

Goodhue County - Ag Sales

Good Sales from 10/1/2021 through 9/30/2022

9/20/2022 2/24/2023

Goodhue County Ag - Land Only Sales

Over 34.5 Ac = 93 study

PID#	Buyer	Seller	Sale Date	Sale Price	Co EMV	Total Deeded Acres	NonTill Acres	NonTill Value	Price Pd Minus Non Till Value	Till/2A Ac	EMV Till \$	Avg CPI	Price Pd Per till acre	NOTES	PID#
25-023-0400 & 501	Christopher & Christi Buck	William & Joan Quiggle	12/15/2021	\$700,000	\$578,200	78.39	9.8	\$54,400	\$645,600	68.59	\$523,800	92	\$9,412.45	Till 68.59 / Road 2.6 / Other 7.20	25-023-0501
28-034-0603	Catherine Mahone	Ingrid Kaiser	4/29/22	\$200,000	\$198,200	43.80	32.80	\$113,800	\$86,200	11.00	\$84,200	85	\$7,836.36	Till 11 / Excess 1 / Woods 25.52 / Waste 5.70 / Other .58	
28-126-0010	Michael & Joyce Conzemius	Gesme Trust, Roger Gesme and Gesme Brothers LLC	5/24/2022	\$462,400	\$390,200	66.47	2.63	\$10,000	\$452,400	48.24	\$380,200	67	\$9,378.11	Till 63.84 / Woods 2.60	28-126-0060
30-004-0402	Summit Farmland IV, LLP	Jonathan & Angela Morken	9/22/2022	\$1,590,961	\$1,172,600	160.00	29.25	\$31,200	\$1,559,761	130.75	\$1,141,400	98	\$11,929.34	Till 130.75 / Woods 6.0 / Waste 14.0 / Road 4.0	
30-005-0500	Nystuen Farm Limited Partnership	Allan and Sharon Geyer	12/16/21	\$680,000	\$495,700	70.94	1.63	\$1,000	\$679,000	69.31	\$494,700	86	\$9,796.57	Till 69.31 / Waste 1.00 / Road .63	
30-007-0701	David Finnegan	K & I Partnership	11/7/21	\$2,312,000	\$2,100,600	315.28	27.98	\$26,000	\$2,286,000	287.30	\$2,074,600	87	\$7,956.84	Till 287.30 / Waste 26.00 / Road 1.98	
30-010-0400	Daniel & Susan Schmitt	Stephen Delahunt, Trustee	11/3/21	\$2,129,747	\$1,397,900	196.29	7.53	\$2,000	\$2,127,747	188.76	\$1,395,900	89	\$11,272.23	Till 188.76 / Waste 2.00 / Road 5.53	30.010.0100
31-017-0900	Dallas & Connor Jacobson	Bruce and Amber Campbell	11/23/21	\$425,000	\$371,400	80.00	38.00	\$109,900	\$315,100	42.00	\$261,500	75	\$7,502.38	Till 42 / Pasture 2.5 / Woods 30.27 / Waste 4.95 / Road .28	
32-007-1302	Martin Miller et al	Carolyn Boldt et al	12/31/21	\$210,000	\$206,100	39.68	19.68	\$65,700	\$144,300	20.00	\$140,400	78	\$7,215.00	Till 20 / Woods 16.32 / Waste 3 / Other .36	
33-026-0200	BVN LLC	John & Janice Holst Trust	5/11/22	\$300,000	\$272,400	85.22	56.22	\$87,100	\$212,900	29.00	\$185,300	71	\$7,341.38	Till 29 / Pasture 9.50 / Waste 42.50 / Rd 4.22	
34-035-0400	Circle K Farms	Anthony Montgomery & Robin Holst, Trustee	12/3/21	\$625,000	\$539,600	93.52	23.52	\$61,100	\$563,900	70.00	\$478,500	69	\$8,055.71	Till 70 / Woods 18 / Waste 1.5 / Excess .27 / Road 3.75	34.036.1000
34-223-0030	Danny & Dawn Tipcke	Glen Craven Trust	1/4/22	\$469,488	\$491,300	81.65	6.99	\$11,300	\$458,188	74.66	\$480,000	71	\$6,136.99	Till 74.66 / Woods 2.30 / Waste 2.19 / Road 2.50	34.200.0040-34.200.0050 & 34.223.0030
35-028-0402	Loren Quaale	Lorry & Jeanne Wille Trust	1/21/22	\$1,200,000	\$1,078,200	149.45	23.75	\$60,000	\$1,140,000	125.70	\$1,018,200	90	\$9,069.21	Till 125.70 / Pasture 12.5 / Woods .95 / Waste 7.38 / Other 2.92	
36-003-0500	Nystuen Farm Limited Partnership	Festal Farm Co.	12/29/21	\$680,000	\$551,800	85.57	16.50	\$35,600	\$644,400	69.07	\$516,200	90	\$9,329.67	Till 69.07 / Waste 5.6 / Pasture .80 / Other 2.25 / Woods 6.79	36.003.0300, 36.003.0400, 36.100.0010 & 66.640.0100, 66.640.0090
36-022-0402	Matthew & Sarah Keller	David Herrlich	12/30/2021	\$1,505,000	\$1,171,500	150.99			\$1,418,600	140.20	\$1,085,100	86	\$10,118.40	Till 140.20 / Waste 2.79 / Excess 4 / Other 4	
36-022-0403	Ronald & KM Keller Trust	David Herrlich	12/29/2021	\$1,605,000	\$1,228,400	160	4.9	\$0	\$1,605,000	155.10	\$1,228,400	88	\$10,348.16	Till 155.1 / Rd 4.9	
36-033-0200	Richard & Jane Nielsen	Susan Shacklett	10/25/21	\$2,280,000	\$1,712,700	240.00	8.48	\$2,500	\$2,277,500	231.52	\$1,710,200	89	\$9,837.16	Till 231.52 / Waste 22.48 / Road 6.00	
38-013-0901	Daniel & Jean Burdick Trust	Webster Brothers LLC	10/28/21	\$1,596,550	\$1,245,700	228.30	25.80	\$54,900	\$1,541,650	202.50	\$1,190,800	69	\$7,613.09	Till 202.5 / Woods 14.0 / Waste 5.39 / Road 1.73	38.013.0800
39-019-0300	The Trust Agreement of David & Jeanette Morisette	Ronald & Karen Greenslade	12/17/21	\$1,260,000	\$895,000	152.45	38.45	\$147,500	\$1,112,500	114.00	\$747,500	79	\$9,758.77	Till 114 / Excess1 / Pasture 16.24 / Woods 8.00 / Waste 10.00 & Road 3.21	
40-002-0201	Erik Torjesen & K McDowell	Dale & Ann Stensland	3/1/22	\$299,000	\$248,000	40	5	\$8,600	\$290,400	35	\$239,400	79	\$8,297.14	Till 35 / Woods 1.0 / Waste 4	
40-030-0102	Lindsey Schumann	Rodney Boraas	11/12/21	\$668,000	\$536,900	80.00	3.50	\$3,500	\$664,500	76.50	\$533,400	84	\$8,686.27	Till 76.5 / Waste 3.5	
41-027-0700	Chad & Katherine Gustafson	Marthaler Investments, Inc.	12/17/21	\$1,160,082	\$916,900	150.66	7.66	\$3,000	\$1,157,082	143.00	\$913,900	77	\$8,091.48	Till 143 / Waste 3.0 / Road 4.66	
42-014-0600	Dustin Lindstrom	James & Judith Anderson	11/17/21	\$1,257,100	\$1,009,000	177.53	20.53	\$24,700	\$1,232,400	157.00	\$984,300	78	\$7,849.68	Till 157 / Woods 4.52 / Waste 10.23 / Road 5.80	42-014-0901 & 42-134-0050
42-024-0302	Todd & Patricia Dicke Trust	Ronald & Kathryn Strusz	5/6/2022	\$438,000	\$265,100	66.1	18.6	\$51,300	\$386,700	47.50	\$213,800	50	\$8,141.05	Till 47.50 / Woods 11.6 / Waste 6 / Other 1	
42-027-0200	Chris & Kerry Finne	Duane Martenson & DK Lunder	3/23/22	\$1,397,400	\$1,172,000	175.61	13.21	\$11,000	\$1,386,400	162.40	\$1,161,000	75	\$8,536.95	Till 162.4 / Road 4.0 / Other 9.21	42-021-2200 & 42-027-0401
44-034-0700	Roger & Lisa Overby	Lane Barsness	9/29/22	\$680,000	\$487,500	95.21	95.21	\$487,500	\$0	0.00	\$0	0	\$0.00	Pasture 32.15 / Woods 54 / Waste 4.06 / Other 5	44-028-1200, 44-027-2500 & 44-027-3500
44-034-0701	Kayla & Steven Werner	LC Barsness (Mueller)	8/26/22	\$494,858	\$390,000	54.38	3.38	\$9,000	\$485,858	51.00	\$381,000	84	\$9,526.63	Till 51.0 / Pasture 2.38 / Other 1.0	
45-026-0200	Corey & Crystal Behlke	Monica Vanderborght	7/7/2022	\$500,000	\$321,900	61.67	45.27	\$211,100	\$288,900	16.40	\$110,700	75	\$17,615.85	Till 16.4 / Excess 6 / Woods 34.07 / Waste 3.00 / Road 1.0 / Other 1.20	45-026-0100 & 45-026-0900
45-031-0302	Bo Hu	Estate of Menetta Stordahl	11/2/21	\$530,082	\$429,500	74.24	16.24	\$44,400	\$485,682	58.00	\$385,100	80	\$8,373.83	Till 58 / Pasture 13.24 / Waste 2.00 / Road 1.00	
46-011-0700	Roger & Julie Lindquist-Peine	Keith Carlson	7/27/22	\$592,960	\$484,100	78.66	11.55	\$16,300	\$576,660	67.11	\$467,800	79	\$8,592.76	Till 67.11 / Woods 1.9 / Waste 5.56 / Other 2.01 / Rd 2.08	
47-007-0801	Brent & Heather Schulz	Webster Brothers LLC	10/26/2021	\$1,105,565	\$718,700	107.86	7.86	\$4,900	\$1,100,665	100.00	\$713,800	86	\$11,006.65	Till 100.00 / Waste 4.86 / Road 3.00	35-002-0500 & 35-001-0601
47-019-1000	Spencer Everly	Julie Swenson, et al	11/19/21	\$215,100	\$211,800	43.47	21.86	\$66,900	\$148,200	21.56	\$144,900	81	\$6,873.84	Till 21.56 / Pasture 20.49 / Waste 1.30 / Road .07	
68-700-0121	The Trust Agreement of David & Jeanette Morisette	Ronald & Karen Greenslade	12/17/21	\$560,000	\$398,800	63.54	9.63	\$6,300	\$553,700	53.91	\$392,500	86	\$10,270.82	Till 53.91 / Waste 6.32 / Road 3.31	
												81	\$8,592.76	Median CPI & Price Paid / Tillable Acre	
												82.4	\$8,841.54	Average CPI & Price Paid / Tillable Acre	

Good Sales from 10/1/2021 through 9/30/2022

Goodhue County Ag-Land w/Bldgs Sales

Over 34.5 Ac = 95 study

	PID#	Buyer	Seller	Sale Date	Sale Price	Co EMV	Total Deeded Acres	NonTill Acres	NonTill Value (L&B)	Price Pd Minus Non Till Value	Till/2a Ac	EMV Till \$	Avg CPI	Price Pd Per till acre	NOTES	PID#
1	25-005-1500	Benjamin & Nicole O'Connor	Robert & Chong Lee	10/29/21	\$900,000	\$813,500	118.12	36.92	\$304,900	\$595,100	81.20	\$508,600	75	\$7,328.82	Till 81.20/Woods 14.92/Waste 14/Excess 4/Road 2	25-006-0700
2	31-018-1000	Joseph & Laura McCurdy	Bruce & Amber Campbell	11/10/21	\$425,000	\$409,000	76.79	62.78	\$325,900	\$99,100	13.01	\$83,100	77	\$7,617.22	Till 13.01/Pasture 8.20/Woods 39.85/Waste 9.00/Road 1.73/Excess 4.00	
3	46-024-0400	Kelly Daley & Diane Neubauer	Dean & Carol Whitmore	9/23/22	\$672,000	\$439,400	38.75	26.07	\$369,800	\$302,200	12.68	\$69,600	61	\$23,833.00	Till 12.68/Excess 4/Woods 10.77/Waste 10/Other .3	
4	31-023-0800	Todd & Linda Kuyath	Catherine Rebuffoni	4/21/22	\$450,000	\$452,900	40.00	20.82	\$294,100	\$155,900	19.18	\$158,800	92	\$8,128.26	Till 19.18/Excess 4.00/Woods 8.78/Waste 7.04	
5	46-007-0600	Nicholas & Catherine Ries	Diane Neubauer	9/23/22	\$745,000	\$593,100	38.11	10.61	\$353,000	\$392,000	27.50	\$240,100	97	\$23,746.00	Till 27.5/Woods 2.61/Waste 1/Excess 4/Other 2	
6	44-028-1301	Bombay Dairy Co	Kristin and William Samuelson	9/30/22	\$1,006,000	\$567,600	82.57	34.57	\$296,900	\$709,100	47.00	\$270,700	64	\$15,326.00	Till 47/Pasture 11.77/Woods 6/Waste 8/Excess 5/Other 2.8	
7	37-005-1500	Frey Revocable Trust	Cory & Roberta McDonald	4/1/22	\$1,250,000	\$952,200	55.16	41.16	\$832,500	\$417,500	14.00	\$119,700	95	\$29,821.43	Till 14.00/Excess 4.0/Pasture 10.45/Woods 15.55/Other 10.16	
8	34-014-0802	D Zielke & A T Cappa	Randall and Nancy Cook	9/1/22	\$575,000	\$571,700	37.89	17.89	\$440,300	\$134,700	20.00	\$131,400	73	\$6,735.00	Till 20/Excess 4/Woods 8.89/Waste 1/Other 2	
9	25-010-0901	Christopher O'Reilly et al	Lyubox Farrell	3/3/22	\$625,000	\$636,700	52.88	8.71	\$278,900	\$346,100	44.17	\$357,800	90	\$7,835.64	Till 44.17/Waste 3/Excess 4/Other	
10	40-034-0900	Jeffrey & Sara Nolte	Dee Banitt Trust	2/24/22	\$817,500	\$569,400	80.00	39.00	\$285,300	\$532,200	41.00	\$284,100	77	\$12,980.49	Till 41.00/Excess 4.00/Woods 15.0/Waste 15.00/Other 4.00	
11	46-007-0200	Ries Farms LLC	Edward Cleary et al	11/29/21	\$2,403,520	\$1,688,000	249.76	108.10	\$518,900	\$1,884,620	141.66	\$881,300	97	\$13,303.83	Till 141.66/Woods 97.07/Waste 1.0/Other 5.0/Pasture 1/ Road 4.03	46-007-0300; 46-006-0900; 46-006-0800
12	41-035-1100	Shalini Gupta & James Kleinschmit	Steven & Jacqueline Van Guilder	11/29/21	\$980,000	\$673,900	34.59	21.59	\$607,000	\$373,000	13.00	\$66,900.00	62	\$28,692.31	Till 13.00/Excess 4.00/Woods 8.39/Waste 2.00/Other 1.20	41-035-1700
													77	median CPI & Price Paid / Tillable Acre		

Goodhue County Ag-Land w/Bldgs Sales

Under 34.5 Ac

	PID#	Buyer	Seller	Sale Date	Sale Price	Co EMV	Total Deeded Acres	NonTill Acres	NonTill Value (L&B)	Price Pd Minus Non Till Value	Till/2a Ac	EMV Till \$	Avg CPI	Price Pd Per till acre	NOTES	PID#
1	25-030-0301	Troy and Hannah Baker	Grant & Brooke Williams	6/24/22	\$790,000	\$546,900	31.79	21.19	\$475,300	\$314,700	10.60	\$71,600	75	\$6,754.00	Till 10.6/Pasture 14.4/Excess 4/Other 1.79	
2	44-008-1101	Larry & Ruthann Duda	Monica Vanderborght	5/13/22	\$650,000	\$456,500	20.00	6.85	\$352,400	\$297,600	13.15	\$104,100	88	\$22,631.18	Till 13.15/Woods 1.75/ Excess 4/Other .1	
3	25-022-0502	Angela and Jonathan Morken	Jean & Thomas Schulte Rev Trust	7/29/22	\$990,000	\$535,000	23.48	10.98	\$454,000	\$536,000	12.50	\$81,000	72	\$42,880.00	Till 12.5/Waste 4.82/Excess 4/Other 1.16	
4	28-024-0400	Jessica Samuel & Alex Johnson	Thomas & Linda Winter Trust	12/1/21	\$860,000	\$529,100	20.00	20.00	\$529,100	\$330,900	0.00	\$0	0		Pasture 10/Woods 2.33/Excess 4.00/BS 3.00/Road .67	
5	39-017-1500	Patrick & Roberta Callahan	Glen & Delores Kohrs	10/15/21	\$450,000	\$383,700	20.00	6.75	\$286,900	\$163,100	13.25	\$96,800.00	88	\$12,309.43	Till 13.25/Woods 1.50/Excess 4/Road .25	
6	40-013-0301	Richard & Ellen Lilla	William & Michele Stoen	10/1/21	\$490,000	\$382,000	20.65	9.15	\$302,800	\$187,200	11.50	\$79,200	83	\$16,278.26	Till 11.5/Waste/2.95/Excess 4.00/Road 1.20	
7	47-007-0800	Bucks Unlimited LLC	T&G Webster Inc	10/29/21	\$730,000	\$475,900	34.00	18.85	\$365,200	\$364,800	15.15	\$100,700	88	\$24,079.21	Till 15.15/Pasture 12.85/Excess 4.00/Other 1.00/Road 1.00	
													83	median CPI & Price Paid / Tillable Acre		

Good Sales from 10/1/2021 through 9/30/2022

Goodhue County All AG -- under 34.5 acres

all ag -- Under 34.5 Ac

	PID#	Buyer	Seller	Sale Date	Sale Price	Co EMV	Total Deeded Acres	NonTill Acres	NonTill Value	Price Pd Minus Non Till Value	Till/2A Ac	EMV Till \$	Avg CPI	Price Pd Per till acre	NOTES	PID#
1	28-110-0010	Mark & Allison Nelson	Jeffrey & Melissa Hansen	12/1/21	\$214,636	\$200,000	28.49	1.99	\$4,400	\$210,236	26.50	\$211,400	91	\$7,933.43	Till 26.5/Other 1.0/Woods .99	28-110-0030
2	41-034-0500	William & Vanessa Porter	C Richard & Jan Elias	9/27/22	\$119,000	\$157,100	23.39	12.19	\$106,700	\$12,300	11.20	\$50,400	50	\$1,098.21	Till 11.2/Other 10.37/Waste .71/Excess 1/Road .11	41-035-2503
3	35-003-2000	Peterson Brothers LLP	HE & SK Peterson Trust	12/16/21	\$86,000	\$109,900	16.00	2.25	\$7,200	\$78,800	13.75	\$102,700	95	\$5,730.91	Till 13.75/Woods 2.25	
4	35-100-0010	Rodney Woock & Louise Starr	Phillp & Marcia Maring	12/28/21	\$96,666	\$98,900	22.10	15.10	\$47,200	\$49,466	7.00	\$51,700	89	\$7,066.57	Till 7/Pasture 2/Woods 12.74/Road .36	
5	34-223-0010	Douglas Noreen	Glen Craven Trust	1/6/22	\$113,077	\$139,800	16.88	0.00	\$0	\$113,077	16.88	\$139,800	95	\$6,698.87	Till 16.88	
													91	\$7,933.43	median CPI & Price Paid / Tillable Acre	
													84	\$13,950.92	average CPI & Price Paid / Tillable Acre	