

Goodhue County - Ag Sales
Good Sales from 10/1/2018 through 9/30/2019

Over 34.5 Ac

1/29/2020

Goodhue County Ag-Land Only Sales

| PID# | Buyer | Seller | Sale Date | Sale Price | Co EMV | Total Deeded | | NonTill Acres | NonTill Value | Price Pd Minus Non Till Value | | Till/2a Ac | EMV Till \$ | Price Pd Avg Per till | | NOTES | Multi Pcl | PID# |
|-------------|-----------------------------|-----------------------------|-----------|-------------|-------------|--------------|-------|---------------|---------------|-------------------------------|-----------|------------|-------------|--|---|---------------------------------------|-----------|------|
| | | | | | | Acres | Acres | | | Till Value | acres | | | CER | | | | |
| 25.032.0601 | Mark Vieths | Dale Nerison et al | 10/31/18 | \$600,000 | \$686,900 | 116.85 | 6.21 | \$3,500 | \$596,500 | 110.64 | 683,400 | 71 | \$5,391 | Till 110.64/Waste 3.50/Road 2.71 | N | | | |
| 37.025.0701 | Kurt & Michelle Emery | Randall Kvittum et al | 11/14/18 | \$410,600 | \$430,000 | 62.55 | 3.07 | \$500 | \$410,100 | 59.48 | 429,500 | 83 | \$6,895 | Till 59.48/Waste .50/Road 2.57 | Y | 37.025.0702 | | |
| 40.013.0300 | Gregory Goplen | Schliep RLT | 12/17/18 | \$606,800 | \$608,600 | 82.01 | 1.25 | \$1,300 | \$605,500 | 80.76 | 607,300 | 84 | \$7,498 | Till 80.76/Waste 1.25 | N | | | |
| 45.003.0700 | Steve Werner | George & Sheryl Biltz | 12/18/18 | \$329,900 | \$328,900 | 59.7 | 14.7 | \$32,200 | \$297,700 | 45 | 296,700 | 71 | \$6,616 | Till 45/Woods 2A 3/Road 0.70/Wood 2B 10/Waste 1 | Y | 41.034.1000 | | |
| 42.020.0800 | Dustin & Katie Lindahl | Conrad Rapp | 12/20/18 | \$278,250 | \$212,700 | 35.04 | 1.55 | \$0 | \$278,250 | 33.49 | 212,700 | 73 | \$8,308 | Till 33.49/Road 1.55 | N | | | |
| 42.024.0901 | Kristin & Justing Mandelkow | Estate of Norma Mandelkow | 12/21/18 | \$328,050 | \$238,500 | 36.45 | 1 | \$1,000 | \$327,050 | 35.45 | 237,500 | 77 | \$9,226 | Till 35.45/Waste 1 | N | | | |
| 39.020.0201 | Schliep Rev Living Trust | James & Carrie Ganz | 12/27/18 | \$532,800 | \$586,200 | 84.2 | 6.98 | \$4,000 | \$528,800 | 77.22 | 582,200 | 87 | \$6,848 | Till 77.22/Waste 4/Road 2.98 | N | | | |
| 45.028.0401 | Poplar Grove Farms LLC | Estate of Gerhart Feldman | 12/27/18 | \$1,166,000 | \$1,142,900 | 153.49 | 2.63 | \$1,000 | \$1,165,000 | 150.86 | 1,141,900 | 87 | \$7,722 | Till 150.86/Waste 1/Road 1.63 | N | | | |
| 47.035.0300 | Joan Perron Trust et al | John & Adeline Betcher | 1/15/19 | \$270,000 | \$237,200 | 69.12 | 41.27 | \$56,900 | \$213,100 | 27.85 | 180,300 | 78 | \$7,652 | Till 27.85/Waste 1.02/Conservation Easement 37.24/Road 3.01 | N | | | |
| 40.008.0801 | Roger & Lisa Overby | Davidson RT | 1/24/19 | \$1,146,000 | \$973,700 | 175.23 | 34.36 | \$42,900 | \$1,103,100 | 140.87 | 930,800 | 76 | \$7,831 | Till 140.87/Pasture 8/Waste 18.98/Road 7.38 | Y | 40.008.0300, 40.008.0600, 40.008.0700 | | |
| 42.023.1100 | Gary & Loretta Samuelson | Estate of Norma Mandelkow | 1/28/19 | \$890,784 | \$795,400 | 136.64 | 7.5 | \$1,000 | \$889,784 | 129.14 | 794,400 | 82 | \$6,890 | Till 129.14/Waste 1/Road 6.5 | Y | 42.026.0600, 42.023.1300 | | |
| 31.009.0400 | Perkins Family Farms | Schwartau Farms | 2/7/19 | \$720,000 | \$577,300 | 80 | 1.00 | \$0 | \$720,000 | 79 | 577,300 | 84 | \$9,114 | Till 79/Road 1 | N | | | |
| 41.034.0200 | Chad & Katherine Gustafson | Sharon Stone | 2/14/19 | \$389,800 | \$406,000 | 76.18 | 10 | \$16,000 | \$373,800 | 66.18 | 390,000 | 71 | \$5,648 | Till 66.18/Woods 5/Waste 2/Road 3 | N | | | |
| 47.007.0202 | Carolyn Koziolok | Corlis Gifford et al | 3/1/19 | \$665,325 | \$567,900 | 88.71 | 3.4 | \$1,400 | \$663,925 | 85.31 | 566,500 | 80 | \$7,782 | Till 85.31/Waste 1.40/Road 2 | N | | | |
| 37.018.0300 | Kayla & Wade Beyers | Roger Risty RT | 3/2/19 | \$297,440 | \$259,200 | 60 | 49.92 | \$125,800 | \$171,640 | 24.44 | 133,400 | 60 | \$7,023 | Till 24.44/Pasture 9.83/Woods 32.79/Waste 4.50/Road 2.80 | Y | 37.007.1502 | | |
| 26.008.0301 | Danny & Dawn Tipcke | Heise Family RT | 3/15/19 | \$280,000 | \$247,900 | 48.9 | 9.9 | \$11,600 | \$268,400 | 39 | 236,300 | 73 | \$6,882 | Till 39/Woods 1.70/Waste 6.78/Road 1.42 | N | | | |
| 33.014.0500 | David Buck Trust | Marc & Marie Bode | 3/29/19 | \$450,000 | \$411,300 | 60 | 1 | \$0 | \$450,000 | 59 | 411,300 | 84 | \$7,627 | Till 59/Road 1 | N | | | |
| 44.022.0701 | Steven Kelling | Gary Windhorst et al | 4/15/19 | \$300,000 | \$439,700 | 92.98 | 38.58 | \$96,500 | \$203,500 | 54.4 | 343,200 | 76 | \$3,741 | Till 54.40/Pasture 29.50/Waste 8/ Road 1.08 | N | | | |
| 34.125.0010 | Ryan & Christyn Tipcke | Joyce & Willard Schulz | 4/24/19 | \$560,000 | \$563,000 | 86.02 | 10.96 | \$86,800 | \$473,200 | 74.51 | 453,900 | 74 | \$6,351 | Till 74.51/Woods 5.79/Excess 4/Other 1/Road .72 | Y | 34.030.0300, 34.125.0020, 34.019.2802 | | |
| 47.003.0102 | Joyce Schulz | Raymond & Wendy Leffingwell | 4/24/19 | \$656,000 | \$529,500 | 82.44 | 4.19 | \$3,400 | \$652,600 | 78.25 | 526,100 | 81 | \$8,340 | Till 78.25/Waste 3.44/Road .75 | N | | | |
| 32.013.2201 | Bernard Murphy Farms | Muskie Proppant LLC | 5/1/19 | \$175,000 | \$233,600 | 40 | 0.36 | \$0 | \$175,000 | 39.64 | 233,600 | 71 | \$4,415 | Till 39.64/Road 0.36 | N | | | |
| 41.036.3101 | Wilfred Kreeh RT | Thompson | 5/2/19 | \$325,000 | \$309,800 | 63.34 | 9.9 | \$21,500 | \$303,500 | 53.44 | 288,300 | 65 | \$5,679 | Till 53.44/Road .95/Woods 6.95/Waste 2 | Y | 45.001.0100 | | |
| 39.015.0101 | Daniel & Jean Burdick | Keith Tubin | 5/30/19 | \$1,083,000 | \$1,039,400 | 144.02 | 10.27 | \$7,000 | \$1,076,000 | 133.75 | 1,032,400 | 93 | \$8,045 | Till 133.75/Waste 7/Road 3.27 | N | | | |
| 35.003.2400 | Jeffrey & Jean Werner | Keith & Christie Quamme | 5/31/19 | \$234,500 | \$236,700 | 38.65 | 4.98 | \$2,300 | \$232,200 | 33.67 | 234,400 | 84 | \$6,896 | Till 33.67/Waste 2.29/Road 2.69 | N | | | |
| 41.033.0200 | Craig Emery & Liv Kittelson | Marlene Wilson | 7/25/19 | \$430,000 | \$456,100 | 80 | 38 | \$177,200 | \$252,800 | 42 | 278,900 | 80 | \$6,019 | Till 42/Pasture 12/Waste 6.25/Road 1.10/ Other 4/Woods 8.60/Waste 1/Excess 4/Road 1.05 | Y | 41.033.0201 | | |
| 40.023.0600 | Kyle & Jamie Mann | Michael & Heidi Magnuson | 8/12/19 | \$291,080 | \$276,700 | 71.27 | 38.67 | \$85,500 | \$205,380 | 32.6 | 191,000 | 69 | \$6,300 | Till 32.6/Pasture 2.55/Woods 24/Waste 10.77/Roads 1.35 | N | | | |
| 36.005.0101 | Phillip & Victorica Parrish | Raymond & Katherine Kvalvog | 9/5/19 | \$440,000 | \$376,900 | 74.74 | 7 | \$11,400 | \$428,600 | 67.74 | 365,500 | 65 | \$6,327 | Till 67.74/Woods 3/Waste 3/Road 1 | N | | | |
| 35.024.0801 | Wayne & Donna Lexvold | Jon & Marae Wickum | 9/23/19 | \$360,180 | \$343,600 | 49.68 | 3.68 | \$0 | \$360,180 | 46 | 343,600 | 90 | \$7,830 | Till 46/Road 3.68 | N | | | |
| | | | | | | | | | \$0 | | | | | | | | | |
| | | | | | | | | | \$0 | | | | | | | | | |
| | | | | | | | | | \$0 | | | | | | | | | |

Median Paid Per Tillable Acre= \$6,896
 Avg CER = 77.46
 Median CER = 77.50

Base of \$8,300 x Median CER 77.5 is \$6,433, which is within 93% of the median \$6,896

Goodhue County Ag-Land w/Bldgs Sales

| PID# | Buyer | Seller | Sale Date | Sale Price | 2019 EMV | Total Deeded | | NonTill Acres | NonTill Value (L&B) | Price Pd Minus Non Till Value | | Till/2a Ac | EMV Till \$ | Price Pd Avg Per till | | NOTES | Multi Pcl | PID# |
|-------------|-------------------------|---------------------------------|-----------|-------------|-------------|--------------|-------|---------------|---------------------|-------------------------------|-----------|------------|-------------|--|---|-------------|-----------|------|
| | | | | | | Acres | Acres | | | Till Value | acres | | | CER | | | | |
| 28.026.0100 | Ian & Mara Brown | Lawrence & Diann Johnson | 10/26/18 | \$565,000 | \$518,400 | 60 | 15 | \$280,300 | \$284,700 | 45 | 238,100 | 74 | \$6,327 | Till 45/Woods 6/Waste 1/Excess 5/Road 2 | Y | 28.023.1400 | | |
| 38.027.0700 | Andrew Grove | Jack & Mary Shirley | 11/30/18 | \$325,000 | \$351,600 | 50 | 31.5 | \$248,600 | \$76,400 | 18.5 | 103,000 | 64 | \$4,130 | Till 18.5/Pasture 18.5/Waste 6.73/Excess 4/Road 1.27 | N | | | |
| 37.026.0100 | Gerald & Kari Nelson | Trust of Thomas & Sharon Nelson | 3/1/19 | \$1,700,000 | \$1,734,000 | 200 | 19.34 | \$321,400 | \$1,378,600 | 180.66 | 1,412,600 | 94 | \$7,631 | Till 180.66/Woods 4/Waste 2/Excess 4/Road 8.34 | Y | 37.025.0400 | | |
| 40.005.0500 | Kent Billman | Wayne Lystrom RT | 4/15/19 | \$558,500 | \$558,900 | 80.36 | 17.06 | \$222,600 | \$335,900 | 63.3 | 336,300 | 64 | \$5,306 | Till 63.30/Woods 0.95/Waste 9.91/Excess 4/Road 1.20 | N | | | |
| 34.014.0200 | Eric & Maggie Hawkenson | Darryl & Jody Dodge | 4/22/19 | \$475,000 | \$489,300 | 50.4 | 28.4 | \$350,100 | \$124,900 | 22 | 139,200 | 72 | \$5,677 | Till 22/Woods 12/Waste 7.16/Excess 4/Road 4.24 | Y | 34.014.0800 | | |
| 42.133.0020 | John & Maureen Hauck | Karen Carlson | 4/30/19 | \$450,000 | \$446,900 | 68.03 | 31.03 | \$231,900 | \$218,100 | 37 | 215,000 | 70 | \$5,895 | Till 37/Waste 3.77/Excess 4/Woods 20/Road 2.26 | N | | | |
| 38.024.0500 | Kalass | Wayne Gadiet et al | 5/13/19 | \$208,500 | \$239,600 | 39.33 | 19.33 | \$121,700 | \$86,800 | 20 | 117,900 | 71 | \$4,340 | Till 20/Pasture 5.33/Other 1/Excess 4/Woods 9 | N | | | |
| 41.034.0600 | James & Amber Barsness | Matthew & Alyssa Beckman | 5/31/19 | \$250,000 | \$221,900 | 40 | 25 | \$128,500 | \$121,500 | 15 | 93,400 | 75 | \$8,100 | Till 15/Excess 4/Woods 10/Waste 9/Road 1 | N | | | |
| 32.036.0800 | Allan & Melissa Carlson | Paul & Staci Oliver | 6/4/19 | \$569,000 | \$519,400 | 44.81 | 16.4 | \$344,900 | \$224,100 | 28.41 | 174,500 | 74 | \$7,888 | Till 28.41/Excess 4/Woods 9.82/Waste 1/Road .58 | N | | | |
| 28.007.0100 | Zachary & Joise Hayes | Iverson RT | 7/8/2019 | \$700,000 | \$999,400 | 157.85 | 79.65 | \$428,200 | \$441,800 | 78.2 | 571,200 | 88 | \$5,650 | Till 78.20/Excess 4/Woods 62.65/Waste 12 | N | | | |
| 39.020.0802 | Andrew & JoAnna Pruett | Terry & Jean Hayward | 8/21/19 | \$130,000 | \$184,700 | 41.37 | 22.37 | \$75,900 | \$54,100 | 19 | 108,800 | 69 | \$2,847 | Till 19/Woods 16.77/Waste 3.60/Excess 1/Road 1 | N | | | |
| | | | | | | | | | \$0 | | | | | | | | | |
| | | | | | | | | | \$0 | | | | | | | | | |

Median Paid Per Tillable Acre= \$5,663
 Avg CER = 72.88
 Median CER = 71.50