VALUATION :

LAND VALUE:	\$44,219
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$44,219

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$769
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PARCEL # : 06497-000-00  
06498-005-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Timothy & Staci Galeazzi	TOWNSHIP:	Knoxville Twp
BUYER:	Bonnie Beck	T-R-S	75-20-11
TRANSFER DATE	6/2/2020	BK-PG	2020-02714
SALE CONDITIONS :			

---

GROSS ACRES :	12.60	UNADJUSTED	
NET ACRES :	12.60	AVERAGE CSR :	46.18

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$252,500
PRICE / CSR POINT:	\$434
PRICE / NET ACRE:	\$20,040

ASSESSED VALUATION :

LAND VALUE:	\$8,925
DWLG VALUE:	\$142,730
BLDG VALUE:	\$14,670
TOTAL VALUE:	\$166,325

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$13,200
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PARCEL # : 06396-015-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Marion County State Bank	TOWNSHIP:	Knoxville Twp
BUYER:	English Creek Farms, LLC	T-R-S	75-20-26
TRANSFER DATE	6/9/2020	BK-PG	2020-02920
SALE CONDITIONS :			

---

GROSS ACRES :	118.22	UNADJUSTED	
NET ACRES :	114.41	AVERAGE CSR :	43.66

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$380,000
PRICE / CSR POINT:	\$76
PRICE / NET ACRE:	\$3,321

ASSESSED VALUATION :

LAND VALUE:	\$89,911
DWLG VALUE:	\$0
BLDG VALUE:	\$29,400
TOTAL VALUE:	\$119,311

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,043
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PARCEL # : 06712-005-00  
06711-001-00  
06712-015-00

REMARKS : 3 AG parcel sale

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	R. Fee & M. Gramely	TOWNSHIP:	Knoxville Twp
BUYER:	M. Joslin & A Roberts	T-R-S	76-19-32
TRANSFER DATE	7/24/2020	BK-PG	2020-04000
SALE CONDITIONS :			

---

GROSS ACRES :	3.09	UNADJUSTED
NET ACRES :	3.00	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$40,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$13,333

ASSESSED VALUATION :

LAND VALUE:	\$3,312
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$3,312

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,104
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PARCEL # : 07106-035-00

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:	Traci Hillestad	TOWNSHIP:	Knoxville Twp
BUYER:	Jeannie Mc Mulin	T-R-S	76-20-25
TRANSFER DATE	8/28/2020	BK-PG	2020-04857
SALE CONDITIONS :			
Transfer of Partial Interest			

---

GROSS ACRES :	19.50	UNADJUSTED	
NET ACRES :	16.97	AVERAGE CSR :	52.56

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$560,000
PRICE / CSR POINT:	\$628
PRICE / NET ACRE:	\$32,999

ASSESSED VALUATION :

LAND VALUE:	\$14,931
DWLG VALUE:	\$116,880
BLDG VALUE:	\$8,560
TOTAL VALUE:	\$140,371

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$8,272
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PARCEL # : 07289-000-00

REMARKS : 40% int. between family members

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Larry Mc Mulin	TOWNSHIP:	Knoxville Twp
BUYER:	Jeannie Mc Mulin	T-R-S	76-20-25
TRANSFER DATE	8/28/2020	BK-PG	2020-04858
SALE CONDITIONS :			
Transfer of Partial Interest			

---

GROSS ACRES :	19.50	UNADJUSTED	
NET ACRES :	16.97	AVERAGE CSR :	52.56

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$28,000
PRICE / CSR POINT:	\$31
PRICE / NET ACRE:	\$1,650

ASSESSED VALUATION :

LAND VALUE:	\$14,931
DWLG VALUE:	\$116,880
BLDG VALUE:	\$8,560
TOTAL VALUE:	\$140,371

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$8,272
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PARCEL # : 07289-000-00

REMARKS : 20% Int sale by/to family

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	C.J. Starch Rev. Trust	TOWNSHIP:	Knoxville Twp
BUYER:	M. Worthington & K. Lange	T-R-S	76-20-32
TRANSFER DATE	9/16/2020	BK-PG	2020-05266
SALE CONDITIONS :			

---

GROSS ACRES :	113.94	UNADJUSTED AVERAGE CSR :	56.22
NET ACRES :	112.47		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$500,000
PRICE / CSR POINT:	\$79
PRICE / NET ACRE:	\$4,446

ASSESSED VALUATION :

LAND VALUE:	\$120,523
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$120,523

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,072
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PARCEL # : 07407-000-00  
07408-000-00  
07409-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Danny & Carol Pearson	TOWNSHIP:	Knoxville Twp
BUYER:	J. Usovsky & J. Norris	T-R-S	75-20-25
TRANSFER DATE	10/15/2020	BK-PG	2020-05993
SALE CONDITIONS :			

---

GROSS ACRES :	15.01	UNADJUSTED	
NET ACRES :	15.01	AVERAGE CSR :	44.41

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$100,000
PRICE / CSR POINT:	\$150
PRICE / NET ACRE:	\$6,662

ASSESSED VALUATION :

LAND VALUE:	\$13,165
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$13,165

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$877
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PARCEL # : 06684-015-00

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:	Marion County State Bank	TOWNSHIP:	Knoxville Twp
BUYER:	Hoch Holdings, LLC	T-R-S	75-20-26
TRANSFER DATE	11/2/2020	BK-PG	2020-06349
SALE CONDITIONS :			

---

GROSS ACRES :	222.12	UNADJUSTED	
NET ACRES :	220.76	AVERAGE CSR :	40.88

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$635,000
PRICE / CSR POINT:	\$70
PRICE / NET ACRE:	\$2,876

ASSESSED VALUATION :

LAND VALUE:	\$171,785
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$171,785

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$778
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PARCEL # : 06741-000-00  
06742-005-00  
06743-000-00

REMARKS : 6 Ag Parcels

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Larry & Elsie Grimes	TOWNSHIP:	Knoxville Twp
BUYER:	Justin & Rachel Petersen	T-R-S	75-20-35
TRANSFER DATE	11/25/2020	BK-PG	2020-06915
SALE CONDITIONS :			
Contract Sale			

---

GROSS ACRES :	45.86	UNADJUSTED	
NET ACRES :	42.91	AVERAGE CSR :	55.25

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$115,000
PRICE / CSR POINT:	\$49
PRICE / NET ACRE:	\$2,680

ASSESSED VALUATION :

LAND VALUE:	\$39,664
DWLG VALUE:	\$126,900
BLDG VALUE:	\$2,970
TOTAL VALUE:	\$169,534

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$3,951
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PARCEL # : 06771-005-00  
06814-010-00  
06816-010-00

REMARKS : Contract Sale

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	John Finarty	TOWNSHIP:	Knoxville Twp
BUYER:	Travis Hilsabeck	T-R-S	75-20-25
TRANSFER DATE	12/1/2020	BK-PG	2020-07013
SALE CONDITIONS :			

---

GROSS ACRES :	80.00	UNADJUSTED	
NET ACRES :	79.70	AVERAGE CSR :	42.14

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$316,000
PRICE / CSR POINT:	\$94
PRICE / NET ACRE:	\$3,965

ASSESSED VALUATION :

LAND VALUE:	\$48,228
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$48,228

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$605
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PARCEL # : 06719-000-00  
06694-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Boyd & Amy Mathes	TOWNSHIP:	Lake Prairie Twp
BUYER:	Larry & Lannette Hiemstra	T-R-S	76-18-06
TRANSFER DATE	1/21/2020	BK-PG	2020-00295
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	11.00	UNADJUSTED
NET ACRES :	9.86	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$225,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$22,819

ASSESSED VALUATION :

LAND VALUE:	\$10,193
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$10,193

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,034
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PARCEL # : 12287-010-00

REMARKS : split

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Angeline Van Den Berg	TOWNSHIP:	Lake Prairie Twp
BUYER:	Michael & Cathy Veenstra	T-R-S	77-18-29
TRANSFER DATE	2/24/2020	BK-PG	2020-00865
SALE CONDITIONS :			

---

GROSS ACRES :	100.47	UNADJUSTED AVERAGE CSR :	65.75
NET ACRES :	99.98		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$112,500
PRICE / CSR POINT:	\$17
PRICE / NET ACRE:	\$1,125

ASSESSED VALUATION :

LAND VALUE:	\$119,914
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$119,914

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,199
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PARCEL # : 13522-000-00  
13523-000-00  
13524-000-00

REMARKS : 1/2 int sale

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Pella Concrete Contractor	TOWNSHIP:	Lake Prairie Twp
BUYER:	MRN Partnership	T-R-S	76-18-08
TRANSFER DATE	3/27/2020	BK-PG	2020-01357
SALE CONDITIONS :			

---

GROSS ACRES :	28.45	UNADJUSTED AVERAGE CSR :	70.39
NET ACRES :	28.06		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$150,000
PRICE / CSR POINT:	\$76
PRICE / NET ACRE:	\$5,346

ASSESSED VALUATION :

LAND VALUE:	\$38,811
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$38,811

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,383
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PARCEL # : 12320-001-00

REMARKS : AG 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:	Shane & Abby Van Wyk	TOWNSHIP:	Lake Prairie Twp
BUYER:	Ward & Sandra Van Dyke	T-R-S	77-18-03
TRANSFER DATE	4/2/2020	BK-PG	2020-01445
SALE CONDITIONS :			

---

GROSS ACRES :	4.62	UNADJUSTED AVERAGE CSR :	60.37
NET ACRES :	4.62		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$14,000
PRICE / CSR POINT:	\$50
PRICE / NET ACRE:	\$3,030

ASSESSED VALUATION :

LAND VALUE:	\$5,241
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$5,241

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,134
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PARCEL # : 12989-005-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Hawkeye Land Co.	TOWNSHIP:	Lake Prairie Twp
BUYER:	Douglas & Carol DeJong	T-R-S	76-18-13
TRANSFER DATE	4/3/2020	BK-PG	2020-01487
SALE CONDITIONS :			

---

GROSS ACRES :	64.82	UNADJUSTED AVERAGE CSR :	81.98
NET ACRES :	64.95		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$2,440
PRICE / CSR POINT:	\$0
PRICE / NET ACRE:	\$38

ASSESSED VALUATION :

LAND VALUE:	\$104,422
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$104,422

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,608
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PARCEL # : 12393-001-01  
12394-000-00

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:	Douglas DeJong	TOWNSHIP:	Lake Prairie Twp
BUYER:	163 Properties Corp.	T-R-S	76-18-13
TRANSFER DATE	4/3/2020	BK-PG	2020-01488
SALE CONDITIONS :			

---

GROSS ACRES :	64.82	UNADJUSTED	
NET ACRES :	64.45	AVERAGE CSR :	81.98

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$1,095,650
PRICE / CSR POINT:	\$207
PRICE / NET ACRE:	\$17,000

ASSESSED VALUATION :

LAND VALUE:	\$104,422
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$104,422

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,620
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PARCEL # : 12393-001-01  
12394-000-00

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:	Mary Battistello	TOWNSHIP:	Lake Prairie Twp
BUYER:	Sara & Benjamin Meyers	T-R-S	76-18-33
TRANSFER DATE	4/17/2020	BK-PG	2020-01769
SALE CONDITIONS :			

---

GROSS ACRES :	1.56	UNADJUSTED AVERAGE CSR :	81.35
NET ACRES :	1.10		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$175,000
PRICE / CSR POINT:	\$1,956
PRICE / NET ACRE:	\$159,091

ASSESSED VALUATION :

LAND VALUE:	\$3,080
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$3,080

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,800
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PARCEL # : 12867-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Battistello Family Trust	TOWNSHIP:	Lake Prairie Twp
BUYER:	Sara & Benjamin Myers	T-R-S	76-19-33
TRANSFER DATE	4/17/2020	BK-PG	2020-01770
SALE CONDITIONS :			

---

GROSS ACRES :	5.12	UNADJUSTED	
NET ACRES :	4.98	AVERAGE CSR :	81.91

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$35,000
PRICE / CSR POINT:	\$86
PRICE / NET ACRE:	\$7,028

ASSESSED VALUATION :

LAND VALUE:	\$6,595
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$6,595

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,324
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PARCEL # : 12870-006-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Betty Van Wyk Rev Trust	TOWNSHIP:	Lake Prairie Twp
BUYER:	Pella Coop Elec Assoc	T-R-S	77-18-23
TRANSFER DATE	6/3/2020	BK-PG	2020-02763
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	1.00	UNADJUSTED
NET ACRES :	0.83	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$30,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$36,145

ASSESSED VALUATION :

LAND VALUE:	\$1,042
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,042

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,255
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PARCEL # : 13408-015-00

REMARKS : split

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Jo Ann Bloom	TOWNSHIP:	Lake Prairie Twp
BUYER:	Rick & Susan Bloom	T-R-S	77-18-15
TRANSFER DATE	8/6/2020	BK-PG	2020-04286
SALE CONDITIONS :			

---

GROSS ACRES :	84.08	UNADJUSTED	
NET ACRES :	82.17	AVERAGE CSR :	65.24

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$329,628
PRICE / CSR POINT:	\$61
PRICE / NET ACRE:	\$4,012

ASSESSED VALUATION :

LAND VALUE:	\$105,577
DWLG VALUE:	\$0
BLDG VALUE:	\$12,920
TOTAL VALUE:	\$118,497

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,442
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PARCEL # : 13225-004-00  
13224-000-00  
13225-005-00

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:	Loren & Joyce De Penning	TOWNSHIP:	Lake Prairie Twp
BUYER:	J & M Rhinehart	T-R-S	76-18-04
TRANSFER DATE	8/11/2020	BK-PG	2020-04408
SALE CONDITIONS :			

---

GROSS ACRES :	4.59	UNADJUSTED AVERAGE CSR :	89.31
NET ACRES :	4.20		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$334,000
PRICE / CSR POINT:	\$890
PRICE / NET ACRE:	\$79,524

ASSESSED VALUATION :

LAND VALUE:	\$3,738
DWLG VALUE:	\$169,370
BLDG VALUE:	\$1,670
TOTAL VALUE:	\$174,778

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$41,614
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PARCEL # : 12228-010-00

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:	Angeline Van Den Berg	TOWNSHIP:	Lake Prairie Twp
BUYER:	Michael & Cathy Veenstra	T-R-S	77-18-28
TRANSFER DATE	10/20/2020	BK-PG	2020-06090
SALE CONDITIONS :			

---

GROSS ACRES :	42.97	UNADJUSTED
NET ACRES :	42.09	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$145,024
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$3,446

ASSESSED VALUATION :

LAND VALUE:	\$57,169
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$57,169

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,358
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PARCEL # : 13501-010-00  
13502-010-00  
(combined to 13502-010-00)

REMARKS : split, 1/2 int sale, est. sale  
(combined to 13502-015-00)

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Cathy Veenstra, et, al	TOWNSHIP:	Lake Prairie Twp
BUYER:	Michael & Cathy Veenstra	T-R-S	77-18-28
TRANSFER DATE	10/20/2020	BK-PG	2020-06092
SALE CONDITIONS :			

---

GROSS ACRES :	42.97	UNADJUSTED
NET ACRES :	42.09	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$161,137
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$3,828

ASSESSED VALUATION :

LAND VALUE:	\$57,169
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$57,169

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,358
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PARCEL # : 13501-010-00  
13502-010-00  
(combined to 13502-015-00)

REMARKS : split, 1/2 int sale, spli  
(combined to 13502-015-00)

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Third Reformed Church	TOWNSHIP:	Lake Prairie Twp
BUYER:	Cathy Veenstra	T-R-S	77-18-28
TRANSFER DATE	11/12/2020	BK-PG	2020-06601
SALE CONDITIONS :			

---

GROSS ACRES :	75.50	UNADJUSTED	
NET ACRES :	73.79	AVERAGE CSR :	42.37

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$51,321
PRICE / CSR POINT:	\$16
PRICE / NET ACRE:	\$696

ASSESSED VALUATION :

LAND VALUE:	\$106,946
DWLG VALUE:	\$0
BLDG VALUE:	\$6,520
TOTAL VALUE:	\$113,466

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,538
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PARCEL # : 13500-001-00  
13501-015-00

REMARKS : 1/10 int sale

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Marge Steenhoek, et al	TOWNSHIP:	Lake Prairie Twp
BUYER:	Cathy Veenstra	T-R-S	77-18-28
TRANSFER DATE	11/12/2020	BK-PG	2020-06602
SALE CONDITIONS :			

---

GROSS ACRES :	75.50	UNADJUSTED	
NET ACRES :	73.79	AVERAGE CSR :	42.37

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$76,982
PRICE / CSR POINT:	\$25
PRICE / NET ACRE:	\$1,043

ASSESSED VALUATION :

LAND VALUE:	\$106,946
DWLG VALUE:	\$0
BLDG VALUE:	\$6,520
TOTAL VALUE:	\$113,466

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,538
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---

PARCEL # : 13500-001-00  
13501-015-00

REMARKS : 6/40 int sale

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Michael & Cathy Veenstra	TOWNSHIP:	Lake Prairie Twp
BUYER:	Darrell & Bonnie Boot	T-R-S	77-18-28
TRANSFER DATE	11/12/2020	BK-PG	2020-06603
SALE CONDITIONS :			

---

GROSS ACRES :	42.97	UNADJUSTED
NET ACRES :	42.09	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$322,275
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$7,657

ASSESSED VALUATION :

LAND VALUE:	\$57,169
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$57,169

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,358
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PARCEL # : 13502-015-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Carolyn Hol, et al	TOWNSHIP:	Lake Prairie Twp
BUYER:	Michael Veenstra, et al	T-R-S	77-18-28
TRANSFER DATE	11/12/2020	BK-PG	2020-06607
SALE CONDITIONS :			

---

GROSS ACRES :	75.50	UNADJUSTED AVERAGE CSR :	42.37
NET ACRES :	73.79		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$269,438
PRICE / CSR POINT:	\$86
PRICE / NET ACRE:	\$3,651

ASSESSED VALUATION :

LAND VALUE:	\$106,946
DWLG VALUE:	\$0
BLDG VALUE:	\$6,520
TOTAL VALUE:	\$113,466

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,538
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PARCEL # : 13500-001-00  
13501-015-00

REMARKS : 5.25/40int sale

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Cathy Veenstra	TOWNSHIP:	Lake Prairie Twp
BUYER:	Michael & Cathy Veenstra	T-R-S	77-18-28
TRANSFER DATE	11/13/2020	BK-PG	2020-06628
SALE CONDITIONS :			

---

GROSS ACRES :	101.16	UNADJUSTED	
NET ACRES :	100.11	AVERAGE CSR :	75.52

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$775,200
PRICE / CSR POINT:	\$103
PRICE / NET ACRE:	\$7,743

ASSESSED VALUATION :

LAND VALUE:	\$147,402
DWLG VALUE:	\$0
BLDG VALUE:	\$1,880
TOTAL VALUE:	\$149,282

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,491
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PARCEL # : 13503-000-00  
13504-001-00  
13509-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	L. Schippers, P. Hiemstra	TOWNSHIP:	Lake Prairie Twp
BUYER:	Jess & Joanne Settles	T-R-S	76-18-15
TRANSFER DATE	12/17/2020	BK-PG	2020-07402
SALE CONDITIONS :			

---

GROSS ACRES :	29.66	UNADJUSTED	
NET ACRES :	29.17	AVERAGE CSR :	44.50

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$206,250
PRICE / CSR POINT:	\$159
PRICE / NET ACRE:	\$7,071

ASSESSED VALUATION :

LAND VALUE:	\$24,863
DWLG VALUE:	\$40,720
BLDG VALUE:	\$1,470
TOTAL VALUE:	\$67,053

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,299
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PARCEL # : 12453-000-00  
17421-020-00

REMARKS : 1/2 int sale

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Van Dusseldorp, Steven &	TOWNSHIP:	Lake Prairie Twp
BUYER:	Sarah & Scott Treft	T-R-S	77-18-23
TRANSFER DATE	12/29/2020	BK-PG	2020-07673
SALE CONDITIONS :			

---

GROSS ACRES :	21.97	UNADJUSTED AVERAGE CSR :	15.83
NET ACRES :	21.97		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$350,000
PRICE / CSR POINT:	\$1,006
PRICE / NET ACRE:	\$15,931

ASSESSED VALUATION :

LAND VALUE:	\$5,579
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$5,579

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$254
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PARCEL # : 13388-003-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	PCWDM II, LLC	TOWNSHIP:	Liberty Twp
BUYER:	STP Investments, LLC	T-R-S	74-18-34
TRANSFER DATE	2/25/2020	BK-PG	2020-00882
SALE CONDITIONS :			
Transfer of Partial Interest			

---

GROSS ACRES :	74.00	UNADJUSTED	
NET ACRES :	24.94	AVERAGE CSR :	29.34

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$101,250
PRICE / CSR POINT:	\$138
PRICE / NET ACRE:	\$4,060

ASSESSED VALUATION :

LAND VALUE:	\$27,064
DWLG VALUE:	\$0
BLDG VALUE:	\$16,200
TOTAL VALUE:	\$43,264

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,735
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PARCEL # : 18034-000-00  
18186-000-00  
18195-000-00

REMARKS : 1/2 int. sale

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	James & Annette Trinkle	TOWNSHIP:	Liberty Twp
BUYER:	STP Investments, LLC	T-R-S	74-18-26
TRANSFER DATE	2/26/2020	BK-PG	2020-00897
SALE CONDITIONS :			

---

GROSS ACRES :	11.16	UNADJUSTED
NET ACRES :	6.80	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$39,060
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$5,744

ASSESSED VALUATION :

LAND VALUE:	\$7,977
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$7,977</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,173
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PARCEL # : 18007-035-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	James & Annette Trinkle	TOWNSHIP:	Liberty Twp
BUYER:	Rock Valley Farms, LLC	T-R-S	74-18-27
TRANSFER DATE	2/26/2020	BK-PG	2020-00903
SALE CONDITIONS :			

---

GROSS ACRES :	131.12	UNADJUSTED	
NET ACRES :	129.91	AVERAGE CSR :	49.93

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$627,920
PRICE / CSR POINT:	\$97
PRICE / NET ACRE:	\$4,833

ASSESSED VALUATION :

LAND VALUE:	\$92,999
DWLG VALUE:	\$177,260
BLDG VALUE:	\$26,280
TOTAL VALUE:	\$296,539

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,283
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PARCEL # : 18040-025-00  
18032-010-00  
18028-010-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Ricky & Brenda Padgett	TOWNSHIP:	Liberty Twp
BUYER:	Shane & Kristi Smith	T-R-S	74-18-20
TRANSFER DATE	2/27/2020	BK-PG	2020-00910
SALE CONDITIONS :			

---

GROSS ACRES :	33.58	UNADJUSTED AVERAGE CSR :	19.25
NET ACRES :	32.84		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$290,000
PRICE / CSR POINT:	\$459
PRICE / NET ACRE:	\$8,831

ASSESSED VALUATION :

LAND VALUE:	\$9,824
DWLG VALUE:	\$152,360
BLDG VALUE:	\$3,780
TOTAL VALUE:	\$165,964

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$5,054
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PARCEL # : 18078-005-00  
17870-006-00  
17870-005-00

REMARKS : 3 AG parcel sale

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	GDMCF Properties, L.L.C	TOWNSHIP:	Liberty Twp
BUYER:	JCMM investments, LLC	T-R-S	74-18-27
TRANSFER DATE	4/6/2020	BK-PG	2020-01549
SALE CONDITIONS :			

---

GROSS ACRES :	80.53	UNADJUSTED	
NET ACRES :	33.72	AVERAGE CSR :	38.51

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$297,961
PRICE / CSR POINT:	\$229
PRICE / NET ACRE:	\$8,836

ASSESSED VALUATION :

LAND VALUE:	\$61,765
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$61,765

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,832
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PARCEL # : 18007-020-00  
18029-000-00  
18040-010-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	James & Annette Trinkle	TOWNSHIP:	Liberty Twp
BUYER:	JCAMM Investments, LLC	T-R-S	74-18-27
TRANSFER DATE	4/6/2020	BK-PG	2020-01550
SALE CONDITIONS :			

---

GROSS ACRES :	36.61	UNADJUSTED
NET ACRES :	31.69	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$112,029
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$3,535

ASSESSED VALUATION :

LAND VALUE:	\$17,142
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$17,142</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$541
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PARCEL # : 18028-005-00  
18032-005-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Mark Ryan & C. Nordstrom	TOWNSHIP:	Liberty Twp
BUYER:	Doug & Jana Van Polen	T-R-S	74-18-18
TRANSFER DATE	6/18/2020	BK-PG	2020-03145
SALE CONDITIONS :			

---

GROSS ACRES :	110.74	UNADJUSTED AVERAGE CSR :	45.53
NET ACRES :	108.48		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$665,000
PRICE / CSR POINT:	\$135
PRICE / NET ACRE:	\$6,130

ASSESSED VALUATION :

LAND VALUE:	\$61,172
DWLG VALUE:	\$39,840
BLDG VALUE:	\$0
TOTAL VALUE:	\$101,012

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$931
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PARCEL # : 17815-000-00  
17780-005-00  
17780-005-01

REMARKS : 5 AG parcel sale

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Andrew Frye	TOWNSHIP:	Liberty Twp
BUYER:	Randal & Carol Roozenboom	T-R-S	74-18-24
TRANSFER DATE	12/9/2020	BK-PG	2020-07189
SALE CONDITIONS :			

---

GROSS ACRES :	95.27	UNADJUSTED	
NET ACRES :	86.02	AVERAGE CSR :	63.10

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$457,000
PRICE / CSR POINT:	\$84
PRICE / NET ACRE:	\$5,313

ASSESSED VALUATION :

LAND VALUE:	\$102,050
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$102,050

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,186
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PARCEL # : 17947-000-00  
17960-000-00  
17961-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Chad & Jodi Reinke	TOWNSHIP:	Marysville City 2nd class
BUYER:	Wolken's & Dannen's	T-R-S	74-18-29
TRANSFER DATE	2/6/2020	BK-PG	2020-00603
SALE CONDITIONS :			

---

GROSS ACRES :	19.41	UNADJUSTED AVERAGE CSR :	11.36
NET ACRES :	3.26		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$92,000
PRICE / CSR POINT:	\$2,484
PRICE / NET ACRE:	\$28,221

ASSESSED VALUATION :

LAND VALUE:	\$4,197
DWLG VALUE:	\$1,370
BLDG VALUE:	\$0
TOTAL VALUE:	\$5,567

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,708
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PARCEL # : 18064-010-00  
19009-010-00

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:	View Pointe, L.C.	TOWNSHIP:	Pella City 2nd class
BUYER:	Bloomfield Acres, LLC	T-R-S	76-18-05
TRANSFER DATE	5/21/2020	BK-PG	2020-02458
SALE CONDITIONS :			

---

GROSS ACRES :	10.65	UNADJUSTED
NET ACRES :	10.65	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$400,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$37,559

ASSESSED VALUATION :

LAND VALUE:	\$17,834
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$17,834

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,675
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PARCEL # : 17402-055-02  
17402-055-01  
17402-000-00

REMARKS : 3 vacant city AG lots

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Brumark Properties, INC	TOWNSHIP:	Pella City 2nd class
BUYER:	Randy & Jodi De Vries	T-R-S	76-18-14
TRANSFER DATE	6/23/2020	BK-PG	2020-03236
SALE CONDITIONS :			

---

GROSS ACRES :	0.80	UNADJUSTED	
NET ACRES :	0.80	AVERAGE CSR :	83.00

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$47,000
PRICE / CSR POINT:	\$708
PRICE / NET ACRE:	\$58,750

ASSESSED VALUATION :

LAND VALUE:	\$1,600
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,600

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,000
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PARCEL # : 17258-110-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	RDP Holdings, LLC	TOWNSHIP:	Pella City 2nd class
BUYER:	PR Dev, LLC	T-R-S	76-18-05
TRANSFER DATE	7/10/2020	BK-PG	2020-03641
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	29.11	UNADJUSTED
NET ACRES :	29.11	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$1,164,400
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$40,000

ASSESSED VALUATION :

LAND VALUE:	\$45,571
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$45,571

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,565
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PARCEL # : 12257-010-00  
12261-025-00

REMARKS : split

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Arvin Van Hall Rev Trust	TOWNSHIP:	Pella City 2nd class
BUYER:	Lawrence St. John	T-R-S	76-18-09
TRANSFER DATE	8/19/2020	BK-PG	2020-04602
SALE CONDITIONS :			

---

GROSS ACRES :	28.28	UNADJUSTED AVERAGE CSR :	41.94
NET ACRES :	28.28		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$240,000
PRICE / CSR POINT:	\$202
PRICE / NET ACRE:	\$8,487

ASSESSED VALUATION :

LAND VALUE:	\$23,058
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$23,058

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$815
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PARCEL # : 17403-065-00  
17404-006-02

REMARKS : AG in the city

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Ronald & Glenda Noordsy	TOWNSHIP:	Pella City 2nd class
BUYER:	Dingeman Concrete, Inc	T-R-S	76-18-04
TRANSFER DATE	8/25/2020	BK-PG	2020-04767
SALE CONDITIONS :			

---

GROSS ACRES :	18.94	UNADJUSTED	
NET ACRES :	18.94	AVERAGE CSR :	89.72

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$250,000
PRICE / CSR POINT:	\$147
PRICE / NET ACRE:	\$13,200

ASSESSED VALUATION :

LAND VALUE:	\$37,390
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$37,390

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,974
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PARCEL # : 14552-002-25  
14552-002-05

REMARKS : 2 AG in the city parcels

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Brumark Properties, inc	TOWNSHIP:	Pella City 2nd class
BUYER:	Andrea Van Sant Living tr	T-R-S	76-18-11
TRANSFER DATE	8/26/2020	BK-PG	2020-04785
SALE CONDITIONS :			
Purchase of Adjoining Land			

---

GROSS ACRES :	4.50	UNADJUSTED	
NET ACRES :	4.50	AVERAGE CSR :	17.07

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$81,000
PRICE / CSR POINT:	\$1,054
PRICE / NET ACRE:	\$18,000

ASSESSED VALUATION :

LAND VALUE:	\$6,850
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$6,850

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,522
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PARCEL # : 17258-065-00

REMARKS : adjoining vacant lot

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Brumark Properties, Inc	TOWNSHIP:	Pella City 2nd class
BUYER:	B & D Uitermarkt	T-R-S	76-18-14
TRANSFER DATE	9/16/2020	BK-PG	2020-05253
SALE CONDITIONS :			

---

GROSS ACRES :	1.78	UNADJUSTED	
NET ACRES :	1.78	AVERAGE CSR :	81.16

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$115,000
PRICE / CSR POINT:	\$796
PRICE / NET ACRE:	\$64,607

ASSESSED VALUATION :

LAND VALUE:	\$3,580
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$3,580

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,011
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PARCEL # : 17258-095-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Brumark Properties, Inc	TOWNSHIP:	Pella City 2nd class
BUYER:	Circle W. Stables, LLC	T-R-S	76-14-18
TRANSFER DATE	10/21/2020	BK-PG	2020-06100
SALE CONDITIONS :			

---

GROSS ACRES :	5.26	UNADJUSTED	
NET ACRES :	5.26	AVERAGE CSR :	82.42

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$361,000
PRICE / CSR POINT:	\$833
PRICE / NET ACRE:	\$68,631

ASSESSED VALUATION :

LAND VALUE:	\$8,299
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$8,299

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,578
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PARCEL # : 17258-160-00  
17258-165-00

REMARKS : ag in the city

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Leonard Schippers	TOWNSHIP:	Pella City 2nd class
BUYER:	Jess & Joanne Settles	T-R-S	76-18-15
TRANSFER DATE	12/17/2020	BK-PG	2020-07400
SALE CONDITIONS :			

---

GROSS ACRES :	29.66	UNADJUSTED AVERAGE CSR :	44.50
NET ACRES :	29.17		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$206,250
PRICE / CSR POINT:	\$159
PRICE / NET ACRE:	\$7,071

ASSESSED VALUATION :

LAND VALUE:	\$24,863
DWLG VALUE:	\$40,720
BLDG VALUE:	\$1,470
TOTAL VALUE:	\$67,053

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,299
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PARCEL # : 12453-000-00  
17421-020-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Ewing Land Development	TOWNSHIP:	Pella City 2nd class
BUYER:	Rave Property Management	T-R-S	76-18-08
TRANSFER DATE	12/21/2020	BK-PG	2020-07484
SALE CONDITIONS :			

---

GROSS ACRES :	2.47	UNADJUSTED AVERAGE CSR :	53.36
NET ACRES :	2.47		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$162,500
PRICE / CSR POINT:	\$1,233
PRICE / NET ACRE:	\$65,789

ASSESSED VALUATION :

LAND VALUE:	\$1,911
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,911

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$774
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PARCEL # : 17403-007-05

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Kevin & Debra Mart	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Joshua & Jenna Youngblut	T-R-S	76-21-21
TRANSFER DATE	1/16/2020	BK-PG	2020-00234
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	6.66	UNADJUSTED
NET ACRES :	6.16	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$22,125
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$3,592

ASSESSED VALUATION :

LAND VALUE:	\$366
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$366

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$59
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PARCEL # : 06983-035-00

REMARKS : split

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Harold Gordon estate	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Jason Klootwyk	T-R-S	77-21-19
TRANSFER DATE	4/3/2020	BK-PG	2020-01489
SALE CONDITIONS :			

---

GROSS ACRES :	95.00	UNADJUSTED	
NET ACRES :	86.08	AVERAGE CSR :	73.10

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$295,000
PRICE / CSR POINT:	\$47
PRICE / NET ACRE:	\$3,427

ASSESSED VALUATION :

LAND VALUE:	\$127,016
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$127,016

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,476
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PARCEL # : 19852-000-00  
19853-000-00  
19854-000-00

REMARKS : 1/2 int sale

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Kenneth & Grace Gordon	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Jason Klootwyk	T-R-S	77-21-19
TRANSFER DATE	4/3/2020	BK-PG	2020-01490
SALE CONDITIONS :			

---

GROSS ACRES :	95.00	UNADJUSTED	
NET ACRES :	86.08	AVERAGE CSR :	73.10

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$295,000
PRICE / CSR POINT:	\$47
PRICE / NET ACRE:	\$3,427

ASSESSED VALUATION :

LAND VALUE:	\$127,016
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$127,016

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,476
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PARCEL # : 19852-000-00  
19853-000-00  
19854-000-00

REMARKS : 1/2 int sale

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Susan Glick	TOWNSHIP:	Pleasant Grove Twp
BUYER:	J & C Thompson	T-R-S	76-21-30
TRANSFER DATE	4/23/2020	BK-PG	2020-01894
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	29.26	UNADJUSTED
NET ACRES :	29.26	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$58,520
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$2,000

ASSESSED VALUATION :

LAND VALUE:	\$28,599
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$28,599

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$977
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PARCEL # : 19693-025-00

REMARKS : split

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Marion County State Bank	TOWNSHIP:	Pleasant Grove Twp
BUYER:	MBV Properties LLC	T-R-S	77-21-30
TRANSFER DATE	8/10/2020	BK-PG	2020-04354
SALE CONDITIONS :			
Split of Existing Parcels			

---

GROSS ACRES :	27.94	UNADJUSTED
NET ACRES :	25.87	AVERAGE CSR :

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$180,600
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$6,981

ASSESSED VALUATION :

LAND VALUE:	\$25,656
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$25,656</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$992
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PARCEL # : 20001-005-00

REMARKS : split

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Bruce Clark	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Big Buck Properties, LLC	T-R-S	77-21-35
TRANSFER DATE	9/29/2020	BK-PG	2020-05578
SALE CONDITIONS :			
Split of Existing Parcels			

---

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

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$56,000
PRICE / CSR POINT:	
PRICE / NET ACRE:	\$2,800

ASSESSED VALUATION :

LAND VALUE:	\$16,656
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$16,656</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$833
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PARCEL # : 20132-010-00

REMARKS : split

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Marion County State Bank	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Paisley Farms, LC	T-R-S	77-21-30
TRANSFER DATE	11/2/2020	BK-PG	2020-06321
SALE CONDITIONS :			

---

GROSS ACRES :	165.00	UNADJUSTED	
NET ACRES :	163.96	AVERAGE CSR :	38.84

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$726,836
PRICE / CSR POINT:	\$114
PRICE / NET ACRE:	\$4,433

ASSESSED VALUATION :

LAND VALUE:	\$160,003
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$160,003

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$976
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PARCEL # : 20002-000-00  
20009-005-00  
20010-000-00

REMARKS : 5 AG Parcels

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Jacquelyn Ackerman	TOWNSHIP:	Pleasant Grove Twp
BUYER:	Dylan & Rachel Hofert	T-R-S	77-21-30
TRANSFER DATE	12/11/2020	BK-PG	2020-07288
SALE CONDITIONS :			

---

GROSS ACRES :	29.00	UNADJUSTED	
NET ACRES :	28.33	AVERAGE CSR :	66.29

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$403,000
PRICE / CSR POINT:	\$215
PRICE / NET ACRE:	\$14,225

ASSESSED VALUATION :

LAND VALUE:	\$27,602
DWLG VALUE:	\$213,170
BLDG VALUE:	\$2,070
TOTAL VALUE:	\$242,842

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$8,572
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PARCEL # : 20012-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Brian & Jana Bailey	TOWNSHIP:	Pleasant Grove Twp
BUYER:	John Finarty	T-R-S	77-21-19
TRANSFER DATE	12/30/2020	BK-PG	2020-07709
SALE CONDITIONS :			

---

GROSS ACRES :	38.11	UNADJUSTED AVERAGE CSR :	75.25
NET ACRES :	38.11		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$274,392
PRICE / CSR POINT:	\$96
PRICE / NET ACRE:	\$7,200

ASSESSED VALUATION :

LAND VALUE:	\$55,801
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$55,801

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,464
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PARCEL # : 19857-030-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Marjorie Lawlor	TOWNSHIP:	Pleasantville City 2nd clas
BUYER:	Colton Furnal	T-R-S	76-21-09
TRANSFER DATE	1/2/2020	BK-PG	2020-00020
SALE CONDITIONS :			

---

GROSS ACRES :	1.15	UNADJUSTED	
NET ACRES :	1.15	AVERAGE CSR :	84.18

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$9,000
PRICE / CSR POINT:	\$93
PRICE / NET ACRE:	\$7,826

ASSESSED VALUATION :

LAND VALUE:	\$1,917
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,917

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,667
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PARCEL # : 19213-020-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Beasley Farms, INC	TOWNSHIP:	Pleasantville City 2nd clas
BUYER:	Adkins Specialized	T-R-S	76-21-16
TRANSFER DATE	3/10/2020	BK-PG	2020-01104
SALE CONDITIONS :			

---

GROSS ACRES :	35.34	UNADJUSTED	
NET ACRES :	35.34	AVERAGE CSR :	65.04

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$318,870
PRICE / CSR POINT:	\$139
PRICE / NET ACRE:	\$9,023

ASSESSED VALUATION :

LAND VALUE:	\$45,365
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$45,365

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,284
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PARCEL # : 19331-045-00

REMARKS : Ag in the city

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Eugene Bogash	TOWNSHIP:	Red Rock Twp
BUYER:	John Fulmer	T-R-S	77-20-03
TRANSFER DATE	1/15/2020	BK-PG	2020-00212
SALE CONDITIONS :			

---

GROSS ACRES :	9.78	UNADJUSTED AVERAGE CSR :	27.96
NET ACRES :	9.78		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$60,250
PRICE / CSR POINT:	\$220
PRICE / NET ACRE:	\$6,161

ASSESSED VALUATION :

LAND VALUE:	\$5,376
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$5,376

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$550
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PARCEL # : 21460-015-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Donald Kain Estate	TOWNSHIP:	Red Rock Twp
BUYER:	Kevin & Lindsay Kain	T-R-S	77-21-08
TRANSFER DATE	1/22/2020	BK-PG	2020-00301
SALE CONDITIONS :			

---

GROSS ACRES :	29.17	UNADJUSTED AVERAGE CSR :	48.25
NET ACRES :	28.72		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$88,000
PRICE / CSR POINT:	\$64
PRICE / NET ACRE:	\$3,064

ASSESSED VALUATION :

LAND VALUE:	\$26,266
DWLG VALUE:	\$0
BLDG VALUE:	\$1,200
TOTAL VALUE:	\$27,466

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$956
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PARCEL # : 22003-005-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Janice Kain	TOWNSHIP:	Red Rock Twp
BUYER:	Kevin & Lindsay Kain	T-R-S	77-21-08
TRANSFER DATE	1/22/2020	BK-PG	2020-00302
SALE CONDITIONS :			

---

GROSS ACRES :	11.00	UNADJUSTED	
NET ACRES :	11.00	AVERAGE CSR :	49.42

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$32,450
PRICE / CSR POINT:	\$60
PRICE / NET ACRE:	\$2,950

ASSESSED VALUATION :

LAND VALUE:	\$8,198
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$8,198

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$745
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PARCEL # : 22004-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Travis & Christin Kuefner	TOWNSHIP:	Red Rock Twp
BUYER:	Scott & Denna Kain	T-R-S	77-21-04
TRANSFER DATE	2/5/2020	BK-PG	2020-00584
SALE CONDITIONS :			

---

GROSS ACRES :	35.17	UNADJUSTED AVERAGE CSR :	51.43
NET ACRES :	34.47		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$550,000
PRICE / CSR POINT:	\$310
PRICE / NET ACRE:	\$15,956

ASSESSED VALUATION :

LAND VALUE:	\$31,758
DWLG VALUE:	\$378,290
BLDG VALUE:	\$10,600
TOTAL VALUE:	\$420,648

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$12,203
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PARCEL # : 21924-006-00  
21926-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Bryan Weyers	TOWNSHIP:	Red Rock Twp
BUYER:	W-Rail Ranch, LLC	T-R-S	77-20-15
TRANSFER DATE	5/26/2020	BK-PG	2020-02540
SALE CONDITIONS :			

---

GROSS ACRES :	156.00	UNADJUSTED	
NET ACRES :	151.01	AVERAGE CSR :	58.79

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$456,000
PRICE / CSR POINT:	\$51
PRICE / NET ACRE:	\$3,020

ASSESSED VALUATION :

LAND VALUE:	\$168,823
DWLG VALUE:	\$0
BLDG VALUE:	\$20,330
TOTAL VALUE:	\$189,153

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,253
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PARCEL # : 21675-000-00  
21674-000-00  
21676-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Berkey Homebuilders, INC	TOWNSHIP:	Red Rock Twp
BUYER:	Ryan Simbro	T-R-S	77-20-07
TRANSFER DATE	8/11/2020	BK-PG	2020-04406
SALE CONDITIONS :			

---

GROSS ACRES :	3.42	UNADJUSTED AVERAGE CSR :	29.42
NET ACRES :	3.20		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$552,308
PRICE / CSR POINT:	\$5,867
PRICE / NET ACRE:	\$172,596

ASSESSED VALUATION :

LAND VALUE:	\$1,657
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,657

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$518
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PARCEL # : 21519-020-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Jacob & Afton Kidman	TOWNSHIP:	Red Rock Twp
BUYER:	Jesse Westphal	T-R-S	77-20-10
TRANSFER DATE	10/19/2020	BK-PG	2020-06081
SALE CONDITIONS :			

---

GROSS ACRES :	20.40	UNADJUSTED AVERAGE CSR :	24.37
NET ACRES :	19.92		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$201,000
PRICE / CSR POINT:	\$414
PRICE / NET ACRE:	\$10,090

ASSESSED VALUATION :

LAND VALUE:	\$7,837
DWLG VALUE:	\$88,040
BLDG VALUE:	\$1,560
TOTAL VALUE:	\$97,437

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$4,891
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---

PARCEL # : 21580-000-03

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	JoAnn Van Wyk	TOWNSHIP:	Red Rock Twp
BUYER:	Scott Marshall	T-R-S	77-20-05
TRANSFER DATE	11/30/2020	BK-PG	2020-06941
SALE CONDITIONS :			

---

GROSS ACRES :	160.00	UNADJUSTED	
NET ACRES :	156.00	AVERAGE CSR :	67.01

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$992,000
PRICE / CSR POINT:	\$95
PRICE / NET ACRE:	\$6,359

ASSESSED VALUATION :

LAND VALUE:	\$200,380
DWLG VALUE:	\$157,340
BLDG VALUE:	\$11,350
TOTAL VALUE:	\$369,070

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$2,366
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PARCEL # : 21502-000-00  
21501-000-00  
21503-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Marilyn Van Baale	TOWNSHIP:	Summit Twp
BUYER:	Peter Keuning Rev Trust	T-R-S	77-19-03
TRANSFER DATE	1/15/2020	BK-PG	2020-00214
SALE CONDITIONS :			

---

GROSS ACRES :	60.00	UNADJUSTED	
NET ACRES :	58.50	AVERAGE CSR :	67.68

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$390,000
PRICE / CSR POINT:	\$99
PRICE / NET ACRE:	\$6,667

ASSESSED VALUATION :

LAND VALUE:	\$77,646
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$77,646</u>

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,327
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PARCEL # : 22030-000-00  
22031-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Van Baale's & Morris	TOWNSHIP:	Summit Twp
BUYER:	Peter Keuning Rev Trust	T-R-S	77-19-03
TRANSFER DATE	1/17/2020	BK-PG	2020-00260
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	UNADJUSTED	
NET ACRES :	40.00	AVERAGE CSR :	66.28

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$260,000
PRICE / CSR POINT:	\$98
PRICE / NET ACRE:	\$6,500

ASSESSED VALUATION :

LAND VALUE:	\$52,089
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$52,089

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,302
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PARCEL # : 22032-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Darlene Vanderwal Stewart	TOWNSHIP:	Summit Twp
BUYER:	Bradley & Mary VanRoekel	T-R-S	77-19-06
TRANSFER DATE	11/20/2020	BK-PG	2020-06787
SALE CONDITIONS :			

---

GROSS ACRES :	230.20	UNADJUSTED AVERAGE CSR :	71.37
NET ACRES :	229.06		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$1,707,540
PRICE / CSR POINT:	\$104
PRICE / NET ACRE:	\$7,455

ASSESSED VALUATION :

LAND VALUE:	\$316,503
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$316,503

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,382
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PARCEL # : 22082-000-00  
22083-000-00  
22084-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

---

SELLER:	Darlene Stewart	TOWNSHIP:	Summit Twp
BUYER:	Janice Van Roekel	T-R-S	77-19-07
TRANSFER DATE	11/20/2020	BK-PG	2020-06789
SALE CONDITIONS :			

---

GROSS ACRES :	120.00	UNADJUSTED	
NET ACRES :	116.00	AVERAGE CSR :	80.23

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$1,476,000
PRICE / CSR POINT:	\$159
PRICE / NET ACRE:	\$12,724

ASSESSED VALUATION :

LAND VALUE:	\$183,298
DWLG VALUE:	\$1,760
BLDG VALUE:	\$0
TOTAL VALUE:	\$185,058

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,595
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PARCEL # : 22267-000-00  
22097-000-00  
22098-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Darlene Stewart	TOWNSHIP:	Summit Twp
BUYER:	Bradley & Brian VanRoekel	T-R-S	77-19-07
TRANSFER DATE	11/23/2020	BK-PG	2020-06847
SALE CONDITIONS :			

---

GROSS ACRES :	120.00	UNADJUSTED	
NET ACRES :	1,116.00	AVERAGE CSR :	80.13

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$1,464,000
PRICE / CSR POINT:	\$16
PRICE / NET ACRE:	\$1,312

ASSESSED VALUATION :

LAND VALUE:	\$183,078
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$183,078

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$164
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PARCEL # : 22094-000-00  
22095-000-00  
22096-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Amanda & Daniel Johnston	TOWNSHIP:	Union Twp
BUYER:	Garth & Diana Griffin	T-R-S	76-20-13
TRANSFER DATE	4/10/2020	BK-PG	2020-01644
SALE CONDITIONS :			

---

GROSS ACRES :	4.65	UNADJUSTED AVERAGE CSR :	55.98
NET ACRES :	4.65		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$10,000
PRICE / CSR POINT:	\$38
PRICE / NET ACRE:	\$2,151

ASSESSED VALUATION :

LAND VALUE:	\$5,156
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$5,156

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,109
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PARCEL # : 23271-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Nathan & Katherine Furnal	TOWNSHIP:	Union Twp
BUYER:	Ray & Susan Phillips	T-R-S	76-20-17
TRANSFER DATE	4/17/2020	BK-PG	2020-01777
SALE CONDITIONS :			

---

GROSS ACRES :	116.52	UNADJUSTED	
NET ACRES :	112.64	AVERAGE CSR :	76.11

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$886,000
PRICE / CSR POINT:	\$103
PRICE / NET ACRE:	\$7,866

ASSESSED VALUATION :

LAND VALUE:	\$163
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$163

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1
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PARCEL # : 23538-005-00  
23537-000-00  
23536-005-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Kevin & Valerie Furnal	TOWNSHIP:	Union Twp
BUYER:	Mark & Debra Core	T-R-S	76-20-17
TRANSFER DATE	5/4/2020	BK-PG	2020-02077
SALE CONDITIONS :			

---

GROSS ACRES :	71.08	UNADJUSTED	
NET ACRES :	71.08	AVERAGE CSR :	66.84

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$525,000
PRICE / CSR POINT:	\$111
PRICE / NET ACRE:	\$7,386

ASSESSED VALUATION :

LAND VALUE:	\$92,354
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$92,354

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,299
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PARCEL # : 23531-005-00  
23532-005-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Jerry & Elaine Van Wyk	TOWNSHIP:	Union Twp
BUYER:	Spencer Worthington	T-R-S	76-20-16
TRANSFER DATE	7/16/2020	BK-PG	2020-03793
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	UNADJUSTED	
NET ACRES :	39.00	AVERAGE CSR :	67.85

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$289,000
PRICE / CSR POINT:	\$109
PRICE / NET ACRE:	\$7,410

ASSESSED VALUATION :

LAND VALUE:	\$52,416
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$52,416

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,344
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PARCEL # : 23507-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Jerry & Elaine Van Wyk	TOWNSHIP:	Union Twp
BUYER:	Connor Worthington	T-R-S	76-20-16
TRANSFER DATE	7/16/2020	BK-PG	2020-03797
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	UNADJUSTED	
NET ACRES :	39.00	AVERAGE CSR :	83.89

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$361,000
PRICE / CSR POINT:	\$110
PRICE / NET ACRE:	\$9,256

ASSESSED VALUATION :

LAND VALUE:	\$64,812
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$64,812

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,662
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PARCEL # : 23508-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Jason & Lisa Sandholdt	TOWNSHIP:	Union Twp
BUYER:	Micah & Danielle Mullenix	T-R-S	76-20-15
TRANSFER DATE	10/19/2020	BK-PG	2020-06078
SALE CONDITIONS :			

---

GROSS ACRES :	20.00	UNADJUSTED AVERAGE CSR :	60.48
NET ACRES :	19.25		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$554,000
PRICE / CSR POINT:	\$476
PRICE / NET ACRE:	\$28,779

ASSESSED VALUATION :

LAND VALUE:	\$20,676
DWLG VALUE:	\$409,920
BLDG VALUE:	\$7,070
TOTAL VALUE:	\$437,666

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$22,736
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PARCEL # : 23502-020-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Lloyd & Gail Sorenson	TOWNSHIP:	Washington Twp
BUYER:	SWK Enterprises, L.L.C	T-R-S	74-20-34
TRANSFER DATE	4/21/2020	BK-PG	2020-01859
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	UNADJUSTED	
NET ACRES :	39.39	AVERAGE CSR :	44.80

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$155,000
PRICE / CSR POINT:	\$88
PRICE / NET ACRE:	\$3,935

ASSESSED VALUATION :

LAND VALUE:	\$28,435
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$28,435

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$722
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PARCEL # : 24200-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	K & R Land, LLC	TOWNSHIP:	Washington Twp
BUYER:	Anthony Shilling	T-R-S	74-20-10
TRANSFER DATE	11/16/2020	BK-PG	2020-06705
SALE CONDITIONS :			

---

GROSS ACRES :	40.00	UNADJUSTED AVERAGE CSR :	45.02
NET ACRES :	40.00		

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$100,000
PRICE / CSR POINT:	\$56
PRICE / NET ACRE:	\$2,500

ASSESSED VALUATION :

LAND VALUE:	\$22,760
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$22,760

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$569
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PARCEL # : 23692-000-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Craig & Katherine Clark	TOWNSHIP:	Washington Twp
BUYER:	Leroy & Shelia Franck	T-R-S	74-20-08
TRANSFER DATE	12/10/2020	BK-PG	2020-07230
SALE CONDITIONS :			

---

GROSS ACRES :	14.00	UNADJUSTED	
NET ACRES :	12.95	AVERAGE CSR :	65.18

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$49,000
PRICE / CSR POINT:	\$58
PRICE / NET ACRE:	\$3,784

ASSESSED VALUATION :

LAND VALUE:	\$16,716
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$16,716

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,291
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PARCEL # : 24281-001-00  
24314-005-00

REMARKS :

MISC :

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MARION COUNTY, IOWA  
INDIVIDUAL AGRICULTURAL SALE REPORT

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SELLER:	Darrel Kloster	TOWNSHIP:	Washington Twp
BUYER:	RT Farms, LLC	T-R-S	74-20-25
TRANSFER DATE	12/16/2020	BK-PG	2020-07346
SALE CONDITIONS :			

---

GROSS ACRES :	110.00	UNADJUSTED	
NET ACRES :	109.00	AVERAGE CSR :	46.63

---

PRICING INFORMATION :

TOTAL PRICE PAID:	\$427,500
PRICE / CSR POINT:	\$84
PRICE / NET ACRE:	\$3,922

ASSESSED VALUATION :

LAND VALUE:	\$81,297
DWLG VALUE:	\$41,160
BLDG VALUE:	\$7,190
TOTAL VALUE:	\$129,647

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,189
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PARCEL # : 24432-000-00  
24431-000-00  
23907-000-00

REMARKS :

MISC :

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# Sales Ratio Report

2020-BARE AG LAND OVER 20.00 ACRES-GOOD SALES

TOWNSHIP NAME		SALE PRICE	NET ACRES	PRICE PER ACRE	LAND VALUE	SALES RATIO
SELLER	BUYER					
<b><u>Clay Twp</u></b>						
Michael & Sharla Brooks	Ross & Jessica Groenendyk	206,700	27.43	7,536	44,117	21.34%
Tiffany Farms, LLC	Vrozier Properties, LLC	384,000	39.89	9,626	102,878	26.79%
<b><u>Dallas Twp</u></b>						
Lacona Partners, LLC	Allen & Alison Shafer	395,300	117.34	3,369	86,535	21.89%
R. Boyd Jr & B. Brown	Matthew & Melissa Goche	428,000	155.69	2,749	117,940	27.56%
T.S Investments LLC	Harold & Pamela Harvey	150,000	34.23	4,382	34,305	22.87%
<b><u>Franklin Twp</u></b>						
E. Rodney Jordan	Donald Cummings et al	462,000	77.02	5,998	90,713	19.63%
Cleta Noftsgger	Christopher & Erin Metz	275,000	112.23	2,450	111,600	40.58%
Ryan & Estee Roe	AJS Farms, LLC	475,000	110.75	4,289	141,443	29.78%
<b><u>Indiana Twp</u></b>						
Zachary & Nicole Thomas	RT Farms, LLC	131,000	40.00	3,275	31,459	24.01%
Jimmy Goff	B & A Miller, J Huigns	165,000	48.76	3,384	45,071	27.32%
Dwight & Arlene Ensor	Jacob & Alyssa Sharp	375,000	121.98	3,074	106,106	28.29%
Richard & Eileen Hixson	Idazo Holdings LLC	210,000	38.07	5,516	27,160	12.93%

<b>TOWNSHIP NAME</b>		<b>SALE PRICE</b>	<b>NET ACRES</b>	<b>PRICE PER ACRE</b>	<b>LAND VALUE</b>	<b>SALES RATIO</b>
<b>SELLER</b>	<b>BUYER</b>					
Ping Feng & Dong Bi	TJVM Farms, LLC	476,250	125.72	3,788	108,790	22.84%
<b><u>Knoxville Twp</u></b>						
Robert Crozier Estate	Allan Beyer	555,555	66.34	8,374	98,017	17.64%
Robert Crozier Estate	Steven & Jeannie Everly	172,569	24.01	7,187	14,758	8.55%
James Shultz Irr Trust	Honey Creek Farms, LC	500,000	197.17	2,536	244,482	48.90%
John W. Hoyt Estate	Chad Beyer	149,552	57.52	2,600	44,219	29.57%
C.J. Starch Rev. Trust	M. Worthington & K. Lange	500,000	112.47	4,446	120,523	24.10%
Marion County State Bank	Hoch Holdings, LLC	635,000	220.76	2,876	171,785	27.05%
John Finarty	Travis Hillsabeck	316,000	79.70	3,965	48,228	15.26%
<b><u>Lake Prairie Twp</u></b>						
Angeline Van Den Berg	Michael & Cathy Veenstra	112,500	99.98	1,125	119,914	106.59%
Pella Concrete Contractor	MRN Partnership	150,000	28.06	5,346	38,811	25.87%
Douglas DeJong	163 Properties Corp.	1,095,650	64.45	17,000	104,422	9.53%
Hawkeye Land Co.	Douglas & Carol DeJong	2,440	64.95	38	104,422	4279.59%
Cathy Veenstra, et, al	Michael & Cathy Veenstra	161,137	42.09	3,828	57,169	35.48%
Angeline Van Den Berg	Michael & Cathy Veenstra	145,024	42.09	3,446	57,169	39.42%

<b>TOWNSHIP NAME</b>		<b>SALE PRICE</b>	<b>NET ACRES</b>	<b>PRICE PER ACRE</b>	<b>LAND VALUE</b>	<b>SALES RATIO</b>
<b>SELLER</b>	<b>BUYER</b>					
Michael & Cathy Veenstra	Darrell & Bonnie Boot	322,275	42.09	7,657	57,169	17.74%
Van Dusseldorp, Steven &	Sarah & Scott Trefl	350,000	21.97	15,931	5,579	1.59%
<b><u>Liberty Twp</u></b>						
GDMCF Properties, L.L.C	JCamm investments, LLC	297,961	33.72	8,836	61,765	20.73%
James & Annette Trinkle	JCamm Investments, LLC	112,029	31.69	3,535	17,142	15.30%
Andrew Frye	Randal & Carol Roozenboom	457,000	86.02	5,313	102,050	22.33%
<b><u>Pella City 2nd class</u></b>						
RDP Holdings, LLC	PR Dev, LLC	1,164,400	29.11	40,000	45,571	3.91%
Arvin Van Hall Rev Trust	Lawrence St. John	240,000	28.28	8,487	23,058	9.61%
<b><u>Pleasant Grove Twp</u></b>						
Kenneth & Grace Gordon	Jason Klootwyk	295,000	86.08	3,427	127,016	43.06%
Harold Gordon estate	Jason Klootwyk	295,000	86.08	3,427	127,016	43.06%
Susan Glick	J & C Thompson	58,520	29.26	2,000	28,599	48.87%
Marion County State Bank	MBV Properties LLC	180,600	25.87	6,981	25,656	14.21%
Bruce Clark	Big Buck Properties, LLC	56,000	20.00	2,800	16,656	29.74%
Marion County State Bank	Paisley Farms, LC	726,836	163.96	4,433	160,003	22.01%
Brian & Jana Bailey	John Finarty	274,392	38.11	7,200	55,801	20.34%

<b>TOWNSHIP NAME</b>		<b>SALE PRICE</b>	<b>NET ACRES</b>	<b>PRICE PER ACRE</b>	<b>LAND VALUE</b>	<b>SALES RATIO</b>
<b>SELLER</b>	<b>BUYER</b>					
<b><u>Pleasantville City 2nd class</u></b>						
Beasley Farms, INC	Adkins Specialized	318,870	35.34	9,023	45,365	14.23%
<b><u>Summit Twp</u></b>						
Marilyn Van Baale	Peter Keuning Rev Trust	390,000	58.50	6,667	77,646	19.91%
Van Baale's & Morris	Peter Keuning Rev Trust	260,000	40.00	6,500	52,089	20.03%
Darlene Vanderwal Stewart	Bradley & Mary VanRoekel	1,707,540	229.06	7,455	316,503	18.54%
Darlene Stewart	Bradley & Brian VanRoekel	1,464,000	1,116.00	1,312	183,078	12.51%
<b><u>Union Twp</u></b>						
Nathan & Katherine Furnal	Ray & Susan Phillips	886,000	112.64	7,866	163	0.02%
Kevin & Valerie Furnal	Mark & Debra Core	525,000	71.08	7,386	92,354	17.59%
Jerry & Elaine Van Wyk	Spencer Worthington	289,000	39.00	7,410	52,416	18.14%
Jerry & Elaine Van Wyk	Connor Worthington	361,000	39.00	9,256	64,812	17.95%
<b><u>Washington Twp</u></b>						
Lloyd & Gail Sorenson	SWK Enterprises, L.L.C	155,000	39.39	3,935	28,435	18.35%
K & R Land, LLC	Anthony Shilling	100,000	40.00	2,500	22,760	22.76%

TOWNSHIP NAME		SALE PRICE	NET ACRES	PRICE PER ACRE	LAND VALUE	SALES RATIO
SELLER	BUYER					
TOTAL PRICE PAID	\$19,915,100	TOTAL ASSESSED VALUE			\$4,060,738	
PRICE PAID / NET ACRE	\$4,245	ASSESSED VALUE / NET ACRE			\$866	
TOTAL NET ACRES	4,690.95	AVERAGE SIZE IN ACRES			91.98	
NUMBER OF SALES	51	SALES RATIO			20%	

## 2020-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>
Vrozier Properties, LLC	\$384,000	39.89	\$102,878	9,626	2,579	54
JCamm Investments, LLC	\$297,961	33.72	\$61,765	8,836	1,832	39
Connor Worthington	\$361,000	39.00	\$64,812	9,256	1,662	84
163 Properties Corp.	\$1,095,650	64.45	\$104,422	17,000	1,620	82
Ross & Jessica Groenendy	\$206,700	27.43	\$44,117	7,536	1,608	
Douglas & Carol DeJong	\$2,440	64.95	\$104,422	38	1,608	82
PR Dev, LLC	\$1,164,400	29.11	\$45,571	40,000	1,565	
Allan Beyer	\$555,555	66.34	\$98,017	8,374	1,477	75
Jason Klootwyk	\$295,000	86.08	\$127,016	3,427	1,476	73
Jason Klootwyk	\$295,000	86.08	\$127,016	3,427	1,476	73
John Finarty	\$274,392	38.11	\$55,801	7,200	1,464	75
MRN Partnership	\$150,000	28.06	\$38,811	5,346	1,383	70
Bradley & Mary VanRoekel	\$1,707,540	229.06	\$316,503	7,455	1,382	71
Darrell & Bonnie Boot	\$322,275	42.09	\$57,169	7,657	1,358	
Michael & Cathy Veenstra	\$161,137	42.09	\$57,169	3,828	1,358	
Michael & Cathy Veenstra	\$145,024	42.09	\$57,169	3,446	1,358	
Spencer Worthington	\$289,000	39.00	\$52,416	7,410	1,344	68
Peter Keuning Rev Trust	\$390,000	58.50	\$77,646	6,667	1,327	68
Peter Keuning Rev Trust	\$260,000	40.00	\$52,089	6,500	1,302	66
Mark & Debra Core	\$525,000	71.08	\$92,354	7,386	1,299	67
Adkins Specialized	\$318,870	35.34	\$45,365	9,023	1,284	65
AJS Farms, LLC	\$475,000	110.75	\$141,443	4,289	1,277	71
Honey Creek Farms, LC	\$500,000	197.17	\$244,482	2,536	1,240	69
Michael & Cathy Veenstra	\$112,500	99.98	\$119,914	1,125	1,199	66
Randal & Carol Roozenboo	\$457,000	86.02	\$102,050	5,313	1,186	63
Donald Cummings et al	\$462,000	77.02	\$90,713	5,998	1,178	60

<b><u>BUYER</u></b>	<b><u>Price</u></b>	<b><u>Net Ac</u></b>	<b><u>Land Value</u></b>	<b><u>Price/Acre</u></b>	<b><u>Value/Acre</u></b>	<b><u>Adj CSR</u></b>
M. Worthington & K. Lange	\$500,000	112.47	\$120,523	4,446	1,072	56
Harold & Pamela Harvey	\$150,000	34.23	\$34,305	4,382	1,002	
Christopher & Erin Metz	\$275,000	112.23	\$111,600	2,450	994	54
MBV Properties LLC	\$180,600	25.87	\$25,656	6,981	992	
J & C Thompson	\$58,520	29.26	\$28,599	2,000	977	
Paisley Farms, LC	\$726,836	163.96	\$160,003	4,433	976	39
B & A Miller, J Huigns	\$165,000	48.76	\$45,071	3,384	924	51
Jacob & Alyssa Sharp	\$375,000	121.98	\$106,106	3,074	870	47
TJVM Farms, LLC	\$476,250	125.72	\$108,790	3,788	865	53
Big Buck Properties, LLC	\$56,000	20.00	\$16,656	2,800	833	
Lawrence St. John	\$240,000	28.28	\$23,058	8,487	815	42
RT Farms, LLC	\$131,000	40.00	\$31,459	3,275	786	40
Hoch Holdings, LLC	\$635,000	220.76	\$171,785	2,876	778	41
Chad Beyer	\$149,552	57.52	\$44,219	2,600	769	38
Matthew & Melissa Goche	\$428,000	155.69	\$117,940	2,749	758	39
Allen & Alison Shafer	\$395,300	117.34	\$86,535	3,369	737	42
SWK Enterprises, L.L.C	\$155,000	39.39	\$28,435	3,935	722	45
Idazo Holdings LLC	\$210,000	38.07	\$27,160	5,516	713	
Steven & Jeannie Everly	\$172,569	24.01	\$14,758	7,187	615	31
Travis Hilsabeck	\$316,000	79.70	\$48,228	3,965	605	42
Anthony Shilling	\$100,000	40.00	\$22,760	2,500	569	45
JCamm Investments, LLC	\$112,029	31.69	\$17,142	3,535	541	
Sarah & Scott Treft	\$350,000	21.97	\$5,579	15,931	254	16
Bradley & Brian VanRoekel	\$1,464,000	1,116.00	\$183,078	1,312	164	80
Ray & Susan Phillips	\$886,000	112.64	\$163	7,866	1	76



## 2020-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>
PR Dev, LLC	\$1,164,400	29.11	\$45,571	40,000	1,565	
163 Properties Corp.	\$1,095,650	64.45	\$104,422	17,000	1,620	82
Sarah & Scott Trefl	\$350,000	21.97	\$5,579	15,931	254	16
Vrozier Properties, LLC	\$384,000	39.89	\$102,878	9,626	2,579	54
Connor Worthington	\$361,000	39.00	\$64,812	9,256	1,662	84
Adkins Specialized	\$318,870	35.34	\$45,365	9,023	1,284	65
JCamm Investments, LLC	\$297,961	33.72	\$61,765	8,836	1,832	39
Lawrence St. John	\$240,000	28.28	\$23,058	8,487	815	42
Allan Beyer	\$555,555	66.34	\$98,017	8,374	1,477	75
Ray & Susan Phillips	\$886,000	112.64	\$163	7,866	1	76
Darrell & Bonnie Boot	\$322,275	42.09	\$57,169	7,657	1,358	
Ross & Jessica Groenendyk	\$206,700	27.43	\$44,117	7,536	1,608	
Bradley & Mary VanRoekel	\$1,707,540	229.06	\$316,503	7,455	1,382	71
Spencer Worthington	\$289,000	39.00	\$52,416	7,410	1,344	68
Mark & Debra Core	\$525,000	71.08	\$92,354	7,386	1,299	67
John Finarty	\$274,392	38.11	\$55,801	7,200	1,464	75
Steven & Jeannie Everly	\$172,569	24.01	\$14,758	7,187	615	31
MBV Properties LLC	\$180,600	25.87	\$25,656	6,981	992	
Peter Keuning Rev Trust	\$390,000	58.50	\$77,646	6,667	1,327	68
Peter Keuning Rev Trust	\$260,000	40.00	\$52,089	6,500	1,302	66
Donald Cummings et al	\$462,000	77.02	\$90,713	5,998	1,178	60
Idazo Holdings LLC	\$210,000	38.07	\$27,160	5,516	713	
MRN Partnership	\$150,000	28.06	\$38,811	5,346	1,383	70
Randal & Carol Roozenboom	\$457,000	86.02	\$102,050	5,313	1,186	63
M. Worthington & K. Lange	\$500,000	112.47	\$120,523	4,446	1,072	56
Paisley Farms, LC	\$726,836	163.96	\$160,003	4,433	976	39

<b><u>BUYER</u></b>	<b><u>Price</u></b>	<b><u>Net Ac</u></b>	<b><u>Land Value</u></b>	<b><u>Price/Acre</u></b>	<b><u>Value/Acre</u></b>	<b><u>Adj CSR</u></b>
Harold & Pamela Harvey	\$150,000	34.23	\$34,305	4,382	1,002	
AJS Farms, LLC	\$475,000	110.75	\$141,443	4,289	1,277	71
Travis Hilsabeck	\$316,000	79.70	\$48,228	3,965	605	42
SWK Enterprises, L.L.C	\$155,000	39.39	\$28,435	3,935	722	45
Michael & Cathy Veenstra	\$161,137	42.09	\$57,169	3,828	1,358	
TJVM Farms, LLC	\$476,250	125.72	\$108,790	3,788	865	53
JCamm Investments, LLC	\$112,029	31.69	\$17,142	3,535	541	
Michael & Cathy Veenstra	\$145,024	42.09	\$57,169	3,446	1,358	
Jason Klootwyk	\$295,000	86.08	\$127,016	3,427	1,476	73
Jason Klootwyk	\$295,000	86.08	\$127,016	3,427	1,476	73
B & A Miller, J Huigns	\$165,000	48.76	\$45,071	3,384	924	51
Allen & Alison Shafer	\$395,300	117.34	\$86,535	3,369	737	42
RT Farms, LLC	\$131,000	40.00	\$31,459	3,275	786	40
Jacob & Alyssa Sharp	\$375,000	121.98	\$106,106	3,074	870	47
Hoch Holdings, LLC	\$635,000	220.76	\$171,785	2,876	778	41
Big Buck Properties, LLC	\$56,000	20.00	\$16,656	2,800	833	
Matthew & Melissa Goche	\$428,000	155.69	\$117,940	2,749	758	39
Chad Beyer	\$149,552	57.52	\$44,219	2,600	769	38
Honey Creek Farms, LC	\$500,000	197.17	\$244,482	2,536	1,240	69
Anthony Shilling	\$100,000	40.00	\$22,760	2,500	569	45
Christopher & Erin Metz	\$275,000	112.23	\$111,600	2,450	994	54
J & C Thompson	\$58,520	29.26	\$28,599	2,000	977	
Bradley & Brian VanRoekel	\$1,464,000	1,116.00	\$183,078	1,312	164	80
Michael & Cathy Veenstra	\$112,500	99.98	\$119,914	1,125	1,199	66
Douglas & Carol DeJong	\$2,440	64.95	\$104,422	38	1,608	82

## 2020-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>
Connor Worthington	\$361,000	39.00	\$64,812	9,256	1,662	84
163 Properties Corp.	\$1,095,650	64.45	\$104,422	17,000	1,620	82
Douglas & Carol DeJong	\$2,440	64.95	\$104,422	38	1,608	82
Bradley & Brian VanRoekel	\$1,464,000	1,116.00	\$183,078	1,312	164	80
Ray & Susan Phillips	\$886,000	112.64	\$163	7,866	1	76
John Finarty	\$274,392	38.11	\$55,801	7,200	1,464	75
Allan Beyer	\$555,555	66.34	\$98,017	8,374	1,477	75
Jason Klootwyk	\$295,000	86.08	\$127,016	3,427	1,476	73
Jason Klootwyk	\$295,000	86.08	\$127,016	3,427	1,476	73
Bradley & Mary VanRoekel	\$1,707,540	229.06	\$316,503	7,455	1,382	71
AJS Farms, LLC	\$475,000	110.75	\$141,443	4,289	1,277	71
MRN Partnership	\$150,000	28.06	\$38,811	5,346	1,383	70
Honey Creek Farms, LC	\$500,000	197.17	\$244,482	2,536	1,240	69
Spencer Worthington	\$289,000	39.00	\$52,416	7,410	1,344	68
Peter Keuning Rev Trust	\$390,000	58.50	\$77,646	6,667	1,327	68
Mark & Debra Core	\$525,000	71.08	\$92,354	7,386	1,299	67
Peter Keuning Rev Trust	\$260,000	40.00	\$52,089	6,500	1,302	66
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M. Worthington & K. Lange	\$500,000	112.47	\$120,523	4,446	1,072	56
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Vrozier Properties, LLC	\$384,000	39.89	\$102,878	9,626	2,579	54
TJVM Farms, LLC	\$476,250	125.72	\$108,790	3,788	865	53
B & A Miller, J Huigns	\$165,000	48.76	\$45,071	3,384	924	51
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Anthony Shilling	\$100,000	40.00	\$22,760	2,500	569	45

<b><u>BUYER</u></b>	<b><u>Price</u></b>	<b><u>Net Ac</u></b>	<b><u>Land Value</u></b>	<b><u>Price/Acre</u></b>	<b><u>Value/Acre</u></b>	<b><u>Avg CSR</u></b>
SWK Enterprises, L.L.C	\$155,000	39.39	\$28,435	3,935	722	45
Allen & Alison Shafer	\$395,300	117.34	\$86,535	3,369	737	42
Travis Hilsabeck	\$316,000	79.70	\$48,228	3,965	605	42
Lawrence St. John	\$240,000	28.28	\$23,058	8,487	815	42
Hoch Holdings, LLC	\$635,000	220.76	\$171,785	2,876	778	41
RT Farms, LLC	\$131,000	40.00	\$31,459	3,275	786	40
Matthew & Melissa Goche	\$428,000	155.69	\$117,940	2,749	758	39
Paisley Farms, LC	\$726,836	163.96	\$160,003	4,433	976	39
JCamm investments, LLC	\$297,961	33.72	\$61,765	8,836	1,832	39
Chad Beyer	\$149,552	57.52	\$44,219	2,600	769	38
Steven & Jeannie Everly	\$172,569	24.01	\$14,758	7,187	615	31
Sarah & Scott Treft	\$350,000	21.97	\$5,579	15,931	254	16
Michael & Cathy Veenstra	\$145,024	42.09	\$57,169	3,446	1,358	
J & C Thompson	\$58,520	29.26	\$28,599	2,000	977	
Big Buck Properties, LLC	\$56,000	20.00	\$16,656	2,800	833	
MBV Properties LLC	\$180,600	25.87	\$25,656	6,981	992	
Harold & Pamela Harvey	\$150,000	34.23	\$34,305	4,382	1,002	
PR Dev, LLC	\$1,164,400	29.11	\$45,571	40,000	1,565	
Michael & Cathy Veenstra	\$161,137	42.09	\$57,169	3,828	1,358	
Idazo Holdings LLC	\$210,000	38.07	\$27,160	5,516	713	
Darrell & Bonnie Boot	\$322,275	42.09	\$57,169	7,657	1,358	
JCamm Investments, LLC	\$112,029	31.69	\$17,142	3,535	541	
Ross & Jessica Groenendyk	\$206,700	27.43	\$44,117	7,536	1,608	

# Buyer Listing

<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-00020	Colton Furnal	1.15	19213-020-00
	Pleasantville City 2nd class	76-21-09	
2020-00026	Judith Moon	146.90	03833-001-00
	Franklin Twp	75-21-03	03832-000-00 03831-000-00
2020-00110	Justin Boot	112.22	00550-015-00
	Clay Twp	75-18-27	00550-005-00 00548-000-00
2020-00120	Micah & Lauren Mc Neely	3.00	07032-010-00
	Knoxville Twp	76-19-28	
2020-00212	John Fulmer	9.78	21460-015-00
	Red Rock Twp	77-20-03	
2020-00214	Peter Keuning Rev Trust	58.50	22030-000-00
	Summit Twp	77-19-03	22031-000-00
2020-00234	Joshua & Jenna Youngblut	6.16	06983-035-00
	Pleasant Grove Twp	76-21-21	
2020-00255	Lightning Creek Farms Inc	102.99	00878-000-00
	Clay Twp	75-18-22	00532-000-00 00549-000-00
2020-00260	Peter Keuning Rev Trust	40.00	22032-000-00
	Summit Twp	77-19-03	
2020-00295	Larry & Lannette Hiemstra	9.86	12287-010-00
	Lake Prairie Twp	76-18-06	

<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-00301	Kevin & Lindsay Kain	28.72	22003-005-00
	Red Rock Twp	77-21-08	
2020-00302	Kevin & Lindsay Kain	11.00	22004-000-00
	Red Rock Twp	77-21-08	
2020-00415	Cameron Vande Kamp	2.94	0405000500
	Franklin Twp	75-21-17	
2020-00516	Michael J DeCook Trust	3.25	04983-000-00
	Indiana Twp	74-19-36	
2020-00584	Scott & Denna Kain	34.47	21924-006-00 21926-000-00
	Red Rock Twp	77-21-04	
2020-00595	RT Farms, LLC	40.00	04864-000-00 04866-000-00
	Indiana Twp	74-19-31	
2020-00603	Wolken's & Dannen's	3.26	18064-010-00 19009-010-00
	Marysville City 2nd class	74-18-29	
2020-00788	Allen & Alison Shafer	117.34	02072-000-00 02073-000-00 02074-000-00
	Dallas Twp	74-21-31	
2020-00865	Michael & Cathy Veenstra	99.98	13522-000-00 13523-000-00 13524-000-00
	Lake Prairie Twp	77-18-29	
2020-00871	Allan Beyer	66.34	06888-000-00 06889-005-00
	Knoxville Twp	76-19-08	
2020-00882	STP Investments, LLC	24.94	18034-000-00 18186-000-00 18195-000-00
	Liberty Twp	74-18-34	

<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-00897	STP Investments, LLC	6.80	18007-035-00
	Liberty Twp	74-18-26	
2020-00903	Rock Valley Farms, LLC	129.91	18040-025-00
	Liberty Twp	74-18-27	18032-010-00
			18028-010-00
2020-00910	Shane & Kristi Smith	32.84	18078-005-00
	Liberty Twp	74-18-20	17870-006-00
			17870-005-00
2020-00935	Wade Myers	19.17	06966-010-00
	Knoxville Twp	76-19-23	
2020-00955	David & Natalie Rowley	100.38	06893-000-00
	Knoxville Twp	76-19-17	06894-000-00
			09889-010-00
2020-00957	Steven & Jeannie Everly	24.01	06890-000-00
	Knoxville Twp	76-19-17	
2020-00959	Competine Creek, L.L.C	42.82	07078-005-00
	Knoxville Twp	76-19-31	
2020-00960	Competine Creek L.L.C	42.82	07078-005-00
	Knoxville Twp	76-19-31	
2020-00961	Competine Creek, L.L.C	42.82	07078-005-00
	Knoxville Twp	76-19-31	
2020-00971	Kyle Sneller	99.00	00891-000-00
	Clay Twp	75-18-27	00892-000-00
			00893-000-00
2020-00975	T. Synhorst & B. Kozlowsk	73.17	07079-010-00
	Knoxville Twp	76-19-31	07080-000-00

<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-00976	T. Synhorst & B. Kozlowki	73.17	07079-010-00 07080-000-00
	Knoxville Twp	76-19-31	
2020-00977	T. Synhorst & B. Kozlowsk	73.17	07079-010-00 07080-000-00
	Knoxville Twp	76-19-31	
2020-01104	Adkins Specialized	35.34	19331-045-00
	Pleasantville City 2nd class	76-21-16	
2020-01123	Richard & Tamra Stevenson	1.40	06173-003-00
	Knoxville Twp	75-20-26	
2020-01357	MRN Partnership	28.06	12320-001-00
	Lake Prairie Twp	76-18-08	
2020-01445	Ward & Sandra Van Dyke	4.62	12989-005-00
	Lake Prairie Twp	77-18-03	
2020-01487	Douglas & Carol DeJong	64.95	12393-001-01 12394-000-00
	Lake Prairie Twp	76-18-13	
2020-01488	163 Properties Corp.	64.45	12393-001-01 12394-000-00
	Lake Prairie Twp	76-18-13	
2020-01489	Jason Klootwyk	86.08	19852-000-00 19853-000-00 19854-000-00
	Pleasant Grove Twp	77-21-19	
2020-01490	Jason Klootwyk	86.08	19852-000-00 19853-000-00 19854-000-00
	Pleasant Grove Twp	77-21-19	
2020-01549	JCAMM investments, LLC	33.72	18007-020-00 18029-000-00 18040-010-00
	Liberty Twp	74-18-27	



<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-01550	JCamm Investments, LLC	31.69	18028-005-00 18032-005-00
	Liberty Twp	74-18-27	
2020-01641	David Roozeboom	77.88	06934-000-00 06935-001-00
	Knoxville Twp	76-19-22	
2020-01644	Garth & Diana Griffin	4.65	23271-000-00
	Union Twp	76-20-13	
2020-01655	Honey Creek Farms, LC	197.17	06563-015-00 06579-005-00 06580-000-00
	Knoxville Twp	75-20-20	
2020-01769	Sara & Benjamin Meyers	1.10	12867-000-00
	Lake Prairie Twp	76-18-33	
2020-01770	Sara & Benjamin Myers	4.98	12870-006-00
	Lake Prairie Twp	76-19-33	
2020-01777	Ray & Susan Phillips	112.64	23538-005-00 23537-000-00 23536-005-00
	Union Twp	76-20-17	
2020-01786	Donald Cummings et al	77.02	03992-000-00 03440-000-00
	Franklin Twp	75-21-12	
2020-01859	SWK Enterprises, L.L.C	39.39	24200-000-00
	Washington Twp	74-20-34	
2020-01894	J & C Thompson	29.26	19693-025-00
	Pleasant Grove Twp	76-21-30	
2020-02005	B & A Miller, J Huigns	48.76	04226-020-00 04227-005-00
	Indiana Twp	74-19-02	

<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-02077	Mark & Debra Core	71.08	23531-005-00 23532-005-00
	Union Twp	76-20-17	
2020-02272	Chad Beyer	57.52	06497-000-00 06498-005-00
	Knoxville Twp	75-20-16	
2020-02406	Michelle Vogt	10.50	02189-030-00
	Dallas Twp	74-21-34	
2020-02454	Justin Rhode	19.39	03639-025-00
	Franklin Twp	75-21-29	
2020-02458	Bloomfield Acres, LLC	10.65	17402-055-02 17402-055-01 17402-000-00
	Pella City 2nd class	76-18-05	
2020-02540	W-Rail Ranch, LLC	151.01	21675-000-00 21674-000-00 21676-000-00
	Red Rock Twp	77-20-15	
2020-02714	Bonnie Beck	12.60	06396-015-00
	Knoxville Twp	75-20-11	
2020-02763	Pella Coop Elec Assoc	0.83	13408-015-00
	Lake Prairie Twp	77-18-23	
2020-02784	Ross & Kerri Williams	4.37	03800-007-00
	Franklin Twp	75-21-01	
2020-02831	Brent & Stacey Pearson	8.28	24316-010-00
	Washington Twp	74-20-08	
2020-02920	English Creek Farms, LLC	114.41	06712-005-00 06711-001-00 06712-015-00
	Knoxville Twp	75-20-26	

<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-03099	Nathan & Madsion Crozier	3.00	00886-010-00
	Clay Twp	75-18-27	
2020-03145	Doug & Jana Van Polen	108.48	17815-000-00
	Liberty Twp	74-18-18	17780-005-00 17780-005-01
2020-03236	Randy & Jodi De Vries	0.80	17258-110-00
	Pella City 2nd class	76-18-14	
2020-03339	Timothy & Sandra Welsh	0.00	06137-020-00
	Knoxville Twp		
2020-03641	PR Dev, LLC	29.11	12257-010-00
	Pella City 2nd class	76-18-05	12261-025-00
2020-03688	Harold & Pamela Harvey	34.23	01845-005-00
	Dallas Twp	74-21-19	
2020-03698	Matthew & Melissa Goche	155.69	01458-000-00
	Dallas Twp	74-21-03	01459-000-00 01483-000-00
2020-03793	Spencer Worthington	39.00	23507-000-00
	Union Twp	76-20-16	
2020-03797	Connor Worthington	39.00	23508-000-00
	Union Twp	76-20-16	
2020-03844	Blue Heeler Properties	26.02	03805-000-00
	Franklin Twp	75-21-02	03806-000-00
2020-04000	M. Joslin & A Roberts	3.00	07106-035-00
	Knoxville Twp	76-19-32	

<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-04022	Ross & Jessica Groenendyk	27.43	00542-025-00
	Clay Twp	75-18-22	
2020-04150	Z. Lenger & J. Patchett	10.16	07107-015-00
	Knoxville Twp	76-19-32	
2020-04155	Jacob & Alyssa Sharp	121.98	04277-000-00
	Indiana Twp	74-19-04	04278-000-00 04279-000-00
2020-04286	Rick & Susan Bloom	82.17	13225-004-00
	Lake Prairie Twp	77-18-15	13224-000-00 13225-005-00
2020-04354	MBV Properties LLC	25.87	20001-005-00
	Pleasant Grove Twp	77-21-30	
2020-04406	Ryan Simbro	3.20	21519-020-00
	Red Rock Twp	77-20-07	
2020-04408	J & M Rhinehart	4.20	12228-010-00
	Lake Prairie Twp	76-18-04	
2020-04602	Lawrence St. John	28.28	17403-065-00
	Pella City 2nd class	76-18-09	17404-006-02
2020-04767	Dingeman Concrete, Inc	18.94	14552-002-25
	Pella City 2nd class	76-18-04	14552-002-05
2020-04785	Andrea Van Sant Living tr	4.50	17258-065-00
	Pella City 2nd class	76-18-11	
2020-04857	Jeannie Mc Mulin	16.97	07289-000-00
	Knoxville Twp	76-20-25	

<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-04858	Jeannie Mc Mulin	16.97	07289-000-00
	Knoxville Twp	76-20-25	
2020-05253	B & D Uitermarkt	1.78	17258-095-00
	Pella City 2nd class	76-18-14	
2020-05266	M. Worthington & K. Lange	112.47	07407-000-00
	Knoxville Twp	76-20-32	07408-000-00 07409-000-00
2020-05283	VanDonselaar Land Holding	0.00	12394-010-00
	Lake Prairie Twp		
2020-05284	163 Properties Corp.	0.00	12386-035-00
	Lake Prairie Twp		
2020-05317	Idazo Holdings LLC	38.07	23747-010-00
	Indiana Twp	74-19-18	04180-010-00
2020-05578	Big Buck Properties, LLC	20.00	20132-010-00
	Pleasant Grove Twp	77-21-35	
2020-05579	Joshua & Stacey Noftsger	115.74	01445-000-00
	Franklin Twp	75-21-35	03763-000-00 03755-000-00
2020-05580	Christopher & Erin Metz	112.23	03780-015-00
	Franklin Twp	75-21-36	03781-000-00 03782-000-00
2020-05856	Damon & Julie Zeller	0.00	07162-015-00
	Knoxville Twp		07162-006-00
2020-05917	J. Lovell & D. Jensen	1.31	03918-005-00
	Franklin Twp	75-21-08	

<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-05969	AJS Farms, LLC	110.75	03522-000-00 03523-000-00 03524-000-00
	Franklin Twp	75-21-24	
2020-05993	J. Usovsky & J. Norris	15.01	06684-015-00
	Knoxville Twp	75-20-25	
2020-06078	Micah & Danielle Mullenix	19.25	23502-020-00
	Union Twp	76-20-15	
2020-06081	Jesse Westphal	19.92	21580-000-03
	Red Rock Twp	77-20-10	
2020-06090	Michael & Cathy Veenstra	42.09	13501-010-00 13502-010-00 (combined to 13502-010-00)
	Lake Prairie Twp	77-18-28	
2020-06092	Michael & Cathy Veenstra	42.09	13501-010-00 13502-010-00 (combined to 13502-015-00)
	Lake Prairie Twp	77-18-28	
2020-06100	Circle W. Stables, LLC	5.26	17258-160-00 17258-165-00
	Pella City 2nd class	76-14-18	
2020-06134	Scott Raridon, JR.. Trust	315.79	03613-005-00 03614-000-00 03615-000-00
	Franklin Twp	75-21-28	
2020-06315	Vrozier Properties, LLC	39.89	00552-000-00 00553-001-00 00885-000-00
	Clay Twp	75-18-27	
2020-06316	Steven Crozier	11.08	00552-000-00
	Clay Twp	75-18-22	
2020-06321	Paisley Farms, LC	163.96	20002-000-00 20009-005-00 20010-000-00
	Pleasant Grove Twp	77-21-30	

<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-06349	Hoch Holdings, LLC	220.76	06741-000-00
	Knoxville Twp	75-20-26	06742-005-00
			06743-000-00
2020-06601	Cathy Veenstra	73.79	13500-001-00
	Lake Prairie Twp	77-18-28	13501-015-00
2020-06602	Cathy Veenstra	73.79	13500-001-00
	Lake Prairie Twp	77-18-28	13501-015-00
2020-06603	Darrell & Bonnie Boot	42.09	13502-015-00
	Lake Prairie Twp	77-18-28	
2020-06607	Michael Veenstra, et al	73.79	13500-001-00
	Lake Prairie Twp	77-18-28	13501-015-00
2020-06628	Michael & Cathy Veenstra	100.11	13503-000-00
	Lake Prairie Twp	77-18-28	13504-001-00
			13509-000-00
2020-06654	Jacob & Alyssa Sharp	79.00	04280-000-00
	Indiana Twp	74-19-04	04281-000-00
2020-06705	Anthony Shilling	40.00	23692-000-00
	Washington Twp	74-20-10	
2020-06787	Bradley & Mary VanRoekel	229.06	22082-000-00
	Summit Twp	77-19-06	22083-000-00
			22084-000-00
2020-06789	Janice Van Roekel	116.00	22267-000-00
	Summit Twp	77-19-07	22097-000-00
			22098-000-00
2020-06847	Bradley & Brian VanRoekel	1,116.00	22094-000-00
	Summit Twp	77-19-07	22095-000-00
			22096-000-00

<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-06915	Justin & Rachel Petersen	42.91	06771-005-00
	Knoxville Twp	75-20-35	06814-010-00
			06816-010-00
2020-06941	Scott Marshall	156.00	21502-000-00
	Red Rock Twp	77-20-05	21501-000-00
			21503-000-00
2020-07013	Travis Hillsabeck	79.70	06719-000-00
	Knoxville Twp	75-20-25	06694-000-00
2020-07189	Randal & Carol Roozenboom	86.02	17947-000-00
	Liberty Twp	74-18-24	17960-000-00
			17961-000-00
2020-07230	Leroy & Shelia Franck	12.95	24281-001-00
	Washington Twp	74-20-08	24314-005-00
2020-07288	Dylan & Rachel Hofert	28.33	20012-000-00
	Pleasant Grove Twp	77-21-30	
2020-07332	Adam Augspurger	3.00	00194-015-00
	Clay Twp	75-18-18	
2020-07346	RT Farms, LLC	109.00	24432-000-00
	Washington Twp	74-20-25	24431-000-00
			23907-000-00
2020-07400	Jess & Joanne Settles	29.17	12453-000-00
	Pella City 2nd class	76-18-15	17421-020-00
2020-07402	Jess & Joanne Settles	29.17	12453-000-00
	Lake Prairie Twp	76-18-15	17421-020-00
2020-07411	TJVM Farms, LLC	125.72	04200-000-00
	Indiana Twp	74-19-01	04202-000-00
			04203-001-00



<b>BK-PG</b>	<b>BUYER</b>		<b>PARCEL #</b>
2020-07482	Mark & Rebecca Hanlon	17.36	01536-005-00 01534-000-00
	Dallas Twp	74-21-05	
2020-07484	Rave Property Management	2.47	17403-007-05
	Pella City 2nd class	76-18-08	
2020-07673	Sarah & Scott Treft	21.97	13388-003-00
	Lake Prairie Twp	77-18-23	
2020-07709	John Finarty	38.11	19857-030-00
	Pleasant Grove Twp	77-21-19	