

2008 Agricultural Land-Dwlg-Bldg Sales

06-11-09

Weighted Ratio	Number of Sales
18.59	74

Name of Seller	Name of Buyer	Date of Instrument	Book-Page	Parcel	Township	Description	Section	Range	Acres	CSR'S	Average Price/Acre	Sale Price	Assessed Value of Land	Assessed Value of Bldg's	Assessed Value of Dwellig	Total Assessed Value	Remarks
Johannesen, Donald & Carol	Alta, City Of	03/14/08	#080703	926376011	Nokomis	PT SE SW		26-91-38	5.16	72.17	\$24,011.63	\$123,900.00	\$4,000.00			\$4,000.00	DEED
Johannesen, Gordon & Karen	Alta, City Of	03/14/08	#080701	926376010	Nokomis	PT SE SW		26-91-38	5.16	78.56	\$24,011.63	\$123,900.00	\$4,360.00			\$4,360.00	DEED
Colby Development Co	Bedsen Properties, Inc.	10/14/08	#082920	1034202006	Storm Lake	ISINGERS COMM 2ND, LOT 5, I			2.39	49.79	\$13,682.01	\$32,700.00	\$1,280.00			\$1,280.00	DEED
Reynolds, Thomas Stedman	White, Douglas S.	08/22/08	#082554	1526400009	Providence	LOT B IN SE SE		26-90-36	1.88	77.21	\$8,510.64	\$16,000.00	\$1,560.00			\$1,560.00	DEED-ADJOINING LAND
Lange, Richard J.	Smith, Mark H.	02/26/08	#080527	1532300011	Providence	E 64.5 AC SW 1/4 E OF DD		32-90-36	60.26	57.62	\$5,886.99	\$354,750.00	\$37,330.00			\$37,330.00	DEED
Vaughan, Edie	Treinen, Michael & Jennifer	11/04/08	#083218	125300002	Brooke	SW 1/4		25-93-38	158.00	21.22	\$2,075.95	\$328,000.00	\$36,040.00			\$36,040.00	DEED
Ruhs, Orvel A.	Ruhs, Steven	12/12/08	#090136	308151005	Lee	LOTS 3 & 4 NW 1/4		08-93-36	27.02	27.95	\$2,720.21	\$73,500.00	\$8,110.00			\$8,110.00	DEED-FAMILY
Stein, James & Darla	Laven, William & Leigh	07/31/08	#082144	1517300009	Providence	LOT A OF S 1/2 SW 1/4		17-90-36	4.46	45.43	\$4,035.87	\$18,000.00	\$2,180.00			\$2,180.00	DEED
Glienke, Henry & Lorraine (Trust)	Glienke, Bruce & Allan	05/05/08	#081206	1311200006	Maple Valley	N 1/2 NW NE		11-90-38	18.79	72.03	\$6,386.38	\$120,000.00	\$14,550.00			\$14,550.00	DEED-FAMILY TRUST
Nordman, Beverly Ann	Lietz, Dean	12/22/08	#083660	519400003	Elk	S 1/2 SE 1/4		19-92-38	76.79	67.32	\$5,729.91	\$440,000.00	\$55,570.00			\$55,570.00	DEED
Harmon, Walter (Etal)	Sidetrack, Inc.	09/26/08	#083193	1004100003	Washington	E 1/2 SW 1/4 (EX PT)		34-92-37	538.92	74.28	\$6,317.26	\$3,404,500.00	\$430,350.00			\$430,350.00	DEED
Grundmeier, Ervin A. (Estate)	Glienke, Henry & Lorraine (Trust)	04/30/08	#081240	1311100001	Maple Valley	NW 1/4 (EX PT)		11-90-38	148.80	73.57	\$6,169.35	\$918,000.00	\$117,690.00			\$117,690.00	DEED-ESTATE SALE
Schumann, Clara Cave (Estate)	JR Land Investments, LLP	05/08/08	#081250	1222300002	Coon	E 1/2 SW 1/4		22-91-35	79.00	74.20	\$6,126.58	\$484,000.00	\$63,010.00			\$63,010.00	DEED-ESTATE SALE
Boettcher, Lloyd (Inc)	TLC Land Company, LLC	03/07/08	#080623	1534100001	Providence	W 1/2 NE & E 1/2 NW		34-90-36	158.00	74.32	\$6,075.95	\$960,000.00	\$126,240.00			\$126,240.00	DEED
Armstrong, Robert D.	Iowa Lakes Regional Water	03/19/08	#080789	1002101003	Washington	LOTS B, C & D IN NW 1/4		02-91-37	5.81	78.37	\$6,402.75	\$37,200.00	\$4,900.00			\$4,900.00	DEED
Phillips, John E.	Stanley, Mark	10/31/08	#083145	1024200008	Washington	LOT F IN N 1/2 NE 1/4		24-91-37	29.27	39.83	\$3,234.23	\$94,666.00	\$12,530.00			\$12,530.00	DEED
Brecher, Chet (Estate)	Schaller, Harry P.	03/17/08	#080744	114300001	Brooke	S 1/2 SEC 14 W 1/2 SW 1/4		11-93-38	397.00	26.38	\$2,141.06	\$850,000.00	\$112,570.00	\$50.00		\$112,620.00	DEED
Anderson, Mildred E.	Peterson, Sidney & Janet	12/01/08	#083476	826300006	Fairfield	S 1/2 S 100 A SW 1/4		26-92-35	44.29	76.32	\$6,150.37	\$272,400.00	\$36,340.00			\$36,340.00	DEED
Wolff, Allan W.	Witt, Debra K.	03/27/08	#082010	1614300002	Newell	E 1/2 SW 1/4		14-90-35	79.00	71.26	\$5,569.62	\$440,000.00	\$60,510.00			\$60,510.00	DEED
Gaherty, Peter (Trust)	Whitmore, Robert II & Ruth	11/03/08	#083175	1128100008	Grant	LOT B IN N 1/2 NW 1/4		28-91-36	20.40	50.24	\$3,921.57	\$80,000.00	\$11,020.00			\$11,020.00	DEED
Rachel Scott Estate	Bay Breeze, LLC	07/16/08	#081976	1227300004	Coon	S 1/2 SW 1/4		27-91-35	75.99	75.15	\$5,800.76	\$440,800.00	\$61,400.00			\$61,400.00	DEED-ESTATE SALE
Frederiksen, Debbie	Kuhrts, Larry	01/30/08	#080306	915100003	Nokomis	LOT B IN SW NW		15-91-38	30.27	67.16	\$5,173.64	\$156,606.00	\$21,850.00			\$21,850.00	DEED-ADJOINING LAND
Rehnstrom, Marilyn (Etal)	Carlson, Larry & Sheryl	11/24/08	#083482	1429300002	Hayes	E 1/2 SW 1/4		29-90-37	79.00	79.47	\$6,025.32	\$476,000.00	\$67,490.00			\$67,490.00	DEED
Phillips, John & Linda	Bay Breeze, Llc.	10/31/08	#083120	1024200011	Washington	LOT G IN N 1/2 NE		24-91-37	30.62	75.29	\$5,650.00	\$173,003.00	\$24,780.00			\$24,780.00	DEED
Jeppeson, Wanda	Nesheim, Walter & Rachel	05/27/08	#081450	1623100008	Newell	IRR PARC W 1/2 NW 1/4		23-90-35	17.47	73.42	\$5,426.90	\$94,808.00	\$13,790.00			\$13,790.00	DEED
Harmon, David & Charlene	Bengtson, Tracy & Donna	12/11/08	#090242	1002200006	Wash/Scott	SEE DEED		02-91-37	239.77	77.49	\$5,630.40	\$1,350,000.00	\$199,730.00			\$199,730.00	DEED
Gutel, Marion (Rev Trust)	Weiland, Cory & Melinda	12/15/08	#083614	1008400003	Washington	SW SE		08-91-37	39.00	52.81	\$3,717.95	\$145,000.00	\$22,140.00			\$22,140.00	DEED
Grau, Thomas L.	Iowa Farmland, LLC	01/10/08	#080142	1233100003	Coon	NW 1/4 & W 1/2 NE (EX PT)		33-91-35	228.23	73.20	\$5,140.28	\$1,173,165.00	\$179,610.00			\$179,610.00	DEED
Grau, Leo & Bernice (Trust)	Iowa Farmland, LLC	01/12/08	#080141	1233400001	Coon	SE 1/4 (EX PT)		33-91-35	146.69	73.62	\$5,125.33	\$751,835.00	\$116,090.00			\$116,090.00	DEED
Johnson, Carrol L. (Estate)	Bibler, Rick & Daniel	04/17/08	#081005	514400008	Elk	W 1/2 SE (EX PT) & ETC.		14-92-38	65.08	70.25	\$4,836.14	\$314,736.00	\$49,150.00			\$49,150.00	DEED-ESTATE SALE
Turnquist, Bernice (Estate)	Turnquist, Jon & Carrie	02/15/08	#080570	1305200002	Maple Valley	E 40.1 A N 1/2 NE & S 1/2 NE (EX PT)		05-90-38	72.98	75.31	\$5,150.73	\$375,900.00	\$59,090.00			\$59,090.00	DEED-ESTATE SALE
Gutel, Leone M. (Rev Trust)	Galyen, Richard & Patricia	12/15/08	#090046	1004200003	Washington	E 1/2 NE (EX PT)		04-91-37	70.88	69.61	\$4,756.28	\$337,125.00	\$53,050.00			\$53,050.00	DEED
Anderson, Bonnie	Engelmann, Bryant	10/31/08	#083600	633400001	Scott	NW 1/4 SE 1/4		33-92-37	40.00	74.78	\$5,050.00	\$202,000.00	\$32,150.00			\$32,150.00	DEED
Taylor, Glen A. (Rev Trust)	Sundblad, Larry & Mary	12/23/08	#090060	329200001	Lee	W 1/2 NE 1/4		29-93-36	78.26	76.73	\$5,334.78	\$417,500.00	\$66,750.00			\$66,750.00	DEED
Pollard Family Farms	Bay Breeze, LLC	02/06/08	#080369	431200002	Poland	NE FR 1/4 (EX LOT A)		31-93-35	152.55	70.99	\$4,732.87	\$722,000.00	\$116,420.00			\$116,420.00	DEED
Kas, Kenneth (Estate)(Etal)	Taylor, Glen A. (Rev. Trust)	10/28/08	#083286	329200001	Lee	NE 1/4		29-93-36	154.52	75.03	\$5,051.13	\$780,500.00	\$124,640.00	\$2,190.00		\$126,830.00	DEED
Taylor, Glen A. (Rev Trust)	G.W.S. Farms, Inc.	12/23/08	#090064	329200002	Lee	E 1/2 E 1/4		29-93-36	76.26	73.28	\$4,760.03	\$363,000.00	\$60,080.00			\$60,080.00	DEED
Bartels, V.F. & Mathilda M.	Sievers, Michael & Kimberly	01/14/08	#080148	1109300004	Grant	SW SW (EX 3.63 A)		09-91-36	34.64	80.51	\$5,196.30	\$180,000.00	\$29,980.00			\$29,980.00	CONTRACT
Schmitt, Dennis & Terri	Lucht, Larry & Barbara	03/13/08	#080698	1130100009	Grant	OTS 1 & 2 OF LOT A IN NW NW		30-91-36	2.45	77.61	\$5,000.00	\$12,250.00	\$2,050.00			\$2,050.00	DEED-ADJOINING LAND
Sievers, Wayne (Trust)	Kiburz, Kent	12/01/08	#083435	1102300005	Grant	PARCEL A IN S 1/2		02-91-36	213.33	69.28	\$4,438.53	\$946,871.00	\$158,870.00			\$158,870.00	DEED
Bay Breeze, LLC	Pollard Family Farms	01/07/08	#080160	431200003	Poland	S 1/2 NE 1/4		31-93-35	79.00	69.30	\$4,379.75	\$346,000.00	\$58,850.00			\$58,850.00	DEED
Peters, Birdene A.	Taylor, Glen A. (Rev. Trust)	10/18/08	#083167	231200002	Barnes	N 1/2 NE 1/4		31-93-37	76.79	63.82	\$4,020.71	\$308,750.00	\$52,690.00			\$52,690.00	DEED
Mangold, Grant & Diane	Engelmann, Bruce & Jill	01/07/08	#080045	501200003	Elk	PT NE 1/4		01-92-38	81.14	71.63	\$4,498.40	\$365,000.00	\$62,490.00			\$62,490.00	DEED
Burgeson, Nadine M. (Estate)	Sickelka, Mark, Jon & Joel	06/05/08	#081720	105100001	Brooke	W 1/2 NW 1/4		05-93-38	85.34	78.09	\$4,862.90	\$415,000.00	\$71,640.00			\$71,640.00	DEED-ESTATE SALE
Brashears, Steven & Terry	Pollard Family Farms	01/02/08	#080158	431200002	Poland	N 1/2 NE (EX LOT A)		31-93-35	73.55	72.82	\$4,469.07	\$328,700.00	\$57,570.00			\$57,570.00	DEED
Mosbo, Rolf	Taylor, Glen A. (Rev Trust)	10/31/08	#083455	331200001	Lee	NE 1/4 & N 1/2 SE 1/4		31-93-36	235.00	78.05	\$6,961.70	\$1,636,000.00	\$197,180.00	\$18,390.00	\$71,620.00	\$287,190.00	DEED
Jensen, Boneta M. (Estate)	Kier, Kolesa & Kosky, Patty	03/07/08	#080624	1512400002	Providence	N 1/2 SE		12-90-36	75.31	59.22	\$3,624.09	\$272,930.00	\$47,940.00			\$47,940.00	DEED-ESTATE SALE
Driver, Robert & Aurlette	Carlson, Larry & Sheryl	09/02/08	#082482	207100007	Barnes	SEE DEED		07-93-37	195.66	52.42	\$3,322.09	\$650,000.00	\$110,250.00			\$110,250.00	DEED
Mc Guire, Andrea & Daniel	Galyen, Richard & Patricia	12/08/08	#083632	711200001	Lincoln	NE 1/4		11-92-36	158.00	61.91	\$3,696.20	\$584,000.00	\$105,170.00			\$105,170.00	DEED
Gutel, Marion L. (Rev Trust)	Franzkowiak, Paul & Carolee	12/22/08	#090007	1017200002	Washington	1/2 S 1/2 NE & N 1/2 NE (EX PT)		17-91-37	108.30	52.22	\$3,066.48	\$332,100.00	\$60,800.00			\$60,800.00	DEED
Pitstick, John C. (Trust)	Raymer, Robert C.	04/21/08	#081156	326200001	Lee	NE 1/4		26-93-36	154.38	65.51	\$3,889.10	\$600,400.00	\$108,720.00	\$1,450.00		\$110,170.00	DEED
Carlson, Kenneth (Etal)	Smith, Timothy & Rita	02/16/08	#080562	405300001	Poland	SW 1/4		05-93-35	154.84	68.86	\$4,856.63	\$752,000.00	\$114,610.00	\$2,690.00	\$22,200.00	\$139,500.00	DEED
Movall, Loren & Theresa	Railsback, Dennis	02/06/08	#080667	1433400006	Hayes	W 1/2 SW SE & W 1/2 NW SE		33-90-37	39.50	73.67	\$4,151.90	\$164,000.00	\$31,290.00			\$31,290.00	DEED
Schmidt Livestock, Inc.	Springhill Acres, LLC	03/27/08	#080840	1225100006	Coon, Etc.	SEE DEED			8.14	76.42	\$186,117.94	\$1,515,000.00	\$6,690.00	\$284,190.00		\$290,880.00	DEED-3 HOG CONFINEMENT SITES
De Groot, Clarissa & John	Swanson, Byron & Michelle	02/29/08	#080616	531300004	Elk	W 1/2 SE (EX PT) & E 1/2 E 1/2 SW		31-92-38									

Brown, Willard & Allison	Nordine, Sandra & Everett	04/05/08	#080993	824300001	Fairfield	N 1/2 N 1/2 SW 1/4	24-92-35	39.39	75.96	\$3,554.20	\$140,000.00	\$32,160.00	Bare Land		\$32,160.00	DEED
Pritchard, John & Shirley	Bovee Farms, Inc	02/28/08	#080586	303200004	Lee	PT NE NE	03-93-36	11.08	77.69	\$3,610.11	\$40,000.00	\$9,260.00	Bare Land		\$9,260.00	DEED-ADJOINING LAND
Peterson, Donald & Janet	Peterson, Tim & Kathy	03/03/08	#080578	1306400003	Maple Valley	E 1/2 NW & W 1/2 NE & S 1/2 SE	06-90-38	229.13	69.34	\$3,098.68	\$710,000.00	\$170,820.00	\$300.00	\$171,120.00	CONTRACT-FAMILY	
Sievert, Lois I.	Schmidt, Brad D.	10/29/08	#083136	125100006	Brooke	NW 1/4 (EX PT) & (EX LOT A)	25-93-38	130.06	34.11	\$1,460.86	\$190,000.00	\$47,700.00	Bare Land		\$47,700.00	DEED
Grau, Harlan & Sharon	McCarthy, Matthew & Kayla	10/16/08	#082960	1232400013	Coon	LOT H IN SW SE	32-91-35	2.53	68.92	\$92,885.38	\$235,000.00	\$1,870.00	\$67,830.00	\$69,700.00	DEED-HOG CONFINEMENT	
Crilly, Jon & Karen	Tech Pork, LLP	10/01/08	#082772	1624200006	Newell	LOT A IN SW NE	24-90-35	4.66	77.25	\$83,690.99	\$390,000.00	\$3,870.00	\$129,080.00	\$132,950.00	DEED-HOG CONFINEMENT	
Nordine, Sandra & Everett	Gochnauer, Carl R.	04/14/08	#080984	836400002	Fairfield	S 1/2 SE 1/4 (EX 6.20 AC)	36-92-35	71.10	73.82	\$2,289.73	\$162,800.00	\$56,430.00	Bare Land		\$56,430.00	DEED-1/2 INTEREST
Hemmingsen, Erma Jean	Nesheim, Walter & Rachel	02/01/08	#080293	1628200002	Newell	E 1/2 NE 1/4	28-90-35	76.29	71.61	\$6,108.27	\$466,000.00	\$58,730.00	\$11,580.00	\$97,560.00	\$167,870.00	DEED
Magnussen, Paul & Sharon	Magnussen, Duane & Synthia	10/22/08	#083118	728300004	Lincoln	PT SW 1/4	28-92-36	76.55	74.96	\$1,961.46	\$150,150.00	\$61,690.00	Bare Land		\$61,690.00	DEED-FAMILY
B J North, Inc.	4 Star Pork, LLC	11/11/08	#083560	736300006	Lincoln	PT SE SW (EX LOT A)	36-92-36	8.43	79.59	\$14,828.00	\$125,000.00	\$7,220.00	\$45,170.00	\$52,390.00	DEED-HOG CONFINEMENT	
Mauser, Edward	Mauser, Dennis & La Rae	09/30/08	#082791	1432200016	Hayes	SW SE (EX L A) & S 10 A NW NE	32-90-37	49.47	61.27	\$2,021.43	\$100,000.00	\$41,130.00	\$16,920.00	\$58,050.00	DEED-FAMILY	
Keller, Audrey J.	Ruppert, Barbara	08/29/08	#082503	1211200006	Coon	LOT B IN NW NE	11-91-35	2.15	74.20	\$32,558.14	\$70,000.00	\$1,710.00	\$2,740.00	\$43,120.00	\$47,570.00	DEED-CHANGE IN USE
Delbrdige, Carl & Margaret (Trust)	Binder Barry & Renae	10/03/08	#082836	935300006	Nokomis	LOT A IN NW SW	35-91-38	2.74	82.62	\$57,481.75	\$157,500.00	\$2,430.00	\$15,300.00	\$96,790.00	\$114,520.00	DEED-FAMILY
Halverson, Norman G.	Hoffman, Christopher K.	07/16/08	#082218	316200016	Lee	LOTS A & C IN SE NE	16-93-36	5.73	68.96	\$12,739.97	\$73,000.00	\$4,250.00	\$7,490.00	\$44,970.00	\$56,710.00	DEED
B J North, Inc.	Hamalot Acres, Inc.	12/01/08	#083498	736300007	Lincoln	LOT A IN SE SW	36-92-36	1.62	84.00	\$12,345.68	\$20,000.00	\$1,460.00	\$11,570.00	\$6,730.00	\$19,760.00	DEED
Nesheim, Walter & Rachel	Nesheim, Ben A.	02/01/08	#080298	1628200006	Newell	LOT B IN NE NE	28-90-35	6.08	81.95	\$18,914.47	\$115,000.00	\$5,360.00	\$11,580.00	\$97,560.00	\$114,500.00	DEED-FAMILY
Mangold, Gregory L.	Taylor, Glen A. (Rev Trust)	08/18/08	#090432	606100007	Scott	LOT A IN NW NW FR 1/4	06-92-37	0.83	74.99	\$90,361.45	\$75,000.00	\$670.00		\$75,440.00	\$76,110.00	DEED-ADJ LAND
Hamm Farm, Lic.	M & N Partnership	11/17/08	#083423	1221200007	Coon	PT NW NE	21-91-35	2.85	81.05	\$33,880.70	\$96,560.00	\$2,480.00	\$147,990.00	\$150,470.00	DEED-HOG CONFINEMENT	
Taylor, Glen A. (Rev. Trust)	Miller, David & Lisa	08/15/08	#082431	324400006	Lee	PARCEL B IN NW NE	24-93-36	12.51	64.92	\$3,996.80	\$50,000.00	\$8,730.00	\$11,210.00	\$60,680.00	\$80,620.00	DEED-SALE TO TENANT