



AG SALES OVER 34 ACRES OCTOBER 2018 THROUGH SEPTEMBER 2019

PARCEL #	SELLER	BUYER	DEEDED ACRES	\$/D.A.	TILL ACRES	SALE DATE	SALE PRICE	2019 EMV	RATIO	NOTES	Table Soil
											Avg Till CER
BELGRADE (01)											
01.016.0400	Peterson	Hewitt Properties LLC	120	\$5,417	92	Feb-19	\$650,000	\$798,300	122.82%		75
BERNADOTTE(02)											
02.019.0100	Hillesheim L	Kral D	77	\$6,700	75.99	Mar-19	\$515,900	\$547,300	106.09%		70
BRIGHTON (03)											
03.007.0900	Luepke B	Hulke K	34.99	\$6,433	33.1	May-19	\$225,080	\$238,900	106.14%		61
03.004.0605	Kuttner	Havemeier T	80	\$7,500	78	Apr-19	\$600,000	\$666,400	111.07%		76
COURTLAND (04)											
04.201.0800+	James/Zwach	River Ridge	163.74	\$3,664	147.88	Oct-18	\$600,000	\$527,400	87.90%	w/04.212.0100 wds/waste/river bottom	
GRANBY (05)											
LAFAYETTE (06)											
LAKE PRAIRIE (07)											
07.106.0600	Hyttsten	Loula	72	\$7,081	70.02	Dec-18	\$509,860	\$504,300	98.91%		65
07.131.0400	Martin	Riverland LLC	111.7	\$7,753	110.24	Dec-18	\$866,000	\$931,800	107.60%		76

NEW SWEDEN (08)											
08.007.0200	Wills,	Langhorst	80	\$8,750	78.5	Oct-18	\$700,000	\$666,400	95.20%		76
08.024.0500	Tostenson	Anthony	160	\$5,854	155.37	May-19	\$936,584	\$1,119,100	119.49%		65
NICOLLET (09)											
09.003.0900	Weber/Schons	Wills D	113	\$8,760	110	Mar-19	\$989,887	\$1,215,000	122.74%		
OSHAWA (10)											
10.128.0310	Rosin R	Johnson	40	\$8,100	40	Mar-19	\$324,000	\$319,700	98.67%		71
RIDGELY (11)											
TRAVERSE (12)											
12.008.0200+	Ritz/Osborne	Leonard	182.13	\$6,863	176.41	Oct-18	\$1,250,000	\$1,358,000	108.64%	w/2 more parcels	62/75/74
12.008.1400+	Leonard, J	Compart	85.4	\$6,865	85.4	Oct-18	\$586,250	\$676,600	115.41%	w/1 more parcel	75/70
WEST NEWTON (13)											
13.010.0700	Fischer, R	Kvasnicka	80	\$8,256	77.98	Nov-18	\$660,450	\$649,200	98.30%		75
<u>Under 34 Acres</u>											
01.011.1100	SGK /Peterson	Michels, S	10	\$7,000	10	Dec-18	\$70,000	\$82,300	117.57%		79
14.892.0082	Kuester J	Poehler A	2.85	\$26,316	2.85	Feb-19	\$75,000	\$30,400	40.53%		
03.004.0615	Kuttner Family	Havemeier	27.24	\$6,883	25	Apr-19	187,500	\$207,800	110.83%	Split	77
03.018.0400	Luepke B	Hulke	31.25	\$6,369	29.27	May-19	199,036	\$210,800	105.91%		63

Property Types

31 = Agricultural Class 2a land with buildings (34.5 or more acres)

32 = Agricultural Class 2a bare land (34.5 or more acres)

33 = Rural Vacant Land Class 2b land with buildings2 (34.5 or more acres)

- 34 = Rural Vacant Land Class 2b bare land (34.5 or more acres)
- 35 = Managed Forest Land Class 2c (34.5 or more acres)
- 36 = Agricultural Class 2a land with buildings (less than 34.5 acres)
- 37 = Agricultural Class 2a bare land (less than 34.5 acres)
- 38 = Rural Vacant Land Class 2b land with buildings² (less than 34.5 acres)
- 39 = Rural Vacant Land Class 2b bare land (less than 34.5 acres)
- 40 = Managed Forest Land Class 2c (less than 34.5 acres)
- 47 = Mixed Agricultural Class 2a & Rural Vacant Land Class 2b land with buildings (34.5 or more acres)
- 48 = Mixed Agricultural Class 2a & Rural Vacant Land Class 2b bare land (34.5 or more acres)
- 49 = Mixed Agricultural Class 2a & Rural Vacant Land Class 2b land with buildings (less than 34.5 acres)
- 50 = Mixed Agricultural Class 2a & Rural Vacant Land Class 2b bare land (less than 34.5 acres)

Class 2b rural vacant land consists of property that is unplatted, unimproved, rural in character and is not used for agricultural purposes. It also includes land that is used for growing trees for timber, lumber, wood and wood products. The land cannot be improved with a structure unless the structure is a minor, ancillary, non-residential structure as defined by the Commissioner of Revenue.