

PUBLIC LAND AUCTION 2009 RESULTS

Nov. 18, 2009	36.54 A's m/l in Nokomis Twp., BV Co. sold for \$5,950/acre
	80 A's m/l in Nokomis Twp., BV Co. sold for \$3,650/acre
Nov. 17, 2009	306.3 A's m/l in Scott Twp., BV Co. sold for \$5,400/acre
Nov. 3, 2009	104 A's m/l in Center Twp., Monona Co. sold for \$4,100/acre
Sept. 15, 2009	100 A's m/l in Eurkea Twp., Sac Co. sold for \$6,300/acre
Sept. 1, 2009	168.06 A's m/l in Roland Twp., Webster Co. sold for \$5,450/acre
	120 A's m/l in Roland Twp., Webster Co. sold for \$4,525/acre
June 16, 2009	83.5 A's m/l in Galva Twp., Ida County sold for \$6,500/acre
April 14, 2009	160 A's m/l in Amherst Twp., Cherokee County sold for \$4,325/acre
Feb. 24, 2009	152.15 A's m/l in Bellville Twp., Pocahontas Co. sold for \$5,375/acre
Jan. 27, 2009	80 A's m/l in Washington Twp., Sioux Co. sold for \$5,350/acre

In addition to these auction results 2009 we have sold approx. **750 acres in 2009** in several counties including one parcel in South Dakota privately. Because these sales are private we do not print the results of these sales. However, if you are considering a sale, please contact us as we will be happy to give you a no obligation idea of what your specific piece of farmland might bring at a MACI public auction.

2008 RESULTS

Nov. 25, 2008	148.92 A's m/l in Logan Twp., Calhoun Co. sold for \$4,500/acre
	20 A's m/l in Twin Lakes Twp., Calhoun Co. sold for \$5200/acre
Nov. 19, 2008	160 A's m/l in Willow Twp., Cherokee Co. sold for \$2,400/acre
Oct. 21, 2008	80 A's m/l in Logan Twp., Ida Co. sold for \$6,025/acre
Oct. 7, 2008	240 A's m/l in Blaine Twp., Ida Co. sold for \$5,000/acre
	160 A's m/l in Galva Twp., Ida Co. sold for \$5,400/acre
	120 A's m/l in Corwin Twp., Ida Co. sold for \$4,400/acre
	160 A's Silver Twp., Cherokee Co. sold for \$5,850/acre
	149.57 A's Silver Twp., Cherokee Co. sold for \$6,175/acre
	120 A's in Silver Twp., Cherokee Co. sold for \$6,350/acre
Sept. 25, 2008	39.22 A's m/l in Union Twp., Calhoun Co. sold for \$6,500/acre
Sept. 17, 2008	115 A's m/l in Willow Twp., Cherokee Co. sold for \$2,325/acre
Sept. 11, 2008	160 A's m/l in Lincoln Twp., BV Co. sold for \$3,650/acre
Sept. 9, 2008	240 A's m/l in Rock Twp., Cherokee Co. sold for \$3,950/acre
July 15, 2008	202.26 A's m/l in Henry Twp., Plymouth Co. sold for \$5,600/acre
June 19, 2008	160 A's m/l in Boyer Valley Twp., Sac Co. sold for \$5,950/acre
June 17, 2008	200 A's m/l in Pitcher Twp., Cherokee Co. sold for \$6,120/acre
June 12, 2008	80 A's m/l in Battle Twp., Ida Co. sold for \$5,275/acre
June 10, 2008	80 A's m/l in Coon Twp., BV Co. sold for \$5,510/acre
April 19, 2008	40 A's m/l in Blaine Twp., Ida Co., sold for \$4,275/acre
April 8, 2008	330.8 A's m/l in Miller Twp., Woodbury Co., sold for \$2,100/acre
	m/l in Miller Twp., Woodbury Co. sold for \$2,250/A
Feb. 5, 2008	195.43 A's m/l in Willow Twp., Cherokee Co. sold for \$2,800/acre
Jan. 8, 2008	166.95 A's m/l in Griggs Twp., Ida Co. sold for \$6,970/acre

In addition to these auction results 2008 we have sold approx. **1630 acres in 2008** in several other counties privately. Because these sales are private we do not print the results of these sales. However, if you are considering a sale, please contact us as we will be happy to give you a no obligation idea of what your specific piece of farmland might bring at a MACI public auction.

McGuire Auction Co., Inc.

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We'd Like Your Help

In the past, rather interesting economic year, we at McGuire Auction Company have been asked over and over again by buyers & sellers, landlords & tenants, lawyers & bankers - two main questions.

1. How is the land market in "our" area?
2. What is a fair "cash" rent in "our" area?

Mr. Mike Duffy from a little spot called Iowa State University, does a rather nice land value survey. This survey, however, interviews primarily realtors, auctioneers, and land managers. This is good, but in our opinion - it is just one side of the story. At McGuire Auction we would like to get your side as well.

We are including a copy of a VERY BRIEF anonymous cash rent survey which we would ask you to complete and return to our office by Feb. 28, 2010. You absolutely DO NOT have to include your name anywhere on the return. However, if you include an address, we will mail you a copy of the compiled results of our survey as a thank you for taking the time to complete the form. If you prefer not to give an address with your response, you may wait until after Feb. 28th and request a copy by e-mail or mail. We want to make it easy and comfortable for you to give us this information.

Even if you do not have time to complete the form, we are also including a copy of our 2008 & 2009 land results for your records. While this is only our auction results, we feel that this will give you a nice report for the year. If you sign up for our e-mail auction results - you can get these results as they happen throughout the year. Simply send us a note with your e-mail address to mcgauco@ruralwaves.us.

In closing - thanks again for a great 2009 and we look forward to working with you again in 2010!

Jim McGuire - Martha Boyle - Alice Wittrock

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Please cut around the dotted line, complete one or both of these sections, and return to the address above.

NO NAMES NECESSARY

You may request a copy of the results by e-mail or phone so that your remain anonymous

I am a Landlord

Number of Acres I currently Own _____

County(s) I operate in _____

Township(s) I operate in _____

Average Cash Rent I RECEIVE from my tenant(s) _____

Please match the county and township to your rent figures

I am a Tenant

Number of Acres I currently Farm _____

County(s) I operate in _____

Township(s) I operate in _____

Average Cash Rent I PAY to my landlord(s) _____

Please match the county and township to your rent figures