

FARM LAND SALES

Sales Period: Oct. 1, 2015 - Sept 30, 2016

12/13/2016

last updated

Sale Amt	Sale Date	Buyer	Seller	Deeded	Road	Tillable	CPI	Ave CER	%	Deeded	R-CD	Parcels	\$90 / CER		Notes		
				Acres	Acres	Acres		(tillable)	Tillable	\$ / Acre			2017	RATIO		2016 EMV	RATIO
34.5 ACRES+ LAND ONLY																	
\$ 266,000	10/28/2015	MEYER, D	FESTAL FARMS	59.31	2.37	56.94		<50	96.0%	\$ 4,485		06-012-3100				(93)PT CODES 32 34 35 48	
\$ 325,000	10/28/2015	MEYER FAST, M	FESTAL FARMS	72.41	2.84	68.32		<50	94.4%	\$ 4,488		06-013-4100				REALTOR ASSISTED SALE	
\$ 546,795	11/30/2015	SWEDBERG/R & A	MEIXNER/D & HARLICKER	77.90	2.58	75.40		79	96.8%	\$ 7,019		13-036-2300				REALTOR ASSISTED SALE	
\$ 864,825	1/4/2016	WESELY, M	NASH, B	114.43	0.80	113.63		85	99.3%	\$ 7,558		05-020-3100	05-029-4000			PUBLIC PROMOTION - NEW MORTGAGE	
\$ 700,000	1/4/2016	NELSON/BRIAN L	YANKE/BARBARA ET AL	116.24	0.81	104.57		72	90.0%	\$ 6,022		04-014-2100	04-013-3300	04-013-3300		PRIVATE SALE TO RENTER	
\$ 149,000	3/18/2016	KURCERA, J	YOUNG ESTATE	47.55	0.46	8.22		76	17.3%	\$ 3,134		11-002-4100				AUCTION SALE - SPLIT (SOLD TO ADJ LAND OWNER)	
\$ 613,200	3/2/2016	AHRENS/BRIAN	GIEFER/JOSEPH	80.00	2.83	74.65		74	93.3%	\$ 7,665		07-027-4300				AUCTION SALE -(SOLD TO ADJ LAND OWNER)	
\$ 280,000	1/16/2016	DITLEVSON, MARK	JOHNSON, R ESTATE	36.83	0.83	35.42		87	96.2%	\$ 7,602		01-023-2301				ESTATE, SPLIT OFF TILLABLE ACRES TO SELL	
\$ 650,000	5/31/2016	PICHNER, D & M	PAULSON/SCHUELKE	106.43	3.26	99.39		79	93.4%	\$ 6,107		08-024-2100	08-024-1200-08-024-2401			SOLD TO RENTER OF 20 YEAR - C4D SALE W 20% DOWN	
\$ 911,495	4/1/2016	ANDERSON FARMS	FESTAL FARMS	105.53		105.53		80	100.0%	\$ 8,637		13-018-3100	13-018-2400			SOLD ON C4D	
\$ 554,701	5/10/2016	KLECKER FAMILY LP	ANDERSON	101.78	0.72	101.06		68	99.3%	\$ 5,450		04-031-1200				AUCTION SALE (SPLIT)	
\$ 300,000	5/10/2016	KLECKER FLP	ANDERSON, TAMARA	40.00	0.23	39.77		69	99.4%	\$ 7,500		01-006-1300				AUCTION SALE	
\$ 492,039	5/11/2016	BORCHERT, J	FESTAL FARMS	119.70	1.14	106.96		<50	89.4%	\$ 4,111		05-032-1200	05-033-4302			PRIVATE SALE (2 YR CONTRACT W 2.75% DOWN)	
													MEDIAN	98.06%			
34.5 ACRES+ LAND & BLDG																	
\$ 2,787,250	12/7/2015	BORNEKE, J	GEHRING TRUST	414.35	2.66	381.93		73	92.2%	\$ 6,727		06-020-1300	06-007-1100	06-007-1201	06-018-1400	06-018-4100	\$ 2,731,200 97.99% REALTOR ASSISTED SALE - HOUSE & OB'S ON 06-020-1300
< 34.5 ACRES LAND ONLY																	
\$ 112,500	10/30/2015	SCHMIDT/BRIAN	BRASE/ ARLAN	25	0.31	24.69		72	98.8%	\$ 4,500		04-010-2301					\$ 160,000 142.22% PRIVATE PARTY SALE
\$ 142,000	3/18/2016	KELLER, R	YOUNG ESTATE	32.18	3.54	28.64		76	89.0%	\$ 4,413		11-002-4400					\$ 195,900 137.96% SPLIT - AUCTION SALE
\$ 55,000	2/24/2016	WENCL, P	CASHMAN, J	33.8	2.75	2.84		60	8.4%	\$ 1,627		12-034-4400	12-027-3303				\$ 56,700 103.09% PRIVATE PARTY SALE - 4 ACRES IN CRP
\$ 19,395	1/4/2016	NELSON/BRIAN L	THURNAU/CRIAG	4.31	0	1.78		72	41.3%	\$ 4,500		04-014-2102					\$ 16,100 83.01% PRIVATE PARTY SALE
\$ 37,800	8/24/2016	GILLISPIE/FULLER	SRSEN	16.71	0.48	0			0.0%	\$ 2,262		05-019-1101					\$ 37,800 100.00% PRIVATE PARTY SALE
<34.5 acres LAND & BLDG																	
\$ 202,750	11/6/2015	SCHWARZ/JACOB	KOKOSCHKE/JEROME	12.5		5.74		91	45.9%	\$ 16,220		01-026-3301					\$ 213,200 105.15% private sale of listed property / split class property(primary res)

Sale Amt	Sale Date	Buyer	Seller	Acres	Road Acres	Tillable Acres	CPI / ACRE	Ave CER / ACRE	% Tillable	\$ / Acre	R-CD	Parcels			Notes	
Other Sales																
\$ 235,000	9/22/2015	WACHOLZ, M	INGVALDSON, L	39.62	2.72					\$ 5,931	R-99	02-008-2400		\$ 243,000	103.4%	ON MRKT 4 YRS - RES & RVL CLASSED - 33 ACRES IN WRP
\$ 40,000	10/15/2015	THORESON	CORNELIUS	4.99	0	3.15			63.1%	\$ 8,016	R-5	12-021-1205		\$ 28,200	70.5%	REALTOR ASSISTED - BOUGHT BY NEIGHBOR- CLASS CHANGE (split)
\$ 12,600	10/2/2015	SWEET, M	BARTHOLOMEW	5.00	0	0			0.0%	\$ 2,520	R-31	09-005-2409		\$ 12,500	99.2%	PRIVATE SALE TO NEW NEIGHBOR -WOOD LOT (RVL)
\$ 10,000	10/29/2015	SCOTT	SPATENKA	4.14	0				0.0%	\$ 2,415	R-31	11-005-1303	DELETED	\$ 10,400	104.0%	PRIVATE SALE - ISOLATED-WOOD LOT - COMBINED TO 11-005-4101
\$ 90,000	11/25/2015	KNIEFEL, R	MEDFORD PROP LLC	21.33	0.75	0		0	0.0%	\$ 4,219	R-5	11-005-1301		\$ 48,800	54.22%	PRIVATE SALE - (BLDG SITE POSSIBLE) - CLASS CHANGE
\$ 149,033	12/30/2015	JOHNSON, D	HENKE	21.08	0.49	20.59		68	97.7%	\$ 7,070	R-22	12-027-3100		\$ 126,000	84.5%	PRIVATE PARTY SALE - CD TO NEIGHBOR W 2.7% DOWN & 2% INT RATE
\$ 38,000	12/10/2015	PAULSON, BRIAN	MAHONEY, JOHN	23.78	0.87				0.0%	\$ 1,598	R-25	13-018-3305	13-019-4403	\$ 35,100	92.4%	RIM, PERMANENT EASEMENT (ABOUT 20 ACRES ENROLLED)
\$ 22,000	2/12/2016	SWEET, M	GROSE, K	6.00	0	0			0.0%	\$ 3,667	R-31	09-005-2407		\$ 15,000	68.18%	PRIVATE SALE - 6 ACRE WOOD LOT (RVL)
\$ 120,000	7/9/2016	ARMC LLC	COUGHLIN/FRANCIS	20	0	0		0	0.0%	\$ 6,000	R-31	02-036-1402		\$32,900	27.42%	ASSEMBLAGE, DOG TRAINER ADDED TO HIS LAND
\$ 164,225	5/31/2016	FITZSIMMONS/JOHN	DEML/KEVIN	139.96					0.0%	\$ 1,173	R-25	02-008-1300	02-008-4100	\$154,300	93.96%	PERMANENT RIM LAND.