

talking to Mr. Horine. But I haven't seen the improvements for a year. I would not know whether they have been improved or not. I can't speak for that within the last year - I don't know this. But the farm has been split by 340 - no question about that - and the quality of the land has not changed in the last year or two, and I would assume that the improvements have not. I don't know this - I can't truthfully answer that.

Q Can you add anything further to your appraisal, Mr. Null, other than what you have testified to?

A No, I can't, Mr. Brown. I don't know of anything that would add to it. I spent a great deal of time making this appraisal, the same as Mr. Bowlus. It is not just something that you ride out and not get out of the car. You go in and inspect the premises and land and try to use comparable situations in the neighborhood to arrive at a fair market value, and I have done this. I have four or five comparable sales here in my appraisal that I compared the value of land in the area to the value of this land at the time of the appraisal. It is not a guess situation.

Q And this is your considered appraisal?

A Yes, sir.

Q That's all.

(Signed)


Delbert S. Null