

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

DISCLAIMER

AGRICULTURAL SALES REPORTS

2002

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.

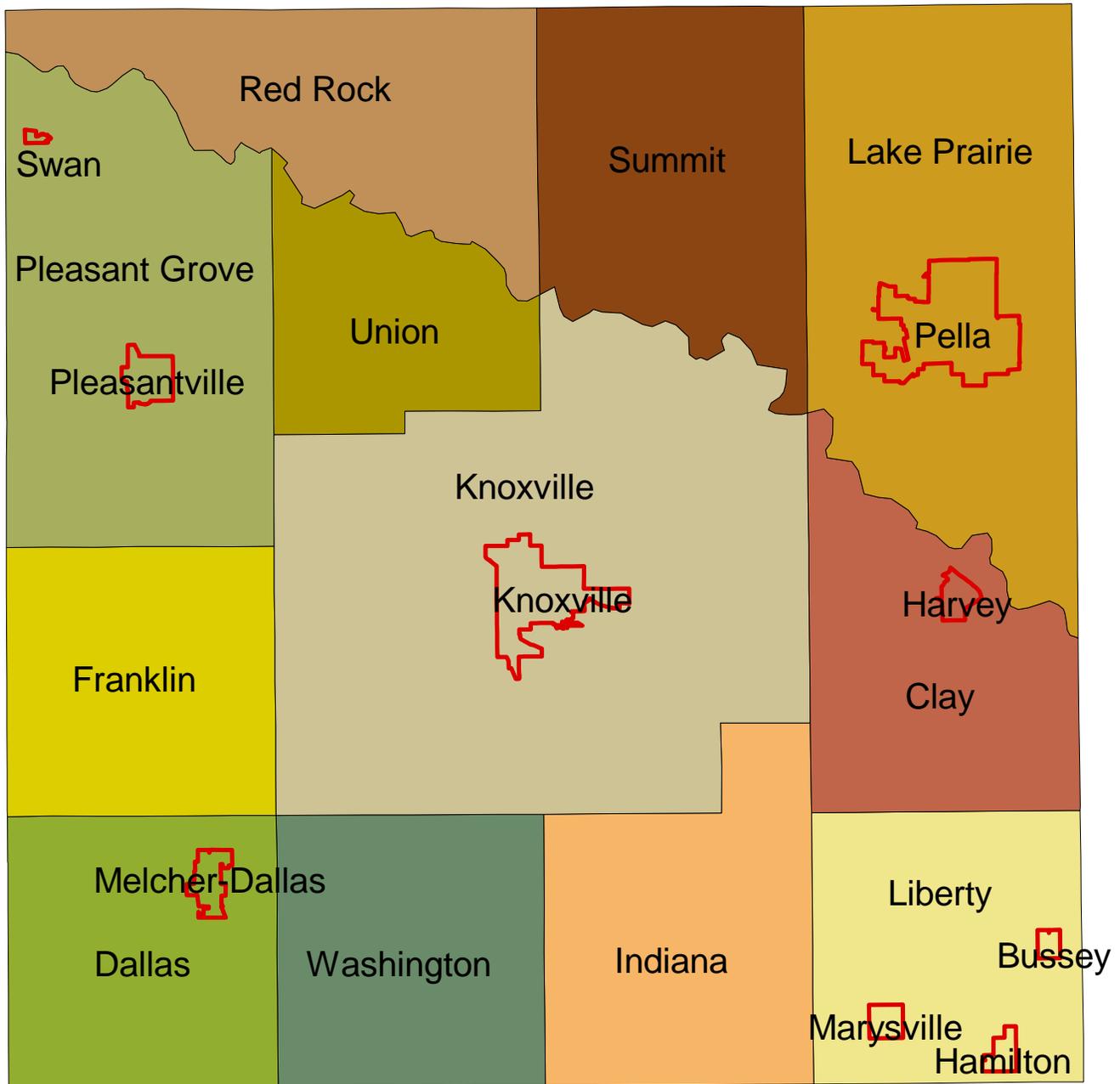
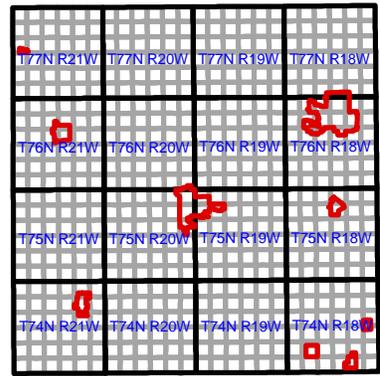
The information contained in these reports is as reported by individuals involved in the transactions. All information, including but not restricted to financial information, should be independently verified with the individuals involved in the transactions and with public documents of record. All valuations and mathematical calculations should be independently verified. Any individuals or commercial entities using any information from the enclosed Agricultural Sales Reports for financial or legal purposes or transactions without independently verifying all information do so at their own risk.

The sales transactions included in the enclosed Agricultural Sales Reports are not all inclusive of every sales transaction of agriculture properties in Marion County for the time periods stated but rather are selected as merely representative of publicly recorded agricultural sales that have occurred in Marion County during the time period.

MARION COUNTY ASSESSOR MARION COUNTY, IOWA

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

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



Master Report

2002 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 | | | | | | | | |
| GARRETT, MARTHA | RUS, JOHN & STEVE | 2002-0063 | 185,000 | 253.89 | 52 | 129,760 | 2,900 | 1,620 |
| WESTERKAMP, VANCE & | BRICE, MICHAEL | 2002-0158 | 120,000 | 87.82 | 69 | 60,513 | 0 | 0 |
| VANDER MOLEN, LAUREN | PURVIS, TREY | 2002-3850 | 68,500 | 34.84 | 49 | 17,026 | 0 | 0 |
| LOYNACHAN, ROBERT | ANDERSON, NANCY | 2002-2639 | 7,500 | 1.50 | 71 | 1,006 | 0 | 0 |
| HOKSBERGEN, CARROLL | MC DANIEL, ROYCE | 2002-2544 | 10,000 | 1.81 | 17 | 349 | 0 | 0 |
| WHITTEN, WILLIAM | SYTSMA, JIMMIE | 2002-3398 | 22,000 | 16.72 | 76 | 12,715 | 0 | 0 |
| SHINN TRUCKING | KAMERICK, DANIEL | 2002-4178 | 41,250 | 33.63 | 22 | 14,581 | 0 | 0 |
| SHINN TRUCKING | KAMPMAN, MARLIN | 2002-4394 | 40,000 | 12.36 | 49 | 6,570 | 0 | 0 |
| VINK, NICHOLAS | COATNEY, JERRY | 2002-4500 | 24,000 | 1.21 | 55 | 880 | 0 | 0 |
| VAN WAARDHUIZEN, A | MOCKENHAUPT, JADE | 2002-6596 | 57,000 | 35.54 | 69 | 25,202 | 0 | 0 |
| DALLAS | | | | | | | | |
| BECKER, GENEVA | DITTMER, KEVIN | 2002-0245 | 210,000 | 233.50 | 45 | 98,033 | 39,120 | 2,870 |
| SCHURMAN, JERRY | WADLE, DAVID & ETAL | 2002-1923 | 125,000 | 116.12 | 43 | 47,091 | 0 | 0 |
| DAVIS & COWDEN | PETTYJOHN, JERRY | 2002-1841 | 85,000 | 85.02 | 49 | 42,113 | 0 | 0 |
| PUTZ, DELBERT | SCHNEIDER, LARRY | 2002-2445 | 72,000 | 80.00 | 49 | 36,868 | 0 | 3,115 |
| BATY, ROY | SCHNEIDER, THOMAS | 2002-3767 | 14,860 | 36.43 | 46 | 15,029 | 0 | 0 |
| REYNOLDS, DJ & ETAL | GARDEN RDG INVEST | 2002-5243 | 130,000 | 152.43 | 37 | 56,730 | 0 | 0 |
| HAINES, ARLENE | LINDLE, GREGORY | 2002-5811 | 50,000 | 32.41 | 36 | 8,934 | 19,520 | 790 |
| FRANKLIN | | | | | | | | |
| MYERS, RICHARD | RILEY FAMILY LLC | 2002-1526 | 210,011 | 289.67 | 50 | 143,822 | 0 | 0 |
| EYCHANER, RICHARD | LEVY, ROBERT | 2002-2932 | 11,610 | 18.51 | 21 | 2,238 | 0 | 0 |

| TOWNSHIP NAME | | | | | | | | |
|----------------------|---------------------|--------------|-------------------|-----------------|------------|-------------------|-------------------|-------------------|
| SELLER | BUYER | BK-PG | SALE PRICE | NET ACRE | CSR | LAND VALUE | DWLG VALUE | BLDG VALUE |
| MORAN, THERESA | SCHNEIDER, JOHN | 2002-3642 | 40,000 | 39.66 | 40 | 14,705 | 39,510 | 0 |
| WOLFORD CORP | MCBRIDE, TAMMY | 2002-4667 | 46,900 | 5.05 | 42 | 1,442 | 23,720 | 2,790 |
| WALLACE, MELVIN | CANTRELL, RANDY | 2002-5058 | 93,500 | 3.35 | 53 | 1,388 | 57,400 | 3,800 |
| STEWART, SHANNON | KADING, HOWARD EST. | 2002-6082 | 31,000 | 1.29 | 80 | 815 | 4,970 | 0 |
| INDIANA | | | | | | | | |
| ADAIR HOLDINGS | ANDERSON, JOHN | 2002-0606 | 9,000 | 37.45 | 12 | 11,719 | 0 | 0 |
| WILSON, JAMES R. | WINTER, WILLIAM | 2002-2085 | 70,500 | 20.55 | 65 | 12,029 | 30,540 | 680 |
| DEZWARTE, LARRY | DOBSON, RICHARD | 2002-4147 | 84,000 | 3.34 | 29 | 1,451 | 7,110 | 0 |
| ENSOR, DWIGHT | STATON, DARLENE | 2002-6005 | 85,000 | 2.46 | 9 | 643 | 31,930 | 3,520 |
| KNOXVILLE | | | | | | | | |
| HOCH, MELVIN | RICHARDSON, RICHARD | 2002-0031 | 145,000 | 9.10 | 53 | 4,592 | 91,280 | 0 |
| SEVENTH-DAY ADVENTIS | GUITER, STEVEN | 2002-0280 | 137,500 | 78.00 | 53 | 40,383 | 57,520 | 1,546 |
| DEJONG, FRANKLIN EST | HASELHUHN, DENNIS | 2002-0341 | 95,000 | 35.05 | 78 | 29,007 | 0 | 0 |
| SMITH, EDNA | MCCOY TRUST | 2002-1024 | 11,000 | 22.01 | 73 | 15,256 | 0 | 0 |
| HIETBRINK, PAUL | TOBIN, THOMAS | 2002-1503 | 12,920 | 12.92 | 33 | 6,058 | 0 | 0 |
| SYTSMA, LARRY | HIETBRINK, PAUL | 2002-1454 | 105,000 | 96.16 | 48 | 44,875 | 0 | 0 |
| DEJONG, FRANK ESTATE | VERHOEF, HARRY | 2002-1820 | 178,000 | 204.76 | 48 | 100,201 | 0 | 0 |
| DEJONG, FRANKLIN EST | LMJ FARMS | 2002-1605 | 500,000 | 267.35 | 60 | 158,146 | 0 | 8,669 |
| DEJONG, FRANKLIN EST | HAMMANN, DUANE | 2002-1485 | 42,500 | 17.57 | 66 | 12,928 | 0 | 5,285 |
| SMITH, EDNA | SCHULTZ, JAMES W | 2002-1725 | 169,999 | 197.17 | 62 | 118,963 | 0 | 0 |
| HIGGINBOTHAM, PAUL | GALEAZZI, TIM | 2002-2772 | 18,000 | 7.13 | 53 | 3,700 | 0 | 0 |
| HAMMANN, DUANE | SOUTH, WILLIAM | 2002-2997 | 10,000 | 0.43 | 65 | 322 | 0 | 0 |
| CARTER, DONALD | MART, JERRY | 2002-3458 | 28,000 | 11.74 | 53 | 7,150 | 0 | 250 |

| TOWNSHIP NAME | | | | | | | | |
|----------------------|-----------------------|--------------|-------------------|-----------------|------------|-------------------|-------------------|-------------------|
| SELLER | BUYER | BK-PG | SALE PRICE | NET ACRE | CSR | LAND VALUE | DWLG VALUE | BLDG VALUE |
| MATHES, DANA | GRAPE OPPORTUNITY LL | 2002-3831 | 25,000 | 25.70 | 54 | 13,394 | 0 | 2,730 |
| BENNETT ESTATE | BOWEN, HARLAN | 2002-3881 | 31,000 | 69.20 | 15 | 9,261 | 5,240 | 200 |
| CHRISMAN, NORMAN | HARDMAN, ROBERT | 2002-4033 | 30,000 | 3.37 | 11 | 1,161 | 0 | 0 |
| COX, NANCY | HUFFMAN, CAROLL | 2002-4511 | 102,500 | 177.92 | 28 | 46,881 | 0 | 0 |
| VAN HULZEN, BRADLEY | CHAMBERS, KEVIN | 2002-4778 | 37,500 | 26.40 | 34 | 7,306 | 0 | 0 |
| EVANS, DAVID | BIERMAN, DARRELL | 2002-4820 | 53,500 | 39.00 | 30 | 10,716 | 0 | 0 |
| DAVIS, LESTER | MAYORGA, EUFRACIO | 2002-5090 | 80,000 | 58.86 | 31 | 18,769 | 6,230 | 0 |
| JOHNSTON, DWIGHT | RED ROCK LAND CO | 2002-4934 | 75,000 | 5.03 | 44 | 2,880 | 0 | 0 |
| JORDAN, LORETTA | HORNE, CHERYL | 2002-5753 | 110,000 | 2.02 | 86 | 1,453 | 64,560 | 510 |
| JOHNSTON, DWIGHT | MCCORKLE, KENT | 2002-6022 | 60,000 | 44.43 | 45 | 20,285 | 0 | 0 |
| LAKE PRAIRIE | | | | | | | | |
| RIETVELD, ELEANOR | BOOT, DARRELL | 2002-0162 | 135,200 | 77.00 | 59 | 44,404 | 29,000 | 1,630 |
| DONNELLEY, THORNE | VAN WYK, ELMER & ETAL | 2002-1822 | 696,000 | 294.95 | 66 | 198,880 | 0 | 0 |
| DONNELLEY, THORNE | VAN WALBEEK, WAYNE | 2002-1827 | 610,000 | 243.21 | 74 | 166,023 | 0 | 0 |
| DONNELLEY, THORNE | BRANDERHORST, DONALD | 2002-1836 | 366,000 | 117.56 | 71 | 78,186 | 0 | 0 |
| DONNELLEY, THORNE | SUMMIT PORK, INC | 2002-2457 | 175,000 | 5.50 | 80 | 3,911 | 79,740 | 65,730 |
| DONNELLEY, THORNE | VANDE NOORD, PAUL | 2002-1861 | 180,000 | 154.10 | 73 | 116,974 | 0 | 0 |
| DONNELLEY, THORNE | VALLEY VIEW GR TR | 2002-2512 | 201,485 | 93.13 | 78 | 64,916 | 0 | 0 |
| DONNELLEY, THORNE | PUTZ, DONALD | 2002-2242 | 235,000 | 124.80 | 41 | 70,003 | 71,550 | 38,110 |
| STURSMAN & ETAL | VAN ZEE, CARL | 2002-1856 | 105,000 | 4.66 | 68 | 3,248 | 40,200 | 27,660 |
| STURSMAN, CHARLES | VOS, ARVIN | 2002-2645 | 1,000 | 5.97 | 59 | 3,842 | 0 | 0 |
| STURSMAN, CHARLES | DE PRENGER, HOWARD | 2002-4034 | 464,000 | 177.64 | 64 | 117,941 | 0 | 0 |
| MILLS & LANGSTRAAT | VANDER WILT, DEAN | 2002-4805 | 33,000 | 5.10 | 46 | 2,113 | 0 | 0 |

| TOWNSHIP NAME | | | | | | | | |
|-----------------------|----------------------|--------------|-------------------|-----------------|------------|-------------------|-------------------|-------------------|
| SELLER | BUYER | BK-PG | SALE PRICE | NET ACRE | CSR | LAND VALUE | DWLG VALUE | BLDG VALUE |
| VANDERWAL ESTATE | PELLA REG HEALTH CTR | 2002-5619 | 700,000 | 49.24 | 44 | 19,436 | 127,560 | 0 |
| NAAKGEBOREN, BRENDA | WADLE, LEO | 2002-6987 | 71,160 | 1,175.00 | 1 | 8,169 | 0 | 96 |
| LIBERTY | | | | | | | | |
| RICHARDSON, RICHARD | BEATTY, KEVIN | 2002-0155 | 174,900 | 8.88 | 53 | 3,968 | 114,560 | 31,185 |
| VEENSTRA, NELLIE | STEPHENS, JAMES | 2002-2178 | 15,000 | 0.85 | 0 | 560 | 17,960 | 0 |
| WHITE, DEBRA D. | HASTINGS, JAMES | 2002-3535 | 105,000 | 26.12 | 39 | 9,380 | 87,950 | 0 |
| LONG, ANDY | STOUT, BLAINE L | 2002-7241 | 67,000 | 25.54 | 16 | 7,097 | 59,350 | 0 |
| PLEASANT GROVE | | | | | | | | |
| KENNEY FARMS, LLC | HUNTER FARMS | 2002-2055 | 715,000 | 324.30 | 48 | 157,090 | 0 | 3,845 |
| DE GOEY, LYLE | HOY, DAVE | 2002-2599 | 114,000 | 5.90 | 16 | 2,121 | 77,880 | 0 |
| CHIODO LIVING TR | GORDON, PAUL | 2002-2374 | 20,000 | 4.85 | 62 | 2,684 | 0 | 0 |
| CHIODO LIVING TR | GORDON, PAUL | 2002-2373 | 120,000 | 2.45 | 46 | 1,371 | 36,010 | 3,110 |
| CRASE, DOROTHY | WILLIAMS, STEVEN | 2002-2847 | 464,320 | 290.02 | 70 | 208,811 | 0 | 2,080 |
| GREEN, SHELLY | ERICKSON, NANCY | 2002-4015 | 139,900 | 11.04 | 57 | 6,392 | 77,620 | 1,610 |
| COWDEN, DOLAN | WITTKOWSKI, ROBERT | 2002-4470 | 88,000 | 4.92 | 44 | 2,704 | 45,370 | 0 |
| BISHOP, LARRY | THILL, BRYAN | 2002-6552 | 95,000 | 67.47 | 52 | 34,905 | 0 | 0 |
| RED ROCK | | | | | | | | |
| WILLIAMS, BRYAN | BOGASH, EUGENE | 2002-1531 | 85,000 | 74.00 | 43 | 31,099 | 0 | 2,460 |
| VAUGHN, MERVIN | KUEFNER, TRAVIS | 2002-2552 | 87,500 | 34.47 | 48 | 16,851 | 0 | 0 |
| CLARK & SHEPLEY | BRAAKSMA, KENTON | 2002-3994 | 20,000 | 2.05 | 47 | 1,083 | 0 | 0 |
| CLARK, HOWARD | SOKOL, ROGER | 2002-3442 | 55,500 | 21.86 | 41 | 9,968 | 0 | 0 |
| VAUGHN, MERVIN | OWENS, RICHARD | 2002-5447 | 80,000 | 39.42 | 54 | 21,234 | 0 | 0 |
| SOWIENSKI, RICHARD | BULLOCK, RICK | 2002-6929 | 159,500 | 38.39 | 58 | 22,672 | 30,180 | 1,560 |
| KAIN, DONNA & ETAL | THE EIGHTY, LLC | 2002-7693 | 50,000 | 78.78 | 22 | 18,383 | 0 | 0 |

| TOWNSHIP NAME | | | | | | | | |
|----------------------|------------------|--------------|-------------------|-----------------|------------|-------------------|-------------------|-------------------|
| SELLER | BUYER | BK-PG | SALE PRICE | NET ACRE | CSR | LAND VALUE | DWLG VALUE | BLDG VALUE |
| SUMMIT | | | | | | | | |
| KLEIN, VIRGIL | THOMPSON, KENT | 2002-3350 | 199,500 | 2.79 | 74 | 1,668 | 177,800 | 1,220 |
| UNION | | | | | | | | |
| SMITH, GINGER | SENN, J.R. | 2002-3625 | 7,500 | 4.54 | 52 | 1,628 | 0 | 0 |
| SENN, J.R. | DEZWARTE, DARIN | 2002-3627 | 19,000 | 4.54 | 52 | 1,628 | 0 | 0 |
| WASHINGTON | | | | | | | | |
| BINFORD, JESSE | MCCORKLE TRUSTS | 2002-0337 | 95,000 | 58.62 | 49 | 25,395 | 0 | 0 |
| HANK, HENRY HANS | STORM, DALE | 2002-0344 | 83,500 | 116.73 | 45 | 48,853 | 42,260 | 2,260 |
| MOATS, VERLYN | CLARK, ART | 2002-2646 | 200,000 | 211.19 | 44 | 86,366 | 0 | 0 |
| HINERMAN, SHIRLEY | MARCHANT, DENNIS | 2002-3533 | 138,000 | 18.45 | 38 | 5,726 | 67,070 | 1,130 |
| HUBLER, GEORGIA | BEAVER LAND CORP | 2002-4479 | 180,000 | 262.70 | 39 | 100,369 | 0 | 2,750 |
| BUCK'S LTD | CLARK, MARVIN JR | 2002-4000 | 90,000 | 115.98 | 35 | 39,296 | 0 | 2,490 |
| BEEBOUT, KENNETH | BUCK'S LTD | 2002-3999 | 111,000 | 151.81 | 43 | 62,392 | 31,330 | 4,760 |
| DE HEER, PATTY | RAGSDALE, JERRY | 2002-4059 | 48,750 | 73.94 | 30 | 19,881 | 0 | 0 |
| FLANDERS, MELVIN | ROE, ROBERT | 2002-4434 | 15,000 | 8.26 | 4 | 1,737 | 0 | 0 |
| ORR, GERALD | BROWN, ORVILLE | 2002-6261 | 132,500 | 39.04 | 40 | 15,008 | 53,050 | 2,250 |
| BUCK'S LTD | CLARK, MARVIN | 2002-6759 | 30,000 | 38.01 | 19 | 5,729 | 0 | 0 |

Bare Land Report

2002-BARE AG LAND OVER 20.00 ACRES-GOOD SALES

| 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 | | | | | | | | |
| CLAY | | | | | | | | | |
| 75-18-25 | 2002-0158 | 120,000 | 87.82 | 68.67 | \$1,366 | \$19.90 | 60,513 | \$689 | \$10.03 |
| 75-18-07 | 2002-3850 | 68,500 | 34.84 | 48.53 | \$1,966 | \$40.51 | 17,026 | \$489 | \$10.07 |
| 75-18-04 | 2002-4178 | 41,250 | 33.63 | 21.86 | \$1,227 | \$56.10 | 14,581 | \$434 | \$19.83 |
| 75-18-32 | 2002-6596 | 57,000 | 35.54 | 68.98 | \$1,604 | \$23.25 | 25,202 | \$709 | \$10.28 |
| DALLAS | | | | | | | | | |
| 74-21-23 | 2002-1923 | 125,000 | 116.12 | 43.32 | \$1,076 | \$24.85 | 47,091 | \$406 | \$9.36 |
| 74-21-01 | 2002-1841 | 85,000 | 85.02 | 49.49 | \$1,000 | \$20.20 | 42,113 | \$495 | \$10.01 |
| 74-21-21 | 2002-3767 | 14,860 | 36.43 | 45.76 | \$408 | \$8.91 | 15,029 | \$413 | \$9.01 |
| 74-21-19 | 2002-5243 | 130,000 | 152.43 | 36.52 | \$853 | \$23.35 | 56,730 | \$372 | \$10.19 |
| FRANKLIN | | | | | | | | | |
| 75-21-34 | 2002-1526 | 210,011 | 289.67 | 50.32 | \$725 | \$14.41 | 143,822 | \$497 | \$9.87 |
| INDIANA | | | | | | | | | |
| 74-19-27 | 2002-0606 | 9,000 | 37.45 | 12.26 | \$240 | \$19.59 | 11,719 | \$313 | \$25.51 |
| KNOXVILLE | | | | | | | | | |
| 76-19-35 | 2002-0341 | 95,000 | 35.05 | 78.09 | \$2,710 | \$34.71 | 29,007 | \$828 | \$10.60 |
| 75-20-19 | 2002-1024 | 11,000 | 22.01 | 73.47 | \$500 | \$6.80 | 15,256 | \$693 | \$9.43 |
| 76-19-27 | 2002-1454 | 105,000 | 96.16 | 47.81 | \$1,092 | \$22.84 | 44,875 | \$467 | \$9.76 |
| 75-19-01 | 2002-1820 | 178,000 | 204.76 | 48.45 | \$869 | \$17.94 | 100,201 | \$489 | \$10.10 |
| 75-20-19 | 2002-1725 | 169,999 | 197.17 | 61.88 | \$862 | \$13.93 | 118,963 | \$603 | \$9.75 |

| 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 | | | | | | | | |
| 75-19-15 | 2002-4778 | 37,500 | 26.40 | 34.10 | \$1,420 | \$41.65 | 7,306 | \$277 | \$8.11 |
| 75-19-27 | 2002-4820 | 53,500 | 39.00 | 29.61 | \$1,372 | \$46.32 | 10,716 | \$275 | \$9.28 |
| 76-20-36 | 2002-6022 | 60,000 | 44.43 | 45.43 | \$1,350 | \$29.72 | 20,285 | \$457 | \$10.05 |
| LAKE PRAIRIE | | | | | | | | | |
| 77-18-05 | 2002-1861 | 180,000 | 154.10 | 73.30 | \$1,168 | \$15.93 | 116,974 | \$759 | \$10.36 |
| 77-18-07 | 2002-1822 | 696,000 | 294.95 | 65.84 | \$2,360 | \$35.84 | 198,880 | \$674 | \$10.24 |
| 77-18-18 | 2002-1836 | 366,000 | 117.56 | 71.38 | \$3,113 | \$43.62 | 78,186 | \$665 | \$9.32 |
| 77-18-18 | 2002-2512 | 201,485 | 93.13 | 78.43 | \$2,163 | \$27.59 | 64,916 | \$697 | \$8.89 |
| 77-18-07 | 2002-1827 | 610,000 | 243.21 | 73.59 | \$2,508 | \$34.08 | 166,023 | \$683 | \$9.28 |
| PLEASANT GROVE | | | | | | | | | |
| 76-21-29 | 2002-6552 | 95,000 | 67.47 | 51.51 | \$1,408 | \$27.34 | 34,905 | \$517 | \$10.04 |
| RED ROCK | | | | | | | | | |
| 77-21-04 | 2002-2552 | 87,500 | 34.47 | 48.02 | \$2,538 | \$52.86 | 16,851 | \$489 | \$10.18 |
| 77-21-04 | 2002-3442 | 55,500 | 21.86 | 41.20 | \$2,539 | \$61.63 | 9,968 | \$456 | \$11.07 |
| 77-21-05 | 2002-7693 | 50,000 | 78.78 | 22.23 | \$635 | \$28.55 | 18,383 | \$233 | \$10.50 |
| WASHINGTON | | | | | | | | | |
| 74-20-22 | 2002-0337 | 95,000 | 58.62 | 48.60 | \$1,621 | \$33.35 | 25,395 | \$433 | \$8.91 |
| 74-20-26 | 2002-4059 | 48,750 | 73.94 | 30.33 | \$659 | \$21.74 | 19,881 | \$269 | \$8.86 |
| 74-20-29 | 2002-6759 | 30,000 | 38.01 | 19.10 | \$789 | \$41.33 | 5,729 | \$151 | \$7.89 |

| 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 | | | | | | | | |
| 74-20-26 | 2002-4059 | 48,750 | 73.94 | 30.33 | \$659 | \$21.74 | 19,881 | \$269 | \$8.86 |
| 74-20-29 | 2002-6759 | 30,000 | 38.01 | 19.10 | \$789 | \$41.33 | 5,729 | \$151 | \$7.89 |
| TOTAL NET ACRES | AVG CSR | | TOTAL SALES PRICE | | PRICE PER ACRE | PRICE PER POINT | TOTAL LAND VALUE | VALUE PER ACRE | VALUE PER POINT |
| 3,456.20 | 53.33 | | \$4,932,355 | | \$1,427 | \$26.76 | \$1,808,948 | \$523 | \$9.81 |

Acreage Report

2002 - ACREAGES UNDER 20.00 ACRES IN SIZE

| TOWNSHIP NAME | | | | PRICE | | | | |
|---------------------|---------------|---------|-------|--------|--------|--------|-------|--|
| BUYER | PARCEL # | SALE | NET | PER | LAND | DWLG | BLDG | |
| | | PRICE | ACRE | ACRE | VALUE | VALUE | VALUE | |
| CLAY | | | | | | | | |
| ANDERSON, NANCY | 00942-010-00 | 7,500 | 1.50 | 5,000 | 1,006 | 0 | 0 | |
| MC DANIEL, ROYCE | 00924-020-00 | 10,000 | 1.81 | 5,525 | 349 | 0 | 0 | |
| SYTSMA, JIMMIE | 05596-000-00 | 22,000 | 16.72 | 1,316 | 12,715 | 0 | 0 | |
| KAMPMAN, MARLIN | 00456-000-00 | 40,000 | 12.36 | 3,236 | 6,570 | 0 | 0 | |
| COATNEY, JERRY | 00983-010-00 | 24,000 | 1.21 | 19,835 | 880 | 0 | 0 | |
| FRANKLIN | | | | | | | | |
| LEVY, ROBERT | 01514-000-00, | 11,610 | 18.51 | 627 | 2,238 | 0 | 0 | |
| MCBRIDE, TAMMY | 03503-006-00, | 46,900 | 5.05 | 9,287 | 1,442 | 23,720 | 2,790 | |
| CANTRELL, RANDY | 03623-015-00 | 93,500 | 3.35 | 27,910 | 1,388 | 57,400 | 3,800 | |
| KADING, HOWARD EST. | 03482-015-00 | 31,000 | 1.29 | 24,031 | 815 | 4,970 | 0 | |
| INDIANA | | | | | | | | |
| DOBSON, RICHARD | 04173-015-00 | 84,000 | 3.34 | 25,150 | 1,451 | 7,110 | 0 | |
| STATON, DARLENE | 04329-020-00 | 85,000 | 2.46 | 34,553 | 643 | 31,930 | 3,520 | |
| KNOXVILLE | | | | | | | | |
| RICHARDSON, RICHARD | 07057-005-00 | 145,000 | 9.10 | 15,934 | 4,592 | 91,280 | 0 | |
| TOBIN, THOMAS | 07003-010-00 | 12,920 | 12.92 | 1,000 | 6,058 | 0 | 0 | |
| HAMMANN, DUANE | 05562-000-00, | 42,500 | 17.57 | 2,419 | 12,928 | 0 | 5,285 | |
| GALEAZZI, TIM | 07008-010-00 | 18,000 | 7.13 | 2,525 | 3,700 | 0 | 0 | |
| SOUTH, WILLIAM | 05584-015-00 | 10,000 | 0.43 | 23,256 | 322 | 0 | 0 | |
| MART, JERRY | 06668-001-00 | 28,000 | 11.74 | 2,385 | 7,150 | 0 | 250 | |
| HARDMAN, ROBERT | 05486-010-00 | 30,000 | 3.37 | 8,902 | 1,161 | 0 | 0 | |
| RED ROCK LAND CO | 07463-015-00 | 75,000 | 5.03 | 14,911 | 2,880 | 0 | 0 | |
| HORNE, CHERYL | 06356-010-00 | 110,000 | 2.02 | 54,455 | 1,453 | 64,560 | 510 | |
| LAKE PRAIRIE | | | | | | | | |

| TOWNSHIP NAME | | | | | | | | |
|-----------------------|-----------------|-------------------|-----------------|-----------------------|-------------------|-------------------|-------------------|--|
| BUYER | PARCEL # | SALE PRICE | NET ACRE | PRICE PER ACRE | LAND VALUE | DWLG VALUE | BLDG VALUE | |
| SUMMIT PORK, INC | 13300-020-00 | 175,000 | 5.50 | 31,818 | 3,911 | 79,740 | 65,730 | |
| VAN ZEE, CARL | 13331-010-00 | 105,000 | 4.66 | 22,532 | 3,248 | 40,200 | 27,660 | |
| VOS, ARVIN | 13330-020-00, | 1,000 | 5.97 | 168 | 3,842 | 0 | 0 | |
| VANDER WILT, DEAN | 13096-010-00 | 33,000 | 5.10 | 6,471 | 2,113 | 0 | 0 | |
| LIBERTY | | | | | | | | |
| BEATTY, KEVIN | 01009-010-00 | 174,900 | 8.88 | 19,696 | 3,968 | 114,560 | 31,185 | |
| STEPHENS, JAMES | 17699-010-00 | 15,000 | 0.85 | 17,647 | 560 | 17,960 | 0 | |
| PLEASANT GROVE | | | | | | | | |
| HOY, DAVE | 19273-010-00 | 114,000 | 5.90 | 19,322 | 2,121 | 77,880 | 0 | |
| GORDON, PAUL | 19105-020-00 | 20,000 | 4.85 | 4,124 | 2,684 | 0 | 0 | |
| GORDON, PAUL | 19105-025-00 | 120,000 | 2.45 | 48,980 | 1,371 | 36,010 | 3,110 | |
| ERICKSON, NANCY | 19648-010-00 | 139,900 | 11.04 | 12,672 | 6,392 | 77,620 | 1,610 | |
| WITTKOWSKI, ROBERT | 20047-000-00 | 88,000 | 4.92 | 17,886 | 2,704 | 45,370 | 0 | |
| RED ROCK | | | | | | | | |
| BRAAKSMA, KENTON | 21931-025-00 | 20,000 | 2.05 | 9,756 | 1,083 | 0 | 0 | |
| SUMMIT | | | | | | | | |
| THOMPSON, KENT | 13540-010-00, | 199,500 | 2.79 | 71,505 | 1,668 | 177,800 | 1,220 | |
| UNION | | | | | | | | |
| SENN, J.R. | 23370-015-00 | 7,500 | 4.54 | 1,652 | 1,628 | 0 | 0 | |
| DEZWARTE, DARIN | 23370-015-00 | 19,000 | 4.54 | 4,185 | 1,628 | 0 | 0 | |
| WASHINGTON | | | | | | | | |
| MARCHANT, DENNIS | 24342-001-00 | 138,000 | 18.45 | 7,480 | 5,726 | 67,070 | 1,130 | |
| ROE, ROBERT | 23784-015-00 | 15,000 | 8.26 | 1,816 | 1,737 | 0 | 0 | |

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: STEWART, SHANNON TWP NAME: FRANKLIN

BUYER: KADING, HOWARD EST. T-R-S 75-21-20

TRANSFER DATE: 8/26/2002 BK-PG 2002-6082

SALES CONDITIONS :

SPLIT OF PROPERTY
ESTATE SALE

GROSS ACRES : 1.50

NET ACRES : 1.29

ADJUSTED
AVERAGE CSR : 80

PRICING INFORMATION :

TOTAL PRICE PAID: \$31,000

PRICE / CSR POINT: \$302

PRICE / NET ACRE: \$24,031

ASSESSED VALUATION :

LAND VALUE: \$815

DWLG VALUE: \$4,970

BLDG VALUE: \$0

TOTAL VALUE: \$5,785

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$4,484

PARCEL # : 03482-015-00

REMARKS : DWELLING INFORMATION ATTACHED

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: SHARP, BEVERLY TWP NAME: KNOXVILLE

BUYER: GOFF, MARION T-R-S 75-19-15

TRANSFER DATE: 12/12/2002 BK-PG 2003-0066

SALES CONDITIONS :

MULTIPLE PARCELS

GROSS ACRES : 93.62

NET ACRES : 90.77

ADJUSTED
AVERAGE CSR : 47

PRICING INFORMATION :

TOTAL PRICE PAID: \$160,000

PRICE / CSR POINT: \$38

PRICE / NET ACRE: \$1,763

ASSESSED VALUATION :

LAND VALUE: \$41,990

DWLG VALUE: \$49,220

BLDG VALUE: \$575

TOTAL VALUE: \$91,785

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$1,011

PARCEL # : 05783-001-00, 05784-000-00, 05785-000-00

REMARKS :

MISC :

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

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

MARION COUNTY, IOWA
INDIVIDUAL SALES REPORT

SELLER: GOFF, RICHARD TWP NAME: KNOXVILLE

BUYER: SMITH, MARTIN T-R-S 75-19-15

TRANSFER DATE: 11/28/2002 BK-PG 2002-8841

SALES CONDITIONS :

SPLIT OF PROPERTY

CONTRACT SALE

GROSS ACRES : 5.68

NET ACRES : 5.26

ADJUSTED
AVERAGE CSR : 0

PRICING INFORMATION :

TOTAL PRICE PAID: \$25,000

PRICE / CSR POINT: #Div/0!

PRICE / NET ACRE: \$4,753

ASSESSED VALUATION :

LAND VALUE: \$2,506

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$2,506

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE : 7.00

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE: 2/1/2003

VALUE / NET ACRE : \$476

PARCEL # : 05772-010-00

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: JOHNSTON, DWIGHT TWP NAME: KNOXVILLE

BUYER: RED ROCK LAND CO T-R-S 76-20-36

TRANSFER DATE: 7/9/2002 BK-PG 2002-4934

SALES CONDITIONS :

SPLIT OF PROPERTY
CHANGE IN USE

GROSS ACRES : 5.16

NET ACRES : 5.03

ADJUSTED
AVERAGE CSR : 44

PRICING INFORMATION :

TOTAL PRICE PAID: \$75,000

PRICE / CSR POINT: \$336

PRICE / NET ACRE: \$14,911

ASSESSED VALUATION :

LAND VALUE: \$2,880

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$2,880

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$573

PARCEL # : 07463-015-00

REMARKS : BARE LAND

MISC : CHANGE IN USE TO COMMERCIAL CLASSIFICATION

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: VANDERWAL ESTATE TWP NAME: LAKE PRAIRIE

BUYER: PELLA REG HEALTH CTR T-R-S 77-18-34

TRANSFER DATE: 7/16/2002 BK-PG 2002-5619

SALES CONDITIONS :

ESTATE SALE
PURCH BY EX ORG

GROSS ACRES : 50.32

NET ACRES : 49.24

ADJUSTED
AVERAGE CSR : 44

PRICING INFORMATION :

TOTAL PRICE PAID: \$700,000

PRICE / CSR POINT: \$327

PRICE / NET ACRE: \$14,216

ASSESSED VALUATION :

LAND VALUE: \$19,436

DWLG VALUE: \$127,560

BLDG VALUE: \$0

TOTAL VALUE: \$146,996

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$2,985

PARCEL # : 17430-000-00, 17431-000-00, 13710-000-00, 13711-000-00

REMARKS : DWELLING INFORMATION ATTACHED

MISC : ESTATE SALE TO EXEMPT ORGANIZATION-TWO PARCELS IN TOWNSHIP
& TWO IN CORPORATE CITY

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: STURSMA, CHARLES TWP NAME: LAKE PRAIRIE

BUYER: DE PRENGER, HOWARD T-R-S 77-18-20

TRANSFER DATE: 5/30/2002 BK-PG 2002-4034

SALES CONDITIONS :

SPLIT OF PROPERTY
TRADE

GROSS ACRES : 178.69

NET ACRES : 177.64

ADJUSTED
AVERAGE CSR : 64

PRICING INFORMATION :

TOTAL PRICE PAID: \$464,000

PRICE / CSR POINT: \$41

PRICE / NET ACRE: \$2,612

ASSESSED VALUATION :

LAND VALUE: \$117,941

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$117,941

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$664

PARCEL # : PARCEL LISTING ATTACHED

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: CHIODO LIVING TR TWP NAME: PLEASANT GROVE

BUYER: GORDON, PAUL T-R-S 76-21-04

TRANSFER DATE: 3/26/2002 BK-PG 2002-2373

SALES CONDITIONS :

CONTRACT SALE

SPLIT OF PROPERTY

GROSS ACRES : 2.45

NET ACRES : 2.45

ADJUSTED
AVERAGE CSR : 46

PRICING INFORMATION :

TOTAL PRICE PAID: \$120,000

PRICE / CSR POINT: \$1,054

PRICE / NET ACRE: \$48,980

ASSESSED VALUATION :

LAND VALUE: \$1,371

DWLG VALUE: \$36,010

BLDG VALUE: \$3,110

TOTAL VALUE: \$40,491

CONTRACT TERMS:

DOWN PAYMENT : \$11,000

INTEREST RATE : 8.00

MONTHLY PAYMENT : \$800

ANNUAL PAYMENT :

LENGTH IN YRS: 30.00

BALLOON DATE:

VALUE / NET ACRE : \$16,527

PARCEL # : 19105-025-00

REMARKS : DWLG & BLDG INFO ATTACHED

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: DE GOEY, LYLE TWP NAME: PLEASANT GROVE

BUYER: HOY, DAVE T-R-S 76-21-12

TRANSFER DATE: 3/13/2002 BK-PG 2002-2599

SALES CONDITIONS :

SPLIT OF PROPERTY
CONTRACT FULFILLMENT

GROSS ACRES : 6.62

NET ACRES : 5.90

ADJUSTED
AVERAGE CSR : 16

PRICING INFORMATION :

TOTAL PRICE PAID: \$114,000

PRICE / CSR POINT: \$1,217

PRICE / NET ACRE: \$19,322

ASSESSED VALUATION :

LAND VALUE: \$2,121

DWLG VALUE: \$77,880

BLDG VALUE: \$0

TOTAL VALUE: \$80,001

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$13,559

PARCEL # : 19273-010-00

REMARKS : DWLG INFO ATTACHED

MISC : NO RECORD OF CONTRACT BEING RECORDED

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: VAUGHN, MERVIN TWP NAME: RED ROCK

BUYER: OWENS, RICHARD T-R-S 77-21-04

TRANSFER DATE: 7/28/2002 BK-PG 2002-5447

SALES CONDITIONS :

SPLIT OF PROPERTY

CONTRACT SALE

GROSS ACRES : 40.27

NET ACRES : 39.42

ADJUSTED
AVERAGE CSR : 54

PRICING INFORMATION :

TOTAL PRICE PAID: \$80,000

PRICE / CSR POINT: \$38

PRICE / NET ACRE: \$2,029

ASSESSED VALUATION :

LAND VALUE: \$21,234

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$21,234

CONTRACT TERMS:

DOWN PAYMENT : \$40,000

INTEREST RATE : 9.00

MONTHLY PAYMENT :

ANNUAL PAYMENT : \$13,333

LENGTH IN YRS: 3.00

BALLOON DATE: 3/1/2005

VALUE / NET ACRE : \$539

PARCEL # : 21923-015-00

REMARKS : BARE LAND

MISC : ANNUAL PAYMENT \$ 13,333.00 PLUS INTEREST

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: SMITH, GINGER

TWP NAME: UNION

BUYER: SENN, J.R.

T-R-S 76-20-14

TRANSFER DATE: 4/15/2002

BK-PG 2002-3625

SALES CONDITIONS :

GROSS ACRES : 5.50

NET ACRES : 4.54

ADJUSTED
AVERAGE CSR : 52

PRICING INFORMATION :

TOTAL PRICE PAID: \$7,500

PRICE / CSR POINT: \$32

PRICE / NET ACRE: \$1,652

ASSESSED VALUATION :

LAND VALUE: \$1,628

DWLG VALUE: \$0

BLDG VALUE: \$0

TOTAL VALUE: \$1,628

CONTRACT TERMS:

DOWN PAYMENT :

INTEREST RATE :

MONTHLY PAYMENT :

ANNUAL PAYMENT :

LENGTH IN YRS:

BALLOON DATE:

VALUE / NET ACRE : \$359

PARCEL # : 23370-015-00

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.

