

**Goodhue County - Ag Sales**  
**Good Sales from 10/1/2020 through 9/30/2021**

Over 34.5 Ac

1/27/2022

Goodhue County Ag-Land Only Sales

PID#	Buyer	Seller	Sale Date	Sale Price	Co EMV	Total Deeded Acres	Non Till Acres	Non Till Value	Price Pd Minus Non Till Value	Till/2A Ac	EMV Till \$	Avg CPI	Price Pd Per till acre	NOTES	PID#
1 25.007.0703	Matthew Peters	Patrick Franklin	3/11/2021	\$286,350	\$268,000	43.48	5.48	\$3,000	\$283,350	38.00	\$264,900	84	\$7,456.58	Till 38/Waste 3.08/ Road 2.40	
2 25.008.0100	Benjamin O'Connor	Estate of John Charles Ryan	5/12/2021	\$600,000	\$754,200	155.18	64.98	\$174,800	\$425,200	90.20	\$579,400	79	\$4,713.97	Till 90.2/Woods 44.58/Waste 15.82/RBS 2.18/Road 2.4	25.005.1300
3 28.006.2100	Robert Widman	Molenaar Rev Trust	10/29/20	\$150,000	\$267,800	54.55	27.55	\$88,200	\$61,800	27.00	\$179,600	79	\$2,288.89	Till 27/Woods 27.55	28.007.0300
4 28.033.0100	David Stehr	Ryon & Rachele Simon	3/17/21	\$446,500	\$332,700	48.45	2.00	\$1,100	\$445,400	46.45	\$331,600	86	\$9,588.81	Till 46.45/Waste 1.10/Road 0.90	
5 30.018.0800	LaCanne Holdings LLC	Marcene Langeness	12/31/20	\$957,204	\$954,300	147.40	9.75	\$6,000	\$951,204	137.65	\$948,300	86	\$6,910.31	Till 137.65/Waste 6.00/Road 3.75	
6 31.011.1100	Scott Hawkinson et al	Hay Creek Valley Farms 2, LLC	12/21/20	\$150,000	\$196,700	40.00	13.00	\$36,100	\$113,900	28.00	\$162,700	76	\$4,067.86	Till 27.00/Woods 10.50/ Waste 2.50	
7 31.026.0301	Anthony O'Reilly et al	Scott & Jane Rogers	1/4/21	\$462,144	\$605,800	96.28	3.00	\$9,600	\$452,544	90.20	\$59,620	77	\$5,017.12	Till 93.28/Woods 3.00	
8 31.032.0400	Todd & Patricia Dicke	Charles Schwartau et al	10/15/20	\$960,000	\$776,100	108.32	1.00	\$1,000	\$959,000	107.32	\$775,100	92	\$8,935.89	Till 107.32/Waste 1.00	31.031.0200
9 31.032.0402	Jay Dicke	Charles Schwartau et al	10/13/20	\$340,000	\$278,500	38.15	1.00	\$1,000	\$339,000	37.15	\$277,500	95	\$9,125.17	Till 37.15/Waste 1.00	
10 32.015.2800	John Jaeger (Trustee)	Robert Savage	3/31/21	\$290,000	\$364,100	82.90	38.21	\$102,300	\$187,700	44.69	\$252,200	68	\$4,200.04	Till 44.69/Woods 26.33/Waste 2.00/Road 5.88/Qry 4.00	
11 32.100.0321	Daniel Struss (Trustee)	Robert Savage	3/31/21	\$692,000	\$616,400	236.20	158.52	\$281,000	\$411,000	72.68	\$335,400	50	\$5,654.93	Till 72.68/Woods 52.7/Waste 98.37/Road 5.89/RBS 1.56	32.015.2801, 32.009.0500, 32.009.0300, 32.100.0330
12 32.200.0310	Wesley Moechnig et al	Mary & Jill Randall	5/27/21	\$385,000	\$183,900	53.42	25.92	\$69,800	\$315,200	27.50	\$114,100	50	\$11,461.82	Till 27.50/Woods 20.42/ Waste 4.50/Road 1.00	
13 33.031.0301	Hovel RLT	Gibson Farms, LLC	12/30/20	\$849,000	\$756,300	129.90	22.15	\$49,800	\$799,200	107.75	\$706,500	81	\$7,417.17	Till 107.75/Pasture 9.00/Woods 5.00/Waste 5.00/Road 3.15	
14 34.003.0800	Matthew & Tracy Hardyman	Estate of Samuel Hertogs	10/22/20	\$575,000	\$480,500	100.77	53.47	\$152,100	\$422,900	47.30	\$328,400	84	\$8,940.80	Till 47.30/Wood 45.97/Waste 5.00/Road 2.50	34.003.0900, 34.010.0700
15 34.012.0502	Brian Smith, William Stewart & Mier DC, LLC	MBALT Farms, LLP	4/23/21	\$940,000	\$777,700	183.95	108.65	\$289,700	\$650,300	75.30	\$488,000	78	\$8,636.12	Till 75.30/Wood 83.11/Waste 23.70/Road 1.84	34.012.0300
16 35.022.0501	Jeffrey & Jean Werner	River Country Co-op	12/29/20	\$401,072	\$380,900	71.62	16.62	\$20,300	\$380,772	55.00	\$360,600	82	\$6,923.13	Till 55.00/Waste 4.34/Pasture 5.00/Road 7.28	
17 35.027.0200	Douglas Felton	Lawrence Rother	9/30/21	\$1,520,000	\$1,085,200	159.38	11.23	\$3,100	\$1,516,900	148.15	\$1,082,100	88	\$10,238.95	Till 148.15/Waste 3.10/Road 8.13	
18 35.035.0300	Michael Aaker	Elise Wrolstad	7/13/21	\$533,333	\$488,800	80.16	22.16	\$77,500	\$455,833	58.00	\$428,400	89	\$7,859.19	Till 58.00/Woods 18.28/Road 2.00	
19 38.007.0400	Shari Schumacher	Irrevocable Bird Trust	4/1/21	\$560,831	\$608,800	99.48	21.88	\$22,800	\$538,031	77.60	\$586,000	91	\$6,933.39	Till 77.60/RBS 0.64/Waste 18/Road 3.24	
20 39.007.0401	David & Jeannette Morisette	KVAM Properties, LLP	11/5/20	\$2,602,000	\$2,408,700	393.40	54.14	\$62,300	\$2,539,700	339.26	\$2,346,400	85	\$7,486.00	Till 339.26/Woods 12.90/Waste 21.04/Road 20.20	39.007.0200, 39.007.0500, 39.006.1500
21 40.007.0501	Scott & Jill Cordes	Alme Family LP	11/12/20	\$584,000	\$477,100	73.00	7.00	\$6,000	\$578,000	66.00	\$471,100	89	\$8,757.58	Till 66.00/Waste 6.00/Road 1.00	
22 40.015.0702	Leroy & Decora Schliep	Gail Butler	3/10/21	\$280,000	\$268,200	40.00	3.00	\$1,000	\$279,000	37.00	\$267,200	87	\$7,540.54	Till 37.00/Waste 1.00/Road 2.00	
23 40.016.0800	David Morisette	Brent Strand	9/28/21	\$570,000	\$425,000	60.00	4.00	\$2,000	\$568,000	56.00	\$423,000	91	\$10,142.86	Till 56.00/Waste 2.00/Road 2.00	
24 40.021.0600	Fast Home Pros LLC	William & Sandra Frame	12/22/20	\$198,405	\$281,800	43.44	3.64	\$9,100	\$189,305	39.80	\$272,700	93	\$4,756.41	Till 39.80/Waste 3.64	40.021.1102
25 40.021.1101	Dukart Properties LLC	William & Sandra Frame	11/2/20	\$330,000	\$437,200	81.54	15.28	\$24,700	\$305,300	66.26	\$412,500	89	\$4,607.61	Till 66.26/Woods 6.18/Waste 4.86/Road 4.24	
26 40.024.0601	Andrew Lejcher	Diane Krause	3/12/21	\$221,500	\$270,000	68.54	49.68	\$141,600	\$79,900	18.86	\$128,400	82	\$4,236.48	Till 18.86/Woods 33.53/Waste 14.44/RBS 1.00/Road 0.71	40.024.0900, 40.024.1000
27 40.028.0400	Katherine Weyrens TTEE	Ken & Cynthia Billman	12/30/20	\$345,000	\$297,800	45.37	1.00	\$3,200	\$341,800	44.37	\$294,600	80	\$7,703.40	Till 44.37/Woods 1.00	
28 42.131.0030	Michael Siebenaler	Karen Reinardy et al	12/28/20	\$204,000	\$192,800	40.00	5.80	\$4,800	\$199,200	35.00	\$188,800	70	\$5,691.43	Till 34.2/Waste 4.8/Road 1	
29 44.008.0701	Erik & Solveig Ophaug	Donald & Mona Reynolds	3/19/21	\$295,000	\$279,700	35.39	0.89	\$4,800	\$290,200	34.50	\$274,900	96	\$8,411.59	Till 34.50/Excess 0.64/Road 0.25	
30 44.018.1301	Travis & Brenda Luhman	Craig & Karen Vangness	4/15/21	\$345,000	\$377,100	61.60	8.60	\$7,600	\$337,400	53.00	\$369,500	84	\$6,366.04	Till 53/Waste 7.6/Road 1	
31 44.024.0601	Matthew Roth	Janet & Brad Munson	4/16/21	\$340,000	\$237,200	59.20	15.58	\$20,000	\$320,000	43.62	\$217,200	60	\$7,336.08	Till 43.62/Woods 2.75/Waste 11.18/Road 1.65	
32 45.003.0600	Steve Werner	Jerry & Maria Swanson	4/9/21	\$336,500	\$300,800	59.71	23.01	\$61,500	\$275,000	36.70	\$239,300	74	\$7,493.19	Till 36.70/Woods 17.80/Waste 4.50/Road 0.71	41.034.0900
33 45.016.0100	Kent & Renne Otte	Jerry & Maria Swanson	3/30/21	\$299,900	\$222,500	60.00	28.00	\$57,800	\$242,100	32.00	\$164,700	62	\$7,565.63	Till 32/Pasture 11/Woods 3/Waste 13/Road 1	
34 45.022.0101	Emery Maher	Brian Brekkan	7/28/21	\$469,157	\$384,900	77.53	33.53	\$100,000	\$369,157	44.00	\$284,900	78	\$8,389.93	Till 44.00/Pasture 24.62/Woods 6.00/Waste 2.00/Roads 0.91	
35 45.025.0800	Leah Lindbeck	Diane Allmann	9/29/21	\$405,500	\$282,600	63.00	35.50	\$122,800	\$282,700	27.50	\$159,800	70	\$10,280.00	Till 27.50/RBS 4.00/Woods 29.00/Roads 2.50	
36 45.025.0900	Jason Otterness	Diane Allmann et al	12/11/20	\$310,000	\$237,500	62.00	43.50	\$114,700	\$195,300	18.50	\$122,800	85	\$10,556.76	Till 18.50/Woods 33.50/Waste 7.50/Road 2.50	45.025.1900
37 45.033.0501	Jennifer Braun	Estate of Norval A. Hoverstad	4/26/21	\$477,500	\$488,100	78.42	5.42	\$3,400	\$474,100	73.00	\$484,700	80	\$6,494.52	Till 73.00/Waste 3.42/Road 2.00	
38 45.100.0010	Craig & Theodora Braun	James Tracy RLT	12/23/20	\$478,528	\$454,600	74.77	9.00	\$28,800	\$449,728	65.77	\$425,800	95	\$6,837.89	Till 65.77/Woods 9.00	
39 45.100.0030	Nicholas Haugen	James Tracy RLT	12/17/20	\$318,864	\$366,800	56.94	4.85	\$12,900	\$305,964	52.09	\$353,900	86	\$5,873.76	Till 52.09/Pasture 4.02/Road 0.36	
40 46.005.0400	SIF, LLP	Thomas Fahey	2/5/21	\$706,500	\$496,400	94.20	11.77	\$17,500	\$689,000	82.43	\$478,900	70	\$8,358.61	Till 82.43/Woods 2.64/Waste 9.13	
41 47.013.0100	Nathan & Mindi Arendt	Bauer Ranch Properties, LLC	12/21/20	\$465,000	\$517,200	88.20	17.20	\$42,600	\$422,400	71.67	\$500,900	66	\$5,893.68	Till 71.00/Woods 12.00/Waste 4.2/Road 1.00	47.012.1001
42 68.740.0400	KWB Pine Island LLC	Ronald Kundert et al	4/6/2021	\$143,750	\$230,100	36.51	3.97	\$9,600	\$134,150	32.54	\$220,500	82	\$4,122.62	Till 32.54/Waste 3.70/Road 0.27	68.740.0150, 68.200.0030
43 68.740.0420	KWB Pine Island LLC	Ronald Kundert et al	4/6/2021	\$263,750	\$307,900	54.69	13.69	\$39,400	\$224,350	41	\$268,500	79	\$5,471.95	Till 41/Woods 11.69/Waste 2.00	68.200.0040
												80	\$7,133.60	Average CPI & Price Paid / Tillable Acres	
												82	\$7,417.17	Median CPI & Price Paid / Tillable Acres	

Goodhue County Ag-Land w/Bldgs Sales

	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	26.014.0600	Jacob & Bonnie Diercks	Dean & Marcia Luhman	12/15/20	\$405,000	\$421,400	63.82	29.82	\$280,300	\$124,700	34.00	\$141,100	55	\$3,667.65	Till 34.00/Woods 15.20/Waste 7.30/Excess 4.00/Road 2.32	
2	28.021.1000	Emily Schmitz & Nicole Lackore	Donna Lundell	11/10/20	\$375,000	\$353,000	37.03	21.03	\$260,000	\$115,000	16.00	\$93,000	75	\$7,187.50	Till 16.00/Woods 5.03/Pasture 10.00/Excess 4.00/Roads 1.00	
3	30.019.0200	LaCanne Holdings LLC	Lynn Everson et al	12/30/20	\$1,026,040	\$1,061,300	158.00	10.00	\$17,200	\$1,008,840	148.00	\$1,044,100	88	\$6,816.49	Till 148.00/Waste 7.00/Excess 1.00/Road 2.00	
4	31.018.0200	Joseph & Laura McCurdy	Nina Reyes	10/30/20	\$415,000	\$321,600	40.00	18.00	\$215,700	\$199,300	22.00	\$105,900	58	\$9,059.09	Till 22/Woods 2/Waste 8/Other 4/Road 3	
5	34.028.0801	Trent Stemmann et al	Millennium Trust Co	4/29/21	\$751,000	\$747,400	140.05	55.35	\$275,100	\$475,900	84.70	\$472,300	68	\$5,618.65	Till 84.70/45.06 Woods/Waste 4.30/Excess 4.00/Road 0.99	34.029.1000
6	42.031.0500	Caleb & Angela Anderson	Franklin & Norlene Josephson	11/13/20	\$708,000	\$764,400	126.75	42.15	\$292,600	\$415,400	84.60	\$471,800	73	\$4,910.17	Till 84.60/Woods 23.42/Waste 10.58/Excess 4.52/Road 3.15	42.031.0400, 42.031.0600, 42.031.0800 & 28.036.0900
7	46.028.2101	Mitchell & Lori Jackson	Elisabeth Bennett	5/26/21	\$858,000	\$698,700	109.79	86.43	\$572,700	\$285,300	23.36	\$126,000	65	\$12,213.18	Till 23.36/Excess 4.00/Waste 45.00/Woods 36.00/Road 0.43	
8	55.731.0070	Randy & Diana Williamson	Rudolph & Anna Adnerson Trust	1/15/21	\$1,050,000	\$1,084,900	160.00	25.00	\$166,100	\$883,900	135.00	918,800	82	\$6,547.41	Till 135.00/Pasture 19.00/Road 1.00/Excess 4.00	
												<b>median</b>	<b>70.5</b>	<b>\$6,681.95</b>		
												<b>average</b>	<b>70.5</b>	<b>\$7,002.52</b>		