

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	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