# Goodhue County - Ag Sales

Over 34.5 Ac

## Good Sales from 10/1/2019 through 9/30/2020

*1/6/2021*

**Goodhue County Ag-Land Only Sales**

| PID# | Buyer | Seller | Sale Date | Sale Price | 2020 EMV | Total Deeded Acres | NonTill Acres | NonTill Value | Price Pd Minus Non Till Value | Till/2A Ac | EMV Till $ | Avg CER | Price Pd Per till acre | NOTES | Multi Pcl | PID# |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 25.019.0400 | Chad & Janet Ryan | Sandra Sjoquist | 4/30/20 | $295,000 | $431,600 | 71.82 | 8.82 | $28,200 | $266,800 | 63 | $403,400 | 78 | $4,234.92 | Till 63/Woods 8.82 | Y | 25.019.0300 |
| 28.028.0600 | Gary & Nancy Hovel | McCarthy Trust | 12/20/19 | $340,000 | $341,500 | 60 | 18.6 | $49,400 | $290,600 | 41.4 | $292,100 | 85 | $7,019.32 | Till 41.40/Woods 14/Waste 4.60 | N | |
| 31.004.0700 | Michael & Megan | Fitschen Rev Trust | 3/19/20 | $375,000 | $315,900 | 72.12 | 24.12 | $49,000 | $326,000 | 48 | $266,900 | 67 | $6,791.67 | Till 48/Woods 11.31/Waste 12.81 | N | |
| 31.010.0201 | Tim & Vicki Hattemer | Bradley & Jamie Roschen | 1/17/20 | $785,000 | $692,600 | 149.9 | 55.9 | $130,900 | $654,100 | 94 | $561,700 | 72 | $6,958.51 | Till 94/Woods 35/Waste 18.90/Road 2 | N | |
| 32.004.0300 | Fall Ridge Properties III, | Shelly Sommers | 10/16/19 | $1,019,900 | $892,400 | 203.98 | 69.89 | $170,400 | $849,500 | 134.09 | $712,000 | 66 | $6,335.30 | Till 134.09/Woods 30.50/Waste 6/Woods 25.73/Waste 7/Road 0.66 | Y | 32.100.0010, 32.009.0100 & 32.003.1100 |
| 32.026.1200 | Juergen von Knobelsdorff- | Eugene & Judith Fritzinger | 5/1/20 | $210,000 | $186,900 | 40 | 15 | $45,800 | $164,200 | 25 | $141,100 | 68 | $6,568.00 | Till 25/Woods 14/Waste 1 | N | |
| 32.110.0110 | Brenkenhoff | Jeanne Wegener et al | 1/21/20 | $670,000 | $710,200 | 192 | 147 | $405,900 | $264,100 | 45 | $304,300 | 82 | $5,868.89 | Till 45/Woods 118.4/Waste 27/Road 1.6 | Y | 32.026.1100 |
| 34.029.0400 | Chase Danielson | Brent & Heather Schulz | 3/20/20 | $217,500 | $201,100 | 40 | 11 | $23,400 | $194,100 | 29 | $175,700 | 73 | $6,693.10 | Till 29/Woods 7/Waste 3/Road 1 | N | |
| 35.019.0500 | Frederick Bauer | Arlene Hildebrandt Trust | 4/20/20 | $787,538 | $819,300 | 118.32 | 5.32 | $3,300 | $784,238 | 113 | $816,000 | 87 | $6,940.16 | Till 113/Waste 3.30/Road 2.02 | N | |
| 36.015.0302 | David Sathrum et al | Bobbie & Kathryn Ersland | 6/1/20 | $595,000 | $635,300 | 93.87 | 6.3 | $3,000 | $592,000 | 87.57 | $632,300 | 87 | $6,760.31 | Till 87.57/Excess .40/Road 5.90 | N | |
| 36.023.0600 | Benjamin & Meredith | Jeffrey & Holly Burow | 10/23/19 | $316,000 | $285,900 | 40 | 1.3 | $0 | $316,000 | 38.7 | $285,900 | 89 | $8,165.37 | Till 38.70/Road 1.30 | N | |
| 37.021.0401 | Erickson Farms | John & Yvonne Salmonson | 1/15/20 | $270,000 | $258,200 | 45.08 | 10.65 | $0 | $270,000 | 34.43 | $258,200 | 90 | $7,842.00 | Till 34.43/Road 10.65 | Y | 37.021.1000 |
| 37.021.0901 | Brian Hokanson | Sherman & Jean | 11/12/19 | $399,000 | $329,500 | 46.61 | 2 | $0 | $399,000 | 44.61 | $329,500 | 89 | $8,944.18 | Till 44.61/Road 2 | N | |
| 37.028.0802 | Jonathan Romo | Stacy Larson et al | 10/25/19 | $444,000 | $441,400 | 60.82 | 1.82 | $700 | $443,300 | 59 | $440,700 | 90 | $7,513.56 | Till 59/Woods 0.66/Waste 1.16 | N | |
| 38.022.1700 | Raymond Kvalvog | William & Socorro | 12/11/19 | $508,000 | $563,500 | 82.35 | 1.08 | $0 | $508,000 | 81.27 | $563,500 | 84 | $6,250.77 | Till 81.27/Road 1.08 | Y | 38.015.1000 |
| 39.008.2600 | Laurie Hinrichs | KVAM Properties LLP | 12/13/19 | $453,696 | $479,300 | 74 | 10.43 | $15,000 | $438,696 | 63.57 | $479,300 | 88 | $6,900.99 | Till 63.57/Woods 4/Waste 3.75/ Road 2.68 | N | |
| 39.009.0601 | Philip & Annette Kehren | Paul Thomford et al | 4/10/20 | $1,018,000 | $995,400 | 141.15 | 1.95 | $0 | $1,018,000 | 139.2 | $995,400 | 86 | $7,313.22 | Till 139.20/Road 1.95 | N | |
| 40.003.0500 | Kent & Cynthia Billman | David Grant & Nicole | 1/31/20 | $187,500 | $150,200 | 39.5 | 7 | $12,600 | $174,900 | 32.5 | $137,600 | 51 | $5,381.54 | Till 32.50/Woods 3/Waste 3/ Road 1 | N | |
| 40.003.0600 | Richard Pressnall | David Grant & Nicole | 1/15/20 | $187,500 | $151,200 | 39.51 | 13.51 | $36,800 | $150,700 | 26 | $114,400 | 53 | $5,796.15 | Till 26/Woods 11.51/Road 2 | N | |
| 40.028.0400 | Rossow Properties LLC | Kent & Cynthia Billman | 11/8/19 | $125,000 | $382,900 | 63.37 | 8 | $15,200 | $109,800 | 55.37 | $367,700 | 80 | $1,983.02 | Till 55.37/Woods 4/Waste 4 | N | |
| 44.006.0801 | Brian Hetzel | Robert & Patricia Oates | 3/13/20 | $145,000 | $164,600 | 46.25 | 36 | $92,500 | $72,900 | 10.25 | $72,100 | 89 | $7,112.20 | Till 10.25/Woods 27.06/Waste 5.94/Road 3 | Y | 37.031.3300 & 37.031.3100 |
| 44.007.1100 | Joseph & Heather | Kenneth Lee et al | 10/10/19 | $900,000 | $788,100 | 113.84 | 7.64 | $3,000 | $897,000 | 106.2 | $785,100 | 90 | $8,446.33 | Till 106.2/Waste 3/Road 4.64 | Y | 44.018.0200 |
| 45.023.2200 | Stacey & Andrij Karkoc | Bernard Wichser | 8/21/20 | $160,000 | $149,900 | 40 | 26 | $62,700 | $97,300 | 14 | $87,200 | 75 | $6,950.00 | Till 14/Pasture 17/Waste 8.33/Road 0.67 | N | |
| 47.003.0103 | Joyce Schulz | Mary Rose Mann | 2/28/20 | $621,775 | $459,800 | 73.15 | 4.95 | $1,300 | $620,475 | 68.2 | $458,500 | 81 | $9,097.87 | Till 68.20/Waste 1.33/Road 3.62 | N | |
| 47.008.0602 | Dustin Vieths | James Schliep et al | 1/15/20 | $1,036,794 | $1,043,600 | 150.26 | 15.48 | $25,600 | $1,011,194 | 134.78 | $1,018,000 | 91 | $7,502.55 | Till 134.78/ Woods 6.19/Waste 5.79/ Road 3.5 | N | |

Avg CER = 79.71

Median CER = 84.50

**Goodhue County Ag-Land w/Bldgs Sales**

| PID# | Buyer | Seller | Sale Date | Sale Price | 2020 EMV | Total Deeded Acres | NonTill Acres | NonTill Value (L&B) | Price Pd Minus Non Till Value | Till/2a Ac | EMV Till $ | Avg CER | Price Pd Per till acre | NOTES | Multi Pcl | PID# |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 33.024.0500 | Philip & Kay Evers | Lone Oak Farms, LLC | 4/15/20 | $4,280,000 | $3,427,400 | 468 | 35.21 | $567,600 | $1,420,200 | 432.79 | 2,859,800 | 80 | $3,281.50 | Till 432.79/Waste 15.5/Excess 8/Road 9.71 | Y | 33.025.0300 & 33.25.0100 |
| 34.008.1701 | Karl & Nicole Neeser | Kevin Ameling et al | 5/13/20 | $650,000 | $516,900 | 73.91 | 23.31 | $243,900 | $377,000 | 50.6 | 273,000 | 65 | $7,450.59 | Till 50.60/Excess 4/Pasture 7.31/Woods 9/Waste 2 | N | |
| 38.019.0700 | Thoreson | Lund Gard LTD | 12/6/19 | $1,200,000 | $1,169,200 | 248.39 | 115.4 | $364,400 | $395,200 | 133.5 | 804,800 | 74 | $2,960.30 | Till 133.50/ Pasture 20.81/ Excess 4/ Waste 15.5/ Woods 65.81/Road 7.77 | Y | 38.019.0600 & 70.380.0020 |
| 45.014.1102 | Jeremy & Megan Ackerson | Michael & Dawn Pierson | 7/31/20 | $480,900 | $463,900 | 42.82 | 16.82 | $312,800 | $329,800 | 26 | 151,100 | 70 | $12,684.62 | Till 26/Excess 4/Woods 8.74/Waste 2.60/Road 0.48 | N | |

Median Paid Per Tillable Acre= $7,451

Avg CER = 69.67

Median CER = *70.00*