

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

DISCLAIMER

AGRICULTURAL SALES REPORTS

2001

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.

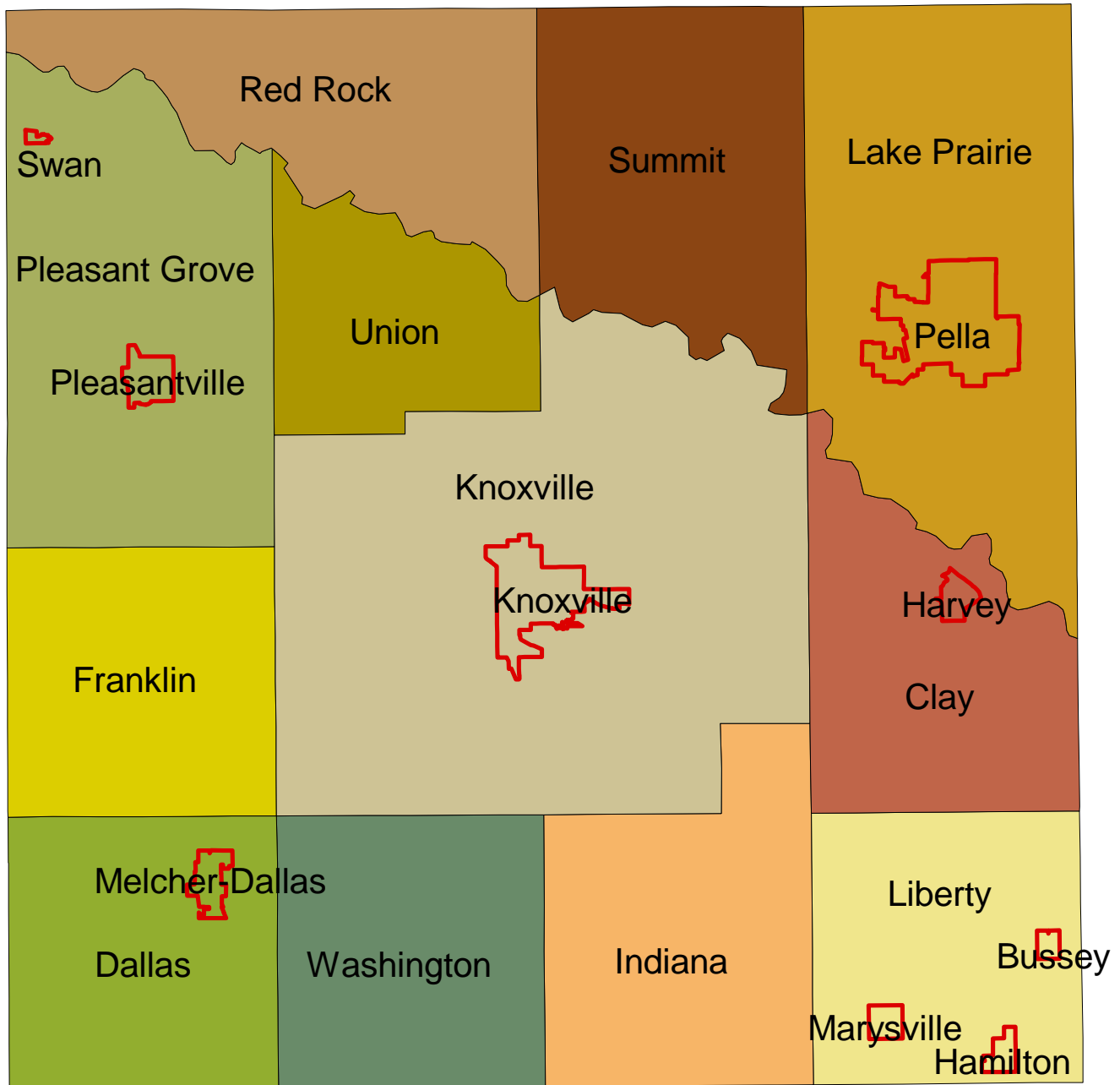
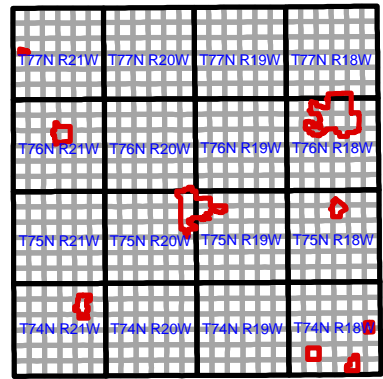
(v.02.19.03)

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

2001 AGRICULTURAL SALES

Marion County Assessor
Marion County, Iowa

| TOWNSHIP NAME | | | | | | | | |
|----------------------|--------------------|-----------|------------|----------|-----|------------|------------|------------|
| SELLER | BUYER | BK-PG | SALE PRICE | NET ACRE | CSR | LAND VALUE | DWLG VALUE | BLDG VALUE |
| CLAY | | | | | | | | |
| ALVERETTA BOOT TR. | DE ZWARTE, LONNIE | 2001-0329 | 122,500 | 83.01 | 71 | 64,519 | 0 | 0 |
| VAN WAARDHUIZEN EST. | MATHES, D. & ETAL | 2001-1772 | 127,995 | 161.21 | 47 | 72,883 | 0 | 0 |
| BACON, JAMES | BONNETT, MATHEW | 2001-3445 | 21,500 | 18.09 | 61 | 12,265 | 0 | 0 |
| GORDON, JOHN | McCOY, DAN | 2001-3954 | 4,000 | 8.50 | 14 | 2,731 | 0 | 0 |
| HOKSBERGEN, CARROLL | KENDALL, DEVON | 2002-1717 | 7,000 | 36.07 | | 245 | 0 | 0 |
| VAN VOORST, MICHAEL | BEEBE, GREG | 2001-6436 | 131,250 | 30.09 | 25 | 6,837 | 78,110 | 1,840 |
| RIGGEN, MICHAEL | BEN SHINN TRUCKING | 2001-8467 | 21,626 | 34.59 | 40 | 14,581 | 0 | 0 |
| DALLAS | | | | | | | | |
| ERNST, JOSEPH | CLARK, DANIEL | 2001-3447 | 26,000 | 48.88 | 25 | 13,230 | 0 | 0 |
| SCHNOOR, PATRICIA | BURK, RAYMOND | 2001-5021 | 74,000 | 11.24 | 43 | 3,839 | 18,840 | 420 |
| PUTZ, DELBERT | KARPAN, ROBERT | 2001-5741 | 28,000 | 39.10 | 14 | 4,958 | 0 | 0 |
| SCHURMAN, VIRGIL | TUCKER, MICHAEL | 2001-7091 | 85,000 | 174.10 | 35 | 56,318 | 0 | 0 |
| HUNERDOSSE, L EVALEE | RAGSDALE, JERRY | 2001-7311 | 17,000 | 38.97 | 39 | 15,179 | 0 | 0 |
| FRANKLIN | | | | | | | | |
| SHIVERS, DONALD | KRICHAU, DENNIS | 2001-1128 | 85,000 | 91.13 | 43 | 45,121 | 0 | 0 |
| SHIVERS, DONALD | JORDAN, ROGER | 2001-1113 | 85,000 | 74.45 | 55 | 44,737 | 0 | 200 |
| SHIVERS, DONALD | MAESCHEN FARMS | 2001-1115 | 435,000 | 230.28 | 57 | 137,448 | 27,600 | 5,620 |
| BROWN, R. S. | MC CORMICK, IVAN | 2001-1234 | 127,000 | 76.52 | 42 | 30,209 | 0 | 0 |
| WIMBERLY, CONNIE | TIBBEN, JUSTIN | 2001-6200 | 125,000 | 21.60 | 38 | 6,219 | 82,860 | 450 |
| WIMBERLY, CONNIE | TIBBEN, JUSTIN | 2001-6199 | 20,000 | 20.00 | 24 | 4,706 | 0 | 0 |
| GASS, IRMA | WALLACE, MELVIN | 2002-1768 | 200,000 | 78.00 | 57 | 40,309 | 57,400 | 3,800 |

| TOWNSHIP NAME | | | | | | | | |
|----------------------|-----------------------|--------------|-------------------|-----------------|------------|-------------------|-------------------|-------------------|
| SELLER | BUYER | BK-PG | SALE PRICE | NET ACRE | CSR | LAND VALUE | DWLG VALUE | BLDG VALUE |
| DOP, JOEL H. | JORDAN, JUSTIN | 2002-1791 | 64,000 | 39.00 | 60 | 22,911 | 0 | 0 |
| INDIANA | | | | | | | | |
| AGAN, CHRIS | VAN SANT, STEVEN | 2001-1327 | 50,000 | 77.62 | 36 | 27,699 | 0 | 60 |
| THORSON FAMILY TRUST | HOEHNS FARMS | 2001-1811 | 220,000 | 233.09 | 44 | 98,030 | 0 | 0 |
| HOEHNS, THOMAS | JM FARMS | 2001-2654 | 189,760 | 113.00 | 55 | 57,709 | 0 | 2,100 |
| HOEHNS FARMS | SCHMALTZ, DUANE | 2001-3338 | 42,000 | 60.00 | 24 | 12,692 | 0 | 0 |
| ENSOR, DWIGHT | HUYCK, GLEN | 2001-3181 | 27,000 | 26.33 | 22 | 6,880 | 0 | 0 |
| BECKMAN, LETHA | MITCHELL, ETHAN | 2001-4037 | 44,000 | 1.13 | 79 | 335 | 33,530 | 780 |
| DAVIS, RONALD | PETERSON, MICHAEL | 2001-3852 | 89,750 | 14.13 | 40 | 4,878 | 31,440 | 2,060 |
| DEZWARTE, LARRY | KLINE, DALE | 2001-4161 | 36,000 | 28.59 | 46 | 11,933 | 0 | 0 |
| VAN KLOOTWYK, BETHE | ANDEWAY, KILE | 2001-5839 | 23,750 | 30.00 | 22 | 5,708 | 0 | 0 |
| TIMMER, GORDON | TURNER, ROBERT | 2001-6647 | 105,000 | 1.89 | 78 | 940 | 86,270 | 790 |
| BEARY, LARRY | TERPSTRA, MICHAEL | 2001-7298 | 80,000 | 120.00 | 24 | 26,580 | 0 | 0 |
| KNOXVILLE | | | | | | | | |
| FISHER, SAM | NANCE, SHAWN | 2001-0357 | 22,500 | 22.43 | 26 | 4,943 | 0 | 0 |
| BUCKLEW, BONNIE | ANDERSON, ALFRED | 2001-0619 | 68,676 | 117.61 | 25 | 35,405 | 33,660 | 3,710 |
| KLOOTWYK, RALPH | DEVIN, JAMES | 2001-0986 | 122,000 | 27.08 | 36 | 9,802 | 33,870 | 8,070 |
| JAMES, LYLE | SIMPSON & OLNEY | 2001-1033 | 25,000 | 22.21 | 41 | 10,112 | 0 | 0 |
| HOYT, LUCILLE | WILLIAMS, FLOYD | 2001-1132 | 50,000 | 39.00 | 28 | 12,382 | 0 | 0 |
| BUCKLEW, BONNIE | HATCH, STEVE | 2001-1586 | 5,604 | 8.54 | 9 | 1,521 | 0 | 0 |
| GOFF, RICHARD | SHINN BROS., LTD. | 2001-1603 | 53,658 | 62.12 | 38 | 24,957 | 0 | 2,120 |
| BEYER, DARLENE | MENNINGA, CHRISTOPHER | 2001-2575 | 29,500 | 3.79 | 56 | 2,816 | 0 | 0 |
| SCHONE, MELVIN | PETERSON, ARVIN | 2001-3295 | 248,500 | 12.14 | 19 | 1,818 | 193,760 | 0 |

| TOWNSHIP NAME | | | | | | | | |
|----------------------|---------------------------|--------------|-------------------|-----------------|------------|-------------------|-------------------|-------------------|
| SELLER | BUYER | BK-PG | SALE PRICE | NET ACRE | CSR | LAND VALUE | DWLG VALUE | BLDG VALUE |
| RUMMANS, CHARLES | CLODFELTER, GREGOR V | 2001-3239 | 171,000 | 8.37 | 41 | 3,611 | 64,830 | 5,685 |
| RONGEY, LARRY | BRACKETT, LONNIE | 2001-3748 | 44,872 | 9.42 | 60 | 5,513 | 48,300 | 0 |
| LEO KENNEDY EST. | KENNEDY, DEWAYNE | 2001-3682 | 20,000 | 7.37 | 22 | 981 | 13,930 | 3,260 |
| DYKSTRA, KARON | BAILEY, DONALD | 2001-3627 | 170,000 | 4.37 | 79 | 2,152 | 117,290 | 7,255 |
| COGLEY, LARRY | CARTER, CRAIG | 2001-4116 | 5,800 | 0.76 | 66 | 304 | 0 | 500 |
| SHAW, JERRY | OAKES, SCOTT | 2001-3837 | 155,000 | 151.61 | 32 | 45,841 | 0 | 0 |
| CARTER, CRAIG | CONNOLLY, DENNIS | 2001-4291 | 11,000 | 0.76 | 66 | 304 | 0 | 500 |
| DEMOSS, TOMMY | HARRINGTON, WM | 2001-4995 | 10,000 | 16.26 | 25 | 3,794 | 0 | 0 |
| BOSCH, ETAL | BOGAARDS, JOHN | 2001-5764 | 118,000 | 115.94 | 51 | 59,018 | 0 | 0 |
| SYTSMA, LARRY | PAULE, JOHN | 2001-5142 | 74,500 | 59.00 | 42 | 22,871 | 0 | 0 |
| OOSTRUM, HAZEL | VAN STEENWYK, KEVIN | 2001-5861 | 34,500 | 21.76 | 63 | 13,306 | 0 | 0 |
| CHRISMAN, NORMAN | KRALL&VANDER HEIDEN | 2002-0895 | 107,010 | 10.57 | 29 | 4,011 | 0 | 0 |
| MCCULLOUGH, ROBERT | BIDDLE, WALTER | 2001-6691 | 135,000 | 9.43 | 59 | 5,635 | 54,130 | 8,950 |
| HOCH, MELVIN E | MCCULLOUGH, SCOTT | 2001-6727 | 93,300 | 54.57 | 50 | 28,229 | 0 | 480 |
| BUETTNER, DEWAYNE | VELDHUIZEN, BRIAN | 2001-6973 | 165,000 | 55.06 | 31 | 18,274 | 41,030 | 2,647 |
| KNOXVILLE 2ND | | | | | | | | |
| SMITH INVESTMENT | PARK LANE DEVELOPM EN | 2001-3184 | 195,000 | 13.11 | 57 | 9,632 | 0 | 0 |
| LAKE PRAIRIE | | | | | | | | |
| CROWN RIDGE FARMS | GRACE FELLOWSHIP CH II | 2001-0833 | 100,000 | 12.38 | 85 | 9,896 | 0 | 0 |
| GARTON, BETTY JEAN | KAMERICK, MURRAY | 2001-1221 | 440,000 | 206.05 | 68 | 144,297 | 0 | 0 |
| SLYCORD, JOHN | CIRCLE W STABLES | 2001-1478 | 153,500 | 4.65 | 88 | 4,312 | 0 | 18,960 |
| MOON, CHARLES | AKERS, STEVEN | 2001-3101 | 100,000 | 10.58 | 12 | 563 | 47,550 | 2,370 |
| SULLIVAN, STEPHEN | ELDER, BART | 2001-3389 | 239,000 | 2.09 | 30 | 668 | 198,150 | 1,540 |

| TOWNSHIP NAME | | | | | | | | |
|------------------------|---------------------|--------------|-------------------|-----------------|------------|-------------------|-------------------|-------------------|
| SELLER | BUYER | BK-PG | SALE PRICE | NET ACRE | CSR | LAND VALUE | DWLG VALUE | BLDG VALUE |
| VAN ZANTE, HOWARD | CITY OF PELLA | 2001-5830 | 167,500 | 14.28 | 41 | 5,922 | 0 | 0 |
| VANDER POL, MAX | DESCOTEAU, DENNIS | 2001-6027 | 3,000 | 0.72 | 70 | 292 | 0 | 0 |
| PRECISION ENT., LTD | PV DEV. CO., LLC | 2001-6452 | 15,000 | 23.39 | 65 | 16,683 | 0 | 0 |
| NOLLEN, MYRON | VAN ZEE, MYRON | 2001-6653 | 122,000 | 1.41 | 93 | 1,213 | 61,500 | 1,650 |
| SKUNK RIVER B & P | ST MARY CHURCH | 2001-8310 | 500,000 | 36.22 | 59 | 20,390 | 11,010 | 3,333 |
| LIBERTY | | | | | | | | |
| MOORE, THOMAS | REED, STEVEN | 2001-0943 | 48,000 | 88.32 | 27 | 21,807 | 0 | 0 |
| VANDER LINDEN EST | RICHARDSON, RICHARD | 2001-2957 | 168,000 | 8.88 | 53 | 3,968 | 114,560 | 27,920 |
| LOCKER, EMMA | VINK, NICHOLAS | 2001-3666 | 55,790 | 59.40 | 54 | 31,416 | 0 | 1,405 |
| FEE, DIXIE | LEWIN, RODNEY | 2002-1009 | 125,000 | 74.66 | 22 | 17,506 | 71,860 | 1,090 |
| PELLA 2ND CLASS | | | | | | | | |
| JERRY VALSTER EST. | WILBORN, CURTIS | 2001-3318 | 180,500 | 3.00 | 70 | 1,762 | 86,190 | 3,960 |
| FARNAM GROUP | PRIVATE HOUSING CO | 2002-0182 | 85,000 | 5.04 | 48 | 2,825 | 0 | 0 |
| PLEASANT GROVE | | | | | | | | |
| HORSMAN, HAROLD | WORTHINGTON, MARC | 2001-7562 | 176,000 | 78.76 | 78 | 64,145 | 0 | 2,250 |
| HODGSON, BETTY | GRIFFITH, BARRY | 2001-0615 | 135,050 | 79.00 | 67 | 55,849 | 0 | 0 |
| HEABERLIN FARMS, INC | FREDERICK, TIMOTHY | 2001-1829 | 200,000 | 141.60 | 67 | 94,821 | 0 | 0 |
| BEIER, JEFFREY | HIEMSTRA, BRIAN | 2001-2850 | 150,000 | 10.00 | 70 | 4,916 | 87,570 | 6,788 |
| HEABERLIN, GENE & ET | MURPHY, SUSAN | 2001-3861 | 4,000 | 2.25 | 29 | 1,084 | 0 | 0 |
| KENNEY FARMS LLC | MILLER, ROBERT D | 2001-4041 | 136,000 | 79.40 | 64 | 53,343 | 0 | 0 |
| PHILLIPS, KYLE | ALTENHOFEN, JASON | 2001-4237 | 93,000 | 0.96 | 81 | 802 | 50,700 | 1,170 |
| JORDAN EST., CLARA | BENDER, KELLY | 2001-6250 | 50,000 | 2.12 | 86 | 1,594 | 31,430 | 0 |
| KENNEY FARMS, LLC | WILLIAMS, STEVEN | 2001-4705 | 945,430 | 383.81 | 80 | 313,595 | 0 | 0 |
| JOHNSTON, BETTY | CRABB, SAMUEL | 2001-5115 | 13,500 | 2.19 | 88 | 1,897 | 0 | 0 |

| TOWNSHIP NAME | | | | | | | | |
|--------------------------|--------------------|--------------|-------------------|-----------------|------------|-------------------|-------------------|-------------------|
| SELLER | BUYER | BK-PG | SALE PRICE | NET ACRE | CSR | LAND VALUE | DWLG VALUE | BLDG VALUE |
| VAN ENGLEHOVEN, RON A | KNOWLTON, ROBERT | 2001-4886 | 32,938 | 5.27 | 44 | 1,847 | 0 | 0 |
| KLOOTWYK, PHYLLIS D | WOOD, JOHN T | 2001-6457 | 10,000 | 2.67 | 52 | 1,552 | 0 | 0 |
| DEJOODE, CARL | WADLE, FRANK | 2001-7786 | 30,000 | 5.45 | 54 | 2,419 | 0 | 0 |
| PADELLFORD, TROY | BALDWIN, DAVID | 2001-8047 | 75,000 | 71.02 | 45 | 31,873 | 0 | 0 |
| NUTTER, CARL | JOHANNSEN, KAY | 2001-8441 | 50,000 | 32.91 | 65 | 22,180 | 0 | 0 |
| PLEASANTVILLE 2ND | | | | | | | | |
| P'VILLE BLDG SUPPLY | ROLFES, PATRICK | 2001-5176 | 5,000 | 1.52 | 95 | 1,451 | 0 | 0 |
| RED ROCK | | | | | | | | |
| EAMER, RANDY | WENDT, ROY | 2001-1730 | 9,000 | 12.58 | 33 | 5,051 | 0 | 0 |
| VAUGHN, MERVIN | MILANI, JEREMY | 2001-4455 | 80,000 | 38.99 | 46 | 18,933 | 0 | 0 |
| CLARK & SHEPLEY | NORWOOD, BRIAN | 2001-5111 | 52,000 | 32.93 | 45 | 15,343 | 0 | 0 |
| CLARK & SHEPLEY | HARVEY, CHRIS | 2001-5110 | 40,000 | 16.71 | 45 | 7,482 | 0 | 0 |
| VAUGHN, MERVIN | KOHLHOF, ROBERT | 2001-5655 | 48,750 | 19.48 | 57 | 11,145 | 0 | 0 |
| HARVEY, CHRISTOPHER | WHEELER, RANDAL | 2001-6908 | 165,000 | 16.44 | 45 | 7,482 | 0 | 0 |
| SUMMIT | | | | | | | | |
| VAN RYSWYK FARMS | GRIER, ROGER | 2000-5981 | 44,000 | 11.70 | 39 | 4,833 | 0 | 0 |
| DEN ADEL, C GERARD | MEERWARTH, PETER | 2000-0186 | 75,000 | 1.89 | 68 | 831 | 52,130 | 953 |
| MATHES, NEVA & ETAL | POORTINGA, STANLEY | 2001-0778 | 400,000 | 37.21 | 31 | 11,214 | 0 | 0 |
| SMITH, BEVERLY & ETA | VAN GELDER, EVAN | 2001-5625 | 190,000 | 5.03 | 72 | 4,220 | 91,270 | 10,061 |
| UNION | | | | | | | | |
| CRANE & WILSON | CLARK, PHILIP | 2001-0660 | 215,000 | 117.49 | 69 | 81,904 | 0 | 2,730 |
| SMITH ESTATE, RICHA | BROZOVICH, JEFF | 2001-1604 | 38,500 | 11.06 | 33 | 4,149 | 23,410 | 2,170 |
| KENNEY FARMS, LLC | SUTTER, KENNETH | 2001-1743 | 107,400 | 60.54 | 55 | 34,554 | 0 | 0 |
| BROZOVICH, JEFF | HIBMA, ERIN | 2001-5172 | 99,000 | 11.06 | 33 | 4,149 | 23,410 | 2,170 |

TOWNSHIP NAME

| SELLER | BUYER | BK-PG | SALE PRICE | NET ACRE | CSR | LAND VALUE | DWLG VALUE | BLDG VALUE |
|--------------------|-------------------|--------------|-------------------|-----------------|------------|-------------------|-------------------|-------------------|
| WASHINGTON | | | | | | | | |
| MOATS, VERLYN DEAN | HALL, KEVIN | 2001-1078 | 42,000 | 37.99 | 39 | 14,488 | 0 | 0 |
| RODGERS, RONALD | MATHES, D. & ETAL | 2001-1118 | 86,000 | 79.00 | 39 | 28,281 | 0 | 0 |
| AGAN FARMS | LANGSTRAAT, HENRY | 2001-1329 | 300,000 | 235.19 | 45 | 101,079 | 0 | 980 |
| EILERS, LORIN | OAKES, SCOTT | 2001-3438 | 240,000 | 307.59 | 39 | 120,512 | 5,920 | 9,500 |
| JENKINS, RAYMOND | HUGHS, DEBRA | 2001-6130 | 84,500 | 1.52 | 79 | 576 | 27,460 | 4,100 |
| KIRKPATRICK, WM | HUBLER, DANIEL | 2001-6176 | 39,200 | 54.69 | 34 | 17,431 | 0 | 0 |
| MCCORKLE, ROBERT | BLEDSON, JESSE | 2001-8172 | 40,000 | 39.01 | 32 | 11,328 | 0 | 0 |

Bare Land Report

2001 - BARE AG LAND OVER 20.00 ACRES

| TOWNSHIP NAME | | SALE PRICE | NET ACRES | CSR | PRICE PER ACRE | PRICE PER POINT | LAND VALUE | VALUE PER ACRE | VALUE PER POINT |
|-----------------------|-----------|------------|-----------|-------|----------------|-----------------|------------|----------------|-----------------|
| T-R-S | Bk - Pg | | | | | | | | |
| DALLAS | | | | | | | | | |
| 74-21-09 | 2001-5741 | 28,000 | 39.10 | 14.43 | \$716 | \$49.63 | 4,958 | \$127 | \$8.79 |
| 74-21-30 | 2001-7091 | 85,000 | 174.10 | 35.15 | \$488 | \$13.89 | 56,318 | \$323 | \$9.20 |
| FRANKLIN | | | | | | | | | |
| 75-21-02 | 2001-1128 | 85,000 | 91.13 | 43.05 | \$933 | \$21.67 | 45,121 | \$495 | \$11.50 |
| 75-21-17 | 2001-1234 | 127,000 | 76.52 | 41.70 | \$1,660 | \$39.80 | 30,209 | \$395 | \$9.47 |
| INDIANA | | | | | | | | | |
| 74-19-22 | 2001-1811 | 220,000 | 233.09 | 43.57 | \$944 | \$21.66 | 98,030 | \$421 | \$9.65 |
| 74-19-21 | 2001-5839 | 23,750 | 30.00 | 21.83 | \$792 | \$36.26 | 5,708 | \$190 | \$8.72 |
| KNOXVILLE | | | | | | | | | |
| 75-20-36 | 2001-0357 | 22,500 | 22.43 | 25.67 | \$1,003 | \$39.08 | 4,943 | \$220 | \$8.59 |
| 75-20-15 | 2001-1132 | 50,000 | 39.00 | 27.73 | \$1,282 | \$46.24 | 12,382 | \$317 | \$11.45 |
| 75-20-25 | 2001-3837 | 155,000 | 151.61 | 31.62 | \$1,022 | \$32.33 | 45,841 | \$302 | \$9.56 |
| 76-19-27 | 2001-5142 | 74,500 | 59.00 | 42.38 | \$1,263 | \$29.80 | 22,871 | \$388 | \$9.15 |
| 75-19-11 | 2001-5861 | 34,500 | 21.76 | 62.54 | \$1,585 | \$25.35 | 13,306 | \$611 | \$9.78 |
| LAKE PRAIRIE | | | | | | | | | |
| 77-18-33 | 2001-6452 | 15,000 | 23.39 | 65.47 | \$641 | \$9.80 | 16,683 | \$713 | \$10.89 |
| LIBERTY | | | | | | | | | |
| 74-18-26 | 2001-0943 | 48,000 | 88.32 | 27.38 | \$543 | \$19.85 | 21,807 | \$247 | \$9.02 |
| PLEASANT GROVE | | | | | | | | | |
| 77-21-34 | 2001-0615 | 135,050 | 79.00 | 67.28 | \$1,709 | \$25.41 | 55,849 | \$707 | \$10.51 |
| 76-21-29 | 2001-1829 | 200,000 | 141.60 | 67.10 | \$1,412 | \$21.05 | 94,821 | \$670 | \$9.98 |
| 77-21-20 | 2001-8441 | 50,000 | 32.91 | 64.75 | \$1,519 | \$23.47 | 22,180 | \$674 | \$10.41 |
| RED ROCK | | | | | | | | | |
| 77-21-04 | 2001-4455 | 80,000 | 38.99 | 45.60 | \$2,052 | \$44.99 | 18,933 | \$486 | \$10.65 |
| SUMMIT | | | | | | | | | |
| 76-19-12 | 2001-0778 | 400,000 | 37.21 | 31.42 | \$10,750 | \$342.08 | 11,214 | \$301 | \$9.59 |

| TOWNSHIP NAME | | SALE PRICE | NET ACRES | CSR | PRICE PER ACRE | PRICE PER POINT | LAND VALUE | VALUE PER ACRE | VALUE PER POINT |
|------------------------|----------------|------------|--------------------------|-------|-----------------------|------------------------|-------------------------|-----------------------|------------------------|
| T-R-S | Bk - Pg | | | | | | | | |
| UNION | | | | | | | | | |
| 76-20-06 | 2001-1743 | 107,400 | 60.54 | 55.14 | \$1,774 | \$32.18 | 34,554 | \$571 | \$10.35 |
| WASHINGTON | | | | | | | | | |
| 74-20-34 | 2001-6176 | 39,200 | 54.69 | 33.82 | \$717 | \$21.19 | 17,431 | \$319 | \$9.42 |
| TOTAL NET ACRES | AVG CSR | | TOTAL SALES PRICE | | PRICE PER ACRE | PRICE PER POINT | TOTAL LAND VALUE | VALUE PER ACRE | VALUE PER POINT |
| 1,494.39 | 42.79 | | \$1,979,900 | | \$1,324.89 | \$30.96 | \$633,159 | \$423.69 | \$9.90 |

Sales Ratio Report

2001 - BARE AG LAND OVER 20.00 ACRES

| TOWNSHIP NAME | | SALE PRICE | NET ACRE | PRICE PER ACRE | LAND VALUE | SALES RATIO |
|----------------------|--------------------|------------|----------|----------------|------------|-------------|
| SELLER | BUYER | | | | | |
| CLAY | | | | | | |
| ALVERETTA BOOT TR. | DE ZWARTE, LONNIE | 122,500 | 83.01 | 1,476 | 64,519 | 52.67% |
| VAN WAARDHUIZEN EST. | MATHES, D. & ETAL | 127,995 | 161.21 | 794 | 72,883 | 56.94% |
| HOKSBERGEN, CARROLL | KENDALL, DEVON | 7,000 | 36.07 | 194 | 245 | 3.50% |
| RIGGEN, MICHAEL | BEN SHINN TRUCKING | 21,626 | 34.59 | 625 | 14,581 | 67.42% |
| DALLAS | | | | | | |
| ERNST, JOSEPH | CLARK, DANIEL | 26,000 | 48.88 | 532 | 13,230 | 50.88% |
| PUTZ, DELBERT | KARPAN, ROBERT | 28,000 | 39.10 | 716 | 4,958 | 17.71% |
| SCHURMAN, VIRGIL | TUCKER, MICHAEL | 85,000 | 174.10 | 488 | 56,318 | 66.26% |
| HUNERDOSSE, L EVALEE | RAGSDALE, JERRY | 17,000 | 38.97 | 436 | 15,179 | 89.29% |
| FRANKLIN | | | | | | |
| SHIVERS, DONALD | KRICHAU, DENNIS | 85,000 | 91.13 | 933 | 45,121 | 53.08% |
| BROWN, R. S. | MC CORMICK, IVAN | 127,000 | 76.52 | 1,660 | 30,209 | 23.79% |
| WIMBERLY, CONNIE | TIBBEN, JUSTIN | 20,000 | 20.00 | 1,000 | 4,706 | 23.53% |
| DOP, JOEL H. | JORDAN, JUSTIN | 64,000 | 39.00 | 1,641 | 22,911 | 35.80% |
| INDIANA | | | | | | |
| THORSON FAMILY TRUST | HOEHNS FARMS | 220,000 | 233.09 | 944 | 98,030 | 44.56% |

| TOWNSHIP NAME | SELLER | BUYER | SALE PRICE | NET ACRE | PRICE PER ACRE | LAND VALUE | SALES RATIO |
|----------------------|----------------------|---------------------|-------------------|-----------------|-----------------------|-------------------|--------------------|
| | HOEHNS FARMS | SCHMALTZ, DUANE | 42,000 | 60.00 | 700 | 12,692 | 30.22% |
| | ENSOR, DWIGHT | HUYCK, GLEN | 27,000 | 26.33 | 1,025 | 6,880 | 25.48% |
| | DEZWARTE, LARRY | KLINE, DALE | 36,000 | 28.59 | 1,259 | 11,933 | 33.15% |
| | VAN KLOOTWYK, BETHEL | ANDEWAY, KILE | 23,750 | 30.00 | 792 | 5,708 | 24.03% |
| | BEARY, LARRY | TERPSTRA, MICHAEL | 80,000 | 120.00 | 667 | 26,580 | 33.23% |
| KNOXVILLE | | | | | | | |
| | FISHER, SAM | NANCE, SHAWN | 22,500 | 22.43 | 1,003 | 4,943 | 21.97% |
| | JAMES, LYLE | SIMPSON & OLNEY | 25,000 | 22.21 | 1,126 | 10,112 | 40.45% |
| | HOYT, LUCILLE | WILLIAMS, FLOYD | 50,000 | 39.00 | 1,282 | 12,382 | 24.76% |
| | SHAW, JERRY | OAKES, SCOTT | 155,000 | 151.61 | 1,022 | 45,841 | 29.57% |
| | BOSCH, ETAL | BOGAARDS, JOHN | 118,000 | 115.94 | 1,018 | 59,018 | 50.02% |
| | SYTSMA, LARRY | PAULE, JOHN | 74,500 | 59.00 | 1,263 | 22,871 | 30.70% |
| | OOSTRUM, HAZEL | VAN STEENWYK, KEVIN | 34,500 | 21.76 | 1,585 | 13,306 | 38.57% |
| LAKE PRAIRIE | | | | | | | |
| | GARTON, BETTY JEAN | KAMERICK, MURRAY | 440,000 | 206.05 | 2,135 | 144,297 | 32.79% |
| | PRECISION ENT., LTD | PV DEV. CO., LLC | 15,000 | 23.39 | 641 | 16,683 | 111.22% |
| LIBERTY | | | | | | | |
| | MOORE, THOMAS | REED, STEVEN | 48,000 | 88.32 | 543 | 21,807 | 45.43% |

| TOWNSHIP NAME | | | | | | |
|-----------------------|--------------------|-------------------|-----------------|-----------------------|-------------------|--------------------|
| SELLER | BUYER | SALE PRICE | NET ACRE | PRICE PER ACRE | LAND VALUE | SALES RATIO |
| PLEASANT GROVE | | | | | | |
| HODGSON, BETTY | GRIFFITH, BARRY | 135,050 | 79.00 | 1,709 | 55,849 | 41.35% |
| HEABERLIN FARMS, INC | FREDERICK, TIMOTHY | 200,000 | 141.60 | 1,412 | 94,821 | 47.41% |
| KENNEY FARMS LLC | MILLER, ROBERT D | 136,000 | 79.40 | 1,713 | 53,343 | 39.22% |
| KENNEY FARMS, LLC | WILLIAMS, STEVEN | 945,430 | 383.81 | 2,463 | 313,595 | 33.17% |
| PADELLFORD, TROY | BALDWIN, DAVID | 75,000 | 71.02 | 1,056 | 31,873 | 42.50% |
| NUTTER, CARL | JOHANNSEN, KAY | 50,000 | 32.91 | 1,519 | 22,180 | 44.36% |
| RED ROCK | | | | | | |
| VAUGHN, MERVIN | MILANI, JEREMY | 80,000 | 38.99 | 2,052 | 18,933 | 23.67% |
| CLARK & SHEPLEY | NORWOOD, BRIAN | 52,000 | 32.93 | 1,579 | 15,343 | 29.51% |
| SUMMIT | | | | | | |
| MATHES, NEVA & ETAL | POORTINGA, STANLEY | 400,000 | 37.21 | 10,750 | 11,214 | 2.80% |
| UNION | | | | | | |
| KENNEY FARMS, LLC | SUTTER, KENNETH | 107,400 | 60.54 | 1,774 | 34,554 | 32.17% |
| WASHINGTON | | | | | | |
| MOATS, VERLYN DEAN | HALL, KEVIN | 42,000 | 37.99 | 1,106 | 14,488 | 34.50% |
| RODGERS, RONALD | MATHES, D. & ETAL | 86,000 | 79.00 | 1,089 | 28,281 | 32.88% |
| KIRKPATRICK, WM | HUBLER, DANIEL | 39,200 | 54.69 | 717 | 17,431 | 44.47% |
| MCCORKLE, ROBERT | BLEDSON, JESSE | 40,000 | 39.01 | 1,025 | 11,328 | 28.32% |

| TOWNSHIP NAME | | SALE PRICE | NET ACRE | PRICE PER ACRE | LAND VALUE | SALES RATIO |
|---------------|-------|------------|----------|----------------|------------|-------------|
| SELLER | BUYER | | | | | |

| | | | | | | |
|-----------------------------|--|--|--|-------------|----------|-----|
| TOTAL PRICE PAID | | | | \$4,530,451 | | |
| TOTAL ASSESSED VALUE | | | | \$1,581,176 | | |
| SALES RATIO | | | | | | 35% |
| TOTAL NET ACRES | | | | | 3,258.40 | |
| PRICE PAID PER NET ACRE | | | | \$1,390 | | |
| ASSESSED VALUE PER NET ACRE | | | | \$485 | | |

Acreage Report

2001 - AGRICULTURAL ACREAGES UNDER 20.00 ACRES

| TOWNSHIP NAME | | | | | | | | |
|----------------------|---------------|------------|----------|----------------|------------|------------|------------|--|
| BUYER | PARCEL # | SALE PRICE | NET ACRE | PRICE PER ACRE | LAND VALUE | DWLG VALUE | BLDG VALUE | |
| CLAY | | | | | | | | |
| BONNETT, MATHEW | 00570-005-00, | 21,500 | 18.09 | 1,189 | 12,265 | 0 | 0 | |
| McCOY, DAN | 00476-001-00 | 4,000 | 8.50 | 471 | 2,731 | 0 | 0 | |
| DALLAS | | | | | | | | |
| BURK, RAYMOND | 02160-001-00 | 74,000 | 11.24 | 6,584 | 3,839 | 18,840 | 420 | |
| INDIANA | | | | | | | | |
| MITCHELL, ETHAN | 04140-010-00 | 44,000 | 1.13 | 38,938 | 335 | 33,530 | 780 | |
| PETERSON, MICHAEL | 04762-001-00 | 89,750 | 14.13 | 6,352 | 4,878 | 31,440 | 2,060 | |
| TURNER, ROBERT | 04227-015-00 | 105,000 | 1.89 | 55,556 | 940 | 86,270 | 790 | |
| KNOXVILLE | | | | | | | | |
| HATCH, STEVE | 06142-005-00 | 5,604 | 8.54 | 656 | 1,521 | 0 | 0 | |
| MENNINGA, CHRISTOPHE | 08393-025-00 | 29,500 | 3.79 | 7,784 | 2,816 | 0 | 0 | |
| CLODFELTER, GREGORY | 06684-006-10 | 171,000 | 8.37 | 20,430 | 3,611 | 64,830 | 5,685 | |
| PETERSON, ARVIN | 06170-000-00, | 248,500 | 12.14 | 20,470 | 1,818 | 193,760 | 0 | |
| BRACKETT, LONNIE | 07008-002-00 | 44,872 | 9.42 | 4,763 | 5,513 | 48,300 | 0 | |
| KENNEDY, DEWAYNE | 06064-015-00 | 20,000 | 7.37 | 2,714 | 981 | 13,930 | 3,260 | |
| BAILEY, DONALD | 05504-010-00 | 170,000 | 4.37 | 38,902 | 2,152 | 117,290 | 7,255 | |
| CARTER, CRAIG | 06747-010-00 | 5,800 | 0.76 | 7,632 | 304 | 0 | 500 | |
| CONNOLLY, DENNIS | 06747-010-00 | 11,000 | 0.76 | 14,474 | 304 | 0 | 500 | |
| HARRINGTON, WM | 05407-010-00 | 10,000 | 16.26 | 615 | 3,794 | 0 | 0 | |
| KRALL&VANDER HEIDEN | 07153-020-00 | 107,010 | 10.57 | 10,124 | 4,011 | 0 | 0 | |
| BIDDLE, WALTER | 07010-000-00 | 135,000 | 9.43 | 14,316 | 5,635 | 54,130 | 8,950 | |
| KNOXVILLE 2ND | | | | | | | | |
| PARK LANE DEVELOPMEN | 12014-001-01 | 195,000 | 13.11 | 14,874 | 9,632 | 0 | 0 | |
| LAKE PRAIRIE | | | | | | | | |
| GRACE FELLOWSHIP CHU | 12396-005-00 | 100,000 | 12.38 | 8,078 | 9,896 | 0 | 0 | |
| CIRCLE W STABLES | 12164-015-00 | 153,500 | 4.65 | 33,011 | 4,312 | 0 | 18,960 | |

| TOWNSHIP NAME | | SALE PRICE | NET ACRE | PRICE PER ACRE | LAND VALUE | DWLG VALUE | BLDG VALUE |
|--------------------------|-----------------|-------------------|-----------------|-----------------------|-------------------|-------------------|-------------------|
| BUYER | PARCEL # | | | | | | |
| AKERS, STEVEN | 12063-000-00 | 100,000 | 10.58 | 9,452 | 563 | 47,550 | 2,370 |
| ELDER, BART | 13719-010-00, | 239,000 | 2.09 | 114,354 | 668 | 198,150 | 1,540 |
| CITY OF PELLA | 12455-015-00 | 167,500 | 14.28 | 11,730 | 5,922 | 0 | 0 |
| DESCOTEAU, DENNIS | 12525-020-00 | 3,000 | 0.72 | 4,167 | 292 | 0 | 0 |
| VAN ZEE, MYRON | 13370-010-00 | 122,000 | 1.41 | 86,525 | 1,213 | 61,500 | 1,650 |
| LIBERTY | | | | | | | |
| RICHARDSON, RICHARD | 01009-010-00, | 168,000 | 8.88 | 18,919 | 3,968 | 114,560 | 27,920 |
| PELLA 2ND CLASS | | | | | | | |
| WILBORN, CURTIS | 17402-035-00 | 180,500 | 3.00 | 60,167 | 1,762 | 86,190 | 3,960 |
| PRIVATE HOUSING CO | 17405-018-00 | 85,000 | 5.04 | 16,865 | 2,825 | 0 | 0 |
| PLEASANT GROVE | | | | | | | |
| HIEMSTRA, BRIAN | 19042-015-00 | 150,000 | 10.00 | 15,000 | 4,916 | 87,570 | 6,788 |
| MURPHY, SUSAN | 19916-010-00 | 4,000 | 2.25 | 1,778 | 1,084 | 0 | 0 |
| ALTENHOFEN, JASON | 19220-015-00 | 93,000 | 0.96 | 96,875 | 802 | 50,700 | 1,170 |
| BENDER, KELLY | 19517-010-00, | 50,000 | 2.12 | 23,585 | 1,594 | 31,430 | 0 |
| CRABB, SAMUEL | 19874-010-00 | 13,500 | 2.19 | 6,164 | 1,897 | 0 | 0 |
| KNOWLTON, ROBERT | 19454-025-00 | 32,938 | 5.27 | 6,250 | 1,847 | 0 | 0 |
| WOOD, JOHN T | 19637-010-00 | 10,000 | 2.67 | 3,745 | 1,552 | 0 | 0 |
| WADLE, FRANK | 19494-005-00 | 30,000 | 5.45 | 5,505 | 2,419 | 0 | 0 |
| PLEASANTVILLE 2ND | | | | | | | |
| ROLFES, PATRICK | 21132-010-00 | 5,000 | 1.52 | 3,289 | 1,451 | 0 | 0 |
| RED ROCK | | | | | | | |
| WENDT, ROY | 21879-005-00 | 9,000 | 12.58 | 715 | 5,051 | 0 | 0 |
| HARVEY, CHRIS | 21930-000-00 | 40,000 | 16.71 | 2,394 | 7,482 | 0 | 0 |
| KOHLHOF, ROBERT | 21921-005-00 | 48,750 | 19.48 | 2,503 | 11,145 | 0 | 0 |
| WHEELER, RANDAL | 21930-000-00 | 165,000 | 16.44 | 10,036 | 7,482 | 0 | 0 |
| SUMMIT | | | | | | | |
| GRIER, ROGER | 22070-020-00 | 44,000 | 11.70 | 3,761 | 4,833 | 0 | 0 |
| MEERWARTH, PETER | 22833-010-00 | 75,000 | 1.89 | 39,683 | 831 | 52,130 | 953 |

| TOWNSHIP NAME | | | | | | | | |
|----------------------|-----------------|-------------------|-----------------|-----------------------|-------------------|-------------------|-------------------|--|
| BUYER | PARCEL # | SALE PRICE | NET ACRE | PRICE PER ACRE | LAND VALUE | DWLG VALUE | BLDG VALUE | |
| VAN GELDER, EVAN | 22873-015-00 | 190,000 | 5.03 | 37,773 | 4,220 | 91,270 | 10,061 | |
| UNION | | | | | | | | |
| BROZOVICH, JEFF | 23521-000-00 | 38,500 | 11.06 | 3,481 | 4,149 | 23,410 | 2,170 | |
| HIBMA, ERIN | 23521-000-00 | 99,000 | 11.06 | 8,951 | 4,149 | 23,410 | 2,170 | |
| WASHINGTON | | | | | | | | |
| HUGHS, DEBRA | 24298-010-00 | 84,500 | 1.52 | 55,592 | 576 | 27,460 | 4,100 | |

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: RIGGEN, MICHAEL TWP NAME: CLAY
BUYER: BEN SHINN TRUCKING T-R-S 75-18-04
TRANSFER DATE: 10/1/2001 BK-PG 2001-8467
SALES CONDITIONS :
 CONTRACT SALE

GROSS ACRES : 36.30
NET ACRES : 34.59 ADJUSTED
 AVERAGE CSR : 40

PRICING INFORMATION :

CONTRACT TERMS:

TOTAL PRICE PAID: \$21,626
PRICE / CSR POINT: \$16
PRICE / NET ACRE: \$625

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

ASSESSED VALUATION :

LAND VALUE: \$14,581
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$14,581

VALUE / NET ACRE : \$422

PARCEL # : 00309-001-00 00456-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: VAN VOORST, MICHAEL TWP NAME: CLAY
BUYER: BEEBE, GREG T-R-S 75-18-28
TRANSFER DATE: 9/22/2001 BK-PG 2001-6436
SALES CONDITIONS :

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

PRICING INFORMATION :

TOTAL PRICE PAID: \$131,250
PRICE / CSR POINT: \$176
PRICE / NET ACRE: \$4,362

ASSESSED VALUATION :

LAND VALUE: \$6,837
DWLG VALUE: \$78,110
BLDG VALUE: \$1,840
TOTAL VALUE: \$86,787

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE :
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS:
BALLOON DATE:
VALUE / NET ACRE : \$2,884

PARCEL # : 00910-001-00

REMARKS : DWELLING & BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|---------------------|-----------|-----------|
| SELLER: | HOKSBERGEN, CARROLL | TWP NAME: | CLAY |
| BUYER: | KENDALL, DEVON | T-R-S | 75-18-29 |
| TRANSFER DATE: | 9/19/2001 | BK-PG | 2002-1717 |

SALES CONDITIONS :

SPLIT OF PROPERTY

| | | |
|---------------|------|------------------------|
| GROSS ACRES : | 1.75 | ADJUSTED AVERAGE CSR : |
| NET ACRES : | 1.27 | |

PRICING INFORMATION :

| | |
|--------------------|---------|
| TOTAL PRICE PAID: | \$7,000 |
| PRICE / CSR POINT: | |
| PRICE / NET ACRE: | \$5,512 |

ASSESSED VALUATION :

| | |
|--------------|--------------|
| LAND VALUE: | \$245 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | <u>\$245</u> |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$193 |
|--------------------|-------|

PARCEL # : 00924-010-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|-----------------|-----------|-----------|
| SELLER: | BACON, JAMES | TWP NAME: | CLAY |
| BUYER: | BONNETT, MATHEW | T-R-S | 75-18-23 |
| TRANSFER DATE: | 6/1/2001 | BK-PG | 2001-3445 |
| SALES CONDITIONS : | | | |
| CONTRACT SALE | | | |

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 18.09 | ADJUSTED AVERAGE CSR : | 61 |
| NET ACRES : | 18.09 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$21,500 |
| PRICE / CSR POINT: | \$19 |
| PRICE / NET ACRE: | \$1,189 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$12,265 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$12,265 |

CONTRACT TERMS:

| | |
|-------------------|---------|
| DOWN PAYMENT : | \$1,500 |
| INTEREST RATE : | 8.50 |
| MONTHLY PAYMENT : | \$248 |
| ANNUAL PAYMENT : | |
| LENGTH IN YRS: | 10.00 |
| BALLOON DATE: | |

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$678 |
|--------------------|-------|

PARCEL # : 00570-005-00, 00571-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|----------------------|-----------|-----------|
| SELLER: | VAN WAARDHUIZEN EST. | TWP NAME: | CLAY |
| BUYER: | MATHES, D. & ETAL | T-R-S | 75-18-33 |
| TRANSFER DATE: | 3/12/2001 | BK-PG | 2001-1772 |

SALES CONDITIONS :

COURT ORDERED DEED
ESTATE SALE

| | | | |
|---------------|--------|---------------|----|
| GROSS ACRES : | 161.21 | ADJUSTED | |
| NET ACRES : | 161.21 | AVERAGE CSR : | 47 |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$127,995 |
| PRICE / CSR POINT: | \$17 |
| PRICE / NET ACRE: | \$794 |

CONTRACT TERMS:

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

ASSESSED VALUATION :

| | |
|--------------|-----------------|
| LAND VALUE: | \$72,883 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | <u>\$72,883</u> |

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$452 |
|--------------------|-------|

PARCEL # : 00916-000-00, 00917-000-00, 00989-000-00, 00997-001-00

REMARKS : BARE LAND

MISC : 37.60 ACRES OF FOREST RESERVE

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: ALVERETTA BOOT TR. TWP NAME: CLAY
BUYER: DE ZWARTE, LONNIE T-R-S 75-18-32
TRANSFER DATE: 1/2/2001 BK-PG 2001-0329

SALES CONDITIONS :
AUCTION SALE

GROSS ACRES : 85.09
NET ACRES : 83.01 ADJUSTED AVERAGE CSR : 71

PRICING INFORMATION :

TOTAL PRICE PAID: \$122,500
PRICE / CSR POINT: \$21
PRICE / NET ACRE: \$1,476

ASSESSED VALUATION :

LAND VALUE: \$64,519
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$64,519

CONTRACT TERMS:

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

VALUE / NET ACRE : \$777

PARCEL # : 00993-001-00, 01003-000-00, 01004-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: HUNERDOSSE, L EVALEE TWP NAME: DALLAS
BUYER: RAGSDALE, JERRY T-R-S 74-21-32
TRANSFER DATE: 11/6/2001 BK-PG 2001-7311

SALES CONDITIONS :
OPERATED AS UNIT

GROSS ACRES : 40.00
NET ACRES : 38.97 ADJUSTED
AVERAGE CSR : 39

PRICING INFORMATION :

TOTAL PRICE PAID: \$17,000
PRICE / CSR POINT: \$11
PRICE / NET ACRE: \$436

ASSESSED VALUATION :

LAND VALUE: \$15,179
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$15,179

CONTRACT TERMS:

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

VALUE / NET ACRE : \$390

PARCEL # : 02159-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|------------------|-----------|-----------|
| SELLER: | SCHURMAN, VIRGIL | TWP NAME: | DALLAS |
| BUYER: | TUCKER, MICHAEL | T-R-S | 74-21-30 |
| TRANSFER DATE: | 10/27/2001 | BK-PG | 2001-7091 |
| SALES CONDITIONS : | | | |

| | | | |
|---------------|--------|---------------------------|----|
| GROSS ACRES : | 177.27 | ADJUSTED AVERAGE CSR : | 35 |
| NET ACRES : | 174.10 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$85,000 |
| PRICE / CSR POINT: | \$14 |
| PRICE / NET ACRE: | \$488 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$56,318 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$56,318 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$323 |
|--------------------|-------|

PARCEL # : 02061-000-00 02062-001-00 02063-000-00 02064-000-00 02065-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: PUTZ, DELBERT TWP NAME: DALLAS
BUYER: KARPAN, ROBERT T-R-S 74-21-09
TRANSFER DATE: 8/30/2001 BK-PG 2001-5741
SALES CONDITIONS :

GROSS ACRES : 40.00
NET ACRES : 39.10 ADJUSTED AVERAGE CSR : 14

PRICING INFORMATION :

TOTAL PRICE PAID: \$28,000
PRICE / CSR POINT: \$50
PRICE / NET ACRE: \$716

ASSESSED VALUATION :

LAND VALUE: \$4,958
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$4,958

CONTRACT TERMS:

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

VALUE / NET ACRE : \$127

PARCEL # : 01621-000-00

REMARKS : BARE LAND

MISC :

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

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

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | |
|---------------------------|-----------|-----------|
| SELLER: SCHNOOR, PATRICIA | TWP NAME: | DALLAS |
| BUYER: BURK, RAYMOND | T-R-S | 74-21-31 |
| TRANSFER DATE: 8/3/2001 | BK-PG | 2001-5021 |
| SALES CONDITIONS : | | |

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 12.31 | | |
| NET ACRES : | 11.24 | ADJUSTED AVERAGE CSR : | 43 |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$74,000 |
| PRICE / CSR POINT: | \$153 |
| PRICE / NET ACRE: | \$6,584 |

ASSESSED VALUATION :

| | |
|---------------------|-----------------|
| LAND VALUE: | \$3,839 |
| DWLG VALUE: | \$18,840 |
| BLDG VALUE: | \$420 |
| TOTAL VALUE: | \$23,099 |

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

| | |
|--------------------|---------|
| VALUE / NET ACRE : | \$2,055 |
|--------------------|---------|

PARCEL # : 02160-001-00

REMARKS : DWELLING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|---------------|-----------|-----------|
| SELLER: | ERNST, JOSEPH | TWP NAME: | DALLAS |
| BUYER: | CLARK, DANIEL | T-R-S | 74-21-30 |
| TRANSFER DATE: | 6/11/2001 | BK-PG | 2001-3447 |

SALES CONDITIONS :
SPLIT OF PROPERTY
CONTRACT SALE

| | | | |
|---------------|-------|---------------|----|
| GROSS ACRES : | 50.35 | ADJUSTED | |
| NET ACRES : | 48.88 | AVERAGE CSR : | 25 |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$26,000 |
| PRICE / CSR POINT: | \$22 |
| PRICE / NET ACRE: | \$532 |

ASSESSED VALUATION :

| | |
|--------------|-----------------|
| LAND VALUE: | \$13,230 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | <u>\$13,230</u> |

CONTRACT TERMS:

| | |
|-------------------|---------|
| DOWN PAYMENT : | \$6,500 |
| INTEREST RATE : | 8.00 |
| MONTHLY PAYMENT : | \$395 |
| ANNUAL PAYMENT : | |
| LENGTH IN YRS: | 5.00 |
| BALLOON DATE: | |

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$271 |
|--------------------|-------|

PARCEL # : 02036-010-00, 02058-010-00, 02060-000-00

REMARKS : BARE LAND

MISC : CONTRACT SALE

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | |
|---------------------------|--------------------|
| SELLER: DOP, JOEL H. | TWP NAME: FRANKLIN |
| BUYER: JORDAN, JUSTIN | T-R-S 75-21-11 |
| TRANSFER DATE: 12/26/2001 | BK-PG 2002-1791 |
| SALES CONDITIONS : | |
| CONTRACT SALE | |

| | | | |
|---------------|-------|---------------|----|
| GROSS ACRES : | 40.00 | ADJUSTED | |
| NET ACRES : | 39.00 | AVERAGE CSR : | 60 |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$64,000 |
| PRICE / CSR POINT: | \$27 |
| PRICE / NET ACRE: | \$1,641 |

CONTRACT TERMS:

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

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$22,911 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$22,911 |

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$587 |
|--------------------|-------|

PARCEL # : 03976-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | |
|--------------------------|--------------------|
| SELLER: GASS, IRMA | TWP NAME: FRANKLIN |
| BUYER: WALLACE, MELVIN | T-R-S 75-21-28 |
| TRANSFER DATE: 10/1/2001 | BK-PG 2002-1768 |
| SALES CONDITIONS : | |

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 80.00 | | |
| NET ACRES : | 78.00 | ADJUSTED AVERAGE CSR : | 57 |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$200,000 |
| PRICE / CSR POINT: | \$45 |
| PRICE / NET ACRE: | \$2,564 |

ASSESSED VALUATION :

| | |
|--------------|-----------|
| LAND VALUE: | \$40,309 |
| DWLG VALUE: | \$57,400 |
| BLDG VALUE: | \$3,800 |
| TOTAL VALUE: | \$101,509 |

CONTRACT TERMS:

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

| | |
|--------------------|---------|
| VALUE / NET ACRE : | \$1,301 |
|--------------------|---------|

PARCEL # : 03622-000-00, 03623-000-00

REMARKS : DWELLING & BUILDING INFORMATION ATTACHED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: WIMBERLY, CONNIE TWP NAME: FRANKLIN
BUYER: TIBBEN, JUSTIN T-R-S 75-21-31
TRANSFER DATE: 8/23/2001 BK-PG 2001-6199

SALES CONDITIONS :
 SPLIT OF PROPERTY
 CONTRACT SALE

GROSS ACRES : 20.00
NET ACRES : 20.00 ADJUSTED
 AVERAGE CSR : 24

PRICING INFORMATION :

TOTAL PRICE PAID: \$20,000
PRICE / CSR POINT: \$41
PRICE / NET ACRE: \$1,000

ASSESSED VALUATION :

LAND VALUE: \$4,706
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$4,706

CONTRACT TERMS:

DOWN PAYMENT :
INTEREST RATE : 7.00
MONTHLY PAYMENT :
ANNUAL PAYMENT : \$3,841
LENGTH IN YRS: 5.00
BALLOON DATE:

VALUE / NET ACRE : \$235

PARCEL # : 03660-001-00, 03666-025-00

REMARKS : BARE LAND

MISC :

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

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VERIFY ALL INFORMATION THROUGH THIRD PARTY SOURCES.

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|------------------|-----------|-----------|
| SELLER: | WIMBERLY, CONNIE | TWP NAME: | FRANKLIN |
| BUYER: | TIBBEN, JUSTIN | T-R-S | 75-21-31 |
| TRANSFER DATE: | 8/23/2001 | BK-PG | 2001-6200 |

SALES CONDITIONS :
SPLIT OF PROPERTY

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 22.02 | ADJUSTED AVERAGE CSR : | 38 |
| NET ACRES : | 21.60 | | |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$125,000 |
| PRICE / CSR POINT: | \$154 |
| PRICE / NET ACRE: | \$5,787 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$6,219 |
| DWLG VALUE: | \$82,860 |
| BLDG VALUE: | \$450 |
| TOTAL VALUE: | \$89,529 |

CONTRACT TERMS:

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

| | |
|--------------------|---------|
| VALUE / NET ACRE : | \$4,145 |
|--------------------|---------|

PARCEL # : 03666-002-00, 03666-004-00, 03666-005-00, 03666-015-00

REMARKS : DWELLING & BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|------------------|-----------|-----------|
| SELLER: | BROWN, R. S. | TWP NAME: | FRANKLIN |
| BUYER: | MC CORMICK, IVAN | T-R-S | 75-21-17 |
| TRANSFER DATE: | 3/1/2001 | BK-PG | 2001-1234 |
| SALES CONDITIONS : | | | |

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 80.00 | ADJUSTED AVERAGE CSR : | 42 |
| NET ACRES : | 76.52 | | |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$127,000 |
| PRICE / CSR POINT: | \$40 |
| PRICE / NET ACRE: | \$1,660 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$30,209 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$30,209 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$395 |
|--------------------|-------|

PARCEL # : 04058-000-00, 04059-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: SHIVVERS, DONALD TWP NAME: FRANKLIN
BUYER: JORDAN, ROGER T-R-S 75-21-10
TRANSFER DATE: 2/27/2001 BK-PG 2001-1113
SALES CONDITIONS :

GROSS ACRES : 76.00
NET ACRES : 74.45 ADJUSTED
 AVERAGE CSR : 55

PRICING INFORMATION :

TOTAL PRICE PAID: \$85,000
PRICE / CSR POINT: \$21
PRICE / NET ACRE: \$1,142

ASSESSED VALUATION :

LAND VALUE: \$44,737
DWLG VALUE: \$0
BLDG VALUE: \$200
TOTAL VALUE: \$44,937

CONTRACT TERMS:

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

VALUE / NET ACRE : \$604

PARCEL # : 03957-000-00, 03964-000-00

REMARKS : OUTBUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|------------------|-----------|-----------|
| SELLER: | SHIVVERS, DONALD | TWP NAME: | FRANKLIN |
| BUYER: | MAESCHEN FARMS | T-R-S | 75-21-15 |
| TRANSFER DATE: | 2/27/2001 | BK-PG | 2001-1115 |
| SALES CONDITIONS : | | | |

| | | | |
|---------------|--------|---------------------------|----|
| GROSS ACRES : | 236.80 | ADJUSTED AVERAGE CSR : | 57 |
| NET ACRES : | 230.28 | | |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$435,000 |
| PRICE / CSR POINT: | \$33 |
| PRICE / NET ACRE: | \$1,889 |

ASSESSED VALUATION :

| | |
|--------------|-----------|
| LAND VALUE: | \$137,448 |
| DWLG VALUE: | \$27,600 |
| BLDG VALUE: | \$5,620 |
| TOTAL VALUE: | \$170,668 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$741 |
|--------------------|-------|

PARCEL # : 04007-000-00, 04008-000-00, 04009-000-00, 19813-000-00, 19814-000-00, 19815-000-00, 19816-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ENCLOSED

MISC :

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

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

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------------|--------------------|-----------|--|
| SELLER: SHIVVERS, DONALD | TWP NAME: FRANKLIN | | |
| BUYER: KRICHAU, DENNIS | T-R-S | 75-21-02 | |
| TRANSFER DATE: 2/27/2001 | BK-PG | 2001-1128 | |
| SALES CONDITIONS : | | | |

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 92.30 | | |
| NET ACRES : | 91.13 | ADJUSTED AVERAGE CSR : | 43 |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$85,000 |
| PRICE / CSR POINT: | \$22 |
| PRICE / NET ACRE: | \$933 |

CONTRACT TERMS:

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

ASSESSED VALUATION :

| | |
|---------------------|-----------------|
| LAND VALUE: | \$45,121 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$45,121 |

VALUE / NET ACRE : \$495

PARCEL # : 03801-000-00, 03802-000-00, 03803-000-00, 03804-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|-------------------|-----------|-----------|
| SELLER: | BEARY, LARRY | TWP NAME: | INDIANA |
| BUYER: | TERPSTRA, MICHAEL | T-R-S | 74-19-22 |
| TRANSFER DATE: | 11/6/2001 | BK-PG | 2001-7298 |

SALES CONDITIONS :

CONTRACT SALE

| | | | |
|---------------|--------|---------------------------|----|
| GROSS ACRES : | 120.00 | ADJUSTED AVERAGE CSR : | 24 |
| NET ACRES : | 120.00 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$80,000 |
| PRICE / CSR POINT: | \$28 |
| PRICE / NET ACRE: | \$667 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$26,580 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$26,580 |

CONTRACT TERMS:

| | |
|-------------------|----------|
| DOWN PAYMENT : | \$40,000 |
| INTEREST RATE : | 0.00 |
| MONTHLY PAYMENT : | |
| ANNUAL PAYMENT : | |
| LENGTH IN YRS: | 0.17 |
| BALLOON DATE: | |

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$222 |
|--------------------|-------|

PARCEL # : 04672-000-00 04786-000-00 04812-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: TIMMER, GORDON TWP NAME: INDIANA
BUYER: TURNER, ROBERT T-R-S 74-19-02
TRANSFER DATE: 10/10/2001 BK-PG 2001-6647

SALES CONDITIONS :
SPLIT OF PROPERTY

GROSS ACRES : 2.22
NET ACRES : 1.89 ADJUSTED AVERAGE CSR : 78

PRICING INFORMATION :

TOTAL PRICE PAID: \$105,000
PRICE / CSR POINT: \$708
PRICE / NET ACRE: \$55,556

ASSESSED VALUATION :

LAND VALUE: \$940
DWLG VALUE: \$86,270
BLDG VALUE: \$790
TOTAL VALUE: \$88,000

CONTRACT TERMS:

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

VALUE / NET ACRE : \$46,561

PARCEL # : 04227-015-00

REMARKS : DWELLING & BUILDING INFORMATION INCLUDED

MISC : CHANGE IN CLASSIFICATION TO RESIDENTIAL FOR 2002

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|----------------------|-----------|-----------|
| SELLER: | VAN KLOOTWYK, BETHEL | TWP NAME: | INDIANA |
| BUYER: | ANDEWAY, KILE | T-R-S | 74-19-21 |
| TRANSFER DATE: | 9/10/2001 | BK-PG | 2001-5839 |
| SALES CONDITIONS : | | | |

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 30.00 | ADJUSTED AVERAGE CSR : | 22 |
| NET ACRES : | 30.00 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$23,750 |
| PRICE / CSR POINT: | \$36 |
| PRICE / NET ACRE: | \$792 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$5,708 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$5,708 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$190 |
|--------------------|-------|

PARCEL # : 04652-000-00

REMARKS : BARE LAND

MISC :

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

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

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: DEZWARTE, LARRY TWP NAME: INDIANA
BUYER: KLINE, DALE T-R-S 74-19-18
TRANSFER DATE: 6/30/2001 BK-PG 2001-4161

SALES CONDITIONS :
 CONTRACT SALE

GROSS ACRES : 30.50
NET ACRES : 28.59 ADJUSTED
 AVERAGE CSR : 46

PRICING INFORMATION :

CONTRACT TERMS:

| | | | |
|-----------------------------|-----------------|--------------------|---------|
| TOTAL PRICE PAID: | \$36,000 | DOWN PAYMENT : | \$5,000 |
| PRICE / CSR POINT: | \$27 | INTEREST RATE : | 9.00 |
| PRICE / NET ACRE: | \$1,259 | MONTHLY PAYMENT : | \$499 |
| | | ANNUAL PAYMENT : | |
| <u>ASSESSED VALUATION :</u> | | LENGTH IN YRS: | 7.00 |
| LAND VALUE: | \$11,933 | BALLOON DATE: | |
| DWLG VALUE: | \$0 | | |
| BLDG VALUE: | \$0 | | |
| TOTAL VALUE: | <u>\$11,933</u> | VALUE / NET ACRE : | \$417 |

PARCEL # : 04603-000-00, 04604-001-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|-----------------|-----------|-----------|
| SELLER: | BECKMAN, LETHA | TWP NAME: | INDIANA |
| BUYER: | MITCHELL, ETHAN | T-R-S | 74-19-06 |
| TRANSFER DATE: | 6/15/2001 | BK-PG | 2001-4037 |

SALES CONDITIONS :
SPLIT OF PROPERTY
CHANGE IN USE

| | | | |
|---------------|------|------------------------|----|
| GROSS ACRES : | 1.49 | ADJUSTED AVERAGE CSR : | 79 |
| NET ACRES : | 1.13 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$44,000 |
| PRICE / CSR POINT: | \$495 |
| PRICE / NET ACRE: | \$38,938 |

CONTRACT TERMS:

| | |
|-------------------|----------|
| DOWN PAYMENT : | \$1 |
| INTEREST RATE : | 7.50 |
| MONTHLY PAYMENT : | |
| ANNUAL PAYMENT : | |
| LENGTH IN YRS: | 20.00 |
| BALLOON DATE: | 7/1/2021 |

ASSESSED VALUATION :

| | |
|-------------|----------|
| LAND VALUE: | \$335 |
| DWLG VALUE: | \$33,530 |
| BLDG VALUE: | \$780 |

| | | | |
|--------------|----------|--------------------|----------|
| TOTAL VALUE: | \$34,645 | VALUE / NET ACRE : | \$30,659 |
|--------------|----------|--------------------|----------|

PARCEL # : 04140-010-00

REMARKS : DWELLING & BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | |
|--------------------------|-------------------|
| SELLER: ENSOR, DWIGHT | TWP NAME: INDIANA |
| BUYER: HUYCK, GLEN | T-R-S 74-19-10 |
| TRANSFER DATE: 5/31/2001 | BK-PG 2001-3181 |

SALES CONDITIONS :
SPLIT OF PROPERTY

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 27.00 | | |
| NET ACRES : | 26.33 | ADJUSTED AVERAGE CSR : | 22 |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$27,000 |
| PRICE / CSR POINT: | \$47 |
| PRICE / NET ACRE: | \$1,025 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$6,880 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$6,880 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$261 |
|--------------------|-------|

PARCEL # : 04329-010-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|-----------------|-----------|-----------|
| SELLER: | HOEHNS FARMS | TWP NAME: | INDIANA |
| BUYER: | SCHMALTZ, DUANE | T-R-S | 74-19-22 |
| TRANSFER DATE: | 5/10/2001 | BK-PG | 2001-3338 |

SALES CONDITIONS :
SPLIT OF PROPERTY

| | | | |
|---------------|-------|------------------------|----|
| GROSS ACRES : | 60.00 | ADJUSTED AVERAGE CSR : | 24 |
| NET ACRES : | 60.00 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$42,000 |
| PRICE / CSR POINT: | \$29 |
| PRICE / NET ACRE: | \$700 |

CONTRACT TERMS:

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

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$12,692 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$12,692 |

VALUE / NET ACRE : \$212

PARCEL # : 04665-000-00, 04666-015-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|----------------------|-----------|-----------|
| SELLER: | THORSON FAMILY TRUST | TWP NAME: | INDIANA |
| BUYER: | HOEHNS FARMS | T-R-S | 74-19-22 |
| TRANSFER DATE: | 3/9/2001 | BK-PG | 2001-1811 |
| SALES CONDITIONS : | | | |

| | | | |
|---------------|--------|---------------------------|----|
| GROSS ACRES : | 234.88 | ADJUSTED AVERAGE CSR : | 44 |
| NET ACRES : | 233.09 | | |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$220,000 |
| PRICE / CSR POINT: | \$22 |
| PRICE / NET ACRE: | \$944 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$98,030 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$98,030 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$421 |
|--------------------|-------|

PARCEL # : 04661-000-00, 04662-001-00, 04663-000-00, 04664-000-00, 04665-000-00, 04666-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: AGAN, CHRIS TWP NAME: INDIANA
BUYER: VAN SANT, STEVEN T-R-S 74-19-31
TRANSFER DATE: 2/28/2001 BK-PG 2001-1327
SALES CONDITIONS :

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 80.00 | | |
| NET ACRES : | 77.62 | ADJUSTED AVERAGE CSR : | 36 |

PRICING INFORMATION :

TOTAL PRICE PAID: \$50,000
PRICE / CSR POINT: \$18
PRICE / NET ACRE: \$644

ASSESSED VALUATION :

LAND VALUE: \$27,699
DWLG VALUE: \$0
BLDG VALUE: \$60

TOTAL VALUE: \$27,759

CONTRACT TERMS:

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

VALUE / NET ACRE : \$358

PARCEL # : 04865-000-00, 04867-000-00

REMARKS : OUTBUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: BUETTNER, DEWAYNE TWP NAME: KNOXVILLE
BUYER: VELDHUIZEN, BRIAN T-R-S 75-19-19
TRANSFER DATE: 10/24/2001 BK-PG 2001-6973
SALES CONDITIONS :

GROSS ACRES : 58.80
NET ACRES : 55.06 ADJUSTED
 AVERAGE CSR : 31

PRICING INFORMATION :

TOTAL PRICE PAID: \$165,000
PRICE / CSR POINT: \$97
PRICE / NET ACRE: \$2,997

ASSESSED VALUATION :

LAND VALUE: \$18,274
DWLG VALUE: \$41,030
BLDG VALUE: \$2,647
TOTAL VALUE: \$61,951

CONTRACT TERMS:

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

VALUE / NET ACRE : \$1,125

PARCEL # : 05877-000-00, 04878-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | |
|---------------------------|---------------------|
| SELLER: HOCH, MELVIN E | TWP NAME: KNOXVILLE |
| BUYER: MCCULLOUGH, SCOTT | T-R-S 76-19-30 |
| TRANSFER DATE: 10/15/2001 | BK-PG 2001-6727 |

SALES CONDITIONS :

SPLIT OF PROPERTY
CONTRACT SALE

| | | | |
|---------------|-------|---------------|----|
| GROSS ACRES : | 54.57 | ADJUSTED | |
| NET ACRES : | 54.57 | AVERAGE CSR : | 50 |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$93,300 |
| PRICE / CSR POINT: | \$34 |
| PRICE / NET ACRE: | \$1,710 |

CONTRACT TERMS:

| | |
|-------------------|----------|
| DOWN PAYMENT : | \$10,000 |
| INTEREST RATE : | 6.00 |
| MONTHLY PAYMENT : | \$500 |
| ANNUAL PAYMENT : | |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$28,229 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$480 |
| TOTAL VALUE: | \$28,709 |

| | |
|----------------|--|
| LENGTH IN YRS: | |
| BALLOON DATE: | |

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$526 |
|--------------------|-------|

PARCEL # : 07056-001-00, 07057-000-00, 07057-010-00

REMARKS : OUTBUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|--------------------|-----------|-----------|
| SELLER: | MCCULLOUGH, ROBERT | TWP NAME: | KNOXVILLE |
| BUYER: | BIDDLE, WALTER | T-R-S | 76-19-27 |
| TRANSFER DATE: | 10/10/2001 | BK-PG | 2001-6691 |

SALES CONDITIONS :

| | | | |
|---------------|------|---------------|----|
| GROSS ACRES : | 9.81 | ADJUSTED | |
| NET ACRES : | 9.43 | AVERAGE CSR : | 59 |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$135,000 |
| PRICE / CSR POINT: | \$241 |
| PRICE / NET ACRE: | \$14,316 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$5,635 |
| DWLG VALUE: | \$54,130 |
| BLDG VALUE: | \$8,950 |
| TOTAL VALUE: | \$68,715 |

CONTRACT TERMS:

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

| | |
|--------------------|---------|
| VALUE / NET ACRE : | \$7,287 |
|--------------------|---------|

PARCEL # : 07010-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|---------------------|-----------|-----------|
| SELLER: | CHRISMAN, NORMAN | TWP NAME: | KNOXVILLE |
| BUYER: | KRALL&VANDER HEIDEN | T-R-S | 76-19-35 |
| TRANSFER DATE: | 9/30/2001 | BK-PG | 2002-0895 |
| SALES CONDITIONS : | | | |
| SPLIT OF PROPERTY | | | |

| | | | |
|---------------|-------|---------------|----|
| GROSS ACRES : | 13.05 | ADJUSTED | |
| NET ACRES : | 10.57 | AVERAGE CSR : | 29 |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$107,010 |
| PRICE / CSR POINT: | \$355 |
| PRICE / NET ACRE: | \$10,124 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$4,011 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$4,011 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$379 |
|--------------------|-------|

PARCEL # : 07153-020-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|---------------------|-----------|-----------|
| SELLER: | OOSTRUM, HAZEL | TWP NAME: | KNOXVILLE |
| BUYER: | VAN STEENWYK, KEVIN | T-R-S | 75-19-11 |
| TRANSFER DATE: | 8/30/2001 | BK-PG | 2001-5861 |

SALES CONDITIONS :

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 35.50 | ADJUSTED AVERAGE CSR : | 63 |
| NET ACRES : | 21.76 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$34,500 |
| PRICE / CSR POINT: | \$25 |
| PRICE / NET ACRE: | \$1,585 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$13,306 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$13,306 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$611 |
|--------------------|-------|

PARCEL # : 05685-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: SYTSMA, LARRY
BUYER: PAULE, JOHN
TRANSFER DATE: 8/9/2001

TWP NAME: KNOXVILLE
T-R-S 76-19-27
BK-PG 2001-5142

SALES CONDITIONS :

GROSS ACRES : 60.00
NET ACRES : 59.00

ADJUSTED
AVERAGE CSR : 42

PRICING INFORMATION :

TOTAL PRICE PAID: \$74,500
PRICE / CSR POINT: \$30
PRICE / NET ACRE: \$1,263

ASSESSED VALUATION :

LAND VALUE: \$22,871
DWLG VALUE: \$0
BLDG VALUE: \$0

TOTAL VALUE: \$22,871

CONTRACT TERMS:

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

VALUE / NET ACRE : \$388

PARCEL # : 06998-000-00, 06999-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|----------------|-----------|-----------|
| SELLER: | BOSCH, ETAL | TWP NAME: | KNOXVILLE |
| BUYER: | BOGAARDS, JOHN | T-R-S | 76-19-26 |
| TRANSFER DATE: | 8/3/2001 | BK-PG | 2001-5764 |
| SALES CONDITIONS : | | | |
| ESTATE SALE | | | |

| | | | |
|---------------|--------|---------------------------|----|
| GROSS ACRES : | 117.92 | | |
| NET ACRES : | 115.94 | ADJUSTED AVERAGE CSR : | 51 |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$118,000 |
| PRICE / CSR POINT: | \$20 |
| PRICE / NET ACRE: | \$1,018 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$59,018 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$59,018 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$509 |
|--------------------|-------|

PARCEL # : 06991-000-00, 06992-000-00, 06993-000-00, 06994-000-00, 08386-000-00, 08387-000-00

REMARKS : BARE LAND

MISC : MULTIPLE OWNERS, ONE DECEASED

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|------------------|-----------|-----------|
| SELLER: | CARTER, CRAIG | TWP NAME: | KNOXVILLE |
| BUYER: | CONNOLLY, DENNIS | T-R-S | 75-20-28 |
| TRANSFER DATE: | 7/12/2001 | BK-PG | 2001-4291 |

SALES CONDITIONS :

| | | | |
|---------------|------|------------------------|----|
| GROSS ACRES : | 0.95 | ADJUSTED AVERAGE CSR : | 66 |
| NET ACRES : | 0.76 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$11,000 |
| PRICE / CSR POINT: | \$220 |
| PRICE / NET ACRE: | \$14,474 |

ASSESSED VALUATION :

| | |
|--------------|--------------|
| LAND VALUE: | \$304 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$500 |
| TOTAL VALUE: | <u>\$804</u> |

CONTRACT TERMS:

| | |
|--------------------|---------|
| DOWN PAYMENT : | |
| INTEREST RATE : | |
| MONTHLY PAYMENT : | |
| ANNUAL PAYMENT : | |
| LENGTH IN YRS: | |
| BALLOON DATE: | |
| VALUE / NET ACRE : | \$1,058 |

PARCEL # : 06747-010-00

REMARKS : BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|--------------|-----------|-----------|
| SELLER: | SHAW, JERRY | TWP NAME: | KNOXVILLE |
| BUYER: | OAKES, SCOTT | T-R-S | 75-20-25 |
| TRANSFER DATE: | 6/22/2001 | BK-PG | 2001-3837 |
| SALES CONDITIONS : | | | |

| | | | |
|---------------|--------|---------------|----|
| GROSS ACRES : | 151.61 | ADJUSTED | |
| NET ACRES : | 151.61 | AVERAGE CSR : | 32 |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$155,000 |
| PRICE / CSR POINT: | \$32 |
| PRICE / NET ACRE: | \$1,022 |

ASSESSED VALUATION :

| | |
|--------------|-----------------|
| LAND VALUE: | \$45,841 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | <u>\$45,841</u> |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$302 |
|--------------------|-------|

PARCEL # : 06682-000-00, 06683-000-00, 06684-000-00, 06684-001-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | |
|------------------------------|-----------------------|
| SELLER: COGLEY, LARRY | TWP NAME: KNOXVILLE |
| BUYER: CARTER, CRAIG | T-R-S 75-20-28 |
| TRANSFER DATE: 6/19/2001 | BK-PG 2001-4116 |
| SALES CONDITIONS : | |
| SPLIT OF PROPERTY | |

| | | | |
|---------------|------|---------------|----|
| GROSS ACRES : | 0.95 | ADJUSTED | |
| NET ACRES : | 0.76 | AVERAGE CSR : | 66 |

PRICING INFORMATION :

| | |
|--------------------|---------|
| TOTAL PRICE PAID: | \$5,800 |
| PRICE / CSR POINT: | \$116 |
| PRICE / NET ACRE: | \$7,632 |

ASSESSED VALUATION :

| | |
|--------------|-------|
| LAND VALUE: | \$304 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$500 |
| TOTAL VALUE: | \$804 |

CONTRACT TERMS:

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

| | |
|--------------------|---------|
| VALUE / NET ACRE : | \$1,058 |
|--------------------|---------|

PARCEL # : 06747-010-00

REMARKS : BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: DYKSTRA, KARON TWP NAME: KNOXVILLE
BUYER: BAILEY, DONALD T-R-S 75-19-06
TRANSFER DATE: 6/13/2001 BK-PG 2001-3627

SALES CONDITIONS :
 SPLIT OF PROPERTY

| | | | |
|---------------|------|------------------------|----|
| GROSS ACRES : | 4.63 | | |
| NET ACRES : | 4.37 | ADJUSTED AVERAGE CSR : | 79 |

PRICING INFORMATION :

TOTAL PRICE PAID: \$170,000
PRICE / CSR POINT: \$490
PRICE / NET ACRE: \$38,902

ASSESSED VALUATION :

| | |
|--------------|-----------|
| LAND VALUE: | \$2,152 |
| DWLG VALUE: | \$117,290 |
| BLDG VALUE: | \$7,255 |
| TOTAL VALUE: | \$126,697 |

CONTRACT TERMS:

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

| | |
|--------------------|----------|
| VALUE / NET ACRE : | \$28,992 |
|--------------------|----------|

PARCEL # : 05504-010-00

REMARKS : DWELLING & BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|------------------|-----------|-----------|
| SELLER: | LEO KENNEDY EST. | TWP NAME: | KNOXVILLE |
| BUYER: | KENNEDY, DEWAYNE | T-R-S | 75-19-28 |
| TRANSFER DATE: | 5/30/2001 | BK-PG | 2001-3682 |

SALES CONDITIONS :

ESTATE SALE
SPLIT OF PROPERTY

| | | | |
|---------------|------|---------------------------|----|
| GROSS ACRES : | 7.48 | ADJUSTED AVERAGE CSR : | 22 |
| NET ACRES : | 7.37 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$20,000 |
| PRICE / CSR POINT: | \$124 |
| PRICE / NET ACRE: | \$2,714 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$981 |
| DWLG VALUE: | \$13,930 |
| BLDG VALUE: | \$3,260 |
| TOTAL VALUE: | \$18,171 |

CONTRACT TERMS:

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

| | |
|--------------------|---------|
| VALUE / NET ACRE : | \$2,466 |
|--------------------|---------|

PARCEL # : 06064-015-00

REMARKS : DWELLING & BUILDING INFORMATION ENCLOSED

MISC :

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

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

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|------------------|-----------|-----------|
| SELLER: | RONGEY, LARRY | TWP NAME: | KNOXVILLE |
| BUYER: | BRACKETT, LONNIE | T-R-S | 76-19-27 |
| TRANSFER DATE: | 5/29/2001 | BK-PG | 2001-3748 |
| SALES CONDITIONS : | | | |
| CONTRACT SALE | | | |

| | | | |
|---------------|------|---------------------------|----|
| GROSS ACRES : | 9.81 | ADJUSTED AVERAGE CSR : | 60 |
| NET ACRES : | 9.42 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$44,872 |
| PRICE / CSR POINT: | \$80 |
| PRICE / NET ACRE: | \$4,763 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$5,513 |
| DWLG VALUE: | \$48,300 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$53,813 |

CONTRACT TERMS:

| | |
|-------------------|-------|
| DOWN PAYMENT : | \$0 |
| INTEREST RATE : | 8.00 |
| MONTHLY PAYMENT : | \$360 |
| ANNUAL PAYMENT : | |
| LENGTH IN YRS: | 30.00 |
| BALLOON DATE: | |

| | |
|--------------------|---------|
| VALUE / NET ACRE : | \$5,713 |
|--------------------|---------|

PARCEL # : 07008-002-00

REMARKS : ASSUMPTION OF EXISTING MORTGAGE

MISC : DWELLING INFORMATION ENCLOSED

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | |
|--------------------------|---------------------|
| SELLER: SCHONE, MELVIN | TWP NAME: KNOXVILLE |
| BUYER: PETERSON, ARVIN | T-R-S 75-19-33 |
| TRANSFER DATE: 5/24/2001 | BK-PG 2001-3295 |
| SALES CONDITIONS : | |

| | | | |
|---------------|-------|------------------------|----|
| GROSS ACRES : | 12.69 | ADJUSTED AVERAGE CSR : | 19 |
| NET ACRES : | 12.14 | | |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$248,500 |
| PRICE / CSR POINT: | \$1,090 |
| PRICE / NET ACRE: | \$20,470 |

ASSESSED VALUATION :

| | |
|--------------|-----------|
| LAND VALUE: | \$1,818 |
| DWLG VALUE: | \$193,760 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$195,578 |

CONTRACT TERMS:

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

| | |
|--------------------|----------|
| VALUE / NET ACRE : | \$16,110 |
|--------------------|----------|

PARCEL # : 06170-000-00, 06171-000-00

REMARKS :

MISC : DWELLING INFORMATION ENCLOSED

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|---------------------|-----------|-----------|
| SELLER: | RUMMANS, CHARLES | TWP NAME: | KNOXVILLE |
| BUYER: | CLODFELTER, GREGORY | T-R-S | 75-20-25 |
| TRANSFER DATE: | 5/24/2001 | BK-PG | 2001-3239 |
| SALES CONDITIONS : | | | |
| SPLIT OF PROPERTY | | | |

| | | | |
|---------------|------|---------------------------|----|
| GROSS ACRES : | 8.37 | ADJUSTED AVERAGE CSR : | 41 |
| NET ACRES : | 8.37 | | |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$171,000 |
| PRICE / CSR POINT: | \$496 |
| PRICE / NET ACRE: | \$20,430 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$3,611 |
| DWLG VALUE: | \$64,830 |
| BLDG VALUE: | \$5,685 |
| TOTAL VALUE: | \$74,126 |

CONTRACT TERMS:

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

| | |
|--------------------|---------|
| VALUE / NET ACRE : | \$8,856 |
|--------------------|---------|

PARCEL # : 06684-006-10

REMARKS : DWELLING & BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|-------------------|-----------|-----------|
| SELLER: | GOFF, RICHARD | TWP NAME: | KNOXVILLE |
| BUYER: | SHINN BROS., LTD. | T-R-S | 75-19-15 |
| TRANSFER DATE: | 3/23/2001 | BK-PG | 2001-1603 |
| SALES CONDITIONS : | | | |
| PRIOR YEAR SALE | | | |

| | | | |
|---------------|-------|---------------|----|
| GROSS ACRES : | 76.82 | ADJUSTED | |
| NET ACRES : | 62.12 | AVERAGE CSR : | 38 |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$53,658 |
| PRICE / CSR POINT: | \$23 |
| PRICE / NET ACRE: | \$864 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$24,957 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$2,120 |
| TOTAL VALUE: | \$27,077 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$436 |
|--------------------|-------|

PARCEL # : 05769-000-00, 05771-000-00, 05774-001-00, 05776-002-00

REMARKS : OUTBUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: BUCKLEW, BONNIE TWP NAME: KNOXVILLE
BUYER: HATCH, STEVE T-R-S 75-19-32
TRANSFER DATE: 3/22/2001 BK-PG 2001-1586

SALES CONDITIONS :
SPLIT OF PROPERTY

GROSS ACRES : 9.34
NET ACRES : 8.54 ADJUSTED AVERAGE CSR : 9

PRICING INFORMATION :

TOTAL PRICE PAID: \$5,604
PRICE / CSR POINT: \$75
PRICE / NET ACRE: \$656

ASSESSED VALUATION :

LAND VALUE: \$1,521
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$1,521

CONTRACT TERMS:

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

VALUE / NET ACRE : \$178

PARCEL # : 06142-005-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | |
|--------------------------|---------------------|
| SELLER: JAMES, LYLE | TWP NAME: KNOXVILLE |
| BUYER: SIMPSON & OLNEY | T-R-S 75-20-28 |
| TRANSFER DATE: 2/23/2001 | BK-PG 2001-1033 |
| SALES CONDITIONS : | |
| SPLIT OF PROPERTY | |

| | | | |
|---------------|-------|------------------------|----|
| GROSS ACRES : | 22.25 | ADJUSTED AVERAGE CSR : | 41 |
| NET ACRES : | 22.21 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$25,000 |
| PRICE / CSR POINT: | \$27 |
| PRICE / NET ACRE: | \$1,126 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$10,112 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$10,112 |

CONTRACT TERMS:

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

VALUE / NET ACRE : \$455

PARCEL # : 06752-010-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | |
|--------------------------|---------------------|-----------|
| SELLER: KLOOTWYK, RALPH | TWP NAME: KNOXVILLE | |
| BUYER: DEVIN, JAMES | T-R-S | 76-20-32 |
| TRANSFER DATE: 2/22/2001 | BK-PG | 2001-0986 |
| SALES CONDITIONS : | | |

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 30.00 | | |
| NET ACRES : | 27.08 | ADJUSTED AVERAGE CSR : | 36 |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$122,000 |
| PRICE / CSR POINT: | \$124 |
| PRICE / NET ACRE: | \$4,505 |

ASSESSED VALUATION :

| | |
|---------------------|-----------------|
| LAND VALUE: | \$9,802 |
| DWLG VALUE: | \$33,870 |
| BLDG VALUE: | \$8,070 |
| TOTAL VALUE: | <u>\$51,742</u> |

CONTRACT TERMS:

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

| | |
|--------------------|---------|
| VALUE / NET ACRE : | \$1,911 |
|--------------------|---------|

PARCEL # : 07413-001-00, 07414-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ENCLOSED

MISC : OUTBUILDING VALUE INCLUDES \$ 840 FOR POLLUTION CONTROL

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|-------------------------|---------------------|-----------|--|
| SELLER: BUCKLEW, BONNIE | TWP NAME: KNOXVILLE | | |
| BUYER: ANDERSON, ALFRED | T-R-S | 75-19-32 | |
| TRANSFER DATE: 2/3/2001 | BK-PG | 2001-0619 | |

SALES CONDITIONS :

SPLIT OF PROPERTY

| | | | |
|---------------|--------|------------------------|----|
| GROSS ACRES : | 126.39 | ADJUSTED AVERAGE CSR : | 25 |
| NET ACRES : | 117.61 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$68,676 |
| PRICE / CSR POINT: | \$23 |
| PRICE / NET ACRE: | \$584 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$35,405 |
| DWLG VALUE: | \$33,660 |
| BLDG VALUE: | \$3,710 |
| TOTAL VALUE: | \$72,775 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$619 |
|--------------------|-------|

PARCEL # : 06084, 06085-001, 06139-001, 06141, 06142-010

REMARKS : DWELLING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: SMITH INVESTMENT TWP NAME: KNOXVILLE 2ND
BUYER: PARK LANE DEVELOPMEN T-R-S 75-20-12
TRANSFER DATE: 5/31/2001 BK-PG 2001-3184
SALES CONDITIONS :
EXCHANGE OR TRADE

GROSS ACRES : 14.32
NET ACRES : 13.11 ADJUSTED AVERAGE CSR : 57

PRICING INFORMATION :

TOTAL PRICE PAID: \$195,000
PRICE / CSR POINT: \$261
PRICE / NET ACRE: \$14,874

ASSESSED VALUATION :

LAND VALUE: \$9,632
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$9,632

CONTRACT TERMS:

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

VALUE / NET ACRE : \$735

PARCEL # : 12014-001-01

REMARKS : BUYER FORMERLY KNOWN AS ASSISTED LIVING OF KNOXVILLE

MISC : SECOND CLASS: AG PROPERTY WITHIN CORPORATE CITY LIMITS

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: SKUNK RIVER B & P TWP NAME: LAKE PRAIRIE
BUYER: ST MARY CHURCH T-R-S 76-18-04
TRANSFER DATE: 11/28/2001 BK-PG 2001-8310
SALES CONDITIONS :
SALE TO EXEMPT ORG

GROSS ACRES : 37.76
NET ACRES : 36.22 ADJUSTED AVERAGE CSR : 59

PRICING INFORMATION :

TOTAL PRICE PAID: \$500,000
PRICE / CSR POINT: \$236
PRICE / NET ACRE: \$13,805

ASSESSED VALUATION :

LAND VALUE: \$20,390
DWLG VALUE: \$11,010
BLDG VALUE: \$3,333
TOTAL VALUE: \$34,733

CONTRACT TERMS:

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

VALUE / NET ACRE : \$959

PARCEL # : 12182-000-00 12183-000-00 17399-000-00 17400-000-00

REMARKS : DWELLING & BUILDING INFORMATION INCLUDED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|---------------------|-----------|--------------|
| SELLER: | PRECISION ENT., LTD | TWP NAME: | LAKE PRAIRIE |
| BUYER: | PV DEV. CO., LLC | T-R-S | 77-18-33 |
| TRANSFER DATE: | 9/21/2001 | BK-PG | 2001-6452 |
| SALES CONDITIONS : | | | |

| | | | |
|---------------|-------|------------------------|----|
| GROSS ACRES : | 25.00 | ADJUSTED AVERAGE CSR : | 65 |
| NET ACRES : | 23.39 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$15,000 |
| PRICE / CSR POINT: | \$10 |
| PRICE / NET ACRE: | \$641 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$16,683 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$16,683 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$713 |
|--------------------|-------|

PARCEL # : 13624-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: VANDER POL, MAX TWP NAME: LAKE PRAIRIE
BUYER: DESCOTEAU, DENNIS T-R-S 76-18-15
TRANSFER DATE: 9/19/2001 BK-PG 2001-6027

SALES CONDITIONS :
SPLIT OF PROPERTY

GROSS ACRES : 0.72
NET ACRES : 0.72 ADJUSTED
AVERAGE CSR : 70

PRICING INFORMATION :

TOTAL PRICE PAID: \$3,000
PRICE / CSR POINT: \$60
PRICE / NET ACRE: \$4,167

ASSESSED VALUATION :

LAND VALUE: \$292
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$292

CONTRACT TERMS:

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

VALUE / NET ACRE : \$406

PARCEL # : 12525-020-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | |
|---------------------------|------------------------|
| SELLER: VAN ZANTE, HOWARD | TWP NAME: LAKE PRAIRIE |
| BUYER: CITY OF PELLA | T-R-S 76-18-15 |
| TRANSFER DATE: 9/6/2001 | BK-PG 2001-5830 |

SALES CONDITIONS :

SALE TO EXEMPT ORG
FORCED SALE

| | | | |
|---------------|-------|------------------------|----|
| GROSS ACRES : | 14.28 | ADJUSTED AVERAGE CSR : | 41 |
| NET ACRES : | 14.28 | | |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$167,500 |
| PRICE / CSR POINT: | \$286 |
| PRICE / NET ACRE: | \$11,730 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$5,922 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$5,922 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$415 |
|--------------------|-------|

PARCEL # : 12455-015-00 (SEC 15), 12658-030-00 (SEC 22)

REMARKS : BARE LAND

MISC : FORCED SALE UNDER THREAT OF CONDEMNATION

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|------------------|-----------|--------------|
| SELLER: | SLYCORD, JOHN | TWP NAME: | LAKE PRAIRIE |
| BUYER: | CIRCLE W STABLES | T-R-S | 76-18-02 |
| TRANSFER DATE: | 3/7/2001 | BK-PG | 2001-1478 |

SALES CONDITIONS :
SPLIT OF PROPERTY

| | | | |
|---------------|------|---------------|----|
| GROSS ACRES : | 4.97 | ADJUSTED | |
| NET ACRES : | 4.65 | AVERAGE CSR : | 88 |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$153,500 |
| PRICE / CSR POINT: | \$376 |
| PRICE / NET ACRE: | \$33,011 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$4,312 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$18,960 |
| TOTAL VALUE: | \$23,272 |

CONTRACT TERMS:

| | |
|--------------------|---------|
| DOWN PAYMENT : | |
| INTEREST RATE : | |
| MONTHLY PAYMENT : | |
| ANNUAL PAYMENT : | |
| LENGTH IN YRS: | |
| BALLOON DATE: | |
| VALUE / NET ACRE : | \$5,005 |

PARCEL # : 12164-015-00

REMARKS : BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|----------------------|-----------|--------------|
| SELLER: | CROWN RIDGE FARMS | TWP NAME: | LAKE PRAIRIE |
| BUYER: | GRACE FELLOWSHIP CHU | T-R-S | 76-18-12 |
| TRANSFER DATE: | 2/12/2001 | BK-PG | 2001-0833 |

SALES CONDITIONS :

PURCHASE BY EXEMPT ORG
SPLIT OF PROPERTY

| | | | |
|---------------|-------|---------------|----|
| GROSS ACRES : | 12.66 | ADJUSTED | |
| NET ACRES : | 12.38 | AVERAGE CSR : | 85 |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$100,000 |
| PRICE / CSR POINT: | \$95 |
| PRICE / NET ACRE: | \$8,078 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$9,896 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$9,896 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$799 |
|--------------------|-------|

PARCEL # : 12396-005-00

REMARKS : BARE LAND

MISC : PURCHASE BY GRACE FELLOWSHIP CHRISTIAN REFORMED CHURCH

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

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

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|---------------|-----------|-----------|
| SELLER: | FEE, DIXIE | TWP NAME: | LIBERTY |
| BUYER: | LEWIN, RODNEY | T-R-S | 74-18-07 |
| TRANSFER DATE: | 11/29/2001 | BK-PG | 2002-1009 |
| SALES CONDITIONS : | | | |

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 81.73 | ADJUSTED AVERAGE CSR : | 22 |
| NET ACRES : | 74.66 | | |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$125,000 |
| PRICE / CSR POINT: | \$75 |
| PRICE / NET ACRE: | \$1,674 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$17,506 |
| DWLG VALUE: | \$71,860 |
| BLDG VALUE: | \$1,090 |
| TOTAL VALUE: | \$90,456 |

CONTRACT TERMS:

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

| | |
|--------------------|---------|
| VALUE / NET ACRE : | \$1,212 |
|--------------------|---------|

PARCEL # : 17557-001-00, 17574-001-00

REMARKS : DWELLING & BUILDING INFORMATION ATTACHED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|----------------|-----------|-----------|
| SELLER: | LOCKER, EMMA | TWP NAME: | LIBERTY |
| BUYER: | VINK, NICHOLAS | T-R-S | 74-18-24 |
| TRANSFER DATE: | 6/19/2001 | BK-PG | 2001-3666 |
| SALES CONDITIONS : | | | |

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 60.00 | ADJUSTED AVERAGE CSR : | 54 |
| NET ACRES : | 59.40 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$55,790 |
| PRICE / CSR POINT: | \$17 |
| PRICE / NET ACRE: | \$939 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$31,416 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$1,405 |
| TOTAL VALUE: | \$32,821 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$553 |
|--------------------|-------|

PARCEL # : 17965-000-00, 17966-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|---------------------|-----------|-----------|
| SELLER: | VANDER LINDEN EST | TWP NAME: | LIBERTY |
| BUYER: | RICHARDSON, RICHARD | T-R-S | 74-18-04 |
| TRANSFER DATE: | 5/22/2001 | BK-PG | 2001-2957 |

SALES CONDITIONS :

ESTATE SALE

SPLIT OF PROPERTY

| | | | |
|---------------|-------|---------------|----|
| GROSS ACRES : | 10.00 | ADJUSTED | |
| NET ACRES : | 8.88 | AVERAGE CSR : | 53 |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$168,000 |
| PRICE / CSR POINT: | \$356 |
| PRICE / NET ACRE: | \$18,919 |

ASSESSED VALUATION :

| | |
|--------------|-----------|
| LAND VALUE: | \$3,968 |
| DWLG VALUE: | \$114,560 |
| BLDG VALUE: | \$27,920 |
| TOTAL VALUE: | \$146,448 |

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

| | |
|--------------------|----------|
| VALUE / NET ACRE : | \$16,492 |
|--------------------|----------|

PARCEL # : 01009-010-00, 17493-010-00

REMARKS : DWELLING & BUILDING INFORMATION ENCLOSED

MISC : 1.15 AC IN CLAY/TC & 7.73 AC IN LIBERTY/TC

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: MOORE, THOMAS TWP NAME: LIBERTY
BUYER: REED, STEVEN T-R-S 74-18-26
TRANSFER DATE: 1/27/2001 BK-PG 2001-0943
SALES CONDITIONS :

GROSS ACRES : 88.36
NET ACRES : 88.32 ADJUSTED AVERAGE CSR : 27

PRICING INFORMATION :

TOTAL PRICE PAID: \$48,000
PRICE / CSR POINT: \$20
PRICE / NET ACRE: \$543

ASSESSED VALUATION :

LAND VALUE: \$21,807
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$21,807

CONTRACT TERMS:

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

VALUE / NET ACRE : \$247

PARCEL # : 17989-001-00, 17991-000-00, 17992-000-00, 17992-005-00, 17993-001-00,
18844-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|--------------------|-----------|-----------------|
| SELLER: | FARNAM GROUP | TWP NAME: | PELLA 2ND CLASS |
| BUYER: | PRIVATE HOUSING CO | T-R-S | 76-18-09 |
| TRANSFER DATE: | 12/26/2001 | BK-PG | 2002-0182 |

SALES CONDITIONS :

| | | | |
|---------------|------|---------------|----|
| GROSS ACRES : | 6.00 | ADJUSTED | |
| NET ACRES : | 5.04 | AVERAGE CSR : | 48 |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$85,000 |
| PRICE / CSR POINT: | \$352 |
| PRICE / NET ACRE: | \$16,865 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$2,825 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$2,825 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$561 |
|--------------------|-------|

PARCEL # : 17405-018-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: JERRY VALSTER EST. TWP NAME: PELLA 2ND CLASS
BUYER: WILBORN, CURTIS T-R-S 76-18-05
TRANSFER DATE: 4/13/2001 BK-PG 2001-3318

SALES CONDITIONS :
 ESTATE SALE
 SPLIT OF PROPERTY

GROSS ACRES : 3.00
NET ACRES : 3.00 ADJUSTED
 AVERAGE CSR : 70

PRICING INFORMATION :

TOTAL PRICE PAID: \$180,500
PRICE / CSR POINT: \$862
PRICE / NET ACRE: \$60,167

ASSESSED VALUATION :

LAND VALUE: \$1,762
DWLG VALUE: \$86,190
BLDG VALUE: \$3,960
TOTAL VALUE: \$91,912

CONTRACT TERMS:

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

VALUE / NET ACRE : \$30,637

PARCEL # : 17402-035-00

REMARKS : DWELLING & BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | |
|---------------------------|--------------------------|
| SELLER: DEJOODE, CARL | TWP NAME: PLEASANT GROVE |
| BUYER: WADLE, FRANK | T-R-S 76-21-22 |
| TRANSFER DATE: 11/26/2001 | BK-PG 2001-7786 |

SALES CONDITIONS :
SPLIT OF PROPERTY

| | | | |
|---------------|------|---------------|----|
| GROSS ACRES : | 6.72 | ADJUSTED | |
| NET ACRES : | 5.45 | AVERAGE CSR : | 54 |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$30,000 |
| PRICE / CSR POINT: | \$103 |
| PRICE / NET ACRE: | \$5,505 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$2,419 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$2,419 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$444 |
|--------------------|-------|

PARCEL # : 19494-005-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|---------------------|-----------|----------------|
| SELLER: | KLOOTWYK, PHYLLIS D | TWP NAME: | PLEASANT GROVE |
| BUYER: | WOOD, JOHN T | T-R-S | 76-21-28 |
| TRANSFER DATE: | 10/3/2001 | BK-PG | 2001-6457 |

SALES CONDITIONS :

SPLIT OF PROPERTY

| | | | |
|---------------|------|------------------------|----|
| GROSS ACRES : | 3.24 | ADJUSTED AVERAGE CSR : | 52 |
| NET ACRES : | 2.67 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$10,000 |
| PRICE / CSR POINT: | \$72 |
| PRICE / NET ACRE: | \$3,745 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$1,552 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$1,552 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$581 |
|--------------------|-------|

PARCEL # : 19637-010-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|----------------------|-----------|----------------|
| SELLER: | VAN ENGLEHOVEN, RONA | TWP NAME: | PLEASANT GROVE |
| BUYER: | KNOWLTON, ROBERT | T-R-S | 76-21-20 |
| TRANSFER DATE: | 8/6/2001 | BK-PG | 2001-4886 |
| SALES CONDITIONS : | | | |
| SPLIT OF PROPERTY | | | |

| | | | |
|---------------|------|---------------------------|----|
| GROSS ACRES : | 5.53 | ADJUSTED AVERAGE CSR : | 44 |
| NET ACRES : | 5.27 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$32,938 |
| PRICE / CSR POINT: | \$142 |
| PRICE / NET ACRE: | \$6,250 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$1,847 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$1,847 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$350 |
|--------------------|-------|

PARCEL # : 19454-025-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | |
|--------------------------|--------------------------|
| SELLER: JOHNSTON, BETTY | TWP NAME: PLEASANT GROVE |
| BUYER: CRABB, SAMUEL | T-R-S 77-21-20 |
| TRANSFER DATE: 7/31/2001 | BK-PG 2001-5115 |

SALES CONDITIONS :
COURT ORDERED SALE

| | | | |
|---------------|------|------------------------|----|
| GROSS ACRES : | 2.61 | ADJUSTED AVERAGE CSR : | 88 |
| NET ACRES : | 2.19 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$13,500 |
| PRICE / CSR POINT: | \$70 |
| PRICE / NET ACRE: | \$6,164 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$1,897 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$1,897 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$866 |
|--------------------|-------|

PARCEL # : 19874-010-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|--------------------|-----------|----------------|
| SELLER: | JORDAN EST., CLARA | TWP NAME: | PLEASANT GROVE |
| BUYER: | BENDER, KELLY | T-R-S | 76-21-23 |
| TRANSFER DATE: | 7/20/2001 | BK-PG | 2001-6250 |

SALES CONDITIONS :

ESTATE SALE
CONTRACT SALE

| | | | |
|---------------|------|---------------------------|----|
| GROSS ACRES : | 2.68 | ADJUSTED AVERAGE CSR : | 86 |
| NET ACRES : | 2.12 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$50,000 |
| PRICE / CSR POINT: | \$273 |
| PRICE / NET ACRE: | \$23,585 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$1,594 |
| DWLG VALUE: | \$31,430 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$33,024 |

CONTRACT TERMS:

| | |
|-------------------|---------|
| DOWN PAYMENT : | \$3,006 |
| INTEREST RATE : | 6.50 |
| MONTHLY PAYMENT : | |
| ANNUAL PAYMENT : | |
| LENGTH IN YRS: | |
| BALLOON DATE: | |

| | |
|--------------------|----------|
| VALUE / NET ACRE : | \$15,577 |
|--------------------|----------|

PARCEL # : 19517-010-00, 19534-010-00

REMARKS : DWELLING INFORMATION ENCLOSED

MISC : CHANGE IN USE TO RESIDENTIAL

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | |
|--------------------------|--------------------------|
| SELLER: PHILLIPS, KYLE | TWP NAME: PLEASANT GROVE |
| BUYER: ALTENHOFEN, JASON | T-R-S 76-21-09 |
| TRANSFER DATE: 7/2/2001 | BK-PG 2001-4237 |

SALES CONDITIONS :
SPLIT OF PROPERTY

| | | | |
|---------------|------|------------------------|----|
| GROSS ACRES : | 1.20 | ADJUSTED AVERAGE CSR : | 81 |
| NET ACRES : | 0.96 | | |

PRICING INFORMATION :

| | |
|--------------------|----------|
| TOTAL PRICE PAID: | \$93,000 |
| PRICE / CSR POINT: | \$1,190 |
| PRICE / NET ACRE: | \$96,875 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$802 |
| DWLG VALUE: | \$50,700 |
| BLDG VALUE: | \$1,170 |
| TOTAL VALUE: | \$52,672 |

CONTRACT TERMS:

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

| | |
|--------------------|----------|
| VALUE / NET ACRE : | \$54,867 |
|--------------------|----------|

PARCEL # : 19220-015-00

REMARKS : DWELLING & BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: KENNEY FARMS LLC TWP NAME: PLEASANT GROVE
BUYER: MILLER, ROBERT D T-R-S 76-21-26
TRANSFER DATE: 6/25/2001 BK-PG 2001-4041
SALES CONDITIONS :
SPLIT PROPERTY

GROSS ACRES : 80.00
NET ACRES : 79.40 ADJUSTED AVERAGE CSR : 64

PRICING INFORMATION :

TOTAL PRICE PAID: \$136,000
PRICE / CSR POINT: \$27
PRICE / NET ACRE: \$1,713

ASSESSED VALUATION :

LAND VALUE: \$53,343
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$53,343

CONTRACT TERMS:

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

VALUE / NET ACRE : \$672

PARCEL # : (SEC 26) 19587-010-00, (SEC 34) 19790-000-00 19791-000-00, (SEC 35)
19798-015-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|-----------------|-----------|----------------|
| SELLER: | HODGSON, BETTY | TWP NAME: | PLEASANT GROVE |
| BUYER: | GRIFFITH, BARRY | T-R-S | 77-21-34 |
| TRANSFER DATE: | 1/24/2001 | BK-PG | 2001-0615 |
| SALES CONDITIONS : | | | |

| | | | |
|---------------|-------|---------------------------|----|
| GROSS ACRES : | 80.00 | ADJUSTED AVERAGE CSR : | 67 |
| NET ACRES : | 79.00 | | |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$135,050 |
| PRICE / CSR POINT: | \$25 |
| PRICE / NET ACRE: | \$1,709 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$55,849 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$55,849 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$707 |
|--------------------|-------|

PARCEL # : 20116-000-00, 20117-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|-------------------|-----------|----------------|
| SELLER: | HORSMAN, HAROLD | TWP NAME: | PLEASANT GROVE |
| BUYER: | WORTHINGTON, MARC | T-R-S | 76-21-14 |
| TRANSFER DATE: | 12/7/1998 | BK-PG | 2001-7562 |
| SALES CONDITIONS : | | | |
| CONTRACT SALE | | | |

| | | | |
|---------------|-------|---------------|----|
| GROSS ACRES : | 80.00 | ADJUSTED | |
| NET ACRES : | 78.76 | AVERAGE CSR : | 78 |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$176,000 |
| PRICE / CSR POINT: | \$28 |
| PRICE / NET ACRE: | \$2,235 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$64,145 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$2,250 |
| TOTAL VALUE: | \$66,395 |

CONTRACT TERMS:

| | |
|-------------------|-----------|
| DOWN PAYMENT : | \$22,000 |
| INTEREST RATE : | 7.50 |
| MONTHLY PAYMENT : | |
| ANNUAL PAYMENT : | |
| LENGTH IN YRS: | 10.00 |
| BALLOON DATE: | 2/11/2009 |

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$843 |
|--------------------|-------|

PARCEL # : 19315-000-00, 19316-000-00

REMARKS : BUILDING INFORMATION INCLUDED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|---------------------|-----------|-------------------|
| SELLER: | P'VILLE BLDG SUPPLY | TWP NAME: | PLEASANTVILLE 2ND |
| BUYER: | ROLFES, PATRICK | T-R-S | 76-21-09 |
| TRANSFER DATE: | 8/6/2001 | BK-PG | 2001-5176 |

SALES CONDITIONS :

SPLIT OF PROPERTY
CHANGE IN USE

| | | | |
|---------------|------|---------------------------|----|
| GROSS ACRES : | 1.52 | | |
| NET ACRES : | 1.52 | ADJUSTED AVERAGE CSR : | 95 |

PRICING INFORMATION :

| | |
|--------------------|---------|
| TOTAL PRICE PAID: | \$5,000 |
| PRICE / CSR POINT: | \$35 |
| PRICE / NET ACRE: | \$3,289 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$1,451 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$1,451 |

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

| | | | |
|--------------------|--|--|-------|
| VALUE / NET ACRE : | | | \$955 |
|--------------------|--|--|-------|

PARCEL # : 21132-010-00

REMARKS : BARE LAND, WILL CHANGE CLASSIFICATION TO COMMERCIAL IN 2002

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | |
|-----------------------------|--------------------|
| SELLER: HARVEY, CHRISTOPHER | TWP NAME: RED ROCK |
| BUYER: WHEELER, RANDAL | T-R-S 77-21-04 |
| TRANSFER DATE: 10/18/2001 | BK-PG 2001-6908 |
| SALES CONDITIONS : | |

| | | | |
|---------------|-------|------------------------|----|
| GROSS ACRES : | 16.72 | ADJUSTED AVERAGE CSR : | 45 |
| NET ACRES : | 16.44 | | |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$165,000 |
| PRICE / CSR POINT: | \$221 |
| PRICE / NET ACRE: | \$10,036 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$7,482 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$7,482 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$455 |
|--------------------|-------|

PARCEL # : 21930-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: CLARK & SHEPLEY TWP NAME: RED ROCK
BUYER: HARVEY, CHRIS T-R-S 77-21-04
TRANSFER DATE: 8/12/2001 BK-PG 2001-5110
SALES CONDITIONS :

GROSS ACRES : 16.80
NET ACRES : 16.71 ADJUSTED
 AVERAGE CSR : 45

PRICING INFORMATION :

TOTAL PRICE PAID: \$40,000
PRICE / CSR POINT: \$54
PRICE / NET ACRE: \$2,394

ASSESSED VALUATION :

LAND VALUE: \$7,482
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$7,482

CONTRACT TERMS:

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

VALUE / NET ACRE : \$448

PARCEL # : 21930-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: CLARK & SHEPLEY TWP NAME: RED ROCK
BUYER: NORWOOD, BRIAN T-R-S 77-21-04
TRANSFER DATE: 8/3/2001 BK-PG 2001-5111

SALES CONDITIONS :

CONTRACT SALE
SPLIT OF PROPERTY

GROSS ACRES : 33.41
NET ACRES : 32.93 ADJUSTED AVERAGE CSR : 45

PRICING INFORMATION :

TOTAL PRICE PAID: \$52,000
PRICE / CSR POINT: \$35
PRICE / NET ACRE: \$1,579

ASSESSED VALUATION :

LAND VALUE: \$15,343
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$15,343

CONTRACT TERMS:

DOWN PAYMENT : \$40,000
INTEREST RATE : 8.00
MONTHLY PAYMENT :
ANNUAL PAYMENT :
LENGTH IN YRS: 5.00
BALLOON DATE:

VALUE / NET ACRE : \$466

PARCEL # : 21931-015-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: VAUGHN, MERVIN TWP NAME: RED ROCK
BUYER: MILANI, JEREMY T-R-S 77-21-04
TRANSFER DATE: 7/11/2001 BK-PG 2001-4455
SALES CONDITIONS :

GROSS ACRES : 40.00
NET ACRES : 38.99 ADJUSTED
AVERAGE CSR : 46

PRICING INFORMATION :

TOTAL PRICE PAID: \$80,000
PRICE / CSR POINT: \$45
PRICE / NET ACRE: \$2,052

ASSESSED VALUATION :

LAND VALUE: \$18,933
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$18,933

CONTRACT TERMS:

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

VALUE / NET ACRE : \$486

PARCEL # : 21924-015-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|----------------|--------------|-----------|-----------|
| SELLER: | EAMER, RANDY | TWP NAME: | RED ROCK |
| BUYER: | WENDT, ROY | T-R-S | 77-21-02 |
| TRANSFER DATE: | 3/30/2001 | BK-PG | 2001-1730 |

SALES CONDITIONS :
 QUIT CLAIM DEED

| | | | |
|---------------|-------|---------------|----|
| GROSS ACRES : | 14.40 | ADJUSTED | |
| NET ACRES : | 12.58 | AVERAGE CSR : | 33 |

PRICING INFORMATION :

| | |
|--------------------|---------|
| TOTAL PRICE PAID: | \$9,000 |
| PRICE / CSR POINT: | \$21 |
| PRICE / NET ACRE: | \$715 |

ASSESSED VALUATION :

| | |
|--------------|---------|
| LAND VALUE: | \$5,051 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$0 |
| TOTAL VALUE: | \$5,051 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$402 |
|--------------------|-------|

PARCEL # : 21879-005-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: MATHES, NEVA & ETAL TWP NAME: SUMMIT
BUYER: POORTINGA, STANLEY T-R-S 76-19-12
TRANSFER DATE: 2/8/2001 BK-PG 2001-0778
SALES CONDITIONS :

GROSS ACRES : 40.00
NET ACRES : 37.21 ADJUSTED
 AVERAGE CSR : 31

PRICING INFORMATION :

TOTAL PRICE PAID: \$400,000
PRICE / CSR POINT: \$342
PRICE / NET ACRE: \$10,750

ASSESSED VALUATION :

LAND VALUE: \$11,214
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$11,214

CONTRACT TERMS:

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

VALUE / NET ACRE : \$301

PARCEL # : 22225-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: BROZOVICH, JEFF TWP NAME: UNION
BUYER: HIBMA, ERIN T-R-S 76-20-16
TRANSFER DATE: 8/8/2001 BK-PG 2001-5172
SALES CONDITIONS :

GROSS ACRES : 12.17
NET ACRES : 11.06 ADJUSTED
 AVERAGE CSR : 33

PRICING INFORMATION :

TOTAL PRICE PAID: \$99,000
PRICE / CSR POINT: \$271
PRICE / NET ACRE: \$8,951

ASSESSED VALUATION :

LAND VALUE: \$4,149
DWLG VALUE: \$23,410
BLDG VALUE: \$2,170
TOTAL VALUE: \$29,729

CONTRACT TERMS:

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

VALUE / NET ACRE : \$2,688

PARCEL # : 23521-000-00

REMARKS : DWELLING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: SMITH ESTATE, RICHA
BUYER: BROZOVICH, JEFF
TRANSFER DATE: 3/22/2001
SALES CONDITIONS :

TWP NAME: UNION
T-R-S 76-20-16
BK-PG 2001-1604

GROSS ACRES : 12.17
NET ACRES : 11.06
ADJUSTED AVERAGE CSR : 33

PRICING INFORMATION :

TOTAL PRICE PAID: \$38,500
PRICE / CSR POINT: \$105
PRICE / NET ACRE: \$3,481

ASSESSED VALUATION :

LAND VALUE: \$4,149
DWLG VALUE: \$23,410
BLDG VALUE: \$2,170
TOTAL VALUE: \$29,729

CONTRACT TERMS:

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

VALUE / NET ACRE : \$2,688

PARCEL # : 23521-000-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

| | | | |
|--------------------|----------------|-----------|-----------|
| SELLER: | CRANE & WILSON | TWP NAME: | UNION |
| BUYER: | CLARK, PHILIP | T-R-S | 76-20-06 |
| TRANSFER DATE: | 1/17/2001 | BK-PG | 2001-0660 |
| SALES CONDITIONS : | | | |

| | | | |
|---------------|--------|---------------|----|
| GROSS ACRES : | 120.00 | ADJUSTED | |
| NET ACRES : | 117.49 | AVERAGE CSR : | 69 |

PRICING INFORMATION :

| | |
|--------------------|-----------|
| TOTAL PRICE PAID: | \$215,000 |
| PRICE / CSR POINT: | \$27 |
| PRICE / NET ACRE: | \$1,830 |

ASSESSED VALUATION :

| | |
|--------------|----------|
| LAND VALUE: | \$81,904 |
| DWLG VALUE: | \$0 |
| BLDG VALUE: | \$2,730 |
| TOTAL VALUE: | \$84,634 |

CONTRACT TERMS:

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

| | |
|--------------------|-------|
| VALUE / NET ACRE : | \$720 |
|--------------------|-------|

PARCEL # : 23436-000-00, 23437-000-00, 23438-000-00

REMARKS : OUTBUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: RODGERS, RONALD TWP NAME: WASHINGTON
BUYER: MATHES, D. & ETAL T-R-S 74-20-28
TRANSFER DATE: 3/1/2001 BK-PG 2001-1118
SALES CONDITIONS :

TRADE

GROSS ACRES : 80.00
NET ACRES : 79.00 ADJUSTED
 AVERAGE CSR : 39

PRICING INFORMATION :

TOTAL PRICE PAID: \$86,000
PRICE / CSR POINT: \$28
PRICE / NET ACRE: \$1,089

ASSESSED VALUATION :

LAND VALUE: \$28,281
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$28,281

CONTRACT TERMS:

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

VALUE / NET ACRE : \$358

PARCEL # : 24070, 24071

REMARKS : BARE LAND

MISC :

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

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