

August 13, 2009

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Bridget Schuchart, Iowa County Personnel/Finance Confidential Administrative Secretary
Iowa County Courthouse
222 North Dodgeville Street
Dodgeville, WI 53533
(608) 935-0374
bridget.schuchart@iowacounty.org

Re: Appraisal of 599 acre Iowa County Farm

Dear Bridget:

In accordance with your request, I have appraised the above referenced Iowa County Farm property located on County Highways Q and CH for the purpose of estimating the market value of the real estate and applicable improvements only. This report excludes the 40 acre parcel that is occupied by Bloomfield Manor. The report of that appraisal is attached.

This report sets forth my opinions of market value of the subject property based on a physical inspection of the land and improvements, an analysis of the neighborhood and surrounding area, and an economic analysis of the market for this type of property. The appraisal was developed and the report prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and Real Estate Guidelines for the Uniform Appraisal Standards for Federal Land Acquisition.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification of limiting conditions attached.

Please do not hesitate to call if I can be of any additional service.

Based on the facts and information contained in the attached appraisal report, it is my opinion that the market value as of August 13, 2009 is: \$2,010,200.

Respectfully submitted,



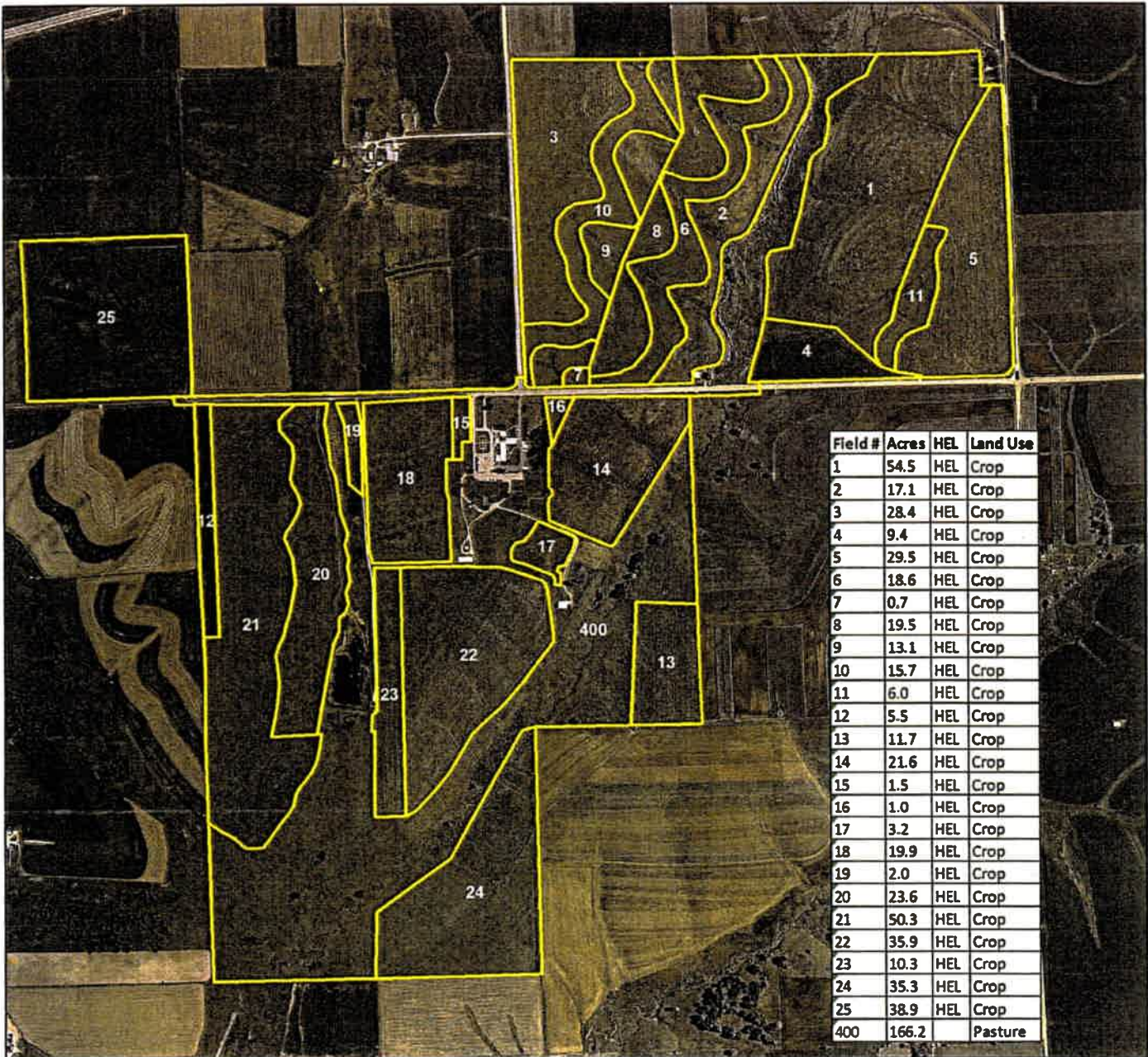
Mark E. Mitchell
Wisconsin Certified General Appraiser 284

CONSERVATION PLAN MAP

Date: 11/18/2013

Customer(s): IOWA COUNTY REGISTER OF DEEDS
 District: IOWA COUNTY LAND CONSERVATION DEPARTMENT
 Legal Description: Tract 5892 T6N-R2E S. 26, 27, 34, 35

Field Office: DODGEVILLE SERVICE CENTER
 Agency: USDA-NRCS
 Assisted By: Debi Finkelmeyer
 State and County: WI, IOWA
 Land Units:



Legend

 IOWA_COUNTY_FARM-----1889-Consplan

