

## FARM LAND SALES (2020 ASSESSMENT)

Sales Period: Oct. 1, 2018 - Sept 30, 2019

LAST UPDATED 7/15/2019

LOCATION	Sale Amt	Sale Date	Buyer	Seller	Deeded Acres	Road Acres	Tillable Acres	CPI	Ave CER (tillable)	% Tillable	Deeded \$ / Acre	TILL \$ / Acre	Parcels	PT	state emv				Notes	
															\$81 / CER		2019 EMV	RATIO		
															2018 EMV	RATIO			2019 EMV	RATIO
<b>34.5 ACRES+ LAND ONLY</b>																				
SUMMIT	\$37,420	10/2/2018	PETERSON, BRIAN	WACEK, DAVID	37.46	0.99	0.00			0.0%	\$999		02-014-2200	93		\$47,400	126.7%	\$47,400	126.7%	PRIVATE PARTYSALE -PERM CONSERVATION EASEMENT
OWAT	\$144,738	11/6/2018	DIRKS, B	JEPSON ESTATE	42.57	0.64	0.00		0.00	0.0%	\$3,400		08-006-4400	93		\$152,500	105.4%	\$139,600	96.5%	REALTOR LISTING - CASH (GRASSLAND & WOODS) - SPLIT 18-042
OWAT	\$664,370	11/8/2018	SCATTERED ACRES	JEPSON ESTATE	94.91	0.43	93.20		78	98.2%	\$7,000	\$7,128	08-006-4100	93		\$593,500	89.3%	\$596,900	89.8%	REALTOR LISTING - CASH- SPLIT 18-043
BL PRAIRIE	\$577,500	12/14/2018	JOHNSON/GROH	MOTL, M	110.00	4.00	91.68		63	83.3%	\$5,250	\$6,299	01-005-3400 01-005-3401 01-005-3300 01-005-4201 01-005-4202	93		\$482,600	83.6%	\$493,900	85.5%	REALTOR LISTING (INTERIM PERMIT / GRAVEL)
DEERFIELD	\$900,000	12/18/2018	PINEDALE EQUIP LLC	SUTTER	158.66	2.98	153.83		72	97.0%	\$5,673	\$5,851	13-017-4300 13-018-1104 13-018-1200	93		\$883,000	98.1%	\$858,000	95.3%	AUCTION SALE
CL FALLS	\$151,745	12/18/2018	RYPKA,M	LIVERSEED	34.60	1.26	26.00	90.2	79	75.1%	\$4,386	\$5,836	12-027-2300	93		\$186,300	122.8%	\$159,600	105.2%	AUCTION SALE
CL FALLS	\$557,903	12/28/2018	GILLIS,J	LIVERSEED	136.40	1.16	128.00	87.3	74	93.8%	\$4,090	\$4,359	12-027-1200	93		\$780,900	140.0%	\$721,500	129.3%	AUCTION SALE
AURORA	\$580,000	1/31/2019	PFIEFER, R	HONDL	80.00	1.05	78.2		79	97.8%	\$7,250	\$7,417	04-019-3100	93		\$500,400		\$500,400	86.3%	AUCTION ON SEALED BIDS - SPLIT
DEERFIELD	\$560,000	1/14/2019	REALITY AG LLC	HURLEY ESTATE	100.00	3.50	96.50		70	96.5%	\$5,600	\$5,803	13-015-3100	93		\$547,200		\$547,200	97.7%	SALED ON SEALED BIDS - SPLIT
BL PRAIRIE	\$385,000	2/28/2019	KRAUS PROPERTIES	FELDMAN, P	74.70	1.13	70.98		62	95.0%	\$5,154	\$5,424	01-033-2300 01-033-2302	93		\$348,200		\$348,200	90.4%	REALTOR LISTING
AURORA	\$401,000	4/1/2019	NILES ET AL	RINGHOFER ET AL	120.00	5.50	95.72		57	79.8%	\$3,342	\$4,189	04-032-2200 04-033-4300	93		\$486,000		\$486,000	121.2%	PRIVATE PARTY SALE - MARKET ANALYSIS BASED
BERLIN	\$483,665	4/4/2019	HOLLAND,M	KLEMMENSEN,D & J	76.13	0.46	73.49		81	96.5%	\$6,353	\$6,581	03-034-3402 03-034-4200	93		\$487,000		\$487,000	100.7%	PRIVATE PARTY SALE / CONTRACT W \$100,000 DOWN
LEMOND	\$415,000	4/8/2019	RAY VESLEY IRR TRUS	STOLTZ, JOHN	54.31	0.54	53.77	91	84	99.0%	\$7,641	\$7,718	06-024-4100	93		\$365,900		\$365,900	88.2%	REALTOR LISTING
MERIDEN	\$923,700	4/9/2019	STRANSKY,J	SCHULTZ/DECHERT	127.18	2.96	123.19		81	96.9%	\$7,263	\$7,498	09-015-4000 09-016-1101	93		\$831,400		\$831,400	90.0%	PRIVATE PARTY SALE - SPLIT (E LEWER)
AURORA	\$278,628	4/15/2019	PFIEFER, S	HONDL	44.94	0.19	44.75		79	99.6%	\$6,200	\$6,226	04-019-1401 04-019-4201	93		\$286,400		\$286,400	102.8%	PRIVATE PARTY SALE - SPLIT
SOMERSET	\$480,000	4/16/2019	KASPER/ M & D	STRANSKY	79.82	0.03	78.36		80	98.2%	\$6,014	\$6,126	05-010-1300 05-010-4200	93		\$507,900		\$507,900	105.8%	PRIVATE PARTY SALE
MERIDEN	\$426,300	4/16/2019	DINSE,M	SCHULTZ/DECHERT	58.47	2.45	56.02		82	95.8%	\$7,291	\$7,610	09-015-1101	93		\$372,100		\$372,100	87.3%	PRIVATE PARTY SALE - SPLIT (E LEWER)
CL FALLS	\$464,000	4/18/2019	EMPRESS FARMS LLC	DOHMAN ESTATE	79.51	3.16	73.6		76	92.6%	\$5,836	\$6,304	12-022-1100	93		\$458,600		\$458,600	98.8%	REALTOR LISTING - 5 DAYS ON MARKET
LEMOND	\$450,000	5/29/2019	SCHULT, LARRY	THOMSPON, ET AL	104.13	4.47	93.83		53	90.1%	\$4,322	\$4,796	06-002-3300 06-010-1103 06-003-2201 06-011-4402	93		\$424,100		\$424,100	94.2%	PRIVATE PARTY SALE--CASH
HAVANA	\$311,760	5/30/2019	DORNQUAST/STEVEN	ARNDT/SCOTT	51.96	0.70	50.26		77	96.7%	\$6,000	\$6,203	07-008-4200 07-008-3103	93		\$342,400		\$342,400	109.8%	1031 EXCHANGE/SPLIT
HAVANA	\$527,760	5/30/2019	ARNDT/SCOTT	DORNQUAST/STEVEN	114.65	9.30	105.35		79	91.9%	\$4,603	\$5,010	07-018-3100	93		\$674,100		\$674,100	127.7%	1031 EXCHANGE
LEMOND	\$610,000	6/5/2019	BECK, B & J	SCHMIDT,HILDA	104.96	3.96	99.5		79	94.8%	\$5,812	\$6,131	06-004-3100 06-004-3300 06-004-2401	93		\$639,400		\$639,400	104.8%	REALTOR LISTING - SOLD TO LONG TIME RENTER
											<b>\$ 5,742</b>	<b>\$ 6,167</b>	<b>MEDIAN</b>			<b>MEDIAN</b>	<b>105.36%</b>	<b>98.28%</b>		
<b>34.5 ACRES+ LAND &amp; BLDG</b>																				
SOMERSET	\$500,000	3/6/2019	HANSON,T	WESELY ETAL	78.07	1.44	73.63		63				05-019-4300	95		\$ 558,700		\$ 558,700	111.7%	SEALED BIDS - SOLD TO RENTER (BUILDING SITE HAS BEEN RESOLD)
<b>&lt; 34.5 ACRES LAND ONLY</b>																				
OWAT CITY	\$330,000	2/7/2019	LANGE/CHAD	EVANGELICAL CHURCH	24.57		22.60		90.00	92.0%	\$13,431	\$ 14,602	17-606-0101 17-606-0201	90		\$168,700		\$168,700	51.1%	NOT PROCESSED YET
MERIDEN	\$23,667	5/9/2019	DINSE,K	LEWER TRUST	3.22	0.07	3.15		87.00	97.8%	\$7,350	\$ 7,513	09-016-4101	90		\$22,200		\$22,200	93.8%	PRIVATE SALE TO NEIGHBOR
HAVANA	\$189,820	6/20/2019	ARNDT/SCOTT	KRAUSE/LOREN	26.86	0.50	26.03		84	96.9%	\$7,067	\$7,292	07-018-4101 07-007-3201	90		\$176,900		\$176,900	93.2%	1031 EXCHANGE
<b>&lt;34.5 acres LAND &amp; BLDG</b>																				
BL PRAIRIE	\$250,000	11/19/2018	HUBLY, J	ZEMAN, J	11.79	1.05	0.00			0.00			01-008-1401	96		\$ 236,100	94.4%	\$ 242,000	96.8%	3 OLDER HOG CONFINEMENT BLDGS - RENTAL HOUSE
MERTON	\$60,000	1/16/2019	KOS, JOE & LORI	WILSON, W	2.47	0.23							10-035-4301	96		\$ 83,200	138.7%	\$ 84,300	140.5%	FSBO --PRIVATE SALE -SMALL HOG SET UP
SOMERSET	\$200,000	2/8/2019	RYSAVY DAIRY LLC	ZEMAN, J	9.90	0.58							05-026-3301	96		\$ 211,800	105.9%	\$227,000	113.5%	PRIVATE PARTY SALE - SMALL DAIRY OPERATION

LOCATION	Sale Amt	Sale Date	Buyer	Seller	Acres	Road Acres	Tillable Acres	CPI / ACRE	Ave CER / ACRE	% Tillable	\$ / Acre	REJ	Parcels	state emv				Notes		
														2018 EMV	RATIO	2019 EMV	RATIO			
<b>Other Sales of Note</b>																				
AURORA	\$260,000	12/17/2018	GAUTHIER/HASLIP	HONDL ET AL	10.93	0.56	0					R-16	04-019-4301		\$257,600	99.1%	\$260,200	100.1%	AG BUILDING SITE SPLIT FROM FARMLAND	
MEDFORD	\$120,000	11/8/2018	JANSSEN,M	KNIEFEL, R	21.33	0.75	0				\$5,626	G	11-005-1301		\$105,200	87.7%	\$111,700	93.1%	LAND ONLY RES/RVL CLASSED	
CL FALLS	\$568,240	1/10/2019	MOHS/HACKER	FESTAL FARMS	129.22	3.53	77.4		71	59.9%	\$4,397		12-026-3200 12-026-3100 12-026-4200	93		\$512,500	90.2%	\$543,400	95.6%	PRIVATE PARTY SALE / CONTRACT FOR DEED
CLINTON FALLS	\$12,000	2/19/2018	MOORE,M	WILKIE,L	10.23	0					\$1,173		12-021-4400		\$10,200	85.0%	\$11,900	99.2%	WOODS SOLD TO NEIGHBOR - LAND LOCKED	
DEERFIELD	\$320,000	3/26/2019	STRODTMAN/RICHARD	STRODTMAN/JERRY	80	2	78		73	97.5%	\$4,000		13-027-1400 13-027-4100		\$458,100	143.2%	\$458,100	143.2%	TILLABLE LAND SOLD TO RELATIVE ON C4D	
BP	\$409,200	5/14/2019	WENCL/TOM	KAUNE ET AL	75.71	3.94	44.1		68	58.2%	\$5,405		01-007-220	93		\$274,600		\$274,600	67.1%	RELATIVE SALE - APPRAISAL BASED
HAVANA	\$77,400	6/20/2019	KRAUSE/LOREN	ARNDT/SCOTT	10.8		10.8			100.0%	\$7,167		07-018-2200 07-018-3100			\$56,500		\$56,500	73.0%	1031 EXCHANGE/SPLIT/COMBINE