

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

DISCLAIMER

AGRICULTURAL SALES REPORTS

2000

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.

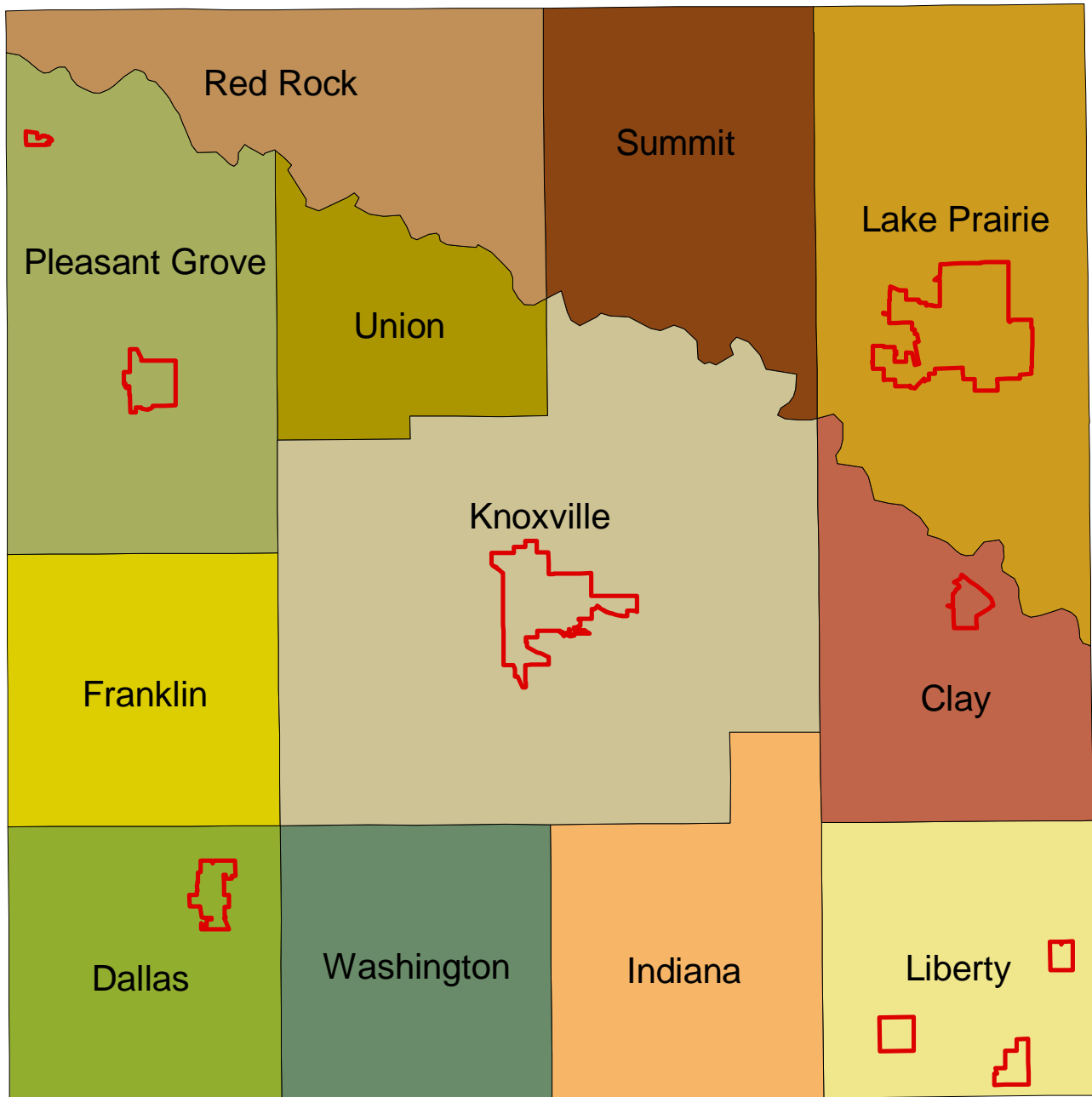
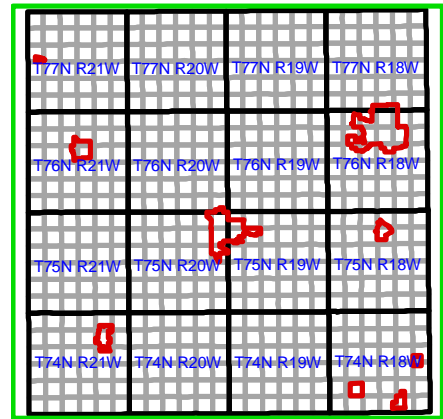
(v.02.19.03)

MARION COUNTY ASSESSOR MARION COUNTY, IOWA

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Master Report

2000 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								
BRICE, MICHAEL	STIRRATT, JAMES	263-471	111,500	8.92	0	5,978	69,130	3,620
DALLAS								
GASS, DWIGHT	SCHNEIDER, JOSHUA	07B-143	46,800	77.98	42	34,820	0	0
UMBLE ESTATE	SCHNEIDER, MARTIN	264-492	160,000	152.50	46	70,459	83,690	1,160
FRANKLIN								
DOP TRUST	TIBBOEL, HAROLD	263-291	106,500	117.03	38	50,585	0	700
WYCKOFF, ANDREW	CLARK, GARY	263-489	30,000	39.39	19	8,391	0	0
WYCKOFF, ANDREW	FAIRCHILD, MICHAEL	264-012	50,000	79.39	25	20,081	0	0
INDIANA								
VAN KLOOTWYK,BETHEL	DAILEY, RICKEY	07B-386	54,100	87.93	18	15,075	0	0
VAN KLOOTWYK,BETHEL	LOVE, TIMOTHY	264-052	15,800	8.50	0	4,740	0	780
SHINN TRUCKING	NELEMAN, MICHAEL	264-323	58,872	101.32	28	28,495	0	0
DAVIS, EUGENE	SMITH BROTHERS	264-419	130,000	126.64	49	66,644	18,460	3,330
KNOXVILLE								
BEYER, DARLENE	JONES, RICHARD	263-361	3,000	0.95	38	610	0	0
MOATS, DEAN	SAYLOR, JERRY	264-070	25,000	2.84	23	673	0	2,090
CHRISMAN, NORMAN	VRUWINK, JOHN	263-183	56,320	28.16	0	10,016	0	0
GOAD, ETTA	CUMMINGS, LARRY	07B-366	91,200	114.56	56	72,213	0	100
JENKINS, STEPHEN	SHAW & SWAN	07B-393	47,250	70.70	21	16,104	0	1,450
VINK ESTATE	BEAVER, JOE & JOHN	264-368	60,000	57.24	55	31,313	0	790

TOWNSHIP NAME

SELLER	BUYER	BK-PG	SALE PRICE	NET ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
FISHER, SAM	HEWITT, GARY	263-444	28,000	19.82	0	4,242	0	0
EVANS ESTATE	SHINN TRUCKING	263-395	123,454	70.78	55	39,214	0	1,725
CHRISMAN, NORMAN	PETTY, JEFF	264-148	25,000	2.98	0	1,288	0	0
WESTERKAMP, JACKI	FUHS, RYAN	264-129	60,000	3.02	0	1,705	0	10,610
KNOXVILLE 2ND CL								
ROWLAND, WILLIS	HOME TOWN DEV	265-050	30,000	3.29	82	4,193	0	0
LAKE PRAIRIE								
DEJONG, MARCIA	TEACHOUT, RICHARD	263-277	20,000	18.35	58	8,432	0	14,480
VAN WYK, LOREN	VAN VARK, BRIAN	264-262	165,000	13.25	60	8,554	66,850	15,440
LIBERTY								
DAVIS, DENNIS	DE COOK, JOHN	265-072	5,000	5.00	5	391	0	0
PLEASANT GROVE								
HEABERLIN, GENE	COWDEN, BRADLEY	07B-310	42,500	13.19	42	8,419	0	0
BEIER, ROBERT	THOMAS, RICHARD	263-173	20,000	4.22	50	2,508	0	2,220
VAN ENGLEHOVEN, RON	DE FOREST, DAVID	263-474	15,000	2.85	0	1,074	0	0
BURNHAM, BETTY	THOMPSON, JAMES	263-498	20,000	18.70	40	11,112	0	4,030
HUNT PARTNERSHIP	KENNEY FARMS LLC	263-482	604,758	186.49	0	83,055	0	3,845
HUNT, LARRY	KENNEY FARMS LLC	263-485	2,247,474	675.15	0	524,782	0	0
STRONG, SANDRA	SIMONS & MIDGORDEN	07C-202	95,000	81.04	66	57,836	0	0
NUTTER, CARL	PADELLFORD, TROY	264-388	20,000	28.44	27	14,646	0	0
N IA COMM COLLEGE	LYON, RICHARD	264-495	117,800	73.13	63	55,300	0	0
RED ROCK								
THOMAS, MARK	HARDING, ROBERT	264-081	43,000	9.22	58	5,814	0	0

TOWNSHIP NAME

SELLER	BUYER	BK-PG	SALE PRICE	NET ACRE	CSR	LAND VALUE	DWLG VALUE	BLDG VALUE
SUMMIT								
VAN ESSEN, DOROTHY	PARK HILLS DEV	264-239	86,000	71.75	63	50,383	0	0
UNION								
REES, DONALD	CORE, MARK	264-031	50,000	13.77	60	8,569	32,520	1,250
WASHINGTON								
JOHNSTON, DWIGHT	STULL, CRAIG	262-457	25,000	19.11	0	4,878	0	0
AGAN, CHRIS	MC CORKLE TRUST	263-234	110,000	66.29	52	33,825	0	0
IOWA ST SAVINGS BANK	CHAMBERS, TERRY	07B-410	112,477	98.01	40	41,275	36,940	200

Bare Land Report

2000 - BARE AG LAND OVER 20.00 ACRES

TOWNSHIP NAME		SALE PRICE	NET ACRE	PRICE PER ACRE	LAND VALUE	DWLG VALUE	BLDG VALUE
SELLER	BUYER						
DALLAS							
GASS, DWIGHT	SCHNEIDER, JOSHUA	46,800	77.98	600	34,820	0	0
FRANKLIN							
WYCKOFF, ANDREW	FAIRCHILD, MICHAEL	50,000	79.39	630	20,081	0	0
WYCKOFF, ANDREW	CLARK, GARY	30,000	39.39	762	8,391	0	0
INDIANA							
VAN KLOOTWYK, BETHEL	DAILEY, RICKEY	54,100	87.93	615	15,075	0	0
SHINN TRUCKING	NELEMAN, MICHAEL	58,872	101.32	581	28,495	0	0
KNOXVILLE							
CHRISMAN, NORMAN	VRUWINK, JOHN	56,320	28.16	2,000	10,016	0	0
PLEASANT GROVE							
HUNT, LARRY	KENNEY FARMS LLC	2,247,474	675.15	3,329	524,782	0	0
STRONG, SANDRA	SIMONS & MIDGORDEN	95,000	81.04	1,172	57,836	0	0
NUTTER, CARL	PADELLFORD, TROY	20,000	28.44	703	14,646	0	0
N IA COMM COLLEGE	LYON, RICHARD	117,800	73.13	1,611	55,300	0	0
SUMMIT							
VAN ESSEN, DOROTHY	PARK HILLS DEV	86,000	71.75	1,199	50,383	0	0
WASHINGTON							
AGAN, CHRIS	MC CORKLE TRUST	110,000	66.29	1,659	33,825	0	0

Acreage Report

2000 - AGRICULTURAL ACREAGES UNDER 20.00 ACRES

TOWNSHIP NAME		SALE PRICE	NET ACRE	PRICE PER ACRE	LAND VALUE	DWLG VALUE	BLDG VALUE
SELLER	BUYER						
CLAY							
BRICE, MICHAEL	STIRRATT, JAMES	111,500	8.92	12,500	5,978	69,130	3,620
INDIANA							
VAN KLOOTWYK,BETHEL	LOVE, TIMOTHY	15,800	8.50	1,859	4,740	0	780
KNOXVILLE							
BEYER, DARLENE	JONES, RICHARD	3,000	0.95	3,158	610	0	0
MOATS, DEAN	SAYLOR, JERRY	25,000	2.84	8,803	673	0	2,090
FISHER, SAM	HEWITT, GARY	28,000	19.82	1,413	4,242	0	0
CHRISMAN, NORMAN	PETTY, JEFF	25,000	2.98	8,389	1,288	0	0
WESTERKAMP, JACKI	FUHS, RYAN	60,000	3.02	19,868	1,705	0	10,610
KNOXVILLE 2ND CL							
ROWLAND, WILLIS	HOME TOWN DEV	30,000	3.29	9,119	4,193	0	0
LAKE PRAIRIE							
DEJONG, MARCIA	TEACHOUT, RICHARD	20,000	18.35	1,090	8,432	0	14,480
VAN WYK, LOREN	VAN VARK, BRIAN	165,000	13.25	12,453	8,554	66,850	15,440
LIBERTY							
DAVIS, DENNIS	DE COOK, JOHN	5,000	5.00	1,000	391	0	0
PLEASANT GROVE							
HEABERLIN, GENE	COWDEN, BRADLEY	42,500	13.19	3,222	8,419	0	0
BEIER, ROBERT	THOMAS, RICHARD	20,000	4.22	4,739	2,508	0	2,220
VAN ENGLEHOVEN, RON	DE FOREST, DAVID	15,000	2.85	5,263	1,074	0	0
BURNHAM, BETTY	THOMPSON, JAMES	20,000	18.70	1,070	11,112	0	4,030
RED ROCK							
THOMAS, MARK	HARDING, ROBERT	43,000	9.22	4,664	5,814	0	0
UNION							
REES, DONALD	CORE, MARK	50,000	13.77	3,631	8,569	32,520	1,250

TOWNSHIP NAME		SALE PRICE	NET ACRE	PRICE PER ACRE	LAND VALUE	DWLG VALUE	BLDG VALUE
SELLER	BUYER						
WASHINGTON							
JOHNSTON, DWIGHT	STULL, CRAIG	25,000	19.11	1,308	4,878	0	0

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: SCOTT TRUST, DONALD

TWP NAME: CLAY

BUYER: LOYNACHAN, ROBERT

T-R-S 75-18-30

TRANSFER DATE: 7/12/2000

BK-PG 2000-6731

SALES CONDITIONS :

CONTRACT SALE

GROSS ACRES : 120.00

NET ACRES : 114.31

ADJUSTED
AVERAGE CSR : 63

PRICING INFORMATION :

TOTAL PRICE PAID: \$144,000

PRICE / CSR POINT: \$20

PRICE / NET ACRE: \$1,260

ASSESSED VALUATION :

LAND VALUE: \$79,473

DWLG VALUE: \$13,220

BLDG VALUE: \$1,290

TOTAL VALUE: \$93,983

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$822

PARCEL # : 00938-000-00, 00942-000-00, 00943-000-00

REMARKS : DWELLING 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: BRICE, MICHAEL TWP NAME: CLAY
BUYER: STIRRATT, JAMES T-R-S 75-18-26
TRANSFER DATE: 3/24/2000 BK-PG 263-471
SALES CONDITIONS :

SPLIT OF PROPERTY

GROSS ACRES : 10.00
NET ACRES : 8.92 ADJUSTED
 AVERAGE CSR : 0

PRICING INFORMATION :

TOTAL PRICE PAID: \$111,500
PRICE / CSR POINT: #Div/0!
PRICE / NET ACRE: \$12,500

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE: \$5,978
DWLG VALUE: \$69,130
BLDG VALUE: \$3,620
TOTAL VALUE: \$78,728

LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$8,826

PARCEL # : 00859-010-00

REMARKS : DWELLING & OUTBUILDING INFORMATION ENCLOSED

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: UMBLE ESTATE	TWP NAME: DALLAS
BUYER: SCHNEIDER, MARTIN	T-R-S 74-21-03
TRANSFER DATE: 5/30/2000	BK-PG 264-492
SALES CONDITIONS :	
ESTATE SALE	

GROSS ACRES :	157.36	ADJUSTED	
NET ACRES :	152.50	AVERAGE CSR :	46

PRICING INFORMATION :

TOTAL PRICE PAID:	\$160,000
PRICE / CSR POINT:	\$23
PRICE / NET ACRE:	\$1,049

ASSESSED VALUATION :

LAND VALUE:	\$70,459
DWLG VALUE:	\$83,690
BLDG VALUE:	\$1,160
TOTAL VALUE:	\$155,309

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,018
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PARCEL # : (03-74-21) 01484-000-00, (10-74-21) 01648-000-00, 01649-000-00, 01650-000-00, (11-74-21) 01661-000-00, 01661-001-00

REMARKS : TWO (2) DWELLINGS
DWELLING & BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: GASS, DWIGHT TWP NAME: DALLAS

BUYER: SCHNEIDER, JOSHUA T-R-S 74-21-21

TRANSFER DATE: 2/5/2000 BK-PG 07B-143

SALES CONDITIONS :

CONTRACT SALE

GROSS ACRES : 80.00

NET ACRES : 77.98

ADJUSTED
AVERAGE CSR : 42

PRICING INFORMATION :

TOTAL PRICE PAID: \$46,800

PRICE / CSR POINT: \$14

PRICE / NET ACRE: \$600

ASSESSED VALUATION :

LAND VALUE: \$34,820

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$34,820

CONTRACT TERMS:

DOWN PAYMENT : \$6,800

INTEREST RATE : 6.00

MONTHLY PAYMENT : \$0

ANNUAL PAYMENT : \$2,000

LENGTH IN YRS: 3.00

BALLOON DATE: 3/1/2003

VALUE / NET ACRE : \$447

PARCEL # : 01893-000-00, 01894-000-00

REMARKS : BARE LAND

MISC : ANNUAL PAYMENT IS \$2,000.00 PRINCIPAL PLUS INTEREST

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: Dop Trust
BUYER: Jordan, John & etal
TRANSFER DATE: 12/23/2000
TWP NAME: Franklin
T-R-S 11-75-21
BK-PG 2001-0759

SALES CONDITIONS :
Contract Sale
Sale by Trust

GROSS ACRES : 80.00
NET ACRES : 78.02
ADJUSTED AVERAGE CSR : 34

PRICING INFORMATION :

TOTAL PRICE PAID: \$100,000
PRICE / CSR POINT: \$37
PRICE / NET ACRE: \$1,282

ASSESSED VALUATION :

LAND VALUE: \$28,641
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$28,641

CONTRACT TERMS:

DOWN PAYMENT : \$15,000
INTEREST RATE : 9.00
MONTHLY PAYMENT :
ANNUAL PAYMENT : \$5,500
LENGTH IN YRS: 5.00
BALLOON DATE: 1/1/2006

VALUE / NET ACRE : \$367

PARCEL # : 03977-000-00, 03978-000-00

REMARKS : Semi-annual payments of \$2,750.00

MISC : Bare Land

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: WYCKOFF, ANDREW	TWP NAME: FRANKLIN
BUYER: CLARK, GARY	T-R-S 75-21-27
TRANSFER DATE: 3/27/2000	BK-PG 263-489
SALES CONDITIONS :	

GROSS ACRES :	40.00	ADJUSTED AVERAGE CSR :	19
NET ACRES :	39.39		

PRICING INFORMATION :

TOTAL PRICE PAID: \$30,000
 PRICE / CSR POINT: \$40
 PRICE / NET ACRE: \$762

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE: \$8,391
 DWLG VALUE: \$0
 BLDG VALUE: \$0
 TOTAL VALUE: \$8,391

VALUE / NET ACRE : \$213

PARCEL # : 03604-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: WYCKOFF, ANDREW TWP NAME: FRANKLIN
BUYER: FAIRCHILD, MICHAEL T-R-S 75-21-27
TRANSFER DATE: 3/27/2000 BK-PG 264-012
SALES CONDITIONS :

GROSS ACRES : 80.00
NET ACRES : 79.39 ADJUSTED
 AVERAGE CSR : 25

PRICING INFORMATION :

TOTAL PRICE PAID: \$50,000
PRICE / CSR POINT: \$26
PRICE / NET ACRE: \$630

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE: \$20,081
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$20,081

VALUE / NET ACRE : \$253

PARCEL # : 03603-000-00, 03627-000-00

REMARKS : BARE LAND

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	DOP TRUST	TWP NAME:	FRANKLIN
BUYER:	TIBBOEL, HAROLD	T-R-S	75-21-02
TRANSFER DATE:	2/17/2000	BK-PG	263-291
SALES CONDITIONS :			
SALE BY TRUST			

GROSS ACRES :	120.00	ADJUSTED	
NET ACRES :	117.03	AVERAGE CSR :	38

PRICING INFORMATION :

TOTAL PRICE PAID:	\$106,500
PRICE / CSR POINT:	\$24
PRICE / NET ACRE:	\$910

ASSESSED VALUATION :

LAND VALUE:	\$50,585
DWLG VALUE:	\$0
BLDG VALUE:	\$700
TOTAL VALUE:	\$51,285

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$438
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PARCEL # : 03824-000-00, 03988-000-00, 03989-000-00

REMARKS : NO DWELLING, BUILDING INFORMATION ENCLOSED

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: DAVIS, EUGENE	TWP NAME: INDIANA
BUYER: SMITH BROTHERS	T-R-S 74-19-02
TRANSFER DATE: 5/25/2000	BK-PG 264-419
SALES CONDITIONS :	

GROSS ACRES :	130.60	ADJUSTED AVERAGE CSR :	49
NET ACRES :	126.64		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$130,000
PRICE / CSR POINT:	\$21
PRICE / NET ACRE:	\$1,027

ASSESSED VALUATION :

LAND VALUE:	\$66,644
DWLG VALUE:	\$18,460
BLDG VALUE:	\$3,330
TOTAL VALUE:	\$88,434

CONTRACT TERMS:

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

VALUE / NET ACRE : \$698

PARCEL # : 04217-000-00, 04218-000-00, 04257-000-00, 04258-000-00

REMARKS : DWELLING & BUILDING INFORMATION ENCLOSED

MISC :

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: SHINN TRUCKING TWP NAME: INDIANA
BUYER: NELEMAN, MICHAEL T-R-S 74-19-34
TRANSFER DATE: 4/24/2000 BK-PG 264-323
SALES CONDITIONS :

GROSS ACRES : 102.42
NET ACRES : 101.32 ADJUSTED AVERAGE CSR : 28

PRICING INFORMATION :

TOTAL PRICE PAID: \$58,872
PRICE / CSR POINT: \$20
PRICE / NET ACRE: \$581

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE: \$28,495
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$28,495

VALUE / NET ACRE : \$281

PARCEL # : 04934-000-00, 04935-000-00, 04936-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: VAN KLOOTWYK,BETHEL TWP NAME: INDIANA

BUYER: LOVE, TIMOTHY T-R-S 74-19-21

TRANSFER DATE: 3/30/2000 BK-PG 264-052

SALES CONDITIONS :

SPLIT OF PROPERTY

GROSS ACRES : 9.53

NET ACRES : 8.50

ADJUSTED
AVERAGE CSR : 0

PRICING INFORMATION :

TOTAL PRICE PAID: \$15,800

PRICE / CSR POINT: #Div/0!

PRICE / NET ACRE: \$1,859

ASSESSED VALUATION :

LAND VALUE: \$4,740

DWLG VALUE: \$0

BLDG VALUE: \$780

TOTAL VALUE: \$5,520

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$649

PARCEL # : 04656-015-00

REMARKS : NO 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: VAN KLOOTWYK,BETHEL TWP NAME: INDIANA

BUYER: DAILEY, RICKEY T-R-S 74-19-34

TRANSFER DATE: 3/15/2000 BK-PG 07B-386

SALES CONDITIONS :

CONTRACT SALE

GROSS ACRES : 90.00

NET ACRES : 87.93

ADJUSTED
AVERAGE CSR : 18

PRICING INFORMATION :

TOTAL PRICE PAID: \$54,100

PRICE / CSR POINT: \$34

PRICE / NET ACRE: \$615

ASSESSED VALUATION :

LAND VALUE: \$15,075

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$15,075

CONTRACT TERMS:

DOWN PAYMENT : \$11,000

INTEREST RATE : 8.00

MONTHLY PAYMENT : \$500

ANNUAL PAYMENT : \$0

LENGTH IN YRS: 16.00

BALLOON DATE: 4/1/2005

VALUE / NET ACRE : \$171

PARCEL # : 04918-001-00, 04920-000-00, 04921-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	VROEGH, MARY JANE	TWP NAME:	KNOXVILLE
BUYER:	FINAN & HOLLINRAKE	T-R-S	76-20-32
TRANSFER DATE:	12/1/2000	BK-PG	2000-6776
SALES CONDITIONS :			

GROSS ACRES :	26.85	ADJUSTED	
NET ACRES :	18.23	AVERAGE CSR :	57

PRICING INFORMATION :

TOTAL PRICE PAID:	\$130,000
PRICE / CSR POINT:	\$126
PRICE / NET ACRE:	\$7,131

ASSESSED VALUATION :

LAND VALUE:	\$11,371
DWLG VALUE:	\$61,160
BLDG VALUE:	\$0
TOTAL VALUE:	\$72,531

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$3,979
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PARCEL # : 07420-000-00

REMARKS : DWELLING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: FRUNDT LIVING TRUST	TWP NAME: KNOXVILLE
BUYER: SCHMITZ, GENE	T-R-S 76-19-25
TRANSFER DATE: 10/3/2000	BK-PG 2000-5827

SALES CONDITIONS :
 CONTRACT SALE
 SALE BY TRUST

GROSS ACRES :	212.43	ADJUSTED AVERAGE CSR :	49
NET ACRES :	209.09		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$195,000
PRICE / CSR POINT:	\$19
PRICE / NET ACRE:	\$933

CONTRACT TERMS:

DOWN PAYMENT :	\$20,000
INTEREST RATE :	8.00
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	\$40,000
LENGTH IN YRS:	
BALLOON DATE:	1/10/2006

ASSESSED VALUATION :

LAND VALUE:	\$107,154
DWLG VALUE:	\$0
BLDG VALUE:	\$100
TOTAL VALUE:	\$107,254

VALUE / NET ACRE : \$513

PARCEL # : 06995-001-00, 06996-001-00, 06997-000-00, 08375-000-00, 08376-000-00,
08377-000-00, 08389-000-00

REMARKS :

MISC : INCLUDES 41.74 AC FOREST RESERVE

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	BANKS PROPERTIES	TWP NAME:	KNOXVILLE
BUYER:	STI DISTRIBUTING	T-R-S	75-19-12
TRANSFER DATE:	6/29/2000	BK-PG	2000-5031
SALES CONDITIONS :			
AUCTION SALE			

GROSS ACRES :	380.89		
NET ACRES :	347.13	ADJUSTED AVERAGE CSR :	24

PRICING INFORMATION :

TOTAL PRICE PAID:	\$177,000
PRICE / CSR POINT:	\$22
PRICE / NET ACRE:	\$510

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$87,285
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$87,285

VALUE / NET ACRE :	\$251
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PARCEL # : 05668-001-00, 05669-001-00, 05688-001-00, 05689-000-00, 05690-001-00,
05691-000-00, 05692-001-00, 05693-001-00, 05694-001-00, 05695-001-00,
05701-000-00

REMARKS : BARE LAND

MISC :

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

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:	WESTERKAMP, JACKI	TWP NAME:	KNOXVILLE
BUYER:	FUHS, RYAN	T-R-S	76-20-13
TRANSFER DATE:	4/14/2000	BK-PG	264-129
SALES CONDITIONS :			
SPLIT OF PROPERTY			

GROSS ACRES :	3.22	ADJUSTED	
NET ACRES :	3.02	AVERAGE CSR :	0

PRICING INFORMATION :

TOTAL PRICE PAID:	\$60,000
PRICE / CSR POINT:	#Div/0!
PRICE / NET ACRE:	\$19,868

ASSESSED VALUATION :

LAND VALUE:	\$1,705
DWLG VALUE:	\$0
BLDG VALUE:	\$10,610
TOTAL VALUE:	\$12,315

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$4,078
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PARCEL # : 23340-015-00

REMARKS : NO 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: CHRISMAN, NORMAN	TWP NAME: KNOXVILLE
BUYER: PETTY, JEFF	T-R-S 76-19-35
TRANSFER DATE: 3/28/2000	BK-PG 264-148
SALES CONDITIONS :	
SPLIT OF PROPERTY	

GROSS ACRES :	3.81	ADJUSTED AVERAGE CSR :	0
NET ACRES :	2.98		

<u>PRICING INFORMATION :</u>	<u>CONTRACT TERMS:</u>
TOTAL PRICE PAID: \$25,000	DOWN PAYMENT :
PRICE / CSR POINT: #Div/0!	INTEREST RATE :
PRICE / NET ACRE: \$8,389	MONTHLY PAYMENT :
	ANNUAL PAYMENT :
<u>ASSESSED VALUATION :</u>	LENGTH IN YRS:
LAND VALUE: \$1,288	BALLOON DATE:
DWLG VALUE: \$0	
BLDG VALUE: \$0	
TOTAL VALUE: \$1,288	VALUE / NET ACRE : \$432

PARCEL # : 07153-010-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	EVANS ESTATE	TWP NAME:	KNOXVILLE
BUYER:	SHINN TRUCKING	T-R-S	75-20-35
TRANSFER DATE:	3/18/2000	BK-PG	263-395
SALES CONDITIONS :			

GROSS ACRES :	72.62	ADJUSTED AVERAGE CSR :	55
NET ACRES :	70.78		

PRICING INFORMATION :

CONTRACT TERMS:

TOTAL PRICE PAID:	\$123,454
PRICE / CSR POINT:	\$32
PRICE / NET ACRE:	\$1,744

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

ASSESSED VALUATION :

LENGTH IN YRS:	
BALLOON DATE:	

LAND VALUE:	\$39,214
DWLG VALUE:	\$0
BLDG VALUE:	\$1,725
<u>TOTAL VALUE:</u>	<u>\$40,939</u>

VALUE / NET ACRE :	\$578
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PARCEL # : 06727-000-00, 06829-002-00, 06847-001-00

REMARKS : NO DWELLING, BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: FISHER, SAM TWP NAME: KNOXVILLE

BUYER: HEWITT, GARY T-R-S 75-20-36

TRANSFER DATE: 3/14/2000 BK-PG 263-444

SALES CONDITIONS :

SPLIT OF PROPERTY

GROSS ACRES : 20.32 ADJUSTED
NET ACRES : 19.82 AVERAGE CSR : 0

PRICING INFORMATION :

TOTAL PRICE PAID: \$28,000

PRICE / CSR POINT: #Div/0!

PRICE / NET ACRE: \$1,413

ASSESSED VALUATION :

LAND VALUE: \$4,242

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$4,242

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$214

PARCEL # : 06876-010-00

REMARKS : BARE LAND

MISC :

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

NOTE: THERE ARE NO EXPRESS OR IMPLIED GUARANTEES OF THE ACCURACY OF
THE INFORMATION CONTAINED IN THIS REPORT. USERS OF THIS REPORT SHOULD
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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	VINK ESTATE	TWP NAME:	KNOXVILLE
BUYER:	BEAVER, JOE & JOHN	T-R-S	76-20-26
TRANSFER DATE:	3/8/2000	BK-PG	264-368
SALES CONDITIONS :			
ESTATE SALE			

GROSS ACRES :	57.30	ADJUSTED	
NET ACRES :	57.24	AVERAGE CSR :	55

PRICING INFORMATION :

TOTAL PRICE PAID:	\$60,000
PRICE / CSR POINT:	\$19
PRICE / NET ACRE:	\$1,048

ASSESSED VALUATION :

LAND VALUE:	\$31,313
DWLG VALUE:	\$0
BLDG VALUE:	\$790
TOTAL VALUE:	\$32,103

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$561
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PARCEL # : 07315-002-00, 07316-000-00

REMARKS : NO DWELLING, BUILDING INFORMATION ENCLOSED

MISC : "FARM SOLD SUBJECT TO RED ROCK EASEMENT"

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:	JENKINS, STEPHEN	TWP NAME:	KNOXVILLE
BUYER:	SHAW & SWAN	T-R-S	75-19-30
TRANSFER DATE:	3/3/2000	BK-PG	07B-393
SALES CONDITIONS :			

GROSS ACRES :	71.70	ADJUSTED	
NET ACRES :	70.70	AVERAGE CSR :	21

PRICING INFORMATION :

TOTAL PRICE PAID:	\$47,250
PRICE / CSR POINT:	\$32
PRICE / NET ACRE:	\$668

ASSESSED VALUATION :

LAND VALUE:	\$16,104
DWLG VALUE:	\$0
BLDG VALUE:	\$1,450
TOTAL VALUE:	\$17,554

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$248
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PARCEL # : 06109-000-00, 06110-000-00

REMARKS : NO DWELLING, BUILDING INFORMATION ENCLOSED

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: GOAD, ETTA	TWP NAME: KNOXVILLE
BUYER: CUMMINGS, LARRY	T-R-S 75-21-13
TRANSFER DATE: 2/22/2000	BK-PG 07B-366
SALES CONDITIONS :	
CONTRACT SALE	

GROSS ACRES :	118.47	ADJUSTED AVERAGE CSR :	56
NET ACRES :	114.56		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$91,200
PRICE / CSR POINT:	\$14
PRICE / NET ACRE:	\$796

ASSESSED VALUATION :

LAND VALUE:	\$72,213
DWLG VALUE:	\$0
BLDG VALUE:	\$100
TOTAL VALUE:	\$72,313

CONTRACT TERMS:

DOWN PAYMENT :	\$3,000
INTEREST RATE :	7.00
MONTHLY PAYMENT :	
ANNUAL PAYMENT :	
LENGTH IN YRS:	9.00
BALLOON DATE:	3/1/2009

	VALUE / NET ACRE :	\$631
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PARCEL # : (13-75-21) 03461-000-00, (18-75-20) 06537-000-00, 06538-000-00, (19-75-20) 06560-000-00

REMARKS : NO 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: CHRISMAN, NORMAN TWP NAME: KNOXVILLE

BUYER: VRUWINK, JOHN T-R-S 76-19-35

TRANSFER DATE: 2/8/2000 BK-PG 263-183

SALES CONDITIONS :

SPLIT OF PROPERTY

GROSS ACRES : 28.16

NET ACRES : 28.16

ADJUSTED
AVERAGE CSR : 0

PRICING INFORMATION :

TOTAL PRICE PAID: \$56,320

PRICE / CSR POINT: #Div/0!

PRICE / NET ACRE: \$2,000

ASSESSED VALUATION :

LAND VALUE: \$10,016

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$10,016

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$356

PARCEL # : 07151-005-00

REMARKS : BARE LAND

MISC :

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

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

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: MOATS, DEAN TWP NAME: KNOXVILLE
BUYER: SAYLOR, JERRY T-R-S 75-20-24
TRANSFER DATE: 1/25/2000 BK-PG 264-070
SALES CONDITIONS :

GROSS ACRES : 3.00
NET ACRES : 2.84 ADJUSTED AVERAGE CSR : 23

PRICING INFORMATION :

TOTAL PRICE PAID: \$25,000
PRICE / CSR POINT: \$377
PRICE / NET ACRE: \$8,803

ASSESSED VALUATION :

LAND VALUE: \$673
DWLG VALUE: \$0
BLDG VALUE: \$2,090
TOTAL VALUE: \$2,763

CONTRACT TERMS:

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

VALUE / NET ACRE : \$973

PARCEL # : 06676-005-00

REMARKS : NO 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: BEYER, DARLENE TWP NAME: KNOXVILLE

BUYER: JONES, RICHARD T-R-S 76-19-36

TRANSFER DATE: 1/13/2000 BK-PG 263-361

SALES CONDITIONS :

OWNS ADJOINING LAND

CONSIDERATION UNDER \$5000

GROSS ACRES : 0.95

NET ACRES : 0.95

ADJUSTED
AVERAGE CSR : 38

PRICING INFORMATION :

TOTAL PRICE PAID: \$3,000

PRICE / CSR POINT: \$82

PRICE / NET ACRE: \$3,158

ASSESSED VALUATION :

LAND VALUE: \$610

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$610

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$642

PARCEL # : 08392-000-00

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: ROWLAND, WILLIS	TWP NAME: KNOXVILLE 2ND CL
BUYER: HOME TOWN DEV	T-R-S 75-20-12
TRANSFER DATE: 5/9/2000	BK-PG 265-050
SALES CONDITIONS :	

GROSS ACRES :	3.29	ADJUSTED AVERAGE CSR :	82
NET ACRES :	3.29		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$30,000
PRICE / CSR POINT:	\$112
PRICE / NET ACRE:	\$9,119

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$4,193
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$4,193

VALUE / NET ACRE : \$1,274

PARCEL # : 12014-005-03

REMARKS : BARE LAND

MISC : AG LAND WITHIN CITY LIMITS

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: VAN HALL, ARVIN	TWP NAME: LAKE PRAIRIE
BUYER: BRUMARK PROP.	T-R-S 76-18-14
TRANSFER DATE: 7/31/2000	BK-PG 2000-4276

SALES CONDITIONS :
SPLIT OF PROPERTY

GROSS ACRES :	38.50	ADJUSTED	
NET ACRES :	38.25	AVERAGE CSR :	80

PRICING INFORMATION :

TOTAL PRICE PAID: \$577,650
PRICE / CSR POINT: \$189
PRICE / NET ACRE: \$15,102

ASSESSED VALUATION :

LAND VALUE: \$36,326
DWLG VALUE: \$0
BLDG VALUE: \$0

TOTAL VALUE: \$36,326

CONTRACT TERMS:

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

VALUE / NET ACRE : \$950

PARCEL # : 12415-000-00, 17421-004-10

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: VAN WYK, D & L	TWP NAME: LAKE PRAIRIE
BUYER: YODER, TIMOTHY	T-R-S 77-18-09
TRANSFER DATE: 7/27/2000	BK-PG 2000-4181
SALES CONDITIONS :	
SPLIT OF PROPERTY	

GROSS ACRES :	95.97		
NET ACRES :	95.97	ADJUSTED AVERAGE CSR :	49

PRICING INFORMATION :

TOTAL PRICE PAID:	\$145,000
PRICE / CSR POINT:	\$31
PRICE / NET ACRE:	\$1,511

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$37,956
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$37,956

VALUE / NET ACRE : \$395

PARCEL # : 13110-001-00, 13110-005-00, 13247-000-00, 13247-010-00, 13248-010-00,
13248-020-00

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:	VAN WYK, D & L	TWP NAME:	LAKE PRAIRIE
BUYER:	BRANDERHORST, D.	T-R-S	77-18-16
TRANSFER DATE:	7/3/2000	BK-PG	2000-3679
SALES CONDITIONS :			
SPLIT OF PROPERTY			

GROSS ACRES :	127.93	ADJUSTED AVERAGE CSR :	61
NET ACRES :	125.93		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$241,000
PRICE / CSR POINT:	\$31
PRICE / NET ACRE:	\$1,914

ASSESSED VALUATION :

LAND VALUE:	\$86,566
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$86,566

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$687
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PARCEL # : 13110-001-00, 13247-015-00, 13248-015-00, 13248-025-00, 13249-000-00,
13251-010-00, 13252-015-00, 13252-020-00, 13254-010-00

REMARKS : BARE LAND

MISC :

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

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

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	VAN WYK, LOREN	TWP NAME:	LAKE PRAIRIE
BUYER:	VAN VARK, BRIAN	T-R-S	77-18-16
TRANSFER DATE:	5/1/2000	BK-PG	264-262

SALES CONDITIONS :

GROSS ACRES :	13.56	ADJUSTED AVERAGE CSR :	60
NET ACRES :	13.25		

PRICING INFORMATION :

TOTAL PRICE PAID: \$165,000
PRICE / CSR POINT: \$207
PRICE / NET ACRE: \$12,453

ASSESSED VALUATION :

LAND VALUE: \$8,554
DWLG VALUE: \$66,850
BLDG VALUE: \$15,440
TOTAL VALUE: \$90,844

CONTRACT TERMS:

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

VALUE / NET ACRE : \$6,856

PARCEL # : 13252-000-00

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:	DEJONG, MARCIA	TWP NAME:	LAKE PRAIRIE
BUYER:	TEACHOUT, RICHARD	T-R-S	77-18-12
TRANSFER DATE:	1/18/2000	BK-PG	263-277
SALES CONDITIONS :			
OWNS ADJOINING LAND			

GROSS ACRES :	19.93	ADJUSTED	
NET ACRES :	18.35	AVERAGE CSR :	58

PRICING INFORMATION :

TOTAL PRICE PAID:	\$20,000
PRICE / CSR POINT:	\$19
PRICE / NET ACRE:	\$1,090

ASSESSED VALUATION :

LAND VALUE:	\$8,432
DWLG VALUE:	\$0
BLDG VALUE:	\$14,480
TOTAL VALUE:	\$22,912

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,249
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PARCEL # : 13161-005-00

REMARKS : NO 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: DAVIS, BOYD TWP NAME: LIBERTY

BUYER: SHINN, GORDON T-R-S 74-18-30

TRANSFER DATE: 6/28/2000 BK-PG 265-269

SALES CONDITIONS :

SPLIT OF PROPERTY

GROSS ACRES : 5.00

NET ACRES : 4.99

ADJUSTED
AVERAGE CSR : 26

PRICING INFORMATION :

TOTAL PRICE PAID: \$16,000

PRICE / CSR POINT: \$124

PRICE / NET ACRE: \$3,206

ASSESSED VALUATION :

LAND VALUE: \$944

DWLG VALUE: \$18,290

BLDG VALUE: \$600

TOTAL VALUE: \$19,834

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$3,975

PARCEL # : 18095-010-00

REMARKS :

MISC :

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

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

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: DAVIS, DENNIS
BUYER: DE COOK, JOHN
TRANSFER DATE: 6/12/2000
SALES CONDITIONS :

TWP NAME: LIBERTY
T-R-S 74-18-31
BK-PG 265-072

GROSS ACRES : 5.00
NET ACRES : 5.00
ADJUSTED AVERAGE CSR : 5

PRICING INFORMATION :

TOTAL PRICE PAID: \$5,000
PRICE / CSR POINT: \$198
PRICE / NET ACRE: \$1,000

ASSESSED VALUATION :

LAND VALUE: \$391
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$391

CONTRACT TERMS:

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

VALUE / NET ACRE : \$78

PARCEL # : 18111-002-00

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: NIACC Foundation	TWP NAME: Pleasant Grove
BUYER: Folsom, Frank	T-R-S 33-76-21
TRANSFER DATE: 12/28/2000	BK-PG 2001-0476
SALES CONDITIONS :	

GROSS ACRES :	86.00	ADJUSTED	
NET ACRES :	73.48	AVERAGE CSR :	64

PRICING INFORMATION :

TOTAL PRICE PAID:	\$76,500
PRICE / CSR POINT:	\$16
PRICE / NET ACRE:	\$1,041

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$51,813
DWLG VALUE:	\$0
BLDG VALUE:	\$310
TOTAL VALUE:	\$52,123

VALUE / NET ACRE :	\$709
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PARCEL # : 19757-000-00, 19758-000-00, 19759-000-00

REMARKS : Sale by North Iowa Area Community College Foundation

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: VAN ENGLEHOVEN, R.	T-R-S 76-21-35
TRANSFER DATE: 7/11/2000	BK-PG 2000-4077
SALES CONDITIONS : SPLIT OF PROPERTY	

GROSS ACRES :	4.59	ADJUSTED	
NET ACRES :	3.23	AVERAGE CSR :	95

PRICING INFORMATION :

TOTAL PRICE PAID:	\$10,000
PRICE / CSR POINT:	\$33
PRICE / NET ACRE:	\$3,096

ASSESSED VALUATION :

LAND VALUE:	\$3,287
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$3,287

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$1,018
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PARCEL # : 19808-015-00

REMARKS : BARE LAND

MISC :

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

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

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: MURPHY, RAYMOND TWP NAME: PLEASANT GROVE

BUYER: USA T-R-S 77-21-18

TRANSFER DATE: 6/26/2000 BK-PG 265-214

SALES CONDITIONS :

SALE TO EXEMPT ORG

SPLIT OF PROPERTY

GROSS ACRES : 1.39

NET ACRES : 1.24

ADJUSTED
AVERAGE CSR : 66

PRICING INFORMATION :

TOTAL PRICE PAID: \$4,000

PRICE / CSR POINT: \$49

PRICE / NET ACRE: \$3,226

ASSESSED VALUATION :

LAND VALUE: \$866

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$866

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$698

PARCEL # : 19843-010-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	BANE, ROBERT	TWP NAME:	PLEASANT GROVE
BUYER:	STATE OF IOWA	T-R-S	76-21-22
TRANSFER DATE:	6/23/2000	BK-PG	265-200
SALES CONDITIONS :			
SALE TO EXEMPT ORG			

GROSS ACRES :	2.18	ADJUSTED	
NET ACRES :	1.39	AVERAGE CSR :	72

PRICING INFORMATION :

TOTAL PRICE PAID:	\$14,212
PRICE / CSR POINT:	\$142
PRICE / NET ACRE:	\$10,224

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE:	\$985
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	<u>\$985</u>

VALUE / NET ACRE : \$709

PARCEL # : 19498-010-00

REMARKS : ADDITIONAL \$ 8,787 FOR DAMAGES PAID

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: BRENEMAN, NORINE TWP NAME: PLEASANT GROVE
BUYER: PHILLIPS, RAY & ETAL T-R-S 76-21-09
TRANSFER DATE: 6/1/2000 BK-PG 2000-3838
SALES CONDITIONS :

GROSS ACRES : 83.50
NET ACRES : 73.44 ADJUSTED AVERAGE CSR : 81

PRICING INFORMATION :

TOTAL PRICE PAID: \$231,000
PRICE / CSR POINT: \$39
PRICE / NET ACRE: \$3,145

ASSESSED VALUATION :

LAND VALUE: \$65,339
DWLG VALUE: \$39,790
BLDG VALUE: \$1,170
TOTAL VALUE: \$106,299

CONTRACT TERMS:

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

VALUE / NET ACRE : \$1,447

PARCEL # : 19219-000-00, 19220-000-00, 19221-000-00, 19222-000-00

REMARKS :

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	E.H. LESTER	TWP NAME:	PLEASANT GROVE
BUYER:	STATE OF IOWA	T-R-S	76-21-36
TRANSFER DATE:	5/30/2000	BK-PG	265-104

SALES CONDITIONS :
SALE TO EXEMPT ORG

GROSS ACRES :	13.91	ADJUSTED	
NET ACRES :	13.91	AVERAGE CSR :	32

PRICING INFORMATION :

TOTAL PRICE PAID:	\$37,900
PRICE / CSR POINT:	\$86
PRICE / NET ACRE:	\$2,725

ASSESSED VALUATION :

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

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$438
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PARCEL # : 19827-015-00, 19828-015-00, 19836-010-00

REMARKS : ADDITIONAL \$ 5,100 IN DAMAGES PAID

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	N IA COMM COLLEGE	TWP NAME:	PLEASANT GROVE
BUYER:	LYON, RICHARD	T-R-S	76-21-05
TRANSFER DATE:	5/22/2000	BK-PG	264-495

SALES CONDITIONS :

GROSS ACRES :	76.06	ADJUSTED AVERAGE CSR :	63
NET ACRES :	73.13		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$117,800
PRICE / CSR POINT:	\$25
PRICE / NET ACRE:	\$1,611

ASSESSED VALUATION :

LAND VALUE:	\$55,300
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$55,300

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$756
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PARCEL # : 19109-001-00, 19110-001-00, 19111-001-00, 19112-000-00

REMARKS : BARE LAND

MISC : INCLUDES 9.00 ACRES OF FOREST RESERVE

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: STRONG, SANDRA	TWP NAME: PLEASANT GROVE
BUYER: SIMONS & MIDGORDEN	T-R-S 77-21-27
TRANSFER DATE: 4/30/2000	BK-PG 07C-202
SALES CONDITIONS :	
CONTRACT SALE	

GROSS ACRES :	81.24	ADJUSTED AVERAGE CSR :	66
NET ACRES :	81.04		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$95,000
PRICE / CSR POINT:	\$18
PRICE / NET ACRE:	\$1,172

ASSESSED VALUATION :

LAND VALUE:	\$57,836
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$57,836

CONTRACT TERMS:

DOWN PAYMENT :	\$10,000
INTEREST RATE :	7.50
MONTHLY PAYMENT :	\$600
ANNUAL PAYMENT :	\$0
LENGTH IN YRS:	10.00
BALLOON DATE:	5/1/2010

VALUE / NET ACRE :	\$714
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PARCEL # : 19925-000-00, 19926-000-00, 19927-000-00, 19928-000-00, 19929-000-00, 19930-000-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	HUNT PARTNERSHIP	TWP NAME:	PLEASANT GROVE
BUYER:	KENNEY FARMS LLC	T-R-S	76-21-06
TRANSFER DATE:	3/29/2000	BK-PG	263-482

SALES CONDITIONS :
TRADE

GROSS ACRES :	187.88	ADJUSTED AVERAGE CSR :	0
NET ACRES :	186.49		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$604,758
PRICE / CSR POINT:	#Div/0!
PRICE / NET ACRE:	\$3,243

ASSESSED VALUATION :

LAND VALUE:	\$83,055
DWLG VALUE:	\$0
BLDG VALUE:	\$3,845
TOTAL VALUE:	\$86,900

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$466
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PARCEL # : (6-76-21) 19141, 19142, 19143, 19144, (31-77-21) 20056, 20057

REMARKS : NO 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: HUNT, LARRY
BUYER: KENNEY FARMS LLC
TRANSFER DATE: 3/29/2000
SALES CONDITIONS :
TRADE

TWP NAME: PLEASANT GROVE
T-R-S 76-21-26
BK-PG 263-485

GROSS ACRES : 684.83
NET ACRES : 675.15
ADJUSTED AVERAGE CSR : 0

PRICING INFORMATION :

TOTAL PRICE PAID: \$2,247,474
PRICE / CSR POINT: #Div/0!
PRICE / NET ACRE: \$3,329

ASSESSED VALUATION :

LAND VALUE: \$524,782
DWLG VALUE: \$0
BLDG VALUE: \$0
TOTAL VALUE: \$524,782

CONTRACT TERMS:

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

VALUE / NET ACRE : \$777

PARCEL # : (26-76-21) 19587, 19587-001, 19587-002, 19590, 19591, (34-76-21) 19790, 19791, (35-76-21) 19798, 19799-001, 19801, 19802, 19803-001, 19805, 19806-001, 19808. (31-77-21) 20036, 20037, 20040-002-02, 20040-002-03.

REMARKS : BARE LAND

MISC : (06-76-20) 23421, 23422

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: BURNHAM, BETTY	TWP NAME: PLEASANT GROVE
BUYER: THOMPSON, JAMES	T-R-S 76-21-30
TRANSFER DATE: 3/25/2000	BK-PG 263-498

SALES CONDITIONS :

GROSS ACRES :	20.00	ADJUSTED	
NET ACRES :	18.70	AVERAGE CSR :	40

PRICING INFORMATION :

TOTAL PRICE PAID: \$20,000
PRICE / CSR POINT: \$27
PRICE / NET ACRE: \$1,070

CONTRACT TERMS:

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

ASSESSED VALUATION :

LAND VALUE: \$11,112
DWLG VALUE: \$0
BLDG VALUE: \$4,030
TOTAL VALUE: \$15,142

LENGTH IN YRS:
BALLOON DATE:

VALUE / NET ACRE : \$810

PARCEL # : 19695-000-00

REMARKS : NO 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: VAN ENGLEHOVEN, RON	TWP NAME: PLEASANT GROVE
BUYER: DE FOREST, DAVID	T-R-S 76-21-20
TRANSFER DATE: 3/24/2000	BK-PG 263-474
SALES CONDITIONS :	
SPLIT OF PROPERTY	

GROSS ACRES :	3.00	ADJUSTED AVERAGE CSR :	0
NET ACRES :	2.85		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$15,000
PRICE / CSR POINT:	#Div/0!
PRICE / NET ACRE:	\$5,263

ASSESSED VALUATION :

LAND VALUE:	\$1,074
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$1,074

CONTRACT TERMS:

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

VALUE / NET ACRE : \$377

PARCEL # : 19454-015-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: HEABERLIN, GENE	TWP NAME: PLEASANT GROVE
BUYER: COWDEN, BRADLEY	T-R-S 76-21-05
TRANSFER DATE: 1/26/2000	BK-PG 07B-310
SALES CONDITIONS :	

GROSS ACRES :	13.19		
NET ACRES :	13.19	ADJUSTED AVERAGE CSR :	42

PRICING INFORMATION :

TOTAL PRICE PAID:	\$42,500
PRICE / CSR POINT:	\$76
PRICE / NET ACRE:	\$3,222

ASSESSED VALUATION :

LAND VALUE:	\$8,419
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$8,419

CONTRACT TERMS:

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

VALUE / NET ACRE : \$638

PARCEL # : 19139-005-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	THOMAS, MARK	TWP NAME:	RED ROCK
BUYER:	HARDING, ROBERT	T-R-S	77-21-09
TRANSFER DATE:	4/4/2000	BK-PG	264-081
SALES CONDITIONS :			

GROSS ACRES :	10.29	ADJUSTED AVERAGE CSR :	58
NET ACRES :	9.22		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$43,000
PRICE / CSR POINT:	\$80
PRICE / NET ACRE:	\$4,664

ASSESSED VALUATION :

LAND VALUE:	\$5,814
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$5,814

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$631
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PARCEL # : 21934-005-00

REMARKS : BARE LAND

MISC :

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

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

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: REMPE, STAN

TWP NAME: SUMMIT

BUYER: TALLMAN, PAUL

T-R-S 77-19-22

TRANSFER DATE: 8/9/2000

BK-PG 2000-4606

SALES CONDITIONS :

GROSS ACRES : 3.95

NET ACRES : 3.71

ADJUSTED
AVERAGE CSR : 58

PRICING INFORMATION :

TOTAL PRICE PAID: \$25,000

PRICE / CSR POINT: \$117

PRICE / NET ACRE: \$6,739

ASSESSED VALUATION :

LAND VALUE: \$2,511

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$2,511

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$677

PARCEL # : 22517-000-00

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: VAN ESSEN, DOROTHY TWP NAME: SUMMIT

BUYER: PARK HILLS DEV T-R-S 77-19-28

TRANSFER DATE: 3/20/2000 BK-PG 264-239

SALES CONDITIONS :

SALE BY TRUST

GROSS ACRES : 72.25

NET ACRES : 71.75

ADJUSTED
AVERAGE CSR : 63

PRICING INFORMATION :

TOTAL PRICE PAID: \$86,000

PRICE / CSR POINT: \$19

PRICE / NET ACRE: \$1,199

ASSESSED VALUATION :

LAND VALUE: \$50,383

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$50,383

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$702

PARCEL # : 22797-000-00, 22798-000-00, 22825-000-00

REMARKS : BARE LAND

MISC : LAND ADJOINING EXISTING PARK HILLS DEVELOPMENT

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	SWANK, MARJORIE	TWP NAME:	SUMMIT
BUYER:	CENTRAL IA WATER	T-R-S	77-19-22
TRANSFER DATE:	3/3/2000	BK-PG	2000-3920
SALES CONDITIONS :			
SPLIT OF PROPERTY			

GROSS ACRES :	1.04	ADJUSTED	
NET ACRES :	1.04	AVERAGE CSR :	94

PRICING INFORMATION :

TOTAL PRICE PAID:	\$6,500
PRICE / CSR POINT:	\$67
PRICE / NET ACRE:	\$6,250

ASSESSED VALUATION :

LAND VALUE:	\$722
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$722

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$694
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PARCEL # : 22511-020-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: REES, DONALD

TWP NAME: UNION

BUYER: CORE, MARK

T-R-S 76-20-09

TRANSFER DATE: 3/23/2000

BK-PG 264-031

SALES CONDITIONS :

ADJOINING LAND

GROSS ACRES : 15.49

NET ACRES : 13.77

ADJUSTED
AVERAGE CSR : 60

PRICING INFORMATION :

TOTAL PRICE PAID: \$50,000

PRICE / CSR POINT: \$61

PRICE / NET ACRE: \$3,631

ASSESSED VALUATION :

LAND VALUE: \$8,569

DWLG VALUE: \$32,520

BLDG VALUE: \$1,250

TOTAL VALUE: \$42,339

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$3,075

PARCEL # : 23482-001-00

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: IOWA ST SAVINGS BANK TWP NAME: WASHINGTON

BUYER: CHAMBERS, TERRY T-R-S 74-20-20

TRANSFER DATE: 3/17/2000 BK-PG 07B-410

SALES CONDITIONS :

CONTRACT SALE
AFTER FORECLOSURE

GROSS ACRES : 100.00

NET ACRES : 98.01

ADJUSTED
AVERAGE CSR : 40

PRICING INFORMATION :

TOTAL PRICE PAID: \$112,477

PRICE / CSR POINT: \$29

PRICE / NET ACRE: \$1,148

ASSESSED VALUATION :

LAND VALUE: \$41,275

DWLG VALUE: \$36,940

BLDG VALUE: \$200

TOTAL VALUE: \$78,415

CONTRACT TERMS:

DOWN PAYMENT : \$9,000

INTEREST RATE : 8.00

MONTHLY PAYMENT : \$0

ANNUAL PAYMENT : \$9,964

LENGTH IN YRS: 25.00

BALLOON DATE:

VALUE / NET ACRE : \$800

PARCEL # : 23825-000-00, 23826-000-00, 23827-000-00

REMARKS : DWELLING & BUILDING INFORMATION ENCLOSED

MISC : CONTRACT SALE BY LENDING INSTITUTION AFTER FORECLOSURE

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER:	AGAN, CHRIS	TWP NAME:	WASHINGTON
BUYER:	MC CORKLE TRUST	T-R-S	74-20-15
TRANSFER DATE:	2/16/2000	BK-PG	263-234
SALES CONDITIONS :			

GROSS ACRES :	69.61	ADJUSTED AVERAGE CSR :	52
NET ACRES :	66.29		

PRICING INFORMATION :

TOTAL PRICE PAID:	\$110,000
PRICE / CSR POINT:	\$32
PRICE / NET ACRE:	\$1,659

ASSESSED VALUATION :

LAND VALUE:	\$33,825
DWLG VALUE:	\$0
BLDG VALUE:	\$0
TOTAL VALUE:	\$33,825

CONTRACT TERMS:

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

VALUE / NET ACRE :	\$510
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PARCEL # : 23777-000-00, 23777-001-00

REMARKS : BARE LAND

MISC :

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

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MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: JOHNSTON, DWIGHT TWP NAME: WASHINGTON

BUYER: STULL, CRAIG T-R-S 74-20-03

TRANSFER DATE: 1/3/2000 BK-PG 262-457

SALES CONDITIONS :

SPLIT OF PROPERTY

GROSS ACRES : 20.19

NET ACRES : 19.11

ADJUSTED
AVERAGE CSR : 0

PRICING INFORMATION :

CONTRACT TERMS:

TOTAL PRICE PAID: \$25,000

DOWN PAYMENT :

PRICE / CSR POINT: #Div/0!

INTEREST RATE :

PRICE / NET ACRE: \$1,308

MONTHLY PAYMENT :

ANNUAL PAYMENT :

ASSESSED VALUATION :

LENGTH IN YRS:

LAND VALUE: \$4,878

BALLOON DATE:

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$4,878

VALUE / NET ACRE : \$255

PARCEL # : 23650-000-00

REMARKS : BARE LAND

MISC :

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

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