

2009 Agricultural Land-Dwlg-Bldg Sales

02-16-10

Weighted Ratio	Number of Sales
24.91	71

Name of Seller	Name of Buyer	Date of Instrument	Mean Ratio	Median Ratio	Regression	Legal Description	Section Range	Taxable Acres	Average CSR'S	Average Price/Per Acre	Sale Price	Assessed Value of Land	Assessed Value of Bldg's	Assessed Value of Dwelg	Total Assessed Value	Remarks
Pierce, Keith W. (Trust)	Jensen, Nathan	07/21/09	#092591	1408253002	SI Hayes	PT 6TH PLAT EMERALD PARK	08-90-37	6.54	65.21	\$20,642.20	\$135,000.00	\$7,490.00			\$7,490.00	DEED-ADJOINING LAND
Hansen, Kenneth & Rosemary	Farm Credit Services	07/15/09	#092205	1027351005	Washington	LOT B IN SW SW	27-91-37	9.13	57.77	\$14,238.77	\$130,000.00	\$9,260.00			\$9,260.00	DEED
Whitney, Maria U. (Etal)	Phipps, Inc.	02/23/09	#090630	529100001	Elk	S 1/2 N 1/2 & N 1/2 S 1/2	29-92-38	314.28	65.16	\$6,045.56	\$1,900,000.00	\$268,270.00	\$460.00		\$268,730.00	DEED
Treinen, Michael J.	Sitzmann, Eugene R.	01/05/09	#090121	123200001	Brooke	NE 1/4	23-93-38	160.00	20.22	\$2,125.00	\$340,000.00	\$56,780.00			\$56,780.00	DEED
Peterson, Alice M (Trust)(Etal)	Alta Livestock, LLC	12/01/09	#093702	925400008	Nokomis	LOT D IN NW SE	25-91-38	1.81	73.48	\$7,182.32	\$13,000.00	\$2,360.00			\$2,360.00	DEED-ADJ.LAND
Phipps, Inc.	Nelson, Jeffrey & Sharon	02/24/09	#090636	529400001	Elk	N 1/2 SE 1/4	29-92-38	79.00	65.73	\$6,012.66	\$475,000.00	\$91,130.00			\$91,130.00	DEED
Tract 44 Associates, LLC	Bay Breeze, LLC	12/21/09	#093949	530400002	Elk	E 1/2 SE & SE NE	30-92-38	112.07	52.96	\$4,684.57	\$525,000.00	\$104,160.00			\$104,160.00	DEED
Faber, Marlys Biggins (Estate)	Zweibahmer, Mary Ann	02/10/09	#090433	1426100008	Hayes	LOT C IN NE NW	26-90-37	3.99	72.81	\$6,265.66	\$25,000.00	\$5,100.00			\$5,100.00	DEED-ADJOINING LAND
Schultz, Alan & Grace M.	Kosky, Rusty & Patricia	01/16/09	#090181	1222300001	Coon	W 1/2 SW 1/4	22-91-35	67.32	72.72	\$6,238.86	\$420,000.00	\$85,930.00			\$85,930.00	DEED
Thompson, Constance B	Lenz, Ray	12/30/09	#094002	1611100002	Newell	S 1/2 NW 1/4 & NE 1/4 NW 1/4	11-90-35	119.00	64.26	\$5,445.38	\$648,000.00	\$134,200.00	\$250.00		\$134,450.00	CONTRACT
Richter, Clarence (Estate)	Bay Breeze, Llc	06/17/09	#092019	1001200002	Washington	N 1/2 NE (EX LOT A)	01-91-37	68.17	77.10	\$6,307.76	\$430,000.00	\$92,240.00			\$92,240.00	DEED-ESTATE SALE
Peters, Birdene & Martin	Edwards, Bruce & Diane	03/10/09	#090871	633100001	Scott	W 1/2 NW 1/4	33-92-37	78.33	76.09	\$6,204.52	\$486,000.00	\$104,600.00			\$104,600.00	DEED
Lauher, Louise & Young, Liz	Sand, Patrick & Renee	03/14/09	#091399-1400	1326400005	Maple Valley	SE SE	26-90-38	37.45	80.59	\$6,408.54	\$240,000.00	\$52,970.00			\$52,970.00	DEED
Ruebsam, Elinor M. (Estate)	Sleezer, Nickelo & Dana	02/24/09	#090681	128300001	Brooke	W 1/2 SW 1/4	28-93-38	76.39	66.20	\$5,236.29	\$400,000.00	\$88,750.00			\$88,750.00	DEED
Anderson, Le Roy (Rev Trust)	Trimble, Joni	01/28/09	#090320	609200003	Scott	S 1/2 NE 1/4	09-92-37	78.49	77.46	\$6,115.43	\$480,000.00	\$106,700.00			\$106,700.00	DEED
Sand, Patrick	Pedersen, Ronald J. & Kelli	04/29/09	#091405	526300001	Elk	W 1/2 SW (EX 1 AC)	26-92-38	74.72	69.68	\$5,487.15	\$410,000.00	\$91,370.00			\$91,370.00	DEED
Lauher, Louise Mary	Sand, Patrick & Renee	03/17/09	#091400	1326400002	Maple Valley	NE SE	26-90-38	38.11	80.01	\$6,297.56	\$240,000.00	\$53,510.00			\$53,510.00	DEED
Planalp, J. Robert & John E.	Snow Ridge, LLC	06/29/09	#092196-97	1010100003	Washington	1/2 NW & SW 1/4 (EX LOTS B&	10-91-37	223.37	74.34	\$5,833.37	\$1,303,000.00	\$291,430.00			\$291,430.00	DEED
Schaller Company	Engelmann, Bruce E. & Jill L.	06/09/09	#091818	1004100008	Washington	E 1/2 N 1/2 NW FR 1/4	04-91-37	37.93	73.18	\$5,732.27	\$217,425.00	\$48,710.00			\$48,710.00	DEED
Mosbo, Valerie	Halverson, Mark E.	05/21/09	#091582	226400004	Barnes	S 1/2 SE	26-93-37	76.99	75.57	\$5,865.37	\$451,575.00	\$102,120.00			\$102,120.00	DEED
Mosbo, Rolf	Mc Kibben, Guy Randall	12/10/09	#093826	236100001	Barnes	N 1/2 NW 1/4	36-93-37	77.00	77.42	\$5,922.08	\$456,000.00	\$104,620.00			\$104,620.00	DEED
Schaller Company	Weiland, Cory D. & Melinda L.	06/09/09	#091817	1004100007	Washington	W 1/2 N 1/2 NW FR 1/4	04-91-37	37.92	75.03	\$5,733.78	\$217,425.00	\$49,930.00			\$49,930.00	DEED
Brown & Ives Land Company	Sleezer, Dale M. Jr (Etal)	02/04/09	#090384	507300003	Elk	W 1/2 SW 1/4	07-92-38	78.41	72.68	\$5,509.50	\$432,000.00	\$100,020.00			\$100,020.00	DEED
Anderson, Merlyn J.	Bay Breeze, LLC	12/18/09	#093966	432300006	Poland	E 1/2 E 1/2 SW 1/4	32-93-35	39.09	73.14	\$5,628.04	\$220,000.00	\$50,180.00	\$890.00		\$51,070.00	DEED
M Kibben, Guy Randall	Mosbo, Rolf	12/12/09	#093827	629200002	Scott	E 1/2 NE 1/4	29-92-37	77.00	77.17	\$5,818.18	\$448,000.00	\$104,280.00			\$104,280.00	DEED
Mosbo, Rolf E.	Binder, Dennis C. (Trust)	12/10/09	#093861	629200002	Scott	E 1/2 NE 1/4	29-92-37	77.00	77.17	\$5,818.18	\$448,000.00	\$104,280.00			\$104,280.00	DEED
Tutt, Wendell (Estate)	Haberman, William & Judy	12/01/09	#093708	418300014	Poland	LOT B IN SW SW	18-93-35	47.90	79.08	\$5,848.94	\$280,164.00	\$65,290.00			\$65,290.00	DEED-ESTATE SALE
Schumann, Dale & Jayne	Sarchet, Roger & Jean	04/06/09	#091081	1222400009	Coon	LOT E IN SE SE	22-91-35	1.47	76.00	\$102,040.82	\$150,000.00	\$1,960.00	\$33,040.00		\$35,000.00	CONTRACT-HOG CONFINEMENTS
JR Land Investments, LLP	Sievers, Myron L.	10/30/09	#093847	1222300002	Coon	E 1/2 SW 1/4	22-91-35	79.00	74.20	\$5,569.62	\$440,000.00	\$102,870.00			\$102,870.00	DEED
JR Land Investments, LLP	Mc Kenna, Joseph & Pat	10/26/09	#093821	1519400011	Providence	SE SE (EX LOT E)	19-90-36	36.00	76.58	\$5,729.17	\$206,250.00	\$48,380.00			\$48,380.00	DEED
Peterson, Marvin E.	Peterson, Jeffrey A. & Meri C.	04/24/09	#091386	522100009	Elk	N 1/2 W 1/2 W 1/2 NW 1/4	22-92-38	18.25	58.62	\$4,383.56	\$80,000.00	\$18,780.00			\$18,780.00	CONTRACT-FAMILY
Bay Breeze, Llc	Nehring, Wade	02/02/09	#090444	1227300004	Coon	S 1/2 SW 1/4	27-91-35	75.99	75.15	\$5,579.68	\$424,000.00	\$100,230.00			\$100,230.00	DEED
Anderson, Gordon & Diane	Bay Breeze, LLC	12/15/09	#093970	432300005	Poland	W 1/2 E 1/2 SW 1/4	32-93-35	39.09	76.22	\$5,628.04	\$220,000.00	\$52,290.00			\$52,290.00	DEED
Spahr Family Partnerhsip	Movall, Loren	10/28/09	#093346	322300002	Lee	E 1/2 SW (EX PT)	22-93-36	77.16	76.85	\$5,611.72	\$433,000.00	\$104,070.00			\$104,070.00	DEED
Movall, Loren L.	Railsback, Dennis	03/09/09	#090738	1433400007	Hayes	E 1/2 SW SE & E 1/2 NW SE	33-90-37	39.50	77.12	\$5,569.62	\$220,000.00	\$53,460.00			\$53,460.00	DEED
Gries, Kathy (Etal)	Oxendale, Donald & Mary Jane	12/14/09	#093864	404300002	Poland	W 1/2 SW 1/4	04-93-35	70.68	69.32	\$4,983.87	\$352,260.00	\$85,990.00			\$85,990.00	DEED
Engelmann, Robert	Engelmann, Bruce & Jill	03/03/09	#091000	633400004	Scott	SE SE	33-92-37	37.70	71.06	\$5,092.84	\$192,000.00	\$47,030.00			\$47,030.00	CONTRACT-FAMILY
Goddard, Charlotte I.	Diserio, John & Vivian (Trust)	01/31/09	#090386	518400001	Elk	NW SE & PT SW SE	18-92-38	71.43	76.33	\$5,443.09	\$388,800.00	\$95,680.00			\$95,680.00	DEED
Pickhinke, Ervin	Foell, Nick	11/20/09	#093582	1429100007	Hayes	LOT A IN S 1/2 NW 1/4	29-90-37	71.10	75.40	\$5,367.09	\$381,600.00	\$96,220.00			\$96,220.00	DEED
Buchholz, Ronald K.	Peck, Ronald & Karen	06/25/09	#092183	218200006	Barnes	LOT A IN NE 1/4	18-93-37	81.29	74.57	\$5,186.37	\$421,600.00	\$106,390.00			\$106,390.00	DEED
Iowa Select, LLP	Ball Coach Farms, LLC	05/04/09	#091491	220200006	Barnes	LOT A IN NE NE	20-93-37	3.56	74.81	\$140,449.44	\$500,000.00	\$4,670.00	\$121,520.00		\$126,190.00	DEED-HOG CONFINEMENT
Sundblad, Larry & Mary	Taylor, Glen A. (Rev Trust)	01/05/09	#090059	329400001	Lee	N 1/2 SE 1/4	29-93-36	79.00	76.06	\$5,284.81	\$417,500.00	\$105,460.00			\$105,460.00	DEED
Ludwig, Mary Louise	Sand, Patrick & Renee	11/12/09	#093681	1324300003	Maple Valley	SW SW	24-90-38	37.78	80.28	\$5,558.50	\$210,000.00	\$53,230.00			\$53,230.00	DEED
Grotjohn Inc., E.E.	Foell, Nick & Kim	11/09/09	#093579	1335200002	Maple Valley	PT E 1/2 NE 1/4	35-90-38	71.47	77.14	\$5,339.30	\$381,600.00	\$96,750.00			\$96,750.00	DEED
Foell, Nick & Kim	Pickhinke Ervin & Shirley	11/20/09	#093583	1335200002	Maple Valley	PT E 1/2 NE 1/4	35-90-38	71.47	77.14	\$5,339.30	\$381,600.00	\$96,750.00			\$96,750.00	DEED
Miller, Knudt J.	Lamoureux, Craig L.	08/21/09	#092552	1422100005	Hayes	N 1/2 S 1/2 NW	22-90-37	39.50	75.04	\$5,170.89	\$204,250.00	\$52,020.00			\$52,020.00	DEED
Grotjohn Inc., E.E.	Kreikemeier, Robert D. (Trust)	11/09/09	#093580	1336100003	Maple Valley	S 1/2 NW 1/4	36-90-38	77.62	77.38	\$5,325.95	\$413,400.00	\$105,410.00	\$900.00		\$106,310.00	DEED
Martz, Leonard (Trust)(Etal)	GWS Farms, Inc.	04/15/09	#0091199	320100001	Lee	NW 1/4	20-93-36	156.00	74.79	\$5,103.69	\$796,176.00	\$204,760.00			\$204,760.00	DEED
Dilworth, Sandy & Eldon	Baughman, Billy J. & Cheryl	01/28/09	#090304	1611300001	Newell	NW SW & N 1/2 SW SW	11-90-35	58.53	74.73	\$5,023.07	\$294,000.00	\$76,760.00			\$76,760.00	DEED
Hinners, Arlo R. (Etal)	T & S Ahlers, LLP	10/01/09	#093101	401200007	Poland	LOT B IN E 1/2 NE 1/4	01-93-35	18.45	69.49	\$4,566.50	\$84,252.00	\$22,500.00			\$22,500.00	DEED
GWS Farms, Inc.	Sundblad, Larry & Mary	04/17/09	#091195	329200002	Lee	E 1/2 NE 1/4	29-93-36	76.26	73.28	\$4,760.03	\$363,000.00	\$98,070.00			\$98,070.00	DEED-FAMILY
Nelson, Bernard & Nancy	Taylor Glen A (Rev Trust)	10/16/09	#093172	214300001	Barnes	W 1/2 SW 1/4	14-93-37	76.79	66.61	\$4,219.30	\$324,000.00	\$89,770.00			\$89,770.00	DEED
Scott Sievers Trucking, Inc.	Sievers, Michael & Kimberly	11/04/09	#093404	1511100002	Providence	N 1/2 NW (EX 6.97 AC)	11-90-36	70.86	76.78	\$4,637.81	\$328,635.00	\$95,490.00			\$95,490.00	CONTRACT
Sievers, Michael & Kimberly	Scott Sievers Trucking, Inc.	11/04/09	#093403	1511100002	Providence	N 1/2 NW (EX 6.97 AC)	11-90-36	70.86	76.78	\$4,637.81	\$328,635.00	\$95,490.00			\$95,490.00	DEED
Bay Breeze, LLC	Hogrefe, Mitchell & Robyn	09/04/09	#092749	1110200007	Grant	LOT A IN SE SE	10-91-36	4.47	44.74	\$9,955.26	\$44,500.00	\$3,510.00	\$7,740.00	\$2,250.00	\$13,500.00	DEED-CHANGE IN USE

Lullman, John (Etal)	Bay Breeze, LLC	02/26/09	#090638	1110200005	Grant	NE 1/4 (EX PT)	10-91-36	124.31	67.01	\$4,022.20	\$500,000.00	\$146,200.00	\$7,740.00	\$2,250.00	\$156,190.00	DEED
Zylstra, Leland & Velma	Hinkeldey, Myron & Trucy	12/30/09	#094008	927226014	Alta	LEANDERS, L 3, B 5 (EX PT)		0.90	72.13	\$38,888.89	\$35,000.00	\$1,140.00	\$10,180.00		\$11,320.00	DEED
Mc Carthy, Matthew C.	Potter, Page & Terrill, Stacey	04/10/09	#091134	1633100010	Newell	11.77 A IN NE NW	33-90-35	11.42	76.44	\$4,122.59	\$47,080.00	\$15,320.00	Bare Land		\$15,320.00	DEED
Gutel, Marion (Trust)	Edwards, Kyle	02/21/09	#090653	1006400001	Washington	SE 1/4 (EX PT)	06-91-37	146.09	51.50	\$2,770.42	\$404,730.00	\$132,050.00	Bare Land		\$132,050.00	DEED
Zemke, Frederick Louis	Kosky, Patricia A.	11/09/09	#093502	1535300002	Providence	E 1/2 SW 1/4	35-90-36	145.93	72.79	\$2,028.37	\$296,000.00	\$101,270.00	Bare Land		\$101,270.00	DEED
Renze, James F.	Bay Breeze, LLC	06/18/09	#091909	1009200008	Washington	LOT B IN NE NE	09-91-37	4.30	60.00	\$40,697.67	\$175,000.00	\$4,530.00	\$56,050.00		\$60,580.00	CONTRACT-GRAIN BINS & MACH SHE
Prunty, Lee & Jane	Treinen, Michael J.	11/27/09	#093697	3092000002	Lee	NE 1/4 (EX PT) & (EX LOT A)	09-93-36	145.87	44.08	\$2,125.18	\$310,000.00	\$112,830.00	Bare Land		\$112,830.00	DEED
Brake, Edith M. (Trustee)	Heinsohn, Brian	08/21/09	#092702	6293000006	Scott	LOT B IN SW SW	29-92-37	3.00	76.67	\$11,666.67	\$35,000.00	\$4,040.00	\$1,260.00	\$7,610.00	\$12,910.00	DEED
Tasler, Dennis & Colleen	Pork Ridge, LC	05/21/09	#091638	1117400009	Grant	TRACT 1 OF LOT A IN S 1/2 SE	17-91-36	2.32	82.90	\$72,737.07	\$168,750.00	\$3,380.00	\$67,430.00		\$70,810.00	DEED-HOG CONFINEMENT
Garner, William J. & Sandra	Pork Ridge, LC	05/18/09	#091637	1117400008	Grant	TRACT 2 OF LOT A IN S 1/2 SE	17-91-36	1.34	80.54	\$62,873.13	\$84,250.00	\$1,890.00	\$34,320.00		\$36,210.00	DEED-HOG CONFINEMENT
Kosky, Russell & Patricia	Larsen, Richard & Pauline	08/06/09	#092665	1617276011	Newell	NORTHSIDE, LOT 1 (EX W 75')		0.34	75.24	\$2,941.18	\$1,000.00	\$450.00	Bare Land		\$450.00	DEED
Miller, Knudt J.	Imming, Douglas A.	08/21/09	#092567	1422100006	Hayes	S 1/2 S 1/2 NW	22-90-37	39.50	74.28	\$7,803.80	\$308,250.00	\$51,490.00	\$12,550.00	\$103,440.00	\$167,480.00	DEED
lehl, Roger W. & Caron C.	Lindquist, Kevin J. & Jamie J.	04/30/09	#091393	7151000007	Lincoln	PARCEL A IN N 1/2 NW 1/4	15-92-36	15.15	37.40	\$7,260.73	\$110,000.00	\$9,940.00	\$10,950.00	\$43,970.00	\$64,860.00	DEED
United Bank Of Iowa	Farrell, Thomas & Lindsay	10/09/09	#093267	7243000006	Lincoln	LOT B IN SW SW	24-92-36	18.66	70.16	\$6,538.05	\$122,000.00	\$22,980.00	\$6,900.00	\$69,200.00	\$99,080.00	DEED-LENDING INSTITUTION
Tutt, Wendell (Estate)	Schultze, Kermit & Julie	09/30/09	#093080	4183000015	Poland	LOT A IN SW SW	18-93-35	2.98	77.18	\$22,147.65	\$66,000.00	\$4,040.00	\$1,450.00	\$58,640.00	\$64,130.00	DEED
Gutz, Norlin C. & Becky	Lucht, Larry & Barbara A.	05/13/09	#091532	1115300003	Grant	PT NE SW	15-91-36	12.36	78.47	\$4,449.84	\$55,000.00	\$17,020.00	\$10,770.00	\$56,490.00	\$84,280.00	DEED