

# GOVERN & Co., INC.

Appraisals – Commercial, Industrial, Agricultural

2515 Diamond Ridge Dr  
Burlington, IA 52601  
Cell: 319-759-1408

November 20, 2018

Iowa Prison Industries  
Dan Clark  
406 N. High Street  
Anamosa, Iowa 52205

RE: Appraisal Report of Market Value, Fee Simple Interest  
Iowa Prison Industries, Washington Twp., Lee County, Iowa

Dear Mr. Clark:

Pursuant to your request for an appraisal of the above mentioned property, further described within the report, I have completed the appraisal and submit it along with the billing. The report explains and supports my opinion of value for the subject property and was prepared after viewing of the subject. This Appraisal Report estimates the Market Value of the fee simple interest of the agricultural land as of November 19, 2018, effective date. The value estimate is subject to the Statement of Assumptions and Limiting Conditions and the Appraisal Certificate. Acceptance of and/or use of this analysis constitutes acceptance of these underlying assumptions and limiting conditions as well as other assumptions and limited conditions stated throughout the report.

The intended user is the herein stated client. Regardless of who pays for this appraisal, the intended user is the client only. The Scope of Work in this appraisal is customized for the intended user only. This appraisal and report may be inappropriate for other users and may put them in jeopardy. Therefore, regardless of the means of possession of this report, this appraisal may not be used or relied on by anyone other than the stated intended user. The only intended user of this report is Iowa Prison Industries / Iowa Department of Corrections. There are no other intended users. No purchaser, seller, borrower or other third parties are intended users of this report. No party, other than the intended user, should rely upon this appraisal for any purpose. The appraiser, appraisal firm and related parties assume no obligation, liability or accountability to any third party. This appraisal report should not serve as the basis for any property purchase decision or any contingency in a purchase agreement.

This appraisal is FIRREA complying. This appraisal is intended to conform with the *Uniform Standards of Professional Practice (USPAP)* promulgated by the Appraisal Standards Board of the Appraisal Foundation. This appraisal report estimates the fee simple market value of the subject. The intended use of this report is to estimate the market value of the subject for the Iowa Prison Industries / State of Iowa Department of Corrections (the client) for internal valuation purpose for a possible sale price. The intended user of this report is the client only, Iowa Prison Industries / State of Iowa Department of Corrections, who authorized this report.

The appraiser is not responsible for the unauthorized use of this report. This report may not be used for the sale of partial property interests (limited or general partnership or syndication). This is a letter of transmittal for the accompanying Appraisal Report. It is not intended to be nor should it be construed as a letter appraisal report.

This report is limited in scope with regard to any possible environmental hazards that may be present on the subject site (arising from either on-site or off-site sources of origin). Therefore, within the valuation analysis, I have assumed that the subject property is not affected by any environmental hazard(s) that might exist. The report will have extraordinary assumptions necessary for this assignment. The subject site is assumed to be clean of any environmental issues. Use of extraordinary assumptions might have affected the assignment results.

This Appraisal Report is written for the specific use of the client. In conducting this appraisal, I have elected to develop the approaches to value that produce credible results.

The subject of this appraisal is a 68.9 taxable acre farm on the north edge of the Ft. Madison, Iowa, city limits. The property is a mid/upper level CSR/percentage tillable farm. Most available information deemed pertinent to the assignment was furnished to the appraiser. Although some items were limited in content, no pertinent information was lacking.

As a result of my investigation, based upon my analysis of the data, it is my opinion that the Market Value Opinion of the fee simple estate in the subject property is as follows:

**\$ 661,400 or \$ 9,600 /acre**

Respectfully Submitted,



Govern & Co., Inc.

Rick J. Govern

Certified General Real Estate Appraiser