

FARM LAND SALES (2018 ASSESSMENT)

Sales Period: Oct. 1, 2016 - Sept 30, 2017

2/15/2018
last updated

LOCATION	Sale Amt	NET (DOR)	Sale Date	Buyer	Seller	Deeded	Road	Tillable	CPI	Ave CER	%	Deeded	TILL	Parcels
						Acres	Acres	Acres		(tillable)	Tillable	\$/ Acre	\$/ Acre	
34.5 ACRES+ LAND ONLY														
MERIDEN	\$ 1,061,577	\$ 1,031,817	11/1/2016	SAMMON,K	FESTAL FARMS CO	133.42	3.14	129.15		85	96.8%	\$ 7,957	\$ 8,220	09-019-1000
SOMERSET	\$ 650,000	\$ 650,000	11/15/2016	HARTLE,TRUST	LARSEN/ERICSON/ANDERSON	100.00	1.00	97.00		83	97.0%	\$ 6,500	\$ 6,701	05-011-4100
CL FALLS	\$ 450,000	\$ 441,810	12/7/2016	KRIESEL TRUST	FESTAL FARMS CO	60.00	0.00	60.00		76	100.0%	\$ 7,500	\$ 7,500	12-026-4201 12-026-1300
HAVANA	\$ 1,045,000	\$ 1,045,000	3/1/2017	ARNDT, SCOTT	SCHMIDT ROBERTS PARTNERS	157.48	0.78	150.58		81	95.6%	\$ 6,636	\$ 6,940	07-035-2300 07-035-3100
HAVANA	\$ 425,000	\$ 425,000	3/22/2017	NORTH BLUFF (KURT WELKER)	SHUBERT/LAWSON/WREEDE	80.00	3.00	58.50		70	73.1%	\$ 5,313	\$ 7,265	07-009-1300
OWAT TWP	\$ 2,500,000	\$ 2,500,000	4/21/2017	ANDERSON/PERICAN LAKE LLC	FESTAL FARMS CO	562.91	6.35	428.18		54	76.1%	\$ 4,441	\$ 5,839	09-031-4000 & 9 OTHERS
HAVANA	\$ 800,000	\$ 739,694	4/12/2017	VONRUDEN, GEORGE/KAREN/ZAC	WARGA, CHRISTINE	143.35	3.05	140.12		72	97.7%	\$ 5,581	\$ 5,709	07-010-1200
BP TWSP	\$ 393,775	\$ 393,775	4/27/2017	WINZENBURG, STEVEN	ARNDT, MARLENE	66.19	1.90	64.32		80	97.2%	\$ 5,949	\$ 6,122	01-030-4300 01-030-4302 01-030-4400
BP TWSP	\$ 704,840	\$ 704,840	5/24/2017	LARSON, ALAN	MOTL, KEVIN	115.17	3.32	97.58		74	84.7%	\$ 6,120	\$ 7,223	01-006-1100 01-005-4300 01-005-4204
AURORA	\$ 318,503	\$ 318,503	6/2/2017	LARSON, WAYNE	MJORAKER, IRMA	54.40	1.98	52.42		75	96.4%	\$ 5,855	\$ 6,076	04-010-2100
MERIDEN	\$ 90,000	\$ 90,000	8/1/2017	WENTWORTH, THOMAS	ROSSEL ET AL	42.44	1.70	0.00			0.0%	\$ 2,121	\$ -	09-035-2205
MERIDEN	\$ 988,000	\$ 972,485	8/23/2017	TERPTRA, GARY	SCHEMA, KIM	146.04	3.23	140.81		78	96.4%	\$ 6,765	\$ 7,017	09-011-2000
SOMERSET	\$ 109,000	\$ 109,000	9/11/2017	STOLTENBERG,B	JOHNSON,TOD	72.71	0.50	0.00			0.0%	\$ 1,499	\$ -	05-017-3101 05-019-1102 05-020-4401
	\$ 9,535,695			TOTAL AVG		1734.11	29.95	1418.66				\$ 5,499	\$ 6,722	
FINANCING ADJUSTED														
34.5 ACRES+ LAND & BLDG														
AURORA	\$ 1,274,000		12/1/2016	ARNDT, SCOTT	ANTL FAMILY TRUST	140.00	4.84	128.76		88	92.0%		\$ 9,894.38	04-006-1100
< 34.5 ACRES LAND ONLY														
LEMOND	\$ 73,800		12/9/2016	HANSEN, D	FLOR, D	21.78	0	8.00		<50	36.7%	\$ 3,388	\$ 9,225	06-015-3401
OWAT TWSP	\$ 227,123		12/15/2016	JOHNSON, R	WILSON, JUDITH	27.20	0	27.20		72	100.0%	\$ 8,350	\$ 8,350	09-019-1100 08-019-1105 17-019-1101 17-019-1102
BP TWSP	\$ 245,000		12/16/2016	WORKE	LEACH	33.96	1.50	32.36		92	95.6%	\$ 7,236	\$ 7,571	01-023-2201
MERIDEN	\$ 210,000		12/23/2016	VANGELDER	NORTH BLUFF PARTNERS	30.01	1.55	27.46		82	91.5%	\$ 6,998	\$ 7,647	09-014-3400
BERLIN	\$ 162,500		1/11/2017	HOLLAND, M	KLEMMENSEN	25	0.75	24.25		80	97.0%	\$ 6,500	\$ 6,701	03-034-4300
BP CITY	\$ 25,000		4/24/2017	O'CONNOR/PATRICK	WG ENTERPRISES	4.91	0	4.91		90	100.0%	\$ 5,092	\$ 5,092	14-129-0102 THRU 14-129-0109 8 LOTS
OWAT CITY	\$ 120,000		1/27/2017	POOLE/THOMAS	VON RUDEN	17.28	0	12.56		83	72.7%	\$ 6,944	\$ 9,554	PARENT 17-014-1403 NEW PLAT 17-004
MEDFORD TWP	\$ 150,000		8/6/2017	BILL REGAN	PAUL WENCL	14.26	1.53	12.21		69	85.6%	\$ 10,519	\$ 12,285	PARENT 11-009-2100 NEW PLAT BUS GARAGE
MEDFORD TWP	\$ 65,000		8/23/2017	O'CONNOR, KEVIN	MEDFORD PROPERTIES	11.34	1.21	0.00			0.0%	\$ 5,732	\$ -	11-004-4401
	\$ 1,278,423			TOTAL AVG		185.64	6.54	148.95				\$ 6,887	\$ 8,583	
<34.5 acres LAND & BLDG														

STATE ADJ SALE PRICE	NO FINANCING ADJUSTMENT				Notes
	state emv	\$83 / CER	\$81 / CER		
2017	2017 EMV	RATIO	2018 EMV	RATIO	
\$ 918,300	89.0%	\$ 918,300	86.5%	\$ 896,400	86.9%
\$ 668,200	102.8%	\$ 668,200	102.8%	\$ 652,300	100.4%
\$ 375,900	85.1%	\$ 375,900	83.5%	\$ 366,800	83.0%
\$ 1,012,400	96.9%	\$ 1,012,400	96.9%	\$ 988,100	94.6%
\$ 395,400	93.0%	\$ 395,400	93.0%	\$ 387,200	91.1%
\$ 2,206,800	88.3%	\$ 2,206,800	88.3%	\$ 2,132,100	85.3%
\$ 837,600	113.2%	\$ 837,600	104.7%	\$ 820,300	110.9%
\$ 423,200	107.5%	\$ 423,200	107.5%	\$ 416,900	105.9%
\$ 590,000	83.7%	\$ 590,000	83.7%	\$ 573,600	81.4%
\$ 326,300	102.4%	\$ 326,300	102.4%	\$ 318,500	100.0%
\$ 95,400	106.0%	\$ 95,400	106.0%	\$ 87,900	97.7%
\$ 911,600	93.7%	\$ 911,600	92.3%	\$ 897,500	92.3%
\$ 104,900	96.2%	\$ 104,900	96.2%	\$ 104,400	95.8%
Median	96.24%	Median	96.24%	Median	94.56%
Aggregate Ratio	92.98%				
		\$ 1,150,700	90.3%	\$ 1,147,300	90.1%
		\$ 64,600	87.5%	\$ 65,300	88.5%
		\$ 228,900	100.8%	\$ 228,900	100.8%
		\$ 249,800	102.0%	\$ 243,800	99.5%
		\$ 188,700	89.9%	\$ 184,700	88.0%
		\$ 161,000	99.1%	\$ 157,100	96.7%

Sale Amt	Sale Date	Buyer	Seller	Acres	Road	Tillable	CPI	Ave CER	%	\$/ Acre	REJ	Parcels
Other Sales of Note												
\$ 600,000	11/3/2016	STRODTMAN	STRODTMAN	147	4.86	138.2		74	94.0%	\$ 4,082	2	13-013-1100 13-013-4100
\$ 34,198	11/25/2016	OTTERSON	O'CONNOR	65.14	1.11	0			0.0%	\$ 525	25	01-015-4200 01-015-1300
\$ 335,000	1/27/2017	ANDERSON FARMS	HAMMER	14.96	1.04	0				\$ 2,340	31	03-032-2202
\$ 985,000	1/23/2017	KRALING	KRALING	12	0.66	9.58		66	79.8%	\$ 7,917	2	14-025-1030
\$ 400,000	4/7/2017	GLASS HOUSE LLP	TRI-HEART LLC	20	0.72	19.26		62	96.3%	\$ 20,000	26	12-020-3102
\$ 540,000	4/11/2017	DEML/MATT	DEML/DENNIS	73.63	1.6	71.74		74	97.4%	\$ 7,334	2	02-024-2100
\$ 75,000	5/22/2017	JOHNSON/PAUL	GATHJ/MARTIN	19.15	0.75	0				\$ 3,916		02-031-3300
\$ 45,000	7/1/2017	CASSEN	OMG	45						\$ 1,000	5	06-009-2300 06-016-1401
\$ 739,763	7/6/2017	CF NOVEL SOLAR	BRASE, P	36.988						\$ 20,000		09-007-4100

RELATIVE SALE/REJECT - 13-013-1100 WAS ALSO INVOLVING WITH SPLT
AUCTION SALE - RIM LAND
PRIVATE PARTY SALE -FOR DRAINAGE IMPROVEMENT
PRIVATE SALE (LARGE GREENHOUSE & PROCESSING FACILITY PLANNED)
RES & RVL CLASSED / POLE SHED
RETIRED GRAVEL PIT
SOLAR FARM SITE (NEAR STEELE WASECA COUNTY LINE)