

Goodhue County - Ag Sales

Good Sales from 10/1/2024 through 9/30/2025

for 2026 assessment

Goodhue Count **Over 34.5 Ac = 93 study**

	PID#	Sale Date	Sale Price	Total Decded Acres	NonTill Acres	NonTill Value	Price Pd Minus Non Till Value	Till/2A Ac	Avg CPI	Price Pd Per till acre	NOTES	PID#
1	25.024.0201	2/27/2025	\$582,145	50.24	0	\$0	\$582,145	50.24	92	\$11,587.28	34.16 Till, .1 road	
2	25.035.0600	11/15/2024	\$1,349,319	115.70	0.00	\$0	\$1,349,319	115.70	92	\$11,662.22	111.9 Till, 3.8 road	25-034-0600
3	26.012.0900	4/11/2025	\$1,409,750	110.75	0.00	\$0	\$1,409,750	110.75	83	\$12,729.12	33.8 till@77cpi & 70.75 till@83cpi, 3.2 wds, 1 waste, 2 rd	pt of 26-013-0600
4	26.022.0300	5/15/2025	\$1,145,000	152.73	21.58	\$53,700	\$1,091,300	131.15	78	\$8,321.01	67till@78cpi & 48till@80cpi, 4 past, 5wds,18.25wst,1.48rd	26-021-0100 (73.58 ac)
5	26.031.0500	11/15/2024	\$1,714,536	158.01	0.00	\$0	\$1,714,536	158.01	91	\$10,850.81	147.1 till, 2 wds, 6.24 waste, 2.67 rd	26-031-0600
6	28.035.0300	3/13/2025	\$500,000	75.00	30.58	\$135,200	\$364,800	44.42	87	\$8,212.52	87 till, 6.29 past, 18.2 wds, 3.2 waste, 2.89 rd	
7	34.023.0401	4/14/2025	\$1,807,600	240.76	70.85	\$282,200	\$1,525,400	109.91	91	\$13,878.63	53.5till@91cpi, 35till@94cpi, 51.26 wds, 6.19 waste,6.46 rd	34-022-0200
8	34.031.0300	12/13/2024	\$350,000	40.00	0.00	\$0	\$350,000	40.00	77	\$8,750.00	35 till, 3 wds, 1 waste, 1 rd	
9	34.500.0010	5/16/2025	\$410,000	101.47	94.05	\$333,700	\$76,300	7.42	73	\$10,283.02	3.91 till, 46.8 wds, 50.4 waste, .36 rd	
10	34.500.0020	5/13/2025	\$1,010,000	99.92	0.00	\$0	\$1,010,000	97.94	79	\$10,312.44	98.73 till, 1.19 rd	
11	35.014.0500	3/31/2025	\$390,000	40.50	0.00	\$0	\$390,000	40.50	87	\$9,629.63	38 till, 1 waste, 1 rd	
12	35.026.0502	5/14/2025	\$775,200	76.00	0.00	\$0	\$775,200	76.00	92	\$10,200.00	67 till, 4.5 wds, 4.5 waste	
13	35.036.0201	6/13/2025	\$1,618,000	172.08	0.00	\$0	\$1,618,000	172.08	79	\$9,402.60	60.53till@79cpi, 44till@95cpi, 35.95till@95cpi, 19.7 past, 6.5 waste, 5.4 rd	35-036-0100 & 44-031-0601
14	36.027.0401	10/4/2024	\$864,720	76.06	0.00	\$0	\$864,720	76.06	90	\$11,368.92	70 till, 1 waste, 1.18 rbs, 3.88 rd	
15	37.019.4201	6/20/2025	\$228,100	36.95	19.89	\$78,800	\$149,300	17.06	91	\$8,751.47	17.06 till, 14.35 wds, 1.6 waste, 3.94 rd	
16	37.024.1101	10/31/2024	\$750,000	68.36	5.36	\$7,400	\$742,600	63.00	87	\$11,787.30	63 till, 4.36 waste, 1 rd	
17	37.025.0300	10/31/2024	\$1,328,000	113.00	0.00	\$0	\$1,328,000	113.00	88	\$11,752.21	108.5 till, 2.47 waste, 2.03 rd	
18	37.028.0802	1/23/2025	\$800,000	60.82	0.00	\$0	\$800,000	60.82	98	\$13,153.57	59 till, .66 waste, 1.16 rd	
19	37.032.0401	12/10/2024	\$1,042,965	99.33	11.33	\$50,000	\$992,965	88.00	89	\$11,283.69	88 till, 9 wds, 1.33 waste, 1 rd	
20	38.002.0401	11/15/2024	\$627,855	77.47	14.37	\$19,300	\$608,555	63.10	92	\$9,644.29	63.1 till, 11.37 waste, 3 rd	
21	40.002.0606	10/31/2024	\$280,000	35.00	0.00	\$0	\$280,000	35.00	76	\$8,000.00	35 till	
22	40.005.0700	2/5/2025	\$850,000	71.46	0.00	\$0	\$850,000	71.46	88	\$11,894.77	66 till, 3.46 waste, 2 rd	
23	40.012.0400	2/19/2025	\$850,000	90.52	0.00	\$0	\$850,000	90.52	90	\$9,390.19	81 till, 5 wds, 3.27 waste, 1.25 rd	
24	42.011.0700	4/1/2025	\$671,000	80.00	0.00	\$0	\$671,000	80.00	60	\$8,387.50	71 till, 5 wds, 3 waste, 1 rd	
25	42.128.0270	12/13/2024	\$750,000	56.49	40.98	\$141,900	\$608,100	16.00	81	\$38,006.25	11 till, 4 rbs, 1bs / 21 wds, 18 waste, 1.49 rd	bldgs
26	45.002.0400	2/18/2025	\$320,000	38.49	23.99	\$96,400	\$223,600	14.50	86	\$15,420.69	14.5 till / 16.4 wds, 5.59 waste, 2 rd	
27	45.026.0200	5/15/2025	\$510,000	37.81	17.55	\$120,900	\$389,100	20.26	73	\$19,205.33	10 till, 4 rbs, 1bs / 22.81 wds	
28	34.001.0303	8/19/2025	\$420,000	60.00	60.00	\$316,700	\$103,300	0.00			59.75 woods, .25 road (2B)	
29	47.120.0020	8/6/2025	\$235,000	46.47	46.47	\$229,900	\$5,100	0.00			21.51 pasture, 20.39 woods, 4.57 waste	
30	55.886.0010	12/20/2024	\$337,500	61.18	61.18	\$324,300	\$13,200	0.00			61.18 woods	
			\$23,926,690			\$2,190,400	\$21,736,290	1962.90	87	\$10,850.81	Median CPI & Price Paid / Tillable Acre	
							\$11,073.56		84.8	\$11,995.02	Average CPI & Price Paid / Tillable Acre	