

State Report showing 24 Good Bare Land Sales
Goodhue County - Land Only Sales

Good Sales from 10-1-2014 through 9-30-2015

12/7/2015

PID#	Buyer	Seller	SALE DATE	SALE PRICE	2015 EMV	Total Deeded		NonTill Acres	NonTill Value	Price Pd Minus Non		TILL AC	Avg CER	Price Pd Per till acre		NOTES
						Acres	Value			Till Value	Per till acre					
25.005.0402 split	Laurie Hinrichs	James Anderson	12/30/2014	\$345,800	\$305,900	53.07	0.5	\$0	\$345,800	52.57	70	\$6,578	CER & .50 ac rd			
28.009.0100,0301,0302	John Larson	Lemieux Sr Prop	5/27/2015	\$410,000	\$267,700	83.86	80.86	\$251,700	\$158,300	3	63		3 CER, B/S & woods			
28.013.0201	William Carow	Deborah Schuette	11/24/2014	\$325,337	\$360,200	101.00	61.5	\$143,800	\$181,537	39.5	66	\$4,596	CER, 17 pasture, 36.8 woods, 4.5 waste, 3.2 rd			
28.027.0800	Gary Hovel	Rich Budenski	4/28/2015	\$165,000	\$210,900	37.66	5.86	\$8,100	\$156,900	31.8	80	\$4,934	CER, 2.2 woods, 3.66 waste			
31.009.0101 split	Perkins Family	Mark Bloom	4/1/2015	\$986,129	\$738,800	120.72	3.75	\$1,000	\$985,129	116.97	76	\$8,422	CER, 1 ac waste & 2.75 rd			
32.004.0500	Guy Heins	Carole Grimm	12/4/2014	\$452,000	\$451,800	92.84	6.5	\$11,500	\$440,500	86.34	60	\$5,102	86.34 CER, 5 woods, 1.5 waste			
33.014.0200	J Huseith	R Greenslade	10/22/2014	\$1,240,150	\$992,500	145.9	7.03	\$1,000	\$1,239,150	138.87	84	\$8,923	138.87 CER, 1 waste, 6.03 road			
34.018.0402	M Schoenfelder	Muskie Prop	9/17/2015	\$196,230	\$204,000	61.62	34.62	\$49,400	\$146,830	27	69	\$5,438	27 CER, 15 woods, ju.42 waste, 1 RBS, 4.2 rd			
34.028.0100,027.0901,028.0301,027.0500	Carlsons & Sons	R & K Greenslade	1/27/2015	\$1,144,000	\$1,010,100	199.12	31.21	\$37,400	\$1,106,600	167.91	70	\$6,590	167.91 CER, 4.5 waste, 26.61 woos, .20 road			
34.034.0801,027.0900,022.0900	Bruce Husbyn	R & K Greenglade	1/27/2015	\$1,579,000	\$1,390,000	244.99	19.93	\$26,000	\$1,553,000	225.06	73	\$6,900	225.06 CER, 4.5 woods, 12.35 waste, 3.08 road			
34.036.0800	Circle K Farms	Est V Bargsten	4/9/2015	\$800,250	\$724,000	128	25	\$57,200	\$743,050	103	78	\$7,214	103 CER, 23 woods, 2 waste			
35.018.0100	Peterson Bros	David & B Starch	4/15/2015	\$982,000	\$961,800	160	8	\$3,000	\$979,000	152	76	\$6,441	152 CER, 3 waste, 5 road			
36.028.0200	D Herrlich	B Rognmore	4/21/2015	\$1,400,000	\$1,039,800	154.84	3.9	\$0	\$1,400,000	150.94	83	\$9,275	150.94 CER, 3.9 road			
37.029.0100	Hernke's Farm	I Danielson RT	7/9/2015	\$250,000	\$370,600	50	3	\$0	\$250,000	47	95	\$5,319	47 CER, 3 road Not Typical			
39.020.0100, 0200	J Ganz	J & P Walter	3/27/2015	\$1,235,000	\$1,264,500	190.43	15.84	\$11,000	\$1,224,000	174.59	86.5	\$7,011	174.59 CER, 10.97 waste, 4.87 road			
40.008.1200	G.Borgschatz	Mark Vieths	4/2/2015	\$480,000	\$434,500	70.55	5.55	\$2,900	\$477,100	65	80	\$7,340	CER, 2.93 waste, 2.62 road			
40.033.0302	S Werner	M Kennedy	12/17/2014	\$105,924	\$112,400	37.83	23.83	\$38,000	\$67,924	14	64	\$4,852	14 CER, 17 woods, 4.03 waste, 2.8 road			
40.033.0303,028.0901	D Schroeder	M Kennedy	1/30/2015	\$125,000	\$96,400	38.08	36.08	\$68,700	\$56,300	2	64	\$28,150	2 CER, 33.34 woods, 2 waste, .74 road			
42.015.4300, 2800	Steve Carlson	C & G Steele	4/8/2015	\$327,001	\$313,600	55.19	11.73	\$0	\$327,001	43.46	87	\$7,524	CER, 11.73 road			
44.010.1301,010.1300	S Koziolk	C Rauvola Tst	9/11/2015	\$900,000	\$818,100	130	14	\$38,300	\$861,700	116	81	\$7,428	CER, 5 RBS,4.65 waste,4.35 Rd &\$3600 shed			
46.013.1401	Ronald Fox	R & S Luhman	4/10/2015	\$330,000	\$345,300	83.77	29.47	\$34,300	\$295,700	54.3	69	\$5,446	54.3 CER, 4 woods, 24.72 waste, .75 road			
46.015.0400	Vernon Peine	M & T Sears	3/4/2015	\$573,800	\$465,900	76	6.14	\$2,000	\$571,800	69.86	80	\$8,185	69.86 CER, 2 waste, 4.14 road			
46.023.0105	J Peterson	S Luhman	11/5/2014	\$173,000	\$234,000	36.83	17.83	\$117,300	\$55,700	19	74	\$2,932	CER, 6 woods, 9.96 waste, 1 B/S, .87 road			
72.120.0440,460.0040	Jase Property	Zumbrota Cattle	8/12/2015	\$212,000	\$218,800	39.28	20.02	\$102,600	\$109,400	19.26	70	\$5,680	CER, 11 pasture, low site, 6.35 waste,.19rd			

Indicates Median Pd per till acre = \$6,578
 avg CER = 74.5

Goodhue County Land w/Bldgs Sales

PID#	Buyer	Seller	SALE DATE	PURCH PRICE	2015 EMV	DEEDED		Non Till Value	Price Pd minus Non		TILL AC	Avg CER	Price Pd Per till		NOTES
						ACRES	Acres		Till Value	Per till					
33.001.0500	J Luhman	K Lunde	10/31/2014	\$420,000	\$439,500	80.00	6	\$126,300	\$293,700	74.00	51	\$3,969	74 CER, 5 ac B/S, 1 rd, farm hse & OB		
34.023.0200 & 0300	Cornerstone Inve	K & K Last	7/13/2015	\$1,017,500	\$963,800	200.00	81.2	\$300,800	\$716,700	118.80	74	\$6,033	118.80 CER, mixed & B/S 2St Hse & OB		
34.026.0500	B Malyn	Carley Ferguson	11/24/2014	\$495,000	\$601,400	40.70	30.7	\$527,500	-\$32,500	10.00			non till value higher than purchase price		
35.017.0500, 020.0100	Nystuen Farms	Lois Gleason	6/19/2015	\$1,500,000	\$1,658,200	240.00	36.2	\$199,500	\$1,300,500	203.80	86	\$6,381	CER, 1pasture,22.2 wds,1 waste, 5 b/s, 1988 Hse +OB		
38.028.2100	C Majerus	S Jarvinen	1/29/2015	\$255,000	\$284,800	38.23	17.65	\$155,000	\$100,000	20.58	76	\$4,859	CER, B/S, RBS, woods, Old farm hse		
38.035.1400	P Zielsdorf	Linda Ruddle	7/30/2015	\$324,000	\$254,500	20.00	13	\$208,000	\$116,000	7.00	80	\$16,571	7 CER, 7.5 past, B/S, RBS & 1977 House		
40.004.0201	Mark David	Greg Stephan	9/15/2015	\$218,000	\$213,000	40.01	11.49	\$99,400	\$118,600	28.52	50	\$4,158	28.51 CER, 6 waste, BS, RBS, Rd & MH, min OB		
42.007.0500	W. Olson	G & W Stinar	10/16/2014	\$449,500	\$455,700	58.88	34.88	\$333,300	\$116,200	24.00	62	\$4,842	24 CER, 23 woods, 5.88 waste, 5 ac B/S, 1988 Hse & shed		
45.002.1300	H Bierbrauer	Ben & H Addie	7/1/2015	\$512,000	\$624,200	80.00	50.6	\$492,400	\$19,600	29.40	54	\$667	29.4 CER, 45.6 woods, B/S, RBS & 2 S house		
45.036.0600,026.3000,035.0500	John Grotans	Lisa Melhouse	3/17/2015	\$722,000	\$880,200	156.00	61	\$280,800	\$441,200	95.00	76	\$4,644	CER, B/S, RBS, 47 woods, 8.5 waste, split foyer & OB		

median CER = 74
 Median pd per tillable \$4,850.50